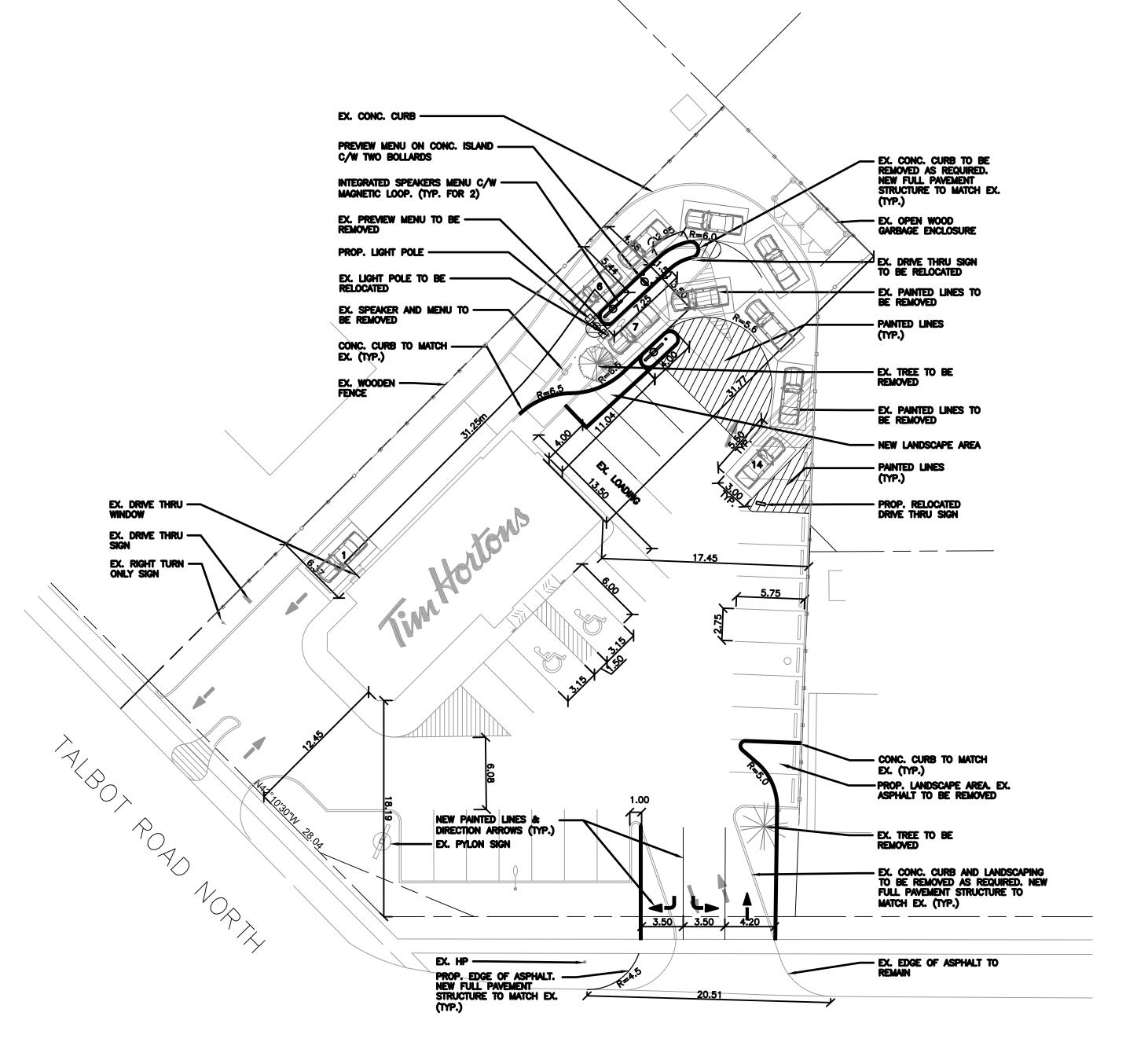
	DF	TAII S	OF DEVELOPM	MENT	
			REQUIRED	PROVIDED	
DATA			·		
ZONING			C3.1		
R)		FY	12m	12.45m	
		RY	-m	31.77m	
		INT.SY	-m	6.37m	
		EXT.SY	-m	18.19m	
NET LOT AREA (sq.m)				2384 sq.m	
BUILDING COVERAGE			50% MAX	10%	
BUILDING HEIGHT				5.05m	
GROSS FLOOR AREA			NOT SPECIFIED	239 sq.m	
DRIVE THRU STACKING				14	
LOADING SPACES Spaces Size		1	1		
		Size	3.5 x 13.5m	4.00 x 13.5m	
			PARKING		
Barrier-	Spaces		2	2	
Free	Stall Length		5.5m	6.0m	
	Stall Width		2.4/3.4m	3.15m	
Standard	Spaces		32 (1/7.5sq.m)	23*	
Parking	Stall Length		5.5m	5.75m	
	Stall Width		2.75m	2.75m	
Overall Number of Spaces			35	25*	
Aisle Width			6.0m	6.08m	
OTHER:					

*DEFICIENT PARKING SPACE COUNT REQUIRES MINOR VARIANCE LANDSCAPING COVERAGE: REQUIRED: 10% EXISTING: 15.7% (375sq.m.) PROPOSED: 13.5% (325 sq.m.)

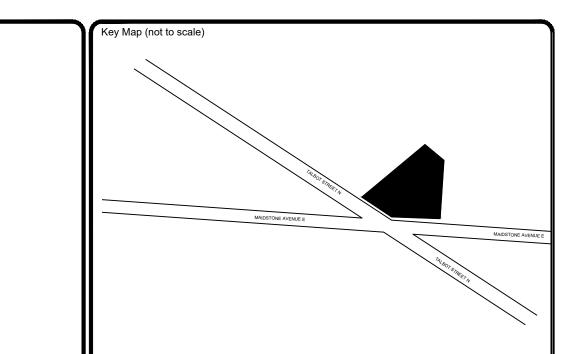
INTEGRATED SPEAKER MENU
BOARDS (ISMB) TO BE SET AT 31.25m
FROM PICK-UP WINDOW, MEASURED
ALONG & OF DRIVE-THRU LANE.

OVERALL LOSS OF 6 PARKING SPACES

EXISTING GRADING TO BE MAINTAINED.
CONTRACTOR TO ENSURE POSITIVE FLOW
OF SURFACE WATER AND MAINTAIN
EXISTING DRAINAGE PATTERNS. PROVIDE
CURB CUTS AS REQUIRED, AT
APPROPRIATE LOCATIONS.



MAIDSTONE AVENUE EAST



Е	UPDATED AS PER TOWN COMMENTS ON SITE PLAN CONTROL APPLCATION	JULY 22, 2021	KT	SP
D	UPDATED FOR SITE PLAN CONTROL APPLCATION	JUNE 28, 2021	KT	SP
С	REVISED AS PER CITY COMMENTS	FEB. 23, 2021	JC	SP
В	DODT CONVERSION SP FOR MUNICIPAL APPROVAL	JAN. 13, 2021	JC	SP
Α	DODT CONVERSION SP	SEP. 25, 2020		SP
No.	REVISIONS	Date	Ву	Арр.

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Owner/Client:

Tim Hortons.

THE TDL GROUP CORPORATION

RESTAURANT No. 101903 9 MAIDSTONE AVE. E ESSEX, ON

DUAL ORDER DRIVE THRU CONVERSION SITE PLAN

Designed By:		Drawn By:		Checked By:	SP
Scale:	1:250	Date:	SEPT, 2020	Drawing No.:	0 D
Project No.:	V00606400-A	. 0		SP	