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C:\Users\thowell\Documents\21020_Fuller St & Boucher St Meaford_Site_thowell\7E4SM.rvt

SITE DATA		
226 Boucher St East & 138 Bridge Street, Meaford, ON		
DATA		PROVIDED
ZONING		ZONING - TBC
LOT AREA (m²)		24,316.81 m²
SETBACKS	FRONT YARD (m)	6.0 m
	INTERIOR SIDE YARD (m)	4.0 m
	EXTERIOR SIDE YARD (m)	6.0 m
	REAR YARD (m)	4.0 m

BUILDING DATA	
APARTMENT 5	PROVIDED
TOTAL UNITS	60 UNITS (APPROX.)
1 BED UNITS	-- (units)
2 BED UNITS	-- (units)
3 BED UNITS	-- (units)
BUILDING AREA (m²)	1,412.19 m²
GROSS FLOOR AREA (m²)	6,100 m²
NUMBER OF STOREYS	4 (W/ ROOFTOP AMENITY)
BUILDING HEIGHT (m)	17 m
AMENITY AREA (m²)	539 (m²)

PROPOSED HOTEL & SPA	PROVIDED
TOTAL UNITS	78 SUITES
BUILDING AREA (m²)	1,297.35 m²
GROSS FLOOR AREA (m²)	6,202.82 m²
NUMBER OF STOREYS	5
BUILDING HEIGHT (m)	17 m

STACKED TOWNHOME CONDO 1	PROVIDED
TOTAL UNITS	20 UNITS
BUILDING AREA (m²)	683.30 m²
GROSS FLOOR AREA (m²)	3,051.84 m²
NUMBER OF STOREYS	4 (W/ ROOFTOP AMENITY)
BUILDING HEIGHT (m)	15.0 m
STACKED TOWNHOME CONDO 2	PROVIDED
TOTAL UNITS	20 UNITS
BUILDING AREA (m²)	683.30 m²
GROSS FLOOR AREA (m²)	3,051.84 m²
NUMBER OF STOREYS	4 (W/ ROOFTOP AMENITY)
BUILDING HEIGHT (m)	15.0 m
STACKED TOWNHOME CONDO 3	PROVIDED
TOTAL UNITS	20 UNITS
BUILDING AREA (m²)	683.30 m²
GROSS FLOOR AREA (m²)	3,051.84 m²
NUMBER OF STOREYS	4 (W/ ROOFTOP AMENITY)
BUILDING HEIGHT (m)	15.0 m
STACKED TOWNHOUSE CONDO 4	PROVIDED
TOTAL UNITS	28 UNITS
BUILDING AREA (m²)	943.20 m²
GROSS FLOOR AREA (m²)	4,245.65 m²
NUMBER OF STOREYS	4 (W/ ROOFTOP AMENITY)
BUILDING HEIGHT (m)	15 m
TOTAL UNITS	88 UNITS
TOTAL BUILDING AREA	2,993.10 m²
TOTAL GROSS FLOOR AREA	13,401.17 m²

BUILDING DATA CONT.	
STREET FRONT TOWNHOUSE 6	PROVIDED
TOTAL UNITS	8 UNITS
BUILDING AREA (m²)	746.0 m²
GROSS FLOOR AREA (m²)	1,491.8 m²
NUMBER OF STOREYS	2
BUILDING HEIGHT (m)	7.39 m
STREET FRONT TOWNHOUSE 7	PROVIDED
TOTAL UNITS	5 UNITS
BUILDING AREA (m²)	465.5 m²
GROSS FLOOR AREA (m²)	931.0 m²
NUMBER OF STOREYS	2
BUILDING HEIGHT (m)	7.39 m
STREET FRONT TOWNHOUSE 8	PROVIDED
TOTAL UNITS	8 UNITS
BUILDING AREA (m²)	746.0 m²
GROSS FLOOR AREA (m²)	1,491.8 m²
NUMBER OF STOREYS	2
BUILDING HEIGHT (m)	7.39 m
TOTAL UNITS	21 UNITS
TOTAL BUILDING AREA	1,957.5 m²
TOTAL GROSS FLOOR AREA	3,914.6 m²

VEHICLE PARKING DATA		
APARTMENT 1	REQUIRED	PROVIDED
RESIDENTIAL PARKING	1.5 x 60 = 90	75 (29 SURFACE & 46 U/G)
PARKING STALL RATIO	1.5 / unit	1.25 / unit
BARRIER FREE PARKING	4 (0.04 / # Parking)	4
SUBTOTAL	90	75
STACKED TOWNHOME CONDO 1-4		
RESIDENTIAL PARKING	1.5 x 88 = 132	148 (61 SURFACE & 87 U/G)
PARKING STALL RATIO	1.5 / unit	1.68 / unit
BARRIER FREE PARKING	5 (1 + 0.03 / # Parking)	5
SUBTOTAL	132	148
STREET TOWNHOME CONDO 6-8		
RESIDENTIAL PARKING	1.5 x 21 = 32	42 (GARAGE & DRIVEWAY)
PARKING STALL RATIO	1.5 / unit	2 / unit
BARRIER FREE PARKING	--	--
SUBTOTAL	32	42
PROPOSED HOTEL & SPA		
RESIDENTIAL PARKING	78 + 14.34 =93	70 (42 SURFACE + 28 U/G)
PARKING STALL RATIO	1.0 / suite + 1/9.2 public	0.89 / suite
BARRIER FREE PARKING	4 (0.04 / # Parking)	4
SUBTOTAL	93	70
TOTAL	347	335

1	2021-09-02	ISSUED FOR REZONING
No.	Date	Revision

Project No		21020
Project Date		2021-01-14
Drawn by		TH
Checked by		JLH
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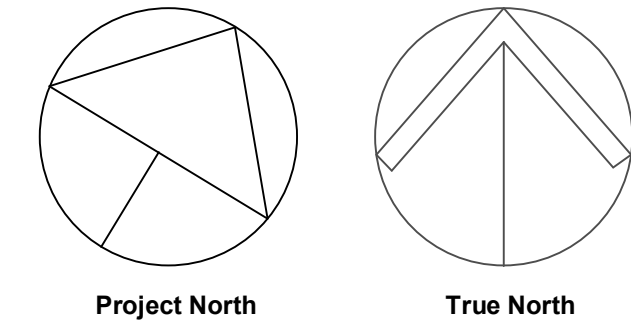
SKYLINE SKYDEV
FULLER ST. & BOUCHER ST.
MEAFORD

SITE DATA CHART

Drawing Scale	1 : 1
Status	

PRELIMINARY	
Drawing No.	Revision No.

SD0.1 - r1



- GENERAL NOTES**
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 2. ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
 3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
 5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS WERE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
 6. THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST JUDGEMENT IN LIGHT OF THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THE CONTRACT DOCUMENTS, OR ANY RELIANCE ON OR DECISIONS TO BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES.
 7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

1	2021-09-02	ISSUED FOR REZONING
No.	Date	Revision

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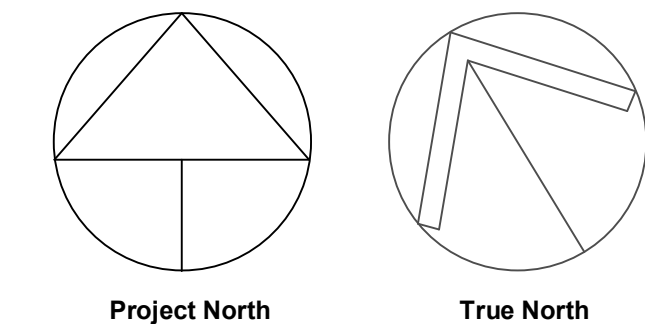
**SKYLINE SKYDEV
FULLER ST. & BOUCHER
ST. MEAFORD**

SITE CONTEXT PLAN

Drawing Scale	1 : 2000
Status	
PRELIMINARY	
Drawing No.	Revision No.

