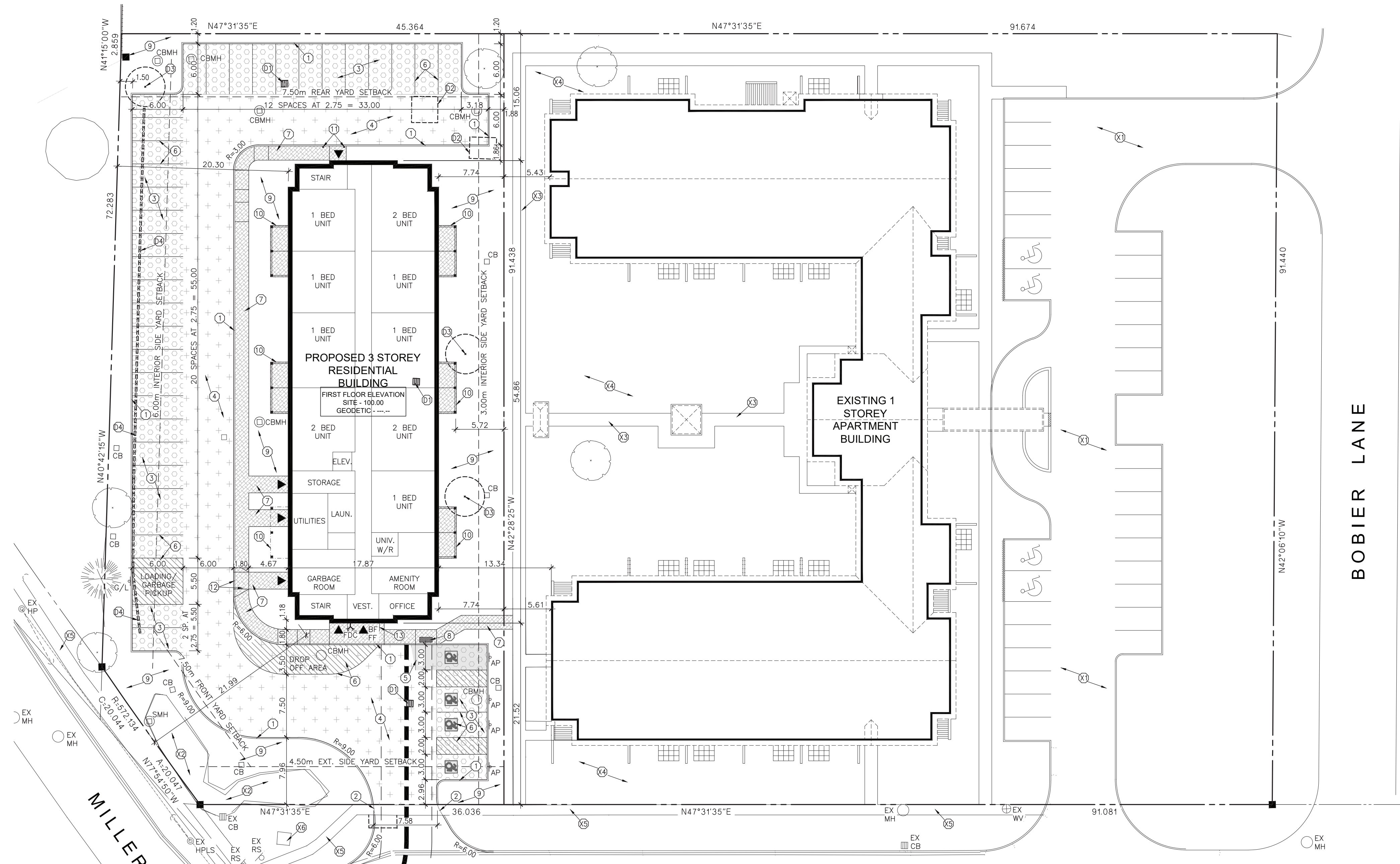


gb



SITE DATA:

MUNICIPAL ADDRESS: LION STREET, DUTTON, ONTARIO
 LEGAL DESCRIPTION: PRELIMINARY PLAN SHOWING SEVERANCE CONCEPT AND TOPOGRAPHICAL DETAIL OF PART OF LOT 12, CONCESSION 4, (GEOGRAPHIC TOWNSHIP OF DUNWICH) IN THE MUNICIPALITY OF DUTTON-DUNWICH, COUNTY OF ELGIN AS PREPARED BY ARCHIBALD, GRAY AND MCKAY LTD., ONTARIO LAND SURVEYORS, COMPLETED ON THE 20TH DAY OF NOVEMBER 2023.

