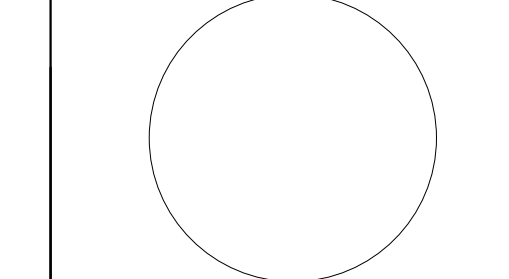


1 LOT AND BUILDING KEY PLAN

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	2023/10/10
2	ISSUE FOR PERMIT	2023/10/10
3	ISSUE FOR PERMIT	2023/10/10
4	ISSUE FOR PERMIT	2023/10/10
5	ISSUE FOR PERMIT	2023/10/10
6	ISSUE FOR PERMIT	2023/10/10
7	ISSUE FOR PERMIT	2023/10/10
8	ISSUE FOR PERMIT	2023/10/10
9	ISSUE FOR PERMIT	2023/10/10
10	ISSUE FOR PERMIT	2023/10/10

Revision History



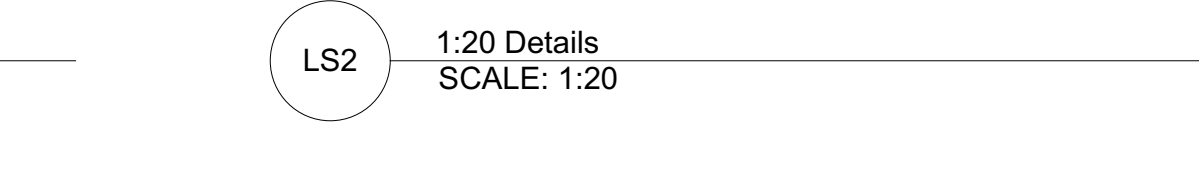
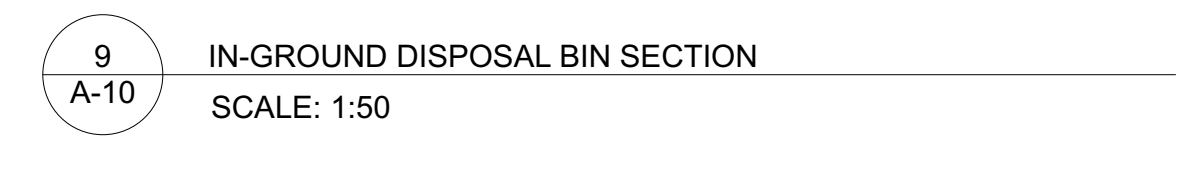
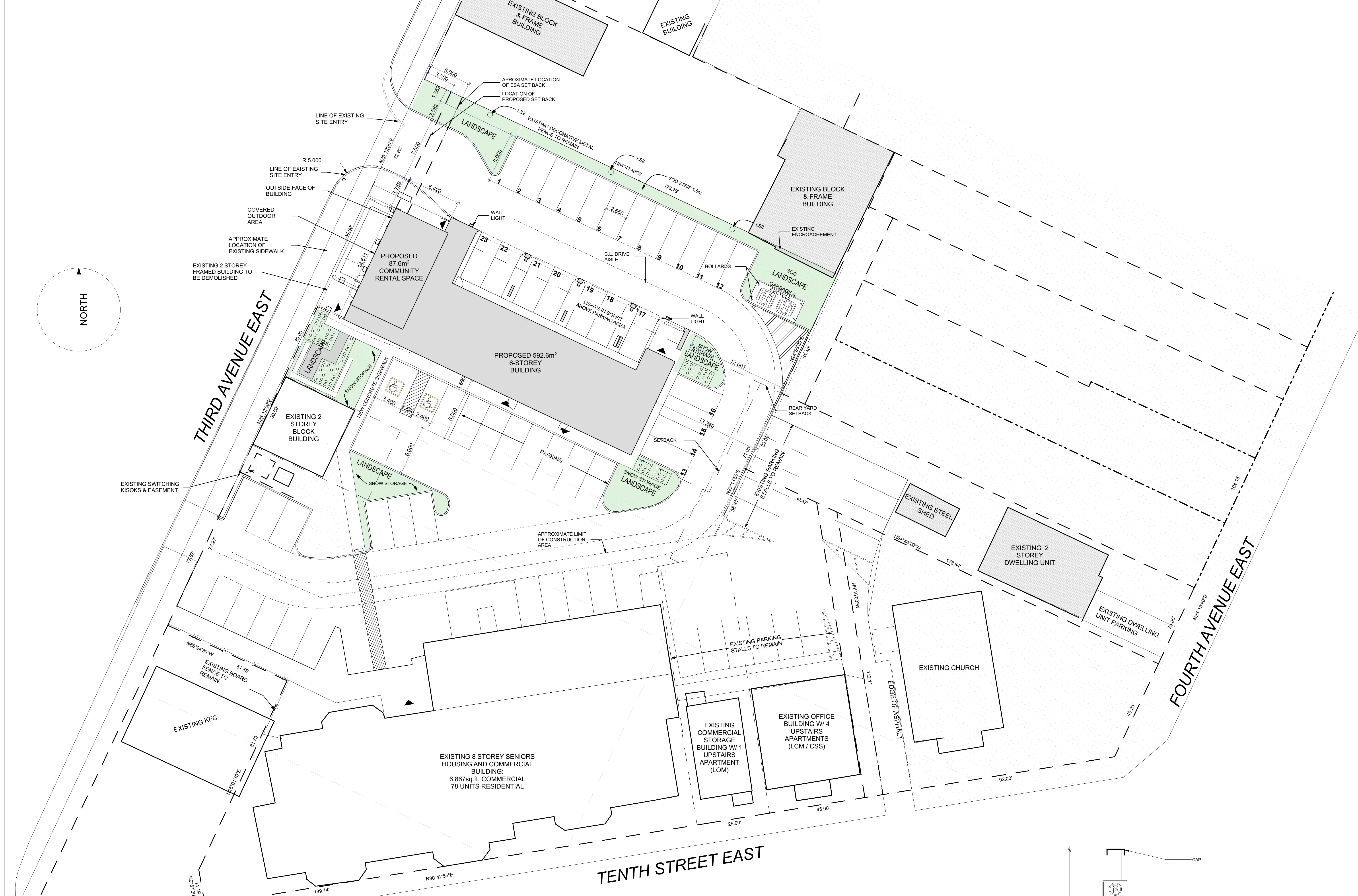
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PROPOSED:  
**ST. CLARE PLACE**  
 1043-107 3RD AVENUE EAST  
 Owen Sound, N4B2P6

Drawing Name  
**Project Lot Identification**

Layout ID: **A-01**  
 Project Number: **2103**  
 ORIGINAL DRAWING  
 SIZE: ANSI G (559 x 864mm) (22" x 34")



ZONING INFORMATION		
Dwelling Units in combination with a permitted non-residential use		
CITY OF OWEN SOUND ZONING C1 - 14.90		
As required for the permitted non-residential use		
REGULATIONS	REQUIREMENTS	PROPOSED
a	MINIMUM LOT FRONTAGE	n/a
b	MINIMUM LOT AREA	1600 sq ft
c	MAXIMUM LOT COVERAGE	30% (1600 sq ft)
d	MINIMUM FRONT YARD SETBACK	0.0m - 3.5m
e	MINIMUM REAR YARD SETBACK	n/a - 10.0m
f	MINIMUM INTERIOR SIDE YARD SETBACK	n/a - 0.0m
g	MINIMUM EXTERIOR SIDE YARD SETBACK	n/a - N/A
h	MAXIMUM BUILDING HEIGHT	12m - 24.6m
i	MINIMUM GROUND FLOOR AREA	n/a
j	FLOOR SPACE INDEX	Max. 0.75 - 2.7 FSI
k	OTHER	

OFF STREET PARKING REQUIREMENTS FOR C1 ZONE		
CITY OF OWEN SOUND ZONING C1		
As required for the permitted non-residential use		
LAND USE CATEGORY	USE	Dwelling units in combination with mixed uses
RESIDENTIAL MIXED USES	RESIDENTIAL MIXED USES	Dwelling units in combination with non-residential uses. Multiple Dwelling Units

PROPOSED BUILDING INFORMATION		
DESCRIPTION	6 STOREYS	
BUILDING HEIGHT	6 STOREYS	
BUILDING AREA	962.8 m <sup>2</sup> = 10378.8 sq ft	
GROSS AREA	3,382.8 m <sup>2</sup> = 36381.6 sq ft	
NUMBER OF UNITS	4	
2 BEDROOM UNITS	35	
COMMERCIAL AREA	87.6 m <sup>2</sup> = 942.9 sq ft	

PARKING CALCULATION		
USE	NUMBER OF PARKING STALLS	NUMBER OF STALLS
Proposed Dwelling Units	35 Spaces for each dwelling unit	1225 (proposed)
Proposed Commercial	1 Space per 87.6m <sup>2</sup> of gross floor area	3 Parking stalls
Proposed Use		25 CARS
TOTAL REQUIRED		1250 STALLS
TOTAL PROVIDED		1250 STALLS

