



SITE PLAN LEGEND	
[Symbol]	ENTRANCE / EXIT
[Symbol]	BUILDING SETBACK LINE
[Symbol]	SHARED CONNECTION
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	LIGHT STANDARD
[Symbol]	PROPOSED MOUNTED TRANSFORMER (REFER TO ELECTRICAL DRAWINGS)
[Symbol]	DEPRESSED CURB
[Symbol]	ASPHALT PAVEMENT (HEAVY DUTY AT FIRE ROUTE)
[Symbol]	MANHOLE
[Symbol]	CATCHBASIN
[Symbol]	DESIGNATED BARRIER FREE PARKING SPACE
[Symbol]	PROPOSED MECHANICAL CONDENSING UNIT ON CONCRETE HOUSEKEEPING PAD - SEE MECH. DRGS.
[Symbol]	SIDEWALK BARRIER FREE SLOPE
[Symbol]	FIRE ROUTE WITH HEAVY DUTY ASPHALT
[Symbol]	CONCRETE PAVEMENT AREA
[Symbol]	GRAVEL AREA
[Symbol]	DEMOLITION WORK
[Symbol]	SOFT LANDSCAPE AREA
[Symbol]	PROPOSED WALL
[Symbol]	SIDE WALK
[Symbol]	PAINTED STRIP / PEDESTRIAN CROSSING
[Symbol]	CA (CONCRETE AREA (HARD LANDSCAPE))
[Symbol]	STOP SIGN
[Symbol]	LAYOUT FOR THE CITY
[Symbol]	ACCESSIBLE PARKING SIGN
[Symbol]	BOLLARD - 6" x 4" STEEL PIPE FILLED WITH CONCRETE, WITH PLASTIC CAP
[Symbol]	BARRIER FREE ACCESS AS PER OBC 3.8. CONCRETE SIDE WALK WITH SUPPLEMENTARY CONCRETE AND EVEN SURFACE. MINIMUM 2'-8" (1100 MM) UNINTERRUPTED WIDTH. LANDSCAPE NOT EXCEEDING 1 IN 20, WITH DEPRESSED CURB, WITH TACTILE SURFACE INDICATOR.
[Symbol]	6'-0" HIGH FENCE
[Symbol]	5'-0" HIGH FENCE
[Symbol]	6'-0" STEEL BOLLARD FILLED WITH CONCRETE
[Symbol]	MONUMENT SIGN (BY SIGN COMPANY)

ZONING - C1 - HIGHWAY COMMERCIAL	
SITE AREA STATISTICS	
LOT AREA	= 11,544.81 S.M.
PROPOSED RESTAURANT WITH DRIVE THRU'	
RESTAURANT-1	= 241.77 S.M.
RESTAURANT-2	= 208.91 S.M.
RESTAURANT-3	= 170.93 S.M.
TOTAL	= 621.61 S.M.
COMMERCIAL PLAZA = 711.43 S.M.	
LOT COVERAGE	= 1,332.04 S.M.
LOT COVERAGE %	= 11.54 %
ASPHALT PAVEMENT	= 6,844.18 S.M. 7,120.08
SOFT LANDSCAPE	= 1,452.32 S.M.
HARD LANDSCAPE	= 1,618.32 S.M.
TOTAL LANDSCAPE	= 3,068.64 S.M.
LANDSCAPE REQUIRED	= 10,026 = 1,154.46 S.M.
LANDSCAPE PROVIDED	= 26,585 = 3,068.64 S.M.
PARKING	
RESTAURANT, DRIVE-THROUGH - 1 PER 10 S.M.	REQUIRED = 621.61 / 10 = 62 SPACE
FUTURE PLAZA	
SHOPPING CENTRE (LESS THAN 2000 M ²) - 1 PER 25 M ²	REQUIRED = 565.07 / 25 = 22 SPACE
MEDICAL OFFICES - 1 PER 15 M ² + 15 = 9 SPACE	REQUIRED = 125.11 / 15 + 15 = 9 SPACE
RESTAURANT - 1 PER 25 M ² (200 SQ. FT.)	TOTAL FOR PLAZA = 37 SPACE
REQUIRED PARKING	
RESTAURANT, DRIVE-THROUGH = 62 SPACE	
COMMERCIAL PLAZA = 37 SPACE	
TOTAL PARKING REQUIRED = 99 SPACE	
PROVIDED PARKING = 108 SPACE	

