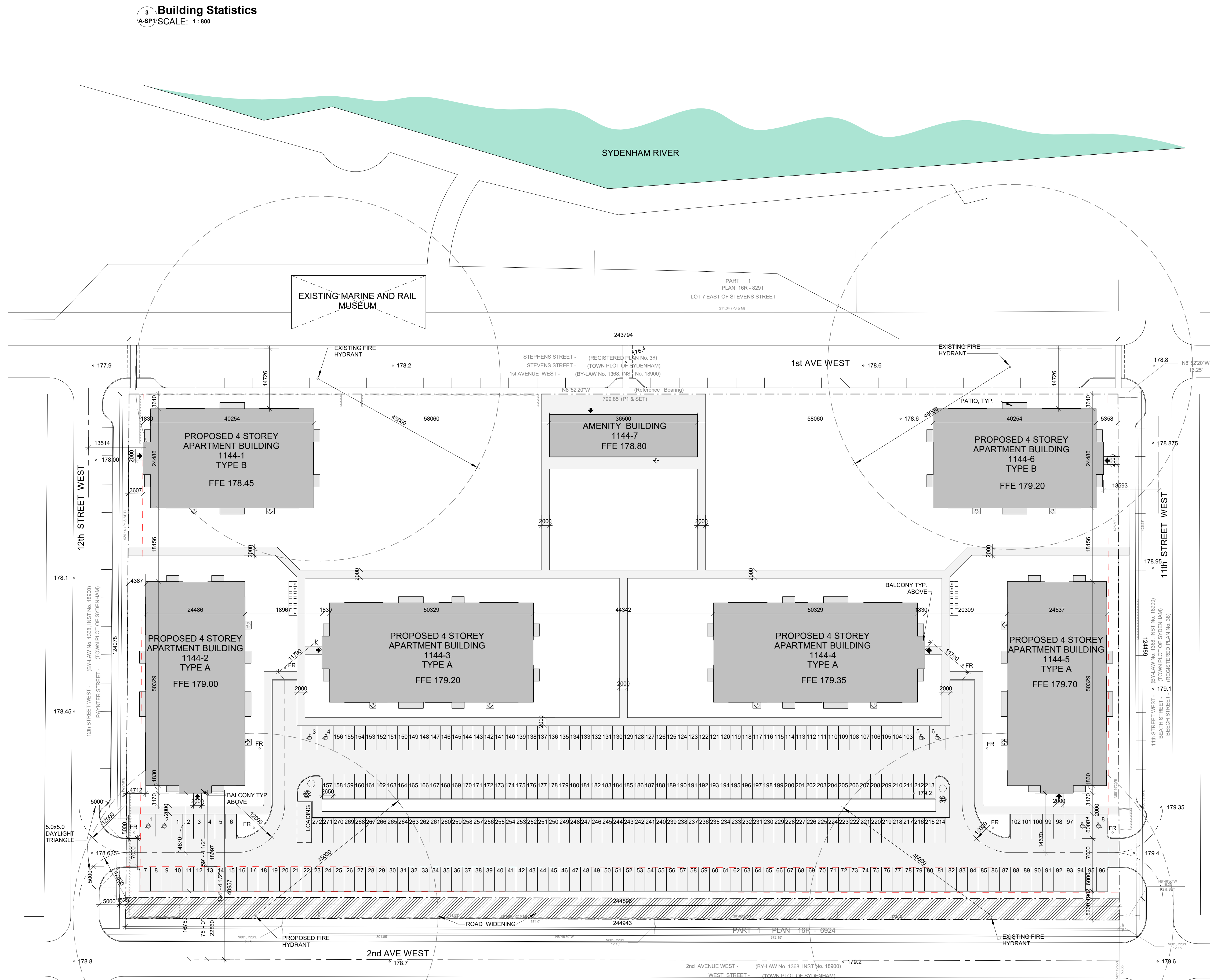


DETAILS OF DEVELOPMENT		
LEGAL ADDRESS:	1144 1st AVE W, OWEN SOUND, ONTARIO	
ZONING:	MC (H) 14.46 - Mixed Used Commercial, with H14.46 Special Provision (October 4, 1999 Bylaw)	
SITE REGULATIONS	REQUIRED/ALLOWED	PROVIDED
MIN LOT FRONTAGE	25 m (MINIMUM)	243.794 m
GROSS LOT AREA	1,000 m ² (MINIMUM)	31,641.28 m ² - 3.1641 ha
ROAD WIDENING (COUNTY REQUIREMENT)	5.2m ALONG 2nd AVENUE WEST	1,273.58 m ²
NET LOT AREA	1,000 m ² (MINIMUM)	30,367.70 m ² - 3.03677 ha
BUILDINGS AREA (COVERAGE)		BUILDING 1= 1001.16 m ² BUILDING 2= 1248.38 m ² BUILDING 3= 1248.38 m ² BUILDING 4= 1248.38 m ² BUILDING 5= 1248.38 m ² BUILDING 6= 1001.16 m ² AMENITIES= 383.25 m ² TOTAL = 7,379.09 m ²
LOT COVERAGE	60% MAXIMUM	24.30%
HARD SURFACE AREA		ASPHALT = 7626.23 m ² SIDEWALK = 2171.62 m ² PATIOS = 260.13 m ² TOTAL = 10057.98 m ² (33.12%)
LANDSCAPED AREA	30% MINIMUM	12,930.63m ² (42.58%)
DENSITY		200 m ² FOR EACH OF THE FIRST 4 UNITS (800m ²) = 4 100 m ² FOR EACH ADD. UNIT (30,367.51-800)/100= 295 TOTAL = 295+4 = 299
TOTAL NUMBER OF UNITS	299	224
