

Legend

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Environmental

Protection/Flood Overlay

- Flood Fringe
- Floodway
- Environmental Protection (EP1)
- Environmental Protection (EP2)

Zoning

Floodlines/Regulation Limit

- 100 Year Flood Line
- 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

Zoning (Displays 1:16000 to 1:500)

Notes



0 89 177 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

March 9, 2018



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Notes



DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY S R ARCHITECTURE INC. IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

ALL WORK TO CONFORM TO OBC 2012 REQUIREMENTS. WORK ONLY FROM LAYOUTS APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL LAYOUTS AND CALCULATIONS REMAIN THE PROPERTY OF S R ARCHITECTURE INC. NO PORTION OF THESE SPECIFICATIONS OR DRAWINGS MAY BE USED AGAIN WITHOUT THE EXPRESS WRITTEN PERMISSION

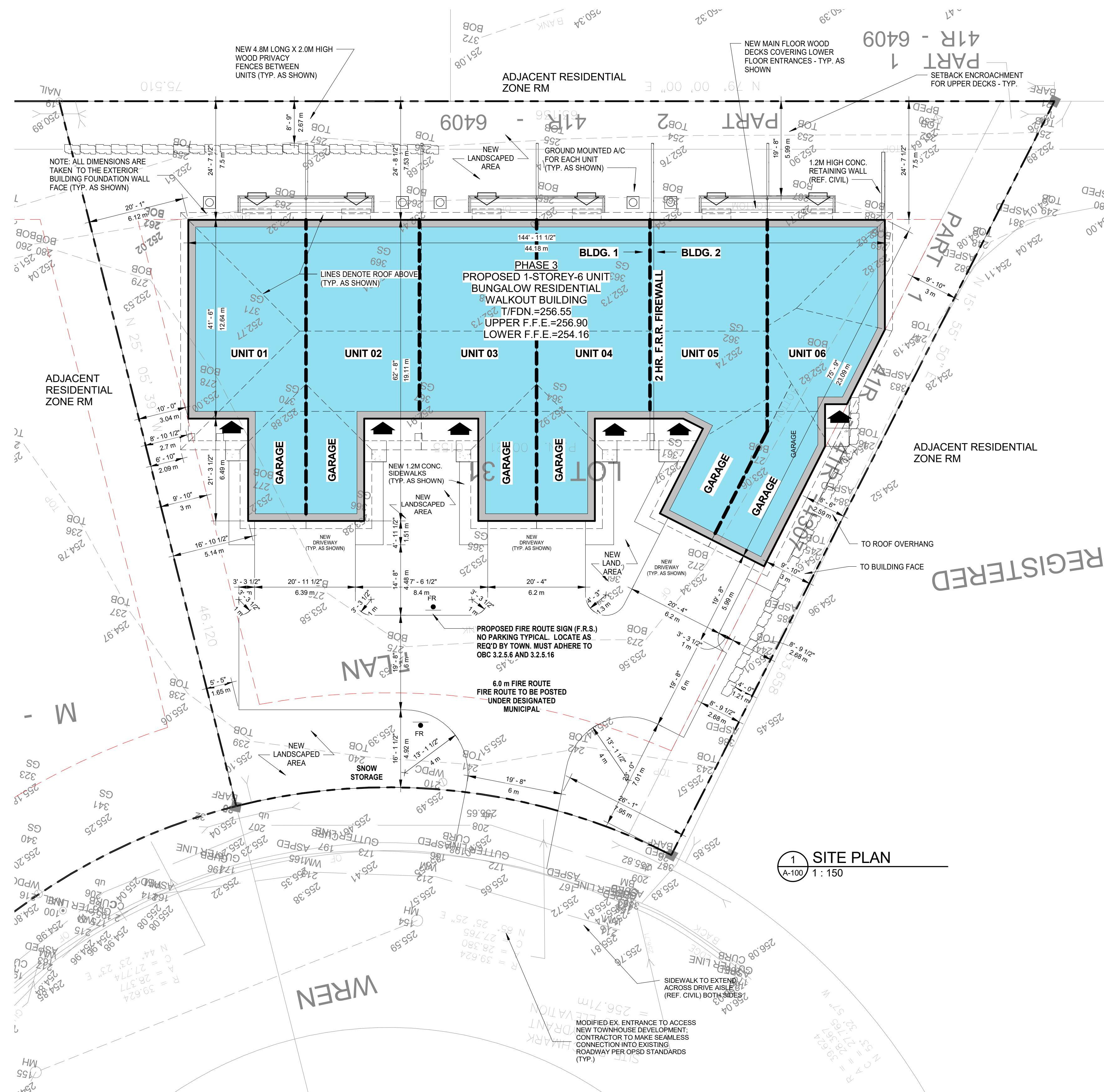
Revision / Issue Schedule			
Rev.	Iss.	Description	Date
1	JW	PRECONSULTATION SUB.	17-10-23
2	JW	SITE PLAN APPROVAL - 1ST SUB.	17-12-21
3	JW	SITE PLAN RESUBMISSION NO.1	18-04-10
4	JW	MINOR VARIANCE SUBMISSION	18-04-12

