TURNER FLEISCHER

STATISTICS

SITE AREA ± 3.62 ACRES ± 1.46 H.A EXISTING RETAIL A AREA ± 21,200 S.F. ± 1,970 S.M. RETAIL A MEZZANINE ± 1,236 S.F. ± 114 S.M. EXISTING RETAIL B AREA ± 4,202 S.F. ± 390 S.M. TOTAL RETAIL AREA ± 25,402 S.F. ± 2,359 S.M. TOTAL BUILDING AREA ± 26,638 S.F. ± 2,474 S.M. TOTAL PARKING PROVIDED 134 CARS 5.27/1000 S.F. 5.68/100 S.M. 13.81 % COVERAGE

- 2" x 4" HORIZONTAL SUPPORT 5482 (18' - 0") 2434 2439 (8' - 0") (8' - 0") (19mm X 140mm) 2" x 4" HORIZONTAL SUPPORT STAGGERED-WOOD BOARD DESIGN <u>PLÁN VIEW</u>

50404

RESIDENTIAL USES

WOOD FENCE DETAIL \A1-20/ 1:90

COMMERCIAL USES

TOTAL EXISTING PARKING = 94 CARS

EXISTING PARKING MODIFIED = 72 CARS

EXISTING RETAIL B (±4,202 S.F.)

LINE OF EXISTING MEZZANINE

(±669 S.F.)

LINE OF EXISTING

MEZZANINE

2700 EXISTING CLICK &

EXISTING RETAIL A

(VALU MART)

HEIGHT = 23'8"

COLLECT PARKING (*4)

SITE PLAN A1-20 1:750

DASHED LINE DENOTES CANOPY

PROJECTION

EXISTING

PYLON SIGN

EXISTING

ALL TURNS

NOTE: REFER TO SITE PLAN FOR FULL EXTENT OF FENCE

GARDEN CENTRE

COMMERCIAL USES

EXISTING RESIDENTIAL TWO

STOREY BUILDING

50000

SITE AREA

(± 3.62 ACRES)

TOTAL PARKING PROVIDED

= 134 CARS

NOISE BARRIER

84343

NOTE: SUBJECT TO STRUCTURAL ENGINEER'S APPROVAL. TO BE REVIEWED BY ACOUSTIC CONSULTANT TO VERIFY COMPLIANCE WITH ACOUSTIC REPORT

ELEVATION VIEW

Loblaw Companies

1551 REGIONAL RD 55

Limited

VIRGIL, ON

17K SF SDM

PRELIMINARY DWG #: A1-20

2024-05-16

CONCEPT SITE PLAN

SCALE =As indicated

06.001P01