	REQUIRED	PROVIDED	% LOT COVERAGE
AREA OF PROPOSED APARTMENT LOT		4,176.91m ²	100%
ZONING	VR2-1 - VILLAGE RESIDENTIAL 2		
FRONTAGE (MILLER ROAD)	30.0m MIN.	20.046m	
LOT DEPTH	40.0m MIN.	75.142m	
FRONT YARD SET BACK	7.5m MIN.	21.991m	
INTERIOR SIDE YARD SET BACK (EAST)	3.0m MIN.	7.740m	
INTERIOR SIDE YARD SET BACK (WEST)	6.0m MIN.	20.300m	
EXTERIOR SIDE YARD SET BACK (LIONS STREET)	4.5m MIN.	21.520m	
REAR YARD SET BACK (NORTH)	7.5m MIN.	15.058m	
BUILDING HEIGHT (MEAN HEIGHT TO MID-ROOF)	12.6m MAX.	12.525m	
BUILDING AREA	-	962.03m ²	23.03%
TOTAL GROSS FLOOR AREA	-	2,886.09m ²	
DENSITY (UNITS/HECTARE)	-	-	
LANDSCAPED/HARDSCAPED OPEN SPACE AREA	-	1,551.99m ²	37.16%
ASPHALTED AREAS (IMPERVIOUS)	-	1,662.89m ²	39.81%
PARKING SPACES:			
PARKING CALCULATION = 1 SPACE/DWELLING UNIT	33 SPACES	34 REGULAR	
REGULAR PARKING SPACES (2.75m x 6.0m)			
BARRIER-FREE PARKING CALC.:			
PARKING CALCULATION:			
1 SPACE FOR EVERY 50 SPACES			
TYPE 'A' - 3.0m x 6.0m (VAN ACCESSIBLE)	1 SPACE	4 ACCESSIBLE	
TYPE 'B' - 2.4m x 6.0m			
ACCESSIBLE AISLE - 1.5m (ADJACENT TO ABOVE)			
TOTAL		38	
LOADING SPACES:	N/A	1	

	REQUIRED	PROVIDED	% LOT COVERAGE
AREA OF EXISTING RETIREMENT LOT		8,355.37m ²	100%
ZONING	VR2-1 - VILLAGE RESIDENTIAL 2		
FRONTAGE (EAST)	30.0m MIN.	91.440m	
LOT DEPTH	40.0m MIN.	91.081m	
FRONT YARD SET BACK (EAST)	7.5m MIN.	38.169m	
INTERIOR SIDE YARD SET BACK (NORTH)	6.0m MIN.	7.700m	
EXTERIOR SIDE YARD SET BACK (SOUTH)	4.5m MIN.	7.820m	
REAR YARD SET BACK (WEST)	5.0m MIN.	5.432m	
BUILDING HEIGHT (MEAN HEIGHT TO MID-ROOF)	12.0m MAX.	<12.0m	
BUILDING AREA	-	2,103.04m ²	25.17%
TOTAL GROSS FLOOR AREA	-	2,103.04m ²	
DENSITY (UNITS/HECTARE)	-	-	
LANDSCAPED/HARDSCAPED OPEN SPACE AREA	-	4,830.27m ²	57.81%
ASPHALTED AREAS (IMPERVIOUS)	-	1,422.06m ²	17.02%
PARKING SPACES:			
PARKING CALCULATION = 1 SPACE/DWELLING UNIT	25 SPACES	28 REGULAR	
REGULAR PARKING SPACES (2.75m x 6.0m)			
BARRIER-FREE PARKING CALC.:			
PARKING CALCULATION:			
1 SPACE FOR EVERY 50 SPACES			
TYPE 'A' - 3.0m x 6.0m (VAN ACCESSIBLE)	1 SPACE	4 ACCESSIBLE	
TYPE 'B' - 2.4m x 6.0m			
ACCESSIBLE AISLE - 1.5m (ADJACENT TO ABOVE)			
TOTAL		32	
LOADING SPACES:	N/A	N/A	

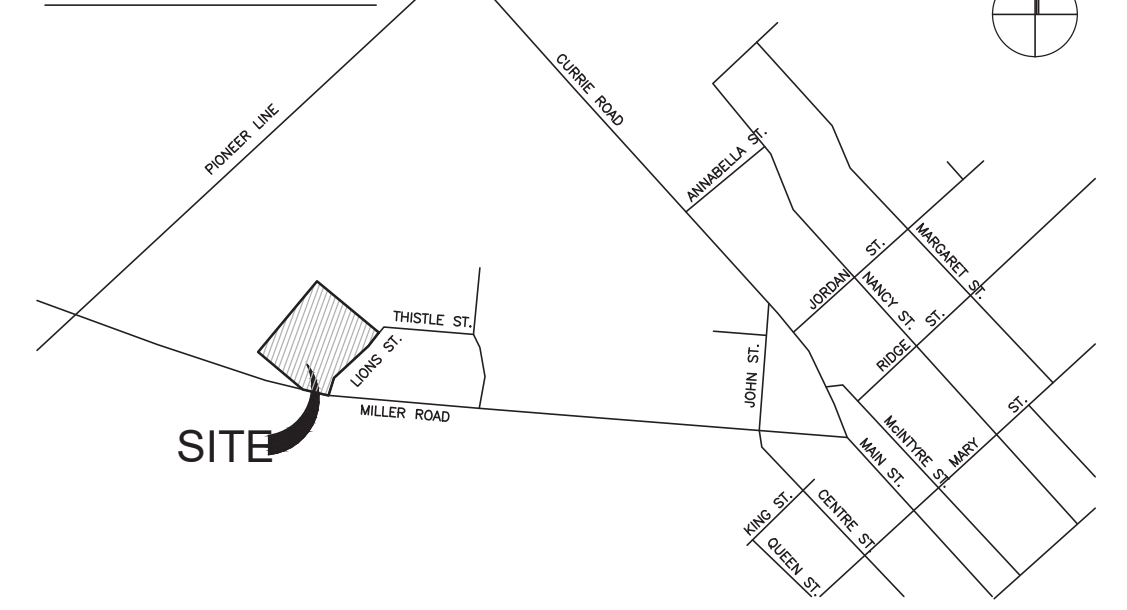
SITE LEGEND:

- PROPERTY LINE
- - - DENOTES FIRE ROUTE
- - - MIN. 6.0m WIDE w/ 12.0m CENTRELINE RADIUS
- ▼ BUILDING EXIT
- BF - DENOTES BARRIER FREE
- FF - DENOTES FIRE FIGHTER PRINCIPAL ENTRANCE
- ACCESSIBLE PARKING
- CB □ NEW CATCH BASIN
- MH ○ NEW MANHOLE
- CBMH ○ NEW CATCH BASIN MANHOLE
- WV ○ NEW WATER VALVE
- FDC Y FIRE DEPARTMENT CONNECTION
- NEW TRAFFIC SIGNAGE REFER TO SIGNAGE LEGEND
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT RAMPED TO BE FLUSH WITH BARRIER CURB
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- EX CB EXISTING CATCH BASIN
- EX MH ○ EXISTING MANHOLE
- EX WV ○ EXISTING WATER VALVE
- EX FH ○ EXISTING FIRE HYDRANT
- EX RS ○ EXISTING ROAD SIGN
- EX HP ○ EXISTING HYDRO POLE w/GUY WIRE (HPLS-HYDRO POLE/LIGHT STANDARD)
- EXISTING TREES TO REMAIN
- NOTE: ALL UNMARKED RADII TO BE 1.00m

SIGNAGE LEGEND:

- AP - ACCESSIBLE PARKING
- G/L - NO PARKING - GARBAGE/LOADING (REMOVABLE SIGN POST)

LOCATION MAP:



DEMOLITION SITE PLAN NOTES

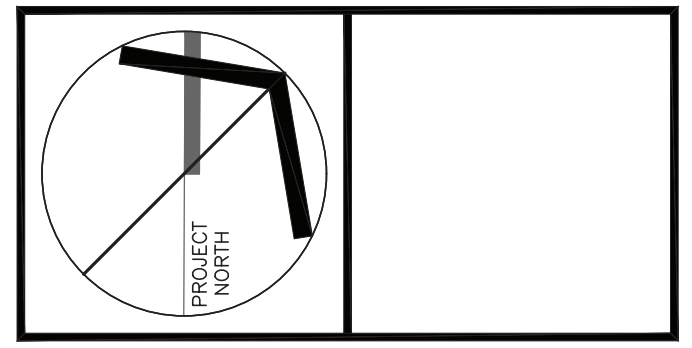
- 11 EXISTING CATCH BASIN TO BE REMOVED AND UNDERGROUND SERVICES TO BE ABANDONED OR REMOVED AS REQUIRED - REFER TO CIVIL DWGS.
- 12 EXISTING OUT BUILDING TO BE REMOVED/ RELOCATED AS PER OWNER'S DIRECTION.
- 13 EXISTING TREE TO BE REMOVED - REFER TO LANDSCAPE DWGS.
- 14 EXISTING ROW OF TREES TO BE REMOVED - REFER TO LANDSCAPE DWGS.

EXISTING SITE PLAN NOTES

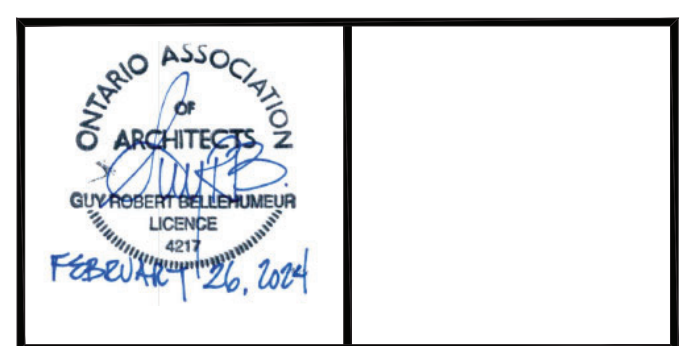
- 15 EXISTING ASPHALT PARKING SURFACE TO REMAIN
- 16 EXISTING PLANTING BED AND TREES TO REMAIN
- 17 EXISTING CONCRETE SIDEWALK TO REMAIN
- 18 EXISTING LANDSCAPE AREA TO REMAIN
- 19 EXISTING MUNICIPAL SIDEWALK TO REMAIN
- 20 EXISTING ELECTRICAL SERVICE EQUIPMENT TO REMAIN