AVERAGE GRADE CALCULATIONS (BASED ON PERIMETER GRADES FROM CIVIL DRAWING)

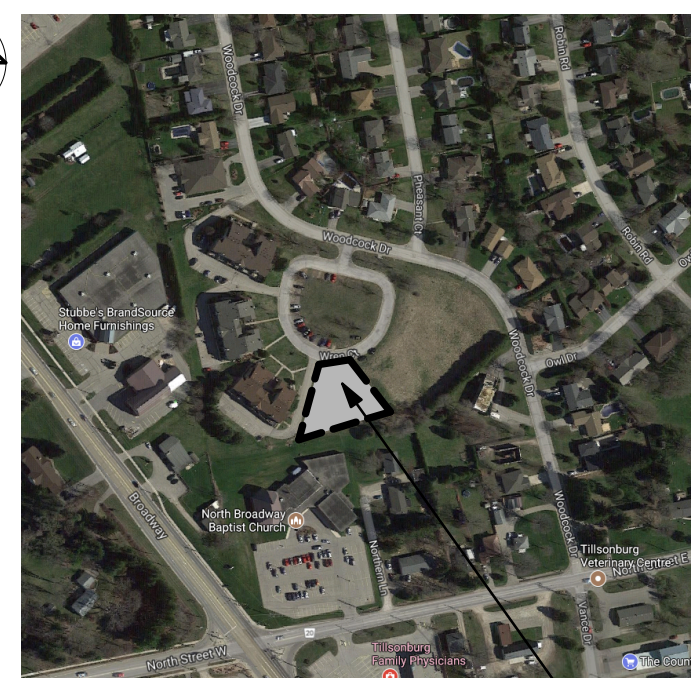
NORTH SIDE:
NW CORNER = 254.00
NE CORNER = 256.40
EAST SIDE:
EN CORNER = 256.10
SOUTH SIDE:
SW CORNER = 253.56
SE CORNER = 253.56
WEST SIDE:
WS CORNER = 254.55

**THEREFORE, THE AVERAGE
FINISHED GRADE = 254.69**
T/FD.N.=256.55
UPPER F.F.E.=256.90
LOWER F.F.E.=254.16

STREET FRONTING TOWNHOUSE	RM			
OVERALL LOT STATISTICS	REQ'D (SM/M)	COMPLIANT (SM/M)		
LOT DEPTH (M)	30 M	53.65 M		
LOT FRONTAGE (MIN.) (M) VARIANCE REQ.	36M	28.34 M		
NUMBER OF ATTACHED DWELLINGS	MAX. 8	6		
LOT AREA (MAXIMUM) VARIANCE REQ.	REQ. 320 SM PER UNIT	PROV. 344 SM PER UNIT		
LOT AREA (MINIMUM) (SM)	150 SM FOR INTERIOR UNIT & 240 SM FOR END UNIT = 1,080 SM	2,063 SM		
LOT AREA (SM)		2,063.22	100.00%	
LOT COVERAGE (MAX.)	40% OF LOT AREA	710.52	34.44%	
LANDSCAPED OPEN SPACE (SM)	30% OF LOT AREA	1,015.70	49.23%	
PAVED HARD SURFACE AREA (SM)	N/A	337.00	16.33%	
GROSS FLOOR AREA (MIN.)	75 SM PER DWELLING UNIT	>75 SM PER DWELLING UNIT		
HEIGHT OF BUILDING (MAX.)	11M	<11M		
AMENITY AREA (MIN.)	40 SM PER DWELLING UNIT	50 SM PER UNIT		
BUILDING AREA & DENSITY MATRIX	MAIN FLOOR	LOWER FLOOR	GARAGE	TOTAL
UNIT 1	94.78	94.40	23.93	213.11
UNIT 2	92.76	92.39	23.93	209.08
UNIT 3	92.76	92.39	23.93	209.08
UNIT 4	92.76	92.39	23.93	209.08
TOTAL BUILDING 1 SIDE	373.06	371.57	95.72	840.35
UNIT 5	93.19	93.09	28.21	214.49
UNIT 6	94.63	85.08	25.71	205.42
TOTAL BUILDING 2 SIDE	187.82	178.17	53.92	419.91
TOTALS:	561	550	150	1,260
PARKING REQUIREMENTS (AUTOMOBILE)	REQ'D	SITE	comply	
RESIDENTIAL - 2.0 PER UNIT (LOCATED IN DRIVEWAY & INT. CARPORT PER UNIT)	12	12	YES	
VISITOR	N/A	N/A	N/A	
BARRIER FREE PARKING (PROV. IN VISITOR)	N/A	N/A		
PARKING STANDARDS (AUTOMOBILE)	REQ'D (M)	COMPLIANT		
PARKING STALL - ABOVE GRADE	2.7 X 5.5	YES		
PARKING STALL - DRIVEWAY	3.0 X 6.0	YES		
PARKING STALL - INTERIOR GARAGE	2.7 X 6.0	YES		
ACCESSIBLE PARKING STALL	3.4 X 5.5	YES		
SINGLE LOADED DRIVE ISLE	3.0	YES		
DOUBLE LOADED DRIVE ISLE - TWO WAY	6.0	YES		
SETBACKS	REQ'D (M)	PROVIDED (M)		
FRONT	6.0	17.00		
SIDE YARD (EAST)	3.0	3.00		
SIDE YARD (WEST)	3.0	3.00		
REAR	7.5	7.50		