G.F.A		BUILDING 1= 3951.27 m ² BUILDING 2= 4936.28 m ² BUILDING 3= 4936.28 m ² BUILDING 4= 4936.28 m ² BUILDING 5= 4936.28 m ² BUILDING 6= 3951.27 m ² AMENITY = 383.25 m ² TOTAL = 28030.91 m ²
MAXIMUM DENSITY (FSI)	1.5	28,030.91/30367.70 = 0.923
BUILDING HEIGHT	26.0 m WITHIN 120m OF 1st AVE	12.092m
NUMBER OF STOREYS	--	BUILDINGS 1, 2, 3, 4, 5, 6= 4 AMENITY= 1
PARKING - VEHICULAR SECTION 5: GENERAL PROVISIONS 5.18 GENERAL PARKING REGULATIONS	1.25 PER DWELLING UNIT 224 x 1.25 = 280	224 x 1.25 = 280 ON SITE
BARRIER FREE (5.19 BARRIER FREE PARKING REQUIREMENTS)	FOR 201-300 PARKING: 7 INCL. ABOVE RESIDENTIAL	8 INCL. ABOVE RESIDENTIAL
LOADING AREA	1	1
PARKING - BICYCLE 5.20 BICYCLE PARKING REGULATIONS	10% OF REQUIRED VEHICLE PARKING 10% x 280 = 28	28
SETBACKS		
EAST FROM 1st AVE WEST	0 m	3.559 m
SOUTH FROM 11th STREET WEST	2.5 m	2.909 m
NORTH FROM 12th STREET WEST	3.5 m	3.603 m
WEST FROM 2nd AVE WEST	5.0 m	25.065 m
COUNTY REQUIREMENTS	2nd AVE. WEST ROAD WIDENING: 5.2m (17'-0") BUILDING SETBACK FROM 2nd AVE. W CENTRE LINE: 22.80m (75')	AREA = 1,273.58 m ² 40.957m (134' - 4 1/2')

