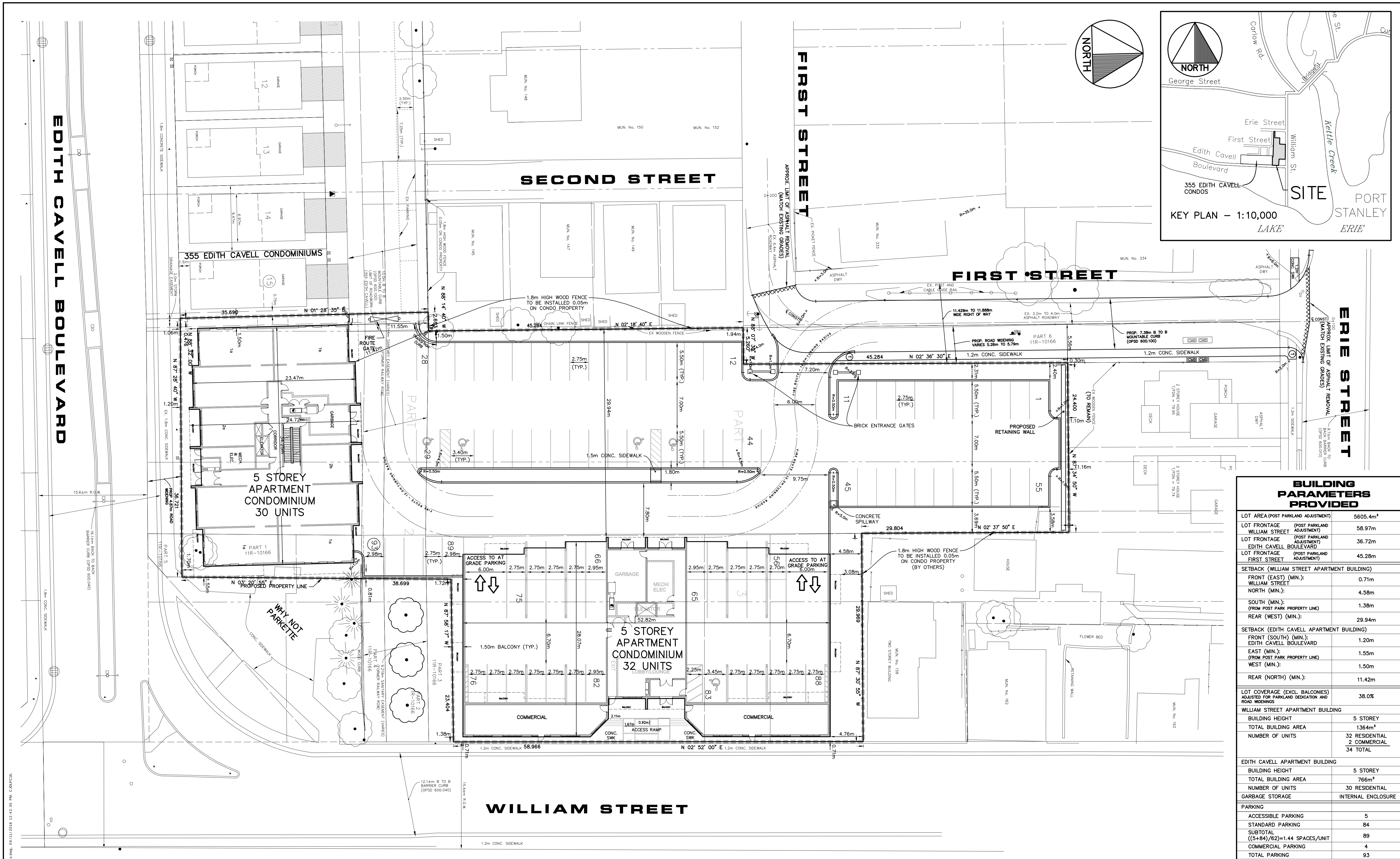




BUILDING PARAMETERS PROVIDED	
LOT AREA (POST PARKLAND ADJUSTMENT)	5605.4m ²
LOT FRONTAGE (POST PARKLAND ADJUSTMENT) WILLIAM STREET	58.97m
LOT FRONTAGE (POST PARKLAND ADJUSTMENT) EDITH CAVELL BOULEVARD	36.72m
LOT FRONTAGE (POST PARKLAND ADJUSTMENT) FIRST STREET	45.28m
SETBACK (WILLIAM STREET APARTMENT BUILDING)	
FRONT (EAST) (MIN.): WILLIAM STREET	0.71m
NORTH (MIN.):	4.58m
SOUTH (MIN.): (FROM POST PARK PROPERTY LINE)	1.38m
REAR (WEST) (MIN.):	29.94m
SETBACK (EDITH CAVELL APARTMENT BUILDING)	
FRONT (SOUTH) (MIN.): EDITH CAVELL BOULEVARD	1.20m
EAST (MIN.): (FROM POST PARK PROPERTY LINE)	1.55m
WEST (MIN.):	1.50m
REAR (NORTH) (MIN.):	11.42m
LOT COVERAGE (EXCL. BALCONIES) ADJUSTED FOR PARKLAND DEDICATION AND ROAD WIDENINGS	38.0%
WILLIAM STREET APARTMENT BUILDING	
BUILDING HEIGHT	5 STOREY
TOTAL BUILDING AREA	1364m ²
NUMBER OF UNITS	32 RESIDENTIAL 2 COMMERCIAL 34 TOTAL
EDITH CAVELL APARTMENT BUILDING	
BUILDING HEIGHT	5 STOREY
TOTAL BUILDING AREA	766m ²
NUMBER OF UNITS	30 RESIDENTIAL
GARBAGE STORAGE	INTERNAL ENCLOSURE
PARKING	
ACCESSIBLE PARKING	5
STANDARD PARKING	84
SUBTOTAL ((5+84)/62)=1.44 SPACES/UNIT	89
COMMERCIAL PARKING	4
TOTAL PARKING	93

