

REFERENCE : PART LOT 282 CONCESSION NORTH
TALBOT ROAD, COUNTY OF ESSEX, PLAN FILE 2019DAT3
FILE : L-MAID- STR-282 DATED 24 JULY 2019
BY CLARKE SURVEYOR'S INCORPORATION

AREA :
LOT AREA : 5,372.92 sq.m (57,833.6 sq.f)
BUILDING AREA : 668.9 sq.m (7,200.0 sq.f)

ZONING : M 1.1 (HEAVY REPAIR SHOP)

CLASSIFICATION : GROUP F, DIVISION 2 (3.2.2.70)

SETBACK:	REQUIRED	PROVIDED
FRONT SETBACK :	7.5 m (25 f)	45.2 m (150 f)
REAR SETBACK :	----	VARIABLE 18.3 m (60 f)
SIDE SETBACK (WEST) :	3.0 m (10 f)	5.5 m (18 f)
SIDE SETBACK (EAST) :	3.0 m (10 f)	17.5 m (59 f)
MAX. HEIGHT OF BUILDING	12.0 m (39 f)	9.5 m (31 f)
MIN. LOT FRONTAGE	24.0 m (80 f)	54.5 m (178.5 f)
MAX. LOT COVERAGE	15%	12%
MIN. LANDSCAPE OPEN SPACE	15%	24%

REQUIRED PARKING SPACE (1 space / 484 sq.f @ 18'-0" x 9'-0")	15	18
ACCESSIBLE PARKING SPACE		
TYPE A	1	1
TYPE B	1	1
LOADING SPACE (< 29,602 sq.f)	0	0
BICYCLE PARKING SPACE	1	2

SCOPE OF WORK
CONSTRUCT NEW HEAVY REPAIR SHOP INCLUDING OFFICES, WASHROOMS,
REQUIRED PARKING, FENCING, CURBS AT PROPERTY LINE, AND REFUSE ENCLOSURE

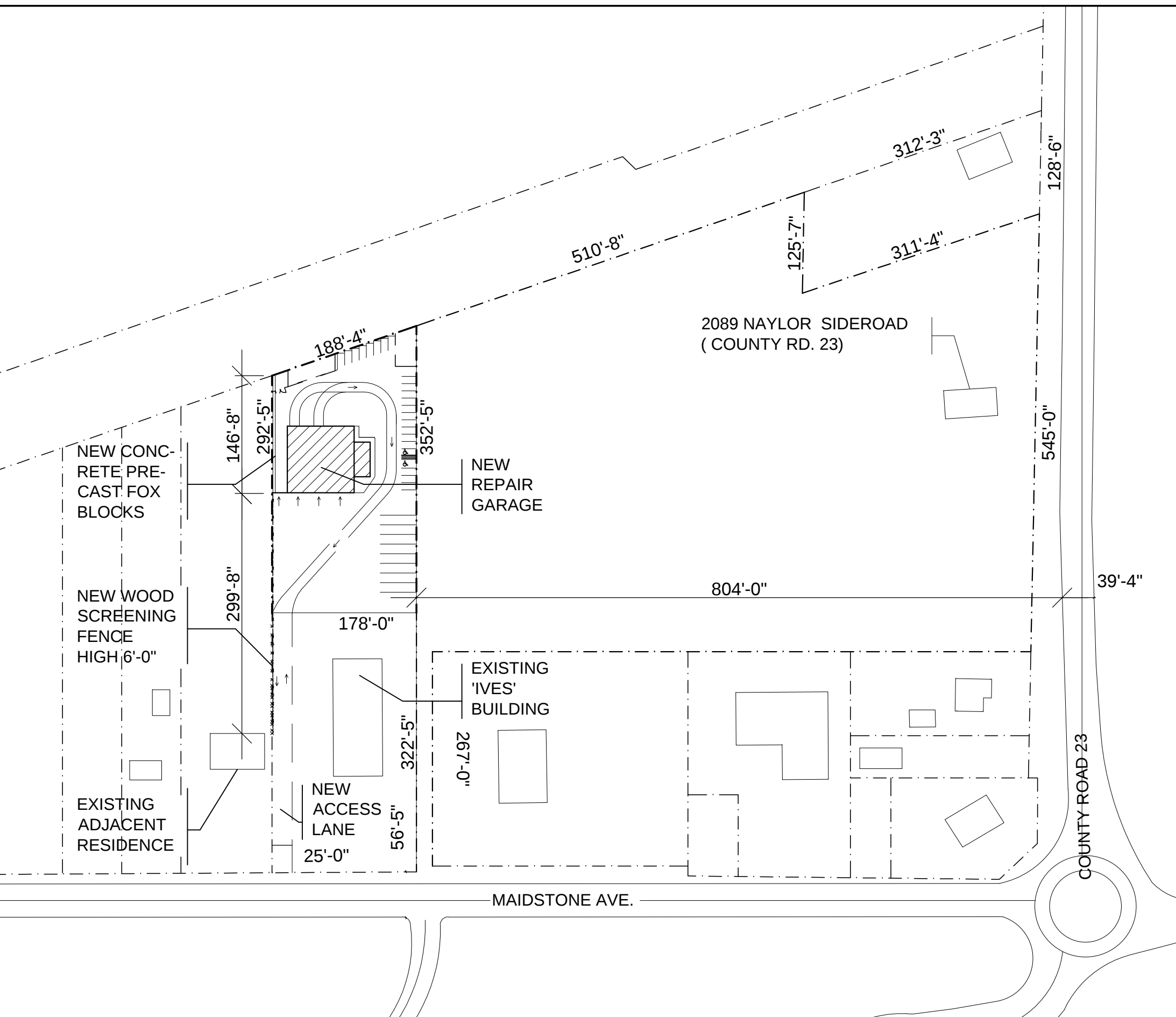
STORAGE W/
6'-0"
HIGH SECURITY
FENCE
COMPLETE
W/ SLIDING
DOOR
REFUSE
20'X20' BINS
W/ 6'-0"
HIGH WOOD
FENCE
ENCLOSURE

