

|                        |                                                                                                     |                                                                                                                                                               |                                                                                                                                                                                                                                                                                                          |
|------------------------|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 <sup>2</sup> (MINIMUM)                                                                                                                                | 31,641.28 m <sup>2</sup> - 3.1641 ha                                                                                                                                                                                                                                                                     |
|                        | ROAD WIDENING (COUNTY REQUIREMENT)                                                                  | 5.2m ALONG 2nd AVENUE WEST                                                                                                                                    | 1,273.58 m <sup>2</sup>                                                                                                                                                                                                                                                                                  |
|                        | NET LOT AREA                                                                                        | 1,000 m <sup>2</sup> (MINIMUM)                                                                                                                                | 30,367.70 m <sup>2</sup> - 3.03677 ha                                                                                                                                                                                                                                                                    |
|                        | BUILDINGS AREA (COVERAGE)                                                                           |                                                                                                                                                               | BUILDING 1= 1001.16 m <sup>2</sup><br>BUILDING 2= 1248.98 m <sup>2</sup><br>BUILDING 3= 1248.98 m <sup>2</sup><br>BUILDING 4= 1248.98 m <sup>2</sup><br>BUILDING 5= 1248.98 m <sup>2</sup><br>BUILDING 6= 1001.16 m <sup>2</sup><br>AMENITIES= 369.180 m <sup>2</sup><br>TOTAL = 7,367.42 m <sup>2</sup> |
|                        | LOT COVERAGE                                                                                        | 60% MAXIMUM                                                                                                                                                   | 24.26%                                                                                                                                                                                                                                                                                                   |
|                        | HARD SURFACE AREA                                                                                   |                                                                                                                                                               | ASPHALT = 7627.51 m <sup>2</sup><br>SIDEWALK = 2387.61 m <sup>2</sup><br>PATIOS = 260.28 m <sup>2</sup><br>TOTAL = 10,275.40 m <sup>2</sup> (33.84%)                                                                                                                                                     |
| GENERAL INFORMATION    | LANDSCAPED AREA                                                                                     | 30% MINIMUM                                                                                                                                                   | 12,724.88m <sup>2</sup> (41.90%)                                                                                                                                                                                                                                                                         |
|                        | DENSITY                                                                                             | 200 m <sup>2</sup> FOR EACH OF THE FIRST 4 UNITS (800m <sup>2</sup> ) = 4<br>100 m <sup>2</sup> FOR EACH ADD. UNIT=(30,367.51-800)/100= 295<br>TOTAL =295+4 = | 299                                                                                                                                                                                                                                                                                                      |
|                        | TOTAL NUMBER OF UNITS                                                                               | 299                                                                                                                                                           | 224                                                                                                                                                                                                                                                                                                      |
|                        | G.F.A                                                                                               | --                                                                                                                                                            | BUILDING 1= 3964.99 m <sup>2</sup><br>BUILDING 2= 4953.98 m <sup>2</sup><br>BUILDING 3= 4953.98 m <sup>2</sup><br>BUILDING 4= 4953.98 m <sup>2</sup><br>BUILDING 5= 4953.98 m <sup>2</sup><br>BUILDING 6= 3964.99 m <sup>2</sup><br>AMENITY = 369.18 m <sup>2</sup><br>TOTAL = 28,115.08 m <sup>2</sup>  |
|                        | MAXIMUM DENSITY (FSI)                                                                               | 1.5                                                                                                                                                           | 28,115.08 / 30367.70 = 0.926                                                                                                                                                                                                                                                                             |
|                        | BUILDING HEIGHT                                                                                     | 26.0 m WITHIN 120m OF 1st AVE                                                                                                                                 | LESS THAN 26m                                                                                                                                                                                                                                                                                            |
|                        | NUMBER OF STOREYS                                                                                   | --                                                                                                                                                            | BUILDINGS 1, 2, 3, 4, 5, 6= 4<br>AMENITY= 1                                                                                                                                                                                                                                                              |
|                        | PARKING - VEHICULAR                                                                                 | 1.25 PER DWELLING UNIT                                                                                                                                        | 224x1.25 = 280 ON SITE                                                                                                                                                                                                                                                                                   |
|                        | SECTION 5: GENERAL PROVISIONS                                                                       | 224 x 1.25 = 280                                                                                                                                              |                                                                                                                                                                                                                                                                                                          |
|                        | 5.18 GENERAL PARKING REGULATIONS                                                                    |                                                                                                                                                               |                                                                                                                                                                                                                                                                                                          |
| PARKING                | BARRIER FREE (5.19 BARRIER FREE PARKING REQUIREMENTS)                                               | FOR 201-300 PARKING: 7 INCL. ABOVE RESIDENTIAL                                                                                                                | 7 INCL. ABOVE RESIDENTIAL                                                                                                                                                                                                                                                                                |
|                        | LOADING AREA                                                                                        | 1                                                                                                                                                             | 2                                                                                                                                                                                                                                                                                                        |
|                        | PARKING - BICYCLE                                                                                   | 10% OF REQUIRED VEHICLE PARKING                                                                                                                               | 28                                                                                                                                                                                                                                                                                                       |
|                        | 5.20 BICYCLE PARKING REGULATIONS                                                                    | 10% x 280 = 28                                                                                                                                                |                                                                                                                                                                                                                                                                                                          |
|                        | SETBACKS                                                                                            |                                                                                                                                                               |                                                                                                                                                                                                                                                                                                          |
|                        | EAST FROM 1st AVE WEST                                                                              | 0 m                                                                                                                                                           | 3.610 m                                                                                                                                                                                                                                                                                                  |
|                        | SOUTH FROM 11th STREET WEST                                                                         | 2.5 m                                                                                                                                                         | 2.909 m                                                                                                                                                                                                                                                                                                  |
|                        | NORTH FROM 12th STREET WEST                                                                         | 3.5 m                                                                                                                                                         | 3.478 m                                                                                                                                                                                                                                                                                                  |
|                        | WEST FROM 2nd AVE WEST                                                                              | 5.0 m                                                                                                                                                         | 25.665 m                                                                                                                                                                                                                                                                                                 |
|                        | COUNTY REQUIREMENTS                                                                                 | 2nd AVE, WEST ROAD WIDENING: 5.2m (17'-0")<br>BUILDING SETBACK FROM 2nd AVE, W CENTRE LINE: 22.80m (75')                                                      | 40.957m (134' - 4 1/2")                                                                                                                                                                                                                                                                                  |
| SETBACKS               |                                                                                                     |                                                                                                                                                               |                                                                                                                                                                                                                                                                                                          |
|                        |                                                                                                     |                                                                                                                                                               |                                                                                                                                                                                                                                                                                                          |
|                        |                                                                                                     |                                                                                                                                                               |                                                                                                                                                                                                                                                                                                          |
|                        |                                                                                                     |                                                                                                                                                               |                                                                                                                                                                                                                                                                                                          |
|                        |                                                                                                     |                                                                                                                                                               |                                                                                                                                                                                                                                                                                                          |
|                        |                                                                                                     |                                                                                                                                                               |                                                                                                                                                                                                                                                                                                          |
|                        |                                                                                                     |                                                                                                                                                               |                                                                                                                                                                                                                                                                                                          |
|                        |                                                                                                     |                                                                                                                                                               |                                                                                                                                                                                                                                                                                                          |
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|                        |                                                                                                     |                                                                                                                                                               |                                                                                                                                                                                                                                                                                                          |