SITE PLAN NOTES

- 1 STANDARD CONCRETE BARRIER CURB
- 2 CURB PROFILE AT MUNICIPAL SIDEWALK - FLUSH WITH SIDEWALK SURFACE
- 3 STANDARD DUTY ASPHALT
- 4 HEAVY DUTY ASPHALT
- 5 RAMPED ASPHALT SURFACE TO BE FLUSH WITH BARRIER CURB - MAXIMUM 1/2" ROLL-OVER FOR BARRIER FREE ACCESS
- 6 PAINTED LINE MARKINGS AND GRAPHICS
- 7 CONCRETE SIDEWALK - REFER TO CIVIL AND LANDSCAPE DWGS.
- 8 TACTILE WARNING INDICATOR AT BARRIER FREE PARKING SPACE ACCESS AISLE
- 9 LANDSCAPED AREA - REFER TO LANDSCAPE DWGS.
- 10 LINE OF EXTENT OF UPPER FLOORS RESIDENTIAL SUITE BALCONIES OR FIRST FLOOR RESIDENTIAL SUITE PATIOS WHERE APPLICABLE
- 11 CONCRETE FILLED PAINTED STEEL PIPE BOLLARD
- 12 DROPPED CURB/SIDEWALK RAMP FOR REFUSE CONTAINER MOVEMENT
- 13 LINE OF ENTRANCE CANOPY ABOVE



gb architect inc.
 430 ONTARIO STREET
 STRATFORD, ONTARIO, N5A 3J2
 PHONE (519) 272-0073 FAX (519) 272-1433



"Guy R. Bellehumeur, B. Arch., OAA, MRAIC, Principal Architect of GB ARCHITECT INC. is the designer for this project with respect to all architectural work identified on this drawing sheet. The Ontario Association of Architects has assigned Guy R. Bellehumeur & GB ARCHITECT INC. BCDN 4217 as per requirements of the Ministry of Municipal Affairs & Housing Bill 124."

The Architect above has exercised responsible control with respect to design activities. The Architect's seal number is their BCDN number.

No.	DATE	REVISION
1.	JAN. 19/24	ISSUED FOR 75% REVIEW
2.	FEB. 26/24	ISSUED FOR SPA

RESIDENTIAL DEVELOPMENT
 LIONS STREET
 DUTTON, ONTARIO

PRINT DATE:	February 26, 2024
DATE:	February 26, 2024
DRAWN BY:	---
CHECKED BY:	G.R.B.
SCALE:	1:300
PROJECT No.:	22-2238

