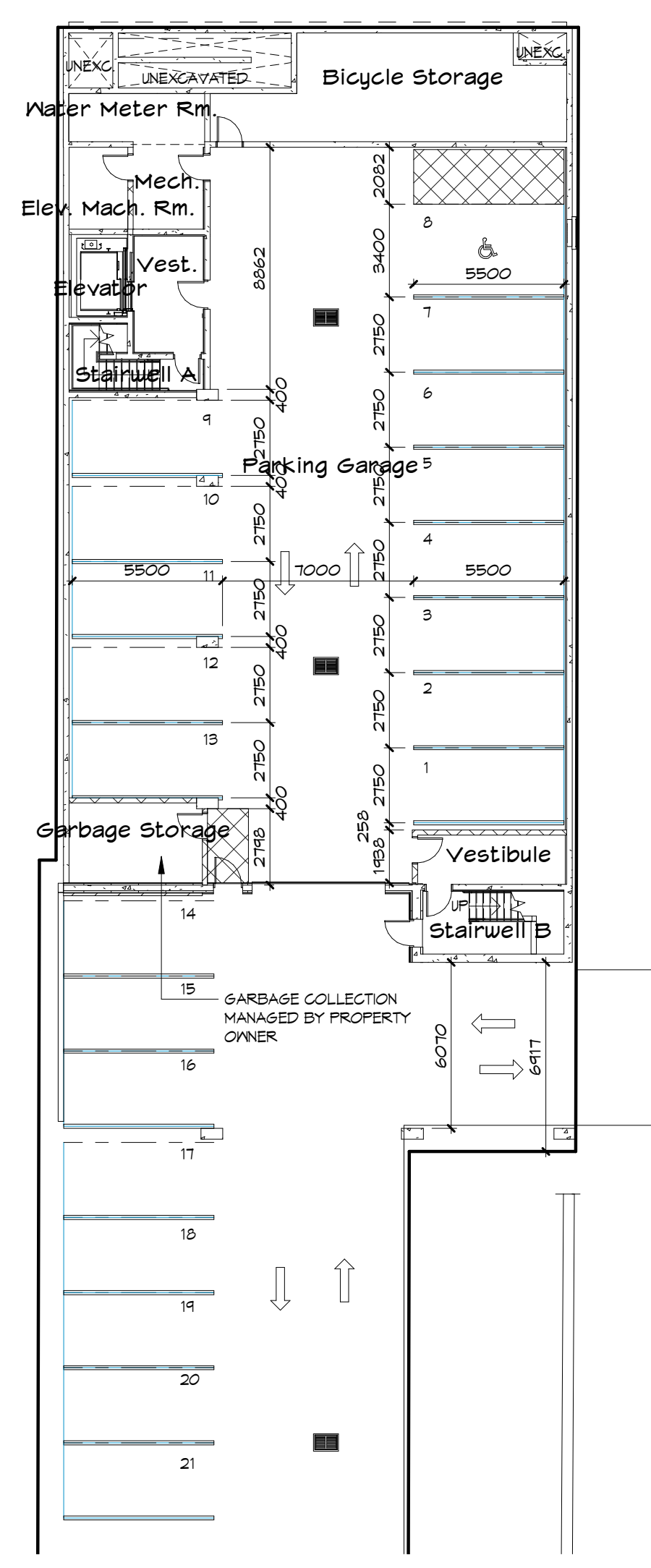


Note: All lighting to be dark sky compliant
 Survey information taken from Topographic Survey of Part of Lot 2 Southeast side of St. Andrews Street and Part of Lot 3 Southeast side of River Alley Place, Registered Plan T1 (Geographic Township of Fergus) Township of Centre Wellington, County of Wellington, prepared by Van Harten Surveying Inc. June 22, 2016.

