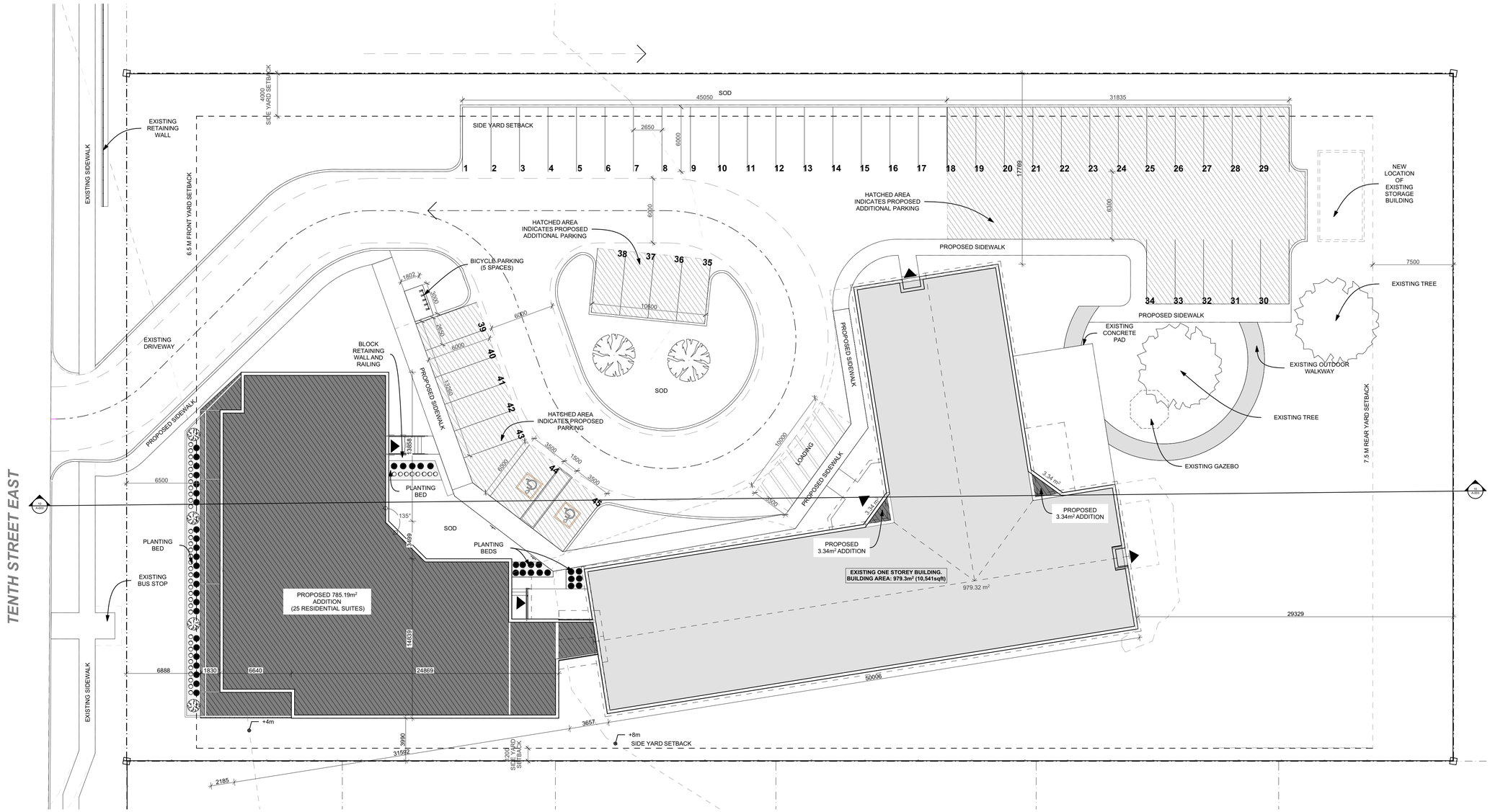

2
A-002

SITE PLAN PHASE 2

SCALE: 1:200

ZONING INFORMATION
CITY OF OWEN SOUND ZONING

	REGULATIONS	EXIST. (I)	PROP. (R5)	PROVIDED
a	MINIMUM LOT FRONTAGE	20m	13.5m	64m
b	MINIMUM LOT AREA	800m²	450m²	7899m²
c	MAXIMUM LOT COVERAGE	60% (4739.5m²)	40% (3159.7m²)	22.4% (1771.17m²)
d	MINIMUM FRONT YARD SETBACK	7.5 m	6.5 m	6.5 m
e	MINIMUM REAR YARD SETBACK	2.0 m	7.5 m	7.5 m
f	MINIMUM INTERIOR SIDE YARD SETBACK	1.0 m	1.2 m AND 4.0m	1.2m AND 4.0m
g	MINIMUM EXTERIOR SIDE YARD SETBACK	3.0m	3.0m	N/A
h	MAXIMUM BUILDING HEIGHT	12 m	12 m	10.2m
i	MAXIMUM DENSITY	1.5 FSI	1.0 FSI	0.4 FSI

OFF STREET PARKING REQUIREMENTS
CITY OF OWEN SOUND ZONING: OFF-STREET PARKING REQUIREMENTS FOR ALL ZONES, EXCLUDING C1

USE	NUMBER OF PARKING STALLS REQ'D	PROPOSED NUMBER OF UNITS	NUMBER OF STALLS REQUIRED
Proposed: Apartment Dwellings	1.25 Spaces per Unit	36 (proposed)	45 Parking stalls
	TOTAL REQUIRED		45 CARS
	TOTAL PROVIDED		45 CARS

BARRIER FREE PARKING STALLS			
Total Required Parking Stalls	4% OF TOTAL (4% of 45=2)	Min. Number of B.F. Stalls	2
BICYCLE PARKING STALLS			
Total Required Parking Stalls	10% VEHICLE PARKING	Min. Number of Stalls	5