SD1.0 - r1

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5	2021-09-02	ISSUED FOR REZONING
4	2021-08-31	ISSUED FOR COORDINATION
3	2021-08-26	ISSUED FOR COORDINATION
2	2021-08-23	ISSUED FOR COORDINATION
1	2021-02-09	REZONING SUBMISSION

No.	Date	Revision
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Project No.	21020
Project Date	2021-01-14
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FULLER ST. & BOUCHER
ST. MEAFORD**

SITE PLAN

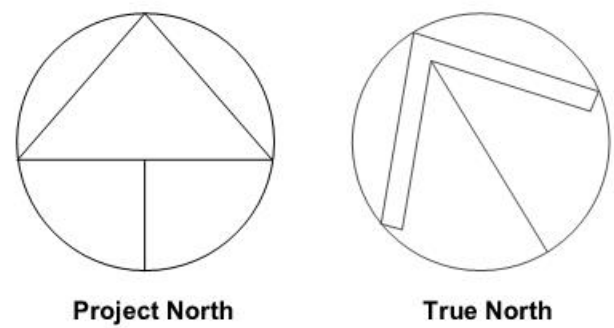
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Status	
Drawing No.	PRELIMINARY
Revision No.	

SD1.1 - r5

1 SITE PLAN
1 : 500





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2	2021-09-02	ISSUED FOR REZONING
1	2021-08-31	ISSUED FOR INFORMATION
No.	Date	Revision

	Project No.	21020
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FULLER ST. & BOUCHER
ST. MEAFORD**

SITE PLAN - MASSING

PRELIMINARY

Drawing Scale: 1 : 500

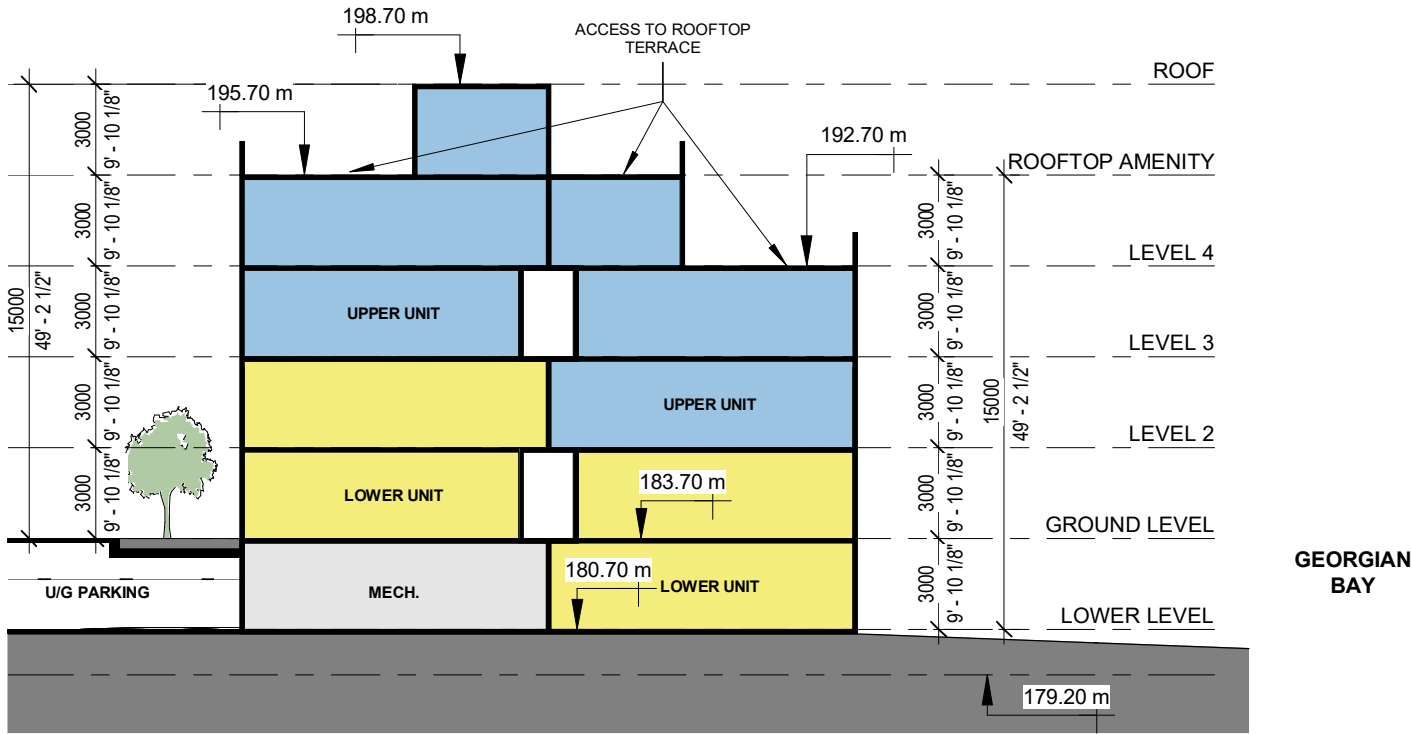
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Drawing No. Revision No.