BUILDING STATISTICS						
BUILDING	BUILDING TYPE	NUMBER OF FLOORS	TOTAL NUMBER OF UNITS	# OF 1 BEDROOM	# OF 2 BEDROOM	TOTAL NUMBER OF BEDS
BUILDING NO. 1	TYPE (B)	4	32	0	32	64
BUILDING NO. 2	TYPE (A)	4	40	0	40	80
BUILDING NO. 3	TYPE (A)	4	40	0	40	80
BUILDING NO. 4	TYPE (A)	4	40	0	40	80
BUILDING NO. 5	TYPE (A)	4	40	0	40	80
BUILDING NO. 6	TYPE (B)	4	32	0	32	64
TOTAL			224		224	448

3 Building Statistics

A-SP1 SCALE: 1: 800



2 Site Data

A-SP1 SCALE: N.T.S.

SITE PLAN LEGEND	
—	PROPERTY BOUNDARIES
+	PRINCIPAL FIRE FIGHTERS ENTRANCE
+	MAN DOOR LOCATION
FR	FIRE ROUTE
HYD	FIRE HYDRANT
JDC	FIRE DEPARTMENT CONNECTION
---	REQUIRED PROPERTY SETBACKS
LS	LIGHT STANDARD
FR	FIRE ROUTE SIGN
B	BOLLARD
BL	LED BOLLARD
CB	CATCH BASIN
BR	BIKE RACK (POST AND HOOP)
W	WATER METER ROOM
G	GARBAGE ROOM
M	MECHANICAL ROOM
E	ELECTRICAL ROOM

PLAN OF SURVEY OF ALL OF LOTS 1, 2, 3, 4 AND 5 NORTH OF BEECH STREET LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19 EAST OF WEST STREET THE 12 FOOT LANE, HOPKINS AVENUE, THE 6 INCH and 18 INCH RESERVE REGISTERED PLAN No. 54 LOTS 7, 8, 9, 10, 11, 12, 13 AND 14 SOUTH OF PAYNTER STREET REGISTERED PLAN No. 4 LOTS 6, 7 AND 8 WEST OF STEPHENS STREET AND NORTH OF FROST STREET AND PART OF SECOND AVENUE WEST (FORMERLY WEST STREET - TOWN PLOT OF SYDENHAM) AND PART OF ELEVENTH STREET WEST (FORMERLY BEATH STREET - TOWN PLOT OF SYDENHAM) CITY OF OWEN SOUND COUNTY OF GREY HEWETT AND MILNE LIMITED

PREMIER PROJECT CONSULTANTS IS NOT RESPONSIBLE FOR ANY ERROR OR OMISSION IN THIS RESPECT

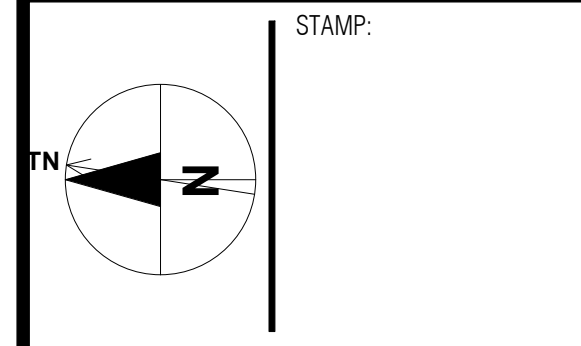
1 Master Site Plan

A-SP1 SCALE: 1: 500

IMPORTANT

ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF PREMIER PROJECT CONSULTANTS. INSTRUMENTS OF SERVICE, TO BE RETURNED AT THEIR REQUEST. THEY MAY NOT BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT FROM PREMIER PROJECT CONSULTANTS. THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO PREMIER PROJECT CONSULTANTS PRIOR TO COMMENCEMENT OF THE WORK. UNDER NO CIRCUMSTANCES SHALL THE SUBCONTRACTOR PROCEED IN UNCERTAINTY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL NOTIFY PREMIER PROJECT CONSULTANTS OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY PREMIER PROJECT CONSULTANTS IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