SEE DRAWING No. 5 FOR GENERAL NOTES

LEGEND

EXISTING TREE, TO BE REMOVED

PROPOSED FENCE, EXISTING

EXISTING HYDRANT

PROPOSED WATERTAP, EXISTING

PROPOSED BELL & TV DECESTAL, EXISTING

PROPOSED CATCHBASIN/DITCH INLET, DOB

EXISTING OR AS CONSTRUCTED CATCHBASIN, CBM/H, FUTURE

PROPOSED MANHOLE, EXISTING OR AS CONSTRUCTED, FUTURE

NEW PAD MOUNTED 27.6 kV. TRANSFORMER, EXISTING

BUILDING ENVELOPE

PROPOSED PROPERTY LIMITS

EXISTING DRIVEWAY

EXISTING STREET LIGHT

EXISTING SIGN

PROP. CURB DEPRESSION

PROPOSED COMMUNITY MAILBOX, EXISTING

EXISTING GAS VALVE

ADJUST, REMOVE, FUTURE

PROPOSED TACTILE PLATE

PROFESSIONAL ENGINEER
D. J. LYLE
100174772
PROVINCE OF ONTARIO

PROFESSIONAL ENGINEER
J. D. WIEBE
PROVINCE OF ONTARIO

METRIC SCALE. HORIZ. 1:250

