ZONING CHART - BY-LAW 1037

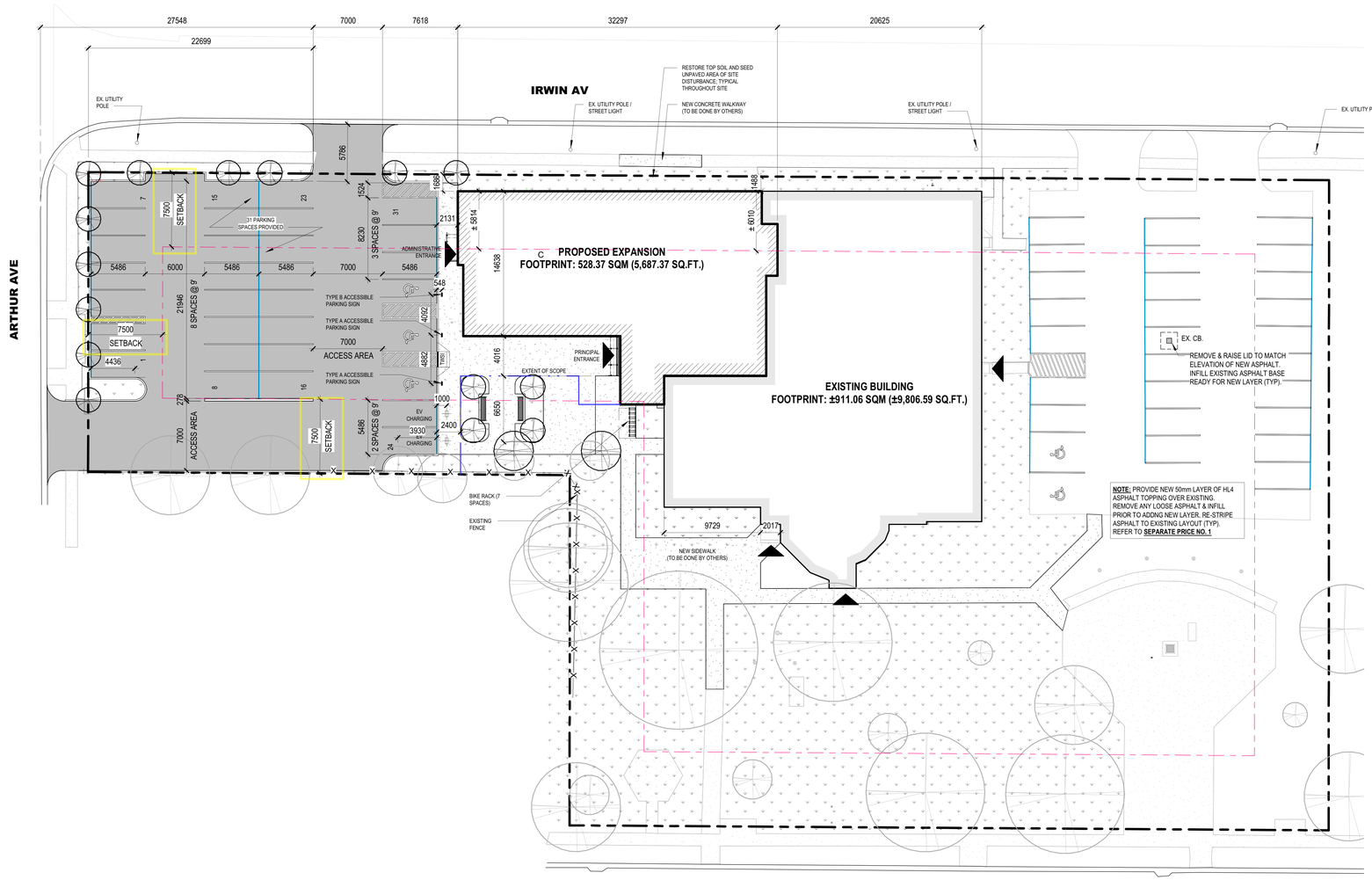
No.	DESCRIPTION	REQUIRED	PROVIDED	BY-LAW REF.	ADDITIONAL NOTES
1.	ZONING CLASSIFICATION	I 1.2	I 1.2	17.2	
2.	PERMITTED USE	COMMUNITY CENTRE	COMMUNITY CENTRE	17.2 a	
3.	MINIMUM LOT AREA	900m² (9680 sf)	EXIST = 6,511m² (1.61 acres)	17.2.b.ii	
4.	MINIMUM LOT FRONTAGE	30m (100ft)	76.7m (251.5ft)	17.2.b.i	
5.	SETBACK - FRONT YARD	7.5m (25ft)	N/A	17.2.b.v	NO CHANGE TO EXISTING SETBACK
6.	SETBACK - SIDE YARD	Equal to 50% of the building height or 7.5m (25f), whichever is the greater	-	17.2.b.vii	
7.	SETBACK - REAR YARD	" "	-	17.2.b.vi	
8.	LOT COVERAGE	50% (Max.)	22.16%	17.2.b.iii	
9.	LANDSCAPED AREA	20% (Min.)	47.94%	17.2.b.viii	
10.	BUILDING HEIGHT	10m (32ft)	7.92m (26ft)	17.2.b.iv	
11.	PARKING SPACE - SIZE	MIN. WIDTH 2.75m (9ft) MIN. LENGTH 5.5m (18.0ft)	MIN. WIDTH 2.75m (9.0ft) MIN. LENGTH 5.5m (18.0ft)	11.2.b	
12.	PARKING SPACE - COUNT	N/A	SEE PARKING LOT SUMMARY	11.5.a	SEE PARKING LOT SUMMARY

