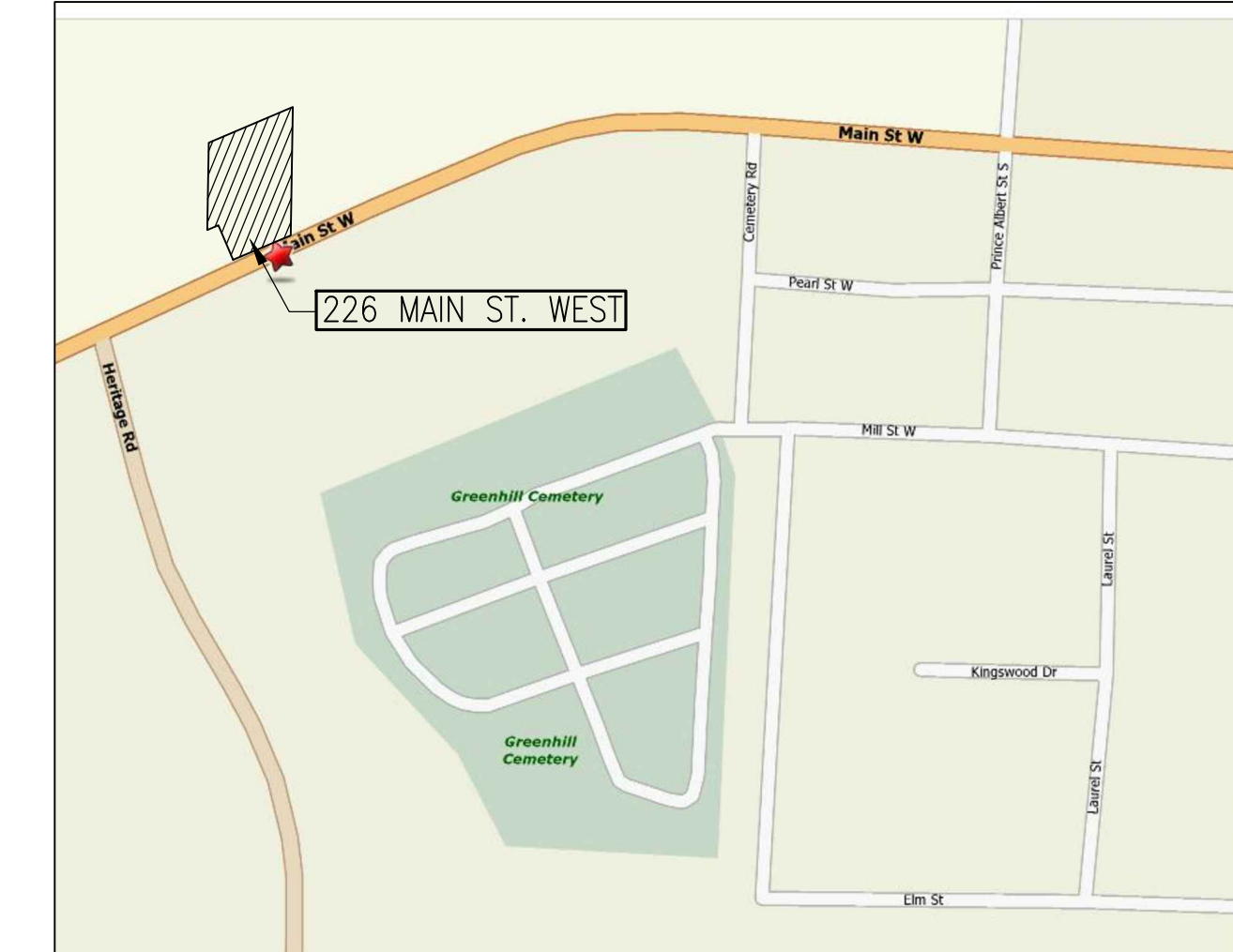


Appendix E



KEY PLAN

SCALE: N.T.S.

