

CLIENT:
2594756 ONTARIO LTD.
1145 CROYDON ROAD
LASALLE, ON
N9H 1B3

PROJECT:
ADDITION & RENOVATION TO
72 MURRAY ST,
AMHERSTBURG, ON
N9V 1H5

SITE PLAN CONTROL
ISSUED FOR:
NOV. 15, 2021
DATE:

DRAWING TITLE:
SITE PLAN
& ZONING DATA MATRIX

Archon
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Windsor, Ontario, Canada
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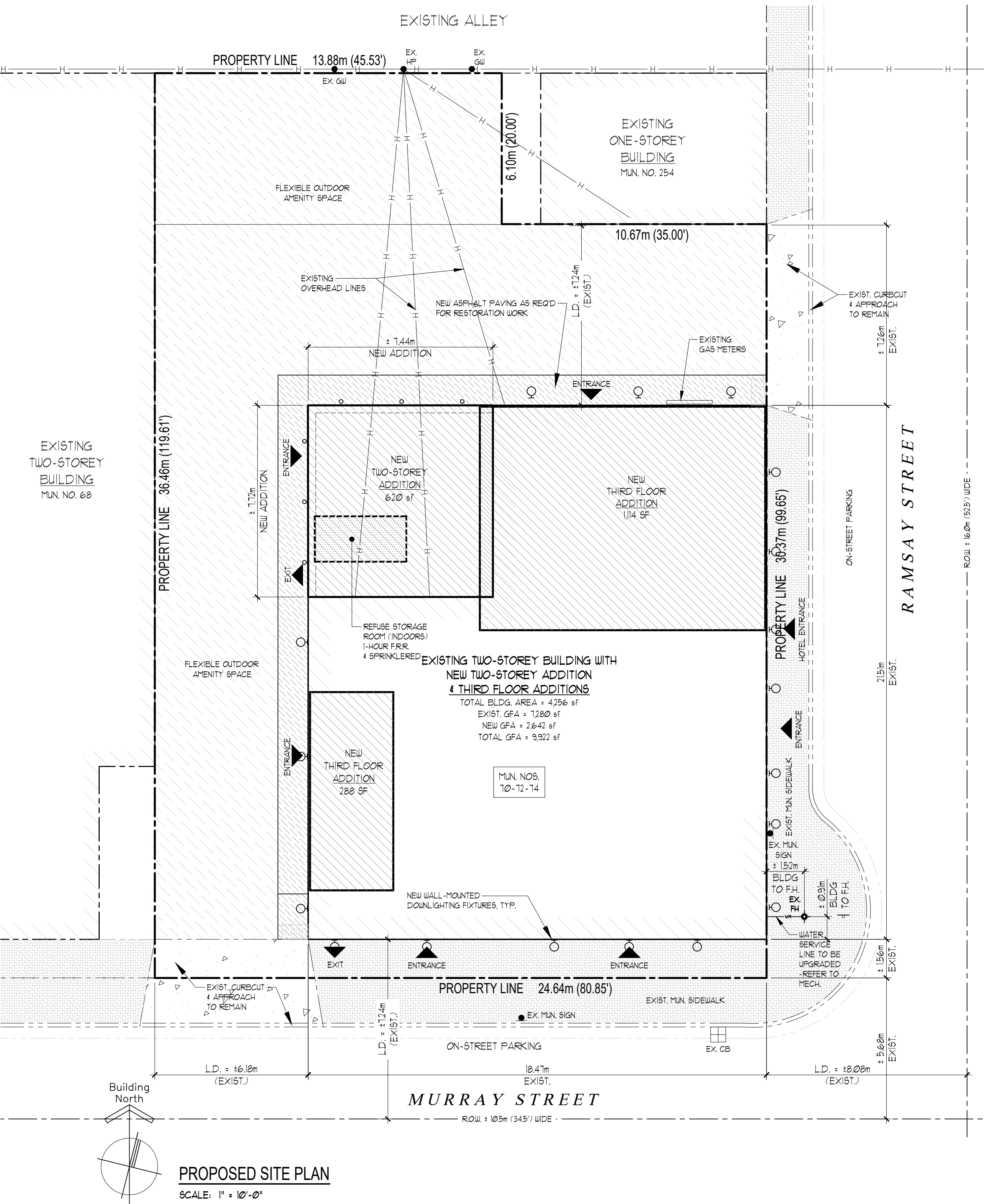


