

site plan  
key plan  
code data

scale: 1" = 30'-0"

drawing by:

checked by:

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PRELIM. OBC DATA MATRIX - PART 9

PROJECT DESCRIPTION:  
NEW CONDOMINIUM DEVELOPMENT CONSISTING OF ONE BUILDING CONTAINING 38 UNITS AND ANOTHER BUILDING CONTAINING 3 UNITS.

PROJECT ADDRESS:  
1920 GROVE AVENUE, WINDSOR, ON N8B 1P6

MAJOR OCCUPANCY CLASSIFICATION: 9.10.2

GROUP C: MULTI-RESIDENTIAL, CONDOMINIUM

SUPERIMPOSED MAJOR OCCUPANCIES: 9.10.2.3  
 YES  NO

BUILDING A and B

GROSS AREAS: [A] 1.4.1.2

BUILDING	1ST FLOOR	2ND FLOOR	TOTAL
A	250 m <sup>2</sup>	158 m <sup>2</sup>	408 m <sup>2</sup>
B	250 m <sup>2</sup>	158 m <sup>2</sup>	408 m <sup>2</sup>
C	443 m <sup>2</sup>	456 m <sup>2</sup>	899 m <sup>2</sup>
D	443 m <sup>2</sup>	456 m <sup>2</sup>	899 m <sup>2</sup>
E	442 m <sup>2</sup>	458 m <sup>2</sup>	900 m <sup>2</sup>
F	442 m <sup>2</sup>	458 m <sup>2</sup>	900 m <sup>2</sup>
G	456 m <sup>2</sup>	382 m <sup>2</sup>	838 m <sup>2</sup>
H	213 m <sup>2</sup>	214 m <sup>2</sup>	427 m <sup>2</sup>
J	213 m <sup>2</sup>	214 m <sup>2</sup>	427 m <sup>2</sup>
TOTAL	3152 m <sup>2</sup>	2954 m <sup>2</sup>	6106 m <sup>2</sup>

BUILDING AREAS: [A] 1.4.1.2

BUILDING	BUILDING AREA
A	256 m <sup>2</sup>
B	256 m <sup>2</sup>
C	458 m <sup>2</sup>
D	458 m <sup>2</sup>
E	461 m <sup>2</sup>
F	461 m <sup>2</sup>
G	555 m <sup>2</sup>
H	232 m <sup>2</sup>
J	232 m <sup>2</sup>
TOTAL	3369 m <sup>2</sup>

BUILDING HEIGHT: [A] 1.4.1.2  
2 STOREYS AND 10.4 m ABOVE GRADE 9.10.4

NUMBER OF STREETS: 2 STREETS 9.10.20

FIRE ALARM SYSTEM:  YES  NO 9.10.18

CONSTRUCTION TYPE: 9.10.6  
 COMBUSTIBLE  NON-COMBUSTIBLE  COMBINATION  
HEAVY TIMBER:  YES  NO

REQUIRED FRR: 3.2.2.46

ASSEMBLY	RATING (H)	ASSEMBLY (H)	NON-COMBUSTIBLE IN LIEU OF RATING?
FLOOR OVER BASE	1 HR	NA	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> NA
FLOORS	1 HR	1 HR	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> NA
MEZZANINE	1 HR	NA	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> NA
ROOF	1 HR	1 HR	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> NA

N.B.: FRR OF FLOOR ASSEMBLIES WAIVED WITHIN DWELLING UNIT

OCCUPANCY LOAD: 3.1.17.1.(b)

DWELLING TYPE	NUMBER	OCCUPANCY PER UNIT	TOTAL
4 BEDROOM	36	8	288
3 BEDROOM	2	6	12
2 BEDROOM	1	4	4
1 BEDROOM	4	2	8
TOTAL			312 PEOPLE

BARRIER-FREE:  YES  NO UNDER 3 STOREYS DOES NOT EXCEED 600 m<sup>2</sup> 9.5.2, 3.8

PARKING

BUILDING A, B, H AND J (UNDER 5 UNITS) 1 SPACE FOR EACH DWELLING UNIT: 4 X 3-SPACES	= 12 SPACES
BUILDINGS C TO G 1.25 SPACES PER DWELLING UNIT: TOTAL REQUIRED:	= 38 SPACES = 50
TOTAL PROVIDED:	= 58 SPACES

ACCESSIBLE SPACES

TYPE A SPACES (2%)	REQUIRED SPACES	= 1
	PROVIDED SPACES	= 4
TYPE B SPACES (2%)	REQUIRED SPACES	= 1
	PROVIDED SPACES	= 4

BICYCLE SPACES

2 FOR FIRST 19 SPACES + 1 PER 20 SPACES: 2 SPACES + 1 SPACE = 3 BICYCLE SPACES REQUIRED	8 BICYCLE SPACES PROVIDED
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SITE TABULATION DATA

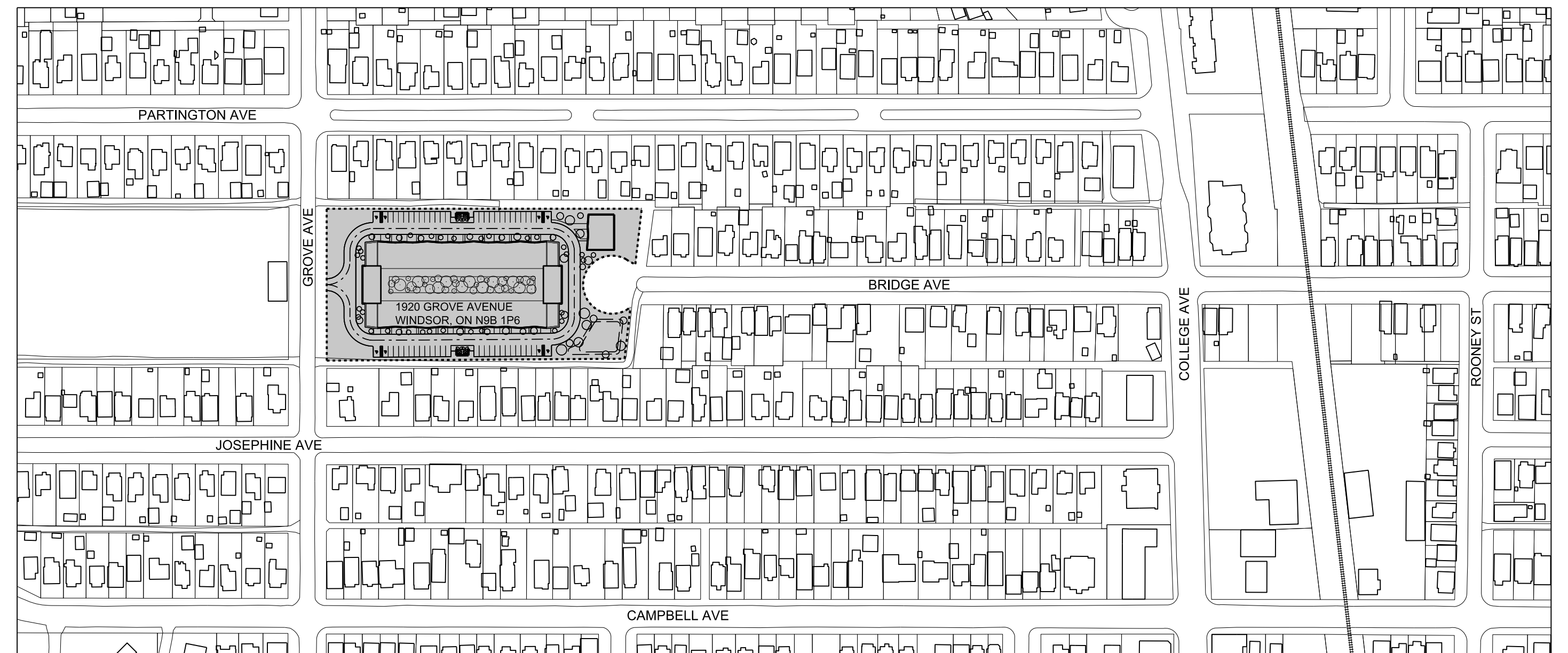
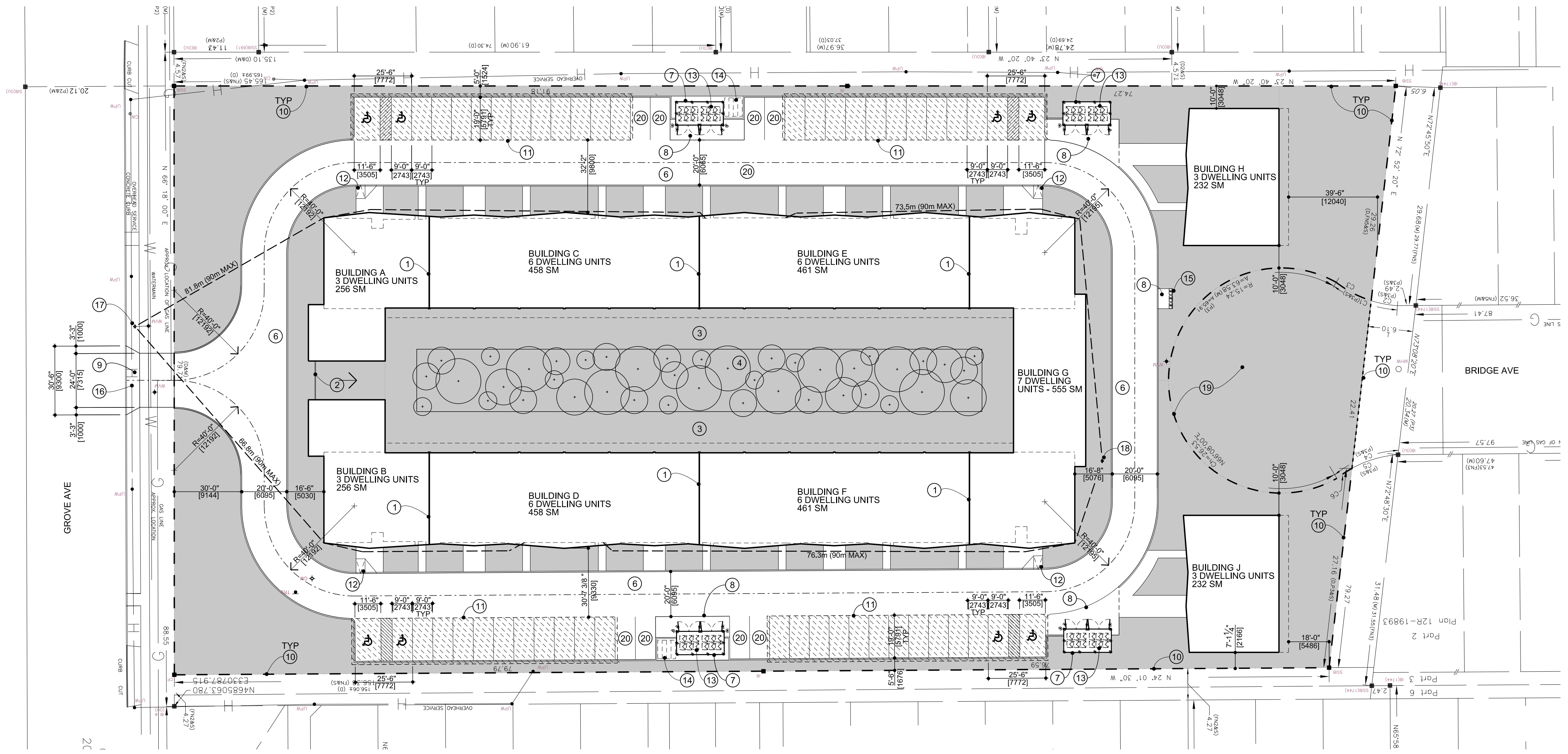
TOTAL LOT AREA	= 12079 m <sup>2</sup>
BUILDING AREA	= 3369 m <sup>2</sup>
LOT COVERAGE	= 28%
LANDSCAPING AREA	= 4732 m <sup>2</sup>
LENGTH OF WOOD SCREENING FENCE	= 450 m
CURBING LENGTH	= 676.7 m