ADJACENT
SINGLE
FAMILY
RESIDENCE

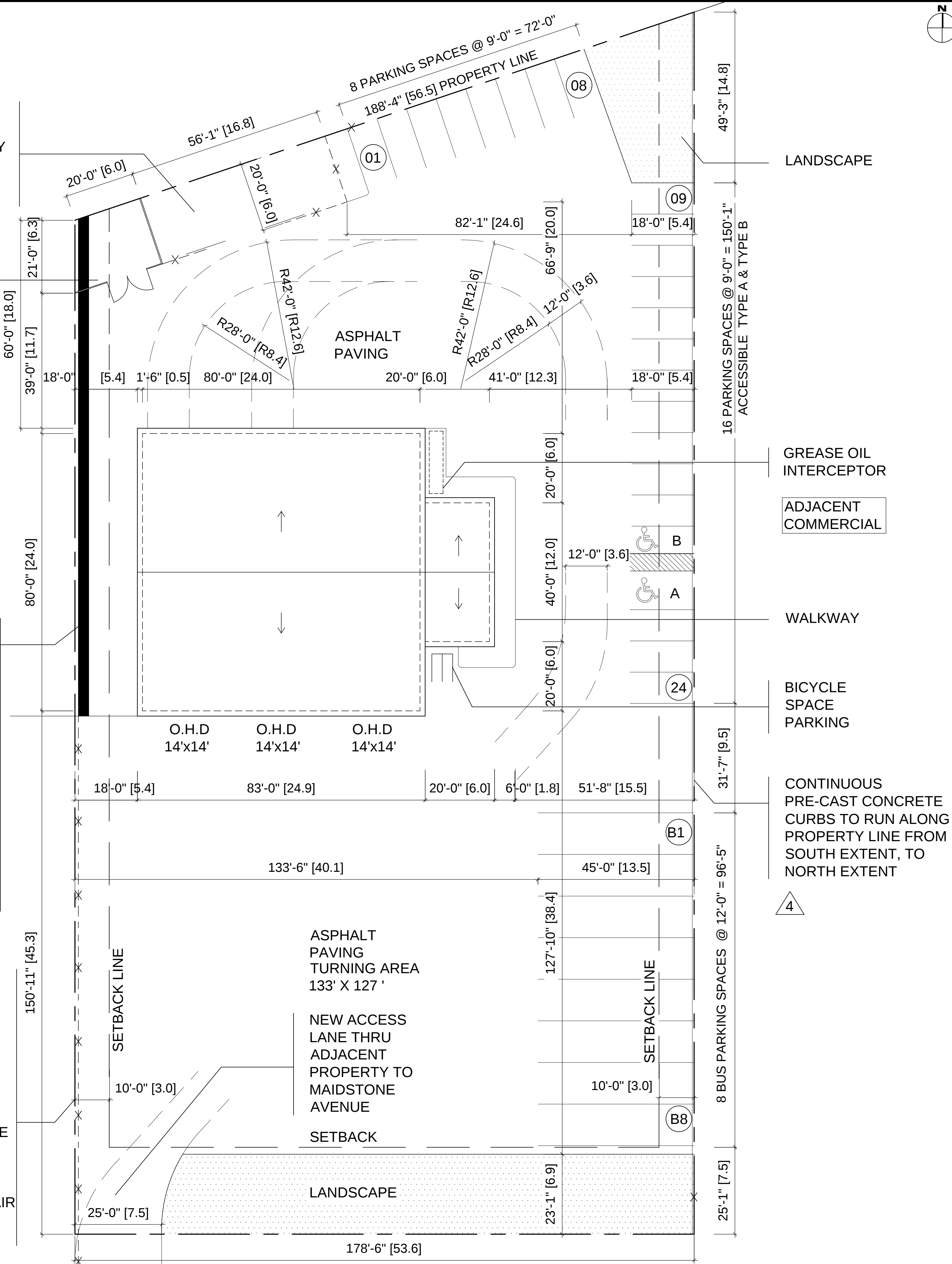
CONTINUOUS
PRE-CAST
CONCRETE
FOX-BLOCKS
CURBS ON
PROPERTY
LINE FROM
ADJACENT
SOUTH FACE
OF NEW
BUILDING, TO
NORTH PROP-
ERTY LINE
ADJACENT
RAILROAD
CORRIDOR
AT NORTH