SITE DATA MATRIX

BUILDING INFORMATION		ZONING DATA	REQUIRED	PROVIDED
BUILDING CLASSIFICATION	GROUP D	MINIMUM LOT AREA	SEE ZONING CHART	700.84ft² / 65.11m²
FACING STREET(S)	2	MINIMUM LOT FRONTAGE	SEE ZONING CHART	
PRINCIPAL ENTRY	SEE PLAN	MINIMUM LOT DEPTH	N/A	278.51FT / 84.89M
PRIMARY FIREFIGHTER'S ENTRY	SEE PLAN	**SETBACKS**		
BARRIER FREE ENTRY	SEE PLAN	FRONT YARD	SEE ZONING CHART	
		INTERIOR SIDE YARD	SEE ZONING CHART	
BUILDING AREA		EXTERIOR SIDE YARD	N/A	N/A
FIRST FLOOR (FOOTPRINT)	15494 SF / 1439.44 SM	REAR YARD	SEE ZONING CHART	
SECOND FLOOR	5,002.31 SF / 464.73 SM			
TOTAL BUILDING	20,496.31 SF / 1905.17 SM	MAX. LOT COVERAGE	50%	22.16%
		LANDSCAPE OPEN SPACE	20%(MINIMUM)	47.94%
SITE INFORMATION				
CURRENT ZONING	I 1.2	MAX. BUILDING HEIGHT	32FT / 10M	26FT / 7.92M
PROPOSED USE	I 1.2			
		PARKING		
		TOTAL SPACES	1 for each 45m²(484ft²)GFA	41
		BARRIER FREE	1 + 4% of total spaces	3
		BICYCLE SPACES	2 for the first 30 + 1 per 30 additional parking spaces to a maximum of 10% required parking spaces	3

LEGEND

- LANDSCAPING (SEE LANDSCAPE DRAWINGS)
- ASPHALT SURFACE
- EXISTING BUILDING COVERAGE
- CONCRETE SURFACE
- NEW BUILDING COVERAGE



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ARCHITECTURAL SITE PLAN
SCALE: 1 : 250

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No.	Revision Schedule Description	Date