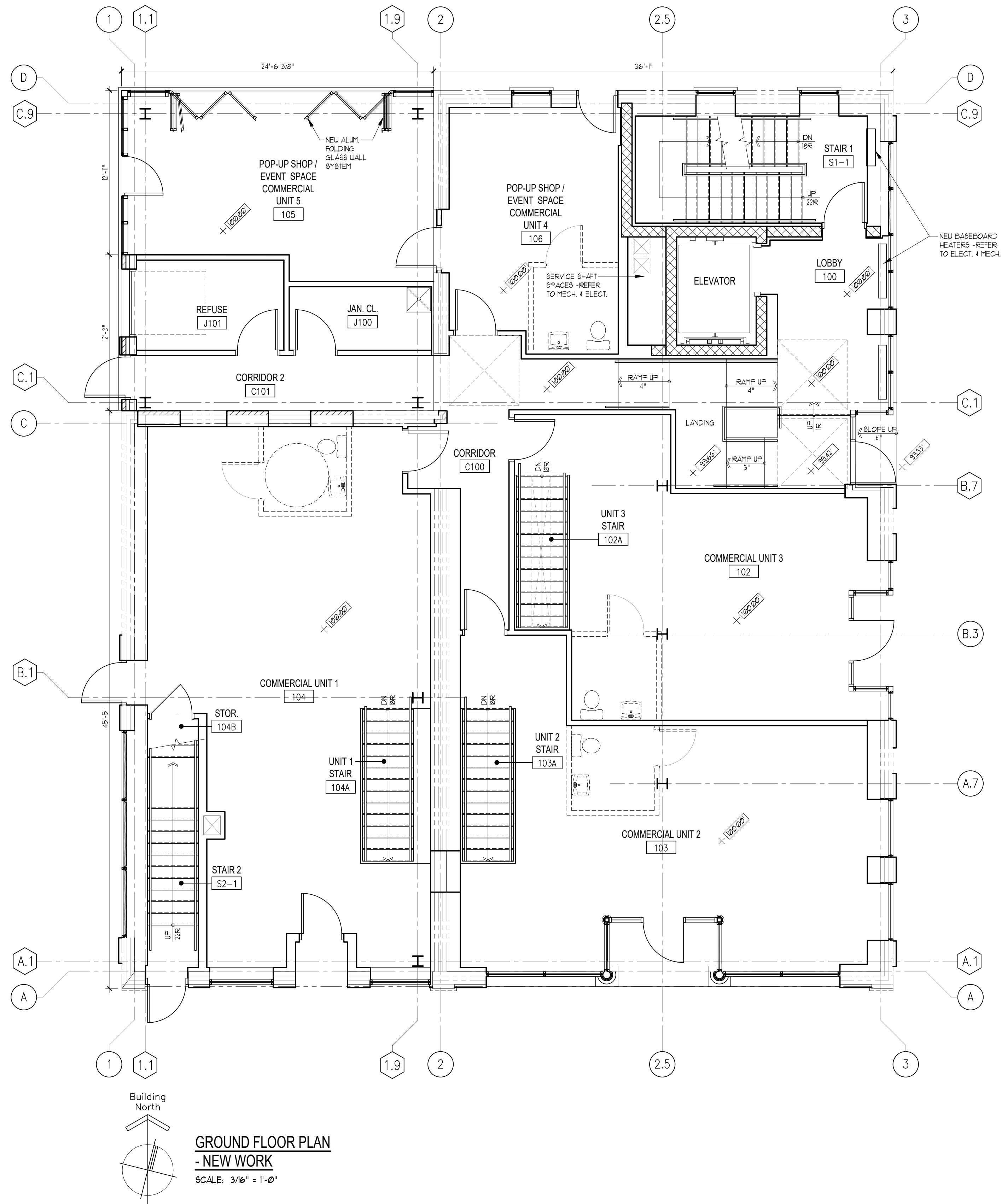
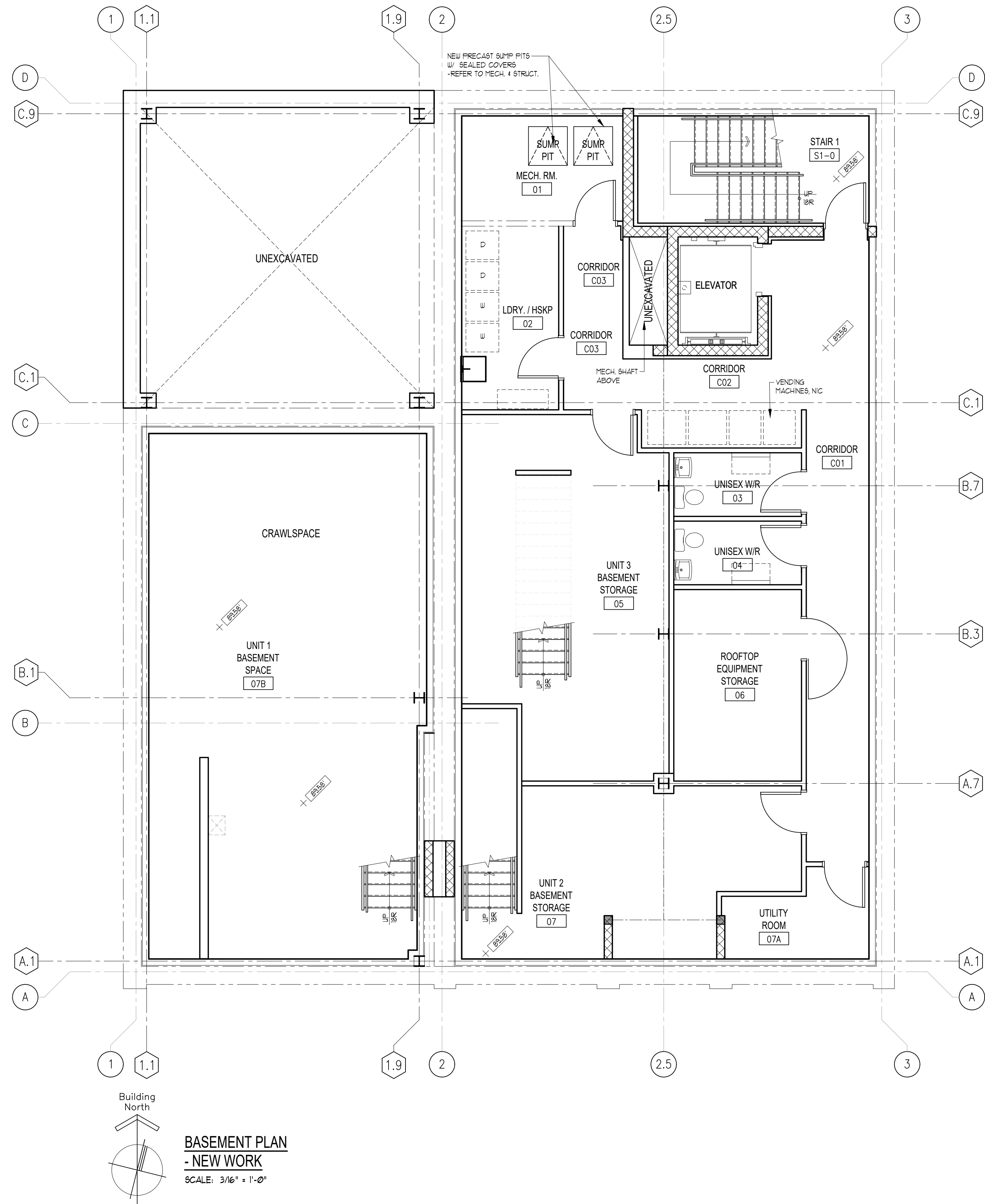
DWN BY: S.J.S. DSGN BY: S.T.V.
PRINT DATE: NOV. 15, 2021 SCALE: AS NOTED
CHKD BY: S.J.S. FILE: 704 SPC
PROJECT NO.: 20-704 SHEET NO.: A1.0