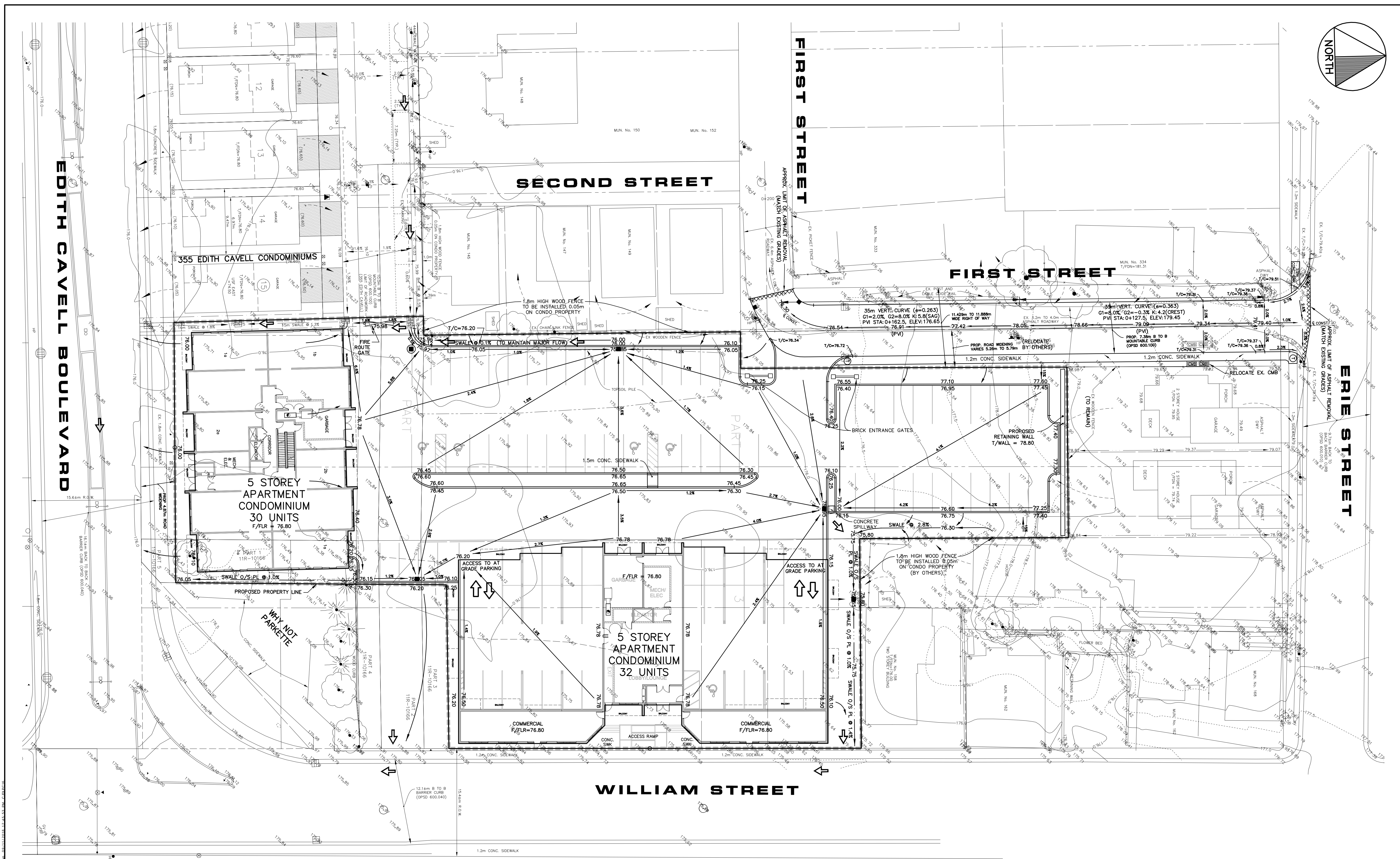
1	TWO-BUILDING CONCEPT	6 NOV. 2018	DJL
No.	REVISION	DATE	BY

CJDL
Consulting Engineers

Cyril J. Demeyere Limited
P.O. Box 460, 261 Broadway
Tillsonburg, Ontario, N4G 4H8
Tel: 519-688-1000
866-302-9886
Fax: 519-842-3235
cjd@cjdeng.com

LAKEVIEW CONDOMINIUMS
PRESPA CONSTRUCTION LIMITED
MUNICIPAL NO. ### WILLIAM STREET
SITE PLAN

DRAWING No. 1



LEGEND

(76.40), 76.40, 76.40

PROPOSED ELEVATIONS, EXISTING

EXISTING ELEVATIONS (C.D.)

EXISTING CONTOURS

PROPOSED SWALE

EXISTING TREE, TO BE REMOVED

MAJOR FLOW

PROPOSED FENCE, EXISTING

EXISTING HYDRANT

PROPOSED WATERVALVE, EXISTING

PROPOSED BELL & TV PEDESTAL, EXISTING

PROPOSED CATCHBASIN/DITCH INLET, EX.

PROPOSED DOUBLE CATCHBASIN, EX.

PROPOSED CATCHBASIN MANHOLE, FUT. EX.