BARRIER FREE PARKING STALLS		
Time Required Parking	Min. Number of B.F. Stalls	2

**Over Street Parking Sign Details**

1.11 LIGHTING & LANDSCAPING OF PARKING AND LOADING AREAS

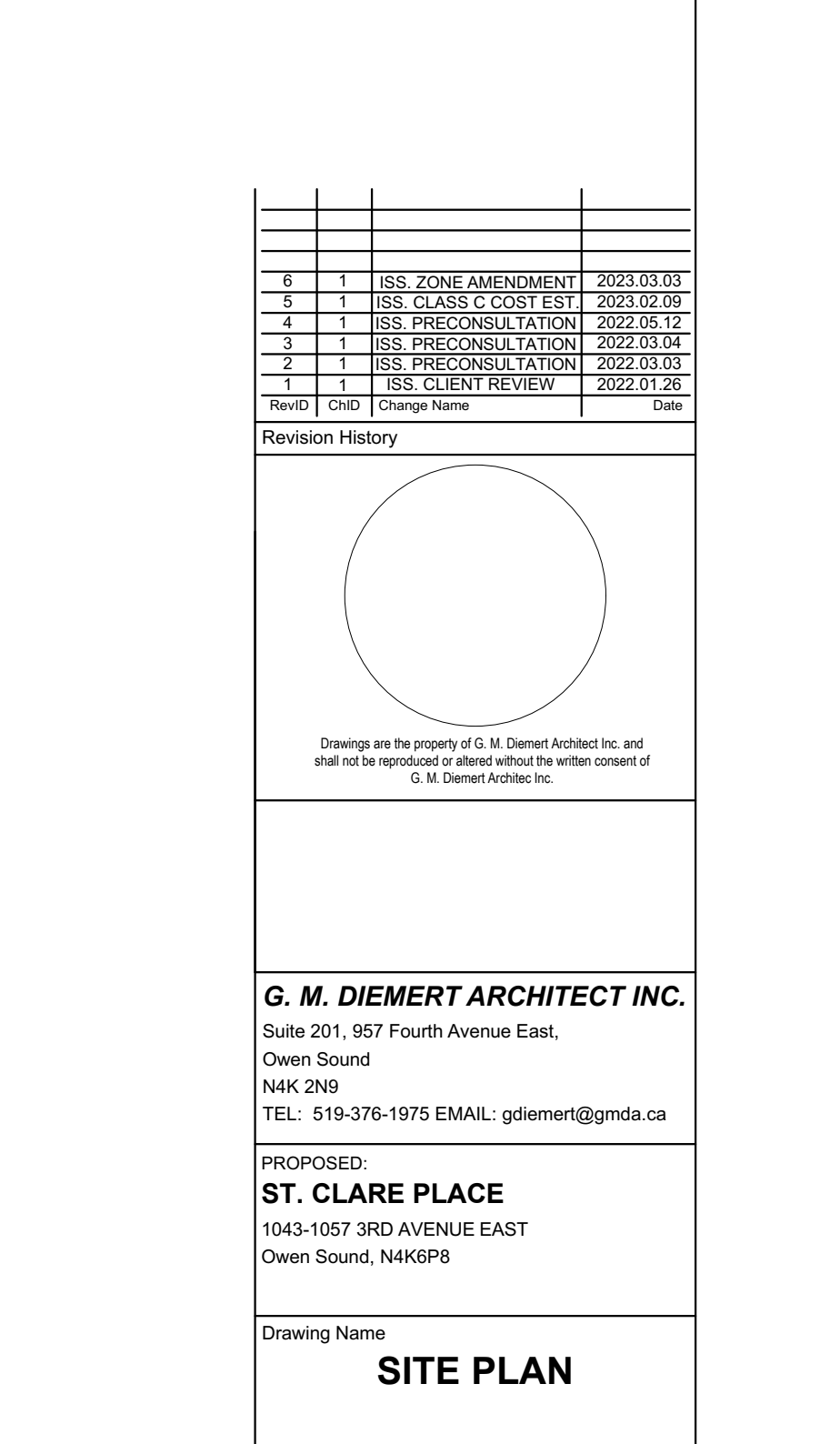
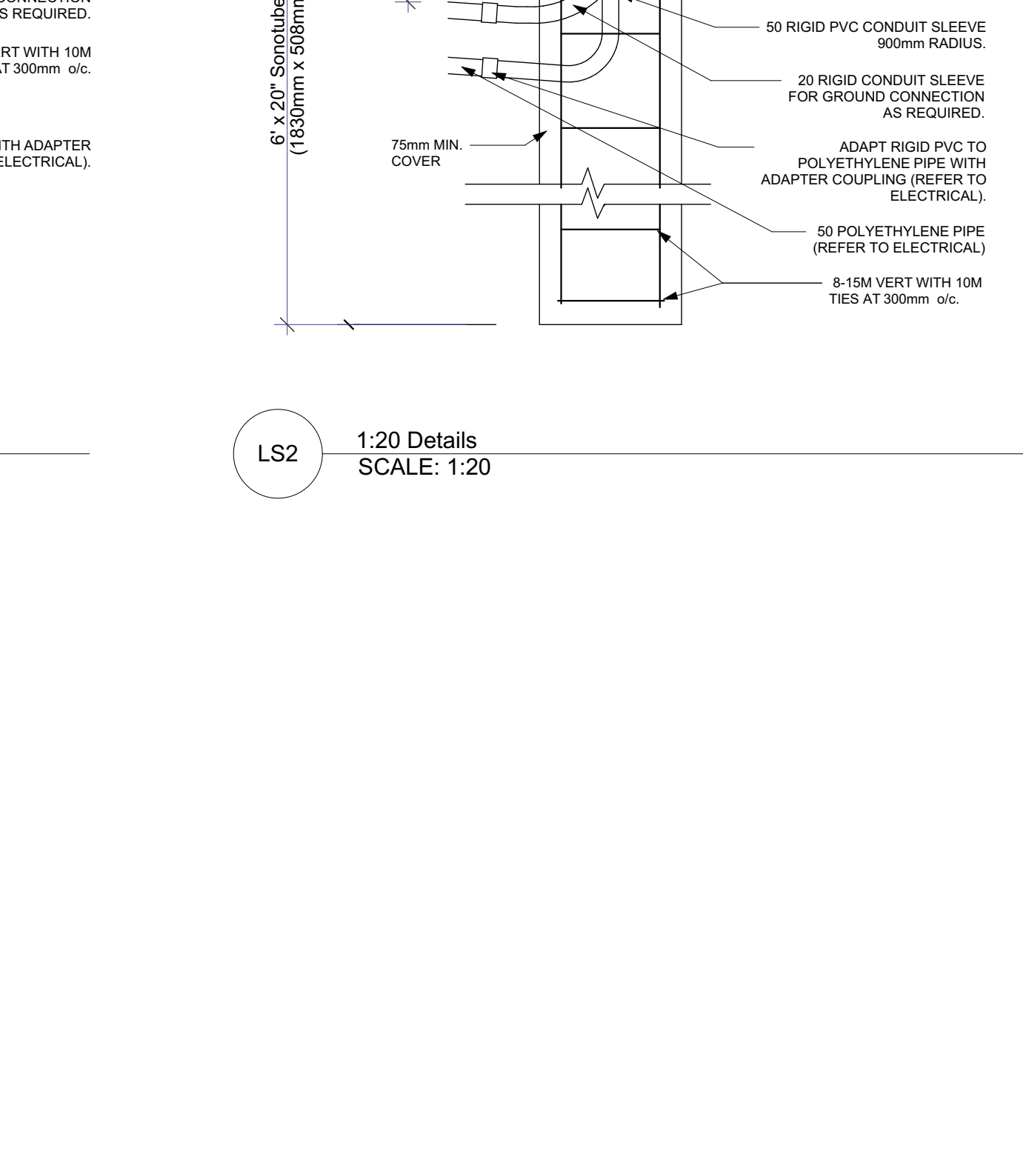
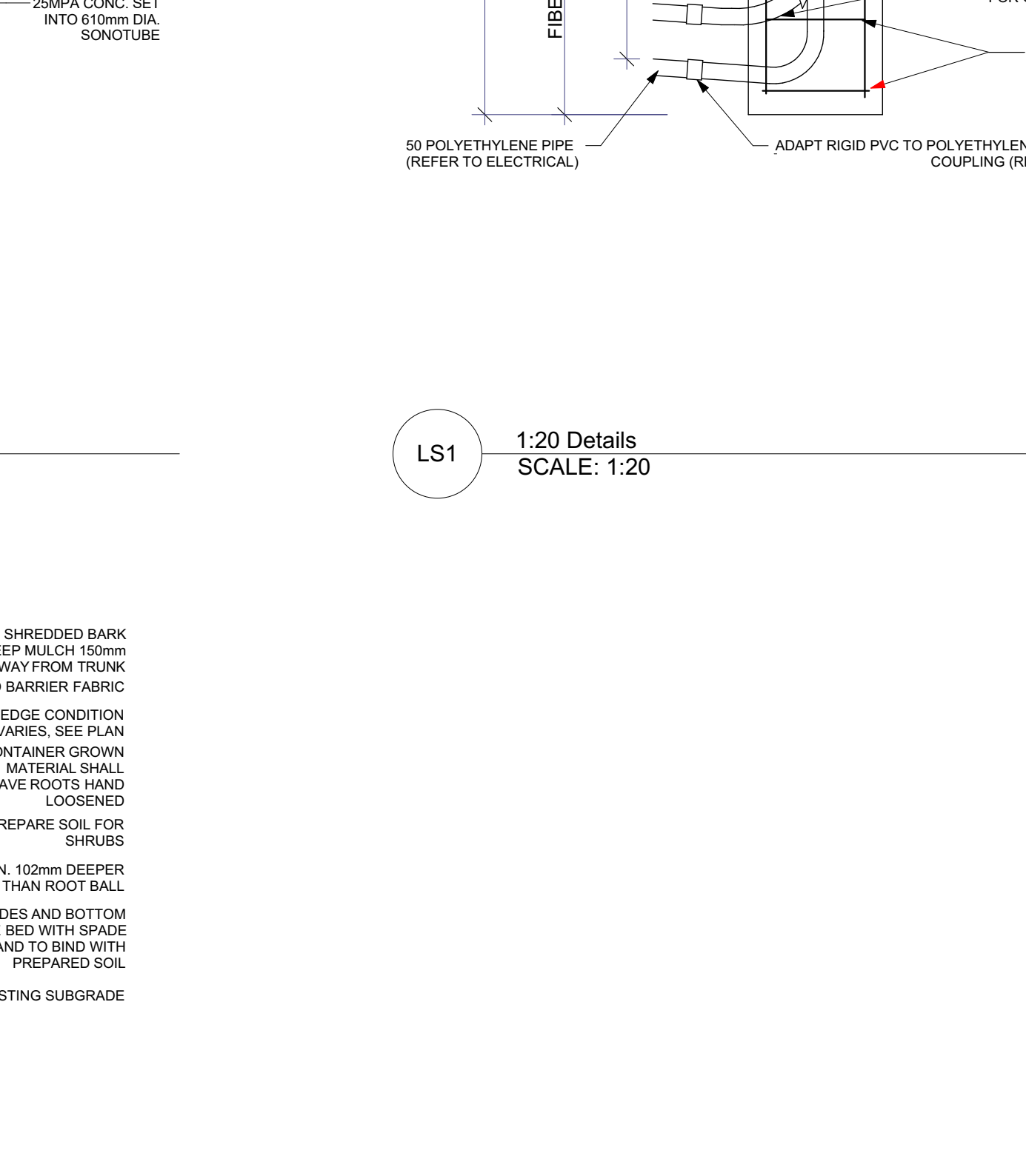
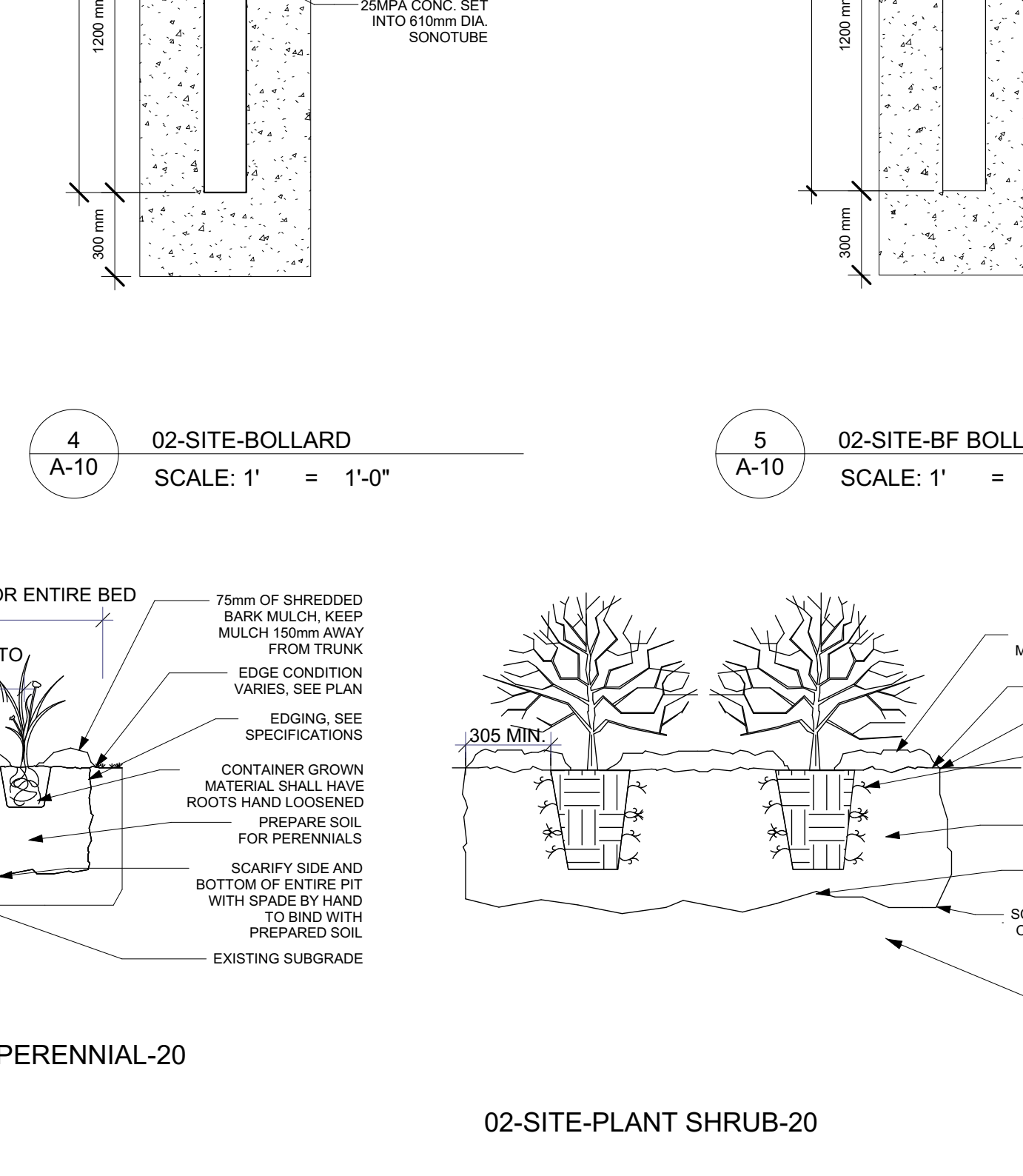
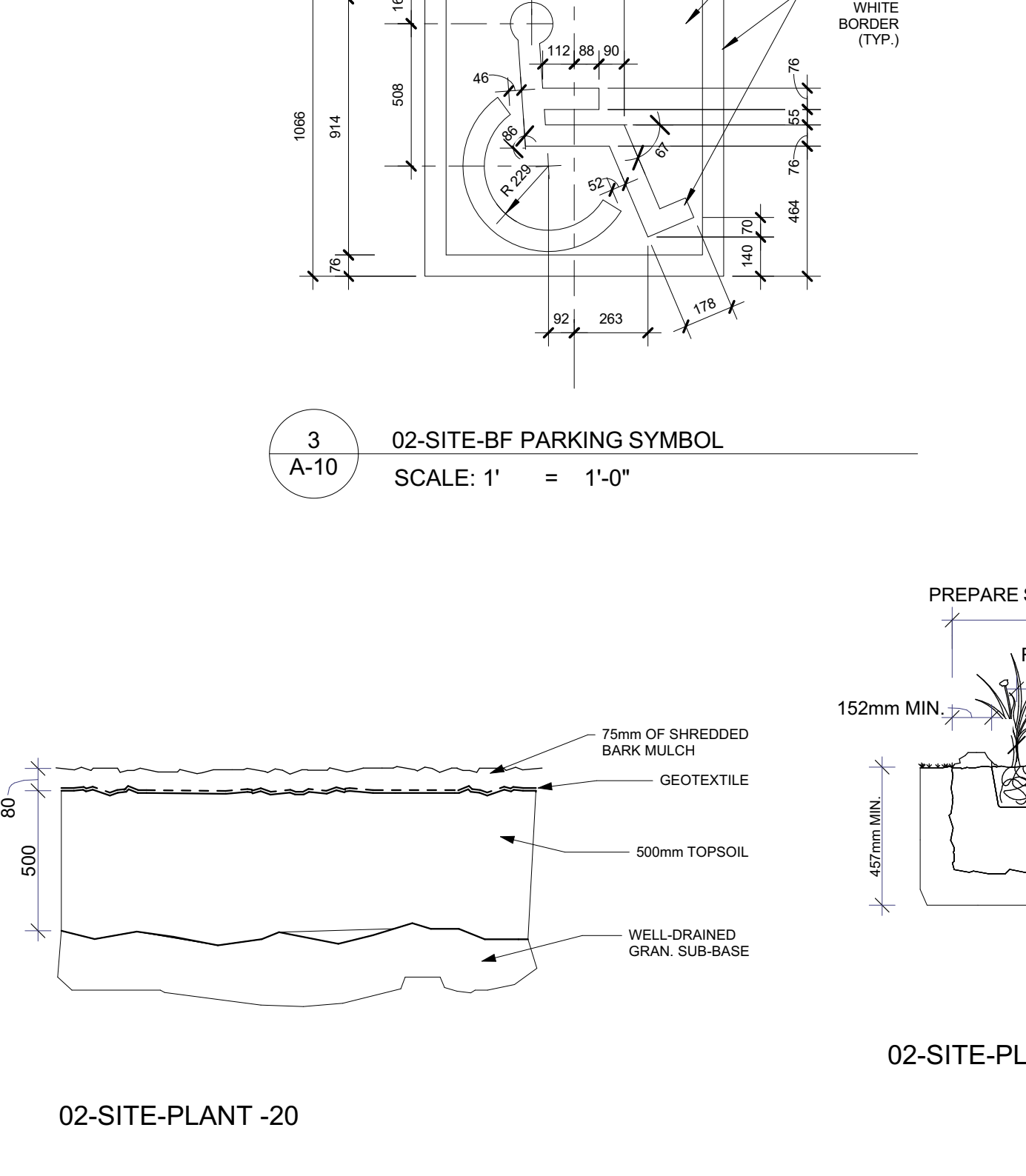
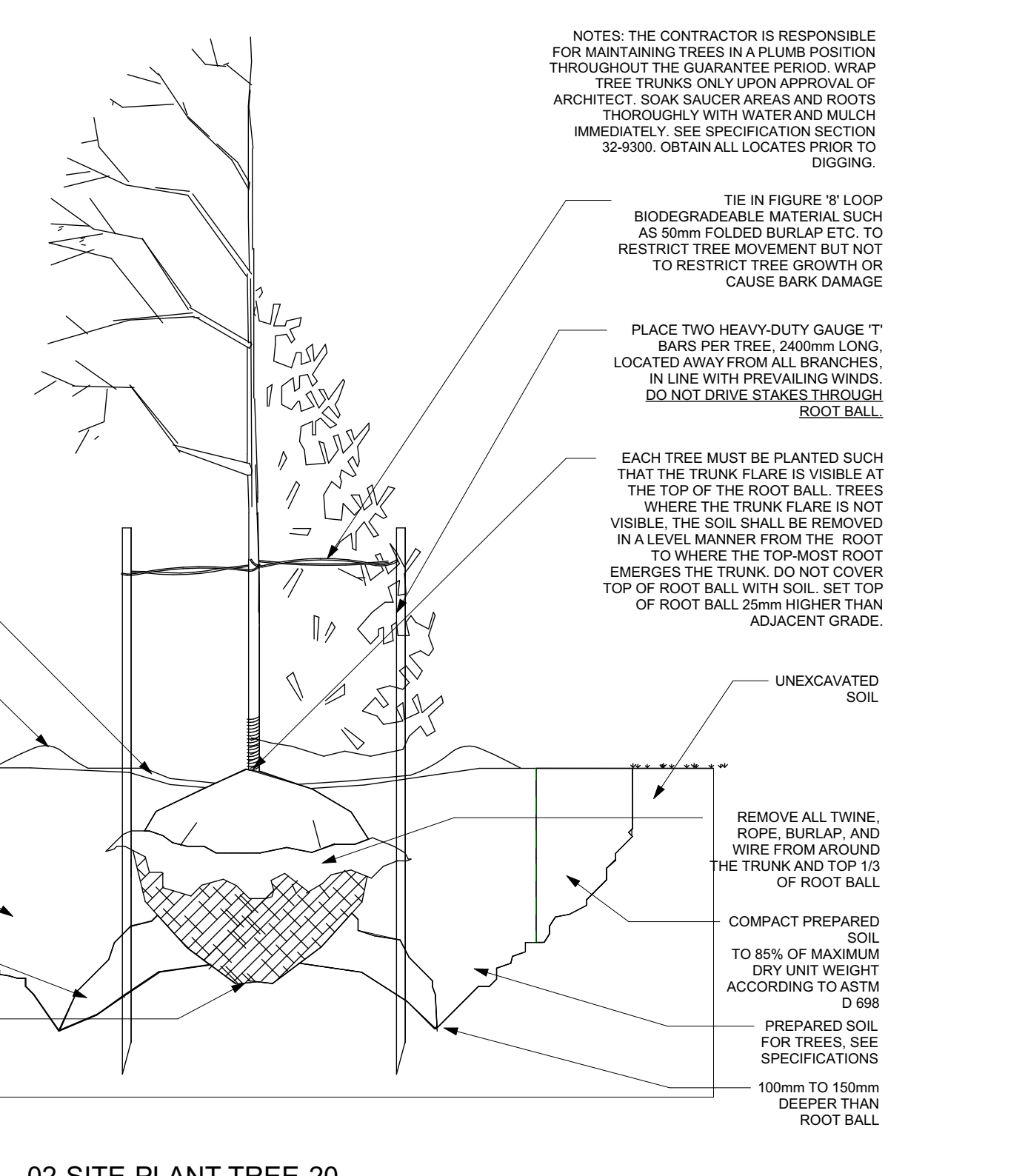
a) Where there are proposed parking stalls or loading spaces, a lighting plan shall be submitted as part of the application for a building permit. The lighting plan shall include lighting for the parking stalls and loading spaces. The lighting plan shall also include lighting for the surrounding area to ensure adequate lighting for the area.