ARCHITECTURAL SITE PLAN

TOWN OF ESSEX
ESSEX TOWNHALL ADDITION
33 Talbot St. S, Essex, Ontario N8M 1A8

Drawn By: KZ
Checked By: CB
Project No: 2410
Sheet No: A102

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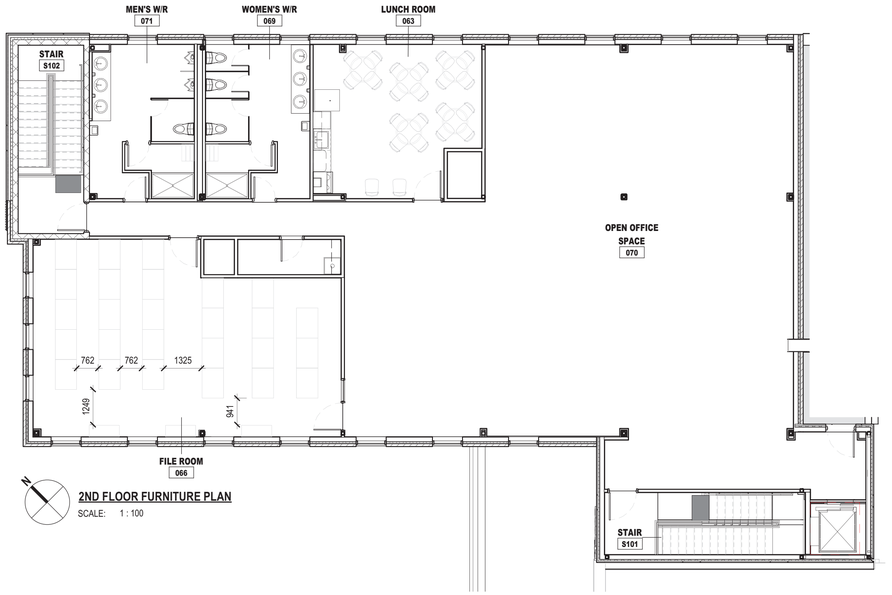
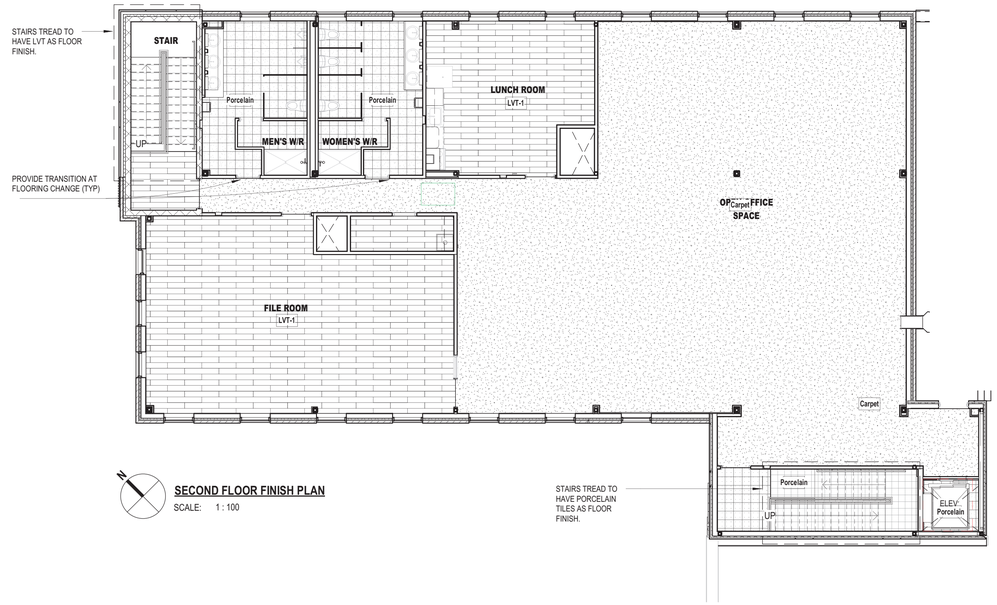


