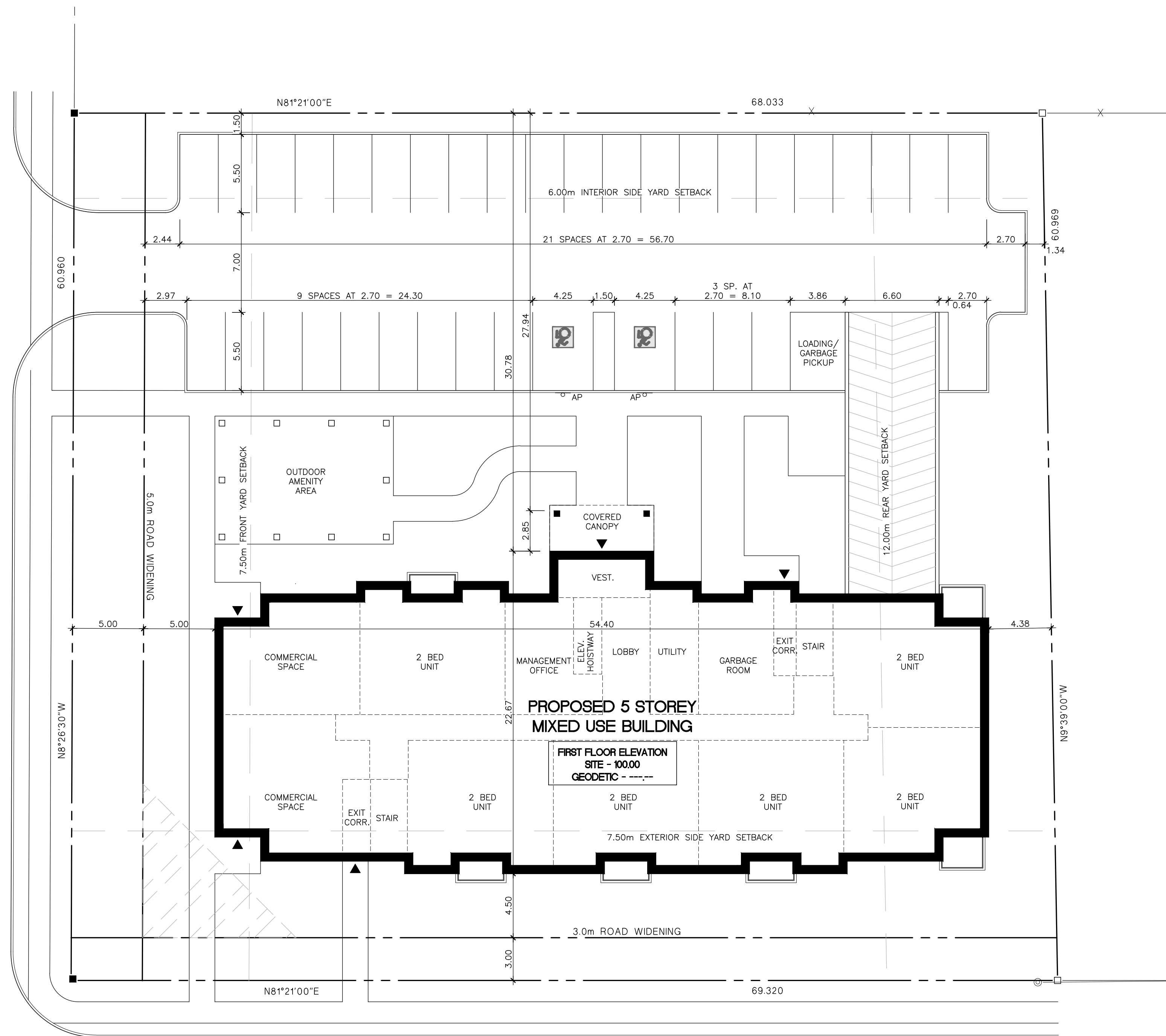


gb

JAMES STREET NORTH



GLASS STREET

SITE DATA:

MUNICIPAL ADDRESS: 665 JAMES STREET NORTH, ST. MARY'S, ONTARIO
 LEGAL DESCRIPTION: PLAN OF SURVEY OF PART OF LOT 15, CONCESSION 18, (GEOGRAPHIC TOWNSHIP OF BLANSHARD) NOW IN THE TOWN OF ST. MARY'S, COUNTY OF PERRH AS PREPARED BY McNEIL SURVEYING LIMITED, ONTARIO LAND SURVEYORS, COMPLETED ON THE 12TH DAY OF MAY, 2010.

