

SURVEY INFORMATION TAKEN FROM:

PLAN OF SURVEY  
SHOWING TOPOGRAPHICAL INFORMATION OF  
PART OF LOT 1118  
REGISTERED PLAN 309  
GEOGRAPHIC TOWN OF MEAFORD  
MUNICIPALITY OF MEAFORD  
COUNTY OF GREY

PREPARED BY KRCMAR SURVEYORS LTD. 2022

PLAN OF SURVEY  
SHOWING TOPOGRAPHICAL INFORMATION OF  
PART OF LOT 1118  
REGISTERED PLAN 309  
GEOGRAPHIC TOWN OF MEAFORD  
MUNICIPALITY OF MEAFORD  
COUNTY OF GREY

SCALE 1:200

KRCMAR SURVEYORS LTD. 2022

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**BEARING**

BEARINGS SHOWN HEREON ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B' USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE B UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE (NAD 83 (CSRS)(2010)).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999677.

**ELEVATION**

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO MEAFORD TOWNSHIP BENCH MARK No. 0011928/110R HAVING AN ELEVATION OF 176.092 METRES. (CGVD28-78)

**NOTE**

BUILDING TIES TAKEN TO BRICK UNLESS OTHERWISE NOTED.

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- (M) DENOTES MEASURED
- (S) DENOTES SET
- (OU) DENOTES ORIGIN UNKNOWN
- (RP) DENOTES REGISTERED PLAN 309
- (P) DENOTES PLAN 16R-9692
- (1378) DENOTES KRCMAR SURVEYORS LTD. O.L.S.
- (H&M) DENOTES HEMMETT AND MILNE LIMITED. O.L.S.
- INST. DENOTES INSTRUMENT
- WF DENOTES WIRE FENCE
- WOOD DENOTES WOOD FENCE
- SILL DENOTES DOOR SILL ELEVATION
- (T) DENOTES TOP OF CURB
- (B) DENOTES BOTTOM OF CURB
- 0.014 DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
- CB DENOTES CATCH BASIN
- MAN DENOTES MANHOLE
- SN DENOTES SIGN
- GP DENOTES GAS VALVE
- BBX DENOTES BELL BOX
- BOA DENOTES BOLLARD
- HP DENOTES HYDRO POLE
- HP-OA DENOTES HYDRO SERVICE (OVERHEAD)

**STATISTICS:**

**FLOOR AREAS:**

EXISTING BASEMENT AREA:	112.04 m <sup>2</sup>	(1,206.19 ft <sup>2</sup> )
<b>PROPOSED ADDITIONAL BASEMENT AREA:</b>	<b>9.88 m<sup>2</sup></b>	<b>(106.34 ft<sup>2</sup>)</b>
TOTAL PROPOSED BASEMENT AREA	121.92 m <sup>2</sup>	(1,312.53 ft <sup>2</sup> )

EXISTING GROUND FLOOR AREA:	345.12 m <sup>2</sup>	(3,719.17 ft <sup>2</sup> )
<b>PROPOSED ADDITIONAL GROUND FLOOR AREA:</b>	<b>9.88 m<sup>2</sup></b>	<b>(106.34 ft<sup>2</sup>)</b>
TOTAL PROPOSED GROUND FLOOR AREA	355.00 m <sup>2</sup>	(3,825.51 ft <sup>2</sup> )

EXISTING 2ND FLOOR AREA:	124.75 m <sup>2</sup>	(1,342.76 ft <sup>2</sup> )
LESS PROPOSED DEMO 2ND FLOOR AREA:	(-12.08 m <sup>2</sup> )	(-130.04 ft <sup>2</sup> )
<b>PROPOSED ADDITIONAL 2ND FLOOR AREA:</b>	<b>44.95 m<sup>2</sup></b>	<b>(483.79 ft<sup>2</sup>)</b>
TOTAL PROPOSED 2ND FLOOR AREA	157.61 m <sup>2</sup>	(1,696.54 ft <sup>2</sup> )