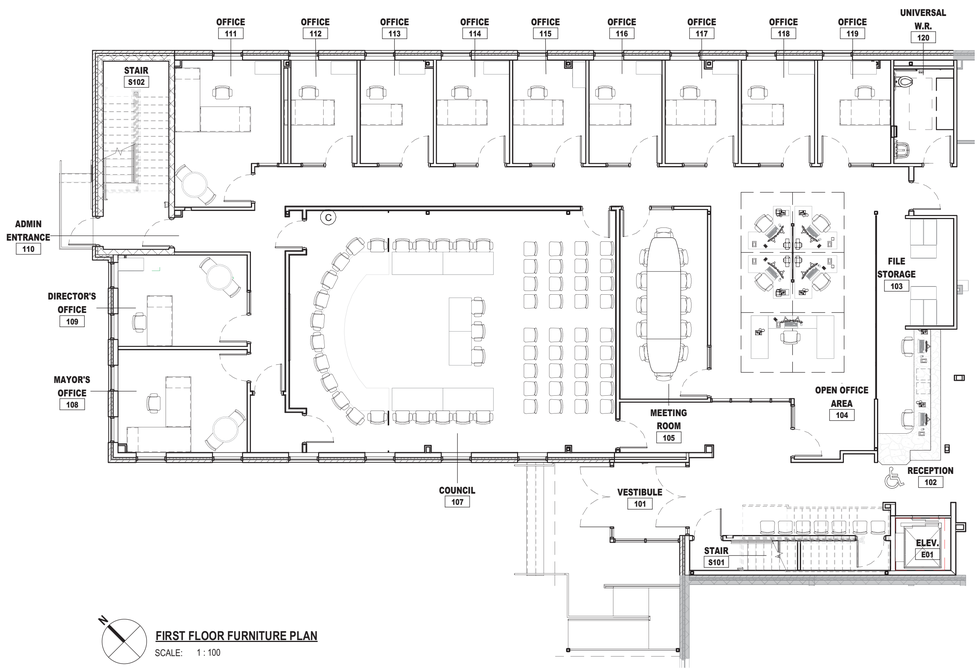
2ND FLOOR FURNITURE PLAN

SCALE: 1 : 100



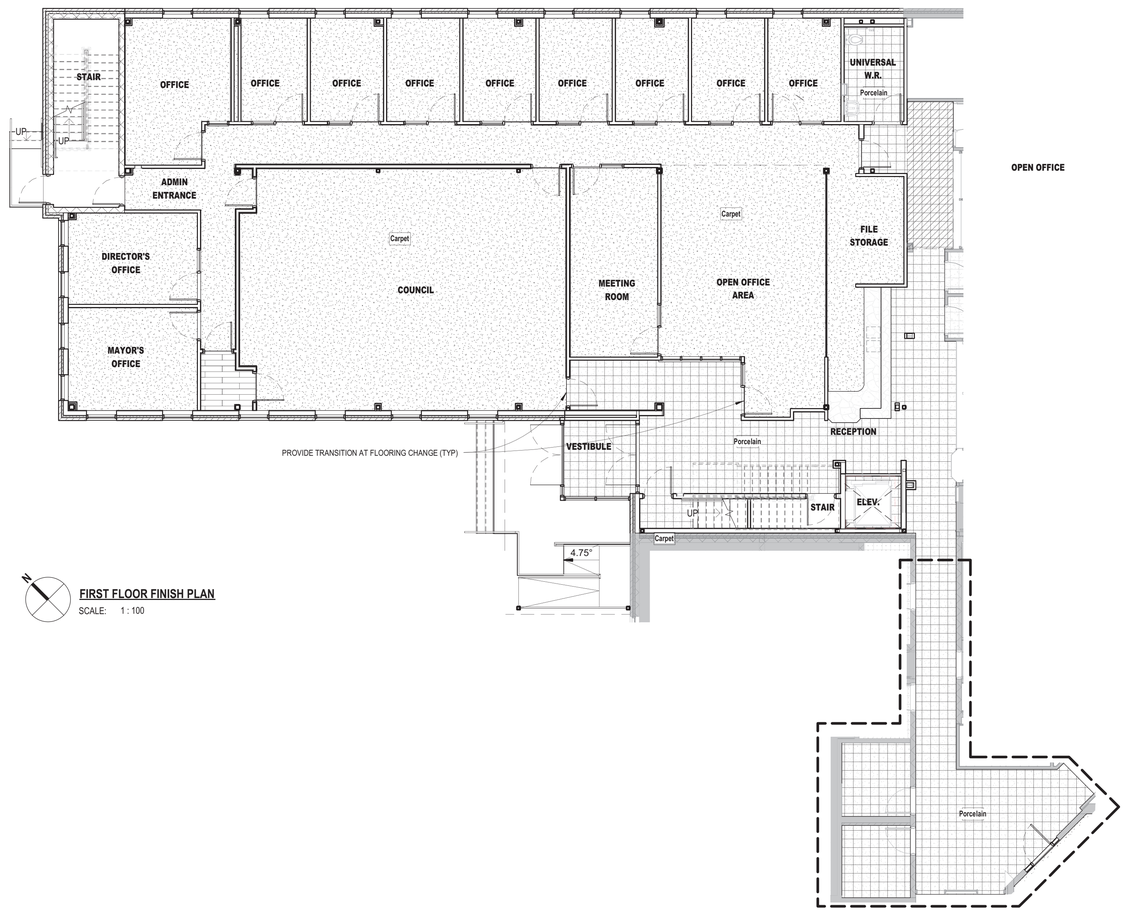
SECOND FLOOR FINISH PLAN

SCALE: 1 : 100



FIRST FLOOR FURNITURE PLAN

SCALE: 1 : 100



FIRST FLOOR FINISH PLAN

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No.	Revision Schedule Description	Date