CONTINUOUS
PRESSURE-
TREATED 6'
HIGH WOOD
FENCE, ON
PROPERTY
LINE, FROM
ADJACENT
NORTH FACE
OF RESIDENCE
TO WEST, TO
ADJACENT
SOUTH FACE
OF NEW REPAIR
BUILDING

1 NEW DEVELOPMENT SITE PLAN
SP-1r3 1/16"=1'-0"

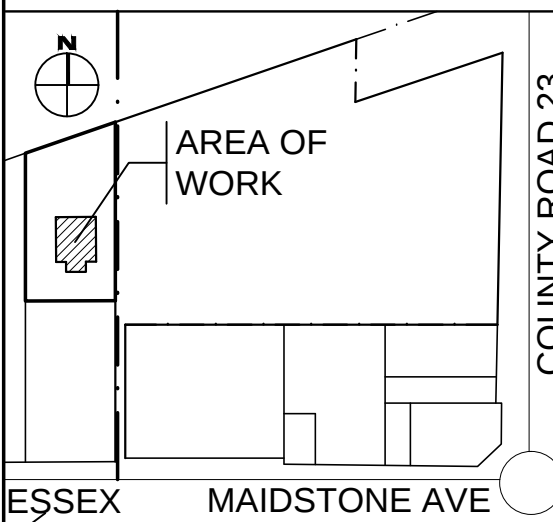


2 AREA SITE PLAN
SP-1r3 1/128"=1'-0"



1 NEW DEVELOPMENT SITE PLAN
SP-1r3 1/16"=1'-0"

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KEY PLAN
N.T.S.

GENERAL NOTES:
1) DO NOT SCALE DRAWINGS.
2) VERIFY ALL DIMENSIONS AND EXISTING
CONDITIONS AS REQUIRED PRIOR TO
BIDDING AND COMMENCEMENT OF WORK.
3) COORDINATE ARCHITECTURAL,
STRUCTURAL, MECHANICAL AND ELECTRICAL
DRAWINGS PRIOR TO COMMENCEMENT OF
WORK.
4) SHOULD ANY CONFLICTS AND/OR
DISCREPANCIES ARISE, NOTIFY THE
ARCHITECT / ENGINEER IMMEDIATELY, IN
WRITING PRIOR TO PROCEEDING WITH ANY
WORK.
5) ALL WORK SHALL COMPLY OR EXCEED THE
REQUIREMENTS OF THE ONTARIO BUILDING
CODE, FIRE CODE, PLUMBING CODE,
ELECTRICAL CODE AND LOCAL BY-LAWS.

03 DEC. '19	4	SPA REVISION
14 NOV. '19	3	RESUBMISSION
14 NOV. '19	3	RESUBMISSION
13 NOV. '19		CLIENT REVIEW
22 OCT. '19	2	COORDINATION
30 SEPT. '19	1	COORDINATION
11 SEPT. '19		SITE PLAN CONTROL
20 AUG. '19		COORDINATION

DATE	NO.	ISSUED FOR
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PROJECT
TRANSPORT
TERMINAL

337 MAIDSTONE AVE.
ESSEX, ONTARIO

DWG. TITLE
SITE PLAN

DATE	: APRIL '19
SCALE	: AS NOTED
DESIGNED BY	: SM
DRAWN BY	: MH
CHECKED BY	: SM
APPROVED BY	: SM
PROJECT NO.:	19-121
DWG. NO.	

SP-1r4