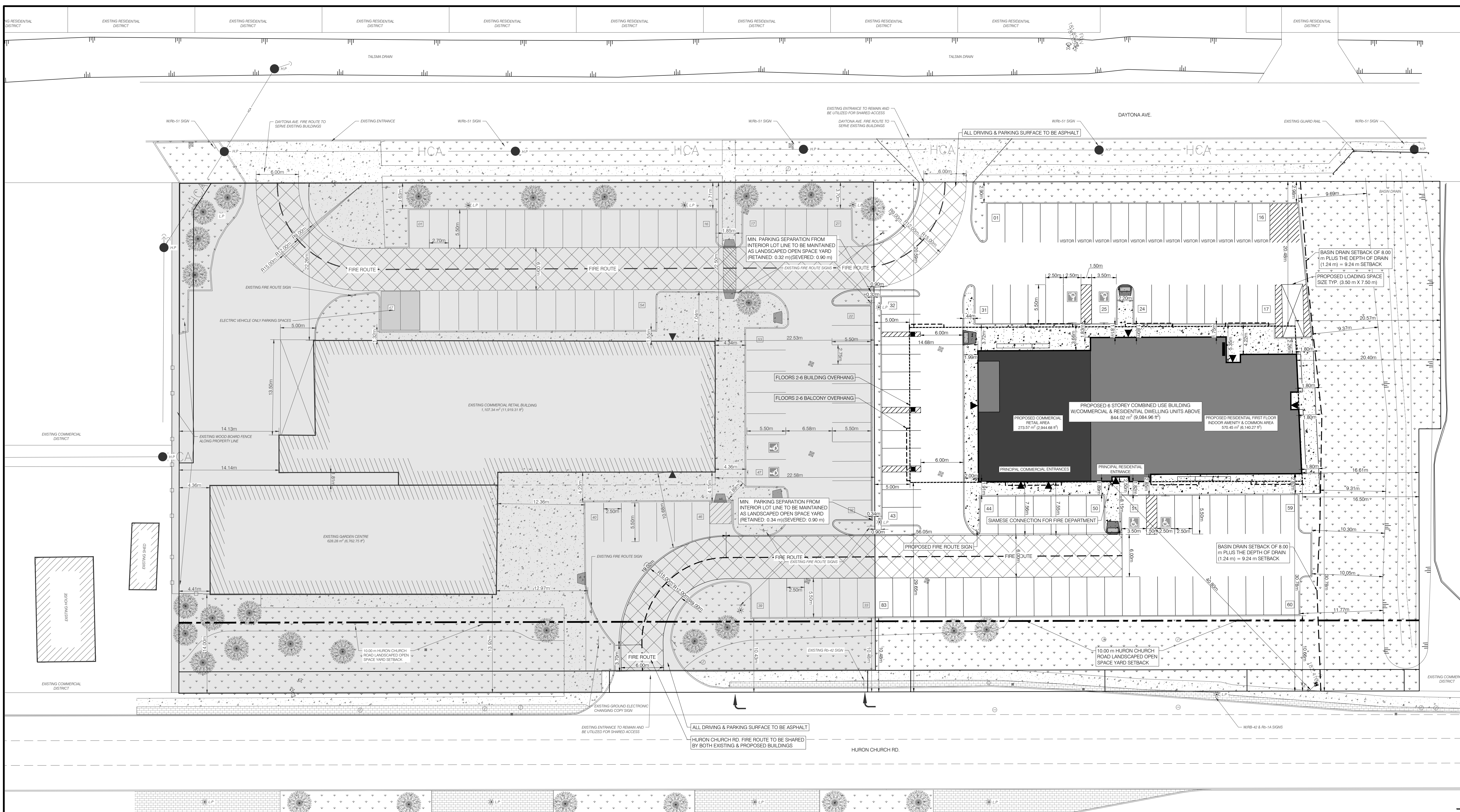


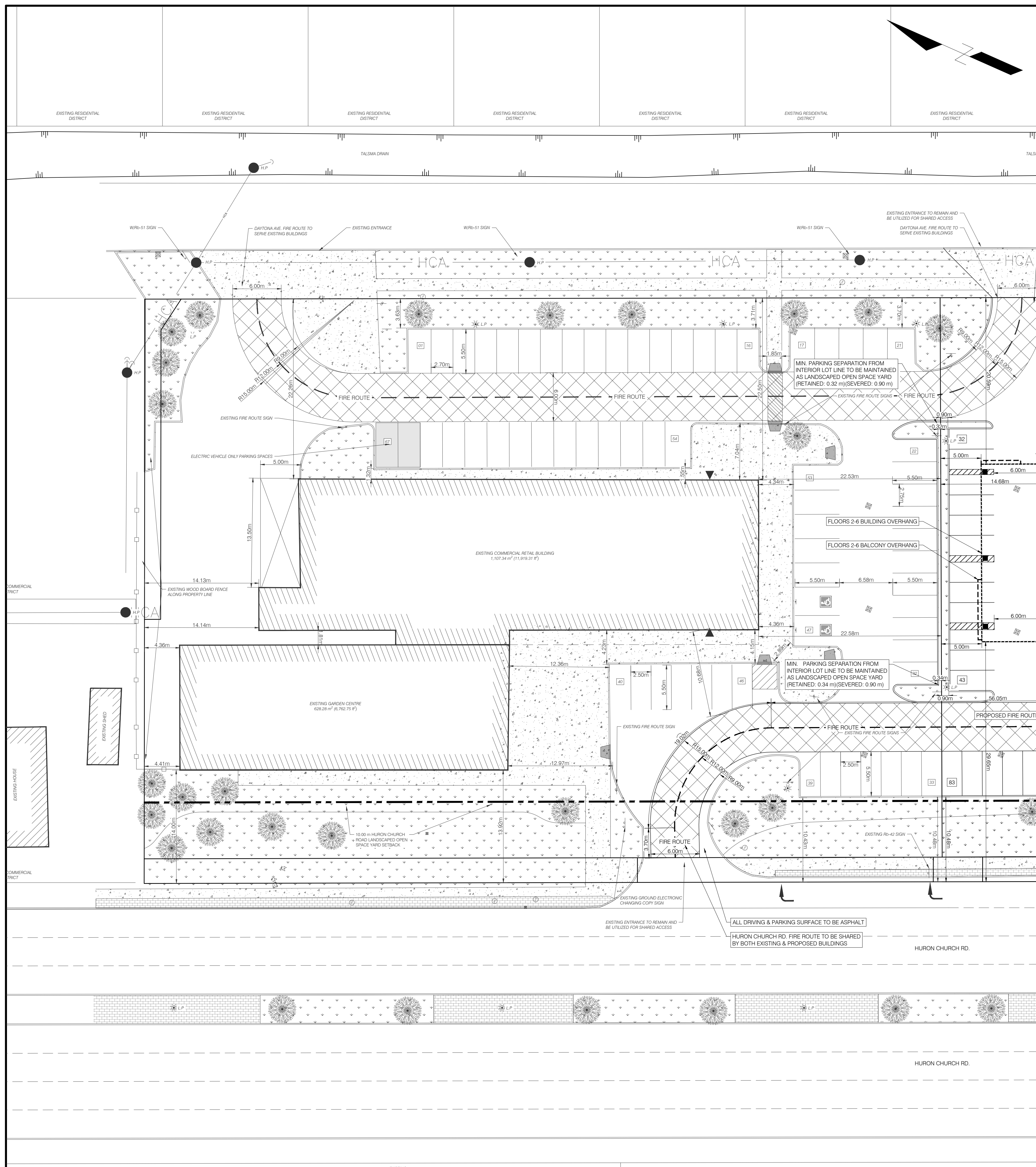
Date	Revision



LOT/BUILDING INFO

	RETAINED PARCEL
	SEVERED PARCEL
LOT AREA:	SEVERED PARCEL: 5,670.22 m ² (61,033.74 ft ² , 0.57 ha, 1.40 ac) RETAINED PARCEL: 7,108.18 m ² (76,511.81 ft ² , 0.71 ha, 1.76 ac) TOTAL LOT AREA: 12,778.40 m ² (137,545.55 ft ² , 1.28 ha, 3.16 ac)
BUILDING AREA:	EXISTING BUILDINGS: 1,735.62 m ² (18,682.06 ft ²) PROPOSED BUILDING: 844.02 m ² (9,084.96 ft ²) TOTAL BUILDING AREA: 2,550.19 m ² (27,450.02 ft ²)

DISCLAIMER: THIS DRAWING IS NOT TO BE SCALED. THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF BAIRD | AE ENGINEERS | ARCHITECTS. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST VERIFY SAME AS OF ANY VARIATION FROM THE SUPPLIED INFORMATION. THIS DRAWING IS NOT INTENDED TO BE USED FOR THE CONSTRUCTION OF STRUCTURES. THE ONLY DIMENSIONS SHOWN ON THIS DRAWING REFER TO THE APPROPRIATE CONSULTANT DRAWINGS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR MUST COMPLY TO ALL APPLICABLE CODES AND REGULATIONS OF JURISDICTION AS INDICATED THEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OR CHANGES RESULTING FROM THEIR WORK.