FIRST & SECOND FLOOR FINISHES & FURNITURE PLANS

TOWN OF ESSEX
ESSEX TOWNHALL ADDITION
33 Talbot St. S, Essex, Ontario N8M 1A8

Drawn By: Author
Checked By: Checker
Project No: 2410
Sheet No: A211

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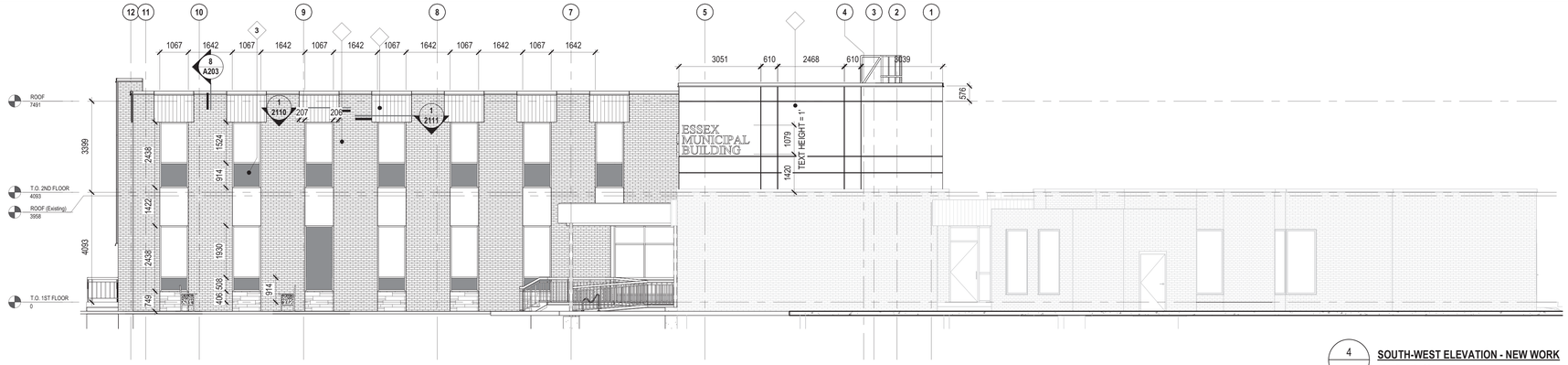
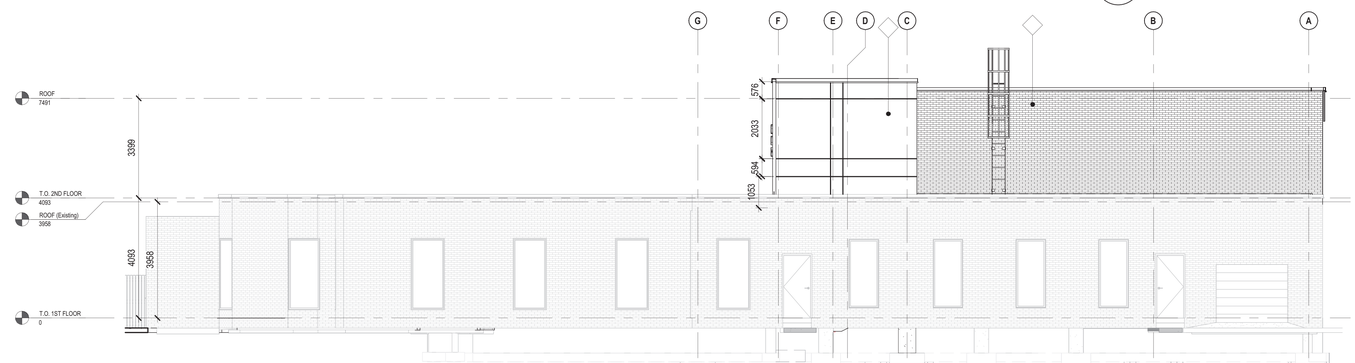
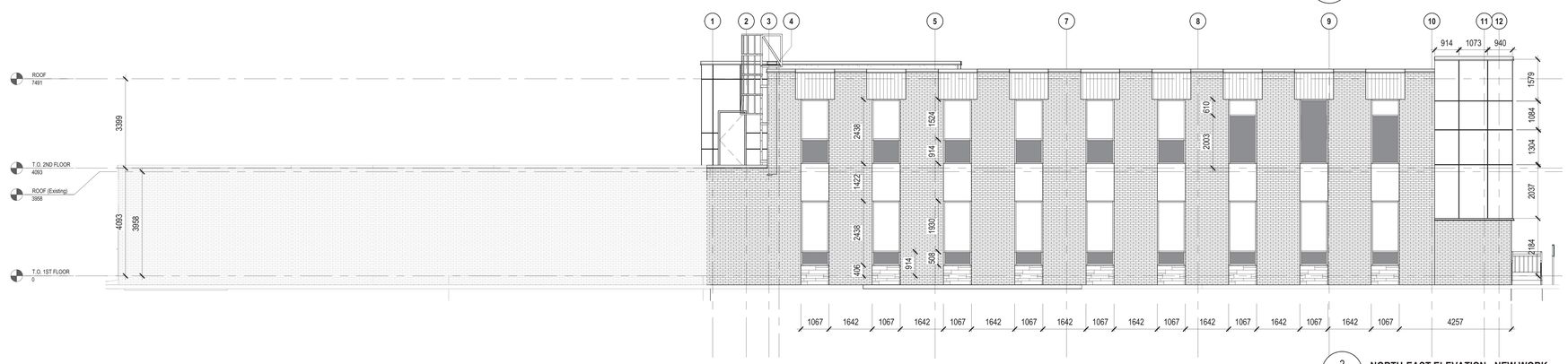
KEY PLAN



