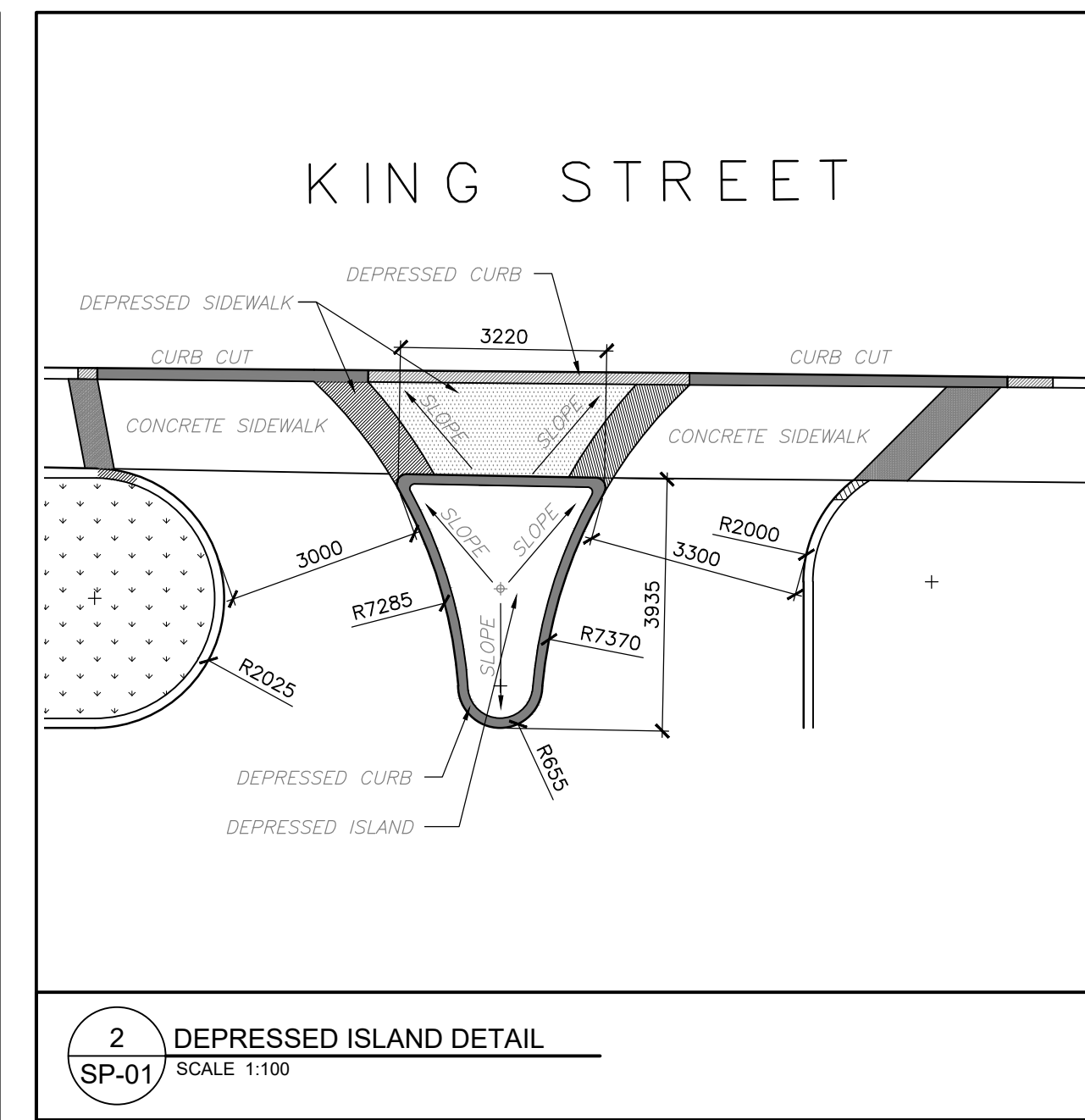
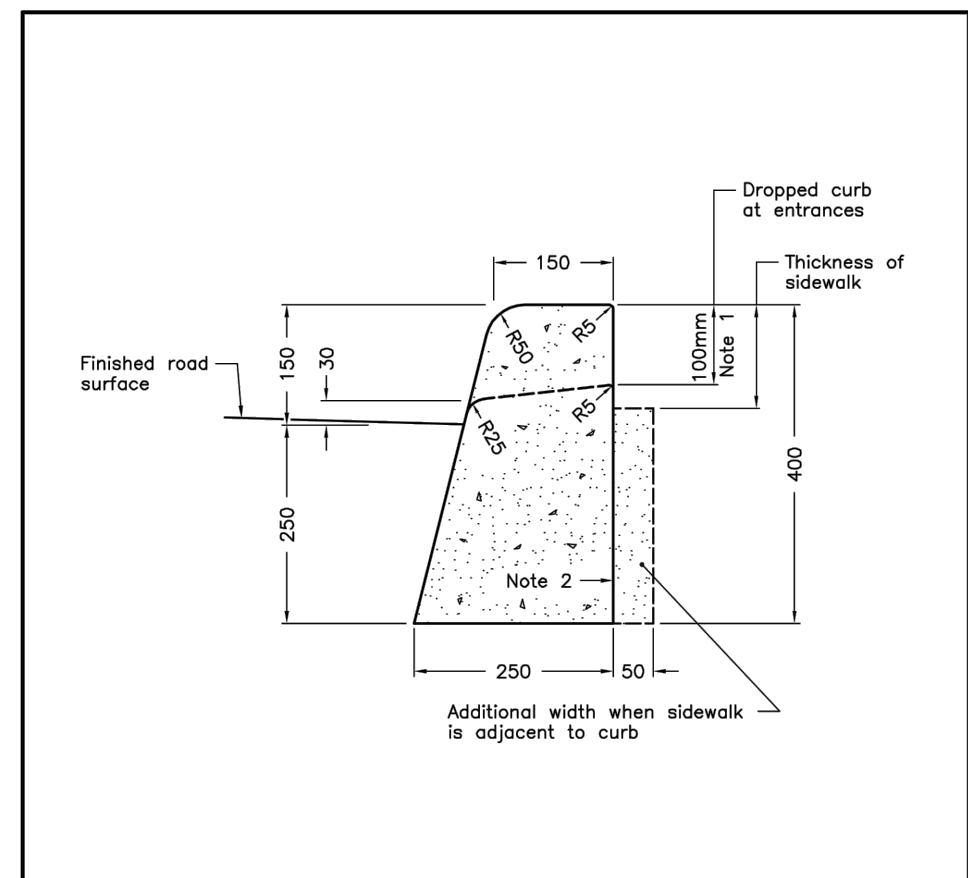