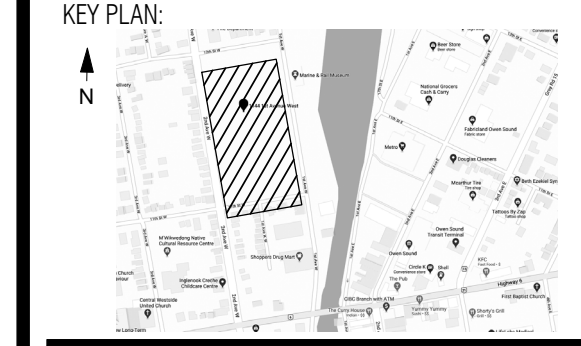
NO.	DATE	REVISED FOR	CH	BY
REVISIONS:				
B	2021.11.11	LIFTING OF HOLDING		
A	2020.07.07	PRE-CONSULTATION		
ISSUES:				



ARCHITECT:

CONSULTANT:

201-2085 Shirley Dr. Kitchener, Ontario Tel: 519-745-6417 Fax: 519-745-1271



PROJECT: HANSA FINANCIAL & PROPERTY MANAGEMENT Inc. RESIDENTIAL RENTAL APARTMENT COMPLEX 1144 1st Ave. West, Owen Sound, Ontario

DRAWING: MASTER SITE PLAN

DRAWN: KG	CHECKED: DC	APPROVED: AW
DATE (MM.DD.YY): 06.01.2020	SCALE: As indicated	JOB NUMBER: 08030P
DRAWING NUMBER: A-SP1	REVISION NUMBER:	

BUILDING 1										
TOTAL SELLABLE AREA (RESIDENTIAL) TYPE B BUILDING 1										
NAME	QTY	SUIT E #	AREA(m²)	AREA (SF)	# BEDRMS	#BATH	BALCONY (m²)	BALCONY (SF)	BARRIER FREE	TYPE B...
Level 1										
E	1	10101	110.55 m²	1,190 SF	2	2	4.65 m²	50 SF		x
A1	1	10102	121.90 m²	1,312 SF	2	2	4.65 m²	50 SF		
D	1	10103	83.79 m²	904 SF	2	2	4.65 m²	50 SF		
B	1	10104	116.11 m²	1,250 SF	2	2	4.65 m²	50 SF		
C1	1	10105	91.43 m²	984 SF	2	2	4.65 m²	50 SF		x
Br	1	10106	116.20 m²	1,251 SF	2	2	4.65 m²	50 SF		
A	1	10107	121.87 m²	1,312 SF	2	2	4.65 m²	50 SF		
Ar	1	10108	121.87 m²	1,312 SF	2	2	4.65 m²	50 SF		
8			883.73 m²	9,512 SF	16	16	37.16 m²	400 SF		
Level 2										
H	1	10201	123.05 m²	1,325 SF	2	2	8.34 m²	90 SF		x
A2	1	10202	121.89 m²	1,312 SF	2	2	8.34 m²	90 SF		
G	1	10203	94.33 m²	1,015 SF	2	2				
B	1	10204	116.11 m²	1,250 SF	2	2				
F2	1	10205	102.87 m²	1,107 SF	2	2				
Br	1	10206	116.20 m²	1,251 SF	2	2				
A	1	10207	121.97 m²	1,313 SF	2	2				
Ar	1	10208	121.97 m²	1,313 SF	2	2				
8			918.40 m²	9,866 SF	16	16	16.68 m²	180 SF		
Level 3										
H1	1	10301	122.80 m²	1,322 SF	2	2				x
A	1	10302	121.63 m²	1,309 SF	2	2				
G	1	10303	94.33 m²	1,015 SF	2	2				
B	1	10304	115.65 m²	1,245 SF	2	2				
F2	1	10305	102.87 m²	1,107 SF	2	2				
Br	1	10306	115.74 m²	1,246 SF	2	2				
A	1	10307	121.65 m²	1,309 SF	2	2				
Ar	1	10308	121.65 m²	1,309 SF	2	2				
8			916.32 m²	9,863 SF	16	16				
Level 4										
H1	1	10401	120.93 m²	1,302 SF	2	2				x
A	1	10402	119.76 m²	1,289 SF	2	2				
G	1	10403	93.64 m²	1,008 SF	2	2				
B	1	10404	114.95 m²	1,237 SF	2	2				
F2	1	10405	102.18 m²	1,100 SF	2	2				
Br	1	10406	115.05 m²	1,238 SF	2	2				
A	1	10407	119.75 m²	1,289 SF	2	2				
Ar	1	10408	119.75 m²	1,289 SF	2	2				
8			906.02 m²	9,752 SF	16	16				
TOTAL	32		3624.47 m²	39,013 SF	64	64	53.84 m²	580 SF		5