GENERAL NOTES:

- SITE INFORMATION FOR THIS DRAWING IS TAKEN FROM A TOPOGRAPHICAL PLAN OF PART OF LOT 68, CONCESSION 1, (McNiff's) GEOGRAPHIC TOWNSHIP OF SANDWICH WEST, CITY OF WINDSOR, COUNTY OF ESSEX, COMPLETED APRIL 4, 2018 BY VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZAIRE INC., ONTARIO LAND SURVEYOR.
- EXISTING SITE FEATURES, LANDSCAPING AND CONTEXT ON THIS DRAWING IS BASED ON THE ABOVE MENTIONED TOPOGRAPHICAL PLAN AND IS FOR REFERENCE PURPOSES ONLY.
- THIS DRAWING HAS BEEN PREPARED FOR SITE PLAN APPROVAL PURPOSES AND REPRESENTS THAT LEVEL OF DESIGN DEVELOPMENT FOR THE PROJECT. THEREFORE IT IS A PRELIMINARY DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION.
- ALL DRIVE SURFACES STARTING AT AND OUTSIDE OF THE PROPERTY TO BE CONCRETE
- FOR ALL LANDSCAPE FEATURES, INCLUDING PROPOSED NEW AND EXISTING PLANTINGS AND TREES, REFER TO LA-1 AND LA-2
- THE PROPOSED DEVELOPMENT IS CURRENTLY INTENDED TO COMMENCE AS ONE MOBILIZED PHASE OF WORK WITH SITE SERVICING COMMENCING FIRST AND IF POSSIBLE TO BE FAST TRACKED WHILE DOCUMENTS ARE BEING COMPLETED FOR BUILDING SCOPE OF WORK
- ALL REFUSE BINS ARE TO BE USED FOR MANUALLY OPERATED HERBY KERBY'S AND NOT FRONT LOADED TRUCKS.

NOTES:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>① FIREWALL</li> <li>② PRIVACY COURTYARD METAL DECORATIVE FENCE</li> <li>③ PRIVATE COURTYARD</li> <li>④ INTERNAL FORREST</li> <li>⑤ STORM WATER DETENTION BASIN</li> <li>⑥ ASPHALT LOOP ROAD - FIRE ROUTE</li> <li>⑦ REFUSE BIN ENCLOSURE - SEE DET 8,9/SPC-5</li> <li>⑧ CONCRETE PAVEMENT</li> <li>⑨ CONCRETE APRON</li> <li>⑩ PERIMETER WOOD SCREENING FENCE PER DET 10,11/SPC-5 - ALL AROUND</li> <li>⑪ OPEN-AIR MODULAR CAR PORT COVERING - SEE DET 12,13/SPC-5</li> <li>⑫ ACCESSIBLE CURB CUT WITH FLARED SIDE AT 1:12 SLOPE FOR 6" RISE</li> <li>⑬ THIS REFUSE ENCLOSURE DESIGNED TO SUPPORT HERBY CURBYS</li> <li>⑭ 4 - BICYCLE PARKING SPACES AT 0.6m X 2.5m EACH</li> </ul> | <ul style="list-style-type: none"> <li>⑮ CANADA POST MINI-PARK WITH 3 - COMMUNITY MAILBOX UNITS MOUNTED ON CONCRETE SLAB</li> <li>⑯ ENTRANCE CONCRETE APPROACH PER CITY OF WINDSOR STANDARD AS-204</li> <li>⑰ EXISTING FIRE HYDRANT</li> <li>⑱ NEW FIRE HYDRANT</li> <li>⑲ CITY OF WINDSOR TO CONVEY EXISTING CUL-DE-SAC PROPERTY OVER TO THE OWNER PER EMAIL SENT ON FEBRUARY 8, 2024 BY PATRICK WINTERS</li> <li>⑳ VISITOR PARKING</li> </ul> |
|--|---|



KEY PLAN -  
NOT TO SCALE

1" = 30'-0"

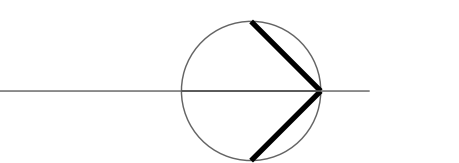




# SPC-2

sheet number  
Grove Condominium

windsor, ontario CANADA  
project No C58-22  
issue record

ground floor

scale: 1/16" = 1'-0"

drawing by:

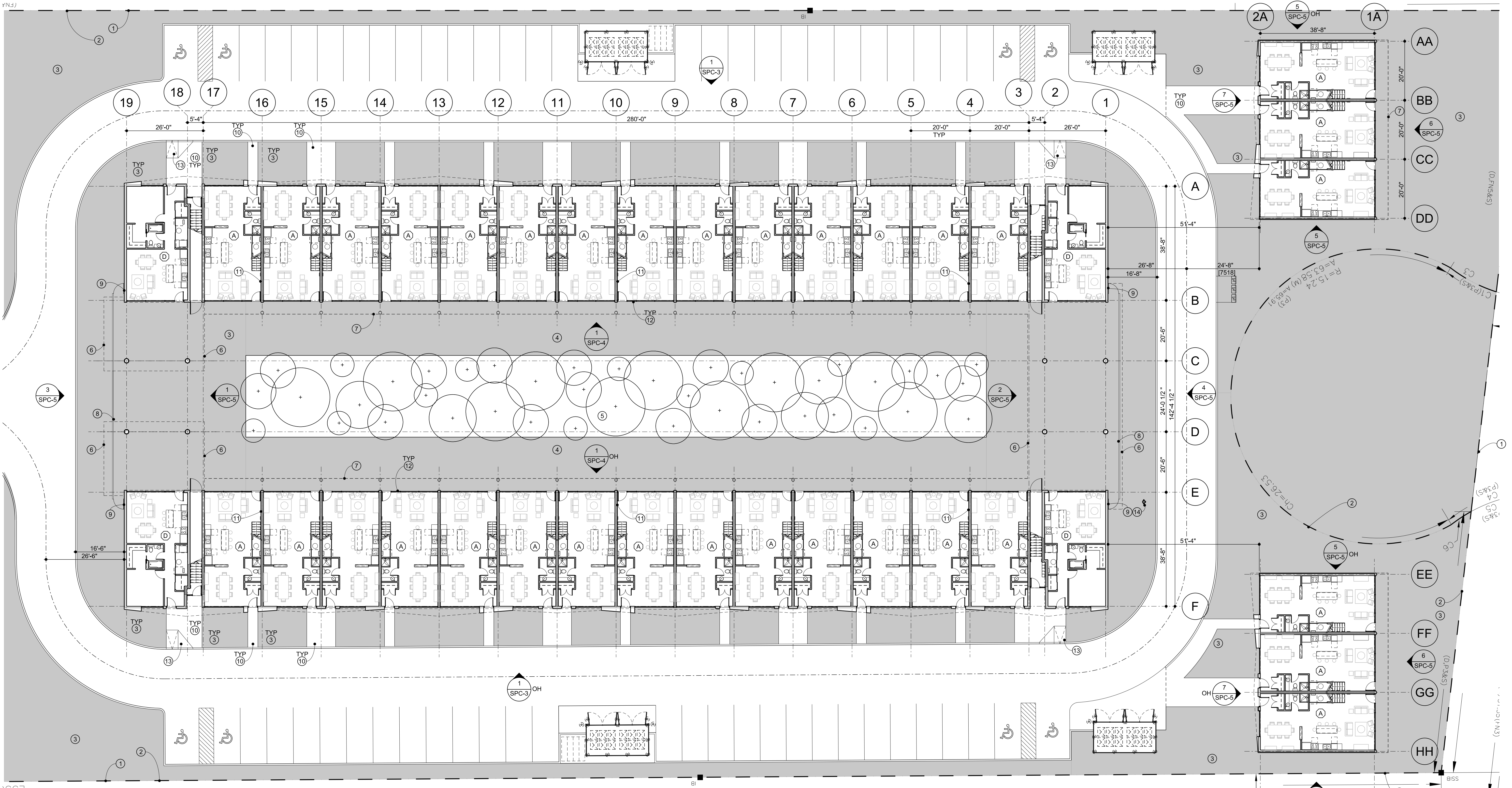
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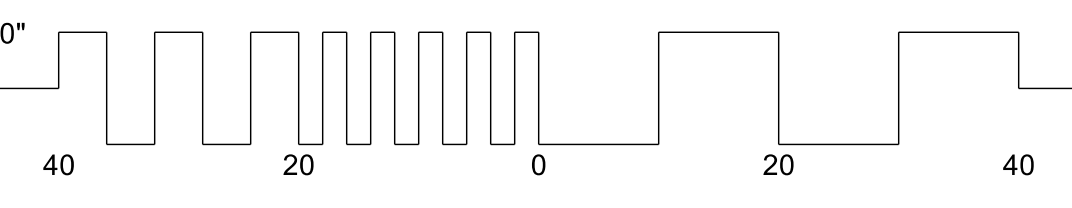
**NOTES:**

- |  |   |
|--|---|
| 1 PROPERTY LINE  | 9 METAL FENCE GATE - WITH LOCK AND SELF-CLOSING DEVICE            |
| 2 CITY OF WINDSOR TO CONVEY EXISTING CUL-DE-SAC PROPERTY OVER TO THE OWNER PER EMAIL SENT ON FEBRUARY 8, 2024 BY PATRICK WINTERS | 10 EXPOSED AGGREGATE SIDEWALK                                     |
| 3 GRASS  | 11 FIREWALL   |
| 4 PRIVATE COURTYARD  | 12 CURTAINWALL AND GLASS  |
| 5 CONTAINED FORREST - FILLED WITH SMALLER TREES  | 13 ACCESSIBLE CURB CUT WITH FLARED SIDE AT 1:12 SLOPE FOR 6" RISE |
| 6 LINE OF BUILDING ABOVE   | 14 NEW FIRE HYDRANT   |
| 7 LINE OF ROOF OVERHANG ABOVE  |   |
| 8 PRIVACY COURTYARD METAL DECORATIVE FENCE   |   |

**DWELLING TYPES:**

- |                                    |
|------------------------------------|
| A 4 BEDROOM, 2-STORY DWELLING UNIT |
| B 3 BEDROOM, 2-STORY DWELLING UNIT |
| C 2 BEDROOM, 2-STORY DWELLING UNIT |
| D 1 BEDROOM, 1-STORY DWELLING UNIT |

1/16" = 1'-0"



structural

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24 shepherd street east  
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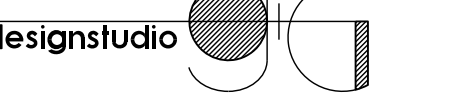