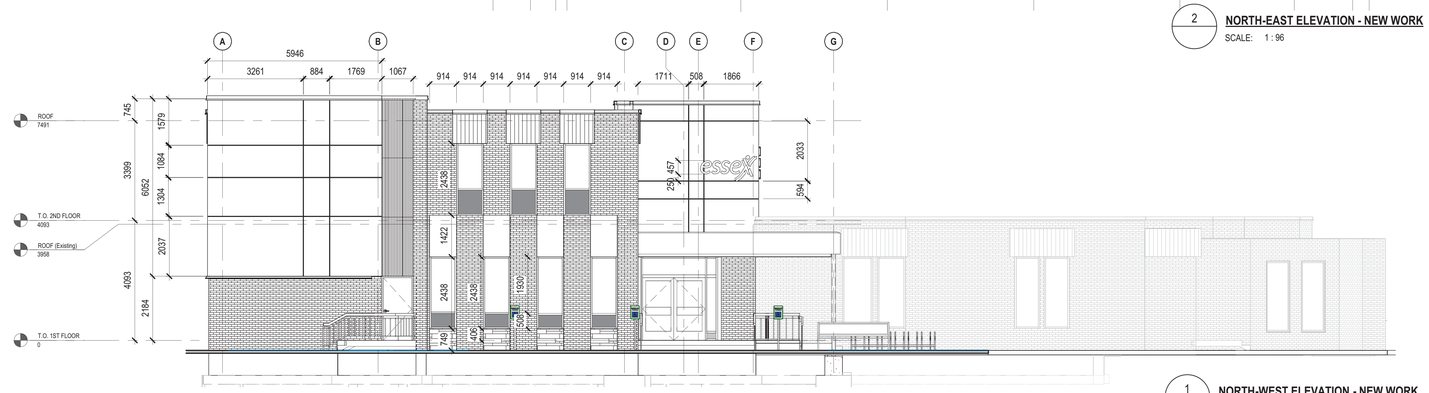
4 SOUTH-WEST ELEVATION - NEW WORK
SCALE: 1 : 96