BUILDING 5										
TOTAL SELLABLE AREA (RESIDENTIAL) TYPE A BUILDING 5										
NAME	QTY	Suite #	AREA(m²)	AREA (SF)	# BEDRMS	#BAT H	BALCONY (m²)	BALCONY (SF)	BARRIER FREE	TYPE A...
Level 1										
E	1	50101	110.55 m²	1,190 SF	2	2	4.65 m²	50 SF		x
A1	1	50102	122.01 m²	1,313 SF	2	2	4.65 m²	50 SF		
D	1	50103	83.97 m²	904 SF	2	2	4.65 m²	50 SF		
B	1	50104	116.12 m²	1,250 SF	2	2	4.65 m²	50 SF		
B2	1	50105	116.32 m²	1,252 SF	2	2	4.65 m²	50 SF		
B1	1	50106	116.60 m²	1,255 SF	2	2	4.65 m²	50 SF		x
C	1	50107	91.86 m²	989 SF	2	2	4.65 m²	50 SF		
Br	1	50108	116.13 m²	1,251 SF	2	2	4.65 m²	50 SF		
A	1	50109	121.93 m²	1,312 SF	2	2	4.70 m²	51 SF		
Ar	1	50110	121.86 m²	1,312 SF	2	2	4.70 m²	51 SF		
10			1117.35 m²	12,027 SF	20	20	46.50 m²	501 SF		
Level 2										
H	1	50201	121.81 m²	1,311 SF	2	2	8.34 m²	90 SF		x
A2	1	50202	121.89 m²	1,312 SF	2	2	8.34 m²	90 SF		
G	1	50203	94.70 m²	1,019 SF	2	2				
B	1	50204	115.92 m²	1,248 SF	2	2				
B2	1	50205	116.37 m²	1,253 SF	2	2				
B1	1	50206	116.60 m²	1,255 SF	2	2				x
F	1	50207	103.30 m²	1,112 SF	2	2				
Br	1	50208	115.93 m²	1,248 SF	2	2				
A	1	50209	122.26 m²	1,316 SF	2	2				
Ar	1	50210	122.00 m²	1,313 SF	2	2				
10			1150.79 m²	12,387 SF	20	20	16.68 m²	180 SF		
Level 3										
H1	1	50301	121.57 m²	1,309 SF	2	2				x
A	1	50302	121.57 m²	1,309 SF	2	2				
G	1	50303	94.70 m²	1,019 SF	2	2				
B	1	50304	115.46 m²	1,243 SF	2	2				
B2	1	50305	115.73 m²	1,246 SF	2	2				
B1	1	50306	116.15 m²	1,250 SF	2	2				
F1	1	50307	103.30 m²	1,112 SF	2	2				
Br	1	50308	115.47 m²	1,243 SF	2	2				
A	1	50309	121.94 m²	1,313 SF	2	2				
Ar	1	50310	121.68 m²	1,310 SF	2	2				
10			1147.56 m²	12,352 SF	20	20				
Level 4										
H1	1	50401	119.77 m²	1,289 SF	2	2				x
A	1	50402	119.77 m²	1,289 SF	2	2				
G	1	50403	94.01 m²	1,012 SF	2	2				
B	1	50404	114.77 m²	1,235 SF	2	2				
B2	1	50405	115.04 m²	1,238 SF	2	2				
B1	1	50406	115.45 m²	1,243 SF	2	2				
F1	1	50407	102.60 m²	1,104 SF	2	2				
Br	1	50408	114.77 m²	1,235 SF	2	2				
A	1	50409	120.04 m²	1,292 SF	2	2				
Ar	1	50410	119.78 m²	1,289 SF	2	2				
10			1136.00 m²	12,228 SF	20	20				
TOTAL	40		4551.70 m²	48,994 SF	80	80	63.19 m²	680 SF		6