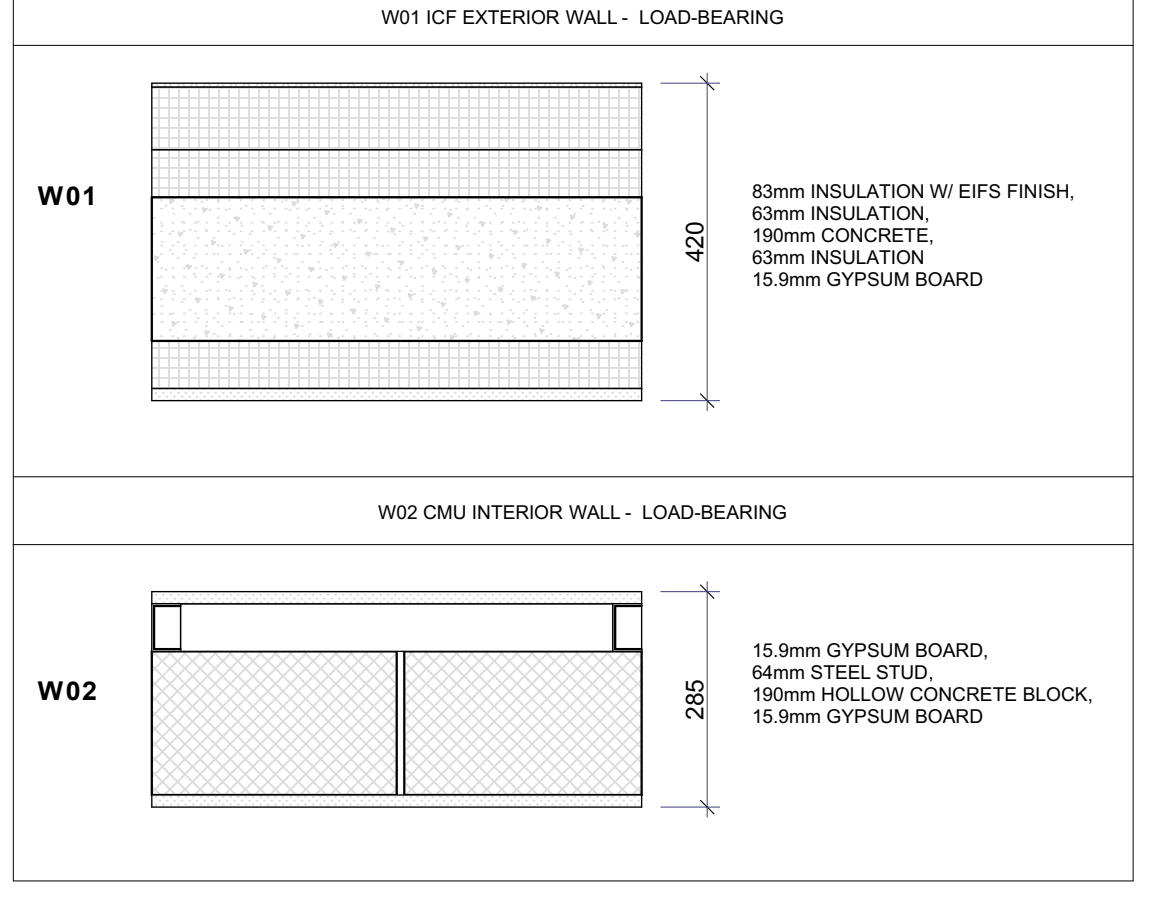
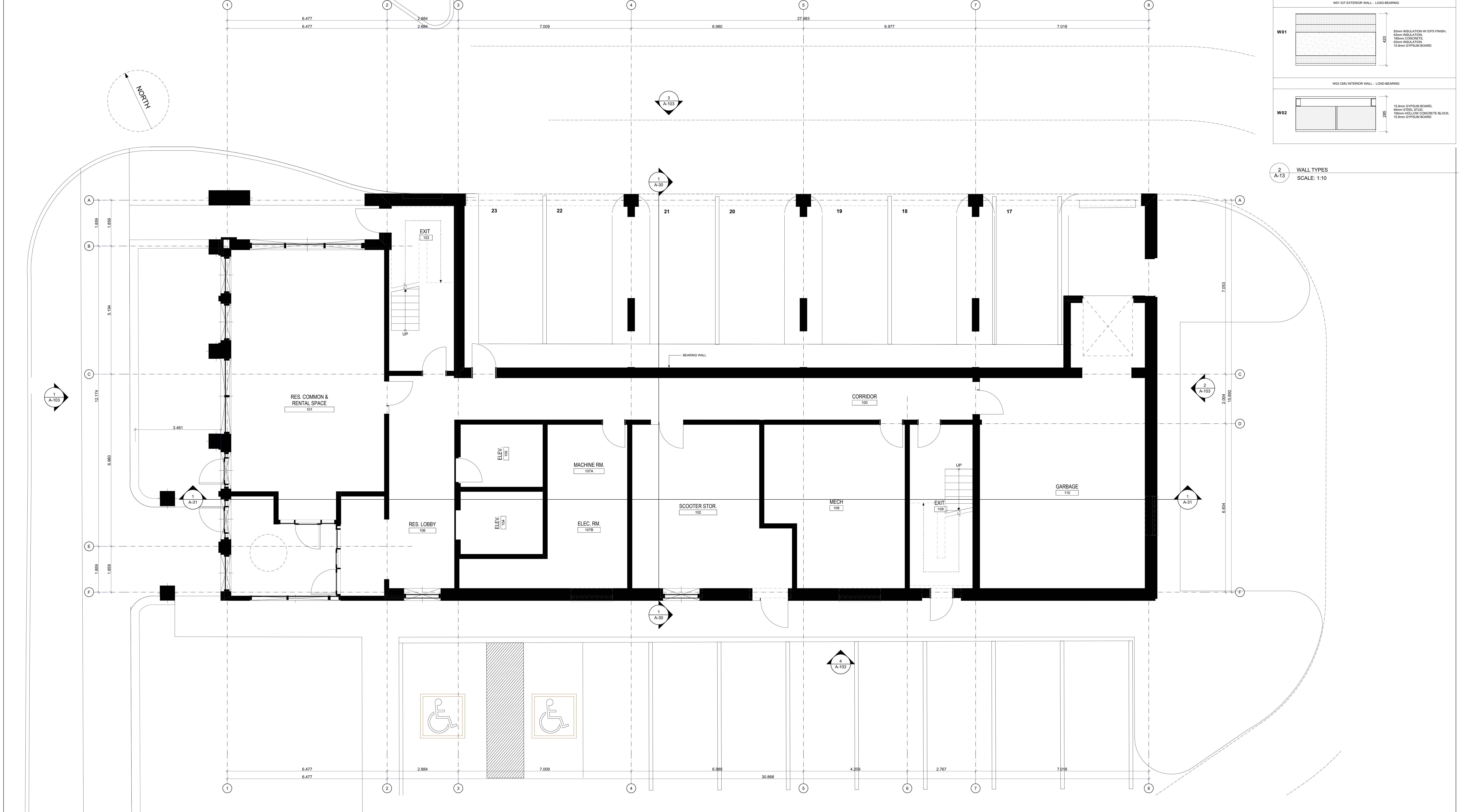
b) Where there are proposed parking stalls or loading spaces, a landscaping plan shall be submitted as part of the application for a building permit. The landscaping plan shall include landscaping for the parking stalls and loading spaces. The landscaping plan shall also include landscaping for the surrounding area to ensure adequate landscaping for the area.