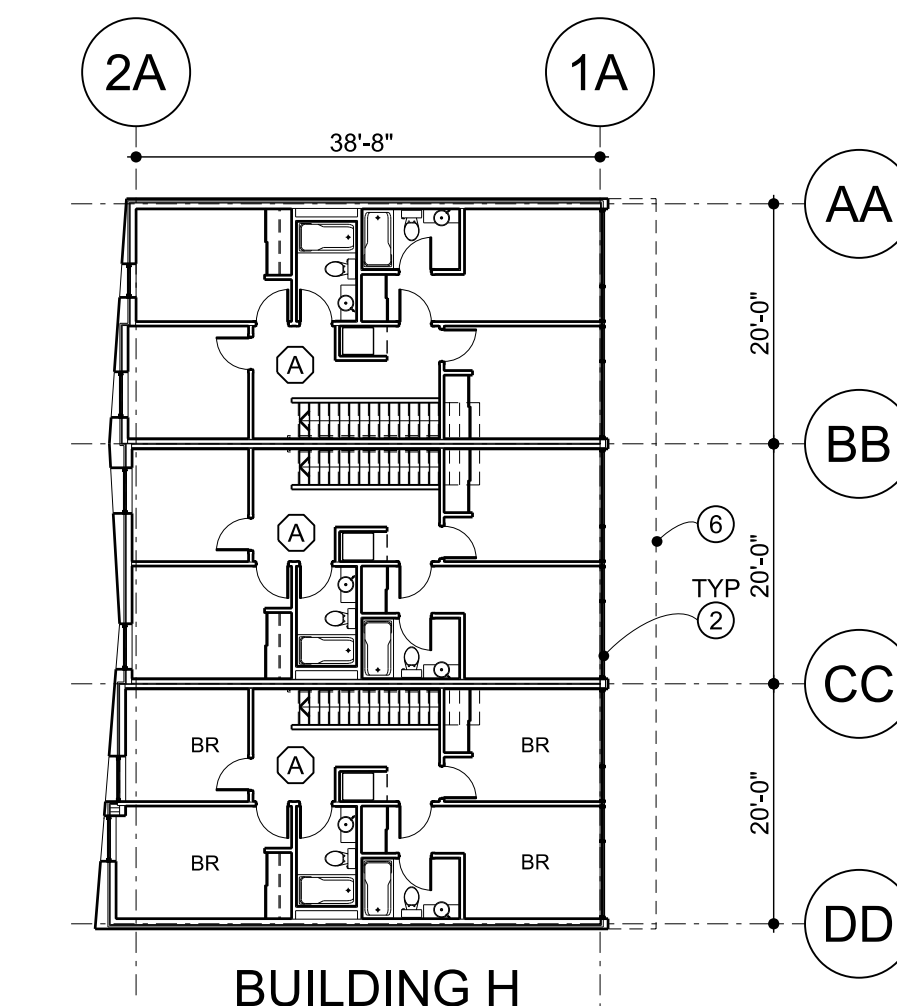
architectural

studio g+g inc., architect

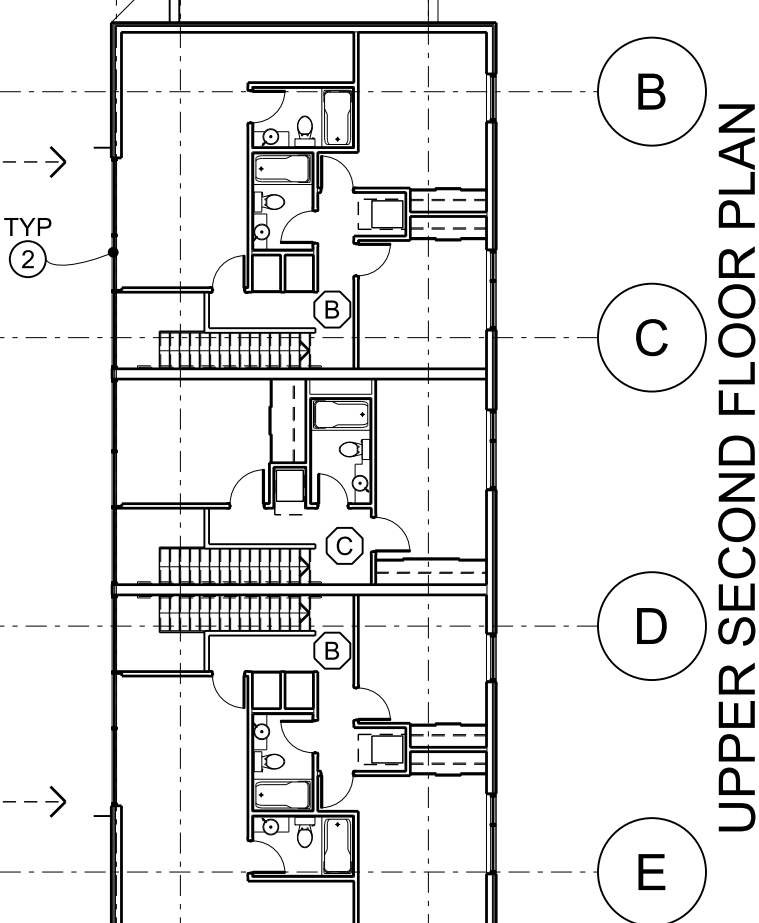
1057 walker road  
windsor, ontario  
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t: 519 254 8698  
f: 519 254 2401

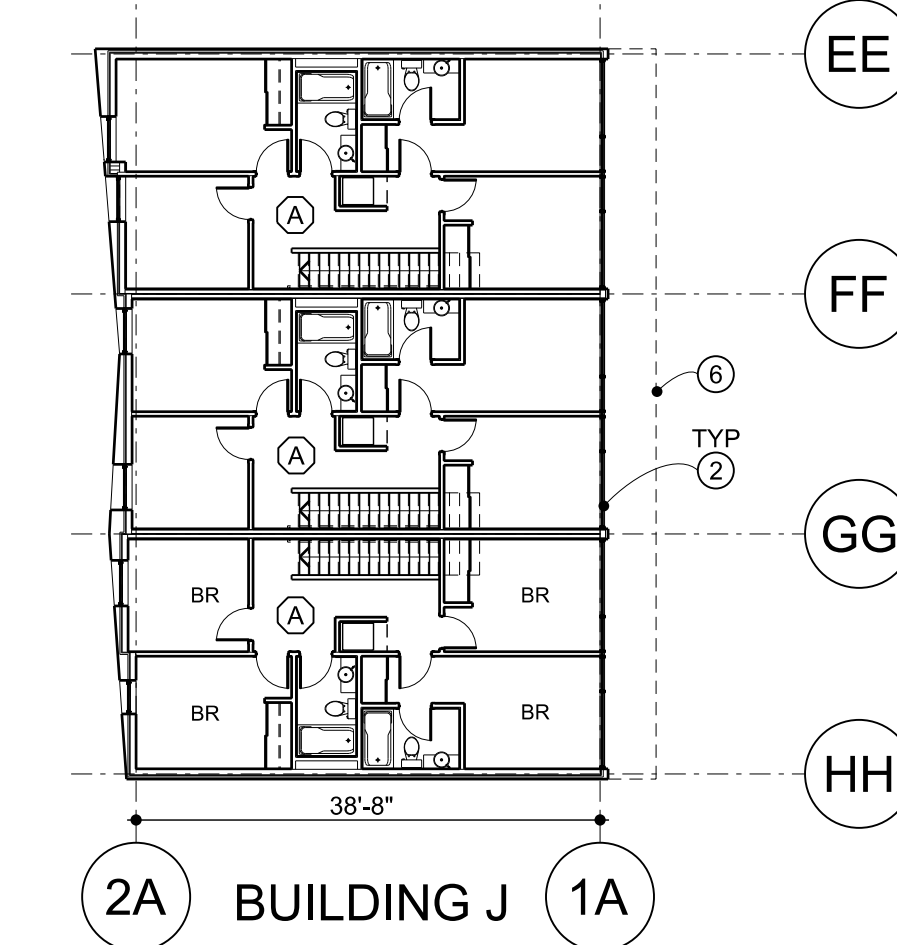




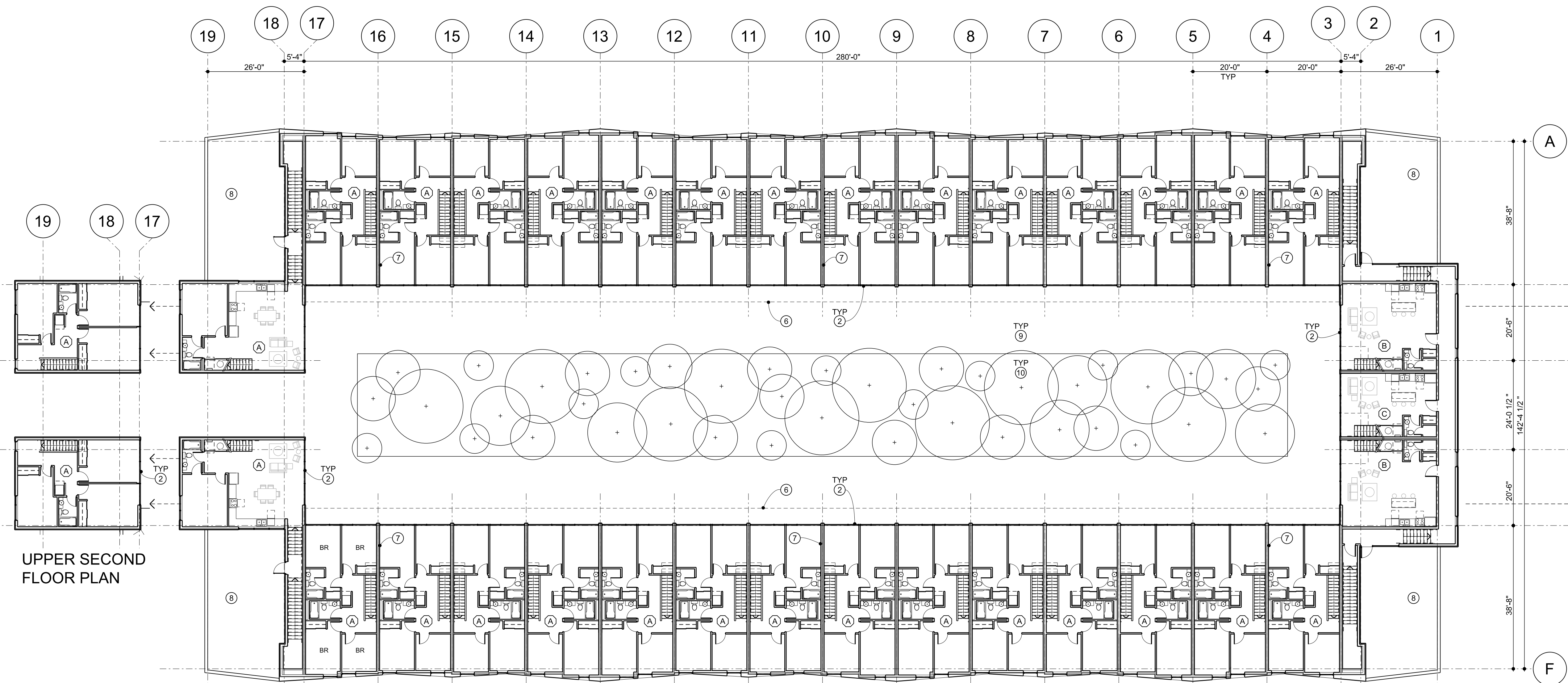
BUILDING H



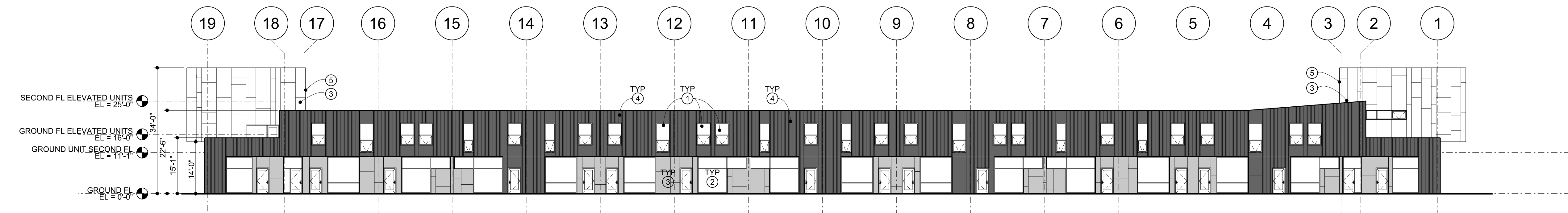
UPPER SECOND FLOOR PLAN



BUILDING J



UPPER SECOND FLOOR PLAN



LONGITUDINAL ELEVATION

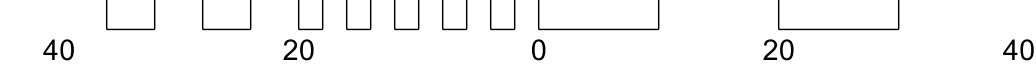
NOTES:

- 1 OPERABLE WINDOW
- 2 CURTAINWALL AND GLASS
- 3 LIGHT GRAY CEMENT BOARD PANELS
- 4 CHARCOAL GRAY BOARD AND BATTEN SIDING
- 5 2-STORY ELEVATED DWELLING UNITS - BEYOND
- 6 LINE OF ROOF OVERHANG ABOVE
- 7 FIREWALL
- 8 TERRACE - 1HR FRR
- 9 PRIVATE COURTYARD - BELOW
- 10 CONTAINED FORREST - BELOW

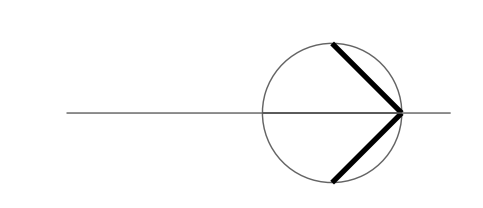
DWELLING TYPES:

- A 4 BEDROOM, 2-STORY DWELLING UNIT
- B 3 BEDROOM, 2-STORY DWELLING UNIT
- C 2 BEDROOM, 2-STORY DWELLING UNIT
- D 1 BEDROOM, 1-STORY DWELLING UNIT

1/16" = 1'-0"



1  
SPC-2



roof plan  
longitudinal  
courtyard  
elevation  
scale: 1/16" = 1'-0"

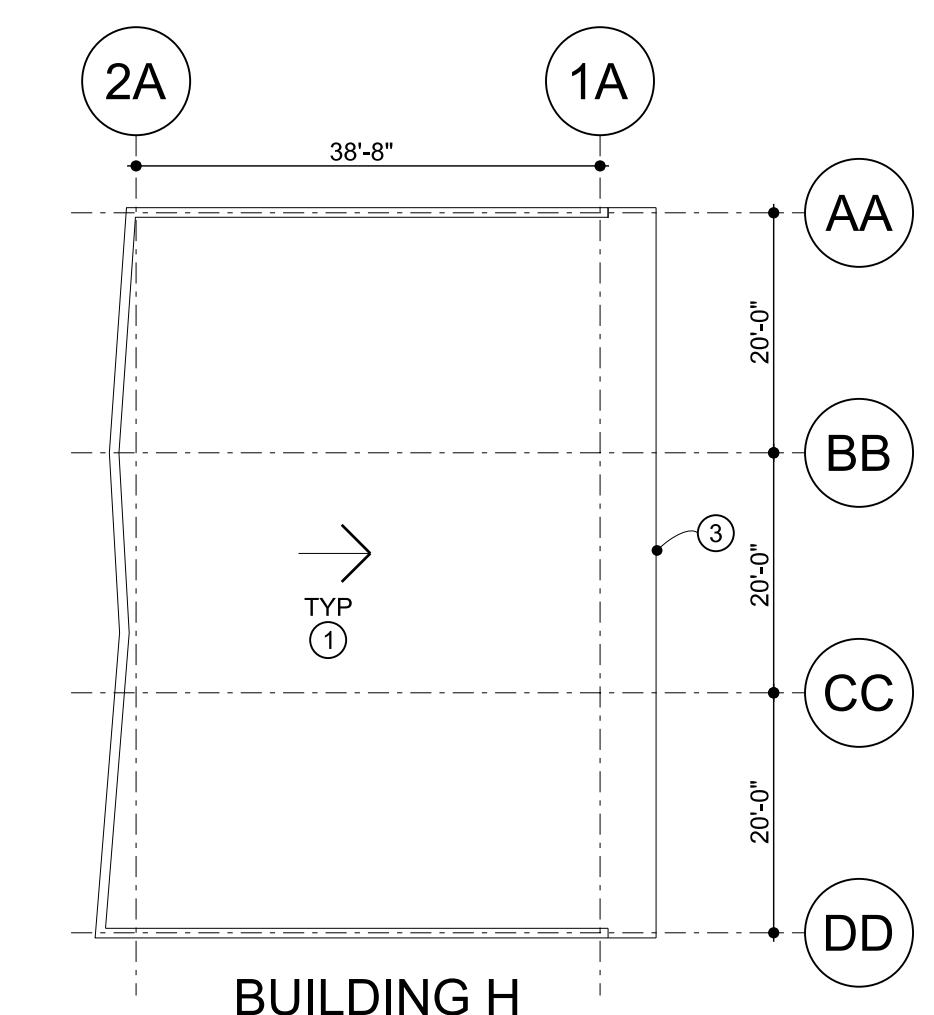
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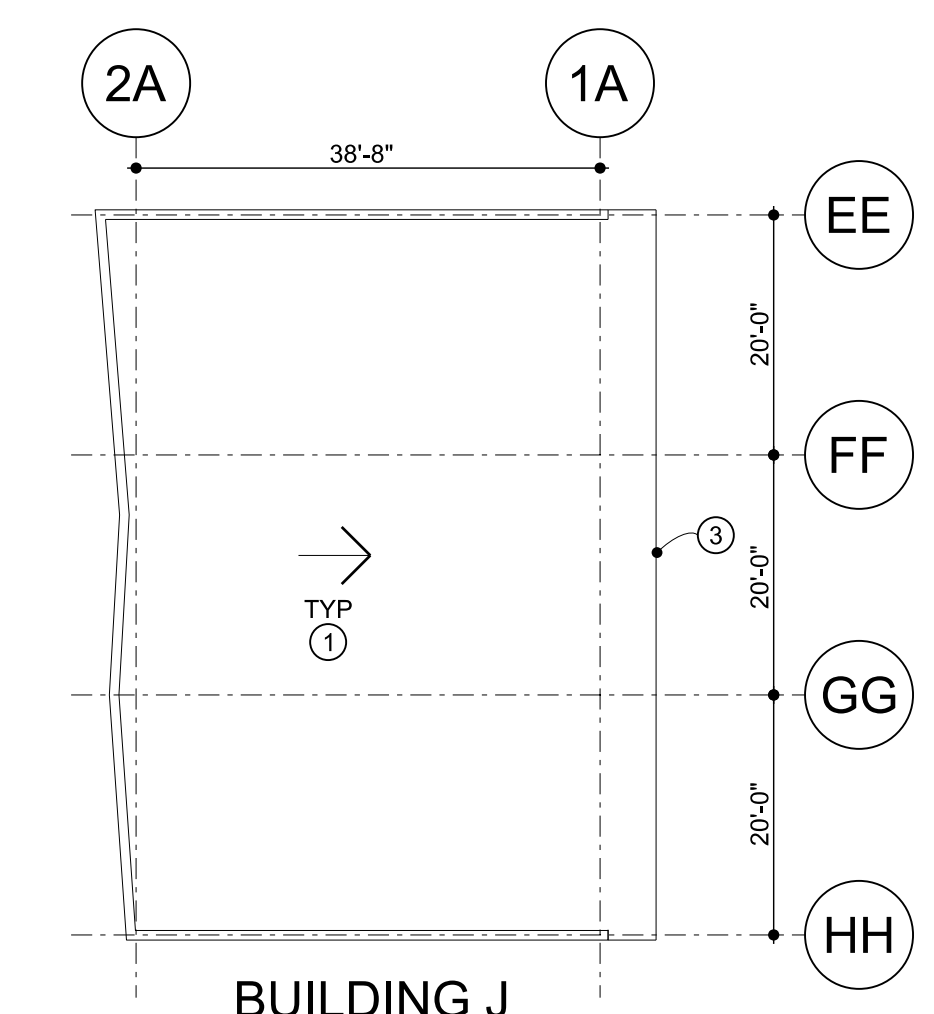
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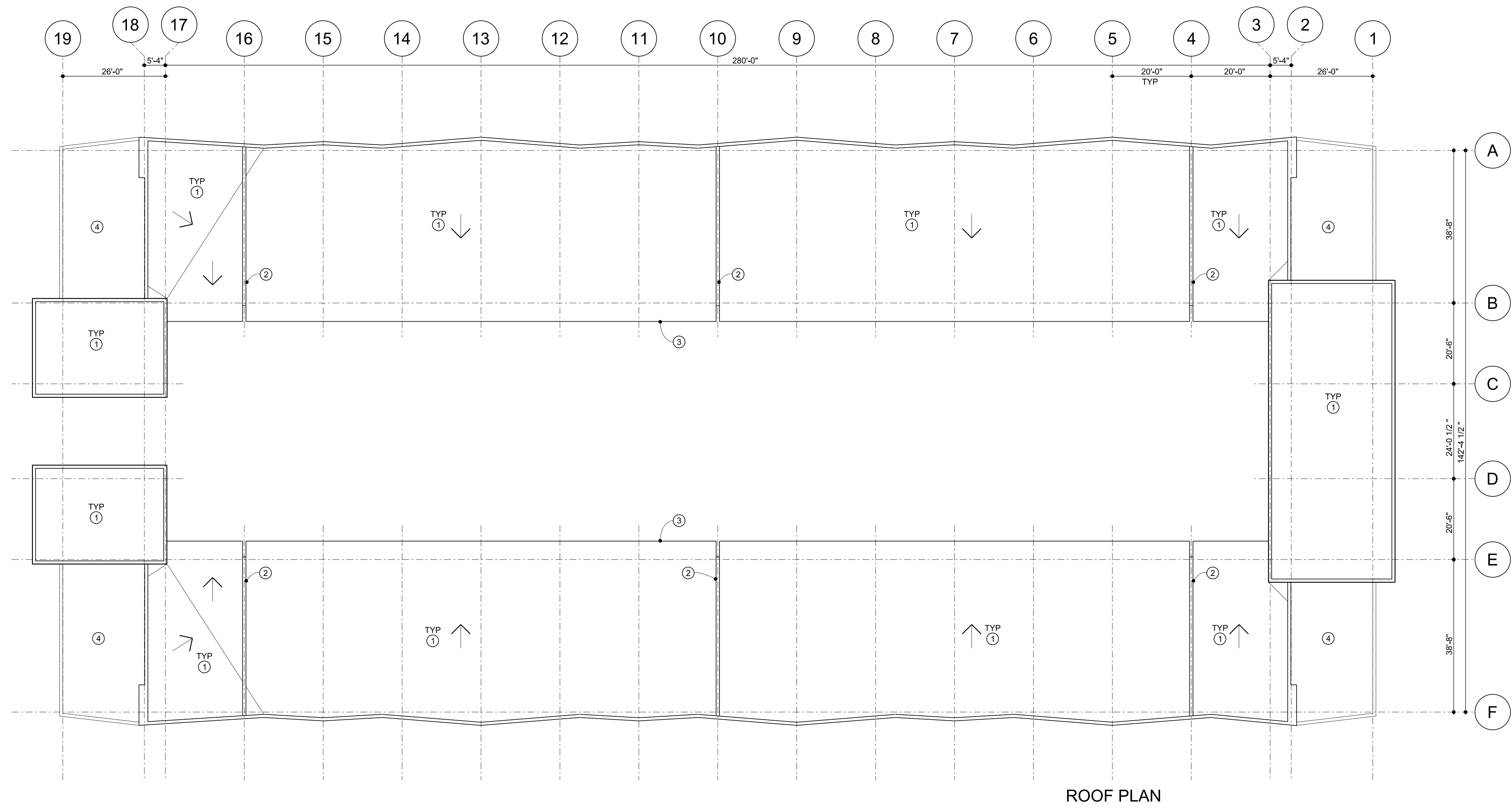
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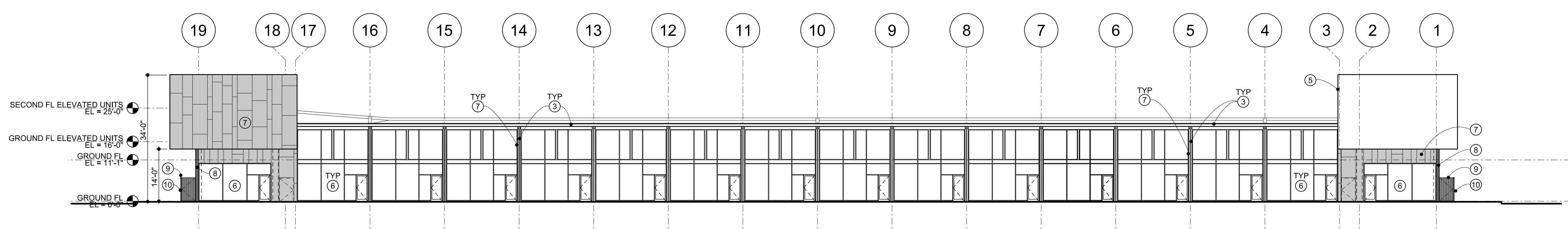
BUILDING H



