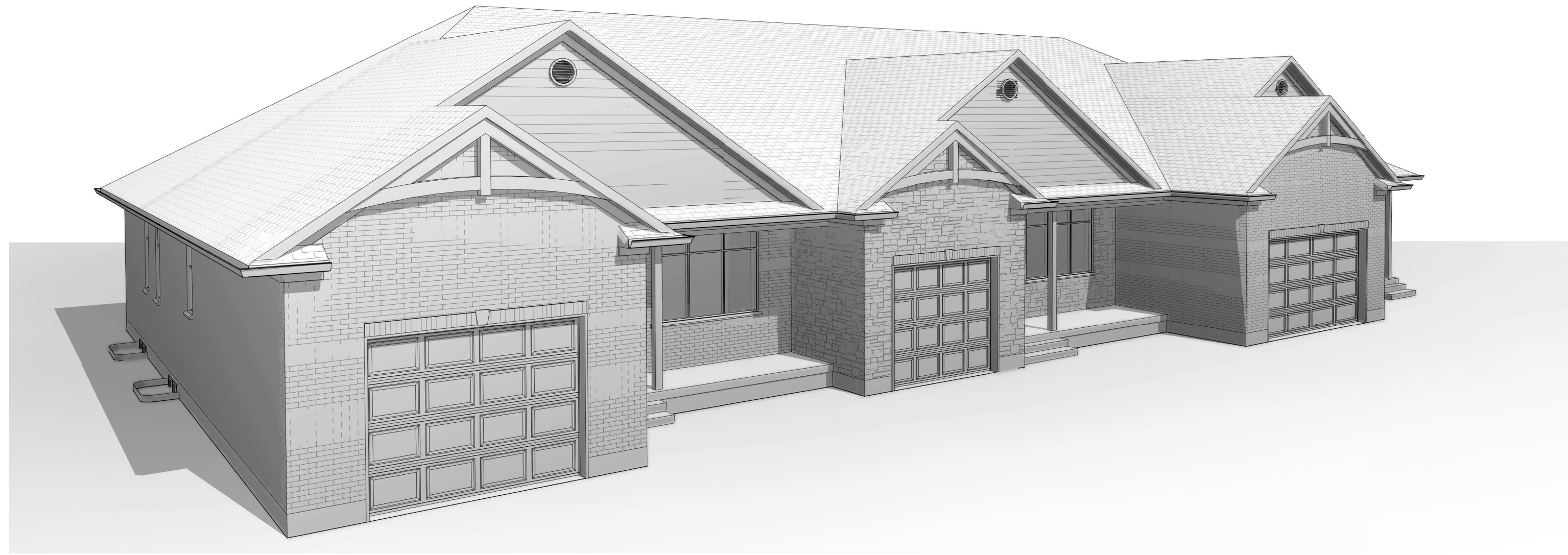


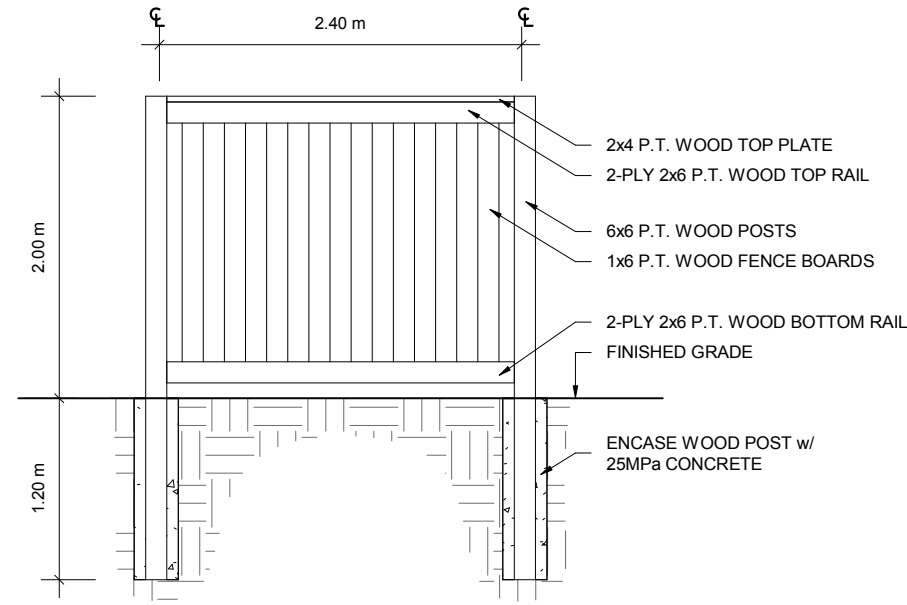
PROPOSED 3-UNIT TOWNHOUSE EXETER, ON



DRAWINGS

- | | |
|-----|---------------------|
| S-0 | TITLE SHEET |
| S-1 | SITE PLAN |
| S-2 | ELEVATIONS |
| S-3 | ELEVATIONS |
| S-4 | BASEMENT FLOOR PLAN |
| S-5 | GROUND FLOOR PLAN |