BARRIER FREE STALLS		BARRIER FREE STALLS	
SUITE	TYPE 1 (SECTION 1) SECTION B	SUITE	TYPE 1 (SECTION 1) SECTION B
101	NA	401	A
201	A	403	C
202	B	404	C
203	C	405	C
204	C	406	C
205	C	407	B
206	C	408	B
207	B	409	A
208	B	410	A
301	A	501	C
302	C	502	C
303	C	503	C
304	C	504	C
305	C	505	C
306	C	506	C
307	C	507	B
308	C	508	B
309	B	509	A
310	B	510	A
401	A	601	C
402	C	602	C
403	C	603	C
404	C	604	C
405	C	605	C
406	C	606	C
407	B	607	B
408	B	608	B
409	A	609	A
410	A	610	A
TOTAL	14	3	17
PERCENTAGE B.F. = 100%		PERCENTAGE B.F. = 100%	

BUILDING INFORMATION		PROPOSED	
BUILDING AREA	962.8 m <sup>2</sup> (10378.8 sq ft)	BUILDING AREA	962.8 m <sup>2</sup> (10378.8 sq ft)
NUMBER OF STOREYS	6 STOREYS	NUMBER OF STOREYS	6 STOREYS
NUMBER OF DWELLING UNITS	40 UNITS	NUMBER OF DWELLING UNITS	40 UNITS
2 BEDROOM	35 UNITS	2 BEDROOM	35 UNITS
1 BEDROOM	5 UNITS	1 BEDROOM	5 UNITS
TOTAL BARRIER FREE INCLUDED	40 UNITS (100%)	TOTAL BARRIER FREE INCLUDED	40 UNITS (100%)
COMMON SPACE	72m <sup>2</sup> (775 sq ft)	COMMON SPACE	72m <sup>2</sup> (775 sq ft)

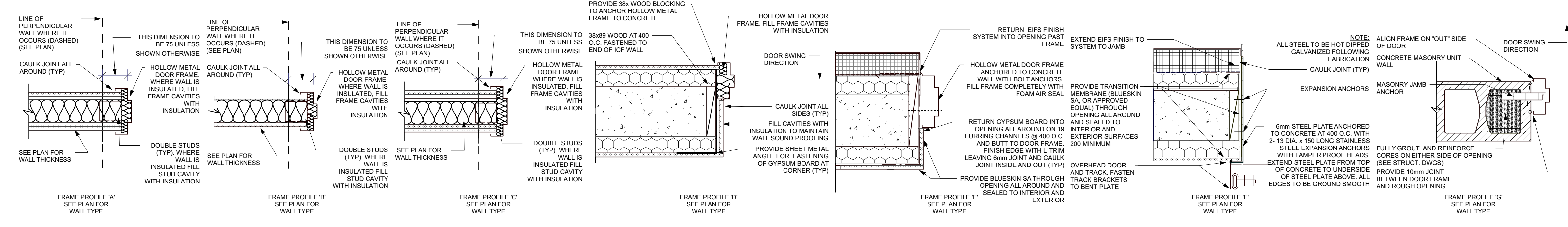
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NO.	DESCRIPTION
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3	ISSUE FOR PERMIT
4	ISSUE FOR PERMIT
5	ISSUE FOR PERMIT
6	ISSUE FOR PERMIT
7	ISSUE FOR PERMIT
8	ISSUE FOR PERMIT
9	ISSUE FOR PERMIT
10	ISSUE FOR PERMIT
11	ISSUE FOR PERMIT
12	ISSUE FOR PERMIT
13	ISSUE FOR PERMIT
14	ISSUE FOR PERMIT
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17	ISSUE FOR PERMIT
18	ISSUE FOR PERMIT
19	ISSUE FOR PERMIT
20	ISSUE FOR PERMIT