NEW PAD MOUNTED 27.8 kV. TRANSFORMER, EXISTING

PROPOSED FLOW ARROW, EXISTING

BUILDING ENVELOPE

CONDOMINIUM LIMITS

PROPOSED DRIVEWAY

ADJUST, REMOVE, FUTURE

EXISTING STREET LIGHT, PROPOSED

STREET LIGHT BSW, INDUCTION

LUMINAIRE E300-IPF-Q-590

CONCRETE POLE C/W KA 128 ARM

SALUKI BRONZE COLOUR

PROP. CURB DEPRESSION

EXISTING SIGN

PROPOSED COMMUNITY MAILBOX, EXISTING

METRIC SCALE. HORIZ. 1:250

No.	REVISION	DATE	BY
1	TWO-BUILDING CONCEPT	6 NOV. 2018	DJL

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SEE DRAWING No. 5 FOR GENERAL NOTES

MUNICIPALITY OF CENTRAL ELGIN

LAKEVIEW CONDOMINIUMS
PRESPA CONSTRUCTION LIMITED

MUNICIPAL NO. ### WILLIAM STREET

GRADING PLAN

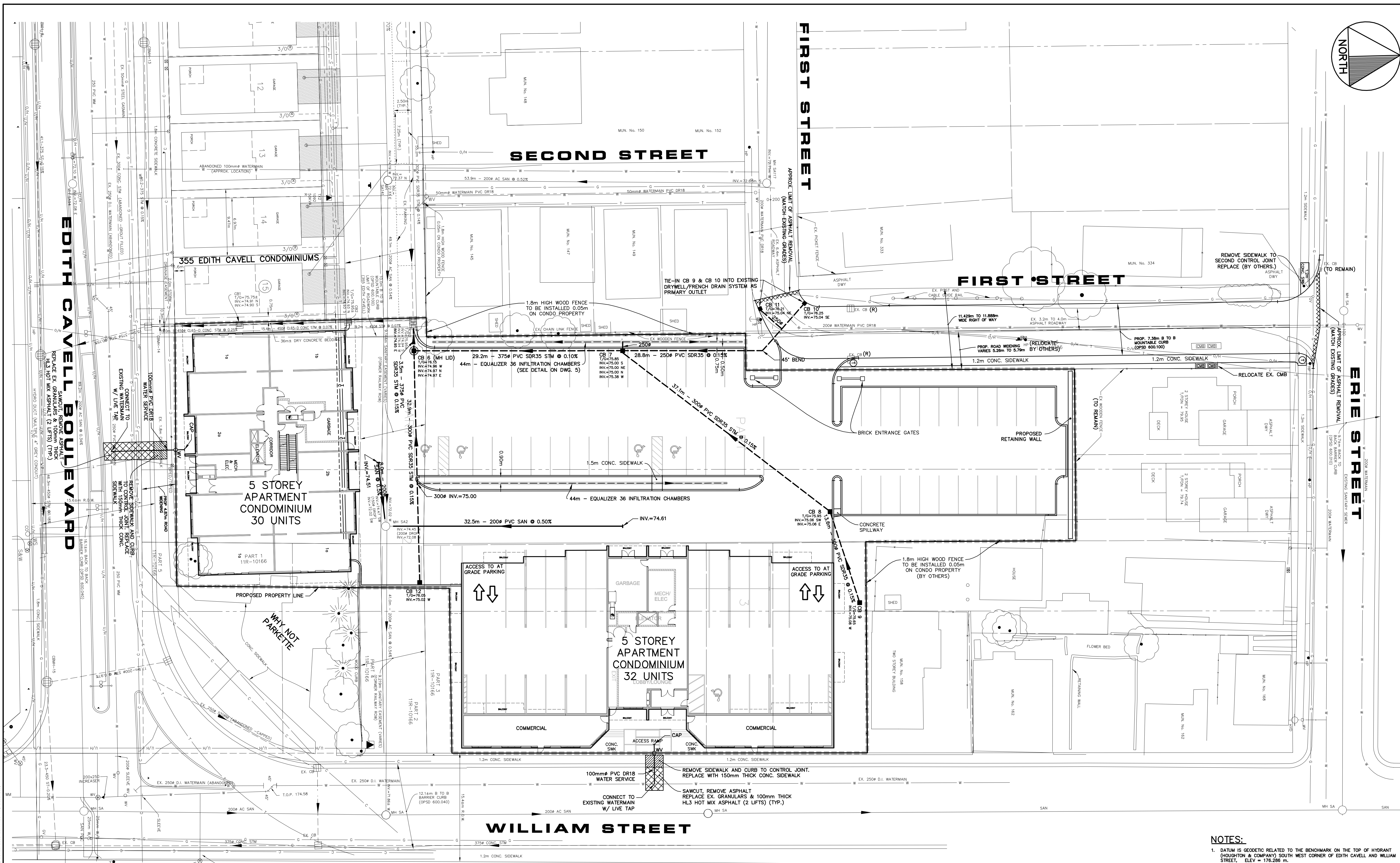
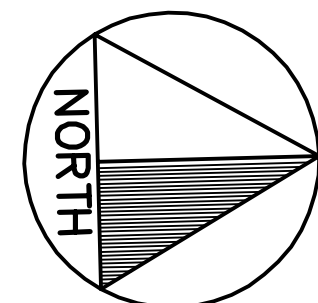
DESIGN BY: DJL
DRAWN BY: MJR
CHECKED BY: JDW

