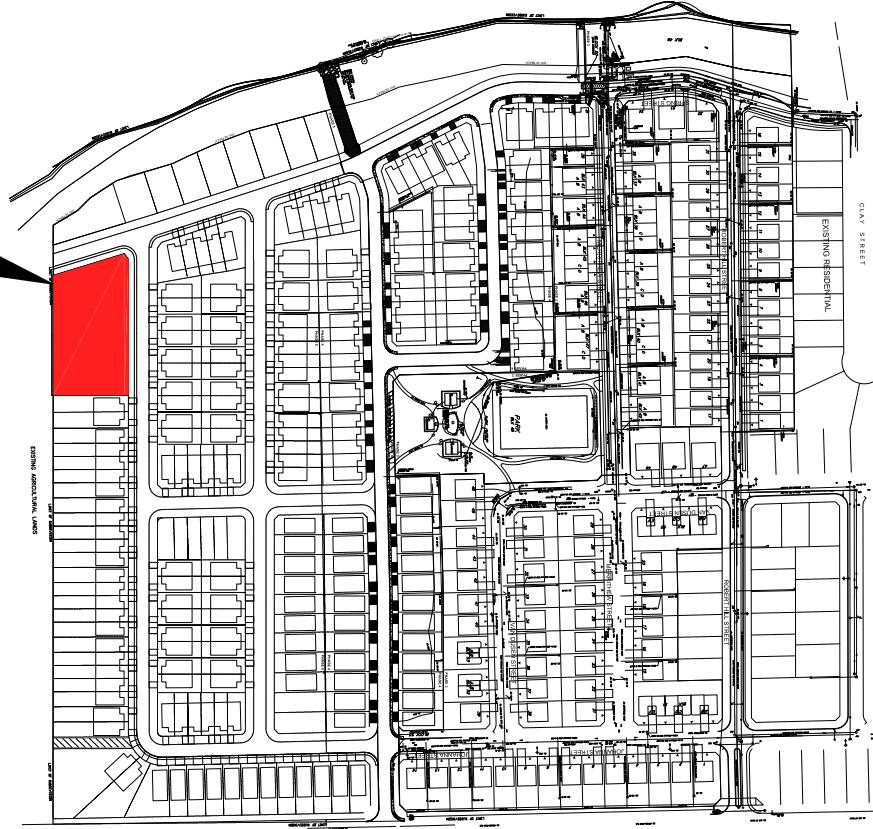


Ariel View of Proposed New 3 Storey 42 Unit Apartment Building

LOCATION MAP



No.:	Issued For:	Date:
1	For Review	Oct 30-2019
2	For Review	Oct 31-2019
3	For Review	Dec 13-2019
4	For Review	Jan 22-2020
5	For Review	Feb 20-2020
6	For SPA	Apr 15-2020
7	For SPA	Apr 22-2020
8	For SPA	Apr 23-2020
9	For SPA	June 12-2020
10	For SPA	June 28-2020
11	For SPA	Aug 11-2020

It is the responsibility of the applicant to ensure that all information on this map is accurate and that the map is used for the intended purpose. The applicant is responsible for ensuring that the map is used for the intended purpose. The applicant is responsible for ensuring that the map is used for the intended purpose.

Symbol Legend:

PROPOSED DEVELOPMENT SITE

ZONING & SITE STATISTICS

LEGAL DESCRIPTION: BLOCK 76, PART OF LOT 14, CONCESSION 10, TOWN OF ALABAMA, MUNICIPALITY OF THE TOWN OF MISSISSIPPI HILLS

CIVIC ADDRESS: 780

CURRENT ZONING: R4 - FOURTH DENSITY RESIDENTIAL SPECIAL ENCLAVEMENT ("INCREASED DENSITY")

OVERALL SITE AREA: 4.670m² (0.4670ha)