DESIGN DATA TABLE		
ZONING: ADDITION & RENOVATIONS 72 MURRAY ST., AMHERSTBURG	REQUIRED AS PER ZONE CG-4 ZONING BY-LAW no. 1999-52	PROVIDED
INTENDED USE	MIXED USE: RETAIL, RESTAURANT, HOTEL, ROOFTOP ASSEMBLY	MIXED USE: RETAIL, RESTAURANT, HOTEL, ROOFTOP ASSEMBLY
MINIMUM LOT AREA	N/A	833.7 m ² (8,974 ft ²)
MINIMUM LOT FRONTAGE	N/A	23.77 m (78.00')
MAXIMUM LOT COVERAGE	N/A	47.7 % (existing)
MINIMUM FRONT YARD DEPTH	N/A	2.00 m (6'-6") (existing)
MINIMUM REAR YARD DEPTH	7.5 m (24'-7")	7.26 m (23'-10") (existing)
MINIMUM SIDE YARD WIDTH (INTERIOR)	N/A	6.27 m (20'-7") (existing)
MINIMUM SIDE YARD WIDTH (EXTERIOR)	N/A	0.00 m (0'-0") (existing)
MIN. LANDSCAPED OPEN SPACE YARD	N/A	0.00 % (existing)
MAXIMUM BUILDING HEIGHT	18.0 m (59'-0")	12.80 m (42'-0")
BUILDING AREA	N/A	395.4 m ² (4,256 ft ²) (existing)
GROUND FLOOR AREA	N/A	354.0 m ² (3,810 ft ²)
SECOND FLOOR AREA	N/A	357.7 m ² (3,850 ft ²)
THIRD FLOOR AREA	N/A	107.8 m ² (1,160 ft ²)
GROSS FLOOR AREA (GFA)	N/A	921.8 m ² (9,922 ft ²)
NUMBER OF FLOORS	N/A	3' floors
PAVED AREA	N/A	458.9 m ² (4,939 ft ²) (existing)
PARKING SPACES	N/A as per By-law 2002-51 CG-4 Parking Special Provision	0 spaces provided on property (nearby on-street parking available)
LOADING SPACES	as per By-law 1999-52 Section 3(16)(i) = 0 loading spaces req'd	0 loading spaces provided
ACCESSIBLE (B.F.) PARKING SPACES	0 spaces required	0 spaces provided
VISITOR PARKING SPACES	0 spaces required	0 spaces provided
BICYCLE PARKING SPACES	0 spaces required	0 bicycle spaces provided
TOTAL SCREENING LENGTH	N/A	0.00 m (0'-0")
TOTAL CURBING LENGTH	N/A	0.00 m (0'-0")

