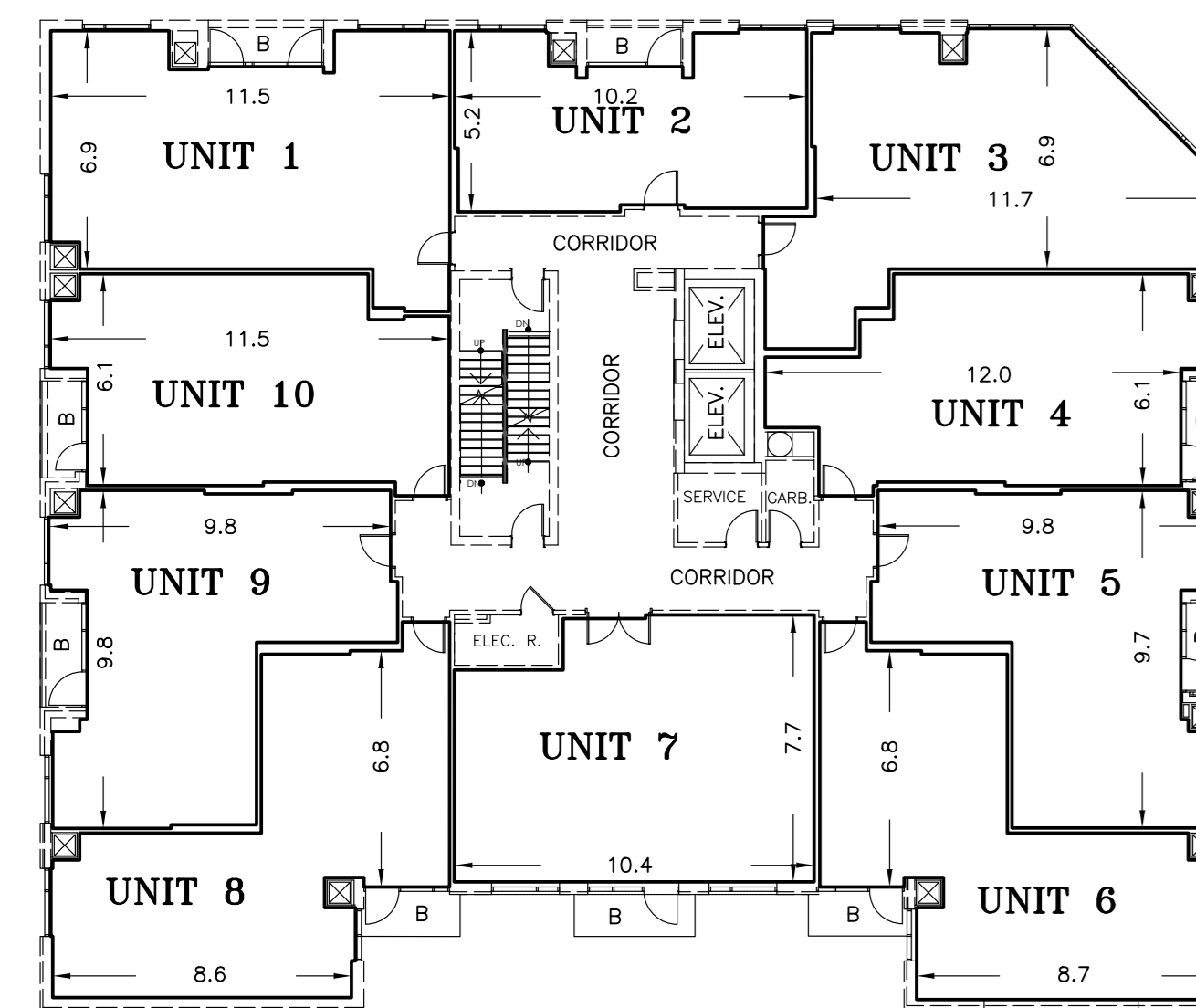
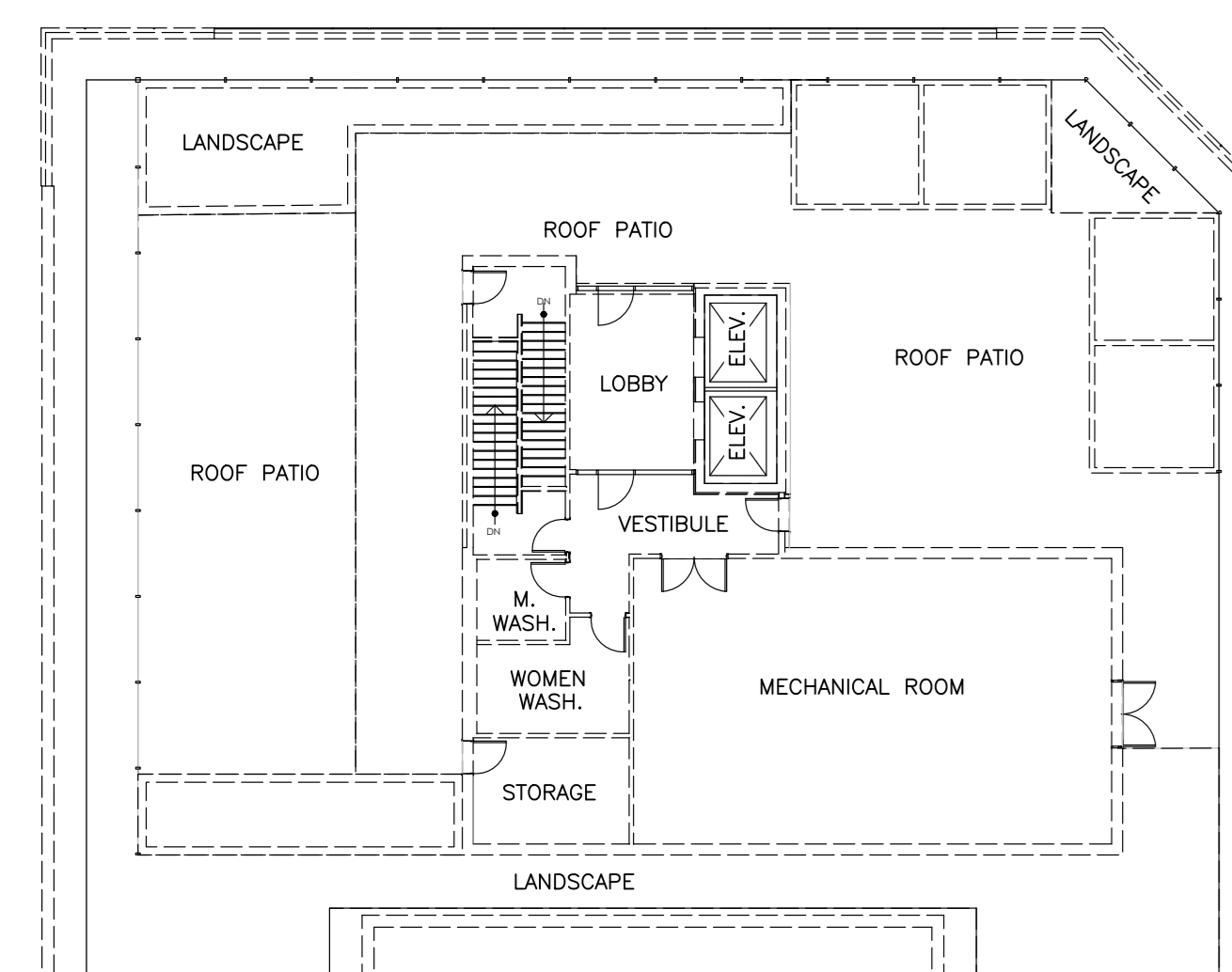