EXISTING TOTAL AREA:	582.33 m <sup>2</sup>	(6,268.12 ft <sup>2</sup> )
LESS PROPOSED DEMO 2ND FLOOR AREA:	(-12.08 m <sup>2</sup> )	(-130.04 ft <sup>2</sup> )
<b>PROPOSED ADDITIONAL FLOOR AREA:</b>	<b>64.70 m<sup>2</sup></b>	<b>(696.47 ft<sup>2</sup>)</b>
TOTAL PROPOSED FLOOR AREA	634.95 m <sup>2</sup>	(6,834.6 ft <sup>2</sup> )

**GROSS FLOOR AREA:**

EXISTING GROUND FLOOR AREA:	345.12 m <sup>2</sup>	(3,719.17 ft <sup>2</sup> )
<b>PROPOSED ADDITIONAL GROUND FLOOR AREA:</b>	<b>9.88 m<sup>2</sup></b>	<b>(106.34 ft<sup>2</sup>)</b>
TOTAL PROPOSED GROUND FLOOR AREA	355.00 m <sup>2</sup>	(3,825.51 ft <sup>2</sup> )

EXISTING 2ND FLOOR AREA:	124.75 m <sup>2</sup>	(1,342.76 ft <sup>2</sup> )
LESS PROPOSED DEMO 2ND FLOOR AREA:	(-12.08 m <sup>2</sup> )	(-130.04 ft <sup>2</sup> )
<b>PROPOSED ADDITIONAL 2ND FLOOR AREA:</b>	<b>44.95 m<sup>2</sup></b>	<b>(483.79 ft<sup>2</sup>)</b>
TOTAL PROPOSED 2ND FLOOR AREA	157.61 m <sup>2</sup>	(1,696.54 ft <sup>2</sup> )

EXISTING TOTAL G.F.A.:	470.27 m <sup>2</sup>	(5,061.93 ft <sup>2</sup> )
LESS PROPOSED DEMO 2ND FLOOR AREA:	(-12.08 m <sup>2</sup> )	(-130.04 ft <sup>2</sup> )
<b>PROPOSED ADDITIONAL G.F.A.:</b>	<b>54.82 m<sup>2</sup></b>	<b>(590.08 ft<sup>2</sup>)</b>
TOTAL PROPOSED G.F.A.:	513.0 m <sup>2</sup>	(5,521.97 ft <sup>2</sup> )