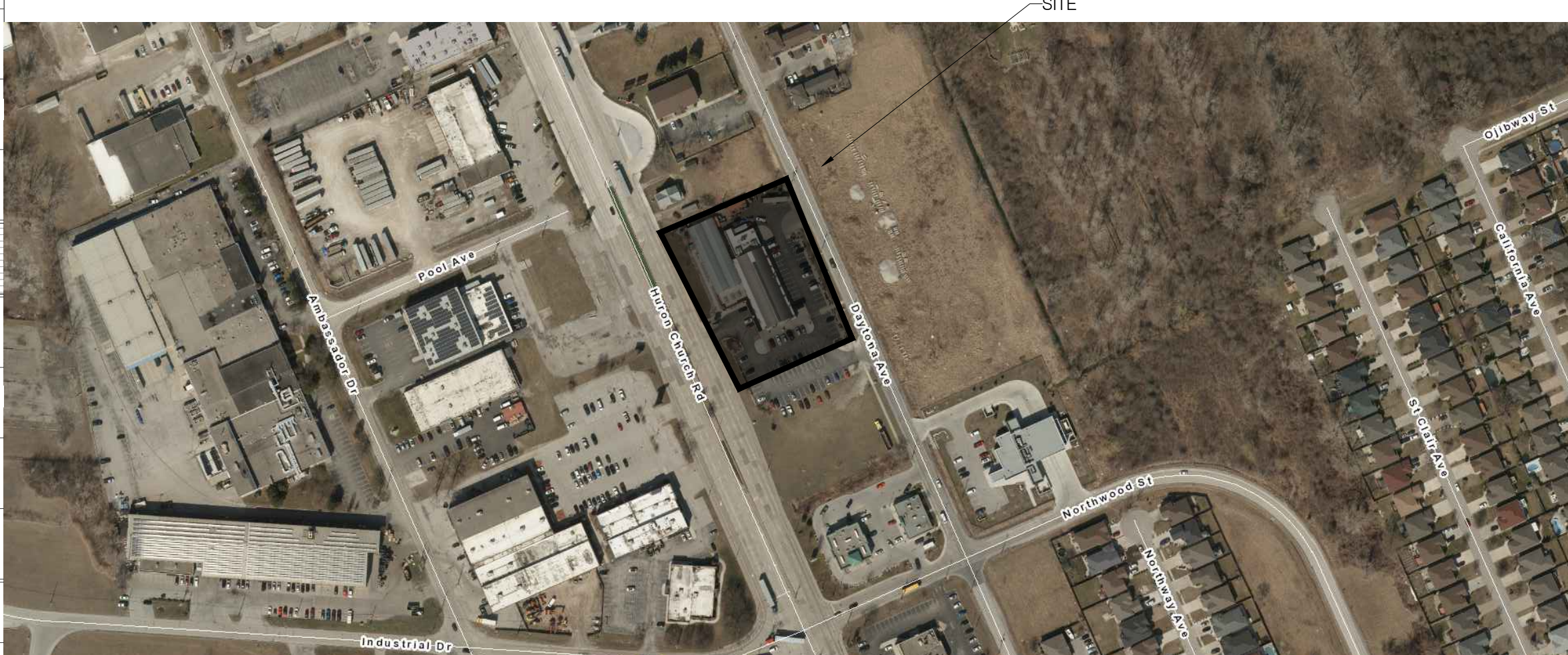


LEGEND	
[Symbol]	EXISTING NUMBERED PARKING SPACES
[Symbol]	PROPOSED NUMBERED PARKING SPACES
[Symbol]	PARKING/ROAD SIGN
[Symbol]	ACCESSIBLE SPACE SYMBOL
[Symbol]	BICYCLE PARKING SPACE SIZE TYP. (0.60 m X 2.50 m)
[Symbol]	CURB CUT
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WATER VALVE
[Symbol]	PROPOSED BUILDING ENTRANCE
[Symbol]	PROPOSED OVERHEAD DOOR
[Symbol]	FLOORS 2-6 BUILDING OVERHANG
[Symbol]	FLOORS 2-6 BALCONY OVERHANG
[Symbol]	EXISTING BUILDING
[Symbol]	PROPOSED RESIDENTIAL GROUND FLOOR
[Symbol]	PROPOSED COMMERCIAL RETAIL GROUND FLOOR
[Symbol]	LANDSCAPE OPEN SPACE
[Symbol]	SIDEWALK/CONCRETE
[Symbol]	FIRE ROUTE
[Symbol]	EXISTING TREE
[Symbol]	EXISTING LIGHT POLE (LP)
[Symbol]	EXISTING HYDRO POLE (HP)
[Symbol]	GUY WIRE
[Symbol]	EXISTING CATCH BASIN
[Symbol]	EXISTING UTILITY MANHOLE
[Symbol]	EXISTING STORM MANHOLE
[Symbol]	EXISTING SANITARY MANHOLE
[Symbol]	PROPOSED SUPPORT COLUMN FOR CANTILEVERED FLOORS
[Symbol]	EXISTING HYDRO CABLE
[Symbol]	EXISTING WOODEN BOARD FENCE
[Symbol]	PROPERTY LINE
[Symbol]	DRAIN SETBACK
[Symbol]	10.00 m HURON CHURCH ROAD LANDSCAPED OPEN SPACE YARD SETBACK

SITE DATA:			
EXISTING SITE ZONING:	COMMERCIAL DISTRICT 2.1 (CD2.1) SITE SPECIFIC EXCEPTION 278(CD2.1-S.20(1))		
PROPOSED ZONING:	COMMERCIAL DISTRICT 2.1 SITE SPECIFIC EXCEPTION XX (CD2.1-S.20(1)XX)		
EXISTING USE:	GARDEN CENTRE & RETAIL STORE, AMONGST OTHER USES PERMITTED WITHIN THE CD2.1-S.20(1)278) ZONE		
PROPOSED USE:	GARDEN CENTRE & RETAIL STORE, AMONGST OTHER USES PERMITTED WITHIN THE CD2.1-S.20.1.XX		
DESCRIPTION:	REQUIRED:	PROVIDED:	ZONING COMPLIANCE:
MIN. LOT AREA:	0.00 m ² (0.00 ft ²)	7,108.18 m ² (76,511.81 ft ²) 0.71 ha (1.76 ac)	COMPLIES
MIN. FRONTAGE:	0.00 m (0.00 ft)	98.62 m (323.56 ft)	COMPLIES
MAX. BUILDING HEIGHT:	14.00 m (45.93 ft)	≤ 14.00 m (45.93 ft) EXISTING	COMPLIES
MIN. FRONT YARD SETBACK (WEST):	0.00 m (0.00 ft)	13.92 m (45.67 ft) EXISTING	COMPLIES
MIN. INTERIOR YARD SETBACK (SOUTH):	0.00 m (0.00 ft)	22.53 m (73.92 ft)	COMPLIES
