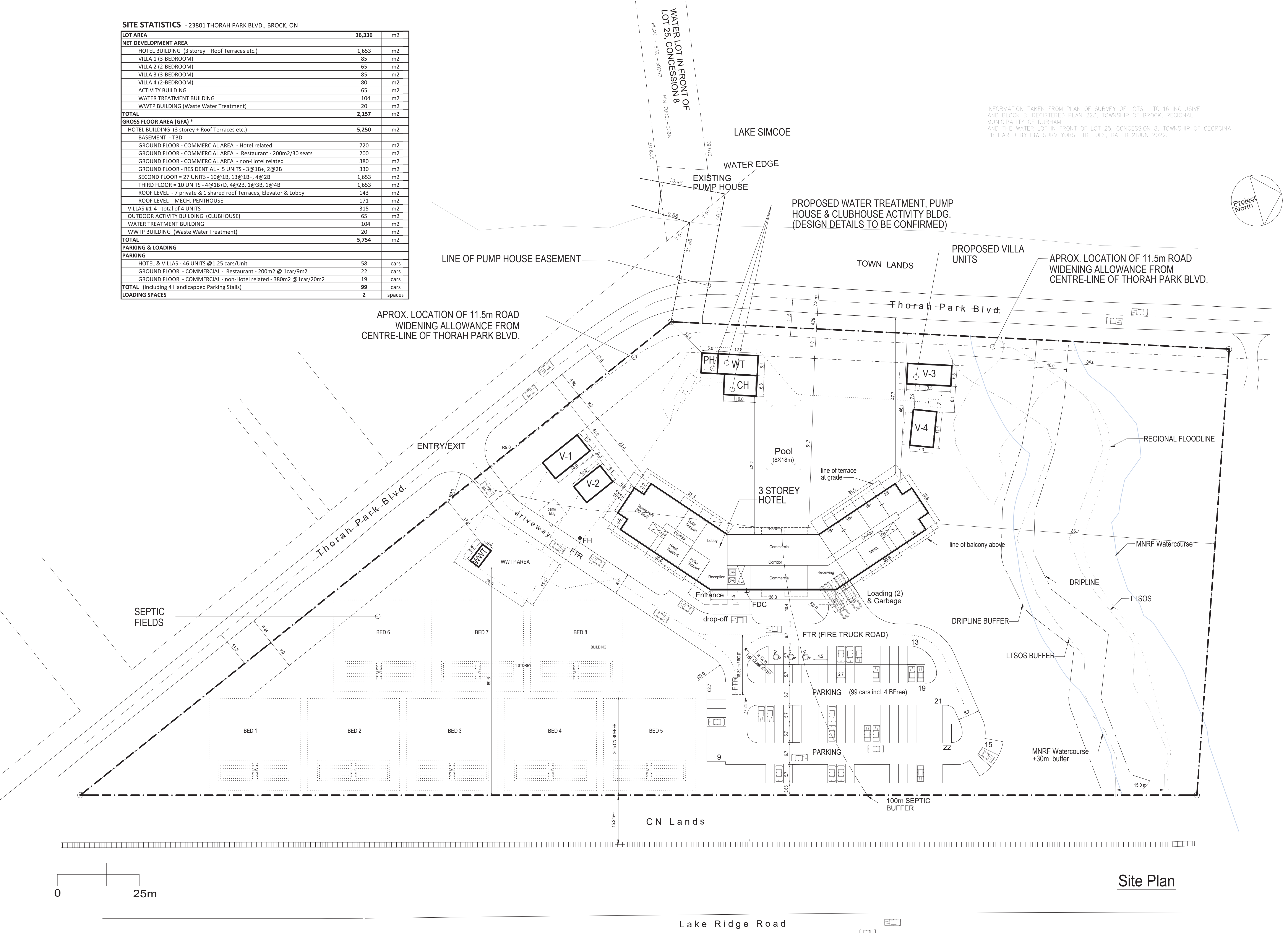
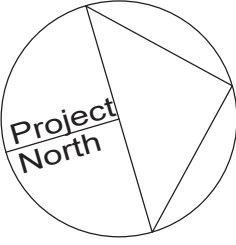


SITE STATISTICS - 23801 THORAH PARK BLVD., BROCK, ON

LOT AREA	36,336	m2
NET DEVELOPMENT AREA		
HOTEL BUILDING (3 storey + Roof Terraces etc.)	1,653	m2
VILLA 1 (3-BEDROOM)	85	m2
VILLA 2 (2-BEDROOM)	65	m2
VILLA 3 (3-BEDROOM)	85	m2
VILLA 4 (2-BEDROOM)	80	m2
ACTIVITY BUILDING	65	m2
WATER TREATMENT BUILDING	104	m2
WWTP BUILDING (Waste Water Treatment)	20	m2
TOTAL	2,157	m2
GROSS FLOOR AREA (GFA) *		
HOTEL BUILDING (3 storey + Roof Terraces etc.)	5,250	m2
BASEMENT - TBD		
GROUND FLOOR - COMMERCIAL AREA - Hotel related	720	m2
GROUND FLOOR - COMMERCIAL AREA - Restaurant - 200m2/30 seats	200	m2
GROUND FLOOR - COMMERCIAL AREA - non-Hotel related	380	m2
GROUND FLOOR - RESIDENTIAL - 5 UNITS - 3@1B+, 2@2B	330	m2
SECOND FLOOR = 27 UNITS - 10@1B, 13@1B+, 4@2B	1,653	m2
THIRD FLOOR = 10 UNITS - 4@1B+D, 4@2B, 1@3B, 1@4B	1,653	m2
ROOF LEVEL - 7 private & 1 shared roof Terraces, Elevator & Lobby	143	m2
ROOF LEVEL - MECH. PENTHOUSE	171	m2
VILLAS #1-4 - total of 4 UNITS	315	m2
OUTDOOR ACTIVITY BUILDING (CLUBHOUSE)	65	m2
WATER TREATMENT BUILDING	104	m2
WWTP BUILDING (Waste Water Treatment)	20	m2
TOTAL	5,754	m2
PARKING & LOADING		
PARKING		
HOTEL & VILLAS - 46 UNITS @1.25 cars/Unit	58	cars
GROUND FLOOR - COMMERCIAL - Restaurant - 200m2 @ 1car/9m2	22	cars
GROUND FLOOR - COMMERCIAL - non-Hotel related - 380m2 @ 1car/20m2	19	cars
TOTAL (including 4 Handicapped Parking Stalls)	99	cars
LOADING SPACES	2	spaces

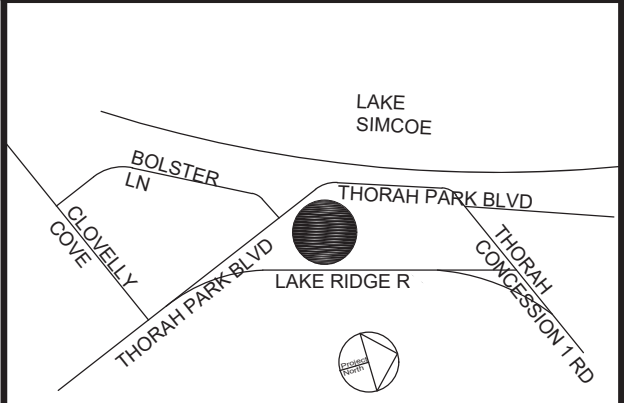


INFORMATION TAKEN FROM PLAN OF SURVEY OF LOTS 1 TO 16 INCLUSIVE AND BLOCK B, REGISTERED PLAN 223, TOWNSHIP OF BROCK, REGIONAL MUNICIPALITY OF DURHAM AND THE WATER LOT IN FRONT OF LOT 25, CONCESSION 8, TOWNSHIP OF GEORGINA PREPARED BY IBW SURVEYORS LTD., OLS, DATED 21JUNE2022.



- GENERAL NOTES:
1. DO NOT SCALE THE DRAWINGS
 2. CONTRACTOR MUST CHECK AND VERIFY ALL CONDITIONS & DIMENSIONS ON SITE
 3. CONTRACTOR TO IMMEDIATELY REPORT ALL ERRORS, OMISSIONS & TO THE ARCHITECT
 4. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT
 5. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT & MAY NOT BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOTES:



7	Issued for OPA submission #2	16 Sept 2024
6	Rev Trees location	28 Sept 2023
5	Rev CN Rail location	24 July 2023
4	Rev Dripline Buffer, add LTSOS	23 Aug 2022
3	Issued for OPA submission	25 July 2022
2	rev dripline/miscellaneous	12 July 2022
1	rev U/G services	4 July 2022

REVISIONS

Proposed New Development

23801 Thorah Park Blvd.

Brock, Ontario



FILE

2215

DRAWING TITLE

Concept Site Plan

SCALE	DRAWN	CHECKED
1:500 M	MR	MS

DATE PLOTTED

26 June 2022

DRAWING NO.

A-1