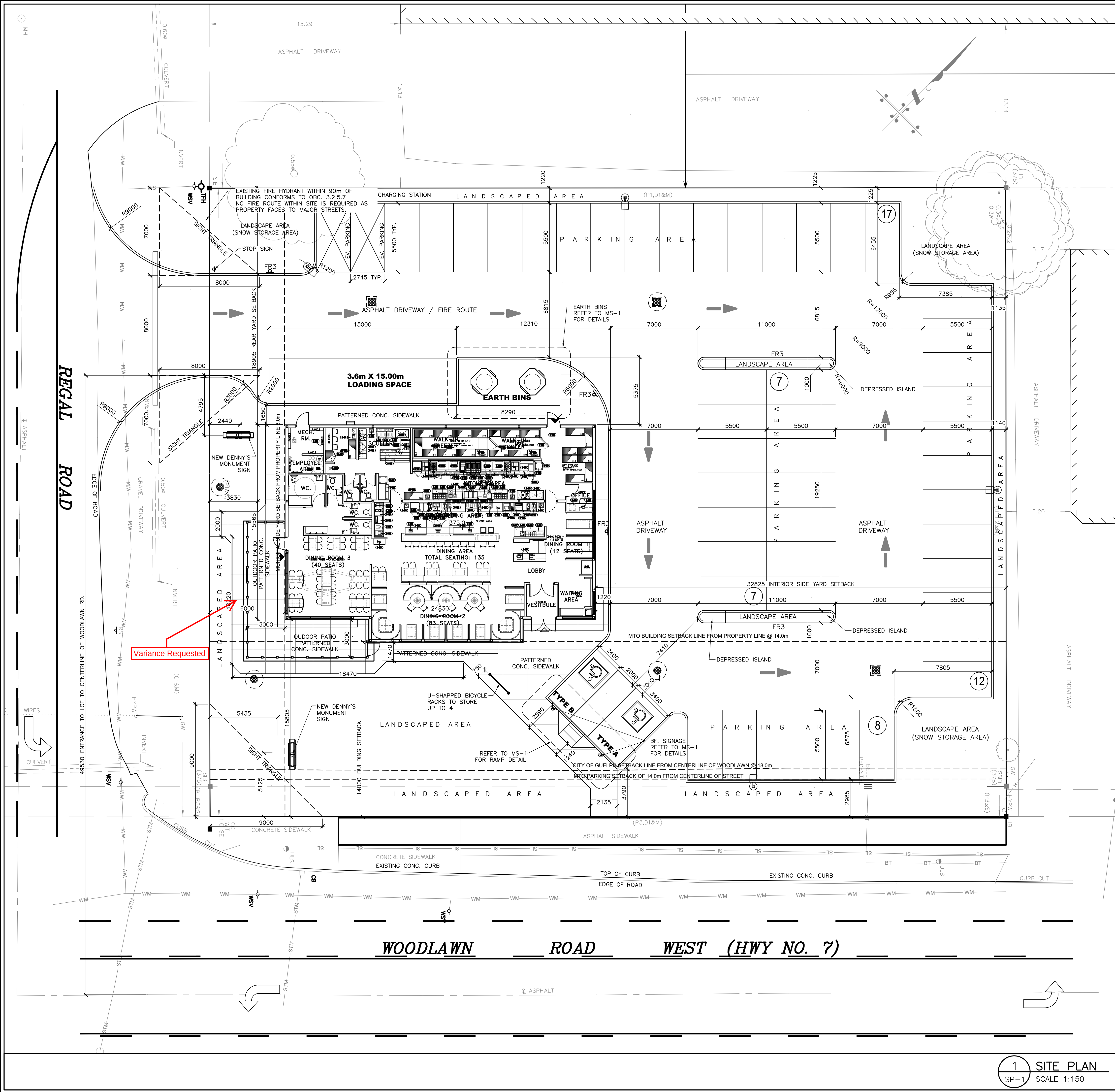
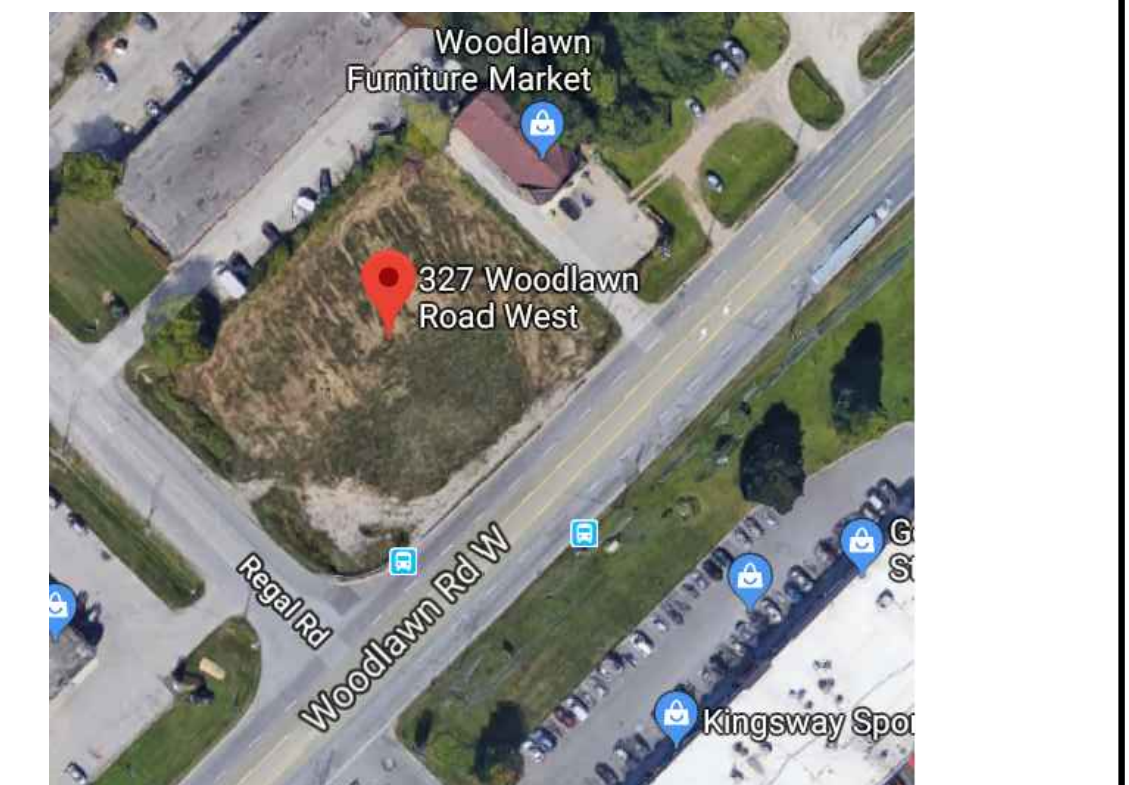