MIN. REAR YARD SETBACK (EAST):	0.00 m (0.00 ft)	22.26 m (73.03 ft) EXISTING	COMPLIES
MIN. INTERIOR YARD SETBACK (NORTH):	0.00 m (0.00 ft)	4.36 m (14.30 ft) EXISTING	COMPLIES
MIN. HURON CHURCH ROAD LANDSCAPED OPEN SPACE YARD:	10.00 m (32.81 ft)	10.43 m (34.22 ft) EXISTING	COMPLIES
MIN. PARKING SEPARATION FROM INTERIOR LOT LINE TO BE MAINTAINED AS LANDSCAPED OPEN SPACE YARD:	0.90 m (2.95 ft)	0.32 m (1.05 ft)	RELIEF REQUESTED
LOT COVERAGE:	0.00% MAX.	24.42% (1,735.62 m ² ; 18,682.06 ft ²)	COMPLIES
COMMERCIAL PARKING CALCULATED BASED ON GFA (GARDEN CENTRE):	1 SPACE PER 22.50 m ² (242.19 ft ²) OF GFA; 628.28 m ² (6,762.75 ft ²) = 27 SPACES	27	COMPLIES
COMMERCIAL PARKING CALCULATED BASED ON GFA (RETAIL STORE):	1 SPACE PER 22.50 m ² (242.19 ft ²) OF GFA; 1,107.34 m ² (11,919.31 ft ²) = 49 SPACES	40	RELIEF REQUESTED
ACCESSIBLE IN TOTAL PARKING NUMBER CALCULATIONS:	BOTH TYPE 'A' & TYPE 'B' SPACES ARE TO BE 2% OF TOTAL PARKING COUNT; 60 TOTAL SPACES = 2 TYPE 'A' & 2 TYPE 'B' SPACES	1 TYPE 'A' & 1 TYPE 'B' EXISTING	COMPLIES
BICYCLE PARKING:	WHEN 20 OR MORE TOTAL PARKING SPACES THERE SHALL BE 2 BICYCLE SPACES FOR THE FIRST 19 PARKING SPACES PLUS 1 BICYCLE SPACE FOR EACH ADDITIONAL 20 PARKING SPACES; 60 PARKING SPACES = 5 BICYCLE SPACES	0 SPACES	RELIEF REQUESTED
LOADING SPACES:	FOR ANY NON-RESIDENTIAL BUILDING WITH GFA OF 275 m ² TO 2,500 m ² 1 LOADING SPACE; EXISTING BUILDING AREA OF 1,706.17 m ² = 1 SPACE	1 SPACE	COMPLIES
LOT/BUILDING INFO:			
LOT AREA:	RETAINED PARCEL: 7,108.18 m ² (76,511.81 ft ²), 0.71 ha, 1.76 ac)		
BUILDING AREA:	EXISTING BUILDING AREA: 1,735.62 m ² (18,682.06 ft ²)		
INDOOR GROSS FLOOR AREA (GFA):	RETAIL STORE: 1,107.34 m ² (11,919.31 ft ²) GARDEN CENTRE: 628.28 m ² (6,762.75 ft ²) TOTAL BUILDING GFA: 1,735.62 m ² (18,682.06 ft ²)		
TOTAL UNITS:	1 COMMERCIAL (RETAIL & GARDEN CENTRE UNIT)		
HEIGHT OF BUILDING/ NUMBER OF STOREYS:	2 SINGLE STOREY BUILDINGS @ MAX 14.00 m (45.93 ft)		
TOTAL PARKING SPACES:	67 TOTAL SPACES (2 ACCESSIBLE SPACES & 65 STANDARD SPACES)		
BUILDING USE, OCCUPANCY, & CLASSIFICATION:	EXISTING		