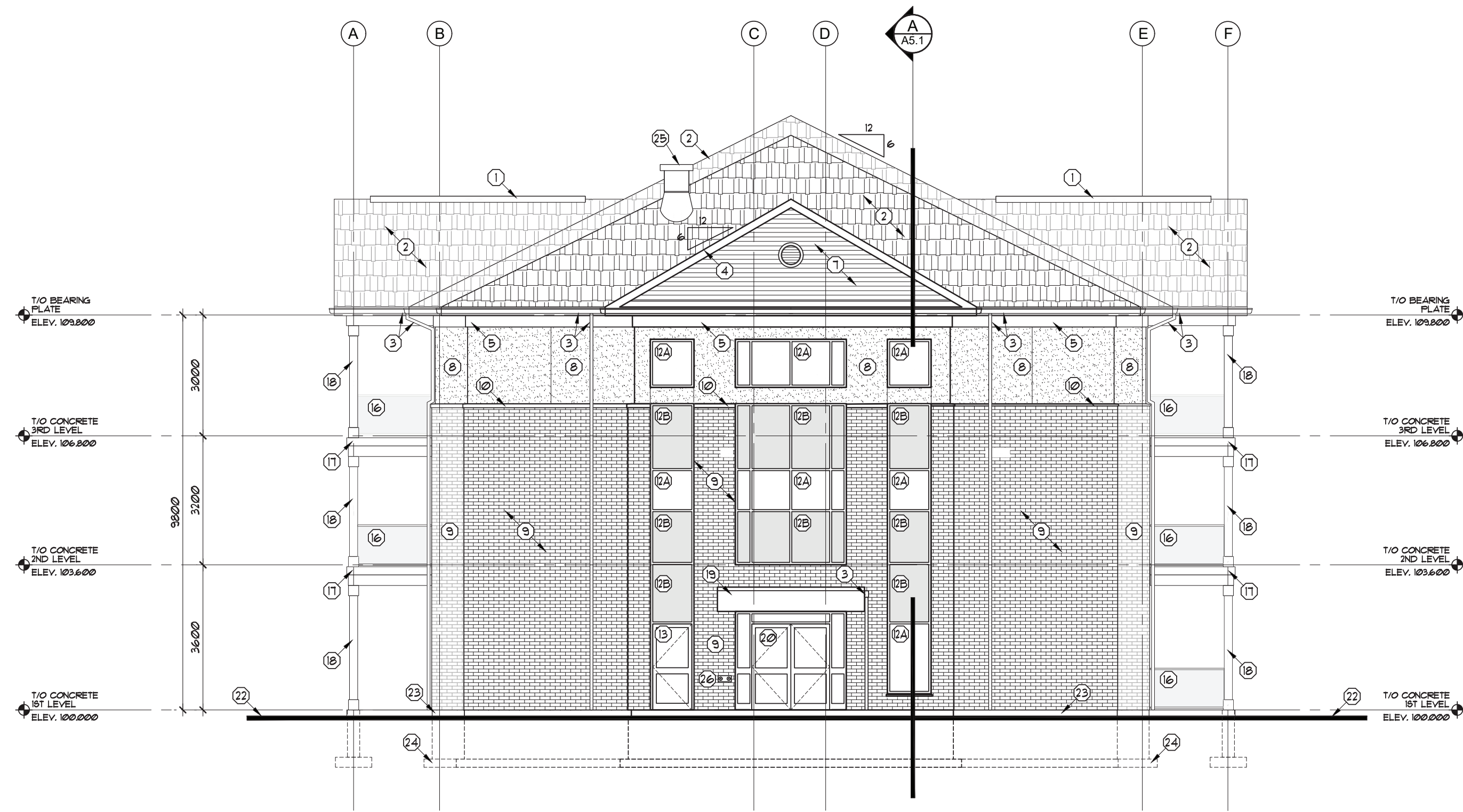
SITE PLAN
A1.1

gb

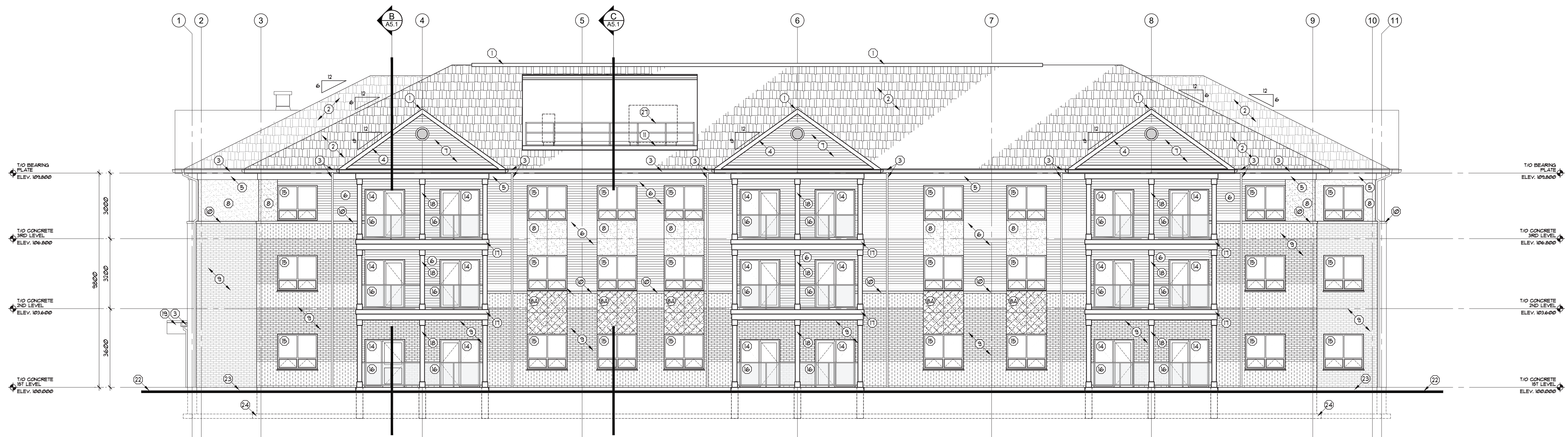
CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL DISCREPANCIES OR AMBIGUITIES TO THE ARCHITECT PRIOR TO ISSUANCE OF CONTRACT. ALL WORK SHALL BE CARRIED OUT ACCORDING TO LATEST VERSIONS OF THE ONTARIO BUILDING CODE, OTHER APPLICABLE CODES, AND ALL AUTHORITIES HAVING JURISDICTION. DRAWINGS MUST BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS. DO NOT SCALE DRAWINGS.

MATERIALS LEGEND:

- ① RIDGE VENT
COLOUR: BROWN
- ② ASPHALT SHINGLES
SHINGLE PATTERN
COLOUR: BROWN
- ③ PREFINISHED METAL GUTTER AND DOWNSPOUT
COLOUR: TAN
- ④ PRECAST ALUMINUM CLAD FASCIA/SOFFIT
COLOUR: TAN
- ⑤ STUCCO FRIEZE
COLOUR: LIGHT BROWN
- ⑥ PREFINISHED VINYL HORIZONTAL SIDING
COLOUR: LIGHT BROWN WOOD GRAIN
- ⑦ PREFINISHED VINYL HORIZONTAL SIDING
COLOUR: MID-BROWN (GABLE END)
- ⑧ STUCCO
COLOUR: LIGHT BROWN
- ⑨ STUCCO
COLOUR: LIGHT BROWN
PROVIDE A 140mm THICK EIFS INSULATION IN LIEU OF THE STANDARD 90mm. REFER TO PLAN AND SECTION DETAILS D4.220 AND D4.221
- ⑩ BRICK VENEER
COLOUR: BUFF
- ⑪ PRECAST CONCRETE SILL
COLOUR: LIGHT BROWN TO MATCH STONE VENEER
- ⑫ PREFINISHED METAL GAP FLASHING
COLOUR: TAN
- ⑬ SEALED DOUBLE GLAZING SET IN THERMALLY BROKEN PREFINISHED EXTRUDED ALUMINUM WINDOW FRAMING c/w OPERABLE WINDOW WHERE INDICATED
COLOUR: BRONZE #40 ANODIZED
A - VISION GLASS
B - SPANDREL PANEL
- ⑭ SEALED DOUBLE GLAZING SET IN THERMALLY BROKEN PREFINISHED EXTRUDED ALUMINUM ENTRANCE FRAMING c/w SEALED DOUBLE GLAZED TRANSOM
COLOUR: BRONZE #40 ANODIZED
- ⑮ SEALED DOUBLE GLAZING SET IN PREFINISHED VINYL PATIO DOOR/SIDE LITE
COLOUR: LIGHT TAN
- ⑯ SEALED DOUBLE GLAZING SET IN PREFINISHED VINYL WINDOW FRAME
COLOUR: LIGHT TAN
- ⑰ PREFINISHED TOP MOUNTED BALCONY GUARD C/W LAMINATED SAFETY GLASS.
COLOUR: MID-BROWN BALCONY GUARDS
COLOUR: LIGHT TAN/BROWN/BRONZE TINTED GLASS
- ⑱ PRECAST CONCRETE BALCONY SLAB
COLOUR: GREY
- ⑲ BALCONY COLUMN COVER
COLOUR: MID-BROWN TO MATCH BALCONY GUARDS
- ⑳ PREFINISHED METAL CLAD ENTRANCE CANOPY
COLOUR: NAVY BLUE
- ㉑ PAINTED INSULATED HOLLOW METAL DOOR AND FRAME
COLOUR: BUFF TO MATCH BRICK VENEER
- ㉒ INTAKE/EXHAUST LOUVER (REFER TO MECHANICAL DRAWINGS)
COLOUR: TO MATCH ADJACENT
- ㉓ APPROXIMATE FINISHED GRADE
- ㉔ CONCRETE FOUNDATION - SANDBLASTED EXPOSED SURFACES (OWNER'S DISCRETION)
- ㉕ CONCRETE FOOTING
- ㉖ FIRE DEPARTMENT CONNECTION
- ㉗ GARBAGE CHUTE VENT ASSEMBLY
- ㉘ 1010 HGT. METAL GUARDRAIL

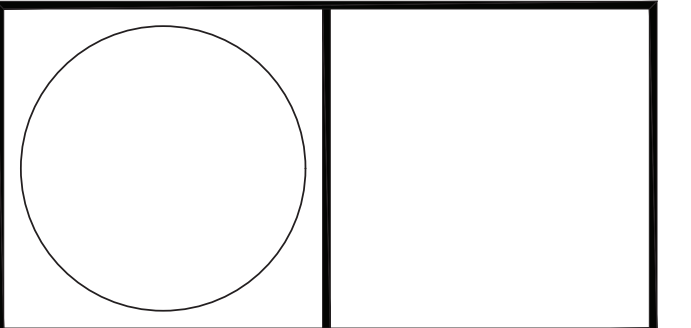


SOUTH (FRONT) ELEVATION (FACING LIONS STREET)

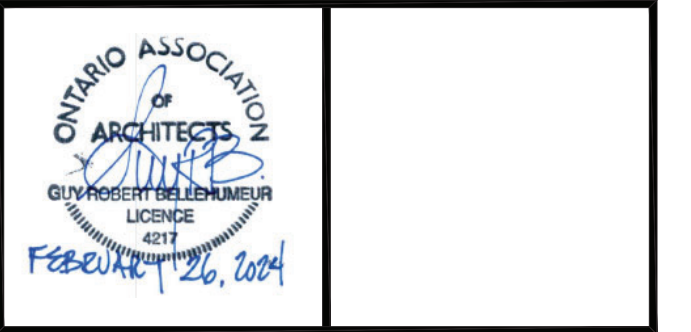


EAST ELEVATION

CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL DISCREPANCIES OR AMBIGUITIES TO THE ARCHITECT PRIOR TO RESUMPTION OF CONTRACT. ALL WORK SHALL BE CARRIED OUT ACCORDING TO LATEST VERSIONS OF THE ONTARIO BUILDING CODE, OTHER APPLICABLE CODES, AND ALL AUTHORITIES MAKING JURISDICTION. DRAWINGS MUST BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS. DO NOT SCALE DRAWINGS.



gb architect inc.
430 ONTARIO STREET
STRATFORD, ONTARIO, N5A 3J2
PHONE (519) 272-0073 FAX (519) 272-1433



"Guy R. Bellehumeur, B. Arch., OAA, MRAIC, Principal Architect of GB ARCHITECT INC. is the designer for this project with respect to all architectural work identified on this drawing sheet. The Ontario Association of Architects has assigned Guy R. Bellehumeur & GB ARCHITECT INC. BCDN 4217 as per requirements of the Ministry of Municipal Affairs & Housing Bill 124."

The Architect above has exercised responsible control with respect to design activities. The Architect's seal number is their BCDN number.

