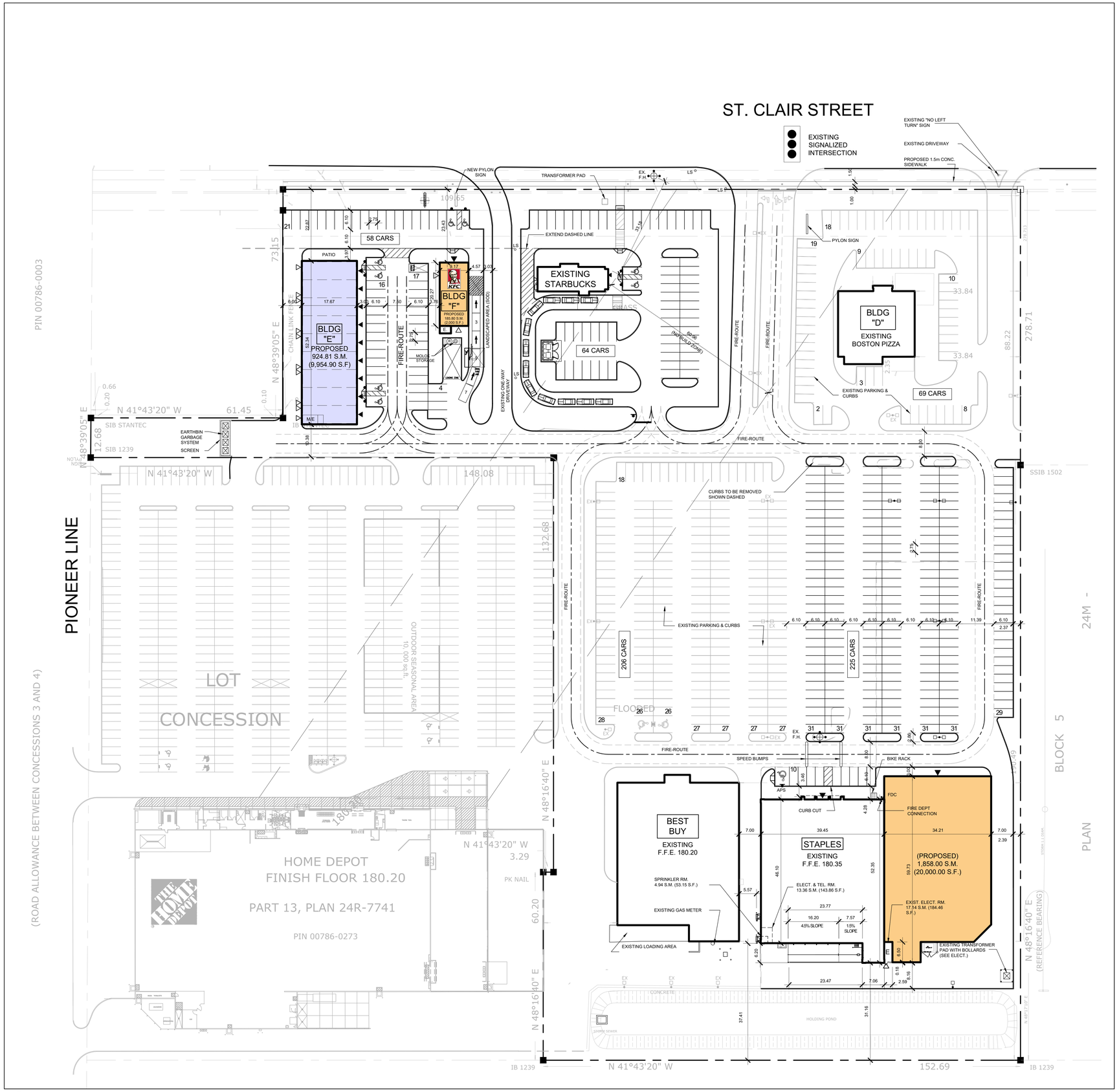

1 SITE PLAN
A-100 SCALE: 1:500

SYMBOL LEGEND

	MAN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN LOCATIONS
	ENTRANCE & EXIT VESTIBULES
	DIRECTION OF TRAFFIC FLOW
	LANDSCAPE ISLANDS - 150 CONC. CURB CONT. AS SHOWN C/S LANDSCAPE - SEE LANDSCAPE DWG.
	PAINTED ISLANDS - PAINTED TRAFFIC ISLAND COLOUR AS PER PAINT SPEC.
	CURB-CUTS FOR ACCESSIBLE ACCESS
	LIGHT DUTY ASPHALT PAVING: CAR PARKING AND DRIVEWAYS SEE SITE SERVICE & GRADING DWGS FOR DETAILS
	HEAVY DUTY ASPHALT PAVING: TRUCKING ROUTE SEE SITE SERVICE & GRADING DWGS FOR DETAILS.
	SNOW STORAGE
	EASEMENT
	PROPERTY LINE
FIRE-ROUTE	FIRE ROUTE
APS	ACCESSIBLE PARKING SIGN
	ACCESSIBLE PARKING STALL
F.H.	FIRE HYDRANT AND VALVE
FDC	FIRE DEPT. CONNECTION
APS	ALTERNATIVE FUELING STATION
G	GARBAGE ROOM
E	ELECTRICAL ROOM
M	MECHANICAL ROOM
	CART CORAL
	BICYCLE RACK -LAYOUT CONFORMS TO "GUIDELINES FOR DESIGN & MANAGEMENT OF BICYCLE PARKING FACILITIES".
RD	ROOF DRAIN
AN	FIRE ANNUNCIATOR PANEL
FA	FIRE ALARM

NO.	DATE	REVISIONS	BY
-	-	-	-

DRAWING ISSUE

DATE	PARTICULARS	BY
	Issued for Design Approval	
-	Issued for Site Plan Approval	-
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Dwgs.	

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CONSTRUCTION NORTH

VGA Venchiarutti Gagliardi Architect Inc.
2651 John Street, Unit 1B, Markham, ON L3R 2W5
T 905-477-1065 F 905-477-1067
www.vgarch.net

SURVEY INFORMATION

TOPOGRAPHIC SURVEY OF PART OF LOT 24
CONCESSION 3 (PARTS 7,8,9,11, AND 12, PLAN 24R-7741)
GEOGRAPHIC TOWNSHIP OF DOVER EAST
MUNICIPALITY OF CHATHAM-KENT

PREPARED BY:
RICHARD W. MURRAY
ONTARIO LAND SURVEYOR
13009 WALKER ROAD
P.O. BOX 360 STATION A
WINDSOR, ONTARIO N9A 6L7
PHONE: 1-519-973-5464
WWW.MURRAY.CA
FILE NO. CK-3-245F
DATED: MAY 24,2014

SITE ANALYSIS

LOT AREA:	50,039.22 S.M.	(12.36 AC)
BUILDING AREA:		
BLDG 'A'		
RETAIL (EXISTING)	1,861.12 S.M.	(20,033.58 S.F.)
ELECT.RM. (EXISTING)	17.14 S.M.	(184.90 S.F.)
TOTAL BLDG 'A'	1,878.26 S.M.	(20,218.08 S.F.)
BLDG 'B' BESTBUY (EXISTING)	1,871.70 S.M.	(20,147.47 S.F.)
BLDG 'C' STARBUCKS (EXISTING)	185.80 S.M.	(2,000.00 S.F.)
BLDG 'D' BOSTON PIZZA (EXISTING)	555.00 S.M.	(5,974.10 S.F.)
BLDG 'E' (PROPOSED)	924.81 S.M.	(9,954.90 S.F.)
BLDG 'F' (PROPOSED)	185.80 S.M.	(2,000.00 S.F.)
TOTAL GROSS FLOOR AREA:	5,601.37 S.M.	(60,294.62 S.F.)
COVERAGE: (GROUND FL / LOT AREA)	11.19%	
FSI: (GFA/ LOT AREA)	11.19%	
TOTAL PARKING REQUIRED: 5,601.37 S.M. @ 1/20.44 S.M.	274 CARS	
TOTAL PARKING PROVIDED:	622 CARS	
LOADING SPACES REQUIRED:	1 SPACE PER SITE	
LOADING SPACED PROVIDED:	3 SPACES	
ACCESSIBLE PARKING SPACE REQUIRED:	3 SPACES	
ACCESSIBLE PARKING SPACE PROVIDED:	8 SPACES	

GENERAL NOTES:
1. GARBAGE AND RECYCLABLES COLLECTION AND PICK-UP BY PRIVATE HAULER

HOME DEPOT PARKING AGREEMENT RETAIL 4,985.88 S.M. @ 5/92.9 S.M.	269 CARS
RESTAURANT 5,550 S.M. @ 10/92.9 S.M.	30 CARS
TOTAL	299 CARS

PROJECT

PROPOSED COMMERCIAL DEVELOPMENT

ST. CLAIR STREET
CHATHAM,ONTARIO

DRAWING NAME
SITE PLAN

SCALE	DATE OF DWG.	PROJECT NO.
AS SHOWN	SEPT. 10, 2021	13073-E
DRAWN BY DWL	SHEET NO. A-100	
CHKD BY RDG	SCHEME 20	

W:\13073-E - Smoke & spice (Chatham)\1. Drawings\2.S-1. Architectural\ Conceptual & Design Development\Scheme 20\Site Plan\20210910.\1\21

LAST PLOTTING DATE: SEPT. 10, 2021