- NOTES
- ALL FIRE DEPARTMENT SIGNAGE TO BE COMPLETED AFTER CONSTRUCTION IN COORDINATION WITH FIRE DEPARTMENT.
 - FIRE ROUTE TO BE IN COMPLIANCE WITH OBC REQUIREMENTS.
 - ALL ACCESSIBLE PARKING SPACES TO HAVE RB-93 SIGNS INSTALLED (TYPE 'A' TO HAVE RB-931 SIGN INSTALLED & TYPE 'B' TO HAVE RB-93 SIGN INSTALLED).
 - PARKING AREA TO BE CLOSED IN WITH 0.150 m BARRIER CURBING.
 - GARBAGE DISPOSAL UNIT LOCATED IN NORTH-EAST REAR CORNER OF LOT FOR PICK UP.
 - ALL LIGHTING TO BE DARK SKY COMPLIANT.

KEY PLAN
1:1,750



27 Princess Street, Unit 102, Leamington ON N8H 2B8
1350 Provincial Road, Unit 700, Windsor ON N8W 5W1
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PARTNER / CONSULTANTS

REVISIONS	
Date	Revision

DATE: MAY 08, 2023

SCALE: 1:250

DRAWN BY: CFS

CHECKED BY: BP

APPROVED BY: ---

PRELIMINARY

CONSTRUCTION

RECORD

PROJECT TITLE: FRED'S FARM FRESH CONDOS

SHEET TITLE: CONCEPT SITE PLAN - RETAINED PARCEL

JOB NUMBER: 22-072

SHEET NUMBER: 02

PROJECT TITLE: FRED'S FARM FRESH CONDOS

SHEET TITLE: CONCEPT SITE PLAN - RETAINED PARCEL

2144 HURON CHURCH RD., CITY OF WINDSOR, ONTARIO

CONCEPT SITE PLAN TO BE SCALED
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THIS DRAWING IS NOT BEHOLDEN FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST VERIFY SAME AS OF ANY VARIATION FROM THE SUPPLIED INFORMATION.
DISCREPANCY WILL BE CORRECTED TO ALL APPLICABLE CODES AND REGULATIONS OF AUTHORITIES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST VERIFY SAME AS OF ANY VARIATION FROM THE SUPPLIED INFORMATION.
THE CONTRACTOR BEARING THESE DRAWINGS NOT SPECIFICALLY WARNED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR CHANGES RESULTING FROM THEIR WORK.