MAXIMUM DENSITY: 1 UNIT / 137m² OF LOT AREA

PROPOSED DENSITY: 1 UNIT / 1112 m² OF LOT AREA

PROPOSED NUMBER OF UNITS: 42 UNITS

PROPOSED DENSITY: 4.670m² / (111.2m² / UNIT) = 42 UNITS

LOT FRONTAGE: 50.968m

MINIMUM FRONT YARD SETBACK: 5.0m

PROPOSED FRONT YARD SETBACK: 5.0m

MINIMUM EXTERIOR SIDE YARD SETBACK: 6.0m

PROPOSED EXTERIOR SIDE YARD SETBACK: 6.0m

MINIMUM INTERIOR SIDE YARD SETBACK: 10.0m

PROPOSED INTERIOR SIDE YARD SETBACK: 10.0m

MINIMUM REAR YARD SETBACK: 7.5m

PROPOSED REAR YARD SETBACK: 7.5m

MAXIMUM BUILDING HEIGHT: 11.0m

PROPOSED BUILDING HEIGHT: 10.55m (TO MID-POINT OF SLOPED ROOF)

BUILDING AREA (ABOVE GRADE): 1,420m²

GROSS FLOOR AREA (GFA) (ABOVE GRADE): 3,762m²

GROSS FLOOR AREA (GFA) (BELOW GRADE): 5.50m²

TOTAL GROSS FLOOR AREA (GFA): 304.9K (1,420m² / 4.670m²)

TOTAL LANDSCAPE AREA: 21.0K (982m² / 4.670m²)

TOTAL ASPHALT AREA: 46.6K (2,089m² / 4.670m²)