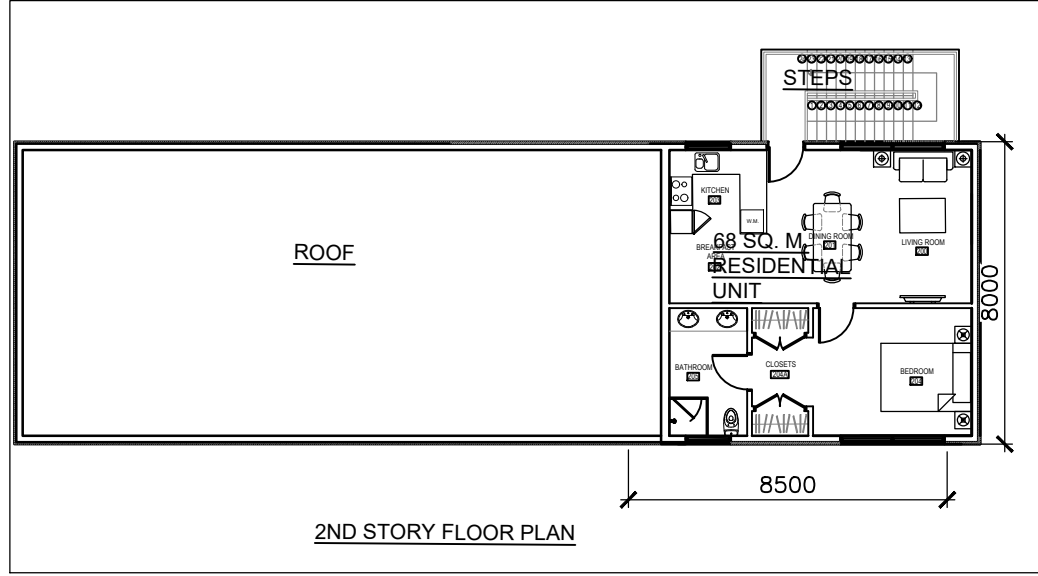
1 SITE PLAN  
SP-01 SCALE 1:200



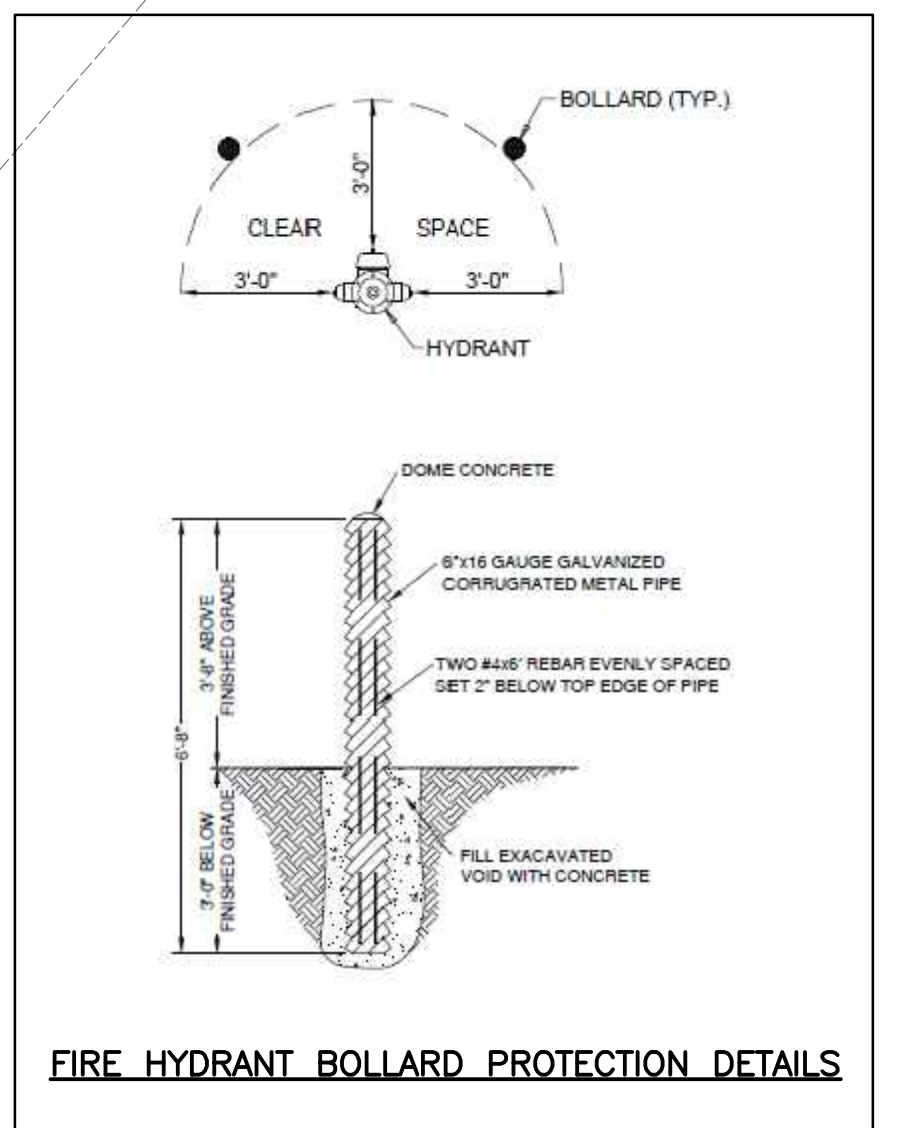
2 DEPRESSED ISLAND DETAIL  
SCALE 1:100



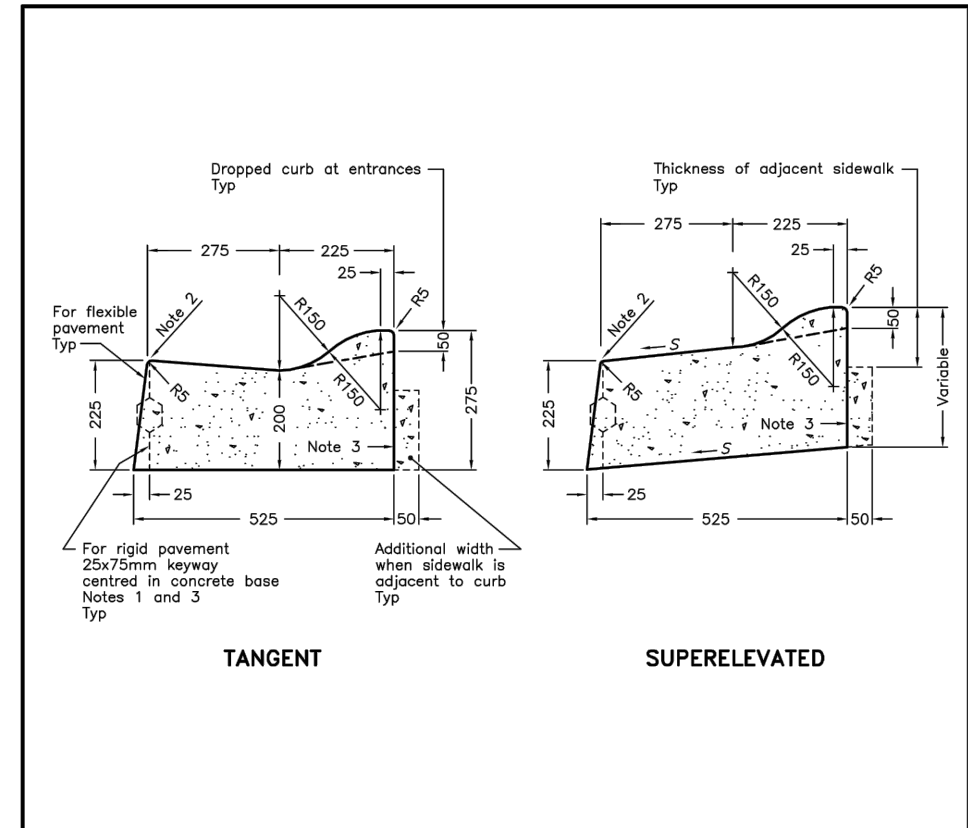
ONTARIO PROVINCIAL STANDARD DRAWING  