OBC 2012 DATA FOR SITE PLAN CONTROL
MULTIPLE MAJOR OCCUPANCIES / MIXED USE
FIRST FLOOR:
32224, GROUP A, DIVISION 1, UP TO 6 STOREYS, ANY AREA, SPRINKLERED, AND/OR
32253, GROUP D, UP TO 3 STOREYS, AND/OR
32259, GROUP E, UP TO 3 STOREYS
SECOND FLOOR:
32241, GROUP C, UP TO 3 STOREYS
THIRD FLOOR / OPEN AIR TERRACE:
32235, GROUP A, DIVISION 4
REQUIRED TO FACE ONE (1) STREET.
ENTIRE BUILDING WILL BE SPRINKLERED.
STANDPIPE SYSTEM NOT REQUIRED.
REFUSE WILL BE COLLECTED BY BUILDING STAFF AND STORED INSIDE THE BUILDING.

NOTES	LEGEND
1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE ALL PROPOSED SITE WORK W/ ALL REQUIRED DEMOLITION WORK AS INDICATED ON THESE DRAWINGS AND AS REQUIRED TO PRODUCE A COMPLETE AND FINISHED PROJECT.	NEW BUILDING ADDITION EXISTING RENOVATED BUILDING EXISTING CONCRETE PAVING TO REMAIN NEW ASPHALT PAVING - REFER TO CIVIL DUGS. EXISTING ASPHALT PAVING TO REMAIN EXISTING PAVERS ALONG MUNICIPAL SIDEWALKS TO REMAIN
2. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR THE PATCHING AND REPAIRING OF ALL MUNICIPAL LAWN AREAS, SIDEWALKS, CURBS & GUTTERS, ROADS, SIGNAGE, EQUIPMENT, INFRASTRUCTURE, ETC. TO MAKE GOOD AND MATCH EXISTING ALL AREAS WHICH HAVE BEEN DAMAGED OR AFFECTED DURING THE COURSE OF WORK SEE SPECIFICATIONS.	PROPERTY LINES CONCRETE CURBING - REFER TO CIVIL DUGS. WALL-MOUNTED LIGHT FIXTURE - REFER TO ELECT. DUGS. SOFT LIGHT FIXTURE - REFER TO ELECT. DUGS. MANHOLE / CATCH-BASIN MANHOLE - REFER TO CIVIL DUGS. EXISTING MUNICIPAL SIGNAGE
3. GENERAL CONTRACTOR TO REFER TO LANDSCAPE DRAWINGS AND ALL OTHER DRAWINGS ON THIS PROJECT TO COORDINATE ALL PROPOSED SITE WORK.	EX. CB/MH EX. MN. SIGN
4. GENERAL CONTRACTOR TO NOTIFY THE ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE FOUND BETWEEN FIELD CONDITIONS AND ANY INFORMATION NOTED ON THIS DRAWING. GENERAL CONTRACTOR MUST PROVIDE NOTIFICATION PRIOR TO COMMENCING ANY WORK.	