LEGEND
 HP HYDRO POLE
 LS LIGHT STANDARD
 CB CATCH BASIN



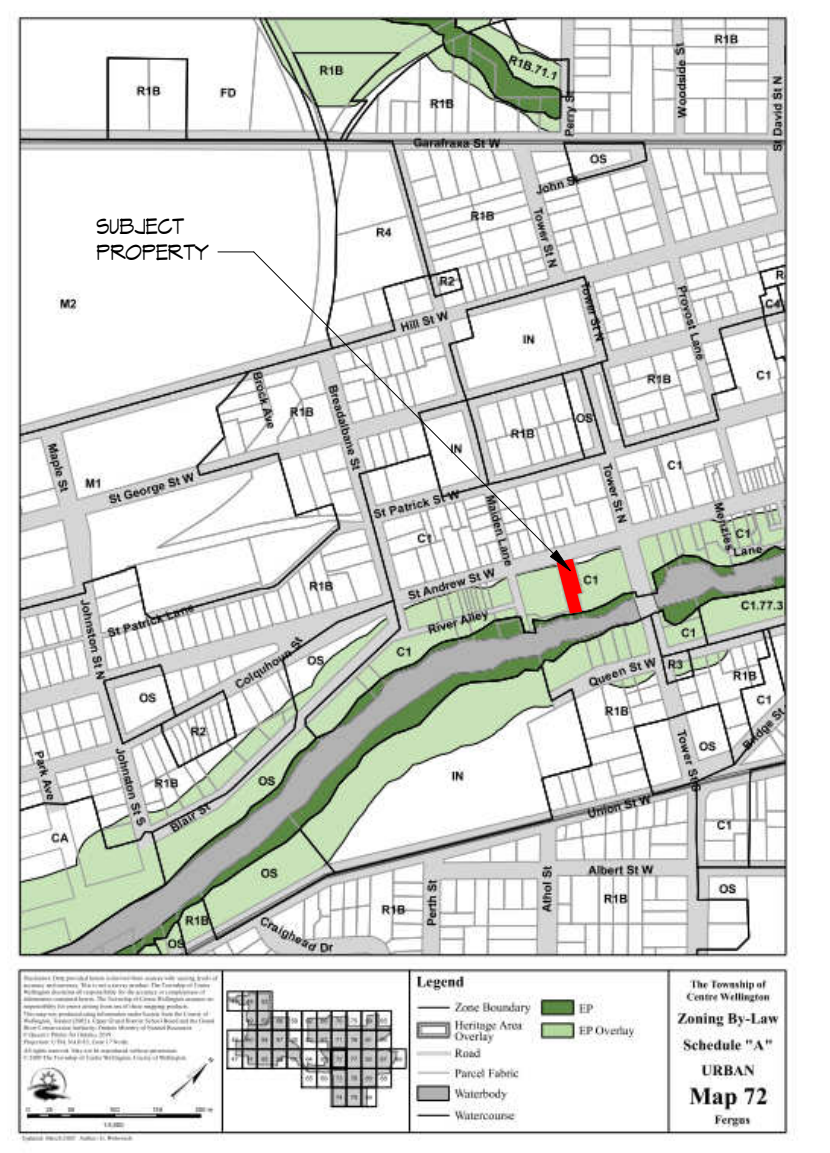
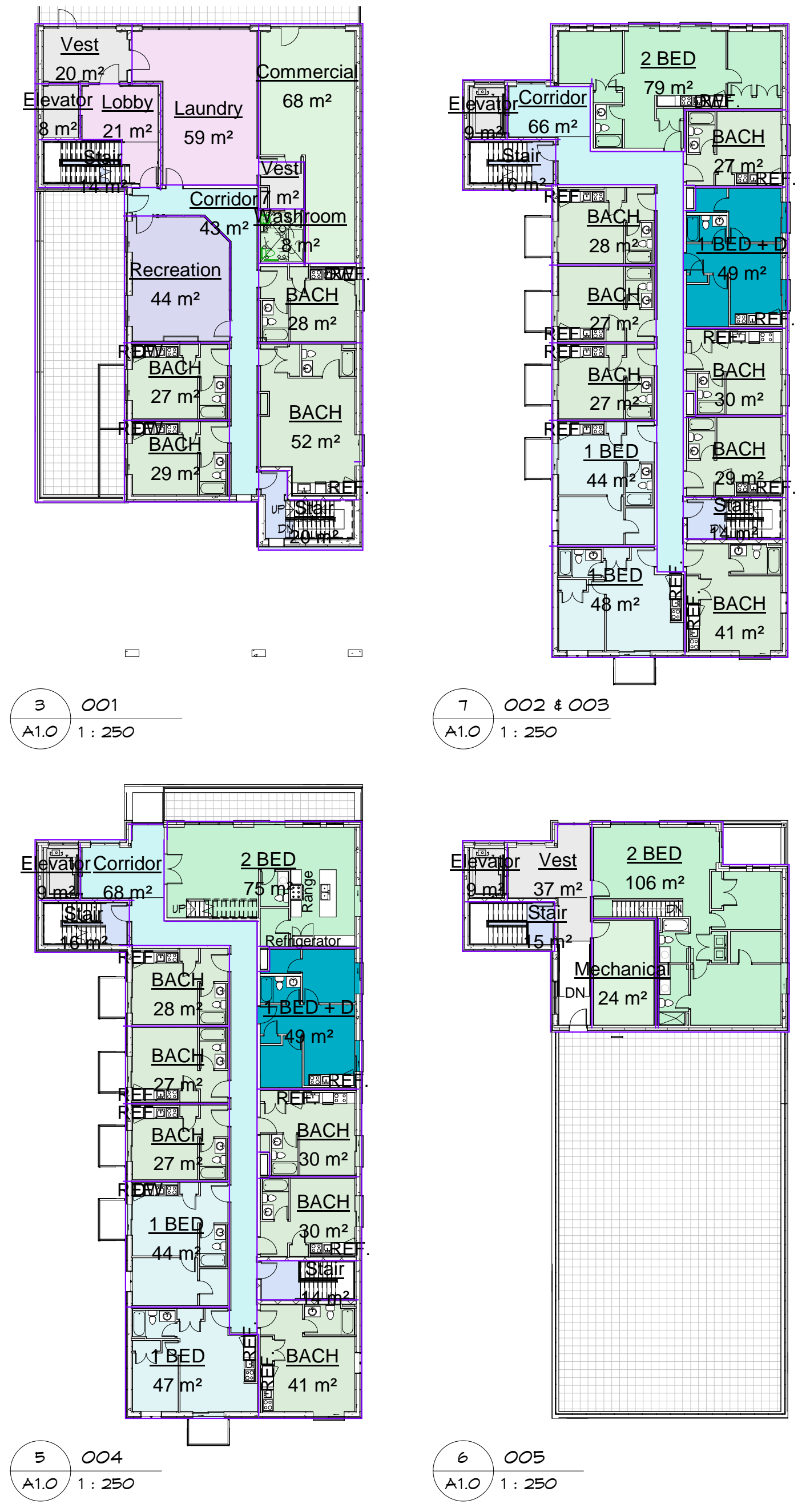
ROW	REGULATION	REQUIRED	PROPOSED	COMPLIES
a)	Minimum Lot Area	No Minimum	1145.5 m ²	YES
b)	Minimum Lot Frontage	No Minimum	15.05 m	YES
c)	Minimum Front Yard	No Minimum	4.0 m	YES
d)	Minimum Rear Yard	No minimum except where a rear yard abuts a Residential Zone, the minimum shall be 3.0 metres (9.8')	26.71 m	YES
e)	Minimum Interior Side Yard	No minimum except where an interior side lot line abuts a Residential Zone, the minimum shall be 3.0 metres (9.8')	0 m	YES
f)	Maximum Lot Coverage	40% 1145.5 m ² x .4 = 458.2 m ²	654.81 / 1039.92 m ² = 69%	YES
g)	Minimum Exterior Side Yard	No Minimum	N/A	N/A
h)	Maximum Building Height	3 storeys but not more than 11 m (36ft)	5 Storeys 11.5 m (37.7 ft)	NO
i)	Buffer Strip	A buffer strip is required along any interior side lot line and rear lot line which abuts land zoned for residential or institutional purposes	N/A	YES
j)	Parking	Commercial space requires: 1 space / 30m ² gfa = 126 m ² / 30 + 4.2 spaces x 5 = 21 spaces (C1 Commercial zone reduction of 50%) Residential (dwelling unit above ground floor commercial): 1 space / unit = 36 x 1 = 36 spaces Total Residential = 36 spaces x 5 = 180 spaces Total Parking Required = 201 rounded to 21 spaces, including 1 Barrier-Free	21 Spaces, incl. 1 BF	YES

