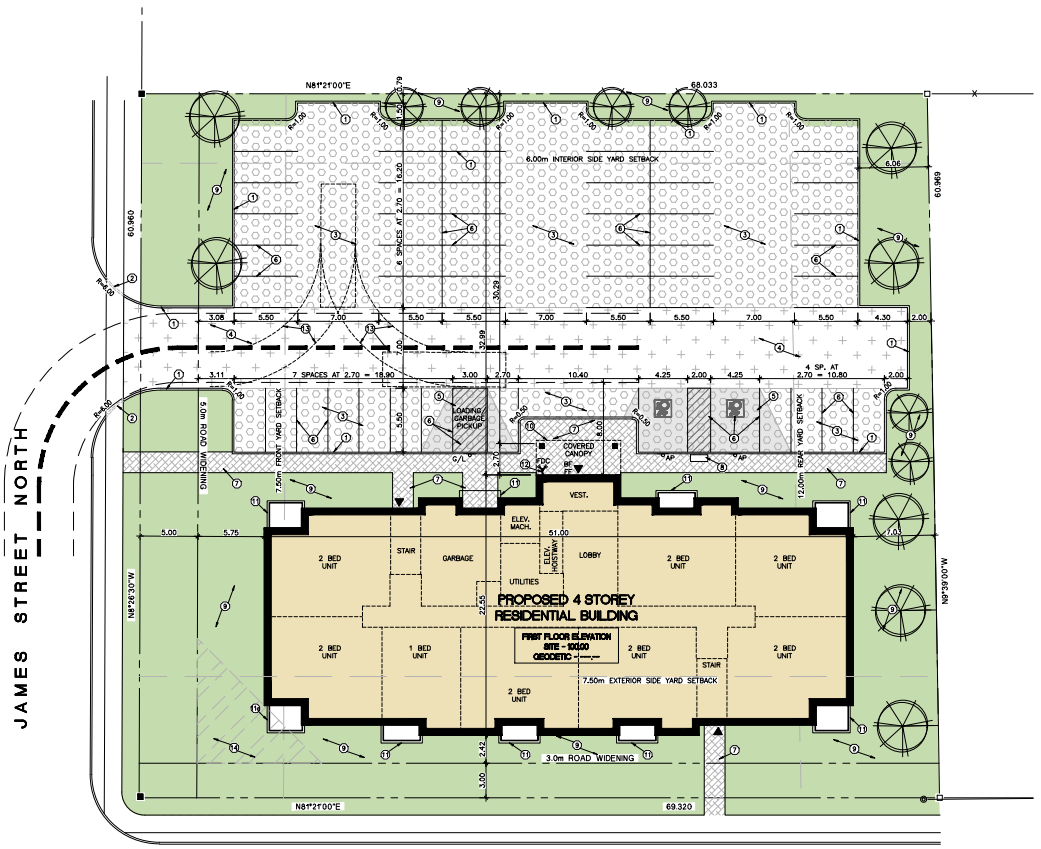


SITE DATA:

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 PERTH AS PREPARED BY McNEIL SURVEYING LIMITED, ONTARIO LAND SURVEYORS, COMPLETED ON THE 12TH DAY OF MAY, 2010.
ZONING:		R5–(_) – RESIDENTIAL ZONE FIVE
	REQUIRED	PROVIDED
SITE AREA:	MIN. 3960.0 m² (900.0 m² FOR FIRST DWELLING UNIT AND 90.0 m² FOR EACH ADDITIONAL DWELLING UNIT)	3,688.14 m² (0.911 ACRES) (EXCLUDES NEW ROAD ALLOWANCE)
LOT FRONTAGE:	MIN. 25.0 m	57.96 m (EXCLUDES NEW ROAD ALLOWANCE)
LOT DEPTH:	MIN. 37.0 m	63.03 m (EXCLUDES NEW ROAD ALLOWANCE)
REQUIRED BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT YARD:	7.5 m	5.75 m
INT. SIDE YARD:	6.0 m	32.99m (30.29 m TO CANOPY COLUMN)
EXT. SIDE YARD:	7.5 m	2.42 m
REAR YARD:	12.0 m	7.03 m
BUILDING AREA		986.52 m² (10,618.81 ft²)
TOTAL GROSS FLOOR AREA		3,946.08 m² (42,475.25 ft²)
DENSITY (UNITS/HECTARE)		35 UNITS / 0.368814 ha = 95
BUILDING HEIGHT	MAX. 3 STOREYS 13.5 m	4 STOREY 15.924 m (MEAN HT.)
BUILDING FOOTPRINT		986.52 m² (10,618.81 ft²)
LOT COVERAGE (MAX. 35%) BLDG. FTPRNT./SITE AREA:		986.52 m² / 3,688.14 m² = 26.75%
TOTAL LANDSCAPE/HARDSCAPE AREA PROVIDED: (MIN. 35%)		1,057.55m² (11,383.37 ft²) = 28.67%
TOTAL ASPHALT/PARKING AREA:		1,644.07m² (17,696.62 ft²) = 44.58%
PARKING REQUIRED:	RESIDENTIAL	1.25 SPACES PER DWELLING UNIT 35 UNITS x 1.25 = 44 SPACES
ACCESSIBLE PARKING REQUIRED:	26–50 PKG SPACES	REQUIRES 2 ACCESSIBLE SPACES
PARKING PROVIDED:	SURFACE	48 STANDARD PARKING SPACES 2 ACCESSIBLE PARKING SPACES 50 TOTAL SPACES PROVIDED
LOADING SPACES REQUIRED:		NOT REQUIRED
REFUSE/RECYCLING:		INTERIOR GARBAGE STORAGE FOR REFUSE/RECYCLING COLLECTION BY PRIVATE REFUSE/RECYCLING SERVICE

