

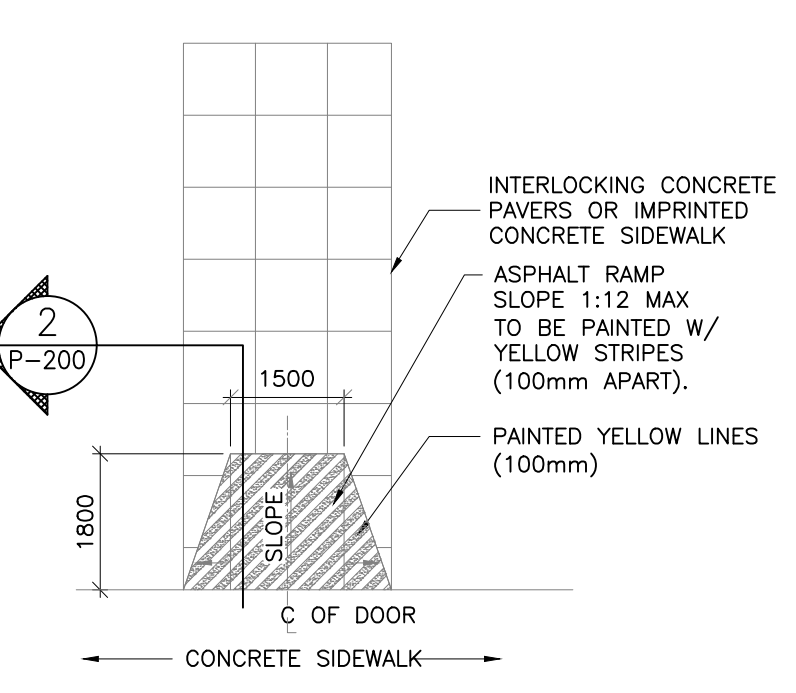
KEY PLAN
 PART OF LOT 21,
 CONCESSION 3
 (GEOGRAPHIC TOWNSHIP OF WHITCHURCH)
 TOWN OF AURORA
 REGIONAL MUNICIPALITY OF YORK

SITE STATISTICS

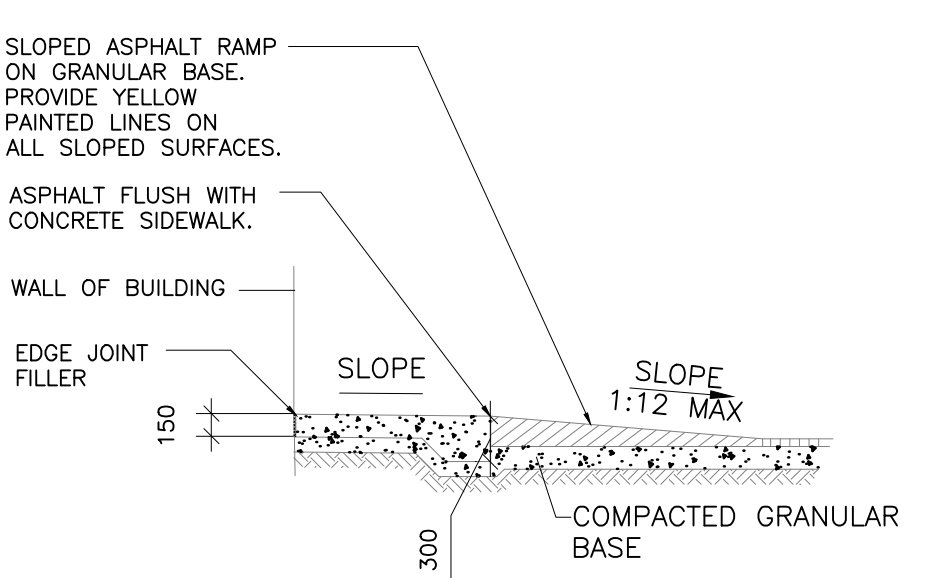
TOTAL LOT AREA:	=	7,800 sqm (1.93 ACRES)
C-STORE	=	199.3 sqm
CAR WASH	=	132.6 sqm
MR LUBE	=	173.5 sqm
ELECT. ROOM	=	6.7 sqm
REVISED COMMERCIAL	=	471.6 sqm
=====		
TOTAL BUILDING	=	983.7 sqm
=====		
LOT COVERAGE	=	12.6 %
CANOPY	=	279.0 sqm
TOTAL LANDSCAPE	=	1 270.9 sqm (16.3% OF LOT)
PAVEMENT CONCRETE	=	5 545.4 sqm
TOTAL PARKING REQUIRED	=	53 SPACES
=====		
TOTAL PARKING PROVIDED	=	57 SPACES
(INCLUDES 5 H/C, 2 VACUUM, 1 UNLOADING)		
STACKING SPACES	=	12