PROPOSED BUILDING INFORMATION

DESCRIPTION	
BUILDING HEIGHT	3 STOREY = 10.2m
EXISTING BUILDING AREA	979.3 M² = 10,541.33 Sqft
TOTAL ADDITIONAL BUILDING AREA	791.87 M² = 8,523.62 Sqft
TOTAL BUILDING AREA	1771.17 M² = 19,064.72 Sqft
GROSS AREA	3019.94 M² = 32,506.36 Sqft
NUMBER OF SUITES	
2 BEDROOM SUITES	22
1 BEDROOM SUITES	14

SITE ELEMENT LEGEND:

LP	LIGHT POLE & CONC. BASE
	BOLLARD- HOT DIPPED GALVANIZED AFTER FABRICATION- 150 DIA- PROVIDE CAPS
	BARRIER- FREE PARKING C/W POST MOUNTED ON CONC. WALL OR BOLLARD.
HP	EXISTING UTILITY POLE
HYD	EXISTING FIRE HYDRANT
CFW	CURB FACED WALK - REFER TO CIVIL DRAWINGS FLUSH CURB TO ASPHALT WHERE NOTED
CURB	150mm HIGH CURB - REFER TO CIVIL DRAWINGS
CONC	CONCRETE WALK: 125mm THICK C/W 10M AT 300mm EA. WAY.
BIKE RACK	SPIRAL BIKE RACK BY 'CANAAN SITE FURNISHINGS' MODEL CAH-717
F	FIRE ROUTE SIGN C/W POST AS PER MUNICIPALITY'S FIRE ROUTE BYLAW
TWSI	TACTILE WALKING SURFACE INDICATOR, RED, CAST IRON- REFER TO INSTALLATION REQUIRMENTS OPSD 310.031, 310.033, 310.039
BF	BARRIER FREE ENTRANCE SIGN, PROVIDE ARROW IN DIRECTION OF ENTRANCE
	BENCH SEATING, REFER TO SPEC
RP	RAISED PLANTER, REFER TO SPEC FOR DIMENSION AND QUANTITY

