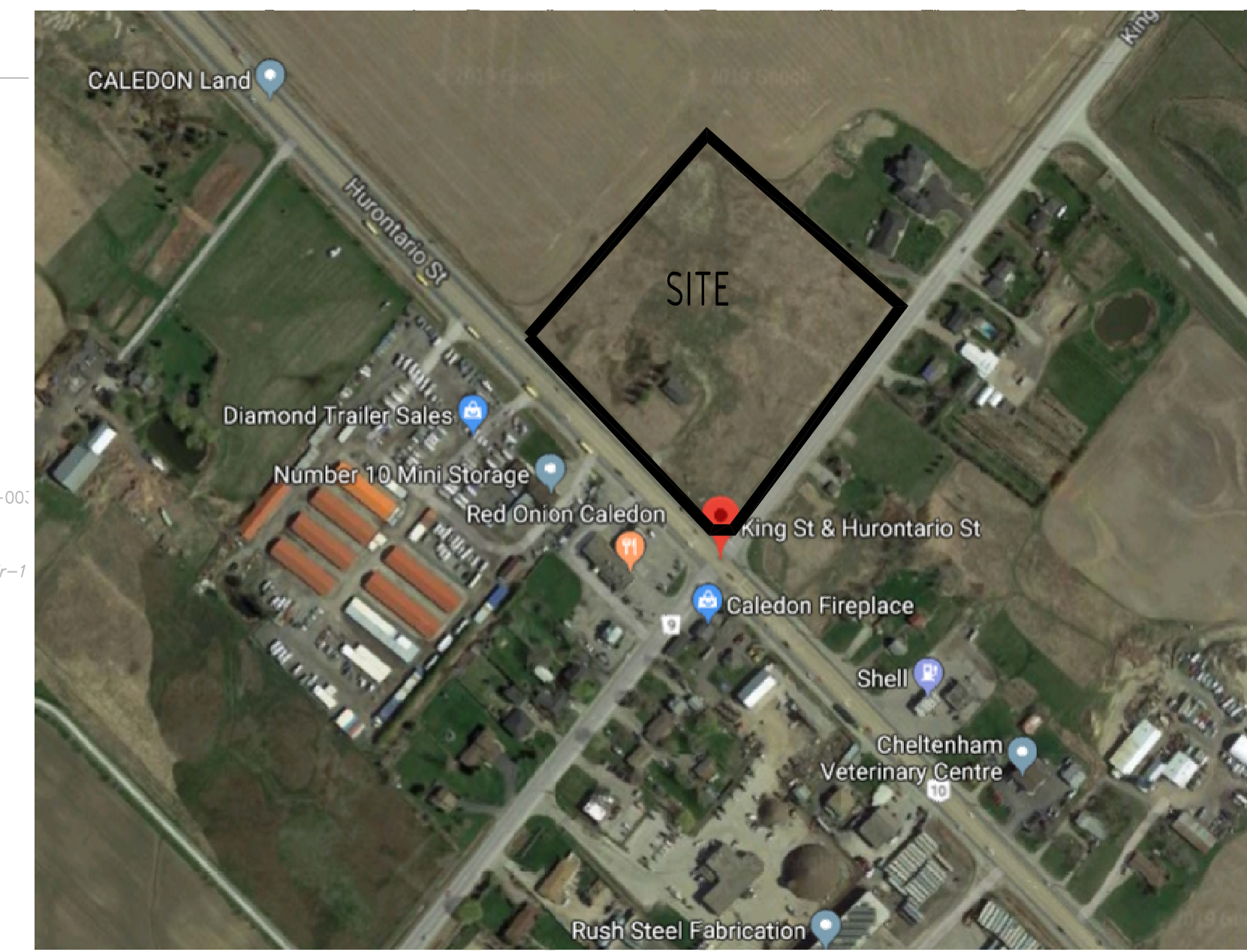




SITE INFORMATION: - CV-267, A-1 AND A1-347		
	REQUIREMENTS	PROPOSED
A1 ZONING	NO BUILDING ON SITE	(AREA = 9,474.9 SQ.M.)
A1-347 ZONING	NO BUILDING ON SITE	(AREA = 4,204.8 SQ.M.)
CV-267 ZONING		(AREA = 18,200.8 SQ.M.)
MIN. LOT AREA (EXCLUDING A1 & A1-347 ZONING)	1390 SQ.M.	18,200.8 SQ.M.
MIN. LOT FRONTAGE (KING ST.)	210 M	122.0 M
MAX. BUILDING AREA	50%	8.3 %
MIN. FRONT SETBACK (KING ST.)	7.5 M	7.8 M
MIN. FLANK SETBACK (HWY. 10)	9 M	14 M
MIN. REAR SETBACK	7.5 M	29.0 M
MIN. SIDE SETBACK	7.5 M	25.1 M
BUILDING SETBACK EXEMPTION	N/A	N/A
BUILDING SEPARATION	-	SEE DWG.
GROSS FLOOR AREA	9,100.4 SQ.M. (TOTAL)	1516.5 SQ.M. (TOTAL)
MAX. BUILDING HEIGHT	10.5 M	10 M
MAX. NET FLOOR AREA PER USE	BUILDING "A" BUILDING "B" BUILDING "C" & "D"] 9,100.4 SQ.M. (TOTAL)	RETAIL-269.3 SQ.M. RESTAURANT-1247.2 SQ.M.
MIN. LANDSCAPING AREA	20% (3,640.1 SQM)	21.2 % (3862.9 SQ.M.)
PLANTING STRIP LOCATION	-	NORTH OF LOT
MIN. PLANTING STRIP WIDTH	3.0 M	6.0 M
BERM LOCATION	-	SEE LANDSCAPE DWGS
BERM WIDTH	-	SEE LANDSCAPE DWGS
BERM HEIGHT	-	SEE LANDSCAPE DWGS
OPEN STORAGE AREA SIZE	-	0 SQ.M.
MIN. DRIVEWAY SETBACK	1.5 M	13.1 M
MIN. PARKING SPACES PER USE:		
RETAIL - 269.3 SQM @ 1/20 SQM = 14		
RESTAURANT (NET FLOOR AREA) - 1247.2 SQM @ 1/15 SQM = 84	98 SPACES	153 SPACES (148 CARS + 05 TRUCKS)
MIN. PARKING SPACE SETBACKS	1.5 M	3.0 M
MIN. DELIVERY SPACES	1	2
MIN. LOADING SPACES	1	1
TOTAL CONCRETE PAVEMENT AREA	-	517.0 SQ.M.
TOTAL ASPHALT PAVEMENT AREA WITH CURB	-	12,304.4 SQ.M.
TOTAL LANDSCAPE AREA	-	3,862.9 SQ.M.
TOTAL SITE AREA: (A1, A1-347, CV-267) = 31,880.5 SQ.M. (7.88 ACRES, 3.3 Ha)		



PROPOSED SITE PLAN
SCALE: NTS

ISSUED FOR SPA: 26-11-2019

ANTRIX
ARCHITECTS INC.
1109 BRITANNIA RD E., MISSISSAUGA
ON L4W 3X1. PHONE 905 564 1154
FAX 905 501 0265

PROJECT: PROPOSED DEVELOPMENT
N-E CORNER OF HURONTARIO & KING ST
CALEDON, ON L7C 3M1

DRAWN BY	NL
SCALE	
PROJECT NO.	1862
DRAWING TITLE & NO.	PROPOSED SITE PLAN A0

ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE DRAWINGS. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS CONSTRUCTION SITE. THE DESIGN AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

PROPOSED SITE PLAN
SCALE: 1:400