SITE DATA FOR NEW HOME HARDWARE AND FUTURE COMMERCIAL SPACE

ZONING-COMMERICAL C-2, C2(H) AND C4		
PROPOSED USE	REQUIREMENTS	PROPOSED
LOT FRONTAGE	49.2 ft. (min.)	252.58 ft.
LOT DEPTH		660.84 ft.
LOT AREA	5,381.96 sq.ft.	251,604 sq.ft.
BUILDING COVERAGE	35% (max.)	14.3%
BUILDING HEIGHT	32.8' (max.)	
FRONT YARD SETBACK	49.2 ft. (min.)	219.50 ft. (EXIST.)
INTERIOR SIDE YARD EAST ABUTTING RESIDENTIAL ZONE	26.25 ft. (min.)	55.45 ft. (EXIST.)
INTERIOR SIDE YARD WEST ABUTTING RESIDENTIAL ZONE	26.25 ft. (min.)	102.85 ft. (EXIST.)

PARKING REQUIREMENTS	
BUILDING	AREA ft ²
EXISTING HOME HARDWARE	12,000
GARDEN CENTRE ADDITION (PROPOSED)	4,000
TOTAL BUILDING AREA (EXIST.)	16,000
50'x150' LUMBER STORAGE (EXIST.)	7,500 (ACCESSORY BUILDING)
50'x90' STORAGE BLDG (PROPOSED)	4,500 (ACCESSORY BUILDING)
FUTURE COMMERCIAL SPACE	8,000
TOTAL BUILDING AREA	24,000 (COMMERCIAL BLDG.) 12,000 (ACCESSORY BLDG.)

1 PARKING SPACE REQUIRED FOR EVERY 300 sq.ft. OF COMMERCIAL FLOOR AREA

TOTAL BLDG. AREA (EXISTING) -16,000/300 sq.ft. = 54 PARKING SPACES MIN.
 TOTAL BLDG. AREA (FUTURE) -8000/300 sq.ft. = 27 PARKING SPACES MIN.

TOTAL PARKING SPACES REQUIRED (CURRENT) = 54 SPACES
 TOTAL PARKING SPACES PROVIDED (CURRENT) = 54 SPACES
 TOTAL PARKING SPACES REQUIRED (FUTURE) = 81 SPACES
 FUTURE PARKING SPACES PROVIDED (FUTURE) = 110 SPACES