BUILDING 2										
TOTAL SELLABLE AREA (RESIDENTIAL) TYPE A BUILDING 2										
NAME	QTY	Suite #	AREA(m²)	AREA (SF)	# BEDRMS	#BAT H	BALCONY (m²)	BALCONY (SF)	BARRIER FREE	TYPE A...
Level 1										
E	1	20101	110.55 m²	1,190 SF	2	2	4.65 m²	50 SF		x
A1	1	20102	122.01 m²	1,313 SF	2	2	4.65 m²	50 SF		
D	1	20103	83.97 m²	904 SF	2	2	4.65 m²	50 SF		
B	1	20104	116.12 m²	1,250 SF	2	2	4.65 m²	50 SF		
B2	1	20105	116.32 m²	1,252 SF	2	2	4.65 m²	50 SF		
B1	1	20106	116.60 m²	1,255 SF	2	2	4.65 m²	50 SF		x
C	1	20107	91.86 m²	989 SF	2	2	4.65 m²	50 SF		
Br	1	20108	116.13 m²	1,250 SF	2	2	4.65 m²	50 SF		
A	1	20109	121.93 m²	1,312 SF	2	2	4.65 m²	50 SF		
Ar	1	20110	121.86 m²	1,312 SF	2	2	4.70 m²	51 SF		
10			1117.35 m²	12,027 SF	20	20	46.50 m²	501 SF		
Level 2										
H	1	20201	121.81 m²	1,311 SF	2	2	8.34 m²	90 SF		x
A2	1	20202	121.89 m²	1,312 SF	2	2	8.34 m²	90 SF		
G	1	20203	94.70 m²	1,019 SF	2	2				
B	1	20204	115.92 m²	1,248 SF	2	2				
B2	1	20205	116.37 m²	1,253 SF	2	2				
B1	1	20206	116.60 m²	1,255 SF	2	2				x
F	1	20207	103.30 m²	1,112 SF	2	2				
Br	1	20208	115.93 m²	1,248 SF	2	2				
A	1	20209	122.26 m²	1,316 SF	2	2				
Ar	1	20210	122.00 m²	1,313 SF	2	2				
10			1150.79 m²	12,387 SF	20	20	16.68 m²	180 SF		
Level 3										
H1	1	20301	121.57 m²	1,309 SF	2	2				x
A	1	20302	121.57 m²	1,309 SF	2	2				
G	1	20303	94.70 m²	1,019 SF	2	2				
B	1	20304	115.46 m²	1,243 SF	2	2				
B2	1	20305	115.73 m²	1,246 SF	2	2				
B1	1	20306	116.15 m²	1,250 SF	2	2				
F1	1	20307	103.30 m²	1,112 SF	2	2				
Br	1	20308	115.47 m²	1,243 SF	2	2				
A	1	20309	121.94 m²	1,313 SF	2	2				
Ar	1	20310	121.68 m²	1,310 SF	2	2				
10			1147.56 m²	12,352 SF	20	20				
Level 4										
H1	1	20401	119.77 m²	1,289 SF	2	2				x
A	1	20402	119.77 m²	1,289 SF	2	2				
G	1	20403	94.01 m²	1,012 SF	2	2				
B	1	20404	114.77 m²	1,235 SF	2	2				
B2	1	20405	115.04 m²	1,238 SF	2	2				
B1	1	20406	115.45 m²	1,243 SF	2	2				
F1										