**STATISTICS:**

**SITE AREA: 611.4 m<sup>2</sup>**

**LOT FRONTAGE:**  
26.758m (87.78 ft)

**COVERAGE:**

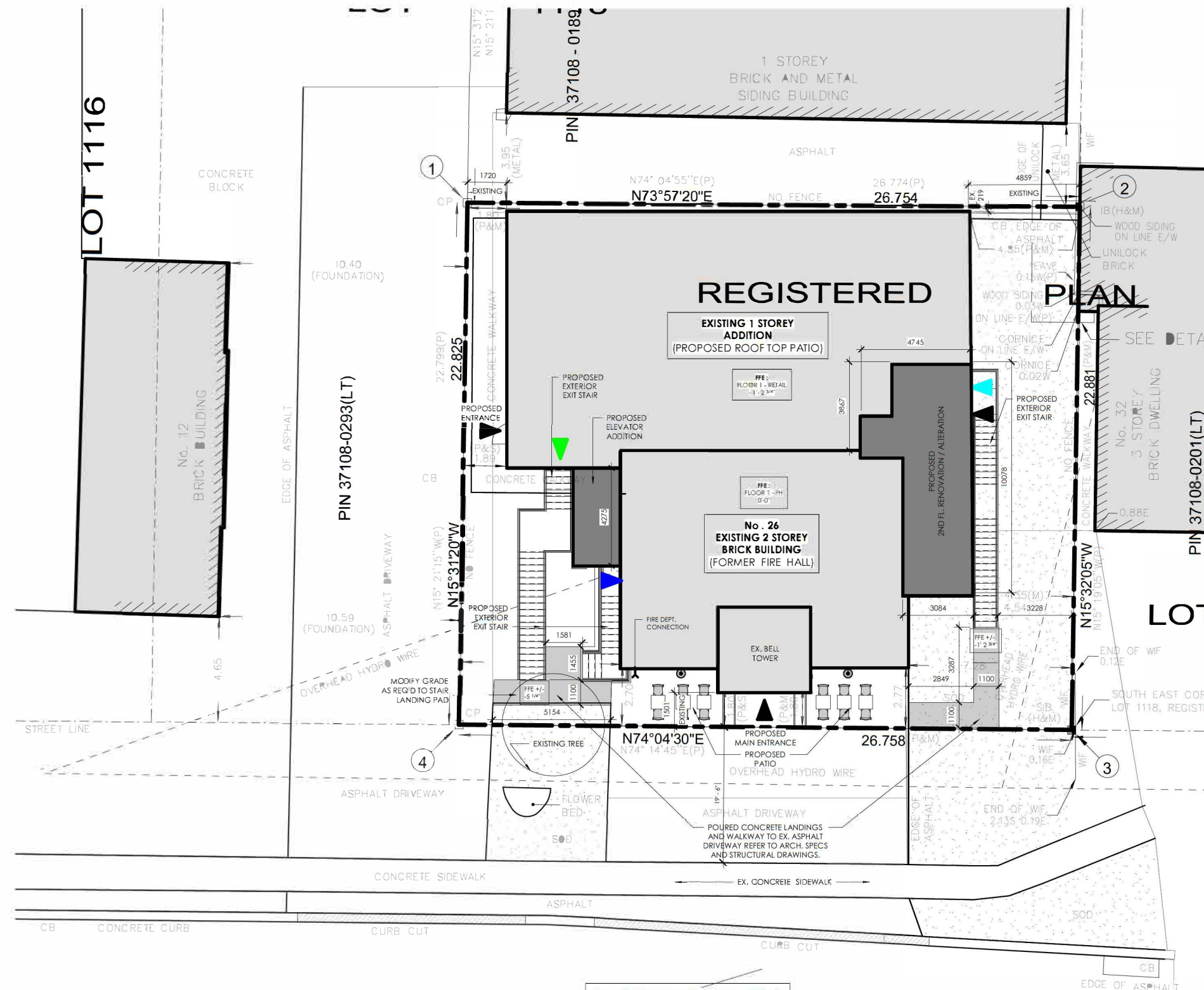
EXISTING COVERAGE:	345.12 m <sup>2</sup>	(3,719.17 ft <sup>2</sup> )
<b>PROPOSED ADDITIONAL COVERAGE:</b>	<b>9.88 m<sup>2</sup></b>	<b>(106.34 ft<sup>2</sup>)</b>
TOTAL COVERAGE	355.00 m <sup>2</sup>	(3,825.51 ft <sup>2</sup> )

**PATIO AREA:**

GROUND FLOOR PATIO AREA	+/- 300 ft <sup>2</sup>
SECOND FLOOR PATIO AREA	+/- 1,700 ft <sup>2</sup>

**PARKING:**

NO PARKING SPACES PROPOSED. AS PER ZONING BY-LAW 60-2009 SECTION 5.11 PARKING IS NOT REQUIRED FOR C1 ZONING.



FOR SITE GRADING INFORMATION REFER TO  
CIVIL DRAWINGS

**NELSON STREET**  
(BY REGISTERED PLAN 309)  
PIN 37108-0254(LT)

SITE PLAN 1  
1/8" = 1'-0" A002



**LEGEND:**

- BASEMENT EXITING
- ▲ GROUND FLOOR EXITING
- ▲ SECOND FLOOR EXITING
- ▲ SEASONAL PATIO EXITING

2	ISSUED FOR PERMIT/BID	23-08-23
1	ISSUED FOR PERMIT	23-07-21
NO.	DESCRIPTION	DATE

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. DO NOT SCALE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICES AND CONFORM TO THE ONTARIO BUILDING CODE.

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CLIENT: 1000446653 ONTARIO LTD.  
2043 HEATHERWOOD DRIVE  
OKAVILLE, ONTARIO L6M 3P8

PROJECT: RESTAURANT PROPOSAL  
26 NELSON STREET  
MEAFORD ONTARIO

DRAWING: SITE PLAN

DRAWN: Author PROJECT NO: 22-709  
SCALE: As Indicated SHEET: A002  
CHECKED: MAP