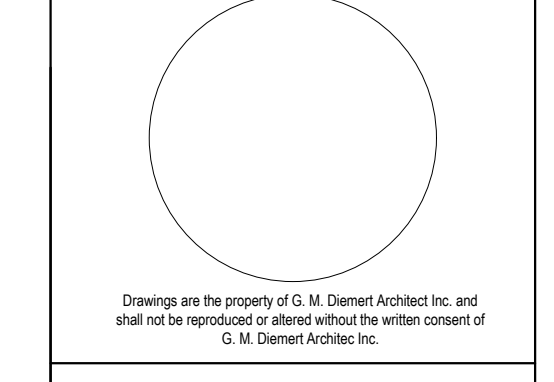
2 WALL TYPES  
SCALE: 1:10

1 1st FLOOR 1:50  
SCALE: 1:50



3 DOOR JAMB DETAILS  
SCALE: 1:10

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	2023/10/10
2	ISSUE FOR CONSTRUCTION	2023/10/10
3	ISSUE FOR OCCUPANCY	2023/10/10
4	ISSUE FOR FINAL REVIEW	2023/10/10
5	ISSUE FOR AS-BUILT	2023/10/10

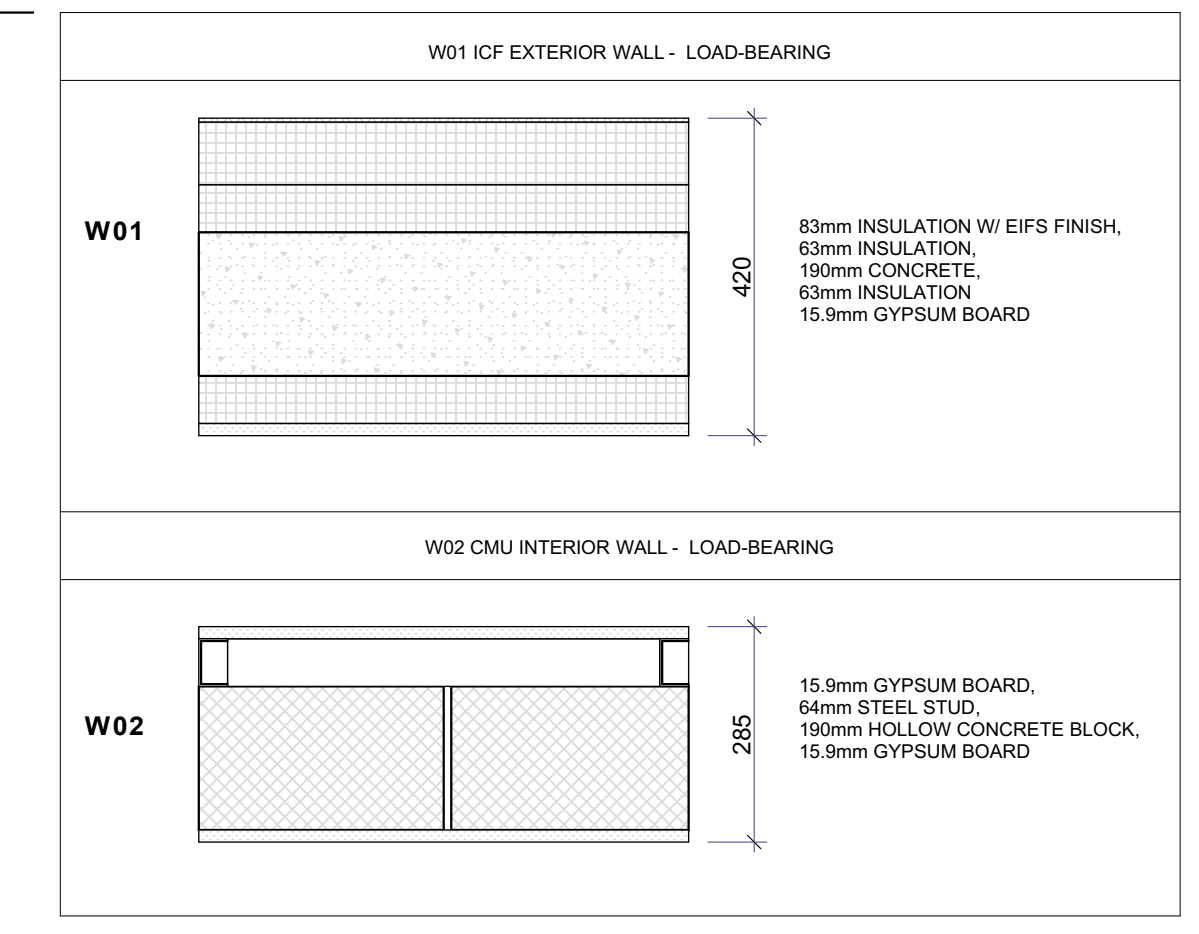
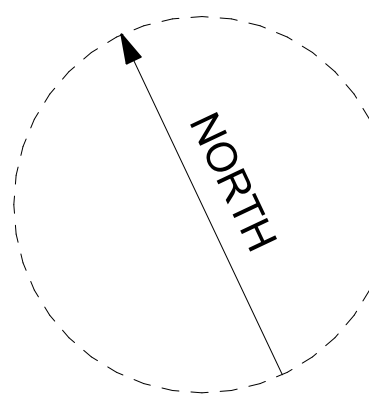


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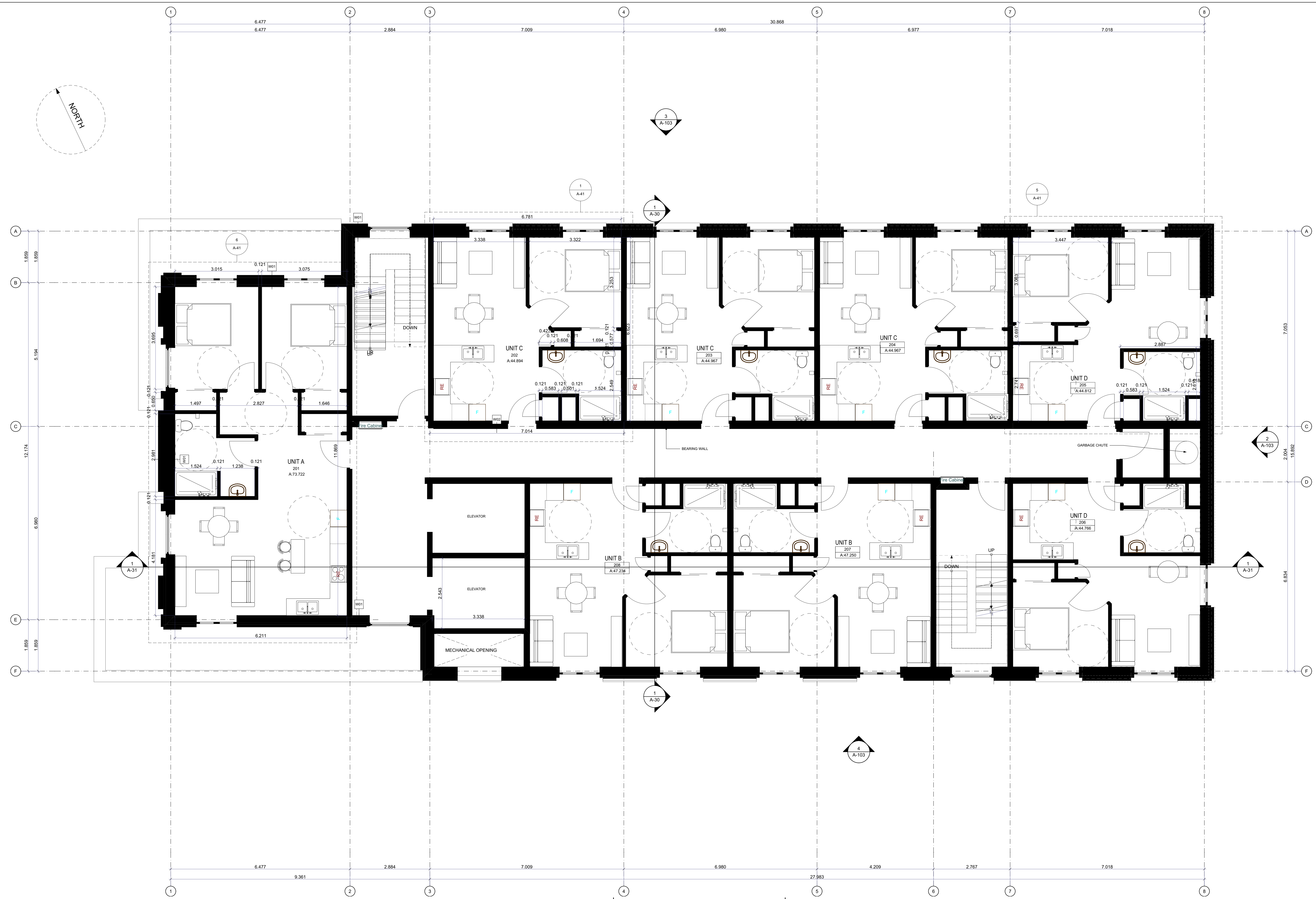
PROPOSED:  
**ST. CLARE PLACE**  
1043-1057 3RD AVENUE EAST  
Owen Sound, ON N4Y 2N9

Drawing Name:  
**GROUND FLOOR PLAN**

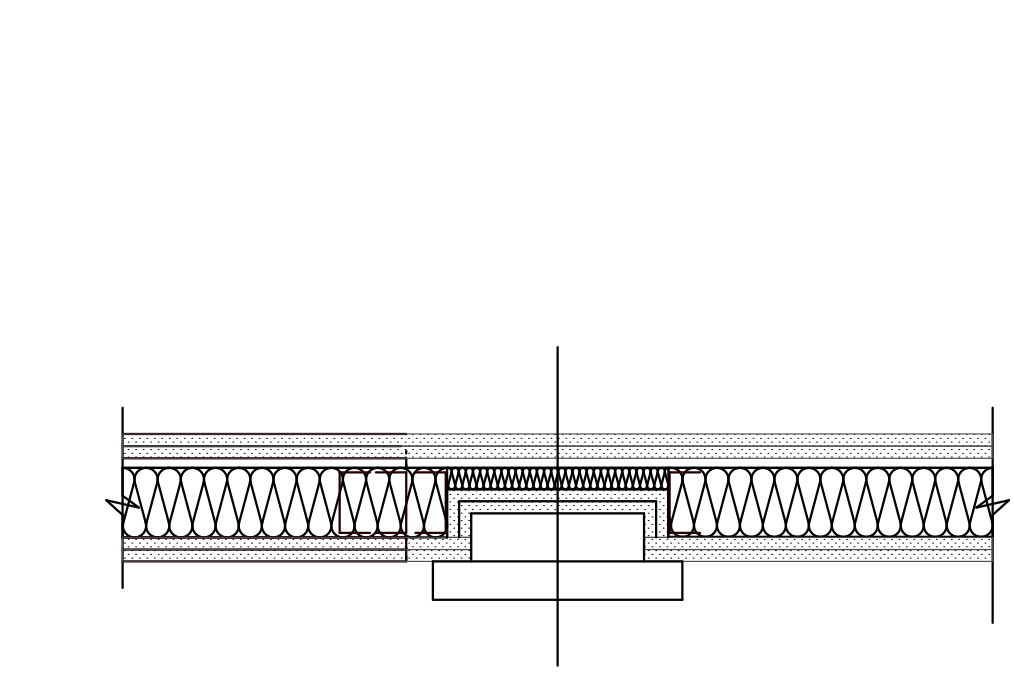
Layout ID: Project Number:  
**A-13 2103**  
ORIGINAL DRAWING  
SIZE: ANSI G (595 x 864mm) (22" x 34")



