

2 KEY PLAN
A100 1: 1750

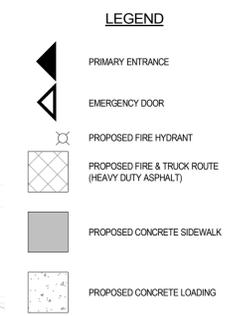
LEGAL DESCRIPTION:
PLAN 40M2671 BLK 188 & Block 76, PLAN 40M 2664, Part of Lot 23 & 24, Concession 3

ZONING COMPLIANCE CHART: SCN-# (west) and SCN-4 (east)

REQUIRED	PROVIDED
USE: SOLE/RETAIL COMMERCIAL	RETAIL/COMMERCIAL
PARKING REQUIRED: 559 CARS	643 CARS
2800SM-28,000SM 4.5/100	5.15/100
(2600X5300)	(2743X5791)
DRIVE AISLES (6.5M)	6.5M minimum
LOADING: 1 PER BUILDING (3500X9000): 7	9 SPACES
MIN LOT FRONTAGE: 30M	238M
FRONT YARD-BURKHOLDER: MIN 0M, MAX 3M	6M
SIDE YARD-TAUNTON: 0M OR 7.5M	6M
FLANKAGE YARD-MARATHON: 0-2M	27M
MIN REAR YARD: 9M	23M
LANDSCAPE ABUTTING PARKING 2.5M	3M
BUILDING HEIGHT 5-63M	MINIMUM 6
GROSS LEASABLE AREA: MAX 60,000SM	12,421SM

STATISTICS

SITE A AREA	± 12.61 AC	± 5.11 HA
TNPI AREA	± 1.10 AC	± 0.44 HA
R.O.W AREA	± 0.96 AC	± 0.39 HA
UNDEVELOPABLE	± 0.35 AC	± 0.14 HA
TOTAL SITE AREA	± 15.02 AC	± 6.08 HA
BUILDING A*	± 77,061 SF	± 7,159 SM
BUILDING B*	± 12,021 SF	± 1,117 SM
BUILDING C	± 7,799 SF	± 725 SM
BUILDING D	± 7,000 SF	± 650 SM
BUILDING E	± 9,096 SF	± 845 SM
BUILDING F*	± 14,726 SF	± 1,368 SM
BUILDING G	± 6,000 SF	± 557 SM
M/E ROOM	± 1,157 SF	± 107 SM
REGIONAL WATER ROOM	± 344 SF	± 32 SM
GROSS BUILDING AREA	± 135,204 SF	± 12,560 SM
GROSS LEASABLE AREA	± 133,703 SF	± 12,421 SM
BIKE RACKS		34 SPACES
LOADING		9 SPACES
PARKING	4.81 / 1000 SF	643 CARS
		5.18 / 100 SM
PARKING (INC. G.C.)	4.67 / 1000 SF	625 CARS
		5.03 / 100 SM



BASE INFORMATION:
1. SURVEY INFORMATION FROM J.D. BARNES.
2. GRADING AND SERVICING INFORMATION FROM KWA.
3. LANDSCAPE INFORMATION FROM THE MBTW GROUP.
4. ELECTRICAL INFORMATION FROM H&J INC.
5. TRAFFIC INFORMATION FROM BA GROUP.

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REV.	DESCRIPTION	DATE
4	ISSUED FOR OPA/28/24	2025-12-03
3	ISSUED FOR SPA#1	2025-12-03

REVISION
 ISSUED
 APPROVAL

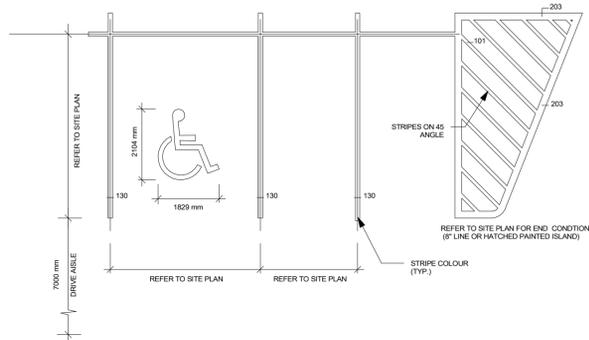


PROJECT: TAUNTON + BURKHOLDER

OPA 2025-001/P
A 06/25

DRAWING: **SITE PLAN**

DRAWN:	CHECKED:	APPROVED:
		NA
DATE (MM.DD.YY):	SCALE:	JOB NUMBER:
2025-11-21	As indicated	25003
DRAWING NUMBER:	REVISION NUMBER:	
A100	R4	

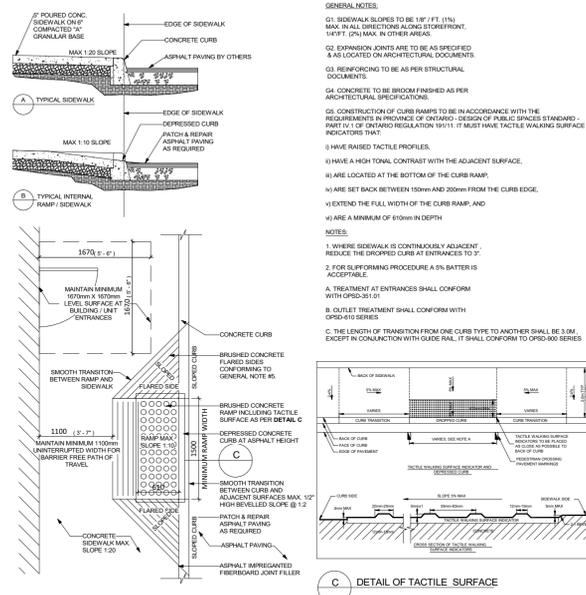


- NOTES:**
- REFER TO SITE PLAN FOR SPECIFIC PROJECT SITE PLANNING DIMENSIONS.
 - ALL PARKING LOT LINE STRIPING TO BE PAINTED WITH PAPA PAINT 'B' MPM-YELLOW OR EQUAL.
 - ALL PARKING DIMENSIONS SHOWN ARE MINIMUM. CONFIRM REQUIRED SIZES WITH LOCAL AUTHORITY HAVING JURISDICTION.

ACCEPTABLE MANUFACTURER:
 SUREGUARD SHIELD (CW SUREGUARD "SURE-SEAL" INSTALLATION KIT)
 SIZE: 7" X 42"
 COLOUR: YELLOW
 AS MANUFACTURED BY SUREGUARD SECURITY PRODUCTS (ADAM LUNAS)
 PO BOX 1202, 820 VICTORIA ST. N.
 KITCHENER, ONT. N5G 4S8
 PH: (815) 772-1975 FX: (519) 742-8256
 E-MAIL: J.LUNAS@SUREGUARD.COM

6 STANDARD PARKING DETAIL

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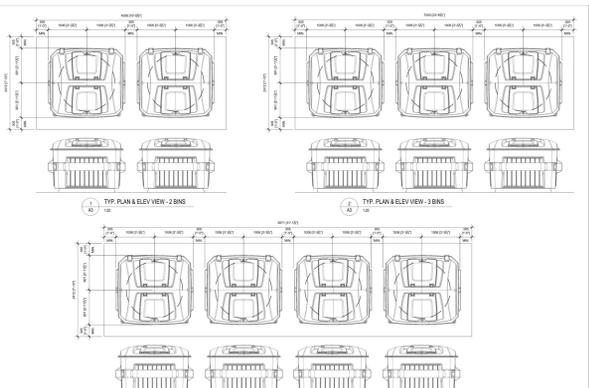


- GENERAL NOTES:**
- SIDEWALKS TO BE 18" (457.15) MAX. IN ALL DIRECTIONS ALONG STOREFRONT, 14" (355.45) MAX. IN OTHER AREAS.
 - EXPANSION JOINTS ARE TO BE AS SPECIFIED & AS LOCATED ON ARCHITECTURAL DOCUMENTS.
 - REINFORCING TO BE AS PER STRUCTURAL DOCUMENTS.
 - CONCRETE TO BE BROOM FINISHED AS PER ARCHITECTURAL SPECIFICATIONS.
 - CONSTRUCTION OF CURB RAMPS TO BE IN ACCORDANCE WITH THE REQUIREMENTS IN PROVISION OF ONTARIO - DESIGN OF PUBLIC SPACES STANDARDS, PART 7.1 OF ONTARIO REGULATION 91/11. IT MUST HAVE TACTILE WALKING SURFACE INDICATORS THAT:
 - HAVE RAISED TACTILE PROFILES.
 - HAVE A HIGH TONAL CONTRAST WITH THE ADJACENT SURFACE.
 - ARE LOCATED AT THE BOTTOM OF THE CURB RAMP.
 - ARE SET BACK BETWEEN 150mm AND 200mm FROM THE CURB EDGE.
 - EXTEND THE FULL WIDTH OF THE CURB RAMP, AND
 - ARE A MINIMUM OF 610mm IN DEPTH.

- NOTES:**
- WHERE SIDEWALK IS CONTIGUOUSLY ADJACENT, REDUCE THE CONCRETE CURB AT ENTRANCES TO 2".
 - FOR SURFING PROCEDURE A 5% BATTER IS ACCEPTABLE.
 - TREATMENT AT ENTRANCES SHALL CONFORM WITH OPS-85 SERIES.
 - OUTLET TREATMENT SHALL CONFORM WITH OPS-85 SERIES.
 - THE LENGTH OF TRANSITION FROM ONE CURB TYPE TO ANOTHER SHALL BE 3.0M, EXCEPT IN CONJUNCTION WITH GUIDE RAIL, IT SHALL CONFORM TO OPS-800 SERIES.

