

1. CONTRACTOR SHALL OBTAIN ALL REQUIRED WORK PERMITS AT HIS OWN COST.
2. DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
3. ALL CONNECTIONS TO BE IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITIES.
4. AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED TO ORIGINAL CONDITION.
5. ALL MATERIALS ARE TO BE IN ACCORDANCE WITH CSA STANDARDS AND ONTARIO PROVINCIAL STANDARD DOCUMENTS.
6. EXISTING DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
7. ALL ORGANIC, INSTABLE OR UNSUITABLE MATERIALS BENEATH THE PROPOSED SERVICES, EXCEPT LANDSCAPE MATERIALS, MUST BE REMOVED AND THESE AREAS BACKFILLED WITH AN APPROVED FILL MATERIAL, ALL TO THE SATISFACTION OF A GEOTECHNICAL ENGINEER.
8. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONNECTIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT.
9. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION.
10. ALL PIPE MATERIAL TO BE AS FOLLOWS :
  - ALL MATERIALS TO BE CSA APPROVED.
  - WATER/MAIN/SEWER SERVICE/FEEDER LINE PIPE TO BE 25mm POLYETHYLENE, 160PSI AWT
  - ALL OTHER SERVICE/FEEDER LINE PIPE TO BE 125mm CSA LISTED
11. STORM SEWER PIPE TO BE 80SS POLY LINE AS MANUFACTURED BY ARTECO OR APPROVED EQUAL.
12. SANITARY PIPE TO BE SDR-35 PVC OR APPROVED EQUAL.
13. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONNECTIONS. ALL CONNECTIONS TO BE IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITIES.

- INDICATES EXISTING ELEVATION

266.57 • - INDICATES PROPOSED FINISH ELEVATION





ALL MAINTENANCE HOLES & CATCH BASIN MAINTENANCE HOLES TO BE 1200mm dia

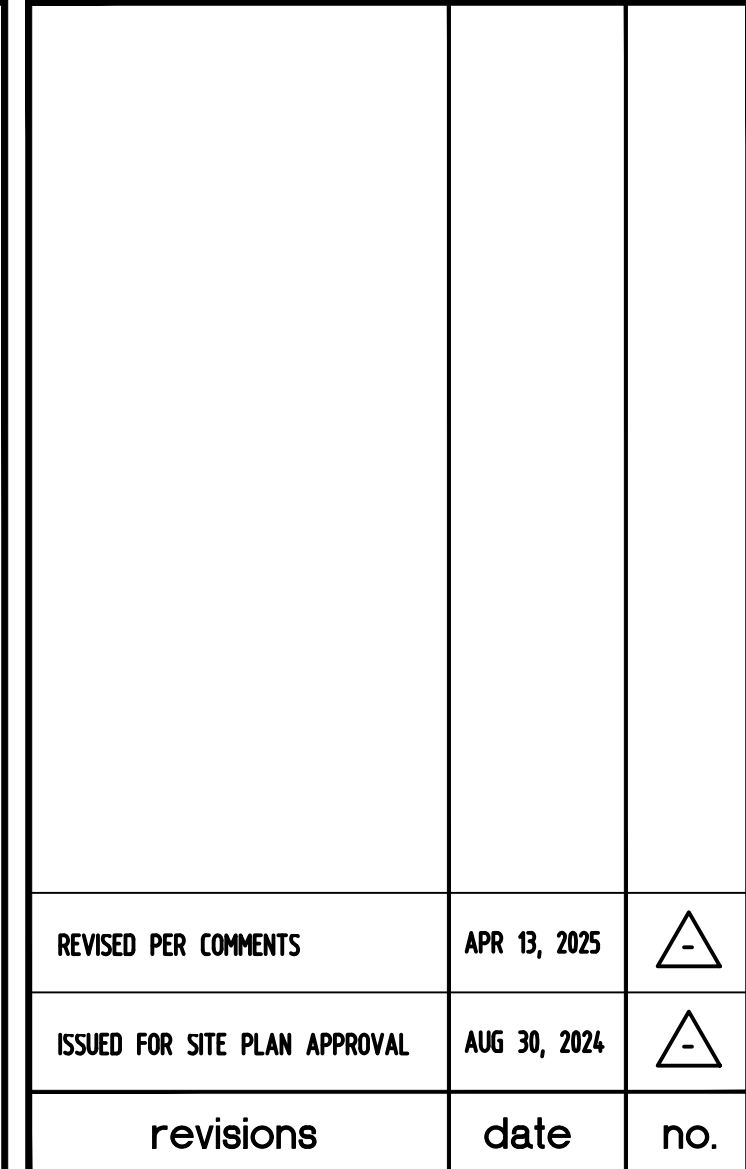
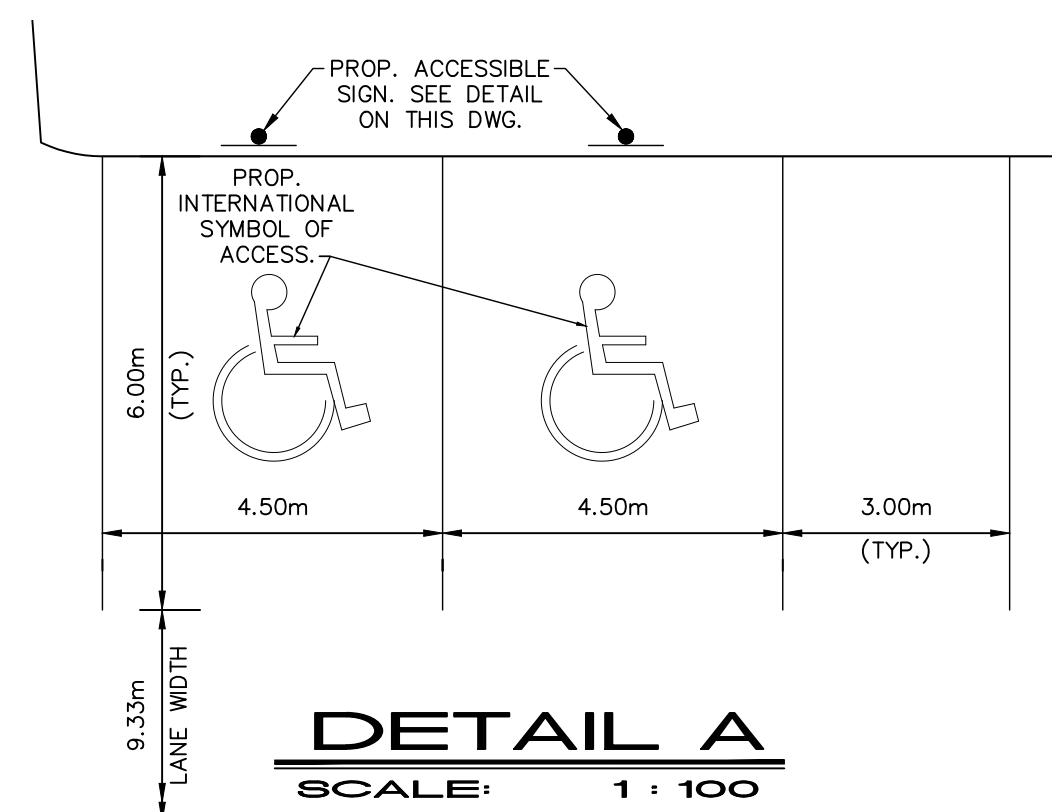
CATCH BASINS TO BE 600x600mm