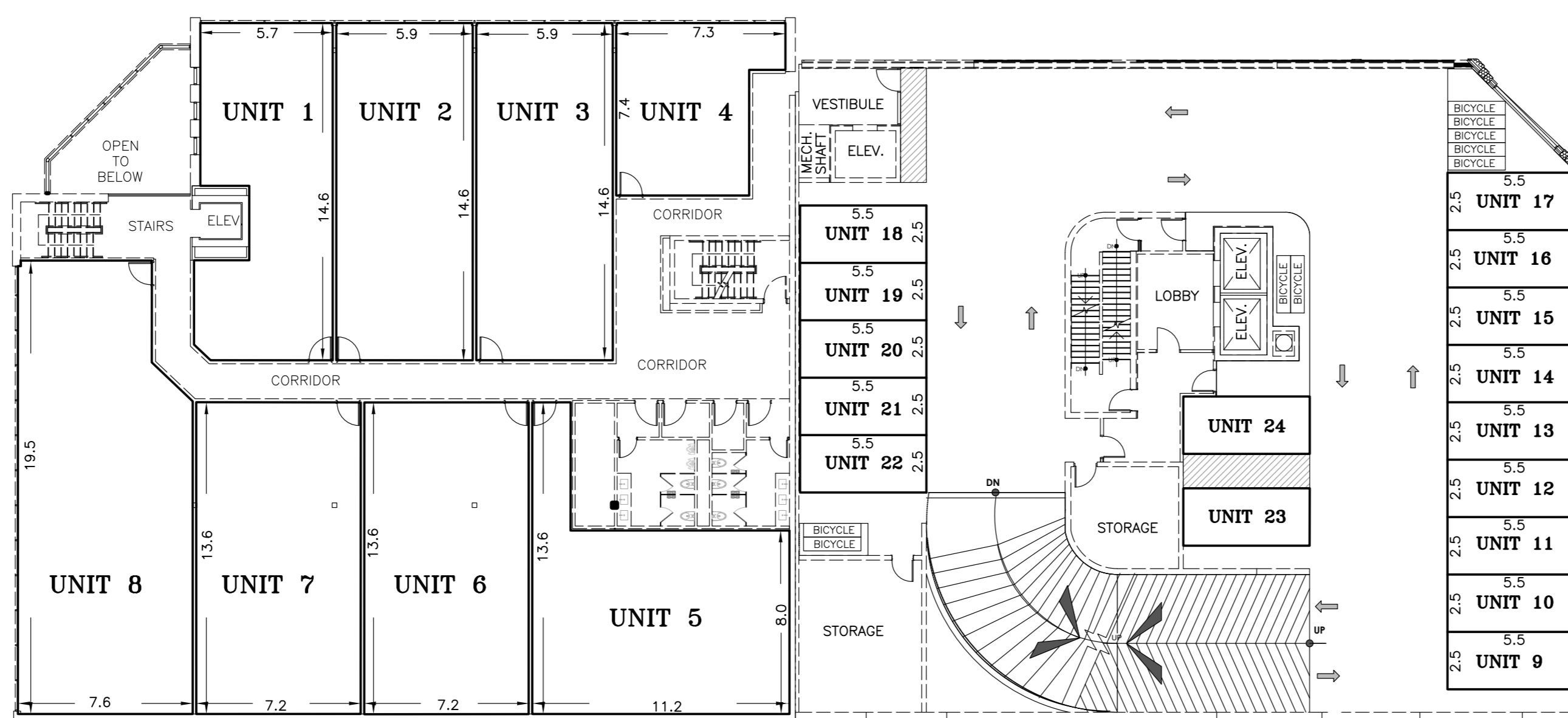
UNITS 1 to 9, (Incl.)
LEVEL 6
SCALE = 1:200