1 SITE PLAN
A-100 1:150



KEY PLAN - N.T.A.S. SITE

CREDIT NOTES:
THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE DRAWING: 16-12749; REF. H.F.1 DATED: SEPTEMBER 13, 2017
BY KIM HUSTED SURVEYING LTD.
SR ARCHITECTURE INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.

LEGAL LAND DESCRIPTION:
LOTS 131, 132 AND 134
REGISTERED PLAN M-16
TOWN OF TILLSONBURG
COUNTY OF OXFORD

SURVEYORS INFO
KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG ON, N4G 3J8
PHONE: 519-842-3638

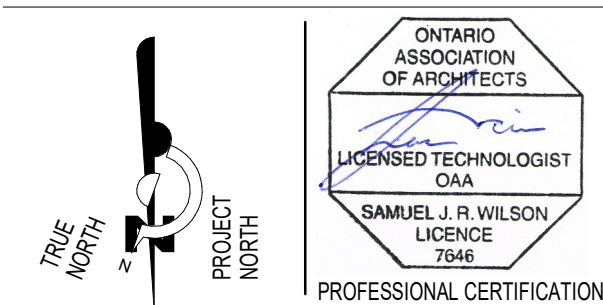
GARBAGE AND RECYCLING
THIS PROPERTY IS ELIGIBLE FOR MUNICIPAL COLLECTION OF GARBAGE, RECYCLABLE MATERIAL AND LEAF AND YARD WASTE. COLLECTION OF GARBAGE, RECYCLABLE MATERIAL AND LEAF AND YARD WASTE WILL BE PROVIDED THROUGH WEEKLY WASTE PICKUP. RECYCLING IS STRONGLY ENCOURAGED. ALL WASTE TO BE STORED WITHIN EACH UNIT. UNTIL REGULAR DAY OF WASTE COLLECTION, EACH TENANT WILL MOVE ALL GARBAGE / RECYCLABLES ONTO STREET SIDE FOR MUNICIPAL PICK UP AS REQUIRED.

LIGHTING NOTE
LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS. MUST PROVIDE "HOUSE SHIELDS" WHERE NEEDED, TO COMPLETELY ELIMINATE GLARE TO ADJACENT PROPERTIES. ALL LIGHT FIXTURES TO BE WALL & SURFACE MOUNTED ONLY.

GENERAL SITE PLAN NOTES:
1. ALL SITE PLAN DRAWINGS ARE FULLY COORDINATED WITH LANDSCAPE AND ENGINEERING DRAWING SUBMISSIONS
2. THE PROPERTY OWNER IS RESPONSIBLE FOR RIGHT-OF-WAY REPLACEMENT OR REPAIR COSTS TO CITY STANDARDS
3. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC LANDS
4. ALL SNOW STORAGE SHALL BE STORED ON SITE. SURPLUS SNOW SHALL BE REMOVED OFF SITE AT THE OWNERS EXPENSE
5. ALL ROOFTOP MECHANICAL EQUIPMENT TO BE FULLY SCREENED FROM PUBLIC VIEWS
6. UNDERGROUND PARKING AND STRUCTURE PARKING WALLS TO BE PAINTED WHITE OR LIGHT COLOUR
7. SIGNAGE PROPOSED IS SHOWN FOR SITE PLAN CONCEPT ONLY AND IS SUBJECT TO THE SIGN BY-LAW
8. ALL RETAINING WALLS TO BE CHARCOAL GREY CONCRETE SMOOTH FINISH WITH DECORATIVE REVEALS IN LOCATIONS INDICATED
9. FOR AVERAGE GRADE CALCULATIONS SEE CALCULATIONS ON THIS PAGE
10. CURBGRILLS AND HANDRAILS
11. ON RETAINING WALLS, SEE LANDSCAPING DRAWINGS. FOR ALL BUILDING RAILINGS: SEE ARCHITECTURAL DRAWINGS. ALL EXTERIOR BUILDING RAILINGS ARE TO BE METAL CONSTRUCTION, PAINTED CHARCOAL GREY FINISH