CATCH BASINS & CATCH BASIN MAINTENANCE HOLES TO BE HAVE OPSD TYPE 400.10 FRAMES & GRATES. ALL OTHER MAINTENANCE HOLES TO HAVE OPSD 401.01 TYPE 'A' FRAME & GRATE

ALL CATCHBASINS, CATCHBASIN MAINTENANCE HOLES, STORM & SANITARY MAINTENANCE HOLES TO CONTAIN 300mm OF RISER SECTIONS.

ALL AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED TO ORIGINAL CONDITION

C.B.M.H.	CATCHBASIN MAINTENANCE HOLE	W.M.	WATERMAIN
C.B.M.	CATCHBASIN	FR	FIRE ROUTE SIGN
HP	HYDRO POLE		HANDICAPPED PARKING STALL
STM	STORM	 WML	WALL MOUNTED LIGHTS
SAN	SANITARY		PROPOSED SWALE
			DRY HYDRANT

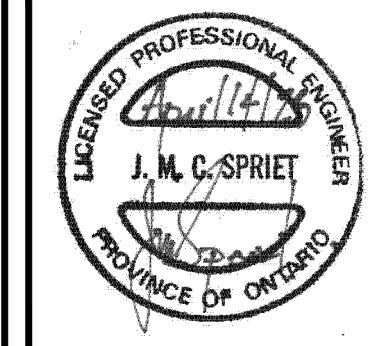
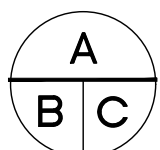


CONTRACTORS MUST CHECK AND  
VERIFY ALL DIMENSIONS AND REPORT  
ANY DISCREPANCY TO THIS FIRM  
BEFORE PROCEEDING WITH THE WORK

A - detail no.

B - location sheet

C - detail sheet



**SPRIET  
ASSOCIATES**



LIMITED  
**architects**  
LONDON LTD.  
**engineers**

155 york street - london - N6A 1A8  
phone : (519) 672-4100 fax : (519) 433-9351  
e-mail : mail@spriet.on.ca

MUNICIPALITY OF LAKESHORE ZONING BY-LAW REGULATIONS			
LINE		REQUIRED	PROPOSED
1	ZONE	CR	CR
2	PERMITTED USES	AGRICULTURAL SERVICE AND SUPPLY ESTABLISHMENT	AGRICULTURAL SERVICE AND SUPPLY ESTABLISHMENT
3	LOT AREA (m <sup>2</sup> )	1858m <sup>2</sup>	36722.7m <sup>2</sup>
4	GROSS FLOOR AREA (m <sup>2</sup> )	-	2979m <sup>2</sup>
4	LOT FRONTAGE	30.0m (MIN.)	110.68m
5	LOT COVERAGE	30% (MAX)	5%
6	LANDSCAPED OPEN SPACE	20% (MIN.)	27.0%
7	FRONT YARD SETBACK	7.5m (MIN.)	68.17m
8	REAR YARD SETBACK	7.5m (MIN.)	SOUTH = 104.38m
9	INTERIOR YARD SETBACK	7.5m (MIN.) *BESIDE A RESIDENTIAL *	EAST = 50.54m
10	EXTERIOR YARD SETBACK	6.0m (MIN.)	WEST = 16.94m
11	BUILDING HEIGHT	10.5m (MAX.)	<10.5m

**PARKING REQUIREMENTS:**  
RECREATIONAL VEHICLE SALES,  
SERVICE AND STORAGE ESTABLISHMENT

**1 PARKING SPACE PER 25m<sup>2</sup> OF  
GROSS FLOOR AREA**

REQUIRED = 20 spaces  
 PROVIDED = 6 spaces CUSTOMER  
 PROVIDED = 18 spaces EMPLOYEE  
 27 PROVIDED

+2 ACCESSIBLE space

drawing title :

ARCHITECTURAL PLAN

date : JUNE 24, 2024
scale : AS SHOWN
drawn by : MM
project no. : 223291

drawing no :

SP1