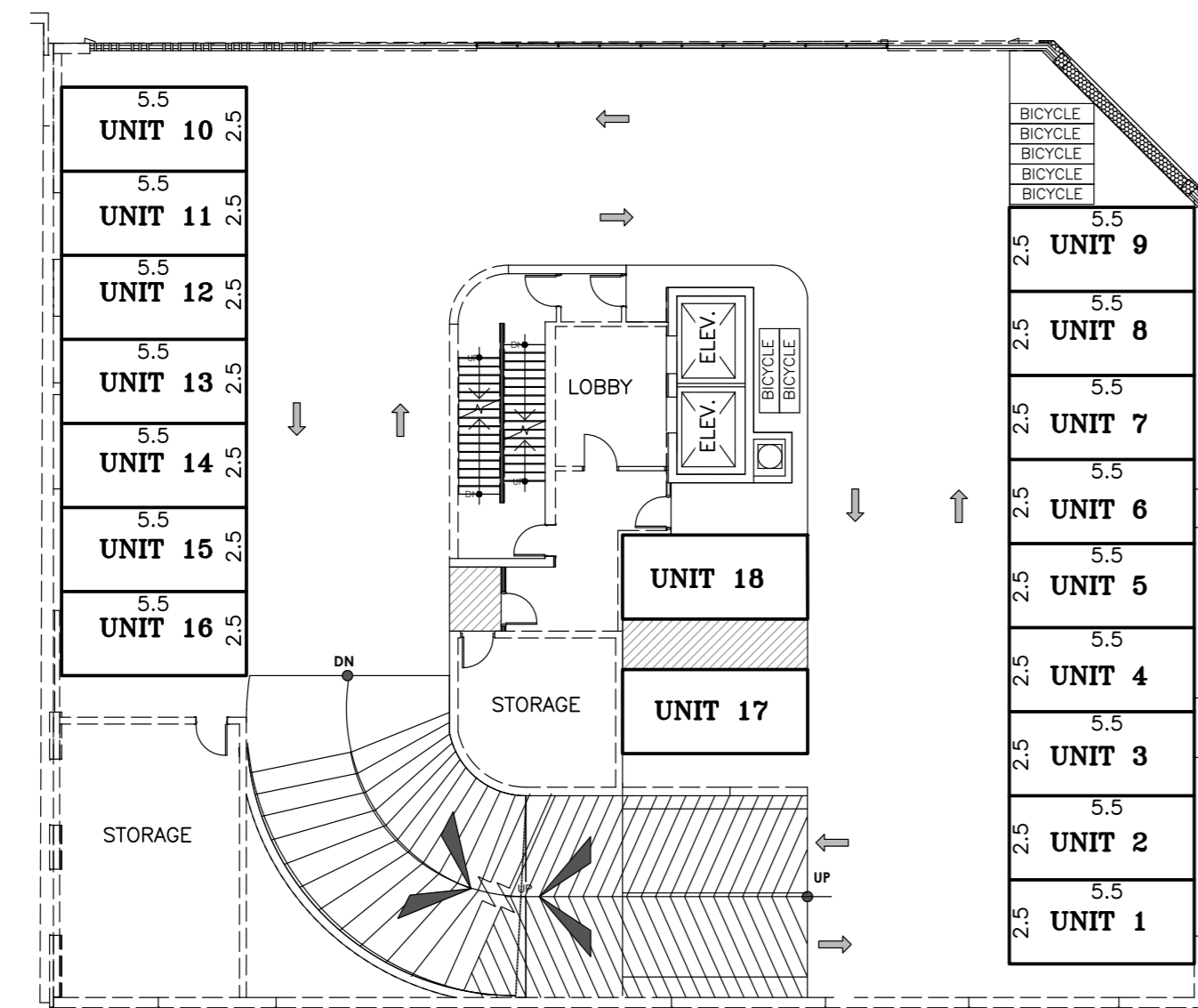
UNITS 1 to 10, (Incl.)
LEVELS 7 to 17, (Incl.)
SCALE = 1:200