No.	DATE	REVISION
1.	JAN. 19/24	ISSUED FOR 75% REVIEW
2.	FEB. 26/24	ISSUED FOR SPA

RESIDENTIAL DEVELOPMENT

LIONS STREET
DUTTON, ONTARIO

PRINT DATE:	February 26, 2024
DATE:	February 26, 2024
DRAWN BY:	MHW / ABM
CHECKED BY:	G.R.B.
SCALE:	1:100
PROJECT No.:	22-2238

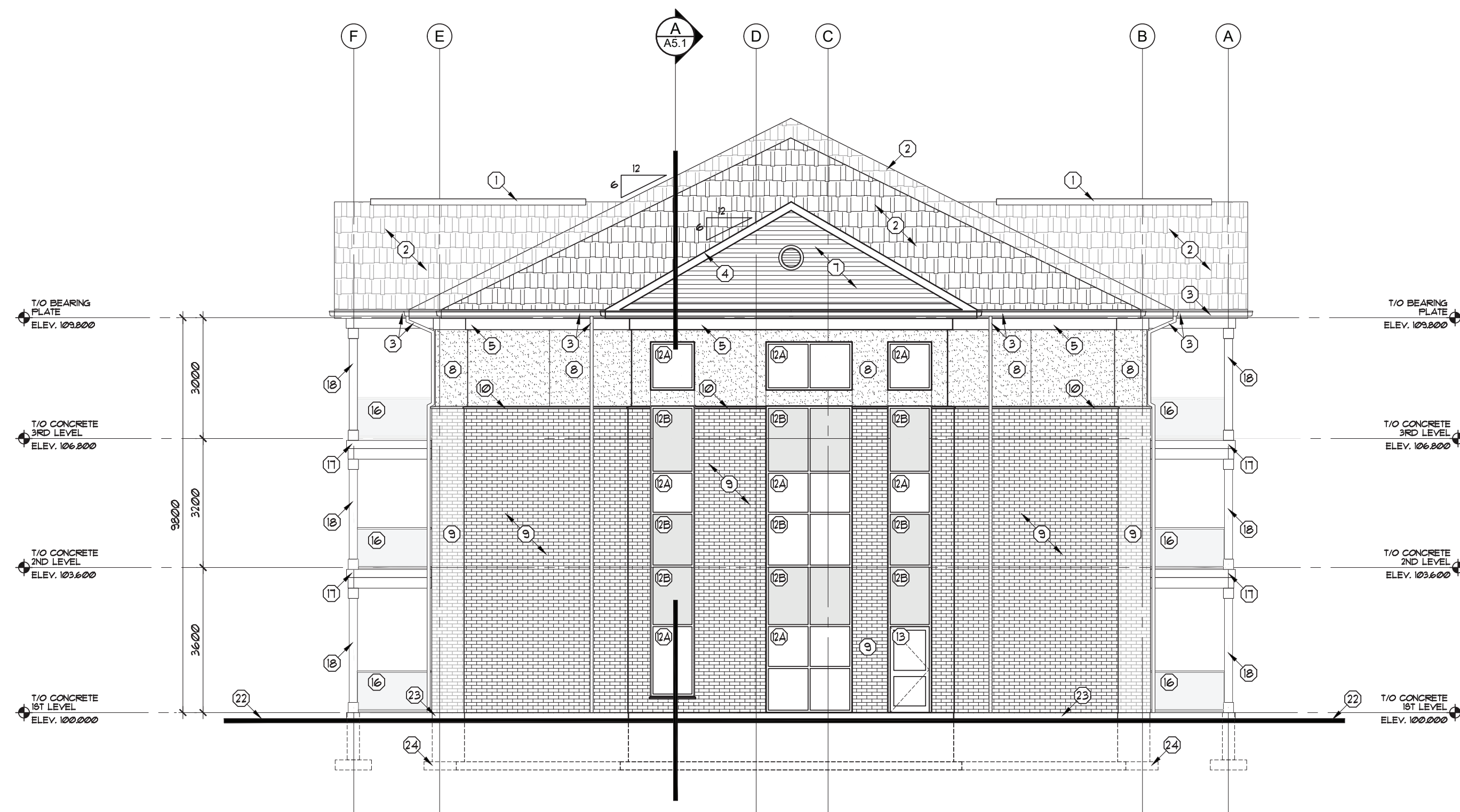
SOUTH AND EAST ELEVATIONS

A4.1

gb

MATERIALS LEGEND:

- ① RIDGE VENT
COLOUR: BROWN
- ② ASPHALT SHINGLES
SHINGLE PATTERN
COLOUR: BROWN
- ③ PREFINISHED METAL GUTTER AND DOWNSPOUT
COLOUR: TAN
- ④ PRECAST ALUMINUM CLAD FASCIA/SOFFIT
COLOUR: TAN
- ⑤ STUCCO FRIEZE
COLOUR: LIGHT BROWN
- ⑥ PREFINISHED VINYL HORIZONTAL SIDING
COLOUR: LIGHT BROWN WOOD GRAIN
- ⑦ PREFINISHED VINYL HORIZONTAL SIDING
COLOUR: MID-BROWN (GABLE END)
- ⑧ STUCCO
COLOUR: LIGHT BROWN
- ⑨ STUCCO
COLOUR: LIGHT BROWN
PROVIDE A 140mm THICK EPS INSULATION IN LIEU OF THE STANDARD 90mm. REFER TO PLAN AND SECTION DETAILS D4.220 AND D4.221
- ⑩ BRICK VENEER
COLOUR: BUFF
- ⑪ PRECAST CONCRETE SILL
COLOUR: LIGHT BROWN TO MATCH STONE VENEER
- ⑫ PREFINISHED METAL GAP FLASHING
COLOUR: TAN
- ⑬ SEALED DOUBLE GLAZING SET IN THERMALLY BROKEN PREFINISHED EXTRUDED ALUMINUM WINDOW FRAMING c/w OPERABLE WINDOW WHERE INDICATED
COLOUR: BRONZE #40 ANODIZED
A - VISION GLASS
B - SPANDREL PANEL
- ⑭ SEALED DOUBLE GLAZING SET IN THERMALLY BROKEN PREFINISHED EXTRUDED ALUMINUM ENTRANCE FRAMING c/w SEALED DOUBLE GLAZED TRANSOM
COLOUR: BRONZE #40 ANODIZED
- ⑮ SEALED DOUBLE GLAZING SET IN PREFINISHED VINYL PATIO DOOR/SIDE LITE
COLOUR: LIGHT TAN
- ⑯ SEALED DOUBLE GLAZING SET IN PREFINISHED VINYL WINDOW FRAME
COLOUR: LIGHT TAN
- ⑰ PREFINISHED TOP MOUNTED BALCONY GUARD C/W LAMINATED SAFETY GLASS.
COLOUR: MID-BROWN BALCONY GUARDS
COLOUR: LIGHT TAN/BROWN/BRONZE TINTED GLASS
- ⑱ PRECAST CONCRETE BALCONY SLAB
COLOUR: GREY
- ⑲ BALCONY COLUMN COVER
COLOUR: MID-BROWN TO MATCH BALCONY GUARDS
- ⑳ PREFINISHED METAL CLAD ENTRANCE CANOPY
COLOUR: NAVY BLUE
- ㉑ PAINTED INSULATED HOLLOW METAL DOOR AND FRAME
COLOUR: BUFF TO MATCH BRICK VENEER
- ㉒ INTAKE/EXHAUST LOUVER (REFER TO MECHANICAL DRAWINGS)
COLOUR: TO MATCH ADJACENT
- ㉓ APPROXIMATE FINISHED GRADE
- ㉔ CONCRETE FOUNDATION - SANDBLASTED EXPOSED SURFACES (OWNER'S DISCRETION)
- ㉕ CONCRETE FOOTING
- ㉖ GARBAGE CHUTE VENT ASSEMBLY
- ㉗ FIRE DEPARTMENT CONNECTION
- ㉘ 1010 HGT. METAL GUARDRAIL

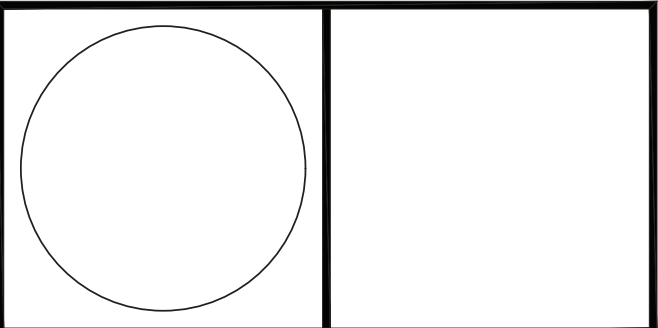


NORTH ELEVATION



WEST ELEVATION

CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL DISCREPANCIES OR AMBIGUITIES TO THE ARCHITECT PRIOR TO RESUMPTION OF CONTRACT. ALL WORK SHALL BE CARRIED OUT ACCORDING TO LATEST VERSIONS OF THE ONTARIO BUILDING CODE, OTHER APPLICABLE CODES, AND ALL AUTHORITIES MAKING JURISDICTION. DRAWINGS MUST BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS. DO NOT SCALE DRAWINGS.



gb architect inc.
430 ONTARIO STREET
STRATFORD, ONTARIO, N5A 3J2
PHONE (519) 272-0073 FAX (519) 272-1433



"Guy R. Bellehumeur, B. Arch., OAA, MRAIC, Principal Architect of GB ARCHITECT INC. is the designer for this project with respect to all architectural work identified on this drawing sheet. The Ontario Association of Architects has assigned Guy R. Bellehumeur & GB ARCHITECT INC. BCDN 4217 as per requirements of the Ministry of Municipal Affairs & Housing Bill 124."

The Architect above has exercised responsible control with respect to design activities. The Architect's seal number is their BCDN number.

No.	DATE	REVISION
1.	JAN. 19/24	ISSUED FOR 75% REVIEW
2.	FEB. 26/24	ISSUED FOR SPA

RESIDENTIAL DEVELOPMENT
LIONS STREET
DUTTON, ONTARIO

PRINT DATE:	February 26, 2024
DATE:	February 26, 2024
DRAWN BY:	MHW / ABM
CHECKED BY:	G.R.B.
SCALE:	1:100
PROJECT No.:	22-2238

NORTH AND WEST ELEVATIONS

A4.2

gb