7 CURB RAMP WITH TACTILE PLATES

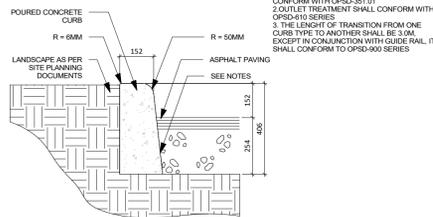
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Earth Bin
 EARTH BIN IS A REGISTERED TRADEMARK OF EARTH BIN INC. ALL RIGHTS RESERVED. EARTH BIN IS A REGISTERED TRADEMARK OF EARTH BIN INC. ALL RIGHTS RESERVED. EARTH BIN IS A REGISTERED TRADEMARK OF EARTH BIN INC. ALL RIGHTS RESERVED.

4 EARTH BIN

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- NOTES:**
- TREATMENT AT ENTRANCES SHALL CONFORM WITH OPS-85 (1).
 - OUTLET TREATMENT SHALL CONFORM WITH OPS-85 SERIES.
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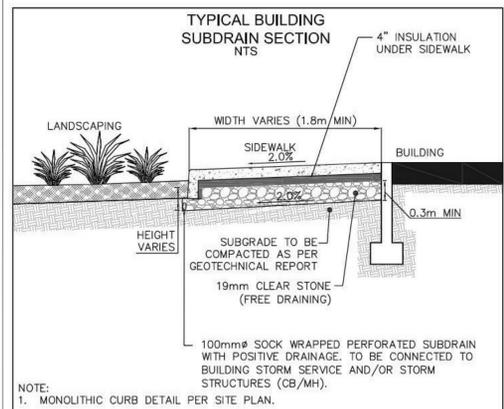
5 CONCRETE CURB SECTION

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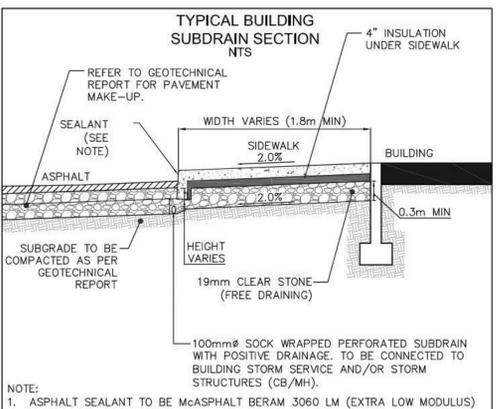


1 SITE CIRCULATION PLAN

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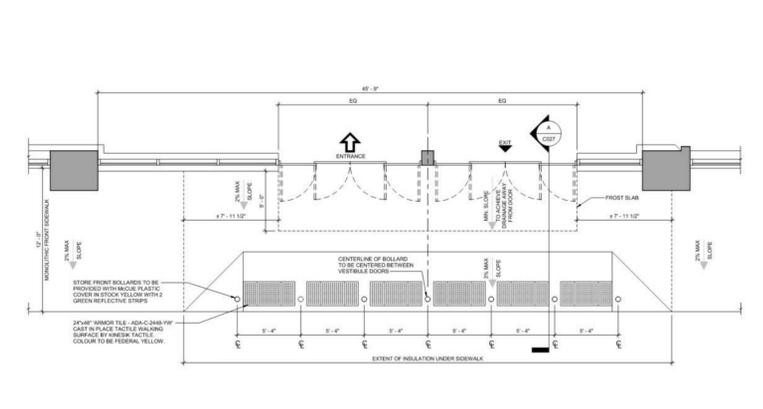
- NOTE:**
- MONOLITHIC CURB DETAIL PER SITE PLAN.



- NOTE:**
- ASPHALT SEALANT TO BE McASPHALT BERAM 3060 LM (EXTRA LOW MODULUS) OR APPROVED EQUIVALENT.
 - MONOLITHIC CURB DETAIL PER SITE PLAN.

2 TYPICAL SIDEWALK

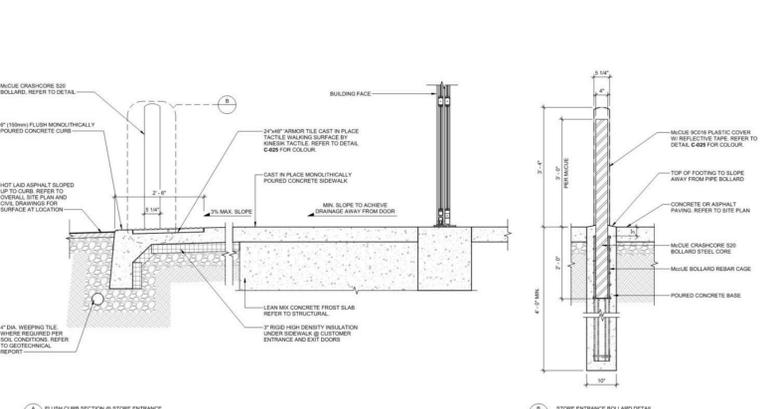
A101 NTS



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3 FOOD STORE ENTRANCE

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FLUSH CURB AT STORE ENTRANCE

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SITE DETAILS

DRAWN:	CHECKED:	APPROVED:
Author	Checker	Approver
DATE (MM/DD/YY): 12/21/22	SCALE: As indicated	JOB NUMBER: 25003
DRAWING NUMBER: A101	REVISION NUMBER: R4	