TOTAL PARKING REQUIRED: 42 UNITS x 1.2 RESIDENT + 42 x 0.2 VISITOR = 60 SPACES

TOTAL PARKING PROVIDED: 60 SPACES

BELOW GRADE PARKING PROVIDED: (44) REGULAR SPACES @ 2.75m x 5.75m + (17) ACCESSIBLE @ 3.8m x 5.75m

ABOVE GRADE PARKING PROVIDED: (1) ACCESSIBLE @ 3.8m x 5.75m

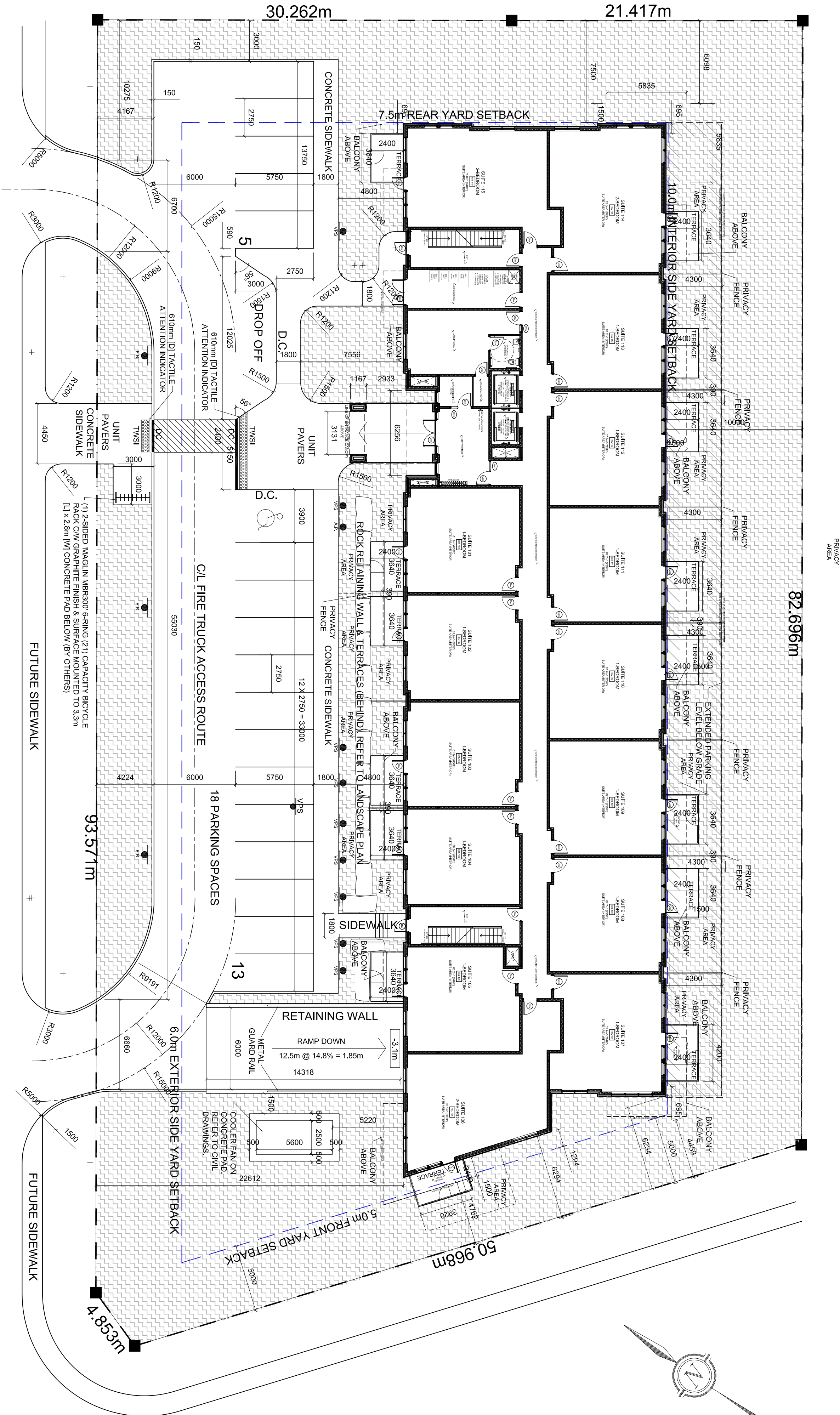
BICYCLE PARKING PROVIDED: 21 SPACES

SIGNAGE DETAILS

Signage Notes:	Directional Signage
1. ALL SIGNS TO BE 300mm WIDE x 450mm HIGH ALUMINUM AND SET ON A PERMANENT GALVANIZED STEEL POST.	
2. LOCATE THE SIGNS AS PER THE ARCHITECTURAL SITE PLAN WHERE NOTED BY THE SYMBOLS.	
3. ALL SIGNS TO BE WHITE DAY AND NIGHT WITH SCOTCH-LOFT REFLECTIVE WHITE BACKGROUND AL LETTERING, ARABIC NUMBERS, AND LOGO.	
4. SIGNAGE TO BE PLACED ON THE SIDE OF THE ACCESSIBLE PARKING & VISITOR PARKING SPACES AT 1000mm ABOVE THE ASPHALT SURFACE.	
5. MOUNT THE BOTTOM EDGE OF THE FIRE ACCESS ROUTE SIGN AT 2000mm ABOVE THE ASPHALT SURFACE & SPACED MAX. 25m APART.	
6. PROVIDE A LIGHTING TOWER, BEARING SIGNIFYING THE FIRE ACCESS ROUTE ON A SINGLE DIRECTIONAL SIGN, MOUNTED TO THE TOP OF THE FIRE ACCESS ROUTE.	

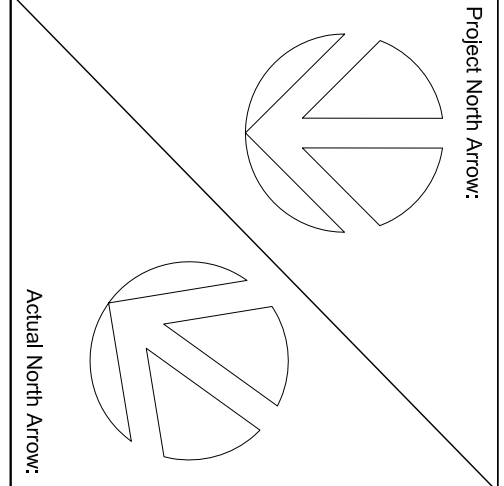
JOHANNA STREET

DENOTES SOFT LANDSCAPING (REFER TO LANDSCAPE PLAN)

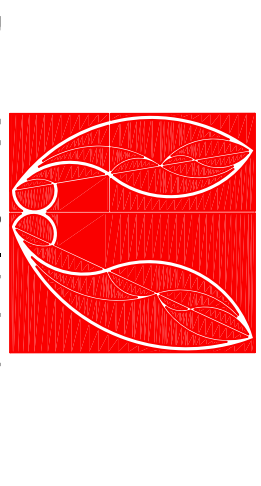


1 SITE PLAN / MAIN FLOOR PLAN

A1.0 1:200



North Arrow



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Mississauga, ON L4Y 4G7

Project Title: Proposed 42 Unit Apartment Building
Block 76, Part of Lot 14, Concession 10
Billy Houchens, Almonte, ON

Scale: As Noted
Date: Sept 25-2019

Drawn By: Reviewed By: PM

A1.0