Area Schedule (Gross Building)					
Floor	Level	Name	Area	Area SF	Area Total
0	000	Area	595 m ²	6401 ft ²	595 m ²
1	001	Area	451 m ²	4857 ft ²	451 m ²
2	002	Area	534 m ²	5746 ft ²	534 m ²
3	003	Area	539 m ²	5801 ft ²	539 m ²
4	004	Area	526 m ²	5665 ft ²	526 m ²
5	005	Area	192 m ²	2063 ft ²	192 m ²
Grand total					2837 m ²

Parking Schedule		
Family	Family and Type	Number of Spaces
C/N Parking Space	C/N Parking Space: 2150 x 5500 - 90 deg	20
C/N Parking Space	C/N Parking Space: 3400 x 5500 - 90 Deg Type A	1
Grand total:		21

Area Schedule (Rentable)						
Level	Number	Name	Area Type	Area	Area SF	Unit
000	001	Elevator	Building Common Area	9 m ²	93 ft ²	
000	002	Bicycle Rm	Building Common Area	46 m ²	497 ft ²	
000	003	Vest	Building Common Area	13 m ²	136 ft ²	
000	004	Stair	Building Common Area	11 m ²	119 ft ²	
000	005	Stair	Building Common Area	18 m ²	193 ft ²	
000	006	Parking Garage	Building Common Area	451 m ²	4856 ft ²	
000	007	Mechanical	Building Common Area	29 m ²	308 ft ²	
000	008	Garbage	Building Common Area	18 m ²	199 ft ²	
001	101	BACH	Floor Area	27 m ²	295 ft ²	Unit
001	102	BACH	Floor Area	29 m ²	310 ft ²	Unit
001	103	BACH	Floor Area	28 m ²	299 ft ²	Unit
001	104	BACH	Floor Area	52 m ²	562 ft ²	Unit
001	105	Recreation	Floor Area	44 m ²	473 ft ²	
001	106	Laundry	Store Area	59 m ²	635 ft ²	
001	107	Commercial	Store Area	68 m ²	734 ft ²	
001	108	Elevator	Building Common Area	8 m ²	91 ft ²	
001	109	Lobby	Building Common Area	21 m ²	230 ft ²	
001	110	Stair	Building Common Area	14 m ²	150 ft ²	
001	111	Stair	Building Common Area	20 m ²	220 ft ²	
001	112	Corridor	Building Common Area	43 m ²	460 ft ²	
001	113	Vest	Building Common Area	7 m ²	78 ft ²	
001	114	Washroom	Building Common Area	8 m ²	90 ft ²	
001	507	Vest	Building Common Area	20 m ²	210 ft ²	
002	201	2 BED	Floor Area	79 m ²	853 ft ²	Unit
002	202	BACH	Floor Area	27 m ²	293 ft ²	Unit
002	203	1 BED + D	Floor Area	50 m ²	541 ft ²	Unit
002	205	BACH	Floor Area	31 m ²	336 ft ²	Unit
002	206	BACH	Floor Area	30 m ²	322 ft ²	Unit
002	207	BACH	Floor Area	40 m ²	429 ft ²	Unit
002	208	1 BED	Floor Area	48 m ²	519 ft ²	Unit
002	209	1 BED	Floor Area	45 m ²	483 ft ²	Unit
002	210	BACH	Floor Area	28 m ²	297 ft ²	Unit
002	211	BACH	Floor Area	28 m ²	296 ft ²	Unit
002	212	BACH	Floor Area	29 m ²	308 ft ²	Unit
002	213	Elevator	Building Common Area	9 m ²	96 ft ²	
002	214	Corridor	Building Common Area	66 m ²	715 ft ²	
002	215	Stair	Building Common Area	16 m ²	175 ft ²	
002	216	Stair	Building Common Area	16 m ²	174 ft ²	