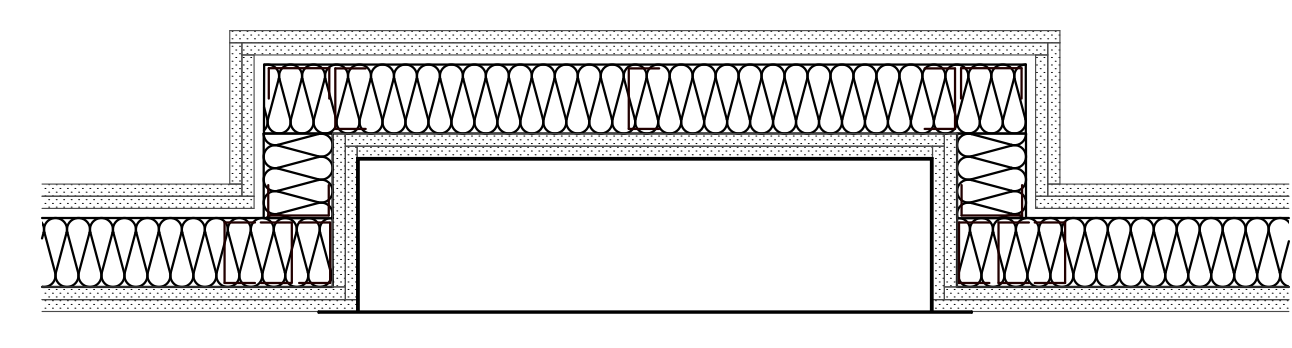
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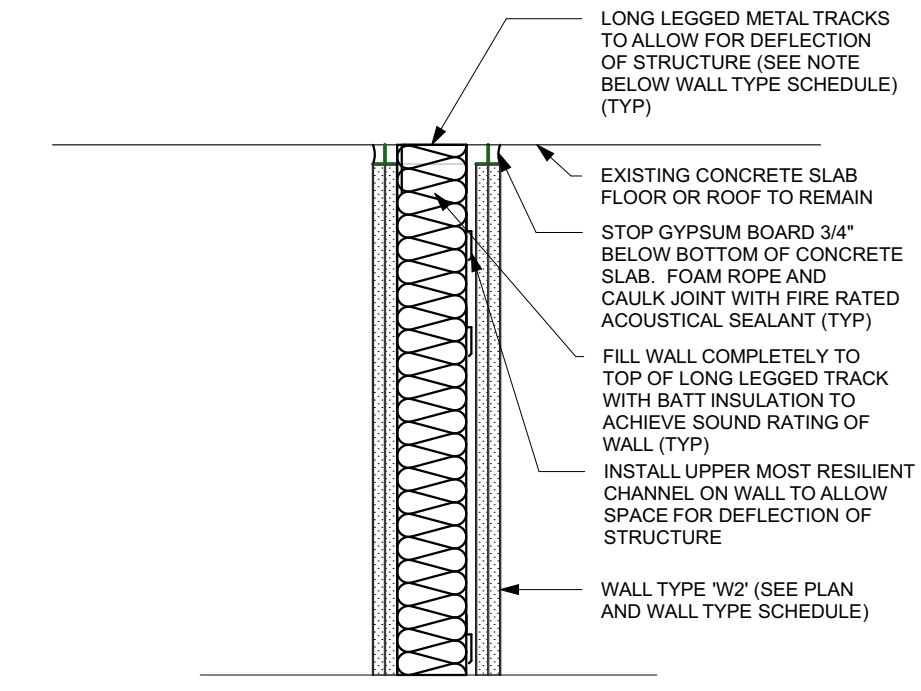
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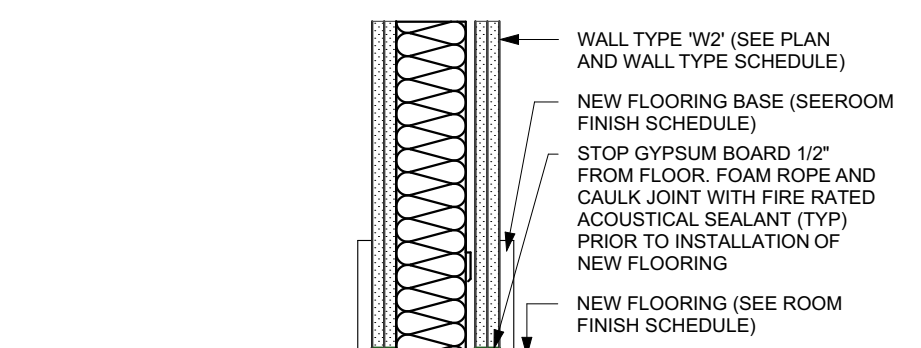
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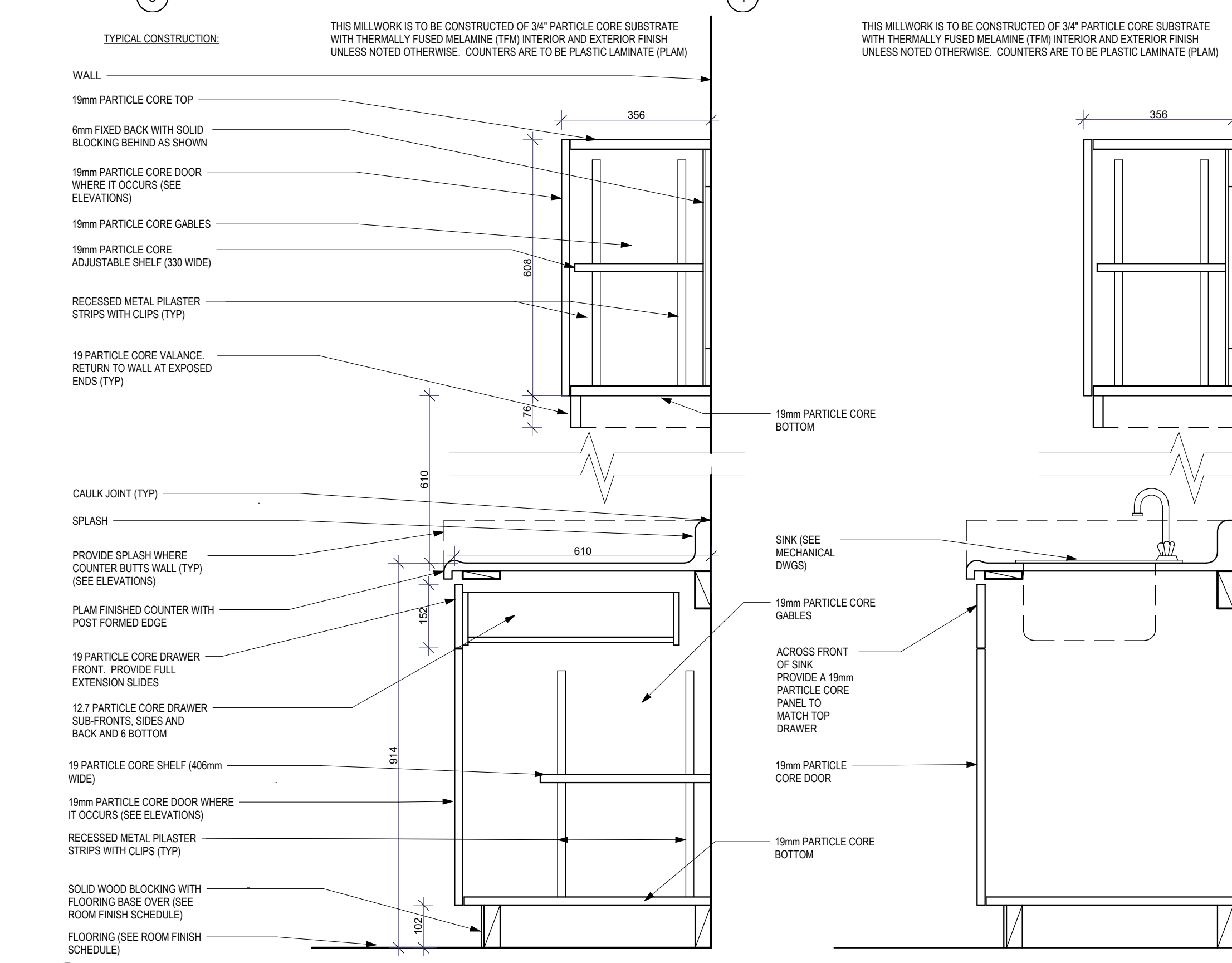
4 FIRE HOSE CABINET  
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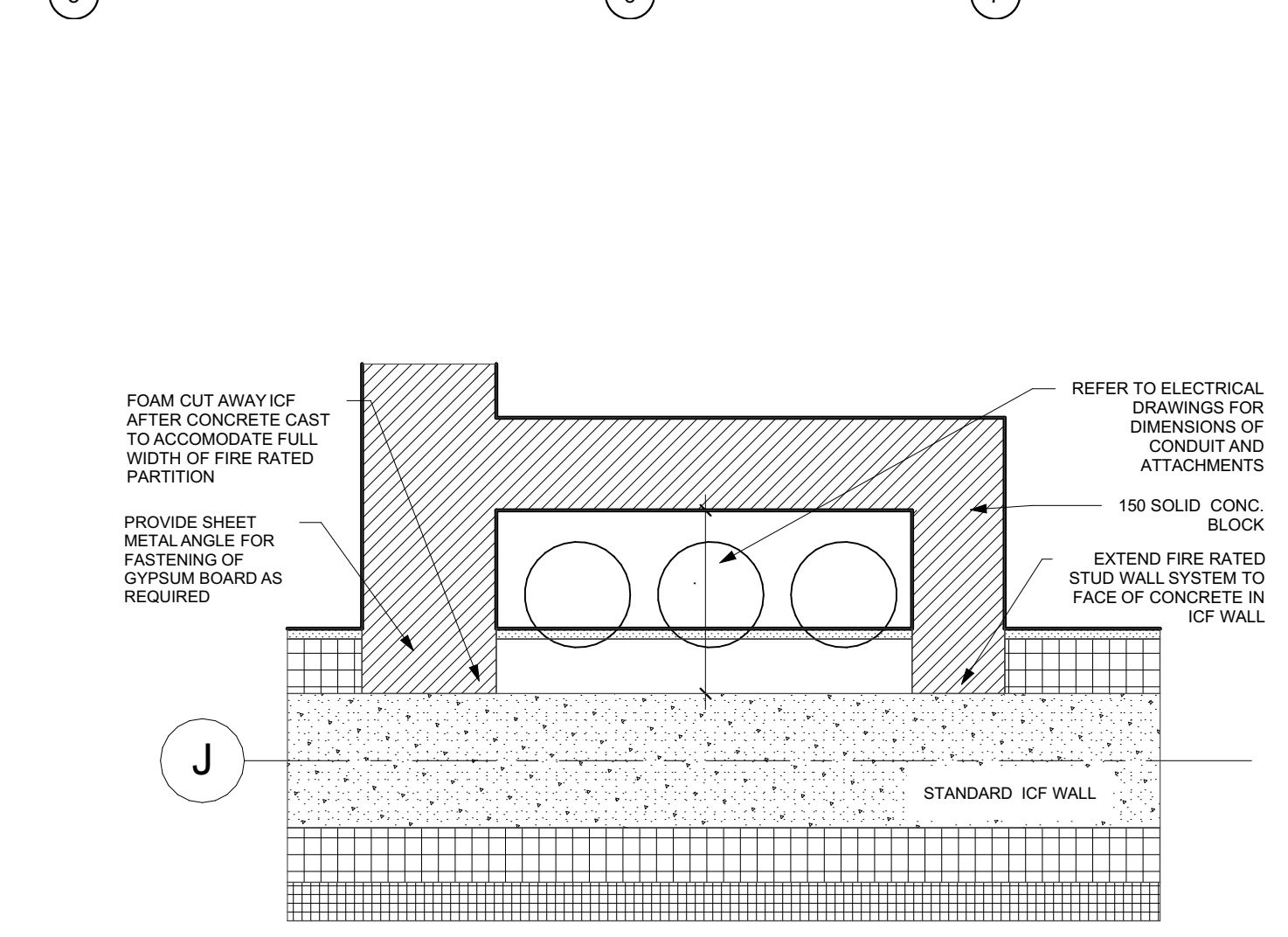
5 TOP OF WALL DETAIL  
SCALE: 1:10



