

CENTRAL COMMERCIAL – C2 14 MAIN STREET – ZONING REQUIREMENTS		
BUILDING	REQUIREMENT	PROPOSED
LOT AREA (min.)	N/A	304.67 sq.m.
FRONT YARD DEPTH (min.)	EST. BLDG. LINE	0.18m
INTERIOR SIDE YARD (min.)	0.0m	0.12m
EXTERIOR SIDE YARD (min.)	EST. BLDG. LINE OR 3.0m	0.12m
REAR YARD DEPTH (min.)	EST. BLDG. LINE	1.40m
LOT COVERAGE (max.)	N/A	N/A
BUILDING HEIGHT (max.)	16.5m	6.71m

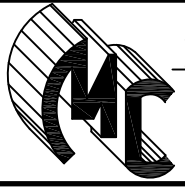

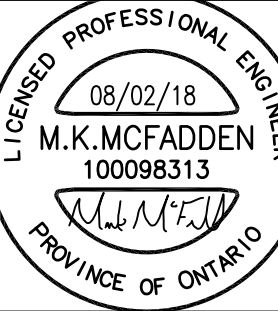
PROPOSED BUILDING DATA – 14 MAIN STREET	
BUILDING	AREA
EXISTING CONCRETE BLOCK OFFICE BUILDING TO REMAIN	5.79m x 16.15m = 93.55sq.m. (19'-0" x 53'-0" = 1007sq.ft.)
EXISTING MUN#12 BUILDING TO BE REMOVED	IRREGULAR SHAPE – 52sq.m. (TO BE REMOVED)
NEW METAL STUD-FRAME OFFICE BUILDING	4.57m x 25.91m = 118.5sq.m. (15'-0" x 85'-0" = 1275 sq.ft.)
EXISTING BUILDING AREA = 145.55 sq.m. NEW TOTAL BUILDING AREA = 212.05 sq.m. 66.5 sq.m. (ADDITION)	

14 MAIN STREET OFF STREET PARKING REQUIREMENTS	
BUILDING USE	PARKING SPACE REQUIREMENTS
PROPOSED OFFICE SPACE ADDITION	= 1 SPACE/20.0 sq.m.(GFA) = 66.5sq.m. (x2 STORIES) = 133 sq.m./20 sq.m. (GFA) = 6.65 (7 SPACES)
REQUIRED	EXISTING BUILDING – 2 SPACES PROPOSED BLDG. – 7 SPACES
**PARKING PROVIDED ON LOT 50 (13 KING STREET) OWNED BY 1147166 ONTARIO INC.	
EX. STORAGE BUILDINGS ON 13 KING ST.	= 1 SPACE/200.0 sq.m. = (140sq.m. + 180sq.m.)/200sq.m. = 320sq.m./200sq.m. = 1.6 (2 SPACES)
TOTAL	TOTAL REQUIRED – 11 SPACES TOTAL PROVIDED – 12 SPACES

 **SITE PLAN**
SCALE: 1:150

MAIN STREET WEST



REVISIONS		ISSUED FOR	DATE
		OWNER APPROVAL	JULY 16/2018
		SITE PLAN APPROVAL	AUG. 2/2018
CONTRACTOR:		 MARCOVECCHIO CONSTRUCTION GENERAL CONTRACTORS PHONE (519) 865-4411 FAX (519) 865-4412	
PROJECT:		NEW BUILDING ADDITION FOR CENTURY 21	
14 MAIN STREET WEST		KINGVILLE, ONTARIO	
SHEET TITLE:		SITE PLAN	
LEGAL SURVEY PROVIDED BY:		 VERHAEGEN STUBBERFIELD HARTLEY BREWSTER BEZAIRE INC. 187 Talbot Street East LEAMINGTON N8H 1L8 Ph: (519) 322-2376 Fax: (519) 322-2675 www.vshbbsurveys.com	
LICENSED PROFESSIONAL ENGINEER		 M.K. MCFADDEN 100098313 PROVINCE OF ONTARIO	
DRAWN		CHECKED	FILE NO.
C.W.		C.L.	18-086
BCIN		FIRM BCIN	DATE
20529		29635	JULY/18
DWG. NO.		SHEET NO.	
1		SP-1	of 2

