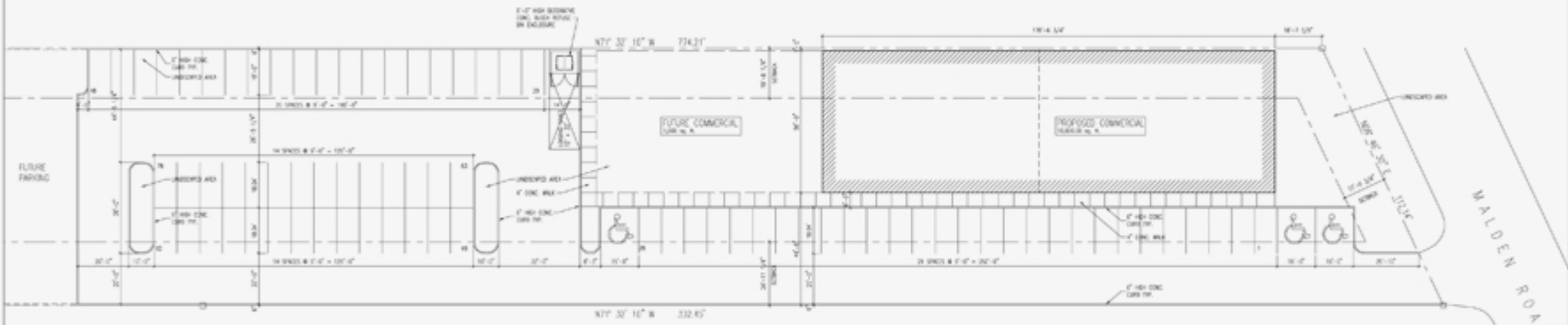
OVERALL SITE PLAN

SCALE : 1" = 30'-0"

0 15 30 45 90 FEET



PARTIAL SITE PLAN

SCALE : 1" = 20'-0"

0 5 10 20 30 60 FEET

PLAN OF SUBDIVISION
OF PART OF LOT 35
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF SANDWICH WEST
NOW IN THE
TOWN OF LASALLE
COUNTY OF ESSEX

SITE STATISTICS

SITE AREA
TOTAL SITE AREA: = 80,950.11 sq.ft. = 1.86 ACRES

BUILDING FOOTPRINT
TOTAL: = 15,000.00 sq.ft.

LOT COVERAGE
TOTAL: = 18.5%

LANDSCAPED/SIDEWALKS AREA :
TOTAL AREA: = 34,780.46 sq.ft. = 42.96%

PAVED AREA
TOTAL AREA: = 31,177.14 sq.ft. = 38.51%

CURB LENGTH
TOTAL: = 1,448.29 lin.ft.

PARKING REQUIREMENTS
FOR RETAIL
1 SPACE FOR EACH 150.7 sq.ft.

BUILDING	= 10,000.00 sq.ft.
FUTURE BUILDING	= 5,000.00 sq.ft.
15,000.00 sq.ft. / 150.7 sq.ft.	= 99.54 SPACES
TOTAL PARKING REQUIRED	= 100 SPACES

PARKING PROVIDED
REGULAR PARKING SPACES	= 76 SPACES
HANDICAP PARKING SPACES	= 3 SPACES
PARKING PROVIDED:	= 79 SPACES
FUTURE PARKING	= 21 SPACES
TOTAL PARKING	= 100 SPACES

LOADING SPACES
REQUIRED SPACES	= 1 SPACE
PROVIDED SPACES (12'-0" x 20'-0")	= 1 SPACE

BUILDING STATISTICS

BUILDING
COMMERCIAL BUILDING	= 10,000.00 sq.ft.
FUTURE BUILDING	= 5,000.00 sq.ft.
TOTAL:	= 15,000.00 sq.ft.

VALENTE
DEVELOPMENT CORPORATION

date (mm/dd/yy)	issued for:
10/30/08	REVIEW

general notes:

1. THE WORK AS DESCRIBED ON SCHEDULE 'A' AND B, DRAWINGS SHALL NOT BE SCALED.
2. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, RELATIONSHIPS AND CONDITIONS ON THE JOB SITE AND SHALL REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK AND ADVISE OWNER OF THESE DISCREPANCIES.
3. ARCHITECT IS ENTITLED TO REMUNERATION FOR EXTRA SERVICES INCURRED DUE TO CONSTRUCTION PROBLEMS NOT CAUSED BY ARCHITECT OR HIS CONSULTANTS.
4. ALL THE LEGAL AND ARCHITECTURAL RIGHTS IN THE CONSTRUCTION DOCUMENTS, DRAWINGS AND SPECIFICATIONS, INCLUDING THE COPYRIGHT THEREIN, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT. THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS.
5. CONTRACTORS SHALL CONFIRM ALL MATERIALS, EQUIPMENT AND SYSTEMS SPECIFIED ARE AVAILABLE FOR THE PROJECT AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY ARE NOT AVAILABLE AS SPECIFIED.
6. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

stamp:

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project:
PROPOSED
COMMERCIAL BUILDING

client:
VALENTE REAL ESTATE
& DEVELOPMENT

title:
SITE PLAN

scale:	AS SHOWN
drawn by:	BC
checked by:	JG/SMB
date:	OCT. 2008
comm. no.:	608-833
sheet no.:	C1.1