



ZONING MECHANISM	REQUIRED (M15 H2)	REQUIRED (M(362) H(18.5))	PROVIDED	COMPLIANCE
MIN. LOT AREA	NO MIN.	2.4ha	4.15ha	YES
MIN. LOT WIDTH	NO MIN.	NO MIN.	165m	YES
MINIMUM SETBACKS	FRONT YARD: 3m CORNER SIDE: 3m	FRONT YARD: 30m INTERIOR SIDE: 4m REAR YARD: 9m	DRIVE-THRU: 13.62m SIDE/REAR: >4m FOOD STORE: FRONT: 3m CORNER: 3m	NO YES YES
MAX. BUILDING HEIGHT	8m	10.5m	5.6m (FOOD STORE) 5.5m (DRIVE-THRU)	YES YES
MAX. FLOOR SPACE INDEX	2	2	0.2	YES
GROSS LEASABLE FLOOR AREA	N/A	MIN. 3,000 sq.m. MAX. 10,000 sq.m.		YES
MINIMUM WIDTH OF LANDSCAPE AREA	3m	3m	>3m	YES
MINIMUM PARKING AREA C ON SCHEDULE (A 36/100sq.m. OF GROSS LEASABLE FLOOR AREA)	330 SPACES		436 SPACES	YES
PARKING SPACE DIMENSIONS	WIDTH: 2.6m MIN TO 3.1 MAX LENGTH: 5.2m MIN.		2.75m X 5.75m	YES
AISLE AND DRIVEWAY PROVISIONS	MINIMUM DRIVEWAY WIDTH: 6m MINIMUM AISLE WIDTH: 6.7m		>6.7m	YES
BARRIER-FREE PARKING	400-449 PROVIDED SPACES: 5 SPACES		10 SPACES	YES
MINIMUM BICYCLE PARKING	14		24 SPACES	YES
LOADING SPACES	RETAIL FOOD STORE: 1 SPACE RESTAURANT: NONE REQUIRED		2 SPACES	YES
OUTDOOR REFUSE COLLECTION	MIN. 4m FROM LOT LINE ABUTTING A PUBLIC STREET MIN. 3m FROM ANY OTHER LOT LINE SCREENED WITH A 2m HIGH OPAQUE SCREEN		SATISFIES ALL REQUIREMENTS	YES
PROVISIONS FOR DRIVE-THROUGH OPERATIONS	RESTAURANT WITH ORDER BOARD, LEADING TO AN LEAVING USE: 7 QUEING SPACES BEFORE ORDER BOARD AND A MINIMUM TOTAL OF 11 SPACES		LEADING TO: 9 SPACES LEAVING: 7 SPACES	YES
	QUEING SPACES MUST BE 3m WIDE BY 5.7m LONG		3m X 5.7m	YES
	NO PART OF THE DRIVE-THROUGH MAY BE LOCATED WITHIN 3m OF A LONG LINE ABUTTING A RESIDENTIAL ZONE		N/A	YES

NEW GFA SUMMARY:

FOOD STORE:	2334 sq.m.
DRIVE THRU:	305 sq.m.
TOTAL:	2639 sq.m.

SITE SUMMARY:

EXISTING:		
EX. BLOCK 'A'	2,580m²	
EX. BLOCK 'B'	2,946m²	
EX. BANK	400m²	
TOTAL AREA	5,926m² (63,707ft²)	
NEW PHASE:		
DRIVE THRU	305m²	
FOOD STORE	2,334m²	
TOTAL LEASE AREA	3,441m² (37,007ft²)	
TOTAL AREA (EX. + NEW PHASE)	9,367m² (100,978ft²)	
OVERALL PARKING REQ'D:	336 SPOTS	
(3.6 SPOTS/1000ft²)		
TOTAL PARKING PROVIDED:	436 SPOTS	
(DIFFERENCE: 4.24/1000ft²)		
SITE AREA:	10.25 ac (4.15 ha)	

LEGEND:

B.F. PARKING STALL c/w B.F. SIGNAGE	
DEPRESSED CURB c/w TWSI	
150mm DIA., 6mm THK. GALV. STEEL BOLLARD (MIN. 1.5m HIGH & 1.5m BELOW GRADE)	
300mm DIA., 6mm THK. GALV. STEEL BOLLARD (MIN. 1.5m HIGH & 1.5m BELOW GRADE)	
PRECAST CONCRETE PAVING	
CAST IN PLACE CONCRETE SIDEWALK/ REFER TO GEOTECH. REPORT	
PAINTED LINE STOP BAR	
ROLLED CONCRETE CURB	
BIKE RACKS	
BIKE RACK (4/RACK)	
EXTERIOR LIGHTING/ REFER TO ELEC. DWGS. FOR TYPES	
HEAVY DUTY ASPHALT	
CONCRETE CURB	

01	Oct. 29, 2021	ISSUED FOR SPA
no.	date	revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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PROJECT/LOCATION:
 CROWN POINTE
 RETAIL

DRAWING TITLE:
 NEW WORK SITE PLAN

DRAWN BY:	DATE:	SCALE:
SL	18/10/09	1:500
PROJECT:	DRAWING NO.:	REVISION NO.:
1613	A0.1	