ZONING - C1 - HIGHWAY COMMERCIAL	
FRONT YARD 2' M	
EXTERIOR SIDE YARD - 7' M = 23'-0"	
INTERIOR SIDE YARD - 7' M = 23'-0"	
AT RESIDENTIAL - 10' M = 33'-0"	
REAR YARD - 7' M	
AT RESIDENTIAL - 10' M	
LOT AREA	= 11,544.81 S.M.
LOT COVERAGE SIDE	= 6,773.30 S.M.
LANDSCAPE - SIDE	= 1,154.46 S.M.
MAXIMUM HEIGHT - 7.5 M	
GROSS LEASABLE FLOOR AREA = 800 S.M. MAXIMUM	
RETAIL SPACES NOT SPECIFICALLY LISTED	
PARKING	
RESTAURANT, DRIVE-THROUGH - 1 PER 10 S.M. PLUS 4 OUTSIDE SPACES IN ADVANCE OF EACH DRIVE THROUGH WINDOW OR SERVICE OUTLET	
RESTAURANT, FAST-FOOD AND TAKE-OUT - 1 PER 15 M ² (181 SQ. FT.)	
RESTAURANT, FAST-FOOD, AND TAKE-OUT - 1 PER 10 M ² (107 SQ. FT.)	
RETAIL - 1 PER 25 M ² (269 SQ. FT.)	
MEDICAL OFFICE - 1 PER 20 M ² (215.20 SQ. FT.)	
SHOPPING CENTRE - 1 PER 30 M ² (323 SQ. FT.) GROSS LEASABLE FLOOR AREA	
CORRELATOR THAN 2000 M ² AND WITH 4 OR MORE INDIVIDUAL BUSINESS ESTABLISHMENTS	
SHOPPING CENTRE (LESS THAN 2000 M ²) - 1 PER 25 M ² (269 SQ. FT.)	
A PARKING SPACE REQUIRED HEREBY SHALL HAVE MINIMUM RECTANGULAR DIMENSIONS OF 2.8 M X 5.5 M (9 FT. X 18 FT.)	
RESTAURANT - DRIVE-THROUGH	
DRIVE-THROUGH FACILITIES, DRIVE-THROUGH RESTAURANTS AND CAR WASHES, AS DEFINED HEREIN, SHALL BE SEPARATED FROM THE BOUNDARY OF A RESIDENTIAL ZONE BY A BARRIER DISTANCE OF 10 METRES, MEASURED FROM THE NEAREST POINT ALONG THE LINE PROVIDING ACCESS TO AND EGRESS FROM THE DRIVE-THROUGH OR CAR WASH FACILITY, AND ANY PART OF THE ASSOCIATED BUILDING OR STRUCTURES	
RESTAURANT, FAST-FOOD AND TAKE-OUT - 1 PER 15 M ² (181 SQ. FT.)	

CHINTAN VIRANI ARCHITECT INC.
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NO.	ISSUED FOR	NO.
24.		
23.	PATIO RAILING ADDED. SITE STATISTICS REVISED	MAR. 26/2024
22.	PATIO ADDED. GARBAGE ENCLOSURE INCREASED	FEB. 28/2024
21.	PERMIT	FEB. 06/2024
20.	REVISED - REAR BUILDING AND	SEP. 21/2023
19.	REVISED - ISLAND INCREASED TO 5'-0"	MAY 18/2023
18.	REVISED - SP APPLICATION & CONSULTANTS	MAY 18/2023
17.	REVISED - FENCE ADDED AS TOWN'S COMMENT	MAR. 02/2023
16.	CONSULTANTS	FEB. 07/2023
15.	REVISED GARBAGE ENCLOSURE AS	JAN. 18/2023
14.	REVISED AS CITY HALL'S COMMENT	JAN. 07/2023
13.	SITE PLAN APPLICATION	DEC. 09/2022
12.	REVISED AS CITY'S COMMENT - ADDED EXIT RIGHT ONLY	DEC. 07/2022
11.	REVISED - 2 EXIT LANES & SITE STATISTICS ADDED	DEC. 07/2022
10.	STAGING DRIVE THRU/ DRIVE THROUGH TO 18	DEC. 02/2022
09.	REVISED AS TRANS-PLAN, CITY & OWNER COMMENTS	SEPT. 14/2022
08.	REVISED AS TRANS-PLAN, CITY & OWNER COMMENTS	AUG. 18/2022
07.	REVISED AS CITY & OWNER COMMENTS	AUG. 16/2022
06.	REVISED AS CITY & OWNER COMMENTS	JULY 03/2022
05.	PAINTED STRIPS ISLAND ADDED AS OWNER COMMENTS	MAY 01/2022
04.	SETBACK INCREASED TO 7.0M REVISED AS OWNER COMMENTS	MAY 01/2022
03.	OWNER'S REVIEW - REVISED AS PER COMMENTS	APR. 30/2022
02.	OWNER'S REVIEW - REVISED AS PER COMMENTS	APR. 18/2022
01.	OWNER'S REVIEW - PRELIMINARY DESIGN	APR. 03/2022
NO.	ISSUED FOR	NO.

PROJECT NAME AND LOCATION
PROPOSED COMMERCIAL CENTRE 1 STOREY BUILDINGS WITH DRIVE THROUGH RESTAURANT

527 SANDWICH STREET SOUTH
 AMHERSTBURG, ONTARIO - N0Y 3G0

DRAWING TITLE
PROPOSED SITE PLAN

NOTE:
 - DO NOT SCALE DRAWINGS
 - ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE JOB SITE.
 - ANY AND ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT
 - ALL DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECT.

PROJECT NO. 1929	
DATE: JUNE 2019	
DRAWN BY: P.J./C.V.	
CHECKED BY: C.V.	
DRAWING NO.	SP-2.1 <small>A. DETAIL NO. B. LOCATION-SHEET C. DETAILED-ON</small>

PROPOSED SITE PLAN
 SCALE: 1:500

NOTE:
 THIS DRAWING IS BASED ON SURVEY DRAWING AS PROVIDED BY THE OWNER. THE LOCATION OF EXISTING BILL BOARD TO BE FIELD VERIFIED BY THE SURVEYOR. THIS DRAWING IS FOR PRELIMINARY REVIEW AS PART OF PRE-CONSULTATION ONLY FOR SITE PLAN REVIEW.