[illegible]



NOTE:
1. ALL LUMBER TO BE PRESSURE TREATED.
2. ALL CUT ENDS TO BE TREATED TO RESIST DECAY.
3. ALL FASTENERS AND HANGERS TO BE GALVANIZED.

2 TYPICAL BOARD FENCE DETAIL
1 : 50



1 SITE PLAN
1 : 100

MUNICIPALITY OF SOUTH HURON						
ZONING BY LAW 69-2018 (ZONE MAP 5C)						
RESIDENTIAL - LOW DENSITY (RL) - CURRENT ZONING - REZONING REQUIRED TO RESIDENTIAL - MEDIUM DENSITY (R2-X)						
DETAIL	REQUIRED	UNIT 1	UNIT 2	UNIT 3	COMMENTS	
ZONE AREA - EACH DWELLING UNIT	350 m² (min.) UNIT INT / 400 m² (min.) UNIT ON STREET	497.4 m²	361.6 m²	608.5 m² (min.)	---	
PROPERTY FRONTAGE	8 m INT / 11 m END / 14 m END ON STREET	13.63 m	9.91 m	16.67 m	---	
PROPERTY DEPTH	36 m (min.)	36.5 m ***	36.5 m ***	36.5 m ***	***SPECIAL ZONE TO ALLOW REDUCED	
FRONT YARD	4.5 m MAIN DWELLING / 6.0 m (min.) ATTACHED GARAGE	11.24 m / 7.10 m	11.11 m / 8.67 m	9.28 m / 7.10 m	MAIN DWELLING / ATTACHED GARAGE	
INTERIOR SIDE YARD	1.5 m (min.) UNATTACHED SIDE / 0 m ATTACHED SIDE	3.1 m	n/a	n/a	---	
REAR YARD	10.0 m (min.)	10.79 m	10.79 m	10.28 m	---	
ZONE COVERAGE	40 % (max.) MAIN BUILDING	36.4 %	60.6 % ***	30.6 %	***SPECIAL ZONE TO ALLOW REDUCED	
LANDSCAPED OPEN SPACE	30 % (min.)	55.4 %	37.2 %	61.8 %	---	
BUILDING HEIGHT	14 m (max.)	8 m	8 m	8 m	---	
ATTACHED GARAGE	1.0 m (min.) RECESS FROM FRONT OF UNIT	-4.14 m	-2.44 m	-2.18 m	***SPECIAL ZONE TO ALLOW REDUCED	
ATTACHED GARAGE	40% (max.) WIDTH OF UNIT	47.8 m	43.1 m	57.5 m	***SPECIAL ZONE TO ALLOW REDUCED	

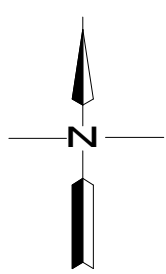
NOTE:

- DECKS, STEPS, ROOFED/OPEN PORCHES ARE PERMITTED TO ENCROACH INTO ALL REQUIRED YARD 2.5 m, PROVIDED THAT NO PORCH DECK OR PATIO EXTENDS CLOSER THAN 1.5 m TO ANY PROPERTY LINE.

NOTES:

@	AT	OHD	OVERHEAD DOOR
cw	COMPLETE WITH	PROJ.	PROJECTION
d	DIAMETER	P.T.	PRESSURE TREATED
FRR	FIRE-RESISTANCE RATING	rw	REINFORCED WITH
FDN	FOUNDATION	SG	SLOPE GATE
e/w	EACH WAY	T&G	TONGUE AND GROOVE
EX	EXISTING	tp	TOP OF
H	HORIZONTAL	TYP.	TYPICAL
HR	HOUR	us	UNDERSIDE
HLV	LONG LEG VERTICAL	v	VERTICAL
LVL	LAMINATED VANEER LUMBER	w	WITH
max.	MAXIMUM	W	WIDE
min.	MINIMUM	WWM	WELDED WIRE MESH
OC	ONTARIO BUILDING CODE		
o/c	ON CENTER		

