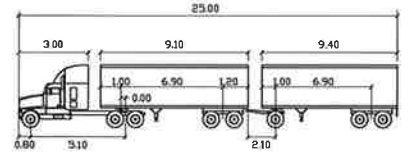


PROPERTY DESCRIPTION:
 PART OF LOT 17, CONCESSION 15, PARTS 10 AND 11, 11R-8771, GEOGRAPHIC TOWNSHIP OF YARMOUTH, MUNICIPALITY OF CENTRAL ELGIN COUNTY OF ELGIN

ZONING CATEGORY: CORRIDOR COMMERCIAL ZONE (C2)	PROVIDED	BY-LAW REQUIREMENT
TOTAL LOT AREA	3113.36m² (0.769ac)	800m² (MIN.)
LOT FRONTAGE	101.59m	20.0m (MIN.)
LOT DEPTH	VARIABLES	N/A
BUILDING AREA	NEW C-STORE 215.80m²	N/A
	NEW CANOPY 168.00m²	N/A
LOT COVERAGE	TOTAL (SQ.M)	383.80m²
	TOTAL (%)	12.33%
FRONT YARD SETBACK (2ND STREET)	BLDG 3.00m	3.00m
	CANOPY 16.10m	N/A
EXTERIOR SIDE YARD SETBACK	BLDG 32.28m	6.00m
	CANOPY 10.82m	AS PER PROVISIONS
INTERIOR SIDE YARD SETBACK	BLDG 14.91m	AS PER PROVISIONS
	CANOPY 39.77m	N/A
REAR YARD SETBACK (11TH AVE)	BLDG 12.31m	6.00m
	CANOPY 12.42m	N/A
HEIGHT	BLDG 6.0m	12.0m
	CANOPY 5.30m	N/A
LANDSCAPING	AREA (SQ.M) 1091.16m²	N/A
	AREA (%) 35.05%	15%
PARKING SPACES (See notes from sheet 10)	17 incl 1 B/F	SERVICE STATION 3 / GAS PUMP = 12
PARKING STALL DIMENSIONS	2.75m x 5.5m	OSR 10 PARKING SPACES
		TOTAL = 22 SPACES
TOTAL PARKING PROVIDED INCL B/F	17	
B/F PARKING STALL DIMENSIONS	TYPE = 3.40m x 5.30m	
	ACCESS APRIE = 1.5m	
	TOTAL PROVIDED = 1	
LOADING AREA DIMENSIONS	5.6m x 9.0m	N/A
ENTRANCE AND EXIT WIDTHS	9.0m	N/A

- GENERAL NOTES:**
1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 2. DO NOT SCALE DRAWINGS.
 3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.
 4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
 5. DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE PROVINCIAL AND LOCAL BUILDING CODES LATEST EDITION.
 6. ALL WORKS AND MATERIALS USED SHALL COMPLY AS REQUIRED BY THE O.B.C. LATEST EDITION.
 7. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & SPECIFICATIONS.
 8. ALL DIMENSIONS SHOWN ARE IN MILLIMETER.
 9. EVERYTHING IS TO BE CONSIDERED NEW UNLESS NOTED OTHERWISE.



1 SITE PLAN
 SP-1 SCALE 1:200

No.	DATE	REVISIONS	INITIAL	CHECKED
9				
8				
7				
6				
5				
4	JUL.11.19	REV'D & RE-ISSUED FOR TOWN REVIEW	WT	WAM
3	JUL.05.19	REV'D & RE-ISSUED FOR REVIEW	WT	WAM
2	JUL.04.19	ISSUED TO TOWN FOR REVIEW	WT	WAM
1	MAY.27.19	ISSUED FOR REVIEW	WT	WAM

GAMA Engineering Inc.
 8611 Weston Road, Suite 35B - Vaughan, Ontario - L4L 9P1
 Tel: 903-261-9293 www.gamaeng-inc.com

CLIENT/OWNER:
XXXXXXX ONTARIO INC.
 42 GREENFOREST GROVE
 STOUFFVILLE, ONTARIO, L4A 1T3

PROJECT/ADDRESS:
NEW GAS BAR/C-STORE/RESTAURANT
 377 SECOND STREET (2ND), HANOVER, ONTARIO

TITLE:
PROPOSED SITE PLAN

DESIGN:	WAM	DWN BY:	HA	DRAWING No.
SCALE:	AS DRAWN	DWG. FILE:	1858-SP-1	SP-1
DATE:	OCT.25.18	PROJ. No.:	1858	