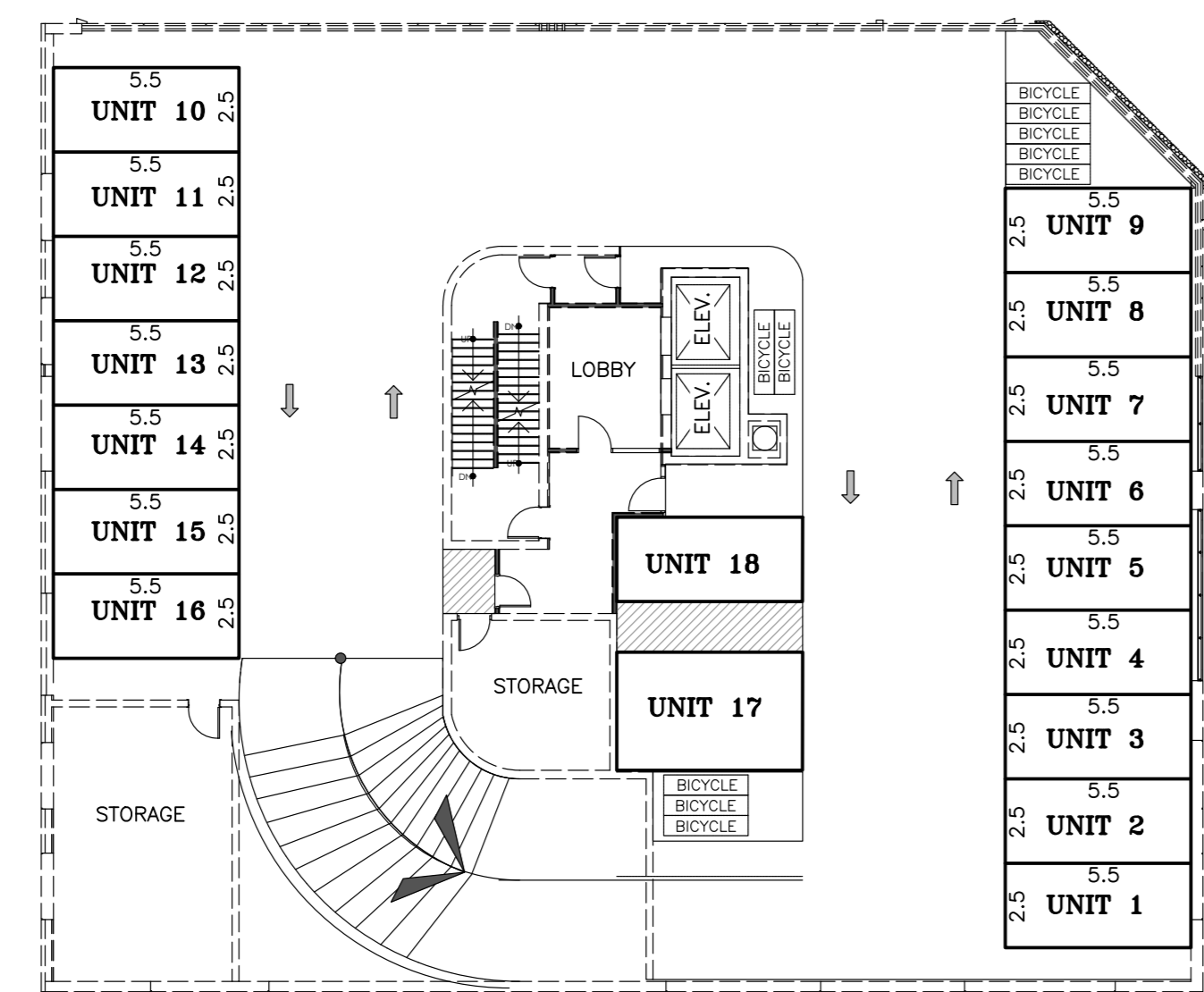
PENTHOUSE
SCALE = 1:200



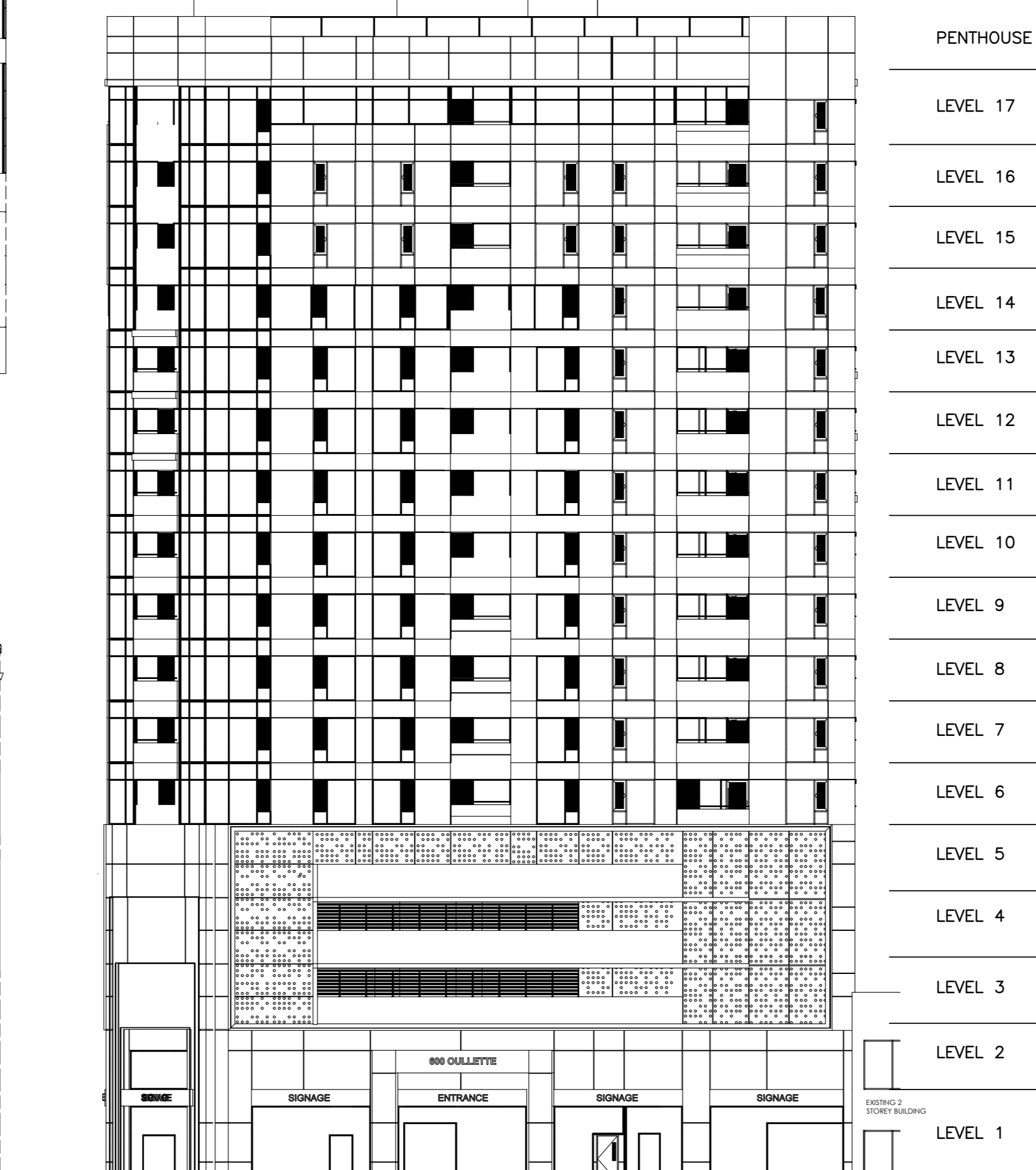
UNITS 1 to 8, (Incl.) - COMMERCIAL
UNITS 9 to 24, (Incl.) - PARKING
LEVEL 2
SCALE = 1:200