NORTH



DESIGN	MD	No.	REVISION DESCRIPTION	MM/DD/YY	CHKD
DRAWN	MD	1.	PRELIMINARY - FOR DISCUSSION	03/06/25	MR
CHECKED	MR				
APPROVED	MR				
DATE	MARCH 2025				

CONSULTANT



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Telephone: (519)-317-0120
Email: admin@mrngdesign.com

CONTRACTOR

PRELIMINARY
FOR DISCUSSION ONLY

WATERLOO STREET
EXETER, ON
N0M 1S2

PROPOSED 3-UNIT TOWNHOUSE

SITE PLAN

PROJECT No.

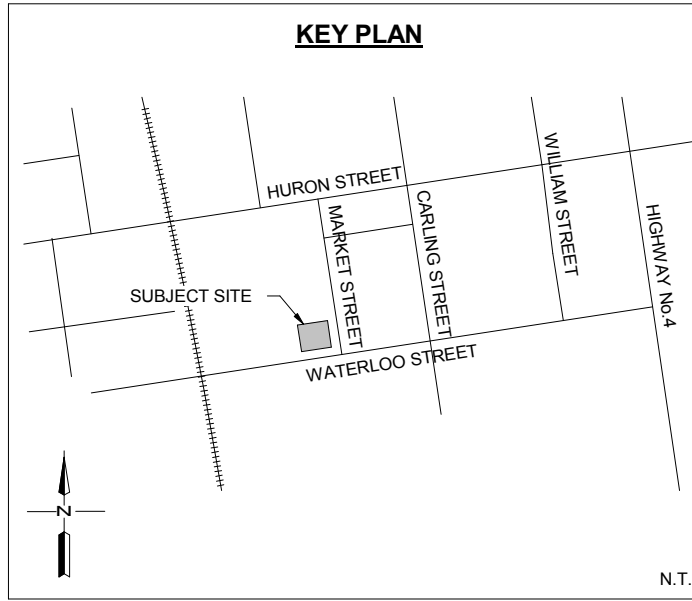
MR25-066

SHEET No.

S-1

SCALE

As indicated



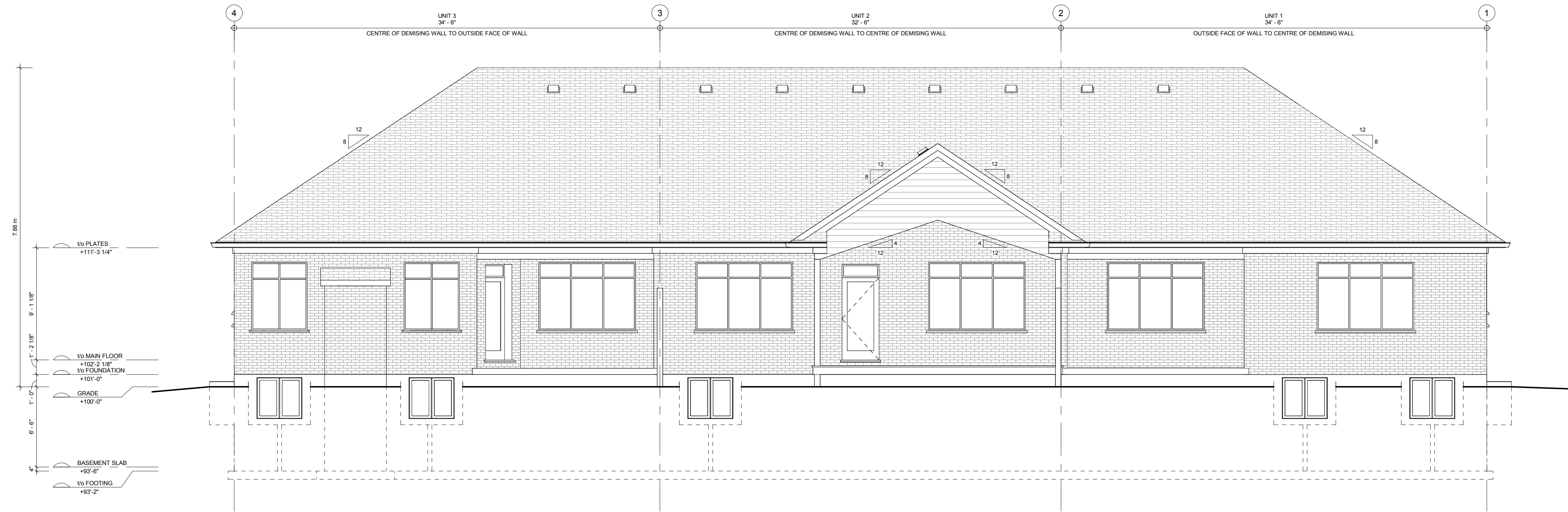
GENERAL NOTES:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND ELEVATIONS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.
- THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR IS TO OBTAIN ALL UTILITY LOCATES. NOT ALL EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY MAY BE SHOWN.
- ALL WORKS ON THE MUNICIPAL RIGHT-OF-WAY TO BE APPROVED BY THE MUNICIPALITY AND LOCAL ROADS AUTHORITY. THE CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OF ALL SOLEVIAD AREAS.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 (LATEST EDITION) FOR ALL WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY. CONTRACTOR TO SUBMIT TRAFFIC CONTROL PLANS TO THE MUNICIPALITY ENGINEER FOR REVIEW PRIOR TO COMMENCING WITH CONSTRUCTION.
- ALL EXTERIOR LIGHTING TO BE CONFINED TO THE BUILDING FACE, LANES AND PARKING AREAS SO AS NOT TO CAST A GLARE ONTO THE STREET OR ADJACENT PROPERTIES.