BUILDING J



ROOF PLAN



LONGITUDINAL COURTYARD ELEVATION

- NOTES:
- 1 GRAY EPDM SLOPED FULLY ADHERED ROOFING
  - 2 FIREWALL
  - 3 CONTINUOUS GUTTER WITH RAIN-CHAIN DOWNSPOUTS
  - 4 TERRACE - BELOW
  - 5 ELEVATED 2-STOREY DWELLING IN SECTION
  - 6 CURTAINWALL AND GLASS
  - 7 LIGHT GRAY CEMENT BOARD PANELS
  - 8 CHARCOAL GRAY BOARD AND BATTEN SIDING
  - 9 METAL FENCE GATE - WITH LOCK AND SELF-CLOSING DEVICE
  - 10 PRIVACY COURTYARD METAL DECORATIVE FENCE

1  
SPC-2

1/16" = 1'-0"



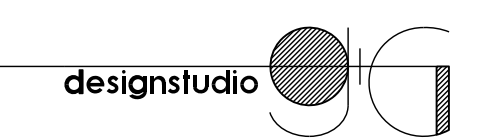
structural

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# SPC-6

sheet number  
Grove Condominium

windsor, ontario CANADA  
project № C58-22  
issue record

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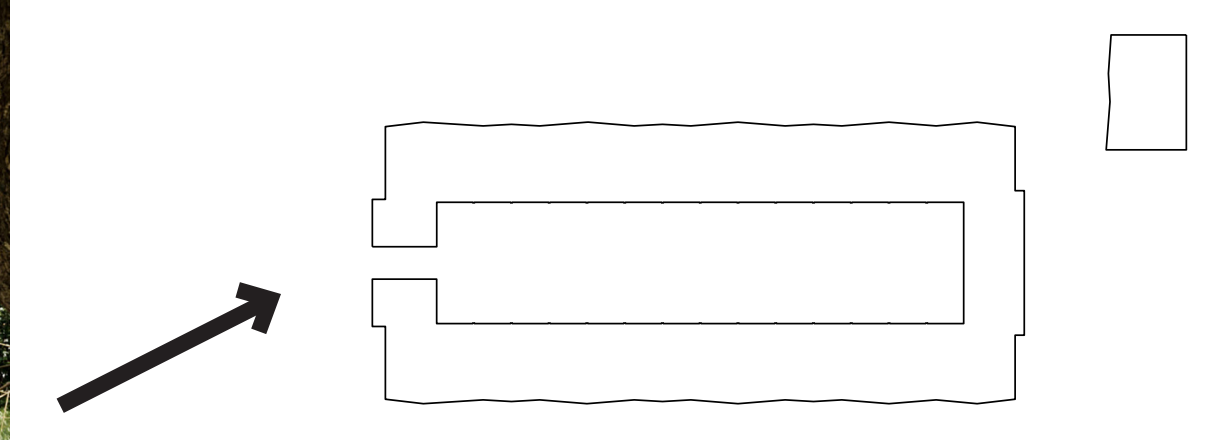
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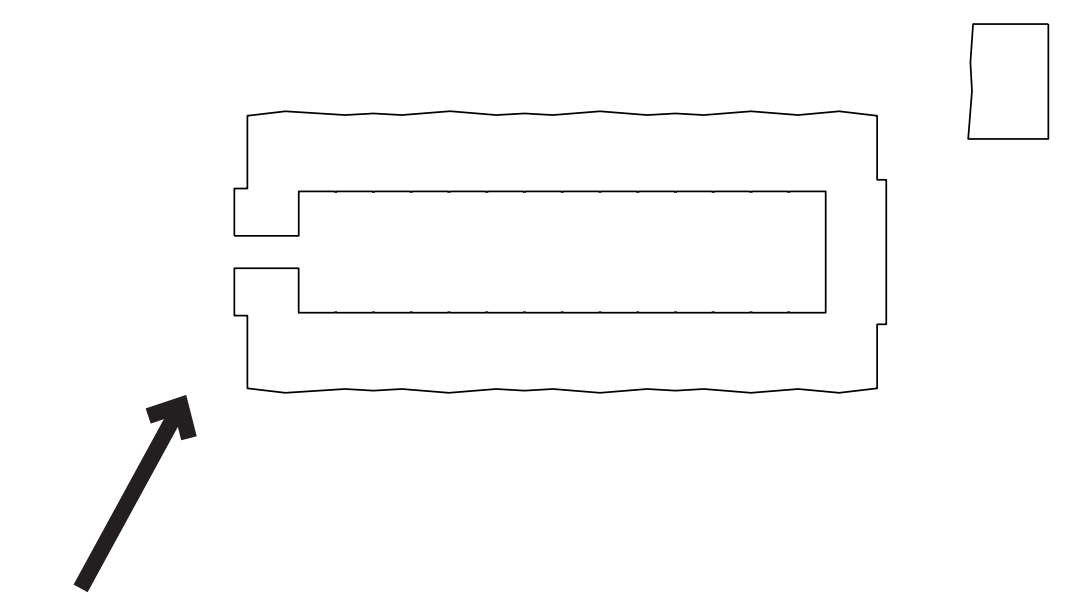
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## renderings

