



SITE DATA

MUNICIPAL ADDRESS: 370 WILLIAM ST. EXETER, SOUTH HURON, ON
 LEGAL DESCRIPTION: LOT 370 AND PART OF LOTS 183 & 184 PLAN 22R-414 REGISTERED PLAN NO. 376 TOWN OF EXETER MUNICIPALITY OF SOUTH HURON

ZONING:	REQUIRED	C4 (CORE COMMERCIAL) PROVIDED
MIN. ZONE AREA	0.0	1,614.0m ²
MIN. FRONTAGE	0.0	37.7m
MIN. PROPERTY DEPTH	0.0	42.2m
MIN. FRONT YARD:	4.0m	1.7m
MIN. INTERIOR SIDE YARD:	3.0m	2.4m
MIN. REAR YARD:	12.0m	2.6m
MAXIMUM ZONE COVERAGE	60%	486.7/1,614.0 = 30.2%
MIN. LANDSCAPED SPACE:	30%	341.8/1,614.0 = 21.2%
MIN. BUILDING HEIGHT	2 STOREYS (7.0m)	2 STOREYS (8.3m)
MAXIMUM BUILDING HEIGHT	4 STOREYS (16.0m)	
PARKING:	1.5 UNIT (10'x15')	15 SPACES (15 + 2 BF) 17 SPACES
SITE AREA		1,614.0m ² (17,372.9ft ²)
BUILDING AREA		486.7m ² (5,238.8ft ²)
SOFT LANDSCAPE AREA		341.8m ² (3,679.1ft ²)
HARD LANDSCAPE AREA		149.8m ² (1,612.4ft ²)
ASPHALT AREA		635.7m ² (6,842.6ft ²)
EXISTING BASEMENT AREA		93.5m ² (1,006.3ft ²)
EXISTING MAIN FLOOR AREA		486.7m ² (5,238.8ft ²)
EXISTING SECOND FLOOR AREA		146.2m ² (1,573.5ft ²)
PROPOSED SECOND FLOOR AREA		70.9m ² (764.0ft ²)
TOTAL GROSS AREA		787.3m ² (8,533.1ft ²)

LEGEND

—	PROPERTY LINE	⊕	NEW LIGHT STANDARD
- - -	SETBACK LINE	⊕	NEW SURFACE MOUNT LIGHT
▼	UNIT ENTRY	□	EXISTING CATCH BASIN
⋯	DENOTES FIRE ROUTE	○	EXISTING MANHOLE
⋯	MIN. 6.0m WIDE WITH MIN. 12.0m CENTRELINE RADIUS	⊕	EXISTING LIGHT STANDARD
♿	ACCESSIBLE PARKING	⊕	EXISTING HYDRO POLE
⊕	FIRE HYDRANT		
⊕	NEW SIGNAGE		
BF	DENOTES BARRIER FREE PARKING		
VP	DENOTES VISITOR PARKING		

SITE NOTES

- PAINTED PAVEMENT MARKINGS
- TEMPORARY SNOW STORAGE (SNOW TO BE REMOVED FROM SITE)
- LANDSCAPED AREA
- CITY SIDEWALK
- GARAGE ENCLOSE WITH ROLL OUT BINS (PRIVATE PICKUP)
- BICYCLE RACK
- PRECAST STEPS
- ASPHALT PAVING
- FENCING - SEE DETAILS
- CONCRETE WALKWAY
- TRUCK TURNAROUND

No.	DATE	REVISION
1	2023.04.11	ISSUE FOR BUILDING PERMIT
2	2023.05.03	RE-ISSUE FOR BUILDING PERMIT
3	2023.05.10	RFI # 2
4	2023.05.16	ZONE CHANGE SUBMISSION

GB ARCHITECT INC.
 430 ONTARIO STREET
 STRATFORD, ONTARIO, N5A 3J2
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"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.
 BCDS Number 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.

2687325
ONTARIO INC.
 56 ANDERSON CRESCENT
 STRATFORD, ON.

LUXE LAKESIDE
STACKED TOWNS
 370 WILLIAM STREET
 EXETER ON.

PRINT DATE:	MAY 3, 2023
DATE:	JAN. 4, 2023
DRAWN BY:	C.F.
CHECKED BY:	G.R.B.
SCALE:	1:100
PROJECT No.:	136.22.1

SITE PLAN
A0.0

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