GENERAL NOTES:
1. ALL WORK THAT IMPACTS THE TOWN BOULEVARDS ARE TO BE RE-INSTATED TO CITY STANDARDS
2. ANY DAMAGE DONE TO ROADWAYS WILL BE RE-INSTATED USING THE CITY STANDARDS
3. FLUSH CURBING IS REQUIRED AT THE ENTIRE FRONTAGE AS SIDES OF THE BARRIER FREE PARKING SPACES. REFER TO CITY STANDARDS
4. ALL CONDENSING UNITS TO BE LOCATED AT THE REAR OF THE GROUND FLOOR
5. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY INCLUDING ANY CONSTRUCTION SIGNS
6. ALL BUILDING LIGHTS ARE WALL MOUNTED @ EACH SUITE ENTRANCE - TYP.
7. LIGHTING FIXTURES SHALL BE INSTALLED IN SUCH A MANNER THAT ALL LIGHT EMITTED FROM THE FIXTURE, EITHER DIRECTLY FROM THE LAMP OR A DIFFUSING ELEMENT, OR INDIRECTLY BY REFLECTION OR REFRACTION FROM ANY PART OF THE FIXTURE IS PROJECTED BELOW THE LAMP AND ONTO THE LOT THE LIGHTING IS INTENDED TO SERVE.
8. MINIMUM DISTANCE OF LIGHTING FIXTURES FROM ANY LOT LINE IS 4.5M

DRAWING LEGEND			
LOCATION OF PRINCIPAL BUILDING ENTRANCES FOR PUBLIC, FIRE FIGHTERS AND B.F. USE	LOCATION OF SECONDARY BUILDING ENTRANCES FOR SERVICE / EXITS / ENTRANCE POINTS	BICYCLE PARKING SPACE (REF. LAND. DWGS.)	LOCATION OF LIGHT STANDARD (REF. ELEC.)
FIRE HYDRANT (EX = EXISTING) (PH = PROPOSED)	UNDERGROUND PARKING ACCESS / OVERHEAD DOORS (S.C.) SWIMME CONNECTION	PAINTED ACCESS WALKWAY	GRADE DATUM (SUPERCEDES GRADING PLAN) IN METERS
NUMBER OF PARKING STALLS IN A ROW	H/C DEPRESSIONED CURB/ RAMP (TYPICAL) - AS PER 3.8.3.2(3) IN THE OBC (REF. DETAILS)	FREE STANDING VISITOR PARKING SIGN TO BE POSTED	FREE STANDING ROUTE SIGN PER MUNICIPAL STANDARDS
NO PARKING FIRE ROUTE SIGN PER MUNICIPAL STANDARDS	NO PARKING FIRE ROUTE SIGN PER MUNICIPAL STANDARDS	NO PARKING FIRE ROUTE SIGN PER MUNICIPAL STANDARDS	FREE STANDING LOADING PARKING SIGN TO BE POSTED
PAD MOUNTED TRANSFORMER - REF. ELEC. FOR DETAILS	SOFT LANDSCAPE AREA (REFER TO LANDSCAPE DRAWINGS)	DESIGNATED HANDICAPPED PARKING SPACE - REFER TO CITY STANDARDS FOR PAINTED PARKING	AREA OF PROPOSED NEW BUILDING EXTENT (EXTENT OF FOUNDATIONS)



**WREN COURT
PHASE 3**
17 Wren Crt. Tillsonburg, ON, N4G 5K3
File TSPC7-185 - Lot 131, Plan M-16

SITE PLAN AND STATISTICS

BY [] CHECK [] ISSUED FOR []
JW [] SW [] MINOR VARIANCE SUBMISSION
PROJECT NO.: 17-009
SHEET NO.: 4
SCALE: As indicated
18-04-12
PLOT DATE: 18-04-12 12:05:50 PM