003	301	2 BED	Floor Area	79 m ²	850 ft ²	Unit
003	302	BACH	Floor Area	27 m ²	289 ft ²	Unit
003	303	1 BED + D	Floor Area	49 m ²	524 ft ²	Unit
003	305	BACH	Floor Area	30 m ²	321 ft ²	Unit
003	306	BACH	Floor Area	29 m ²	310 ft ²	Unit
003	307	BACH	Floor Area	41 m ²	444 ft ²	Unit
003	308	1 BED	Floor Area	48 m ²	511 ft ²	Unit
003	309	1 BED	Floor Area	44 m ²	478 ft ²	Unit
003	310	BACH	Floor Area	27 m ²	294 ft ²	Unit
003	311	BACH	Floor Area	27 m ²	293 ft ²	Unit
003	312	BACH	Floor Area	28 m ²	303 ft ²	Unit
003	313	Elevator	Building Common Area	9 m ²	96 ft ²	
003	314	Corridor	Building Common Area	66 m ²	711 ft ²	
003	315	Stair	Building Common Area	16 m ²	170 ft ²	
003	316	Stair	Building Common Area	14 m ²	156 ft ²	
004	009	1 BED + D	Floor Area	49 m ²	524 ft ²	Unit
004	401	2 BED	Floor Area	75 m ²	812 ft ²	Unit
004	404	BACH	Floor Area	30 m ²	321 ft ²	Unit
004	405	BACH	Floor Area	30 m ²	318 ft ²	Unit
004	406	BACH	Floor Area	41 m ²	444 ft ²	Unit
004	407	1 BED	Floor Area	47 m ²	508 ft ²	Unit
004	408	1 BED	Floor Area	44 m ²	472 ft ²	Unit
004	409	BACH	Floor Area	27 m ²	292 ft ²	Unit
004	410	BACH	Floor Area	27 m ²	292 ft ²	Unit
004	411	BACH	Floor Area	28 m ²	304 ft ²	Unit
004	412	Elevator	Building Common Area	9 m ²	99 ft ²	
004	413	Corridor	Building Common Area	68 m ²	729 ft ²	
004	414	Stair	Building Common Area	16 m ²	175 ft ²	
004	415	Stair	Building Common Area	14 m ²	148 ft ²	
005	501	2 BED	Floor Area	106 m ²	1137 ft ²	
005	502	Elevator	Building Common Area	9 m ²	99 ft ²	
005	503	Vest	Building Common Area	37 m ²	393 ft ²	
005	504	Stair	Building Common Area	15 m ²	166 ft ²	
005	505	Mechanical	Building Common Area	24 m ²	262 ft ²	

Unit Schedule - Totals			
Name	Count	Unit	Area Type
1 BED	6	unit	Floor Area
1 BED + D	3	unit	Floor Area
2 BED	3	unit	Floor Area
BACH	24	unit	Floor Area
Grand total		36	



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Commercial - Residential
 350 St. Andrew St. W. - Fergus
 Site Plan

STATUS: Schematic
 PROJECT #: 20044
 CHKD: Checker
 DRAWN: JEF
 SCALE: As indicated
 DATE DWN: 2020 10 01
 ISSUED: 2021 07 20

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF THE PROJECT PRIOR TO THE COMMENCEMENT OF THE WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.
 ALL DIMENSIONS AND SPECIFICATIONS PREPARED BY THE ARCHITECT SHALL BE FOR INFORMATION ONLY AND ARE TO BE RETURNED AT HIS RESIDENCY.
 DO NOT SCALE DRAWINGS.

2 Issued for Site Plan Application 2021 07 01
 1 Issued for Pre-Consultation 2021 06 01
 REVISIONS DATE

A1.0