GENERAL NOTES

1. PERFORM ALL WORK IN ACCORDANCE WITH ONTARIO BUILDING CODE REGULATION 332/12 HEREIN REFERRED TO AS O.B.C.
2. DO NOT SCALE DRAWINGS. FIELD VERIFY ALL DIMENSIONS.
3. ALL DRAWINGS PREPARED BY G.M. DIEMERT ARCHITECT INC. ARE FOR ARCHITECTURAL CONTENT ONLY.
4. CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL EXISTING SITE CONDITIONS INCLUDING LOCATION OF UTILITIES, GROUND WATER CONDITIONS, AND SOIL CONDITION. REPORT ALL FINDINGS OR CONDITIONS THAT COULD CHANGE THE SCOPE OF THE WORK TO THE ARCHITECT.
5. FIELD VERIFY SOIL CAPACITY AND GROUND WATER CONDITIONS PRIOR TO CONSTRUCTION. REFER TO GEOTECHNICAL REPORT.
6. FIELD VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCING WORK AND CO-ORDINATE DISCONNECTION/MAKING SAFE OF SAME.
7. CLEAR ALL ORGANIC MATERIAL AND TOP SOIL FROM AREAS BELOW BUILDING, SLABS AND PAVEMENT.
8. CO-ORDINATE ALL UNDERGROUND SERVICES WITH ALL TRADES PRIOR TO COMMENCING WORK AND MARK SAME.
9. DIMENSIONS SHOWN ARE TYPICALLY FROM GRID LINES, FACE OF STUD , FACE OF CONCRETE, FACE OF INSULATION OF ICF WALLS OR FACE OF MASONRY UNLESS NOTED OTHERWISE. FIELD VERIFY ALL DIMENSIONS.
10. ALL DISPOSAL SHALL BE IN FULL CONFORMANCE WITH THE MUNICIPALITY'S DISPOSAL POLICY. SORT MATERIALS ON SITE IN ACCORDANCE WITH THIS POLICY.
11. WHERE ANY SERVICES PENETRATE FIRE SEPARATIONS, MAINTAIN REQUIRED FIRE SEPARATIONS IN ACCORDANCE WITH APPLICABLE CODES THROUGH INSTALLATION OF FIRE STOPS, FIRE DAMPERS AND FIRE CAULKING ALL APPLIED IN ACCORDANCE WITH APPROVAL OF AUTHORITIES HAVING JURISDICTION.
12. AT ALL LOCATIONS WHERE STUDS OR STUD WALLS EXTEND TO UNDERSIDE OF STRUCTURE ABOVE, PROVIDE A LONG LEGGED DOUBLE TRACK SYSTEM OR A LONG LEGGED TRACK WITH SLOTTED ANGLES BOTH TO ALLOW FOR 25mm DEFLECTION OF STRUCTURE

NORTH

No.	Revision Description	Date
06	Issued for Client Review	2024-09-17
05	Issued for Client Review	2024-08-30
04	Issued for Client Review	2024-08-27
03	Issued for Client Review	2024-07-26
02	Issued for Client Review	2024-07-24

Revision History

Drawings are the property of G. M. Diemert Architect Inc. and shall not be reproduced or altered without the written consent of G. M. Diemert Architec Inc.

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OWEN SOUND, ONTARIO, N4K 2N9,
tel: 519-376-1975

PROJECT:
Paaji Heights
1115 10th Street East Owen Sound ON

OWNER
3580 EAST BAYSHORE ROAD, OWEN SOUND
ONTARIO, N4K 5N3

Drawing Name
SITE PLAN

Drawing No.: **A-002**

Project Number: **2407**

ORIGINAL DRAWING
SIZE: **ANSI D** (559 x 864mm) (22" x 34")

S:\2024\2407-Paaji Heights\00-DRW\APARTMENTS\2024\0830-Georgi\Height-Shad-(Apartment-N).pln