scale: \_\_\_\_\_  
drawing by: \_\_\_\_\_  
checked by: \_\_\_\_\_

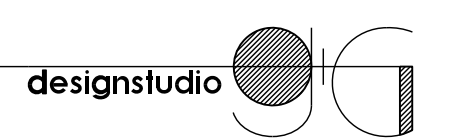
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# SPC-7

sheet number  
Grove Comdominium

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project № C58-22  
issue record

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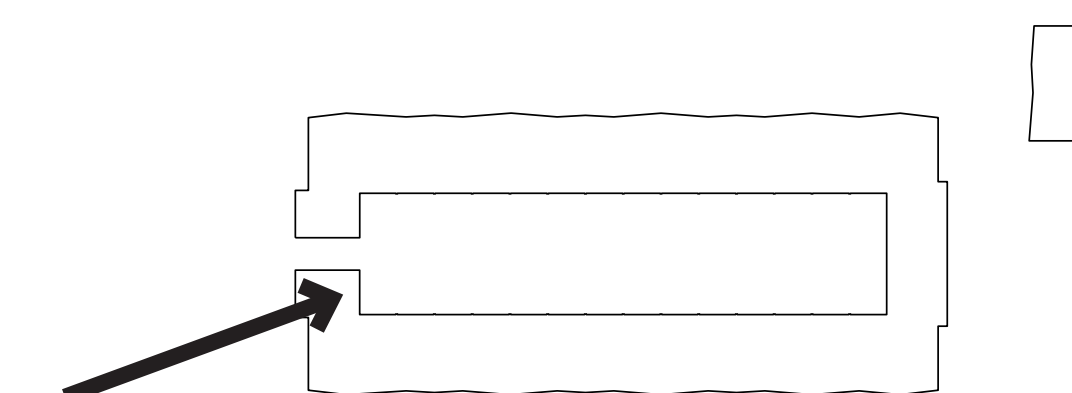
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## renderings

scale:

drawing by:

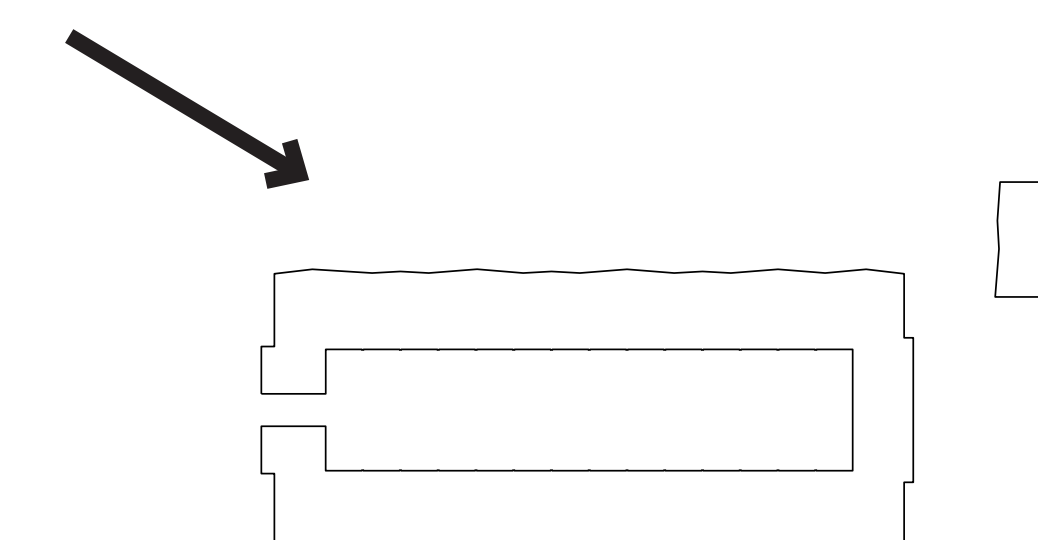
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CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	15.24	9.02	8.88	N02°49'50"W
C2	15.24	3.64	3.63	N12°56'20"W
C3	15.24	5.38	5.35	N03°59'50"E
C4	15.24	9.02	8.88	N44°43'50"W
C5	15.24	6.51	6.51	N40°07'20"W
C6	15.24	2.45	2.45	N57°03'30"W

TOPOGRAPHIC SURVEY  
OF  
PART OF LOT 68,  
CONCESSION 1, (McNiff's)  
GEOGRAPHIC TOWNSHIP OF SANDWICH WEST  
NOW IN THE  
CITY OF WINDSOR  
COUNTY OF ESSEX, ONTARIO

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SCALE = 1:300

LEGEND AND NOTES  
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.  
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99992987

- ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.  
S#B DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR  
S#SB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR  
IB # DENOTES 16mm X 16mm X 0.61m ROUND IRON BAR  
IB # DENOTES 19mm diameter X 0.61m ROUND IRON BAR  
CC DENOTES CUT-CROSS  
CP DENOTES 5mm X 50mm STEEL PIN  
S# DENOTES SURVEY MONUMENT FOUND  
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744  
WT. DENOTES WITNESS I DENOTES PERPENDICULAR (P) DENOTES DEED (D) DENOTES INST. No. R141457  
S# DENOTES SET (S) DENOTES MEASURED (M) DENOTES INST. No. W37562  
ORP DENOTES OBSERVED REFERENCE POINT  
S#B'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.  
(S/P) DENOTES SET PROPORTIONALLY  
(P) DENOTES REGISTERED PLAN 640  
(P1) DENOTES REGISTERED PLAN 369  
(P2) DENOTES REGISTERED PLAN 933  
(P3) DENOTES PLAN BY(A) DATED MARCH 22, 1955. (KKK-239)  
(P4) DENOTES REGISTERED PLAN 738  
(P5) DENOTES FIELD NOTE BY(A) DATED OCTOBER 19, 1972. (T-288/46)  
(P6) DENOTES FIELD NOTE BY(A) DATED OCTOBER 31, 1966. (T-225/91)  
(P7) DENOTES FIELD NOTE BY(A) DATED JULY 10, 1956. (T-132/63)  
(P8) DENOTES FIELD NOTE BY(A) DATED MARCH 4, 1999. (JOB. No. 4-16982)  
(P9) DENOTES FIELD NOTE BY(A) DATED NOVEMBER, 1989. (T-481/93)  
(P10) DENOTES FIELD NOTE BY(A) DATED DECEMBER 4, 1986. (JOB. No. 4-14223)  
(P11) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.  
(A) DENOTES C.R. ARMSTRONG, O.L.S. (891) DENOTES HOWARD B. HEAD, O.L.S.  
(S41) DENOTES RICHARD W. MURRAY, O.L.S.