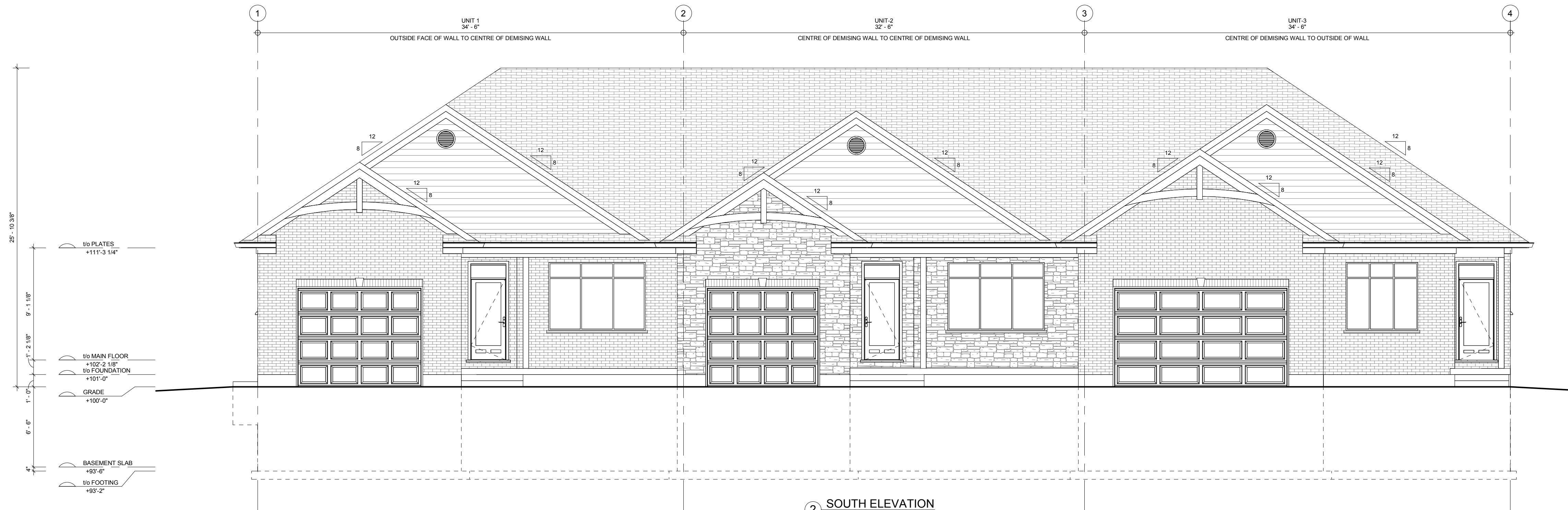
LOTS 273 & 274
REGISTERED PLAN No. 376
FORMERLY IN THE TOWN OF EXETER
MUNICIPALITY OF SOUTH HURON
COUNTY OF HURON

NOTE:

- PROPERTY BOUNDARIES FROM PLAN OF SURVEY WITH TOPOGRAPHICAL DETAIL, DATED MAY 11, 2021 BY ARCHIBALD, GRAY & MCKAY LTD.
- SITE SKETCH IS CONCEPTUAL. FINAL SITING BY OTHERS.