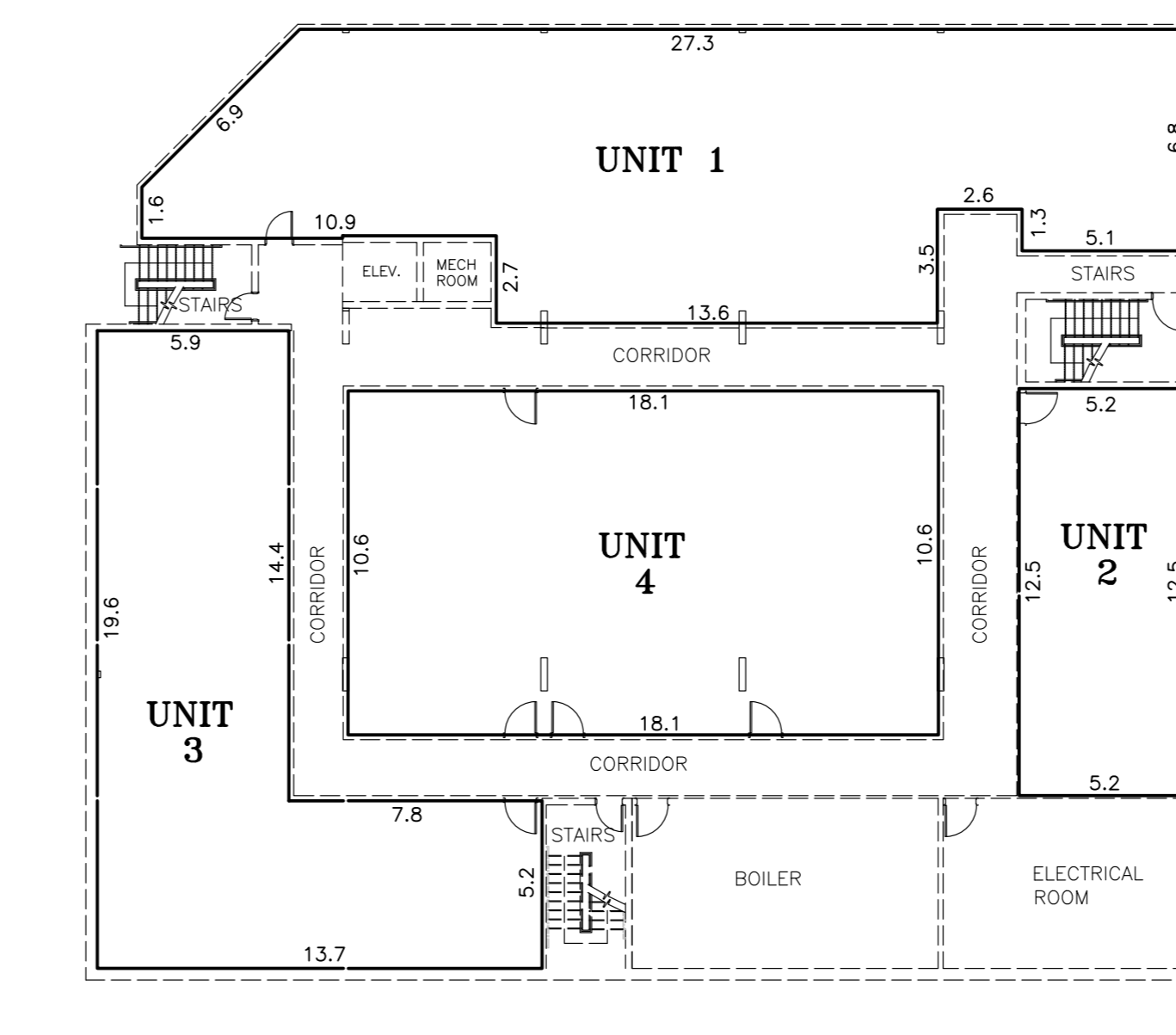
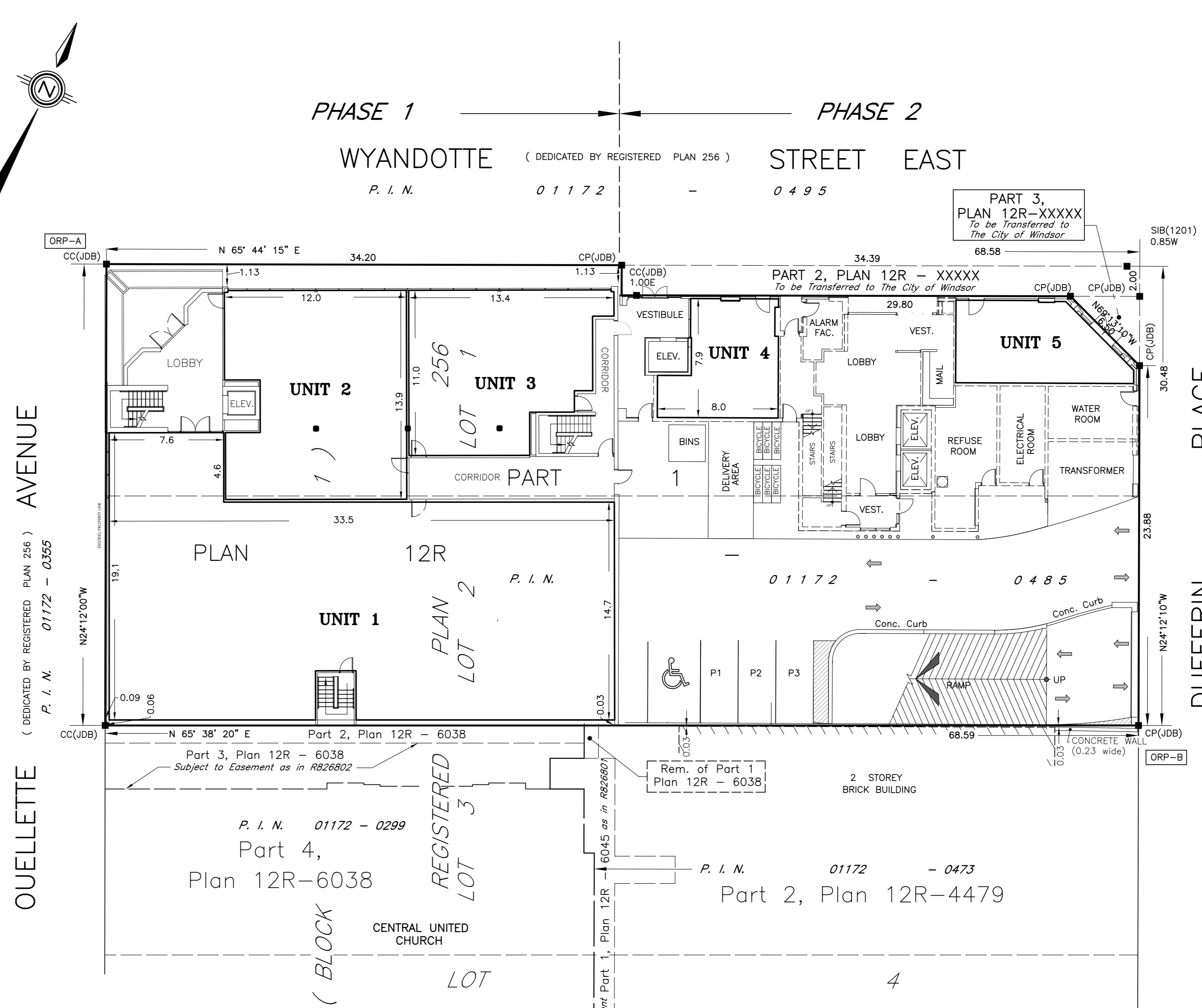
UNITS 1 to 18, (Incl.) - PARKING
LEVELS 3 and 4
SCALE = 1:200