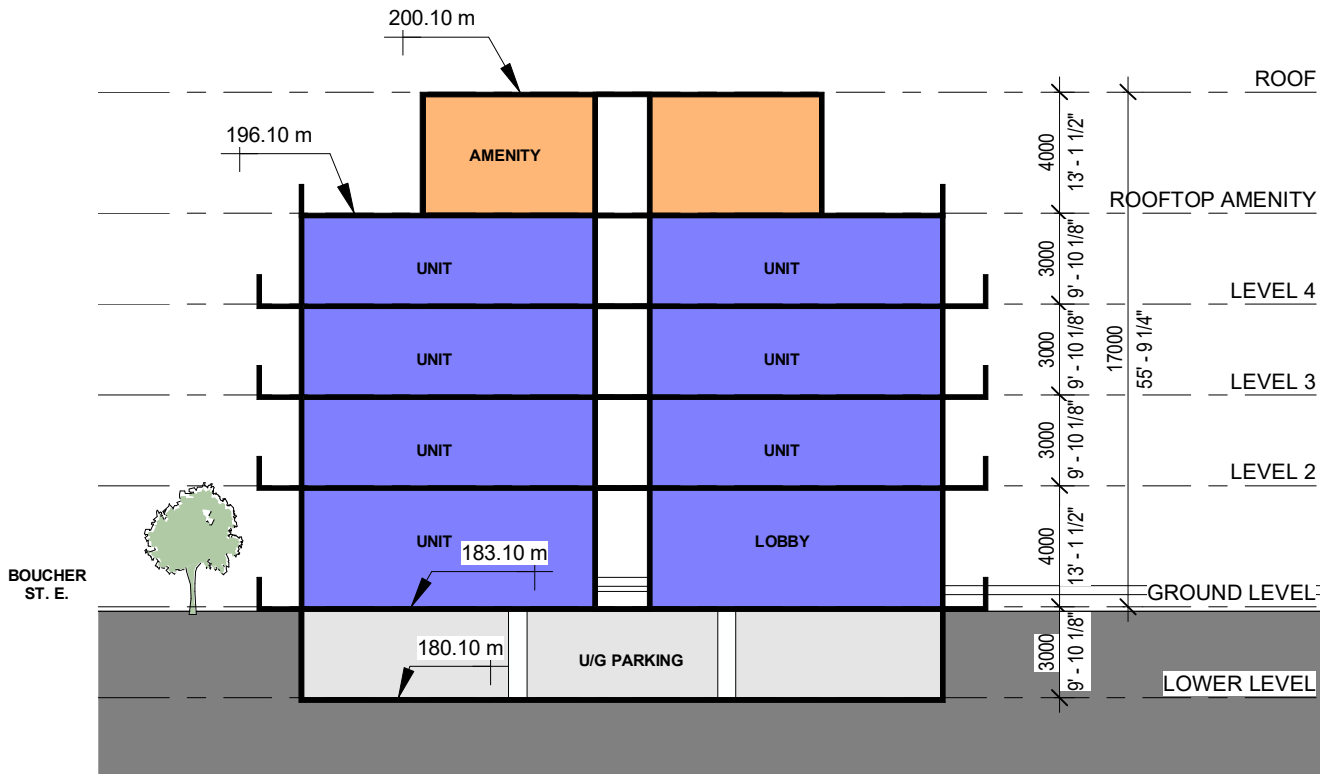
SD1.2 - r2

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1 TOWNHOUSE 28 UNIT CROSS SECTION
1 : 250



2 APARTMENT CROSS SECTION
1 : 250

1	2021-09-02	ISSUED FOR REZONING
No.	Date	Revision

Project No	21020
Project Date	2021-01-14
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MEAFORD

BUILDING SECTIONS

Drawing Scale
1 : 250
Status

PRELIMINARY
Drawing No. Revision No.