- LEGEND
- |                                       |  |
|---------------------------------------|--|
| ○ MHH DENOTES HYDRO MANHOLE           | ◆ FH DENOTES FIRE HYDRANT              |
| ○ MHS DENOTES SEWER MANHOLE           | ◆ WM DENOTES WATER METER               |
| ○ MHT DENOTES TELEPHONE MANHOLE       | ◆ WWS DENOTES WATER VALVE (Service)    |
| ○ MHR DENOTES TRAFFIC MANHOLE         | ◆ WMM DENOTES WATER VALVE (Main)       |
| ○ MW DENOTES WATER MANHOLE            | ◆ GM DENOTES GAS METER                 |
| □ CB DENOTES CATCH BASIN              | ◆ GV DENOTES GAS VALVE                 |
| □ BCB DENOTES DOUBLE CATCH BASIN      | ◆ HM DENOTES HYDRO METER               |
| ◆ LSc DENOTES LIGHT STANDARD CONCRETE | ◆ Peof DENOTES TELEPHONE PEDESTAL      |
| ◆ LSt DENOTES LIGHT STANDARD STEEL    | ◆ Peotv DENOTES CABLE TV PEDESTAL      |
| ◆ LSw DENOTES LIGHT STANDARD WOOD     | ◆ TRs DENOTES TRAFFIC SIGN             |
| ◆ UPe DENOTES UTILITY POLE CONCRETE   | ◆ TRsf DENOTES TRAFFIC SIGNAL          |
| ◆ UPs DENOTES UTILITY POLE STEEL      | ◆ TRsb DENOTES TRAFFIC SIGNAL BOX      |
| ◆ UPL DENOTES UTILITY POLE WOOD       | ◆ TH DENOTES TEST HOLE                 |
| ◆ GP DENOTES GUY POLE                 | ◆ BM DENOTES BENCH MARK                |
| ◆ GW DENOTES GUY WIRE                 | ◆ HCP DENOTES HORIZONTAL CONTROL POINT |
| ◆ BOLL DENOTES BOLLARD                | ◆ VCP DENOTES VERTICAL CONTROL POINT   |
| ◆ PM DENOTES PARKING METER            | ◆ SH DENOTES SHRUB                     |
| ◆ T DENOTES TOP OF CURB               | ◆ SC DENOTES SEWER CLEANOUT            |
| ◆ BOC DENOTES BOTTOM OF CURB          | ◆ IN DENOTES INVERT                    |

DECIDUOUS AND CONIFEROUS TREES ARE DENOTED BY DT AND CT RESPECTIVELY.  
A PREFIX TO THE DESCRIPTION DESIGNATES THE NUMBER OF TREE TRUNKS WHEN TREES ARE CLUMPED TOGETHER AND A SUFFIX DENOTES THE TREE DIAMETER OR (NTS) NOT TO SCALE.

- |    |             |    |                                |
|----|-------------|----|--------------------------------|
| C  | C           | C  | DNOTES OVERHEAD CABLE TV LINE  |
| G  | (pipe size) | G  | DNOTES GAS LINE                |
| H  | (pipe size) | H  | DNOTES OVERHEAD HYDRO LINE     |
| CS | (pipe size) | CS | DNOTES COMBINED SEWER          |
| SA | (pipe size) | SA | DNOTES SANITARY SEWER          |
| ST | (pipe size) | ST | DNOTES STORM SEWER             |
| T  | (pipe size) | T  | DNOTES OVERHEAD TELEPHONE LINE |
| W  | (pipe size) | W  | DNOTES WATER LINE              |

UNDERGROUND CABLE, HYDRO OR TELEPHONE LINES ARE PREFIXED WITH THE LETTER "U"  
(CABLE = UC, HYDRO = UH, TELEPHONE = UT)

ELEVATIONS  
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES TO CANADIAN GEODETIC DATUM

BENCH MARK  
BENCH MARK 197  
ST. JOHN SEPARATE SCHOOL, 1920 GROVE AVENUE; THE PLATE IS LOCATE ON THE SOUTH WALL AND 10.67 M WEST OF THE EAST WALL.

SITE BENCH MARK  
TOP OF FIRE HYDRANT IN FRONT OF SCHOOL AS SHOWN. ELEVATION 181.23

AREA  
1.208 HECTARES

SURVEYOR'S CERTIFICATE  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THIS SURVEY WAS COMPLETED ON THE 7th DAY OF MARCH, 2018.

DATE APRIL 4, 2018  
ROY A. SIMONE  
ONTARIO LAND SURVEYOR  
for VERHAEGEN • STUBBERFIELD • HARTLEY  
BREWER • BEZAIRE INC.

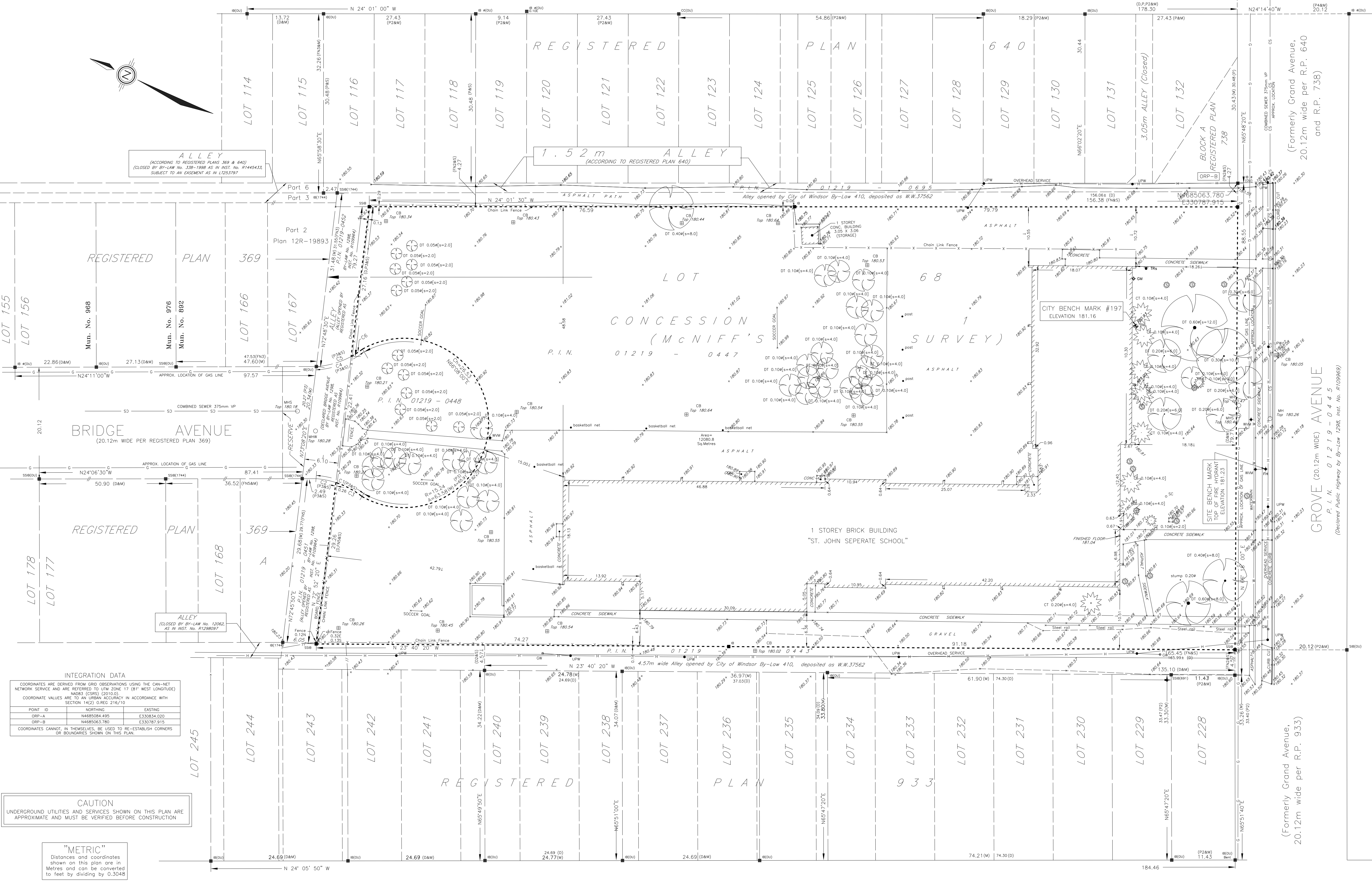
WINDSOR 944 Ottawa Street N8X 2E1 Ph: (519)258-1772 Fax: (519)258-1791

VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC.

LEAMINGTON 187 Talbot Street East N8H 1L8 Ph: (519)322-2075 Fax: (519)322-2675

ONTARIO LAND SURVEYORS www.vshbssurveys.com

DRAWN BY: D.J. CAD Date: July 13, 2018 8:36 PM  
CHECKED BY: A.S.M. CAD File: 4286401.dwg  
WORK ORDER: 4-28684 FILE NO.: E-WIND-1-68 PLAN FILE NO.: J-801



INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (10.00 METRES)

COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OREG 2167/10

POINT ID	NORTHING	EASTING
ORP-A	N4685084.495	E330834.020
ORP-B	N4685063.780	E330787.915

COORDINATES CANNOT BE RELIED UPON TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

CAUTION  
UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

"METRIC"  
Distances and coordinates shown on this plan are in Metres and can be converted to feet by dividing by 0.3048