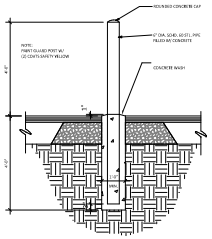
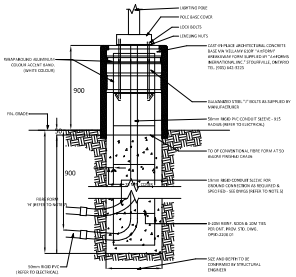
2 A100 KEY MAP N.T.S



3 A100 BOLLARD DETAIL 1 : 30

	POLE LENGHT (M)	BASE BURIAL DEPTH (M)	REINF ROD LENTG (M)
	3.0	1.50	1.35
	5.6	2.15	2.00
	7.0	2.15	2.00
	7.5	2.15	2.00
	8.7	2.45	2.30
	9.0	2.45	2.30
	10.5	2.60	2.45
	12.0	2.75	2.60
	13.6	2.90	2.75
	15.1	3.05	2.90



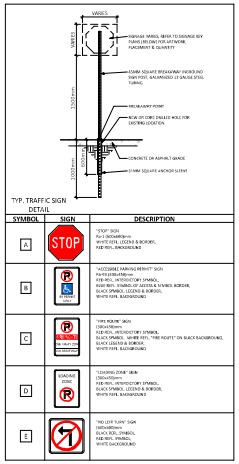
5 A100 LIGHT STANDARD 1 : 500

SITE STATISTICS

STAGE 1 AREA	±2.41 ACRES	±0.98 HA.
STAGE 2 AREA	±2.63 ACRES	±1.06 HA.
OVERALL SITE AREA	±5.04 ACRES	±2.04 HA.
BUILDING A GFA (DAYCARE)	± 5,800 S.F.	± 539 S.M.
BUILDING B GFA (RETAIL)	± 5,800 S.F.	± 539 S.M.
BUILDING C GFA (BANK)	± 2,520 S.F.	± 234 S.M.
BUILDING D GFA (RETAIL)	± 4,350 S.F.	± 404 S.M.
OUTDOOR PLAY AREA	± 1,800 S.F.	± 167 S.M.
M+E ROOMS AREA	± 600 S.F.	± 56 S.M.
TOTAL LEASABLE AREA (INC. PLAY AREA)	± 20,270 S.F.	± 1,883 S.M.
TOTAL BUILDING AREA (N.L.C PLAY AREA)	± 19,070 S.F.	± 1,772 S.M.
TOTAL COVERAGE AREA (INC. PLAY AREA)	± 20,870 S.F.	± 1,939 S.M.
TOTAL PARKING REQUIRED		65 CARS
BUILDING A AREA (DAYCARE) (1 PER 40 S.M. OF GFA)		14 CARS
BUILDING B AREA (RETAIL) (1 PER 25 S.M. OF GFA)		22 CARS
BUILDING C AREA (BANK) (1 PER 20 S.M. OF GFA)		12 CARS
BUILDING D AREA (RETAIL) (1 PER 25 S.M. OF GFA)		17 CARS
TOTAL PARKING PROVIDED		100 CARS
(TOTAL LEASABLE AREA (INC. PLAY AREA))	5.41/ 1000 S.F.	5.83 / 100 S.M.
COVERAGE		18.17 %