SITE LEGEND:

- PROPERTY LINE
- DENOTES FIRE ROUTE – MIN. 6.0m WIDE w/ 12.0m CENTRELINE RADIUS
- BUILDING EXIT BF – DENOTES BARRIER FREE FF– DENOTES FIRE FIGHTER PRINCIPAL ENTRANCE
- 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
- FDC – FIRE DEPARTMENT CONNECTION
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT RAMPED TO BE FLUSH WITH BARRIER CURB
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- NEW TRAFFIC SIGNAGE – REFER TO SIGNAGE LEGEND
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING DRAIN INLET
- EXISTING ROAD SIGN
- EXISTING UTILITY POLE (w/GUY WIRE)
- EXISTING LIGHT STANDARD
- EXISTING BELL PEDESTAL
- EXISTING GAS METER
- EXISTING STEEL GUIDERAIL
- EXISTING WOOD FENCE

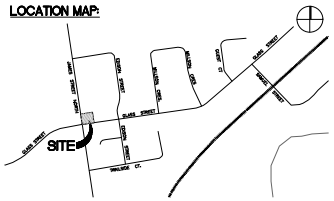
SIGNAGE LEGEND:

AP – ACCESSIBLE PARKING
G/L – NO PARKING – GARBAGE/LOADING (REMOVABLE SIGN POST)

SITE PLAN NOTES

1. STANDARD CONCRETE BARRIER CURB
2. CURB PROFILE AT MUNICIPAL SIDEWALK – FLUSH WITH SIDEWALK SURFACE
3. STANDARD DUTY ASPHALT
4. HEAVY DUTY ASPHALT
5. RAMPED ASPHALT SURFACE TO BE FLUSH WITH BARRIER CURB – MAXIMUM 1/2" ROLLOVER FOR BARRIER FREE ACCESS
6. PAINTED LINE MARKINGS AND GRAPHICS
7. CONCRETE SIDEWALK – REFER TO CIVIL AND LANDSCAPE DWGS.
8. TACTILE WARNING INDICATOR AT BARRIER FREE PARKING SPACE ACCESS AISLE
9. LANDSCAPED AREA – REFER TO LANDSCAPE DWGS.
10. LINE OF OVERHEAD ENTRANCE CANOPY
11. LINE OF EXTENT OF UPPER FLOORS RESIDENTIAL SUITE BALCONIES OR FIRST FLOOR RESIDENTIAL SUITE PATIOS WHERE APPLICABLE
12. WITHIN THE VISIBILITY TRIANGLE SUITE PATIO RAILING NOT TO EXCEED 750mm ABOVE FINISH GRADE
13. FIRE DEPARTMENT CONNECTION
14. TURNING PROFILE OF 3.0m x 10.67m GARBAGE/MOVING TRUCK – 12.25m OUTSIDE RADIUS
15. 10.8m X 10.8m VISIBILITY TRIANGLE

LOCATION MAP:



DO NOT SCALE DRAWINGS. DRAWINGS MUST BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS. 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.

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"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. BCIN 4827 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 BCIN number.

No.	DATE	REVISION

RESIDENTIAL DEVELOPMENT

665 JAMES STREET, NORTH
ST. MARYS, ONTARIO

PRINT DATE:	August 24, 2020
DATE:	August 24, 2020
DRAWN BY:	KED
CHECKED BY:	G.R.B.
SCALE:	1:200
PROJECT No.:	1947

SITE PLAN

A1.1