2 Site Data  
A-SP1 SCALE: N.T.S.

SITE PLAN LEGEND

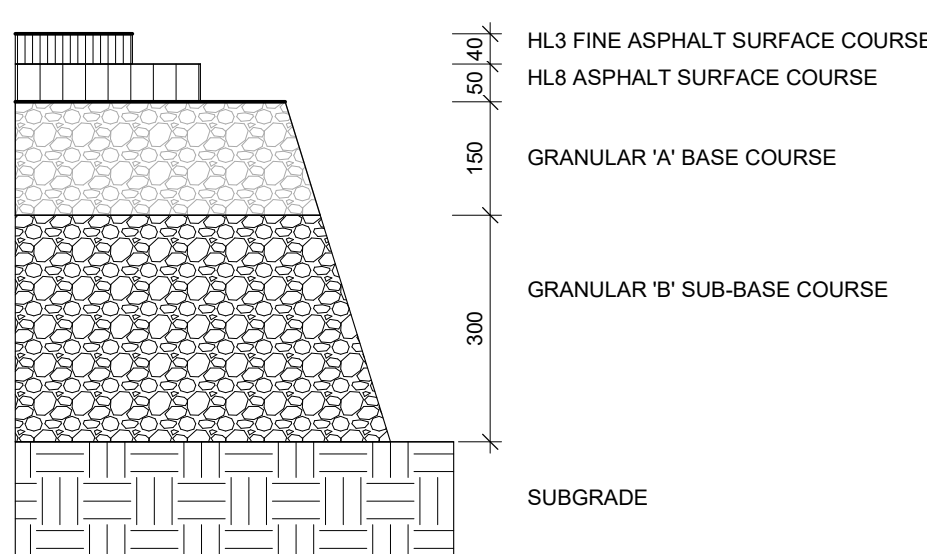
|    |                            |
|----|----------------------------|
| FR | FIRE ROUTE SIGN            |
| BL | BOLLARD                    |
| BL | LED BOLLARD                |
| BL | CATCH BASIN                |
| FR | MAN DOOR LOCATION          |
| FR | FIRE ROUTE                 |
| FR | FIRE HYDRANT               |
| FR | FIRE DEPARTMENT CONNECTION |
| FR | REQUIRED PROPERTY SETBACKS |
| FR | LIGHT STANDARD             |
| FR | BIKE RACK (POST AND HOOP)  |
| FR | WATER METER ROOM           |
| FR | GARBAGE ROOM               |
| FR | MECHANICAL ROOM            |
| FR | 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

