

PART OF
 LOT xx, CON. x, PART 1
 REGISTERED PLAN xxxxxxxx
 SOUTH OF THE EGREMONT ROAD (GEOGRAPHIC
 TOWNSHIP OF ADELAIDE NOW IN THE
 MUNICIPALITY OF
 STRATHROY-CARADOC
 COUNTY OF MIDDLESEX



GROSS LOT AREA:		749.8m ²	BUILDING AREA:		193.0m ²
ASPHALT:		264.2m ²	LANDSCAPE AREA:		292.6m ²
No.	ITEM		REQUIRED	PROPOSED	
1	ZONES		C3-5, NEIGHBORHOOD COMMERCIAL		
2	LOT AREA (MIN. m ²)		500	749.8	
3	LOT FRONTAGE (m MIN.)		15.0	34.0	
4	LOT DEPTH (m MIN.)		N/A	139.8	
5	FRONT YARD DEPTH (m)		0.0-3.0	12.89	
6	EXTERIOR SIDE YARD DEPTH (m)		0.0-3.0	7.15	
7	INTERIOR SIDE YARD SETBACK (m MIN.)		1.2	1.32 (EAST)	
8	REAR YARD SETBACK (m MIN.)		7.74	7.58*	
9	LOT COVERAGE (% MAX.)		65.0	25.7	
10	MAX. FLOOR AREA (m ²)		186	386.0*	
11	OUTSIDE STORAGE (m ² MAX.)		0.0	0.0	

OFF-STREET VEHICLE PARKING			
No.	ITEM	REQUIREMENT	PROPOSED
1	OFFICE: SUPPORT	1/30m ² (193.0m ²)	6 SPACES
2	TOTAL	SEE ABOVE	8 SPACES
3	B.F. PARKING	1-50 REQUIRED SPACE	2 SPACES (1 TYPE A, 1 TYPE B)
4	LOADING	LESS THAN 250m ²	0 SPACES

C3-5_ZONE*

- CLINIC
- DAY CARE CENTRE
- DAY CARE CENTRE, ADULT
- DRY CLEANING ESTABLISHMENT
- DWELLING UNIT
- GAS STATION
- LAUNDRY ESTABLISHMENT
- PERSONAL CARE ESTABLISHMENT
- RESTAURANT
- RETAIL STORE, GENERAL
- RETAIL STORE, VIDEO RENTAL
- SHOPPING CENTRE

GARBAGE TO BE STORED EXTERNALLY IN DEEP WELL GARBAGE CONTAINERS AND OWNER TO ARRANGE SITE PICK-UP AND REMOVAL.

OFFICE/SHOP – GROUP D OCCUPANCY,
PART 9 OF THE ONTARIO BUILDING CODE

THIS DEVELOPMENT WILL RECEIVE MAIL TO A
NEAR-BY SUPERBOX AS LOCATED BY CANADA POST.

1. LEGAL INFO OBTAINED FROM PLAN OF SURVEY BY ARCHIBALD, GRAY, McKAY LTD.
PLAN NO: 2-Z-7199, DATED JULY 25, 2012

1. THIS IS A COMPILED PLAN AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.
2. CONCEPT PLAN IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.

MONUMENT TYPE:

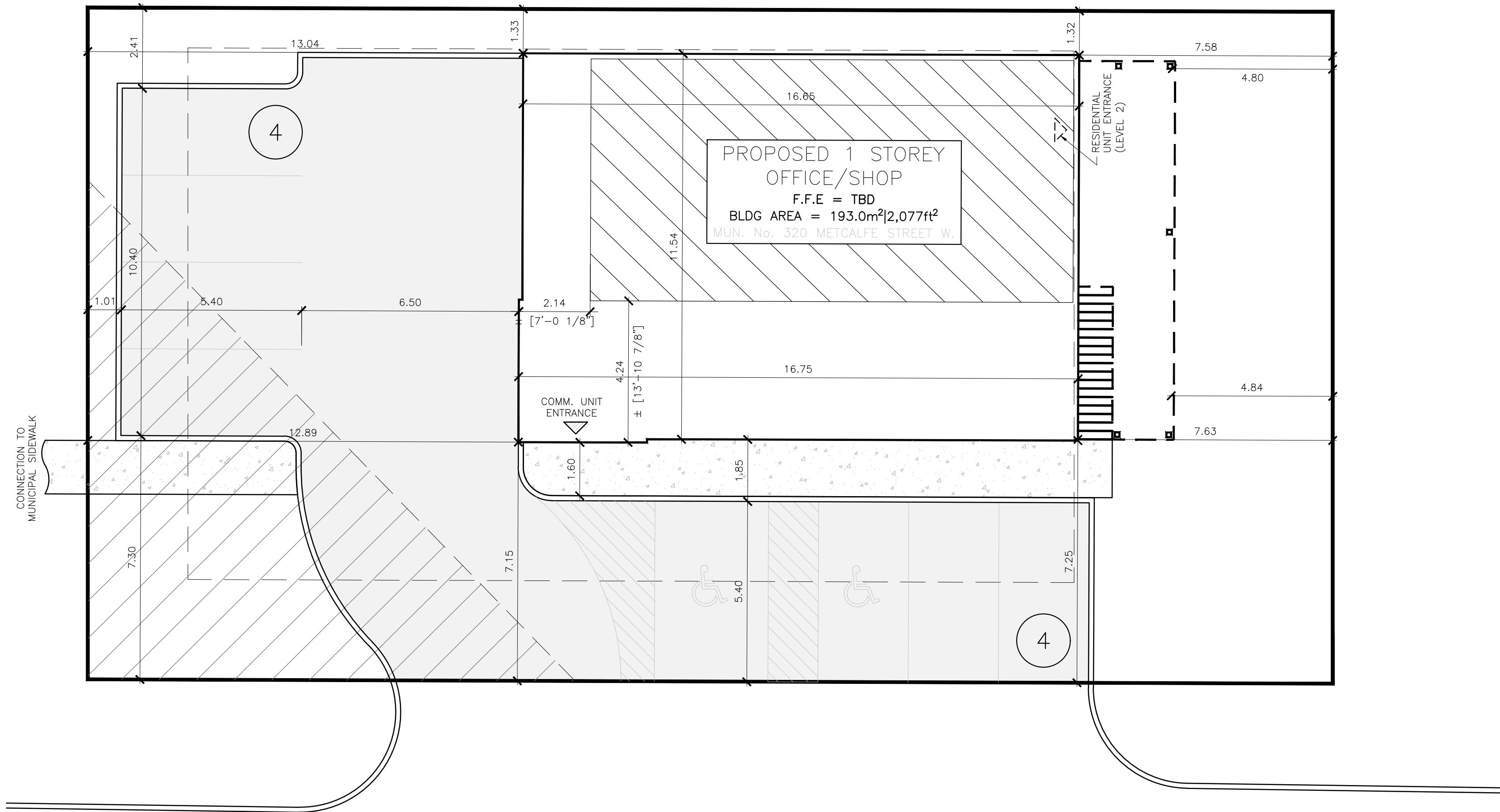
LOCATION:

GEODETIC ELEVATION:

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

SHEET SP1	SITE PLAN & ZONING CHART
SHEET SP2	DETAILS

	PROPOSED SIGN, TYPE OF
	PROPOSED BARRIER FREE ROUTE
	PROPOSED FIRE ROUTE (6.0m WIDE, 12.0m Ø RADIUS)
	PROPOSED SNOW STORAGE
	PROPOSED RAMP (SEE DETAIL C)
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE DEPARTMENT CONNECTION
	PRINCIPAL BARRIER FREE ENTRANCE & FIRE FIGHTER ACCESS ENTRANCE
	BUILDING ENTRANCE
	OVERHEAD DOOR
	DRIVETHRU WINDOW
	PROPOSED LIGHT-DUTY ASPHALT
	PROPOSED HEAVY-DUTY ASPHALT
	PROPOSED CONCRETE
	PROPOSED RETAINING WALL (DESIGNED BY OTHERS)
	EXISTING BUILDING
	PROPOSED BUILDING
	LIMITS OF SUBJECT PROPERTY
	DECIDUOUS/CONIFEROUS TREE
	BOREHOLE LOCATIONS, SEE GEOTECHNICAL INVESTIGATION
	LIGHTS, DESIGN BY OTHERS



AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY CONSULTANT
	DESIGN OMP	01	ISSUED FOR CLIENT REVIEW	06/11/24	OMP
	DRAWN OMP	02	ISSUED FOR CLIENT REVIEW	02/12/24	OMP
	CHECKED JRC	03	ISSUED FOR CLIENT REVIEW	15/01/25	OMP
	APPROVED JK	04	ISSUED FOR CLIENT REVIEW	24/01/25	OMP
	DATE 02/12/2024				
	CAD 24-2141				

**STRIK
BALDINELLI
MONIZ**

PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL

1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8

Tel: (519) 471-6667 Fax: (519) 471-0034

Email: sbm@sbmltd.ca

ENGINEER'S STAMP	ENGINEER'S STAMP	CLIENT	SCALE	TITLE	PROJECT No. SBM-24-2141
PRELIMINARY NOT FOR CONSTRUCTION		ASG EXCAVATING 310 METCALFE ST. W. STRATHROY, ON N7G 3H8 P: 519.701.7755 E: andrew@asgexcavating.com	SCALE — 1:400 4.0 0 8.0m 	SITE PLAN & ZONING CHART NEW OFFICE/SHP BUILDING 320 METCALFE ST. W. STRATHROY, ON.	SHEET No. SP1 PLAN FILE NO. —