SD1.3 - r1



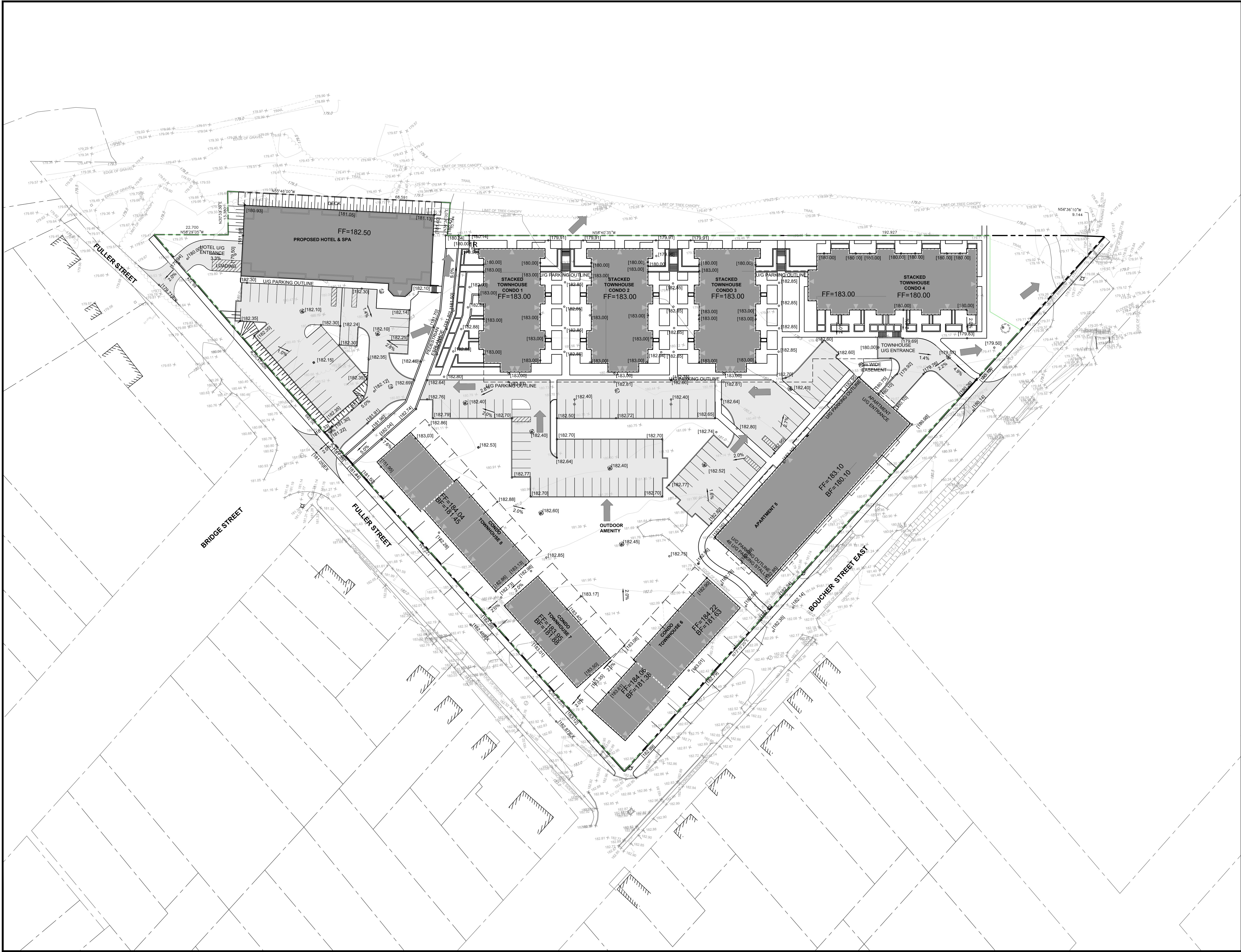
AERIAL RENDER 1
FULLER ST. & BOUCHER ST. MEAFORD



AERIAL RENDER 2
FULLER ST. & BOUCHER ST. MEAFORD







KEY PLAN

DATE	ISSUANCE	NO.
2021.01.08	DRAFT FOR REVIEW	
2021.02.09	ISSUED FOR ZONING BY-LAW AMENDMENT	
2021.09.01	ISSUED FOR ZONING BY-LAW AMENDMENT	

- LEGEND**
- + [123.45] PROPOSED GRADE
 - + [123.45] EXISTING GRADE
 - 2.0% 2.0% PROPOSED DRAINAGE ARROWSLOPE
 - PROPOSED SWALE
 - PROPOSED SWALE WITH SUBDRAIN
 - PROPOSED OVERLAND FLOW ROUTE
 - PROPOSED EMBANKMENT (3.1 MAX UNLESS OTHERWISE NOTED)
 - PROPOSED CHAINLINK FENCE
 - EXISTING CONTOUR