PROJECT NO. 1406
SURVEY BY: TM
DATE: 6 OCT 2015
DRAWING No.

PROFESSIONAL ENGINEER
D.J. LYLE
10017477
PROVINCE OF ONTARIO

PROFESSIONAL ENGINEER
J.D. WIEBE
220308
PROVINCE OF ONTARIO

2



NOTES:
1. DATUM IS GEODETIC RELATED TO THE BENCHMARK ON THE TOP OF HYDRANT (HOUGHTON & COMPANY) SOUTH WEST CORNER OF EDITH CAVELL AND WILLIAM STREET, ELEV = 176.286 m.

SEE DRAWING No. 5 FOR GENERAL NOTES

LEGEND PROPOSED SANITARY SEWER EXISTING SANITARY SEWER PROPOSED STORM SEWER EXISTING STORM SEWER, APPROX. LOCATION OF EX. TILE PROPOSED EQUALIZER 36 INFILTRATION CHAMBERS (SEE DETAIL ON DWG. 5) PROPOSED MANHOLE & INVERTS, EXISTING OR AS CONSTRUCTED, FUTURE PROPOSED CATCHBASIN/DITCH INLET, EX. PROPOSED DOUBLE CATCHBASIN, EX. PROPOSED CATCHBASIN MANHOLE, FUT, EX. PROPOSED WATERMAIN EXISTING WATERMAIN		WV ○ ○ WV CS ○ ○ CS U/H — O/H C — U/H — T PROPOSED WATERVALVE, EXISTING EXISTING HYDRANT PROPOSED CURBSTOP EXISTING GASMAIN EXISTING UNDERGROUND HYDRO & OVERHEAD HYDRO EXISTING BURIED JOINT UTILITIES (TV, BELL) PROPOSED FENCE, EXISTING PROPOSED BELL & TV PEDESTAL, EXISTING NEW PAD MOUNTED 27.6 kv. TRANSFORMER, EXISTING EXISTING STREET LIGHT PROPOSED STREET LIGHT		PROGRESS PROPOSED COMMUNITY MAILBOX, EXISTING EXISTING SIGN BUILDING ENVELOPE PROPERTY LIMITS ADJUST, REMOVE, FUTURE PROPOSED DRIVEWAY EXISTING TREE, TO BE REMOVED		METRIC SCALE. HORIZ. 1:250 <table border="1"><tr><td>1</td><td>TWO-BUILDING CONCEPT</td><td>6 NOV. 2018</td><td>DJL</td></tr><tr><td>No.</td><td>REVISION</td><td>DATE</td><td>BY</td></tr></table>		1	TWO-BUILDING CONCEPT	6 NOV. 2018	DJL	No.	REVISION	DATE	BY	MUNICIPALITY OF CENTRAL ELGIN CJDL Consulting Engineers Cyril J. Demeyers Limited P.O. Box 460, 261 Broadway Tillsonburg, Ontario, N4G 4H8 Tel: 519-688-1000 866-302-9886 Fax: 519-842-3235 cjd@cjdeng.com		LAKEVIEW CONDOMINIUMS PRESPA CONSTRUCTION LIMITED MUNICIPAL NO. ### WILLIAM STREET SERVICING AND COMPOSITE UTILITY PLAN	
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