CONCRETE BARRIER CURB  
OPSD 600.110



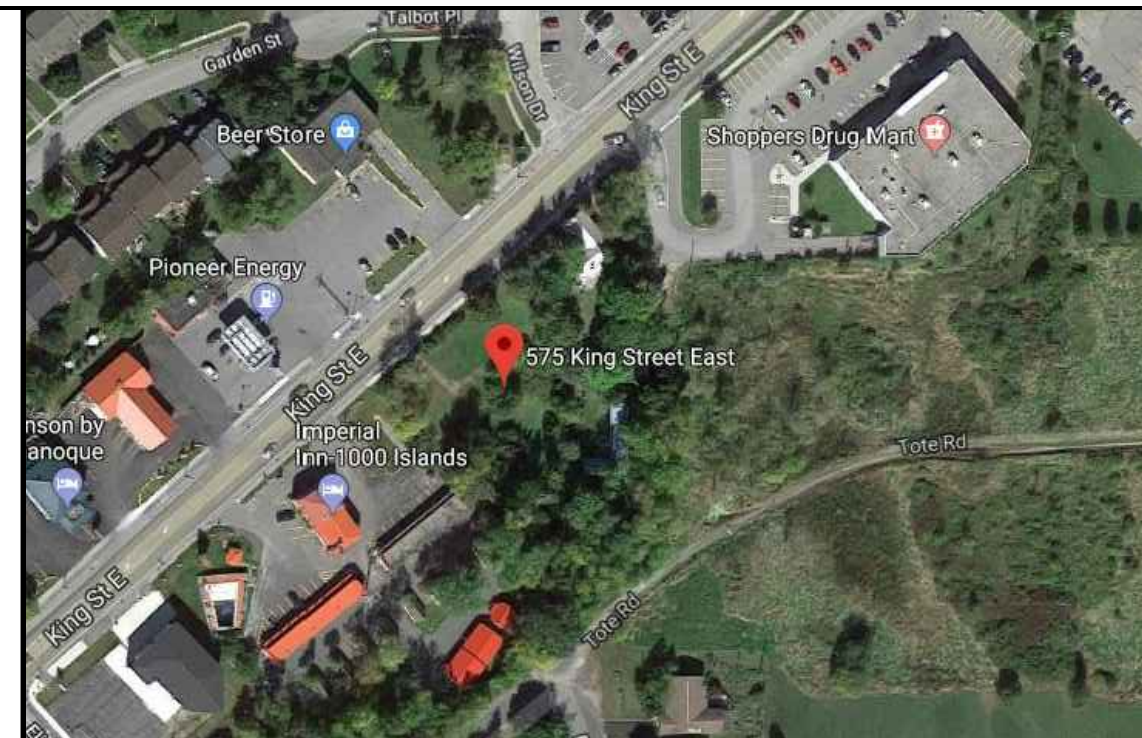
2ND STORY FLOOR PLAN



FIRE HYDRANT BOLLARD PROTECTION DETAILS



ONTARIO PROVINCIAL STANDARD DRAWING  
CONCRETE SEMI-MOUNTABLE CURB WITH STANDARD GUTTER  
OPSD 600.060



KEY PLAN  
PLAN OF SURVEY OF  
LOTS 110A & 110B AND PART OF LOT 1106  
REGISTERED PLAN 86 (EAST) AND  
PART OF LOT 1121, REGISTERED PLAN 223  
CITY OF GANANOQUE, COUNTY OF LEEDS