CLIENT
SKYDEVCO INC.
5 DOUGLAS ST, SUITE 301
GUELPH, ON

PROJECT
SKYLINE - MEAFORD
226 BOUCHER ST E
MEAFORD, ON

TITLE
FUNCTIONAL GRADING

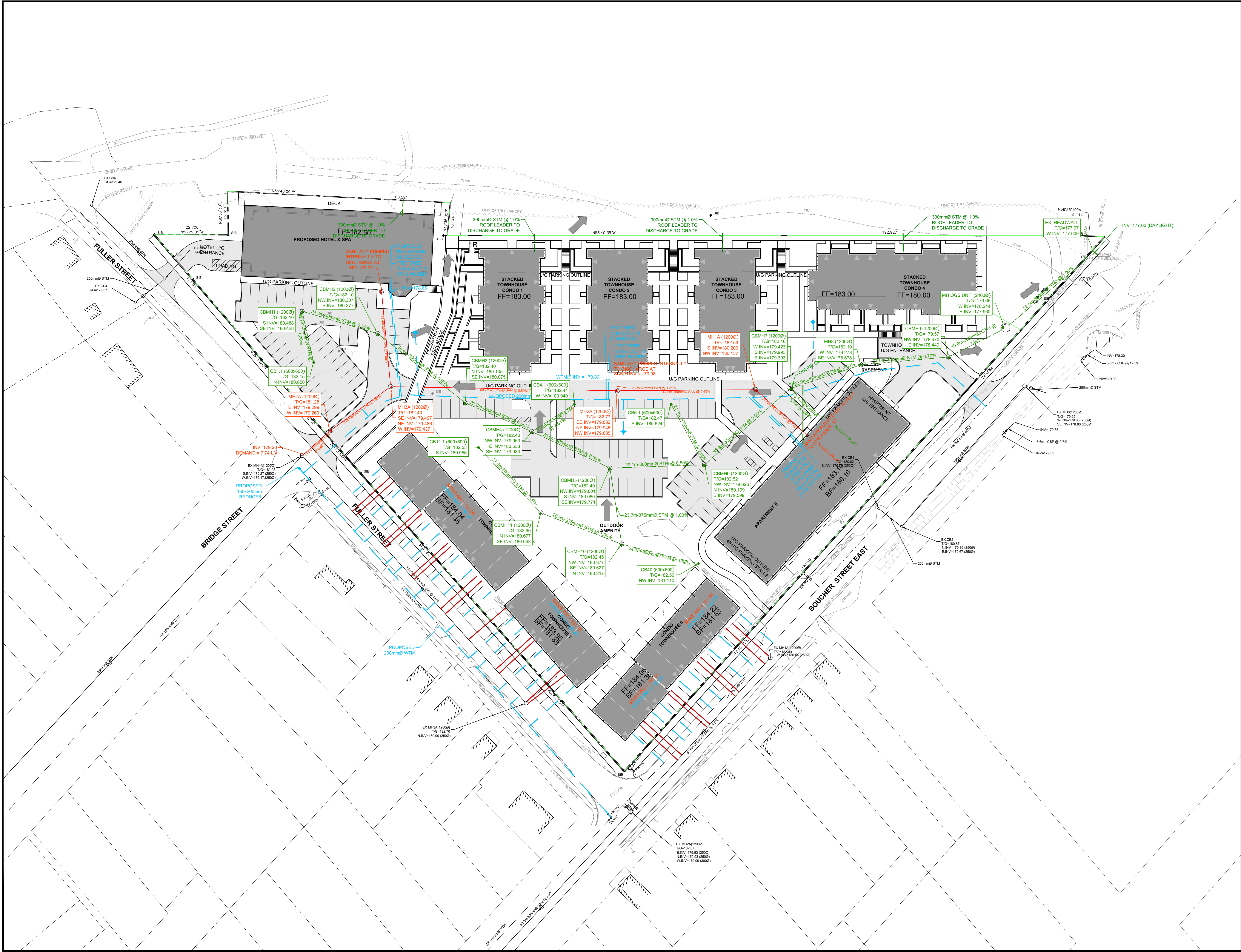
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CHECKED BY: RK	

C2-1



KEY PLAN

DATE	ISSUANCE	NO.
2021.01.08	DRAFT FOR REVIEW	
2021.02.09	ISSUED FOR ZONING BY-LAW AMENDMENT	
2021.08.31	REVISED SITE PLAN	

LEGEND	
	PROPOSED CATCHBASIN
	PROPOSED CATCHBASIN MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATERMAIN VALVE
	PROPOSED FIRE DEPARTMENT CONNECTION
	EXISTING DITCH INLET CATCHBASIN
	EXISTING DOUBLE CATCHBASIN
	EXISTING STORM MANHOLE
	EXISTING CATCHBASIN MANHOLE
	EXISTING DOUBLE CATCHBASIN MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATERMAIN VALVE
	EXISTING CURB STOP
	EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING WELL
	PROPOSED SANITARY SEWER/SERVICE
	PROPOSED STORM SEWER/SERVICE
	PROPOSED WATERMAIN/SERVICE
	EXISTING SANITARY SERVICE
	EXISTING STORM SERVICE
	EXISTING WATERMAIN

CLIENT
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GUELPH, ON

PROJECT
SKYLINE - MEAFORD
226 BOUCHER ST EAST
MEAFORD, ON

TITLE
FUNCTIONAL SERVICING

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C3-1