6 WALL BASE DETAIL  
SCALE: 1:10



8 MILLWORK DETAILS  
SCALE: 1:10



7 2 HR CONCRETE BLOCK CONDUIT RISER  
SCALE: 1:10

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	2023/10/10
2	ISSUE FOR CONSTRUCTION	2023/10/10
3	ISSUE FOR OCCUPANCY	2023/10/10
4	ISSUE FOR FINAL REVIEW	2023/10/10
5	ISSUE FOR FINAL REVIEW	2023/10/10
6	ISSUE FOR FINAL REVIEW	2023/10/10
7	ISSUE FOR FINAL REVIEW	2023/10/10
8	ISSUE FOR FINAL REVIEW	2023/10/10

Revision History

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TEL: 519-276-1975 EMAIL: gdiemert@gmna.ca

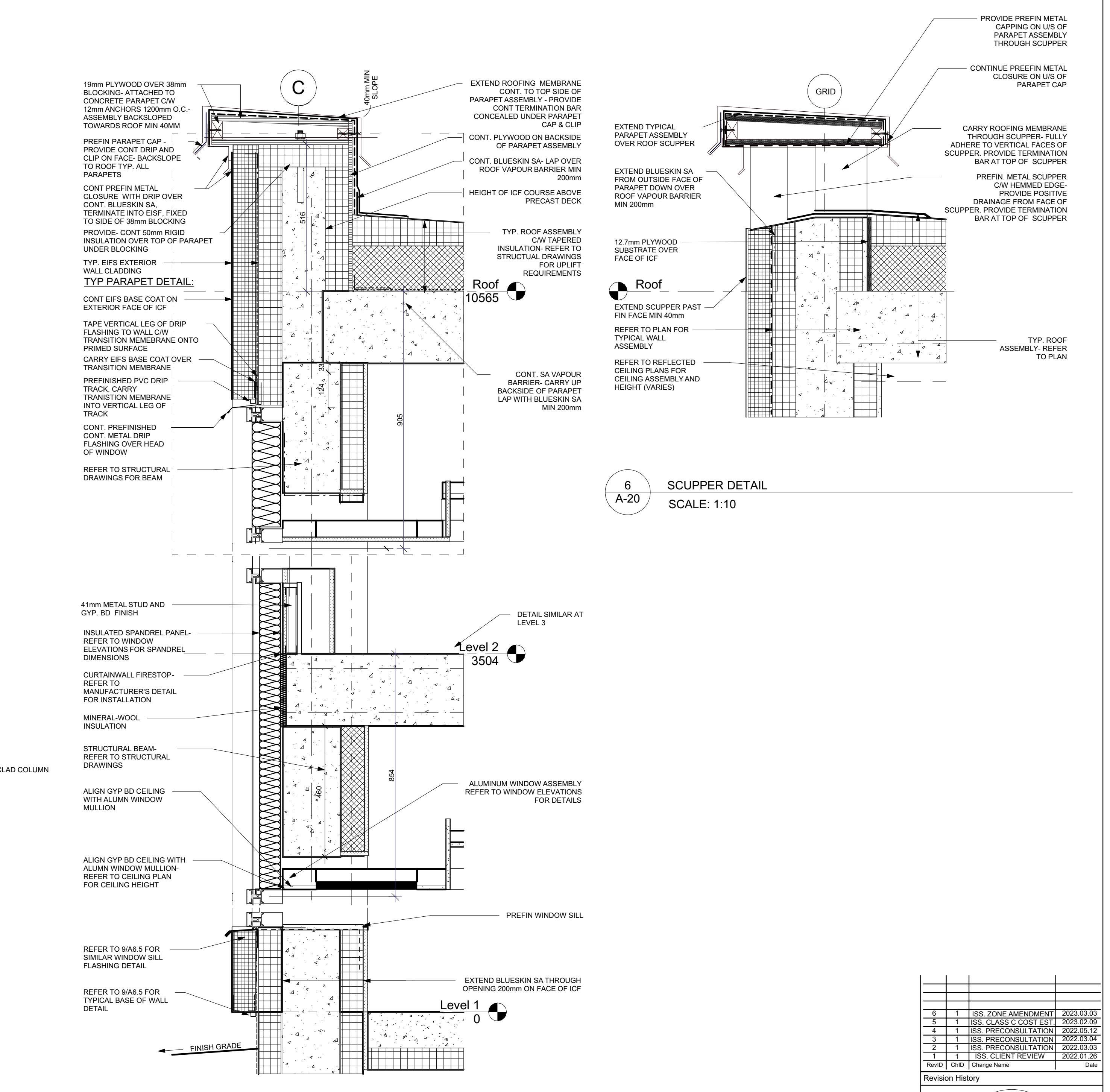
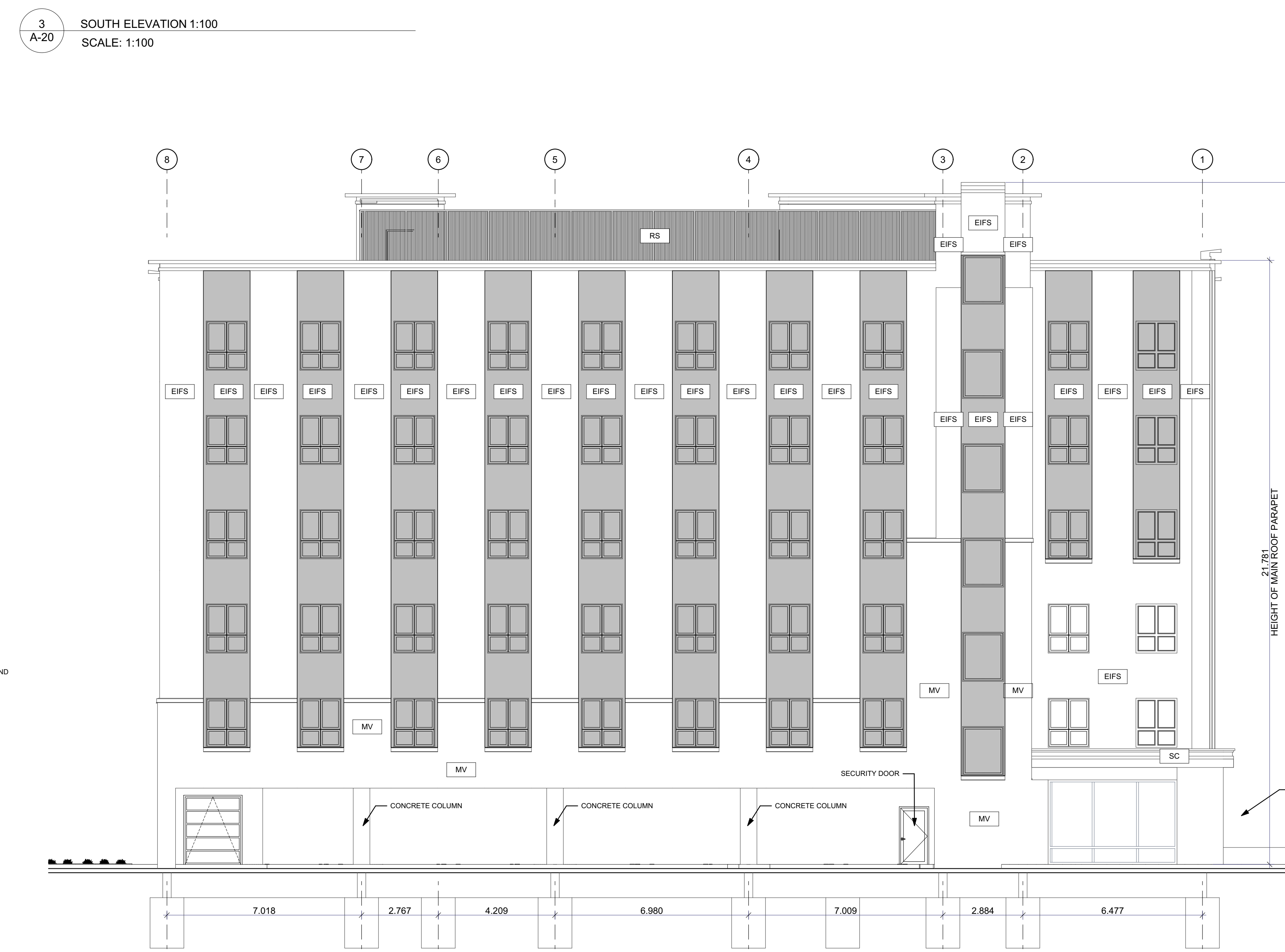
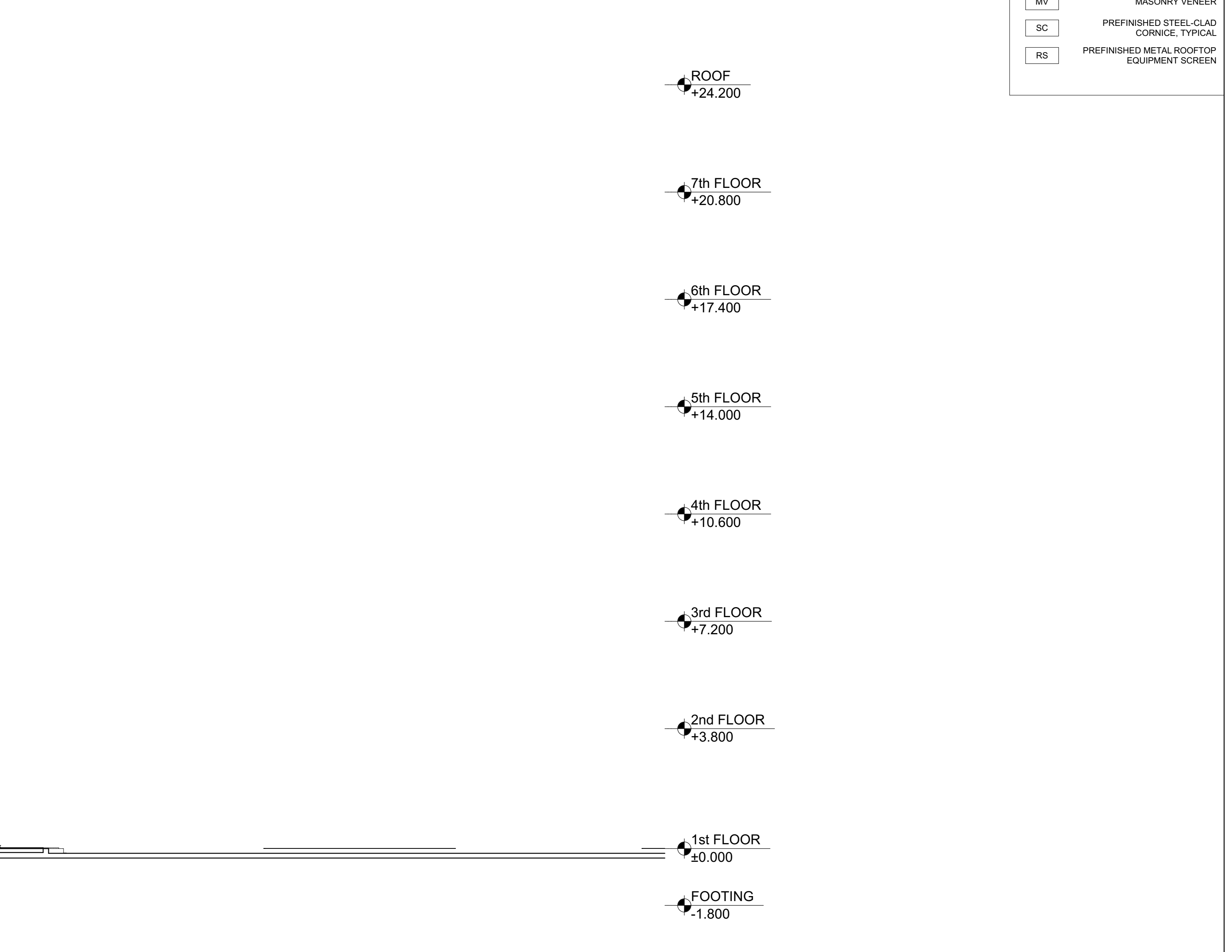
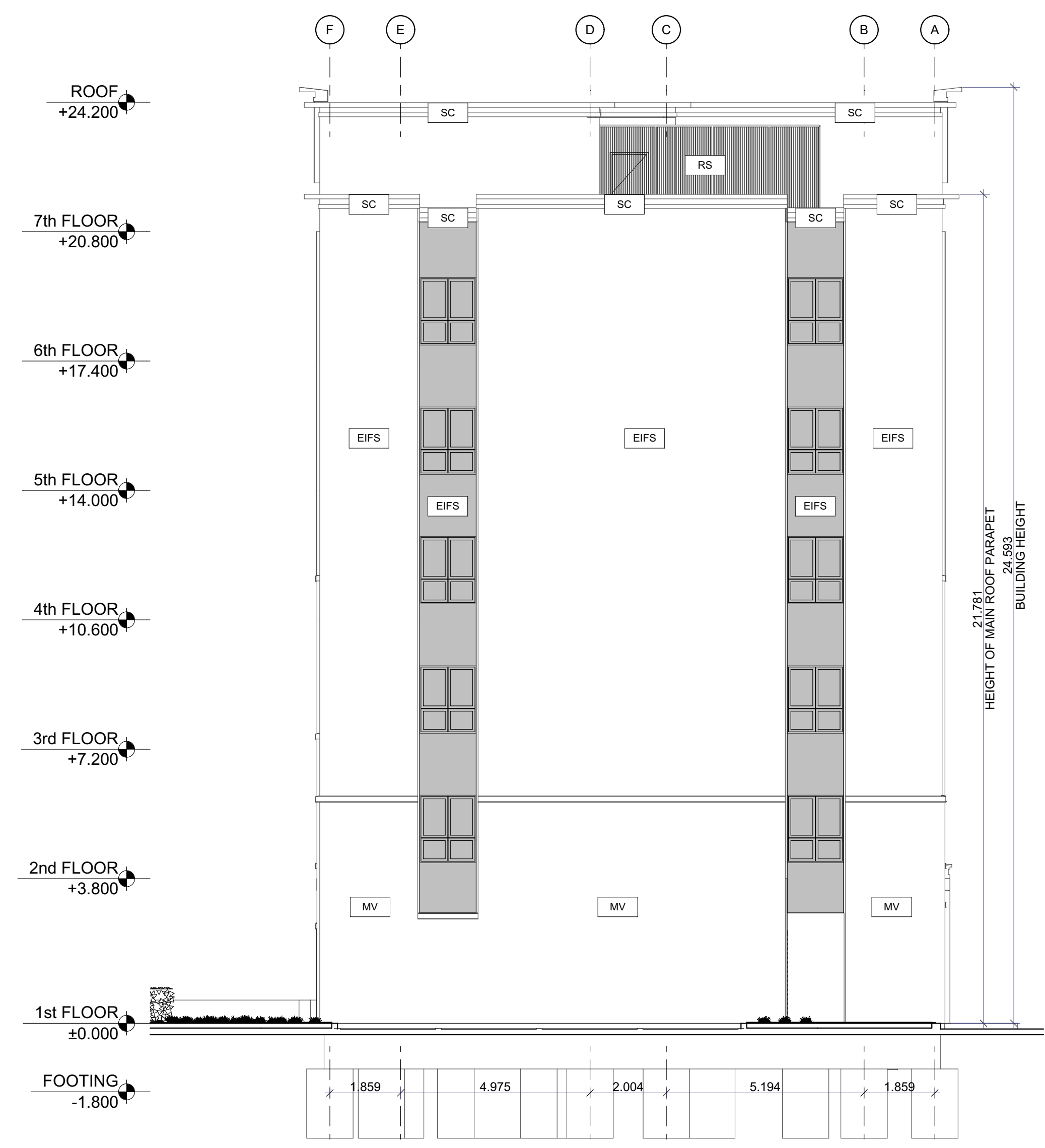
PROPOSED:  
**ST. CLARE PLACE**  
1043-1057 3RD AVENUE EAST  
Owen Sound, ON N4K 2N9