UNITS 1 to 18, (Incl.) - PARKING
LEVEL 5
SCALE = 1:200



NORTH ELEVATION
SCALE = 1:200



UNITS 1 to 4, (Incl.) - COMMERCIAL
LEVEL A
SCALE = 1:200

SITE INFORMATION

LEVEL	NUMBER OF RESIDENTIAL UNITS PER LEVEL	NUMBER OF COMMERCIAL UNIT PER LEVEL	NUMBER OF PARKING UNITS PER LEVEL	NUMBER OF OPEN PARKING SPACES	NUMBER OF HANDICAP PARKING SPACES	NUMBER OF VISITOR PARKING SPACES
LEVEL A		4				
LEVEL 1	5		3	1		
LEVEL 2	8		16			
LEVEL 3			18			
LEVEL 4			18			
LEVEL 5			18			
LEVEL 6	9					
LEVEL 7	10					
LEVEL 8	10					
LEVEL 9	10					
LEVEL 10	10					
LEVEL 11	10					
LEVEL 12	10					
LEVEL 13	10					
LEVEL 14	10					
LEVEL 15	10					
LEVEL 16	10					
LEVEL 17	10					
TOTAL	119	17	70	3	1	-

ADDITIONAL INFORMATION REQUIRED UNDER THE CONDOMINIUM ACT, 1998 AND SECTION 51 (7) OF THE PLANNING ACT, 1990.

A) ON DRAFT PLAN
B) ON DRAFT PLAN
C) ON DRAFT PLAN
D) RESIDENTIAL/COMMERCIAL/PARKING/CONDOMINIUM UNITS ON DRAFT PLAN
E) ON DRAFT PLAN
F) ON DRAFT PLAN

G) ON DRAFT PLAN
H) MUNICIPAL WATER
I) CLAY
J) N/A
K) ALL MUNICIPAL SERVICES PROVIDED ON DRAFT PLAN
L) ON DRAFT PLAN

DENSITY
AREA OF THE PARCEL: 0.2018 Hectares/0.499 Acres.
588.7 RESIDENTIAL UNITS PER HECTARE
238.5 RESIDENTIAL UNITS PER ACRE
84.2 COMMERCIAL UNITS PER HECTARE
34.1 COMMERCIAL UNITS PER ACRE



DRAFT PLAN OF CONDOMINIUM OF LOTS 1 and 2, (in BLOCK 1) REGISTERED PLAN 256 IN THE CITY OF WINDSOR COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS
SCALE = 1:200

"METRIC" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (87° WEST LONGITUDE) HAD 83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999923.

ALL BEARINGS AND DISTANCES FOUND BARS AGREE WITH PLAN 12R-

■ DENOTES SURVEY MONUMENT FOUND
SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
PB DENOTES PLASTIC BAR
WIT DENOTES WITNESS

M DENOTES MEASURED
SET DENOTES SET
L DENOTES PERPENDICULAR
D DENOTES DEED
OU DENOTES ORIGIN UNKNOWN
ORP DENOTES OBSERVED REFERENCE POINT

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.G. 525/91.

(P) DENOTES PLAN BY JOB (FILE 21-47-622-00)
(JOB) DENOTES J.D. BARNES LIMITED (01) DENOTES INSTR. No. R672398 (1744) DENOTES VERHAEGEN LAND SURVEYORS
(KL) DENOTES VERHAEGEN AND BEZARE LIMITED, O.L.S.

--- DENOTES BOUNDARIES OF THE CONDOMINIUM
--- DENOTES UNIT BOUNDARIES
--- DENOTES EXTERIOR FACE OF THE STRUCTURAL WALLS
P DENOTES PARKING SPACE
V DENOTES VISITOR PARKING SPACE
S DENOTES STORAGE AREA
B DENOTES BALCONY
♿ DENOTES HANDICAP PARKING SPACE

● DENOTES UTILITY POLE WOOD

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (87° WEST LONGITUDE) NAD83 (CSRS) (2010.0).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.R.G. 216/10.

POINT ID	NORTHING	EASTING
ORP-A	N4866659.10	E332146.05
ORP-B	N4866659.45	E332241.09

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN ORP 'A' AND ORP 'B' IS 75.05m (GROUND), N89°44'10".

OWNER'S AUTHORIZATION
I HEREBY AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL.

2504877 ONTARIO INC.
Designed by: [Signature]
DATE: Jun-30-2023 | 4:24:31 PM EDT

SHAZIA ALI - PRESIDENT
Designed by: [Signature]
DATE: Jun-30-2023 | 2:05:44 PM PDT

NITIKA SETHI - VICE PRESIDENT

SURVEYOR'S CERTIFICATE
THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.

DATE: JUNE 20, 2023
[Signature]
ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

VERHAEGEN LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
344 OTTAWA STREET, WINDSOR, ON, N9X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

3 SURVEYING
MAPPING
GIS

DRAWN BY: D.J. CHECKED BY: A.S.M. REFERENCE NO.: 21-47-622-00
CAD File: 21-47-622-00C.dwg E-256-BLK 1-0 CAD Date: June 26, 2023 10:03 AM