ZONING CATEGORY: SERVICE COMMERCIAL ZONE (SC.1-50)		PROVIDED	BY-LAW REQUIREMENT
TOTAL LOT AREA		3,202.62m² (0.791ac)	N/A
LOT FRONTAGE		101.59m	30.0m (MIN.)
LOT DEPTH		63.70m	N/A
BUILDING AREA	NEW RESTAURANT	375.0m²	N/A
	RESTAURANT GFA	375.0m²	N/A
LOT COVERAGE	TOTAL (SQ.M)	375.0m²	N/A
	TOTAL (%)	12.76%	N/A
EXTERIOR SIDE YARD SETBACK (WOODLAWN RD.)	BLDG	14.0m	18.0m (C PER PROVISIONS MTO 14.0m (PROP LINE))
FRONT YARD SETBACK (REGAL RD.)	BLDG	6.00m	6.00m AS PER PROVISIONS
INTERIOR SIDE YARD SETBACK	BLDG	18.91m	3.0m
REAR YARD SETBACK	BLDG	32.87m	6.00m
HEIGHT	BLDG	7.50m	¾ BUILDING HEIGHT NOT LESS THAN 6.0m
		1 STOREY	
LANDSCAPING	AREA (SQ.M)	783.20m²	N/A
	AREA (%)	24.45%	10% OF LOT
ASPHALT PAVING	AREA (SQ.M)	2044.42m²	2.5m MIN. LANDSCAPE STRIPS
PARKING SPACES		51 incl. 2 B/F	
PARKING STALL DIMENSIONS		2.75m x 5.5m	RESTAURANT, TAVERN PROVISION 4.13x4.2 1 PER 7.5m² G.F.A. REQUIRED: 50 SPACES
TOTAL PARKING PROVIDED INCL. B/F		51	
TOTAL BICYCLE RACK		3	5% OF 50 STALLS=2.5 ≈ 3
B/F PARKING STALL DIMENSIONS		TYPE ACCESS AISLE = 3.80m x 5.50m TOTAL PROVIDED = 2	
LOADING AREA DIMENSIONS		3.6m x 15.0m	N/A
ENTRANCE AND EXIT WIDTHS		9.0m	N/A

- GENERAL NOTE:**
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 - DRAWINGS ARE NOT TO BE SCALED. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
 - ALL STRUCTURAL & MEP DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL/MECH./ELECT. ENGINEERS PRIOR TO CONSTRUCTION
 - CONSTRUCTION TO BE DONE AS PER APPROVED BUILDING PERMIT AND CONSTRUCTION DRAWINGS. NO ADDITIONS OR REVISIONS WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. LATEST REVISION SHOWN SHALL APPLY.