1 NORTH ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

NOTES:

@	AT	OVERHEAD DOOR
c/w	COMPLETE WITH	PROJECTION
D	DIAMETER	PRESSURE TREATED
FRR	FIRE-RESISTANCE RATING	REINFORCED WITH
FDN	FOUNDATION	SLIDE GATE
e/w	EACH WAY	TONGUE AND GROOVE
EX	EXISTING	TOP OF
H	HIGH	TYPICAL
HR	HORIZONTAL	UNDERSIDE
HR	HOUR	VERTICAL
LEV	LONG LEG VERTICAL	WITH
LVL	LAMINATED VANEER LUMBER	WIDE
max	MAXIMUM	WIDE
min	MINIMUM	WIDE
OBC	ONTARIO BUILDING CODE	WWM
o/c	ON CENTER	WWM

NORTH

DESIGN	MD	No.	REVISION DESCRIPTION	MM/DD/YY	CHKD
DRAWN	MD	1.	PRELIMINARY - FOR DISCUSSION	03/06/25	MR
CHECKED	MR				
APPROVED	MR				
DATE	MARCH 2025				



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CONTRACTOR

PRELIMINARY
FOR DISCUSSION ONLY

WATERLOO STREET
EXETER, ON
N0M 1S2

PROPOSED 3-UNIT
TOWNHOUSE

ELEVATIONS

PROJECT No.

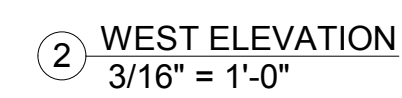
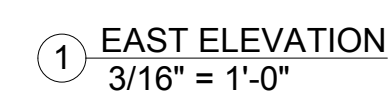
MR25-066

SHEET No.