Drawing Name  
**2nd FLOOR PLAN**

Project Number: **2103**  
ORIGINAL DRAWING  
SIZE: ANSI D (356 x 534)



LEGEND	
EPS	EPS
MV	MASONRY VENEER
SC	PREFINISHED STEEL-CLAD CORNICE, TYPICAL
RS	PREFINISHED METAL ROOFTOP EQUIPMENT SCREEN



NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	2023/01/10
2	ISSUE FOR CONSTRUCTION	2023/01/10
3	ISSUE FOR CONSTRUCTION	2023/01/10
4	ISSUE FOR CONSTRUCTION	2023/01/10
5	ISSUE FOR CONSTRUCTION	2023/01/10
6	ISSUE FOR CONSTRUCTION	2023/01/10
7	ISSUE FOR CONSTRUCTION	2023/01/10
8	ISSUE FOR CONSTRUCTION	2023/01/10
9	ISSUE FOR CONSTRUCTION	2023/01/10
10	ISSUE FOR CONSTRUCTION	2023/01/10

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PROPOSED:  
**ST. CLARE PLACE**  
 1045-107 3RD AVENUE EAST  
 Owen Sound, ONTARIO

Drawing Name  
**ELEVATIONS**

Layout ID: **2103**  
 Project Number: **A-20**  
 ORIGINAL DRAWING  
 SIZE: ANSI G (195 x 864mm) (22" x 34")





1 Aerial 1



2 Aerial 2



3 Entrance



4 Parking

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITTING	2023/01/01
2	ISSUE FOR PERMITTING	2023/01/01
3	ISSUE FOR PERMITTING	2023/01/01
4	ISSUE FOR PERMITTING	2023/01/01
5	ISSUE FOR PERMITTING	2023/01/01
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7	ISSUE FOR PERMITTING	2023/01/01
8	ISSUE FOR PERMITTING	2023/01/01
9	ISSUE FOR PERMITTING	2023/01/01
10	ISSUE FOR PERMITTING	2023/01/01

Revision History

**G. M. DIEMERT ARCHITECT INC.**  
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PROPOSED:  
**ST. CLARE PLACE**  
 1043-107 3RD AVENUE EAST  
 Owen Sound, N4K 0P6

Drawing Name  
**Perspective Renders**

Layout ID: Project Number:  
**A-90** 2103  
 ORIGINAL DRAWING  
 SIZE: ANSI G (109 x 864mm) (22" x 34")





1 North



2 South

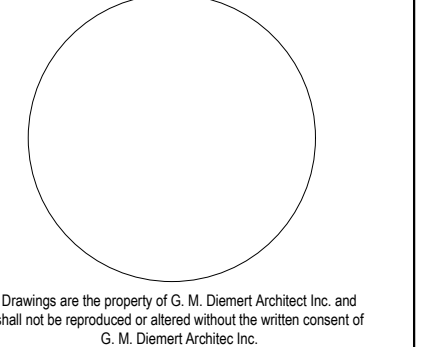


3 East



4 West

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITTING	2023/01/01
2	ISSUE FOR PERMITTING	2023/01/01
3	ISSUE FOR PERMITTING	2023/01/01
4	ISSUE FOR PERMITTING	2023/01/01
5	ISSUE FOR PERMITTING	2023/01/01
6	ISSUE FOR PERMITTING	2023/01/01
7	ISSUE FOR PERMITTING	2023/01/01
8	ISSUE FOR PERMITTING	2023/01/01
9	ISSUE FOR PERMITTING	2023/01/01
10	ISSUE FOR PERMITTING	2023/01/01



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PROPOSED:  
**ST. CLARE PLACE**  
 1045-107 3RD AVENUE EAST  
 Owen Sound, N4K2P6

Drawing Name  
**Perspective Renders**

Layout ID: **2103**  
**A-91**  
 ORIGINAL DRAWING  
 SIZE: ANSI G (109 x 864mm) (22" x 34")