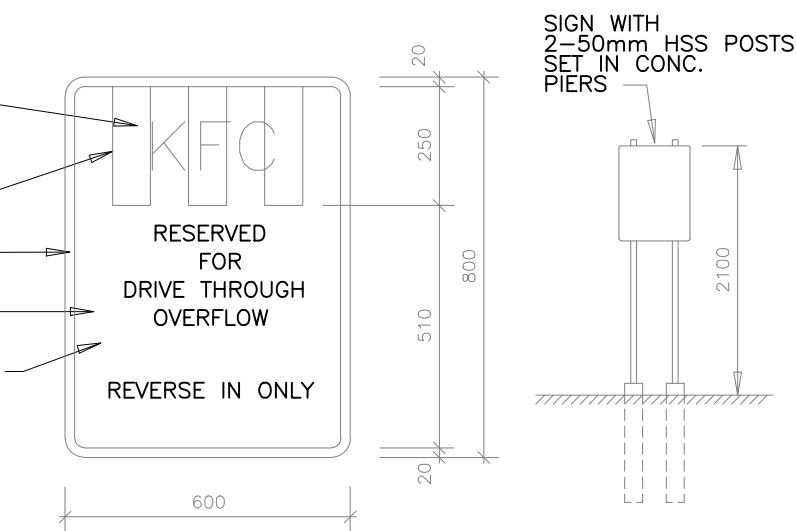
1 GENERAL SITE PLAN
 P-200 SCALE: 1:300



2 ACCESS FREE RAMP - PLAN
 P-200 SCALE: 1:100



3 ACCESS FREE RAMP - SECTION
 P-200 SCALE: 1:100



4 SIGN FOR STACKING SPACES
 P-200 SCALE: NTS

Zoning Standard	Existing Zone Requirement	Proposed Zone Requirement	Provided on Site Plan
Zone	RR / C3-1	C3-XX / C3-1	
Lot Frontage	40m (Gas Bar)	same	49m
Lot Area	1,400 sq.m	same	7,800 sq.m
Total GFA	N/A	N/A	983.7 sq.m
Front Yard Setback	10 m	5 m	5.7 m
Rear Yard Setback	7.5 m	same	15.63 m
Int. Side Yard Setback	3 m	same	16.48 m
Ext. Side Yard Setback	10 m	same	5 m (3m Canopy)
Lot Coverage (maximum)	35%	same	16.2 % (incl. Canopy)
Building Height (maximum)	10.0 m	same	< 9 m
No. of Stories (maximum)	N/A	N/A	1
Landscape Strip	1.5 m	same	2.0 m
Parking	53 SPACES Total	53 for C3-XX zone / same for C3-1 zone	57 Spaces
H/C Parking	2 (with 76-150) spaces	same	5
Loading Spaces	1 (@1/300-1000) GFA	Gas Bar N/A / 1 for C3-1 zone	1
Adjacent Zones	N/E = BP-5, S = C3-12/RU, W = C3-1		

THE GEM COLLECTION - Garnet info

Additional options see pages 43-45

- Single Scroll
- Double Scroll
- Diamonds
- Rings
- X's

POST RAILS & PICKETS

- Cold Formed Steel Tubing Exterior and Interior
- Galvalume® Coating
- Chromate Conversion Coating
- Electrostatically Applied
- Thermally Bonded Polyester Powder Coating
- Minimum Film Thickness 2.5 mm
- E-coating available

STANDARD PANEL WIDTH

- 92 5/8" (2353mm)

STANDARD PANEL HEIGHTS

- 48" (1219mm)
- 50" (1270mm)
- 60" (1524mm)
- 72" (1829mm)
- Optional Heights Available Upon Request

STANDARD GATE OPENINGS INSIDE POSTS

- 38 1/2" (978mm)
- 46 1/4" (1175mm)
- 61 3/4" (1568mm)
- Optional Gate Opening Available Upon Request
- Optional Lock Box Available

STANDARD COLOURS

- High Gloss Black, White, Brown, Green, Flat Black.
- Textured Black.
- Custom Colours Available Upon Request

WARRANTY 5 YEARS

- Upon Request
- Extended Warranty Available

3 HOLLAND DRIVE, BOLTON, ONTARIO, L7E 1G7, CANADA
 OFFICE (905) 857-1010 - FAX (905) 857-9538 - TOLL FREE 1(866) 955-0355
 www.nuvoiron.com Email: info@nuvoiron.com

No.	Date	Description	Drawn	Checked
3	09 MAR '22	ISSUED FOR SPA	MJ	BRS
2	21 OCT '20	REVISED HANDICAPPED PARKING	BRS	JS
1	31 JUL '20	REVISED AS PER CITY COMMENTS	BRS	JS
0	22 JAN '20	ISSUED FOR SPA AMENDMENT	SK	JS

REVISIONS

J + B ENGINEERING INC.

TORONTO: 25 CENTURIAN DR. SUITE 201 MARKHAM, ON L3R 9S8 416 225 2036

CALGARY: 707-10TH AVE. SW SUITE 100 CALGARY AB T2R 0B3 403 355 2255

OWNER/CLIENT:

CAROM MANAGEMENT INC.

Project: **SITE PLAN**

15255 LESLIE ST. & 1540 WELLINGTON ST. E AURORA, ON

File No: 200102	Date: 22 JAN '20
Drawn By: SK	Scale: 1:300
Checked By: JS	Sheet 1 of 1
Plotting Scale: 1=1	Dwg. File: 200102-P-200
Drawing No: P-200	Drawing Size: D