3 SOUTH-EAST ELEVATION - NEW WORK
SCALE: 1 : 96



2 NORTH-EAST ELEVATION - NEW WORK
SCALE: 1 : 96



1 NORTH-WEST ELEVATION - NEW WORK
SCALE: 1 : 96

GLAZING TYPE LEGEND

TYPE	GRAPHIC	DESCRIPTION
GL-1		EXTERIOR INSULATED GLAZING - REFER TO SPECIFICATIONS
GL-2		INTERIOR TEMPERED GLASS

MATERIAL TYPE LEGEND

TYPE	DESCRIPTON
<varies>	<varies>

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EXTERIOR ELEVATIONS

TOWN OF ESSEX
ESSEX TOWNHALL ADDITION
33 Talbot St. S, Essex, Ontario N8M 1A8

Drawn By: Author
Checked By: Checker
Project No: 2410
Sheet No: A401

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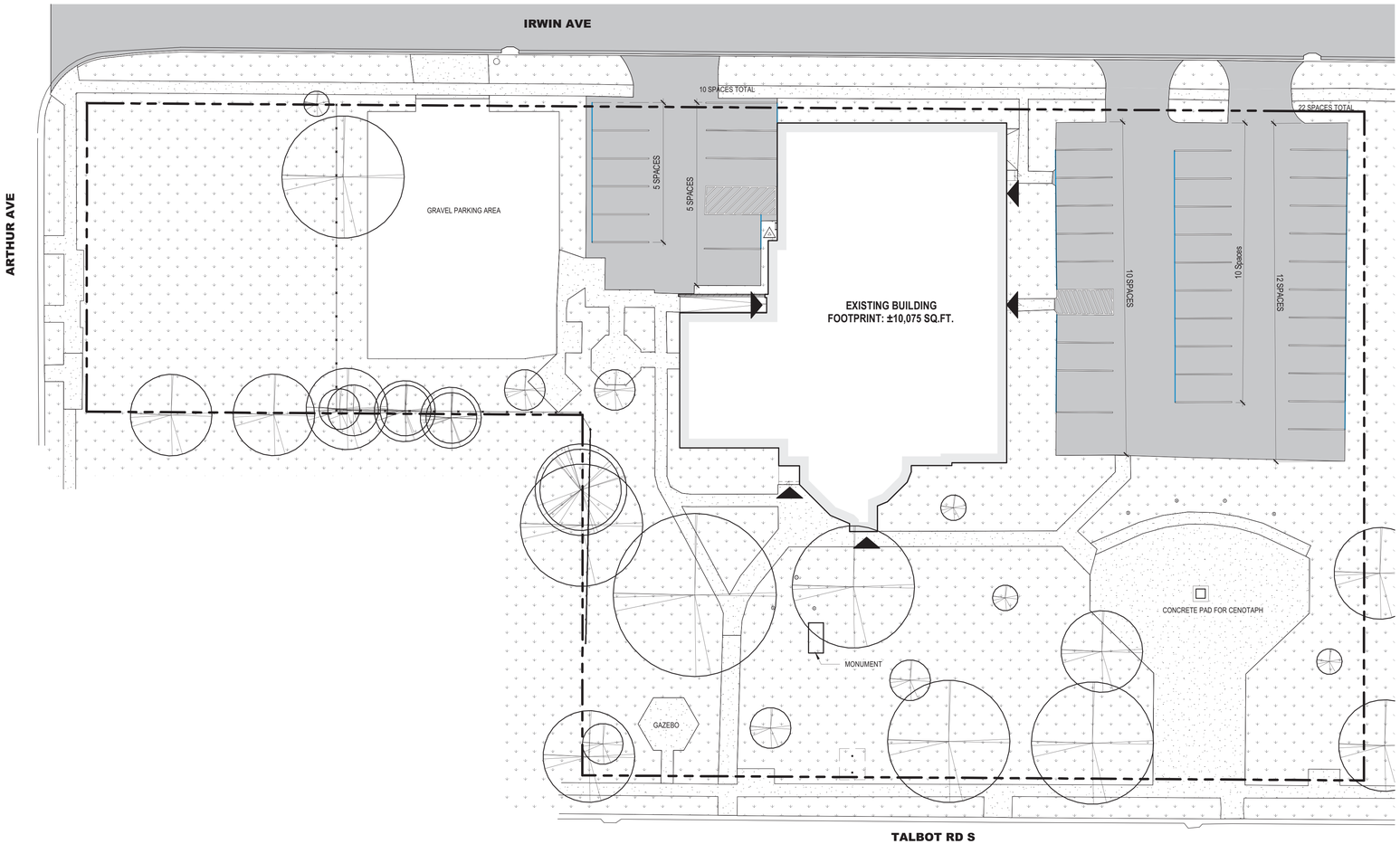

EXISTING SITE PLAN
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ARCHITECTURAL SITE PLAN - EXISTING

TOWN OF ESSEX
ESSEX TOWNHALL ADDITION
33 Talbot St. S, Essex, Ontario N8M 1A8

Drawn By: KZ
Checked By: CB
Project No: 2410
Sheet No: A101

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