| ZONING: PROGRESSIVE COMMERCIAL DISTRICT         | PROVIDED                   | BY-LAW REQUIREMENT   |
|---|----------------------------|--|
| TOTAL LOT AREA                                  | 2902.64 m <sup>2</sup>     | 464.00 m <sup>2</sup> (min)  |
| TOTAL DEVELOPMENT AREA                          | 2902.64 m <sup>2</sup>     | -  |
| AREA (SQ.M)                                     | 100.00 %                   | -  |
| AREA (% OF TOTAL)                               | -                          | -  |
| LOT FRONTAGE                                    | 48.80 m                    | 15.00 m (min)  |
| LOT DEPTH                                       | 77.11 m                    | -  |
| GROSS FLOOR AREA                                | 204.37 m <sup>2</sup>      | -  |
| LOT COVERAGE                                    | TOTAL (SQ.M)               | 204.37 m <sup>2</sup>  |
| TOTAL (% OF DEV.)                               | 7.04 %                     | 60 % (max)   |
| C-STORE/ISR/RESID.                              | 204.37 m <sup>2</sup>      | -  |
| CANOPY  | 178.88 m <sup>2</sup>      | -  |
| FRONT YARD SETBACK (King Street)                | C-STORE/ISR/RESID. 18.64 m | 7.00 meters (min)  |
| REAR YARD SETBACK (Residential)                 | CANOPY 9.50 m              | -  |
| C-STORE/ISR/RESID.                              | 33.45 m                    | Rear Yard Depth (6.00 meters)  |
| CANOPY  | 46.98 m                    | -  |
| INTERIOR SIDE YARD SETBACK (EAST) (Residential) | C-STORE/ISR/RESID. 3.00 m  | 1.20m, if abutting site be residential   |
| CANOPY  | 19.25 m                    | -  |
| INTERIOR SIDE YARD SETBACK (WEST) (MOTEL)       | C-STORE/ISR/RESID. 20.26 m | 1.20m, if abutting site be residential   |
| CANOPY  | 7.50 m                     | -  |
| HEIGHT  | C-STORE/ISR/RESID. 12.00 m | 12.0 meters  |
| CANOPY  | 5.30 m                     | 12.0 meters  |
| LANDSCAPED OPEN SPACE                           | AREA (SQ.M)                | 622.03 m <sup>2</sup>  |
| AREA (% OF DEV.)                                | 21.42 %                    | -  |
| ASPHALT AREA                                    | AREA (SQ.M)                | 1717.91 m <sup>2</sup>   |
| AREA (% OF DEV.)                                | 59.18 %                    | -  |
| GARBAGE ENCLOSURE                               | 25 m <sup>2</sup>          | -  |
| PARKING SPACES                                  | 19 (INCL. 2 B/F)           | PARKING REQUIREMENTS AS PER SECTION 3.2:<br>GAS BAR - 1 EMPLOYEE = 1 REQ'D<br>RETAIL/COM. STORE - 100M <sup>2</sup> = 7 REQ'D<br>RESTAURANT - 100M <sup>2</sup> = 8 REQ'D<br>RESIDENTIAL - 1 UNIT = 1 REQ'D<br>TOTAL PARKING SPACES REQUIRED: 17 |
| BARRIER FREE PARKING SPACES                     | 2                          | 1  |
| LOADING AREA DIMENSIONS                         | 4.00 x 14.0 m              | -  |
| ENTRANCE AND EXIT WIDTHS                        | 9.00 m                     | -  |



| No. | DATE      | REVISIONS                                   | INITIAL | CHECKED |
|-----|-----------|---|---------|---------|
| 10  | OCT.08.19 | REV'D & RE-ISSUED FOR SPA REVIEW & APPROVAL | WT      | WAM     |
| 9   | AUG.16.19 | REV'D & RE-ISSUED FOR SPA                   | WT      | WAM     |
| 8   | AUG.01.19 | REV'D AS PER TOWN COMMENTS                  | WT      | WAM     |
| 7   | JUL.25.19 | REV'D AS PER TOWN COMMENTS                  | WT      | WAM     |
| 6   | JUL.19.19 | REV'D AS PER TOWN ZONING BY-LAW             | WT      | WAM     |
| 5   | JUL.09.19 | REV'D AS PER TOWN COMMENTS                  | WT      | WAM     |
| 4   | JUN.24.19 | REV'D AS PER TOWN COMMENTS                  | WT      | WAM     |
| 3   | MAR.21.19 | SSEUD FOR STARBUCKS REVIEW                  | WT      | WAM     |
| 2   | SEP.28.18 | ISSUED TO TOWN FOR COMMENTS                 | RS      | WAM     |
| 1   | JUL.14.18 | REV'D AS PER CLIENT COMMENTS                | AA      | WAM     |

**GAMA Engineering Inc.**  
8611 Weston Road, Suite 35B - Vaughan, Ontario - L4L 9P1  
Tel: 905-264-9295 www.gamacenginc.com

CLIENT/OWNER:  
**PAVARANI HOLDINGS INC. 1096791-2**  
138 EARLTON ROAD  
SCARBOROUGH, ONTARIO M1T 2R9

PROJECT/ADDRESS:  
**575 KING STREET EAST,  
GANANOQUE, ONTARIO**

TITLE:  
**PROPOSED SITE PLAN**

| DESIGN: | WM        | DWN BY:    | AA         | DRAWING No.  |
|---------|-----------|------------|------------|--------------|
| SCALE:  | AS SHOWN  | DWG. FILE: | 1830-SP-01 | <b>SP-01</b> |
| DATE:   | JUL.10.18 | PROJ. No.: | 1830       |              |