REVISIONS	ISSUED FOR	DATE
	SITE PLAN AMENDMENT	MAR 11/2019

CONTRACTOR: **MARCOVECCHIO CONSTRUCTION**
 GENERAL CONTRACTORS
 PHONE: 226-5865
 FAX: 226-1413

PROJECT: **NEW PROPOSED HOME HARDWARE**

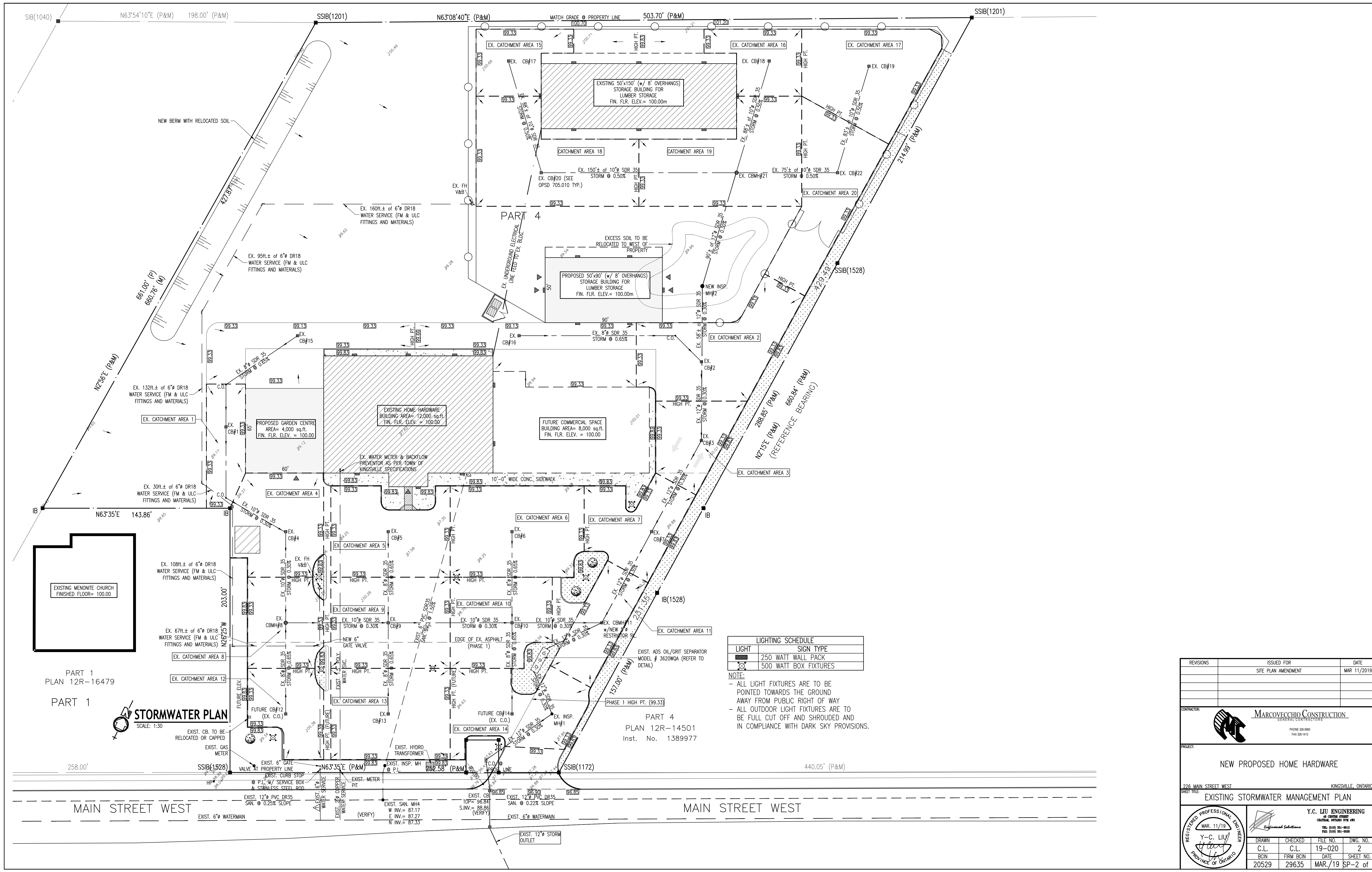
226 MAIN STREET WEST, KINGSVILLE, ONTARIO

SHEET TITLE: **SITE PLAN**

REGISTERED PROFESSIONAL ENGINEER
 MAR 11/19
 Y-C. LIU
 PROVINCE OF ONTARIO

Y.C. LIU ENGINEERING
 44 CANTON STREET
 CHELSEA, ONTARIO N7M 4P2
 TEL: (519) 361-8612
 FAX: (519) 361-0386

DRAWN	CHECKED	FILE NO.	DWG. NO.
C.L.	C.L.	19-020	1
BCIN	FIRM BCIN	DATE	SHEET NO.
20529	29635	MAR./19	SP-1 of 2



PART 1
PLAN 12R-16479

PART 4
PLAN 12R-14501
Inst. No. 1389977

STORMWATER PLAN
SCALE: 1:30

LIGHTING SCHEDULE	
LIGHT	SIGN TYPE
■	250 WATT WALL PACK
□	500 WATT BOX FIXTURES

NOTE:
 - ALL LIGHT FIXTURES ARE TO BE POINTED TOWARDS THE GROUND AWAY FROM PUBLIC RIGHT OF WAY
 - ALL OUTDOOR LIGHT FIXTURES ARE TO BE FULL CUT OFF AND SHROUDED AND IN COMPLIANCE WITH DARK SKY PROVISIONS.

REVISIONS	ISSUED FOR	DATE
	SITE PLAN AMENDMENT	MAR 11/2019

CONTRACTOR: **MARCOVECCHIO CONSTRUCTION**
GENERAL CONTRACTORS
PHONE: 226-8865
FAX: 226-1413

PROJECT: **NEW PROPOSED HOME HARDWARE**

226 MAIN STREET WEST KINGSVILLE, ONTARIO
SHEET TITLE: **EXISTING STORMWATER MANAGEMENT PLAN**

	Y.C. LIU ENGINEERING 44 CUPERT STREET CHATHAM, ONTARIO N7M 4P2 TEL: (519) 361-8612 FAX: (519) 361-0386			
	DRAWN	CHECKED	FILE NO.	DWG. NO.
	C.L.	C.L.	19-020	2
	BCIN	FIRM BCIN	DATE	SHEET NO.
	20529	29635	MAR./19	SP-2 of 2