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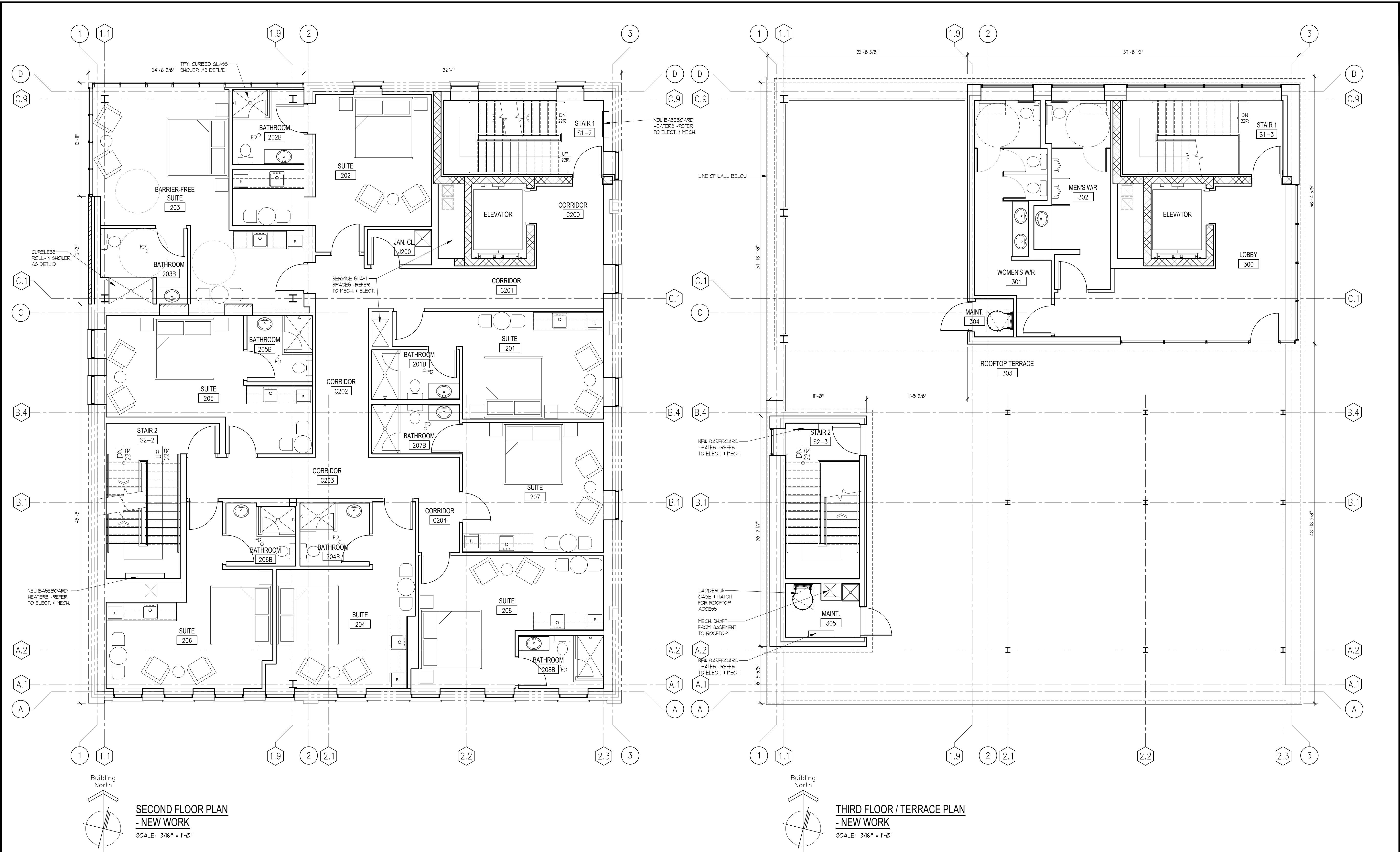
DRAWING TITLE:
BASEMENT & GROUND
FLOOR PLANS

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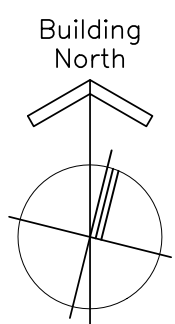
DRAWING TITLE:
SECOND & THIRD/TERRACE
FLOOR PLANS

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SCALE: 3/16" = 1'-0"

20-704	A2.2
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A2.2

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EXTERIOR FINISH TYPE SCHEDULE

- EXISTING BRICK VENEER (CLEANED & REPOINTED)
COLOUR: EXISTING
- NEW BRICK VENEER (MATCH PROFILE OF EXISTING)
COLOUR: MATCH EXISTING OR OWNER APPROVED EQUAL
- REFURBISHED METAL CORNICES, WINDOW PEDIMENT
HOODS & COLUMNS TO BE STRIPPED, SANDED,
PRIMED, AND PAINTED - COLOUR: T.B.D.
- NEW STONE SILL TO MATCH NEW WORK FINISH FOR
EXISTING STONE SILL.
- NEW ALUMINUM COMPOSITE PANEL SYSTEM AS SPEC'D
COLOUR: BLACK
- NEW SPANDREL PANELS, AS SPEC'D
COLOUR: T.B.D.
- FROSTED GLASS, AS SPEC'D

SITE PLAN CONTROL NOV. 15, 2021
ISSUED FOR: DATE:

DRAWING TITLE:
EXTERIOR ELEVATIONS

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1
A3.0
EXTERIOR ELEVATION
NORTH
SCALE: 3/16" = 1'-0"



2
A3.0
EXTERIOR ELEVATION
EAST
SCALE: 3/16" = 1'-0"



3
A3.0
EXTERIOR ELEVATION
SOUTH
SCALE: 3/16" = 1'-0"



4
A3.0
EXTERIOR ELEVATION
WEST
SCALE: 3/16" = 1'-0"