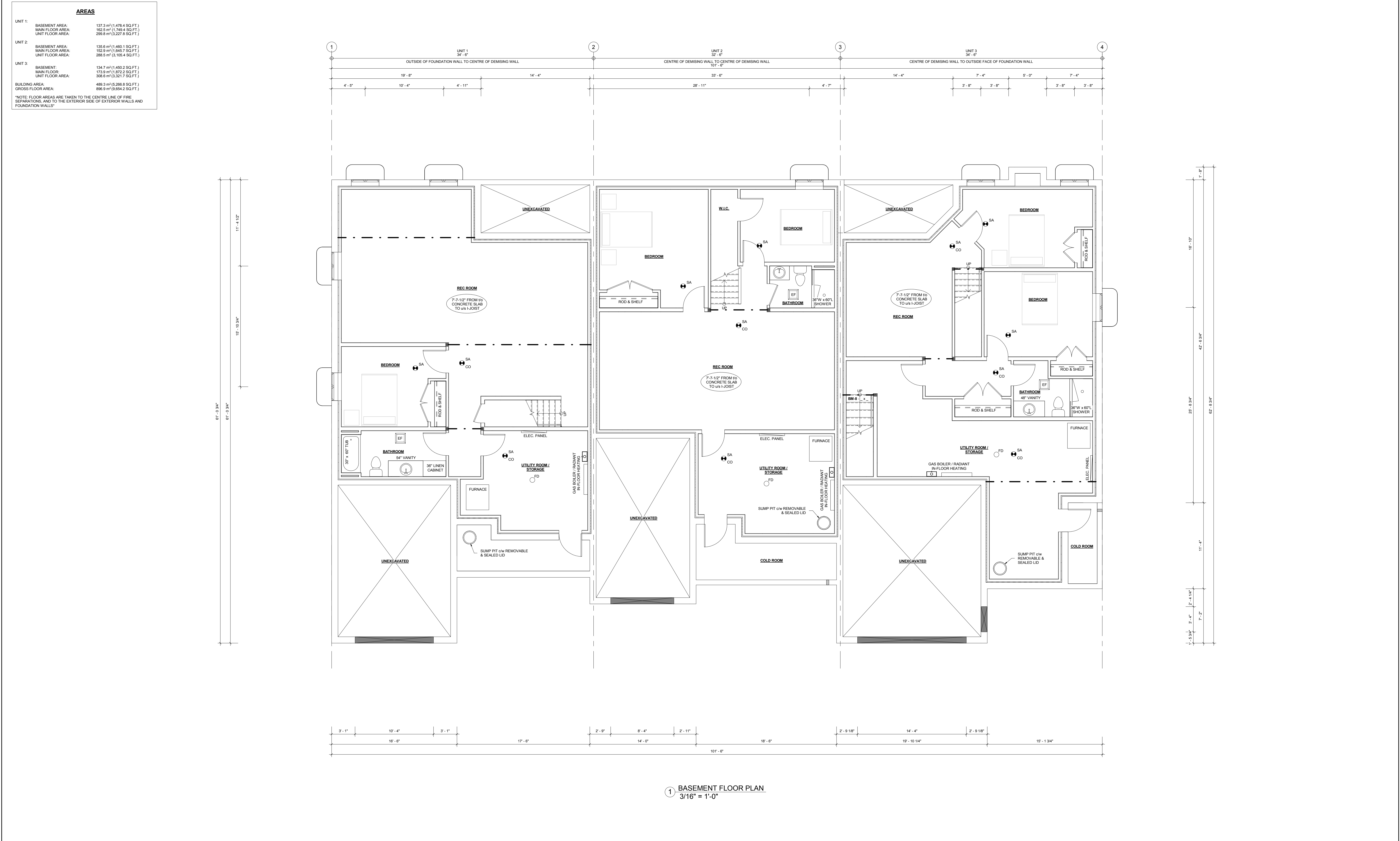
S-2

SCALE

3/16" = 1'-0"

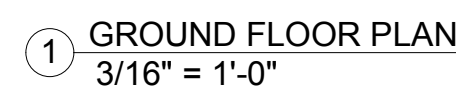


PROJECT No.	MR25-066
SHEET No.	S-3
SCALE	3/16" = 1'-0"



UNIT 1:	BASEMENT AREA:	137.3 m ² (1,476.4 SQ FT)
	MAIN FLOOR AREA:	152.5 m ² (1,749.4 SQ FT)
	UNIT FLOOR AREA:	299.8 m ² (3,227.8 SQ FT)
UNIT 2:	BASEMENT AREA:	135.6 m ² (1,460.1 SQ FT)
	MAIN FLOOR AREA:	152.9 m ² (1,645.7 SQ FT)
	UNIT FLOOR AREA:	288.5 m ² (3,105.4 SQ FT)
UNIT 3:	BASEMENT:	134.7 m ² (1,450.2 SQ FT)
	MAIN FLOOR:	173.9 m ² (1,872.2 SQ FT)
	UNIT FLOOR AREA:	308.6 m ² (3,321.7 SQ FT)
BUILDING AREA:	GROSS FLOOR AREA:	489.3 m ² (5,266.8 SQ FT)
		896.9 m ² (9,654.2 SQ FT)

NOTE: FLOOR AREAS ARE TAKEN TO THE CENTRE LINE OF FIRE SEPARATIONS, AND TO THE EXTERIOR SIDE OF EXTERIOR WALLS AND FOUNDATION WALLS



@w	AT	OHD	OVERHEAD DOOR
CE	COMPLETE WITH	PROJ.	PROJECTION
	DIAMETER	P.T.	PRESSURE TREATED
FR	FIRE-RESISTANCE RATING	R/W	REINFORCED WITH
FDN	FOUNDATION		SULC GATE
ew	EACH WAY	T&G	TOUNGE AND GROOVE
EX	EXISTING		TOP OF
H	HORIZONTAL	typ	TYPICAL
HR	HIGH RISE	US	UNDERSIDE
LLV	LONG LEG VERTICAL	V	VERTICAL
LVL	LAMINATED VANEER LUMBER	w/	WITH
max.	MAXIMUM	W	WIDE
min.	MINIMUM	WSM	WELDED WIRE MESH
ONS	ONTARIO BUILDING CODE		
o/c	ON CENTER		

DESIGN	MD	No.	REVISION DESCRIPTION	MM/DD/YY	CH/K
DRAWN	MD	1.	PRELIMINARY - FOR DISCUSSION	03/06/25	MR
CHECKED	MR				
APPROVED	MR				
DATE	MARCH 2025				



MR
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CONTRACTOR

PRELIMINARY
FOR DISCUSSION ONLY

WATERLOO STREET
EXETER, ON
N0M 1S2

PROPOSED 3-UNIT
TOWNHOUSE

GROUND FLOOR PLAN

MR25-066

SHEET No.

S-5

SCALE

As indicated

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