- IMPORTANT NOTES**
- ALL INTERIOR DESIGNS & FINISHES TO FOLLOW/COORDINATED WITH DENNY'S RESTAURANT PROPRIETARY STANDARDS. ANY DISCREPANCIES SHOULD BE REPORTED TO OWNER/DENNY'S CONSULTANT(S). UNLESS OTHERWISE NOTED ALL INTERIOR DESIGNS & FINISHES AS PER DENNY'S STANDARD DRAWINGS WILL TAKE PRECEDENCE
 - REFER TO DENNY'S RESTAURANT HERITAGE 2.0 STANDARD DRAWINGS FOR CORRELATING INTERIOR DESIGNS, FINISHES & MATERIAL SPECIFICATIONS
 - PRIMARY CONSULTANT (GAMA) IS ONLY RESPONSIBLE FOR THE SHELL OF THE BUILDING AND RELATED MEP SUPPLIES & STRUCTURAL. ANY CONFLICTS OR DISCREPANCIES BETWEEN INTERIOR DESIGNS, FINISHES & MATERIAL SPECIFICATIONS SHOULD BE REPORTED IMMEDIATELY TO THE PRIMARY CONSULTANT, OWNER AND DENNY'S CONSULTANT(S)
 - ALL EQUIPMENT RELATING TO GAS/ELECTRICAL SUPPLIES, REFER TO DENNY'S EQUIPMENT STANDARDS AND SCHEDULES. ANY DISCREPANCIES OR OMISSIONS SHOULD BE REPORTED IMMEDIATELY TO ALL PARTIES INVOLVED PRIOR TO INSTALLATION
 - GENERAL CONTRACTOR TO REVIEW AND CONFIRM ALL INTERIOR DESIGNS, FINISHES & MATERIALS PRIOR TO INSTALLATION



KEY PLAN

LEGAL DESCRIPTION:
PLAN OF SURVEY
WITH TOPOGRAPHIC FEATURES OF
PART LOT 1
CONCESSION 5, DIVISION D
(GEOGRAPHIC TOWNSHIP OF GUELPH)
BEING IN THE
CITY OF GUELPH
COUNTY OF WELLINGTON

10	AUG.20.20	ISSUED FOR OUTDOOR PATIO VARIANCE	WT	MAG
10	MAR.02.20	ISSUED FOR BUILDING PERMIT	WT	MAG
9	FEB.28.20	REV'D & ISSUED FOR SPA 4TH SUBMISSION	WT	WAM
8	JAN.27.20	REV'D & ISSUED FOR SPA 3RD SUBMISSION	WT	WAM
7	JAN.17.20	ISSUED FOR ARCH CONSULTANT FOR REVIEW	WT	MAG
6	DEC.12.19	REV'D & ISSUED FOR SPA 2ND SUBMISSION	WT	WAM
5	OCT.30.19	REV'D & ISSUED FOR SPA 1ST SUBMISSION	WT	WAM
4	OCT.08.19	ISSUED FOR SPA TR-ENG REVIEW	WT	WAM
3	SEP.30.19	REV'D & RE-ISSUED AS PER COMMENTS	WT	WAM
2	AUG.29.19	REV'D & RE-ISSUED AS PER COMMENTS	WT	WAM
1	AUG.16.19	ISSUED FOR CLIENT REVIEW	WT	WAM

GAMA Engineering Inc.
8611 Weston Road, Suite 35B - Vaughan, Ontario - L4L 9P1
Tel: 905-264-9295
www.gamaeng-inc.com

CLIENT/OWNER:

2437637 ONTARIO INC.
218 EXPORT BLVD., SUITE 408,
MISSISSAUGA, ONTARIO, L5T 1Y4
TEL: 416-951-7253

PROJECT/ADDRESS:

**327 WOODLAWN ROAD WEST (HWY NO. 7)
GUELPH, ONTARIO**

CITY FILE NO.: SP19-038

TITLE: **PROPOSED PATIO SITE PLAN**

DESIGN:	WAM	DWN BY:	WT	DRAWING No.
SCALE:	AS DRAWN	DWG. FILE:	1942-SP-1P	SP-1P
DATE:	AUG.20.20	PROJ. No.	1942	