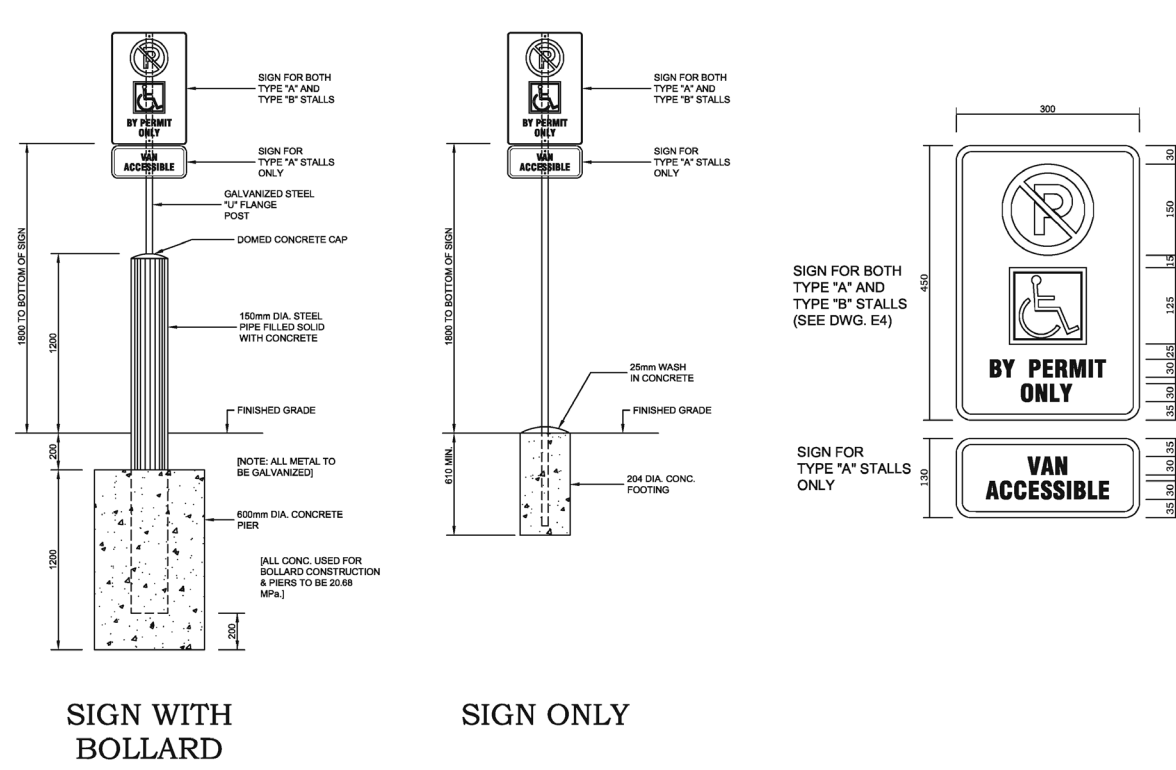
PREMIER PROJECT CONSULTANTS IS NOT RESPONSIBLE FOR ANY ERROR OR OMISSION IN THIS RESPECT

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

3 Building Statistics  
A-SP1 SCALE: 1 : 800



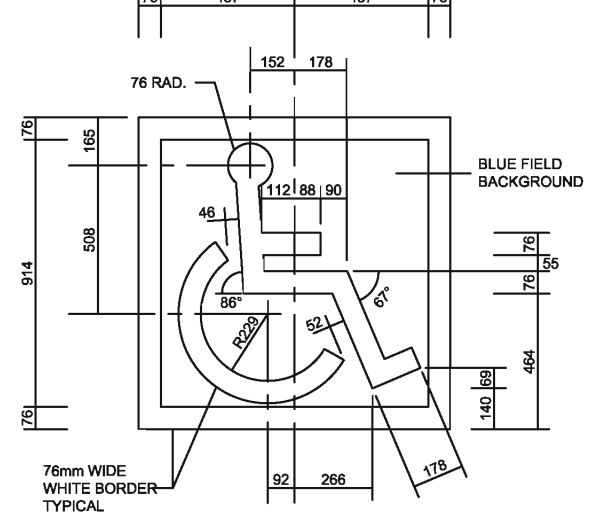
4 Asphalt Details  
A-SP1 SCALE: 1 : 10



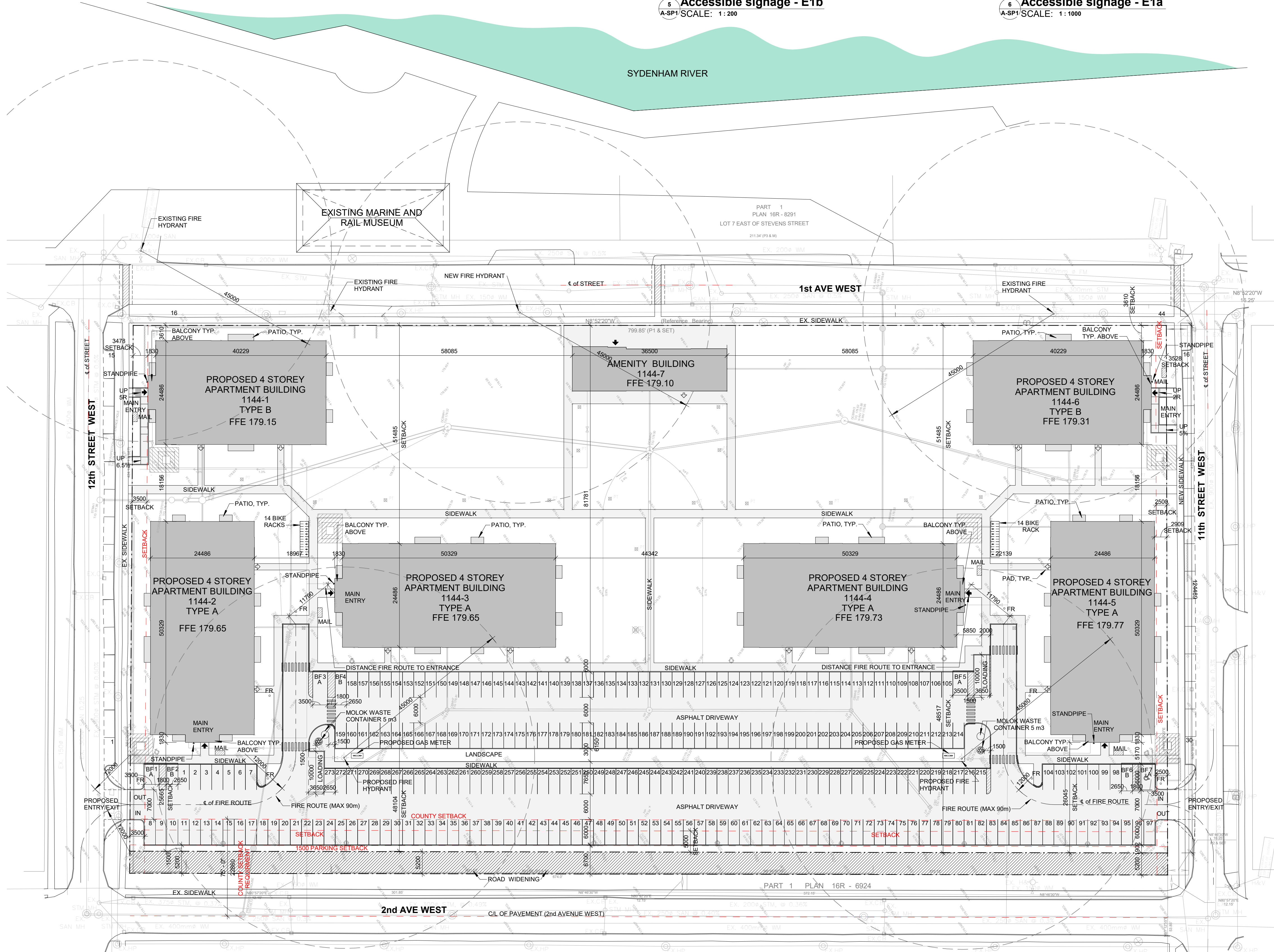
5 Accessible signage - E1b  
A-SP1 SCALE: 1 : 200

6 Accessible signage - E1a  
A-SP1 SCALE: 1 : 1000

ACCESSIBLE SIGNS



ACCESSIBLE SYMBOL ON ASPHALT

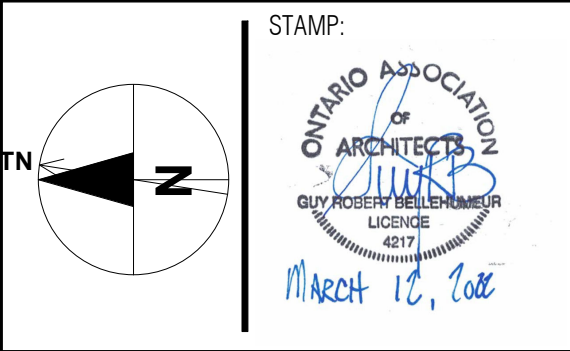


1 Master Site Plan  
A-SP1 SCALE: 1 : 500

IMPORTANT

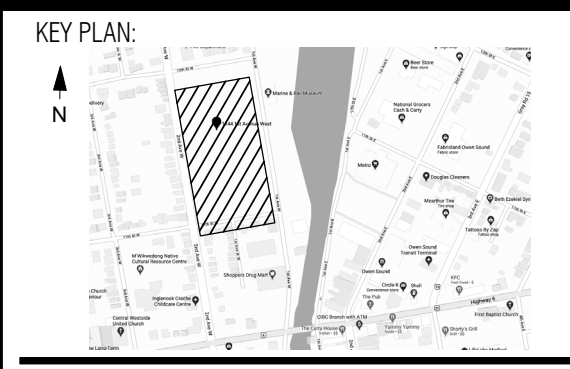
ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF PREMIER PROJECT CONSULTANTS. AS INSTRUMENTS OF SERVICE, TO BE RETURNED AT THEIR REQUEST. THEY MAY NOT BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT FROM PREMIER PROJECT CONSULTANTS. THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF THE 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 NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE CONSULTANT BEFORE CONTINUING WITH WORK. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DRAWINGS, THE PROJECT MANUAL AND ALL OTHER DISCIPLINE (S) DRAWINGS, AND HIGHLY SHALL IMMEDIATELY NOTIFY PREMIER PROJECT CONSULTANTS OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER. 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: |            |                    |    |    |
| ISSUES:    |            |                    |    |    |
| F          | 04/25/2022 | SPA REVISIONS      |    |    |
| E          | 03/31/2022 | BUILDING PERMIT    |    |    |
| D          | 03/12/2022 | SPA RESUBMISSION   |    |    |
| C          | 12/13/2021 | SITE PLAN APPROVAL |    |    |
| B          | 11/11/2021 | LIFTING OF HOLDING |    |    |
| A          | 07/07/2020 | PRE-CONSULTATION   |    |    |
| NO.        | DATE       | ISSUED FOR         | CH | BY |



ARCHITECT:  
**gb architect inc.**  
430 ONTARIO STREET  
STRATFORD, ONTARIO, N5A 3J2  
PHONE (519) 272 0073 FAX (519) 272 1433

CONSULTANT:  
**PPC**  
PREMIER PROJECT CONSULTANTS  
281-288 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:           | CHECKED:         | APPROVED:   |
| DC/KG            | DC               | AW          |
| DATE (MM.DD.YY): | SCALE:           | JOB NUMBER: |
| 06.01.2020       | As indicated     | 08030P      |
| DRAWING NUMBER:  | REVISION NUMBER: |             |

A-SP1

| BUILDING 1                      |          |            |            |                           |           |                  |            |              |        |
|---------------------------------|----------|------------|------------|---------------------------|-----------|------------------|------------|--------------|--------|
| TYPE (B) GFA & SUITE DATA CHART |          |            |            | TOTAL DEDUCTIONS - TYPE B |           | NET TSA - TYPE B |            | EFFICIENCY   |        |
| LEVEL                           | # SUITES | # BEDROOMS | AREA(m²)   | AREA (SF)                 | AREA(m²)  | AREA (SF)        | AREA(m²)   | AREA (SF)    |        |
| Level 1                         | 8        | 16         | 1001.16 m² | 10,776.40 SF              | 113.93 m² | 1,226.30 SF      | 887.23 m²  | 9,550.09 SF  | 88.62% |
| Level 2                         | 8        | 16         | 986.31 m²  | 10,616.54 SF              | 66.40 m²  | 711.32 SF        | 920.23 m²  | 9,905.22 SF  | 93.30% |
| Level 3                         | 8        | 16         | 984.62 m²  | 10,596.40 SF              | 66.40 m²  | 714.72 SF        | 918.22 m²  | 9,883.89 SF  | 93.25% |
| Level 4                         | 8        | 16         | 981.81 m²  | 10,568.10 SF              | 66.08 m²  | 711.32 SF        | 915.73 m²  | 9,856.84 SF  | 93.27% |
| ROOF                            | 0        | 0          | 11.08 m²   | 119.25 SF                 | 11.08 m²  | 119.25 SF        | 0          | 0            | 0%     |
| TOTAL                           | 32       | 64         | 3964.99 m² | 42,678.75 SF              | 323.57 m² | 3,482.90 SF      | 3641.41 m² | 39,195.84 SF | 91.84% |

| BUILDING 2                      |          |            |            |                           |           |                  |            |              |        |
|---------------------------------|----------|------------|------------|---------------------------|-----------|------------------|------------|--------------|--------|
| TYPE (A) GFA & SUITE DATA CHART |          |            |            | TOTAL DEDUCTIONS - TYPE A |           | NET TSA - TYPE A |            | EFFICIENCY   |        |
| LEVEL                           | # SUITES | # BEDROOMS | AREA(m²)   | AREA (SF)                 | AREA(m²)  | AREA (SF)        | AREA(m²)   | AREA (SF)    |        |
| Level 1                         | 10       | 20         | 1248.98 m² | 13,443.93 SF              | 127.61 m² | 1,373.62 SF      | 1121.37 m² | 12,070.31 SF | 89.78% |
| Level 2                         | 10       | 20         | 1233.84 m² | 13,280.97 SF              | 80.00 m²  | 861.07 SF        | 1153.85 m² | 12,419.90 SF | 93.52% |
| Level 3                         | 10       | 20         | 1231.46 m² | 13,255.38 SF              | 80.25 m²  | 863.76 SF        | 1151.22 m² | 12,391.62 SF | 93.48% |
| Level 4                         | 10       | 20         | 1228.62 m² | 13,224.74 SF              | 79.91 m²  | 860.09 SF        | 1148.71 m² | 12,364.65 SF | 93.50% |
| ROOF                            | 0        | 0          | 11.08 m²   | 119.21 SF                 | 11.08 m²  | 119.21 SF        | 0          | 0            | 0%     |
| TOTAL                           | 40       | 80         | 4953.98 m² | 53,324.22 SF              | 378.84 m² | 4,077.76 SF      | 4575.15 m² | 49,246.47 SF | 92.35% |

| BUILDING 3                      |          |            |            |                           |           |                  |            |              |        |
|---------------------------------|----------|------------|------------|---------------------------|-----------|------------------|------------|--------------|--------|
| TYPE (A) GFA & SUITE DATA CHART |          |            |            | TOTAL DEDUCTIONS - TYPE A |           | NET TSA - TYPE A |            | EFFICIENCY   |        |
| LEVEL                           | # SUITES | # BEDROOMS | AREA(m²)   | AREA (SF)                 | AREA(m²)  | AREA (SF)        | AREA(m²)   | AREA (SF)    |        |
| Level 1                         | 10       | 20         | 1248.98 m² | 13,443.93 SF              | 127.61 m² | 1,373.62 SF      | 1121.37 m² | 12,070.31 SF | 89.78% |
| Level 2                         | 10       | 20         | 1233.84 m² | 13,280.97 SF              | 80.00 m²  | 861.07 SF        | 1153.85 m² | 12,419.90 SF | 93.52% |
| Level 3                         | 10       | 20         | 1231.46 m² | 13,255.38 SF              | 80.25 m²  | 863.76 SF        | 1151.22 m² | 12,391.62 SF | 93.48% |
| Level 4                         | 10       | 20         | 1228.62 m² | 13,224.74 SF              | 79.91 m²  | 860.09 SF        | 1148.71 m² | 12,364.65 SF | 93.50% |
| ROOF                            | 0        | 0          | 11.08 m²   | 119.21 SF                 | 11.08 m²  | 119.21 SF        | 0          | 0            | 0%     |
| TOTAL                           | 40       | 80         | 4953.98 m² | 53,324.22 SF              | 378.84 m² | 4,077.76 SF      | 4575.15 m² | 49,246.47 SF | 92.35% |

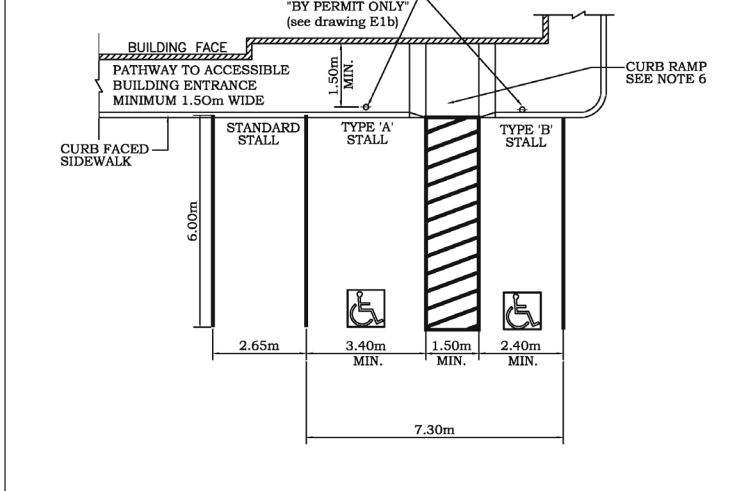
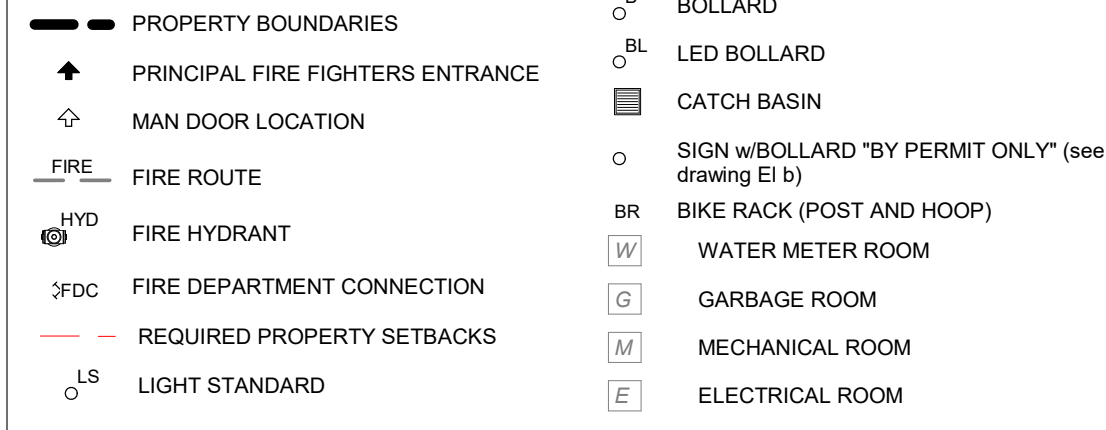
| BUILDING 4                      |          |            |            |                           |           |                  |            |              |        |
|---------------------------------|----------|------------|------------|---------------------------|-----------|------------------|------------|--------------|--------|
| TYPE (A) GFA & SUITE DATA CHART |          |            |            | TOTAL DEDUCTIONS - TYPE A |           | NET TSA - TYPE A |            | EFFICIENCY   |        |
| LEVEL                           | # SUITES | # BEDROOMS | AREA(m²)   | AREA (SF)                 | AREA(m²)  | AREA (SF)        | AREA(m²)   | AREA (SF)    |        |
| Level 1                         | 10       | 20         | 1248.98 m² | 13,443.93 SF              | 127.61 m² | 1,373.62 SF      | 1121.37 m² | 12,070.31 SF | 89.78% |
| Level 2                         | 10       | 20         | 1233.84 m² | 13,280.97 SF              | 80.00 m²  | 861.07 SF        | 1153.85 m² | 12,419.90 SF | 93.52% |
| Level 3                         | 10       | 20         | 1231.46 m² | 13,255.38 SF              | 80.25 m²  | 863.76 SF        | 1151.22 m² | 12,391.62 SF | 93.48% |
| Level 4                         | 10       | 20         | 1228.62 m² | 13,224.74 SF              | 79.91 m²  | 860.09 SF        | 1148.71 m² | 12,364.65 SF | 93.50% |
| ROOF                            | 0        | 0          | 11.08 m²   | 119.21 SF                 | 11.08 m²  | 119.21 SF        | 0          | 0            | 0%     |
| TOTAL                           | 40       | 80         | 4953.98 m² | 53,324.22 SF              | 378.84 m² | 4,077.76 SF      | 4575.15 m² | 49,246.47 SF | 92.35% |

| BUILDING 5                      |          |            |            |                           |           |                  |            |              |        |
|---------------------------------|----------|------------|------------|---------------------------|-----------|------------------|------------|--------------|--------|
| TYPE (A) GFA & SUITE DATA CHART |          |            |            | TOTAL DEDUCTIONS - TYPE A |           | NET TSA - TYPE A |            | EFFICIENCY   |        |
| LEVEL                           | # SUITES | # BEDROOMS | AREA(m²)   | AREA (SF)                 | AREA(m²)  | AREA (SF)        | AREA(m²)   | AREA (SF)    |        |
| Level 1                         | 10       | 20         | 1248.98 m² | 13,443.93 SF              | 127.61 m² | 1,373.62 SF      | 1121.37 m² | 12,070.31 SF | 89.78% |
| Level 2                         | 10       | 20         | 1233.84 m² | 13,280.97 SF              | 80.00 m²  | 861.07 SF        | 1153.85 m² | 12,419.90 SF | 93.52% |
| Level 3                         | 10       | 20         | 1231.46 m² | 13,255.38 SF              | 80.25 m²  | 863.76 SF        | 1151.22 m² | 12,391.62 SF | 93.48% |
| Level 4                         | 10       | 20         | 1228.62 m² | 13,224.74 SF              | 79.91 m²  | 860.09 SF        | 1148.71 m² | 12,364.65 SF | 93.50% |
| ROOF                            | 0        | 0          | 11.08 m²   | 119.21 SF                 | 11.08 m²  | 119.21 SF        | 0          | 0            | 0%     |
| TOTAL                           | 40       | 80         | 4953.98 m² | 53,324.22 SF              | 378.84 m² | 4,077.76 SF      | 4575.15 m² | 49,246.47 SF | 92.35% |

| BUILDING 6                      |          |            |            |                           |           |                  |            |              |        |
|---------------------------------|----------|------------|------------|---------------------------|-----------|------------------|------------|--------------|--------|
| TYPE (B) GFA & SUITE DATA CHART |          |            |            | TOTAL DEDUCTIONS - TYPE B |           | NET TSA - TYPE B |            | EFFICIENCY   |        |
| LEVEL                           | # SUITES | # BEDROOMS | AREA(m²)   | AREA (SF)                 | AREA(m²)  | AREA (SF)        | AREA(m²)   | AREA (SF)    |        |
| Level 1                         | 8        | 16         | 1001.16 m² | 10,776.40 SF              | 113.93 m² | 1,226.30 SF      | 887.23 m²  | 9,550.09 SF  | 88.62% |
| Level 2                         | 8        | 16         | 986.31 m²  | 10,616.54 SF              | 66.08 m²  | 711.32 SF        | 920.23 m²  | 9,905.22 SF  | 93.30% |
| Level 3                         | 8        | 16         | 984.62 m²  | 10,596.40 SF              | 66.40 m²  | 714.72 SF        | 918.22 m²  | 9,883.89 SF  | 93.25% |
| Level 4                         | 8        | 16         | 981.81 m²  | 10,568.10 SF              | 66.08 m²  | 711.32 SF        | 915.73 m²  | 9,856.84 SF  | 93.27% |
| ROOF                            | 0        | 0          | 11.08 m²   | 119.25 SF                 | 11.08 m²  | 119.25 SF        | 0          | 0            | 0%     |
| TOTAL                           | 32       | 64         | 3964.99 m² | 42,678.75 SF              | 323.57 m² | 3,482.90 SF      | 3641.41 m² | 39,195.84 SF | 91.84% |

| TOTAL GFA DATA CHART |          |            |              | TOTAL DEDUCTIONS |             | NET TSA      |             | EFFICIENCY   |        |
|----------------------|----------|------------|--------------|------------------|-------------|--------------|-------------|--------------|--------|
| BUILDING NAME        | # SUITES | # BEDROOMS | AREA(m²)     | AREA(SF)         | AREA(m²)    | AREA(SF)     | AREA(m²)    | AREA(SF)     |        |
| BUILDING 1           | 32       | 64         | 3964.99 m²   | 42,678.75 SF     | 323.57 m²   | 3,482.90 SF  | 3641.41 m²  | 39,195.84 SF | 91.84% |
| BUILDING 2           | 40       | 80         | 4953.98 m²   | 53,324.22 SF     | 378.84 m²   | 4,077.76 SF  | 4575.15 m²  | 49,246.47 SF | 92.35% |
| BUILDING 3           | 40       | 80         | 4953.98 m²   | 53,324.22 SF     | 378.84 m²   | 4,077.76 SF  | 4575.15 m²  | 49,246.47 SF | 92.35% |
| BUILDING 4           | 40       | 80         | 4953.98 m²   | 53,324.22 SF     | 378.84 m²   | 4,077.76 SF  | 4575.15 m²  | 49,246.47 SF | 92.35% |
| BUILDING 5           | 40       | 80         | 4953.98 m²   | 53,324.22 SF     | 378.84 m²   | 4,077.76 SF  | 4575.15 m²  | 49,246.47 SF | 92.35% |
| BUILDING 6           | 32       | 64         | 3964.99 m²   | 42,678.75 SF     | 323.57 m²   | 3,482.90 SF  | 3641.41 m²  | 39,195.84 SF | 91.84% |
| AMENITY              | 0        | 0          | 369.18 m²    | 3973.82 SF       | 369.18 m²   | 3973.82 SF   | 0           | 0            | 0%     |
| TOTAL                | 224      | 448        | 28,115.08 m² | 302,628.2 SF     | 2,531.68 m² | 27,250.66 SF | 25,583.42m² | 275,377.6 SF | 91%    |

#### SITE PLAN LEGEND



3 Typical Accessible Parking Stall  
A-SP2 SCALE: 1:1500

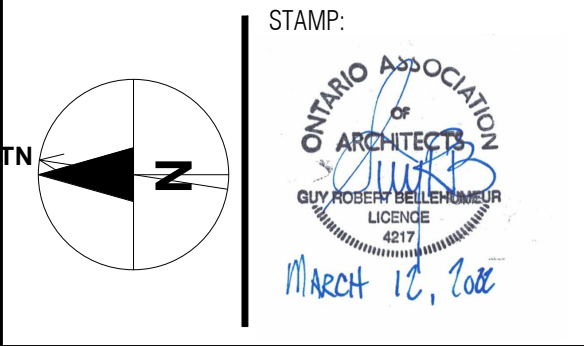
#### GENERAL NOTES

- LEGAL DESCRIPTION
- TREE PROTECTION WILL REMAIN ON SITE FOR THE DURATION OF CONSTRUCTION.
- PARKING AND SITE LIGHTING FIXTURES WILL BE FULLY PUT OUT OF DIRECTED AWAY FROM ADJUTING PROPERTIES WITH NO GLARE.
- ALL EXCESS SNOW REMOVAL TO BE PRIVATELY REMOVED OFF SITE.
- HANDICAP ACCESSIBLE ENTRANCE TO BE LOCATED AT THE FRONT ENTRANCE.
- BICYCLE STORAGE AREA WILL BE PROVIDED OUTSIDE THE BUILDING.
- ALL LEVELS ARE BARRIER FREE ACCESSIBLE.
- SITE PLAN, SITE GRADING AND LANDSCAPE PLANS HAVE BEEN COORDINATED.
- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DRAWINGS, THE PROJECT MANUAL, AND ALL OTHER DISCIPLINE (S) DRAWINGS, AND HIGHLY SHALL IMMEDIATELY NOTIFY PREMIER PROJECT CONSULTANTS OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.
- THE CONTRACTOR SHALL NOTIFY PREMIER PROJECT CONSULTANTS OF ITEMS REQUIRING DETAILS THAT ARE NOT 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.
- EXTERIOR WALKS THAT FORM PART OF A BARRIER-FREE PATH OF TRAVEL SHALL HAVE A PERMANENT, FIRM AND SLIP-RESISTANT SURFACE AND A TACTILE ATTENTION INDICATOR THAT IS LOCATED TO IDENTIFY AN ENTRY INTO A VEHICULAR ROUTE OR AREA WHERE NO CURBS OR ANY OTHER ELEMENT SEPARATE THE VEHICULAR ROUTE OR AREA FROM A PEDESTRIAN ROUTE.

#### IMPORTANT

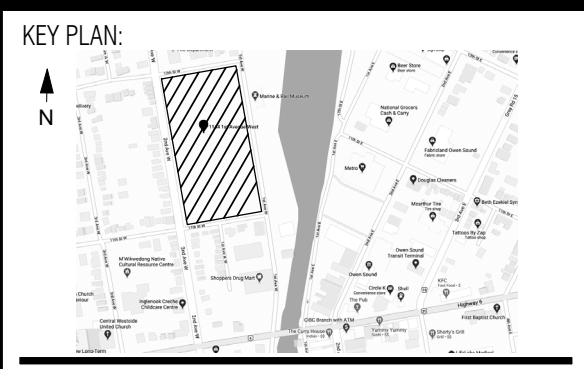
ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF PREMIER PROJECT CONSULTANTS. AS INSTRUMENTS OF SERVICE, TO BE RETURNED AT THEIR REQUEST. THEY MAY NOT BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT FROM PREMIER PROJECT CONSULTANTS. THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF THE 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 NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE CONSULTANT BEFORE CONTINUING WITH WORK.

| NO.        | DATE       | REVISED FOR        | CH | BY |
|------------|------------|--------------------|----|----|
| REVISIONS: |            |                    |    |    |
| 1          | 04/25/2022 | SPA REVISIONS      |    |    |
| 2          | 03/27/2022 | BUILDING PERMIT    |    |    |
| 3          | 03/12/2022 | SPA RESUBMISSION   |    |    |
| 4          | 12/13/2021 | SITE PLAN APPROVAL |    |    |
| 5          | 11/17/2021 | LIFTING OF HOLDING |    |    |
| 6          | 07/07/2020 | PRE-CONSULTATION   |    |    |
| ISSUES:    |            |                    |    |    |



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PROJECT:  
**HANSA FINANCIAL & PROPERTY MANAGEMENT Inc.**

RESIDENTIAL RENTAL APARTMENT COMPLEX  
1144 1st Ave. West, Owensound, Ontario

DRAWING:  
**SITE PLAN**

|                                 |                        |                       |
|---------------------------------|------------------------|-----------------------|
| DRAWN:<br>DC/KG                 | CHECKED:<br>DC         | APPROVED:<br>AW       |
| DATE (MM.DD.YY):<br>06.01.2020  | SCALE:<br>As indicated | JOB NUMBER:<br>08030P |
| DRAWING NUMBER:<br><b>A-SP2</b> |                        | REVISION NUMBER:      |