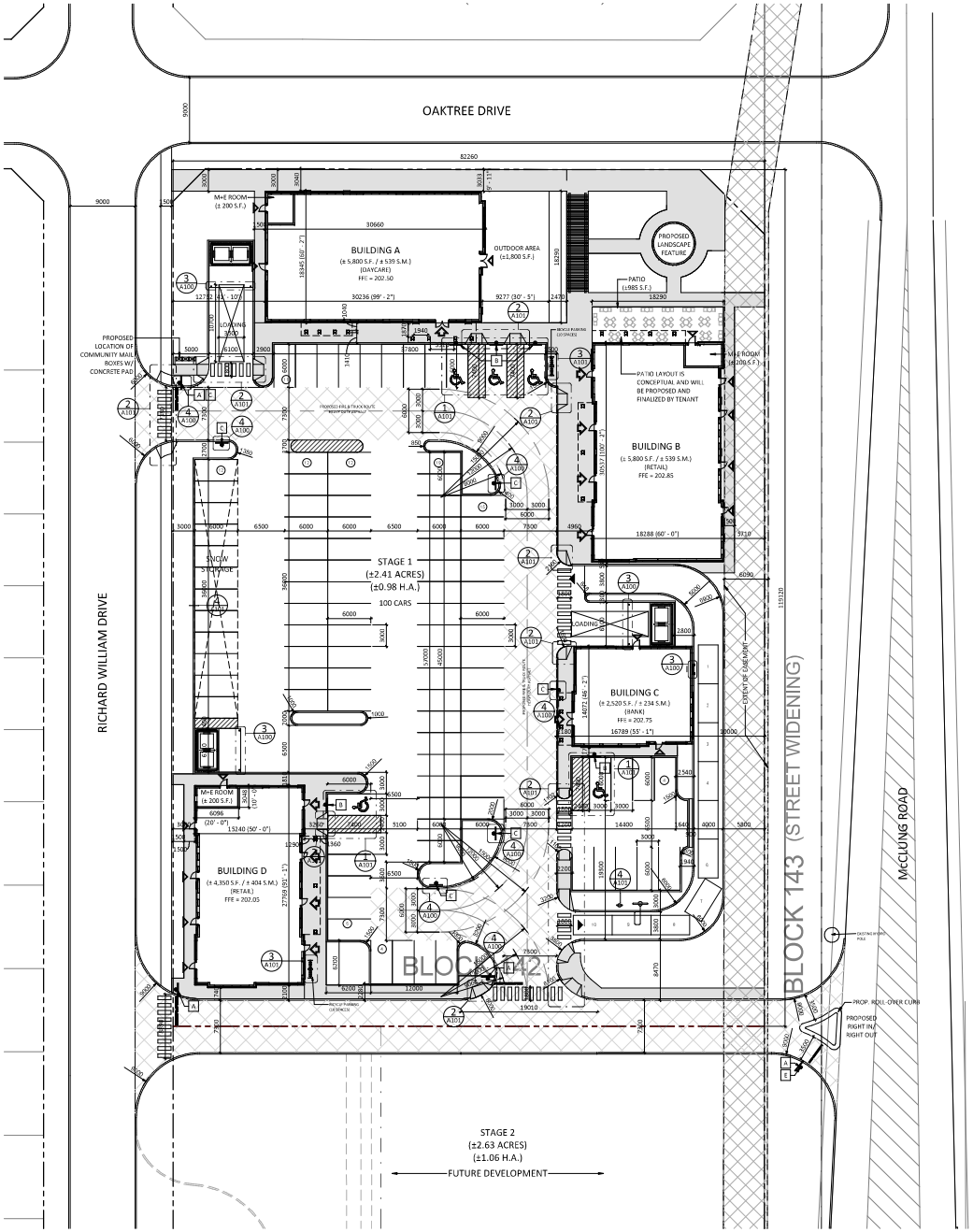
ZONING REQUIREMENTS
CH(H) - NEIGHBOURHOOD COMMERCIAL ZONE

	PERMITTED/REQ.	PROPOSED
SETBACK		
MIN. & MAX. FRONT YARD	3 M	5.7 M / 10 M
MIN. EXTERIOR SIDE YARD	3 M	3 M
MIN. REAR YARD	3 M	3 M
MAX. BUILDING HEIGHT	3 STOREYS	1 STOREYS
REGULAR PARKING		
PARKING SIZE	3 M X 6 M	3 M X 6 M
TOTAL NUMBER	65 SPACES	100 SPACES
DAYCARE (1/40 S.M.)	14 SPACES	
BANK (1/20 S.M.)	39 SPACES	
RETAIL (1/25 S.M.)	12 SPACES	
BARRIER FREE PARKING		
PARKING SIZE	3 M X 6 M	3 M X 6 M
AISLE SIZE	2.4 M X 7.4M	2.4 M X 7.4M
TOTAL NUMBER (1+1/20 SPACE)	4 SPACES	5 SPACES
COMMERCIAL AREA	MAX - 1,200 S.M.	1,883 S.M.



SYMBOL	SIGN	DESCRIPTION
A	STOP	"STOP" SIGN 762 x 762x457m m WHITE REFL. LEGEND & BORDER, RED REFL. BACKGROUND
B		"ACCESSIBLE PARKING PERMIT" SIGN 750 x 1100 x 2380 m m RED REFL., INTERSECTORY SYMBOL, BLACK SYMBOL, WHITE REFL. "FINE RIGHT" ON BLACK BACKGROUND, BLACK LEGEND & BORDER, WHITE REFL. BACKGROUND
C		"TYPE RIGHT" SIGN 300 x 450m m RED REFL., INTERSECTORY SYMBOL, BLACK SYMBOL, WHITE REFL. "FINE RIGHT" ON BLACK BACKGROUND, BLACK LEGEND & BORDER, WHITE REFL. BACKGROUND
D		"LOADING ZONE" SIGN 1250x450mm RED REFL., INTERSECTORY SYMBOL, BLACK SYMBOL, LEGEND & BORDER, WHITE REFL. BACKGROUND
E		"NO LEFT TURN" SIGN 1050x1050mm RED REFL., SYMBOL, BLACK REFL. BORDER, WHITE BACKGROUND

4 A100 SIGN LEGEND 1 : 40



1 A100 SITE PLAN 1 : 300

TURNER FLEISCHER

Turner Fleischer Architects Inc.
67 Lesmill Road
Toronto, ON, M3B 2T8
T 416 425 2222
turnerfleischer.com

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NOTE: FOR LEGAL SURVEY INFORMATION, SUCH AS: DIMENSIONS, BEARINGS, SIB LOCATIONS ETC. FOR ENTIRE BLOCK 142, SEE DWG A-101

LEGEND

- PROPOSED ENTRANCE ARROW
- PROPOSED EXIT ARROW
- PROPOSED FIRE HYDRANT
- PROPOSED SIAMESE CONNECTION
- PROPOSED SIGN
- PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- PROPOSED CONCRETE SIDEWALK

#	DATE	DESCRIPTION	BY
6	2020-05-26	ISSUED FOR SPA#2	JJJ
5	2020-01-28	ISSUED FOR SPA#1	YSK
4	2020-01-22	ISSUED FOR COORDINATION	YSK
3	2019-11-29	ISSUED FOR COORDINATION	RHO
2	2019-11-14	ISSUED FOR COORDINATION	RHO
1	2019-10-11	ISSUED FOR COORDINATION	YSK

DRAWING: SITE PLAN

PROJECT NO.	18.238
PROJECT DATE	2020-05-12
DRAWN BY	YSK
CHECKED BY	JJJ
SCALE	As indicated

ONTARIO ASSOCIATION OF ARCHITECTS — JOHN JOSEPH LEONE — 5736

DRAWING NO. A100

2020-05-26 1:34:52 PM