ZONING:	R5-(L) - RESIDENTIAL ZONE FIVE
SITE AREA:	REQUIRED 3,688.14 m ² (0.911 ACRES)
	PROVIDED 3,688.14 m ² (0.911 ACRES)
LOT FRONTAGE:	MIN. 25.0 m (ACCOUNTING FOR ROAD ALLOWANCE)
LOT DEPTH:	MIN. 37.0 m (ACCOUNTING FOR ROAD ALLOWANCE)
REQUIRED BUILDING SETBACKS:	
FRONT YARD:	7.5 m
INT. SIDE YARD:	6.0 m
EXT. SIDE YARD:	7.5 m
REAR YARD:	12.0 m
BUILDING AREA:	1,055.15 m ² (11,357.54 ft ²)
TOTAL GROSS FLOOR AREA:	5 STOREY 17,850 m ² (193,000 ft ²)
BUILDING HEIGHT:	MAX. 3 STOREYS 13.5 m
BUILDING FOOTPRINT:	1,055.15 m ² (11,357.54 ft ²)
LOT COVERAGE (MAX. 35%):	1,055.15 m ² / 3,688.14 m ² = 28.61%
TOTAL LANDSCAPE/HARDSCAPE AREA PROVIDED (MIN. 35%):	1,462.22 m ² (15,739.20 ft ²) = 39.65%
TOTAL ASPHALT/PARKING AREA/RETAINING WALL:	1,170.77 m ² (12,602.06 ft ²) = 31.74%
PARKING REQUIRED:	RESIDENTIAL 1.25 SPACES PER DWELLING UNIT COMMERCIAL 46 UNITS x 1.25 = 58 SPACES 1.0 SPACES PER 20 m ² 173 m ² / 20 m ² x 1.0 SPACES = 9 SPACES 67 TOTAL SPACES REQUIRED
ACCESSIBLE PARKING REQUIRED:	51-100 PKG SPACES REQUIRES 3 ACCESSIBLE SPACES
PARKING PROVIDED:	SURFACE 34 STANDARD PARKING SPACES 2 ACCESSIBLE PARKING SPACES PKG. GARAGE: 19 STANDARD PARKING SPACES 1 ACCESSIBLE PARKING SPACES 56 TOTAL SPACES PROVIDED
LOADING SPACES REQUIRED:	LESS THAN 500 m ² = 0 LOADING SPACES REQUIRED 0 LOADING SPACES PROVIDED
REFUSE/RECYCLING:	INTERIOR GARBAGE STORAGE FOR REFUSE/RECYCLING COLLECTION BY PRIVATE REFUSE/RECYCLING SERVICE

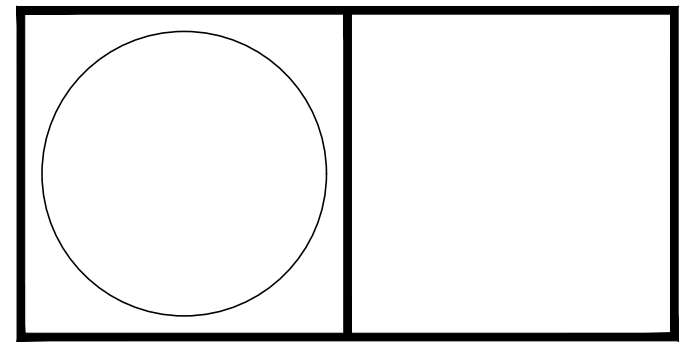
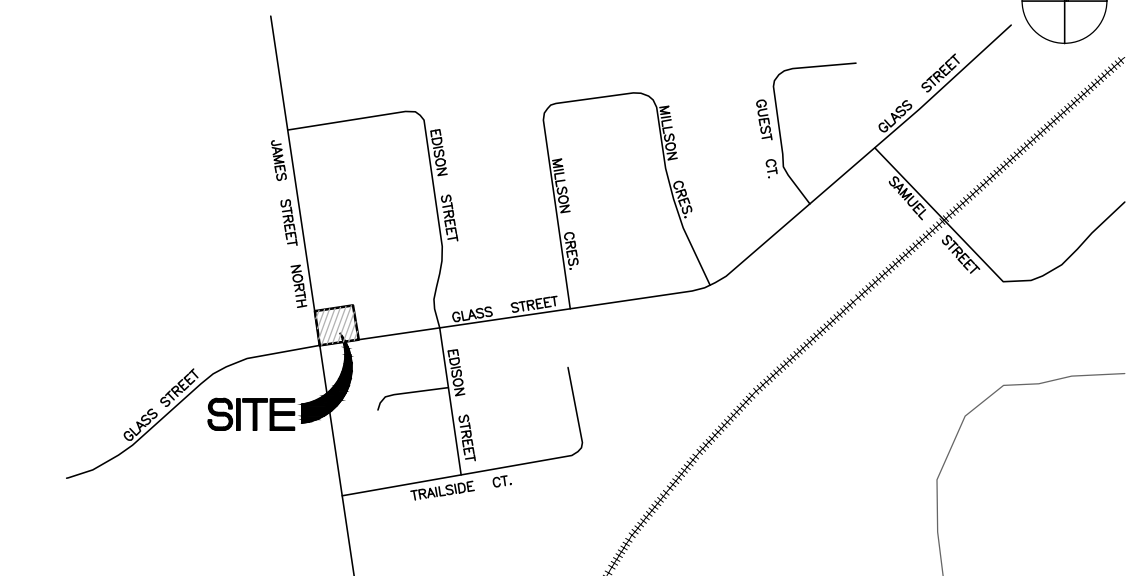
SITE LEGEND:

- PROPERTY LINE
- - - DENOTES FIRE ROUTE
- - - MIN. 5.0m WIDE w/
- - - 12.0m CENTRELINE RADIUS
- ▲ BUILDING EXIT
- BF - DENOTES BARRIER FREE
- FF - DENOTES FIRE FIGHTER PRINCIPAL ENTRANCE
- AP ACCESSIBLE PARKING
- CB NEW CATCH BASIN
- DCB NEW DOUBLE CATCH BASIN
- MH NEW MANHOLE
- CBMH NEW CATCH BASIN MANHOLE
- OGS NEW OIL AND GRIT SEPARATOR
- DI NEW DRAIN INLET
- PCP PRECAST CONCRETE PAVERS
- CS CONCRETE SIDEWALK
- SD STANDARD DUTY ASPHALT
- HD HEAVY DUTY ASPHALT
- NTS NEW TRAFFIC SIGNAGE REFER TO SIGNAGE LEGEND
- EX EXISTING CATCH BASIN
- EX MH EXISTING MANHOLE
- EX DI EXISTING DRAIN INLET
- EX RS EXISTING ROAD SIGN
- EX UP EXISTING UTILITY POLE (w/GUY WIRE)
- EX LS EXISTING LIGHT STANDARD
- EX BP EXISTING BELL PEDESTAL
- EX GM EXISTING GAS METER
- EX SS EXISTING STEEL GUIDERAIL
- EX WF EXISTING WOOD FENCE

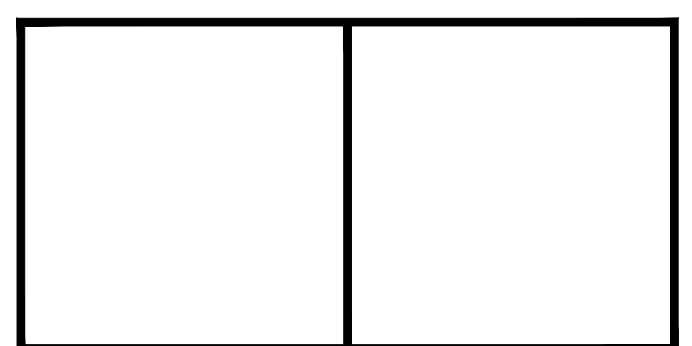
SIGNAGE LEGEND:

AP - ACCESSIBLE PARKING

LOCATION MAP:



gb architect inc.
 430 ONTARIO STREET
 STRATFORD, ONTARIO, N5A 3J2
 PHONE (519) 272.0073 FAX (519) 272.1433



"Guy R. Bellehumeur, B. Arch., OAA, MRAIC, Principal Architect of GB ARCHITECT INC. is the designer for this project with respect to all architectural work identified on this drawing sheet. The Ontario Association of Architects has assigned Guy R. Bellehumeur & GB ARCHITECT INC. BCDN 4217 as per requirements of the Ministry of Municipal Affairs & Housing Bill 124."

The Architect above has exercised responsible control with respect to design activities. The Architect's seal number is their BCDN number.

No.	DATE	REVISION

RESIDENTIAL MIXED USE DEVELOPMENT
 665 JAMES STREET, NORTH
 ST. MARYS, ONTARIO

PRINT DATE:	November 26, 2019
DATE:	November 26, 2019
DRAWN BY:	KED
CHECKED BY:	G.R.B.
SCALE:	1:200
PROJECT No.:	1947

SITE PLAN

A1.1

gb

ALL WORK SHALL BE CARRIED OUT ACCORDING TO LATEST VERSIONS OF THE ONTARIO BUILDING CODE, OTHER APPLICABLE CODES, AND ALL AUTHORITIES HAVING JURISDICTION. CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL DISCREPANCIES OR AMBIGUITIES TO THE ARCHITECT PRIOR TO ISSUANCE OF CONTRACT. DO NOT SCALE DRAWINGS. DRAWINGS MUST BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS.