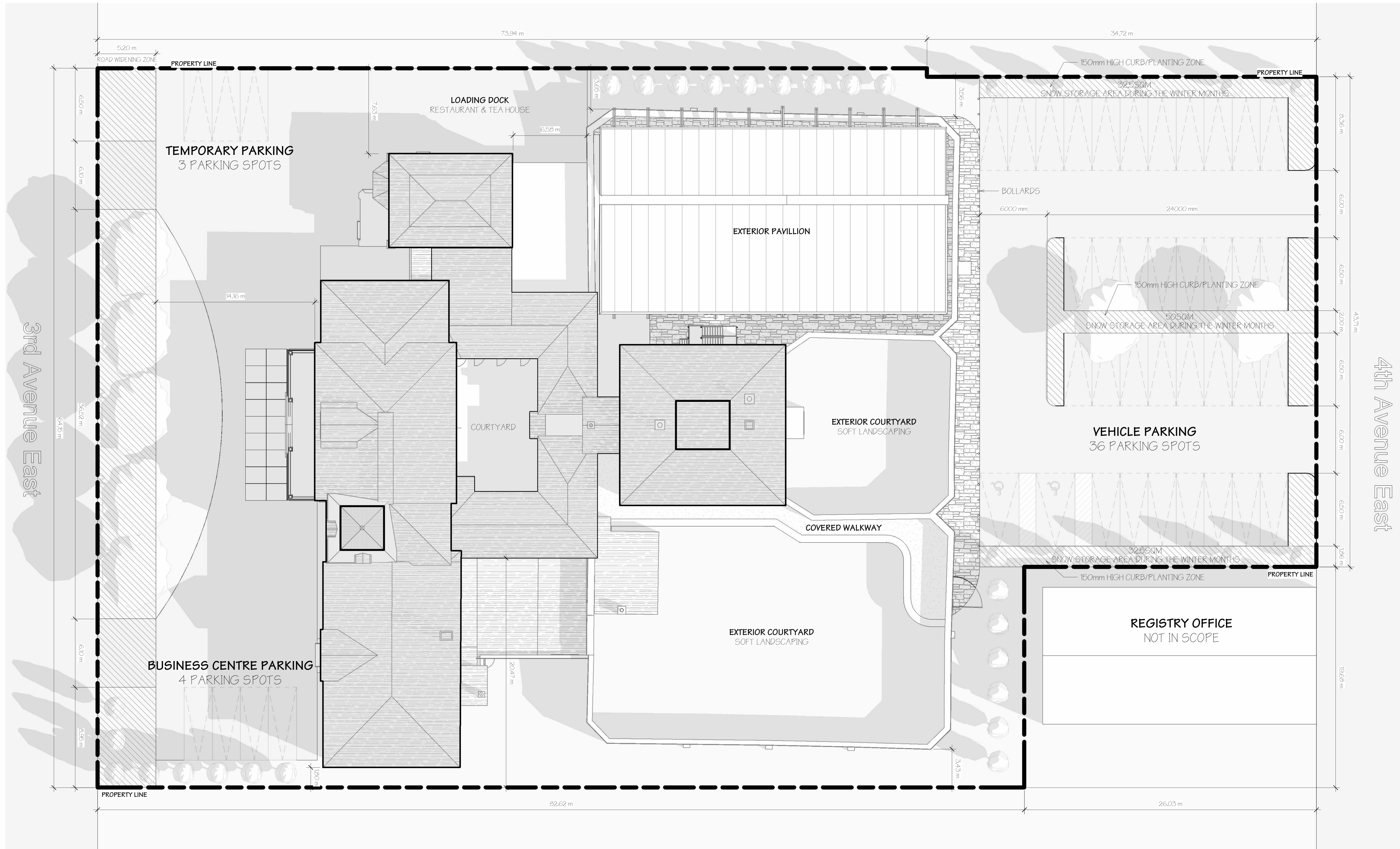


ZONING DESIGNATION: EXISTING ZONING: Institutional
 PROPOSED ZONING: Mixed Use Commercial
 LEGAL DESCRIPTION: LOTS 15 & 16 EAST OF BAY ST & LOTS 15 & 16 WEST OF HILL ST
 PROPERTY ADDRESS: 1234 & 1259 3rd AVENUE EAST, OWEN SOUND, ONTARIO

OWNERSHIP: FC Hospitality & Entertainment Inc.

SITE SPECIFICS	EXISTING	PROPOSED
Building Use	Vacant	Mixed-Use Commercial
Lot Area	6434.26 sq.m	No Change
Lot Coverage	21.00 %	20.5 %
GFA	1985 sq.m	2050 sq.m
Front Yard Setback	4.16 m	No Change
Side Yard Setback (N)	3.55 m	No Change
Side Yard Setback (S)	1.8 m	No Change
Rear Yard Setback	31.39 m	No Change
Landscaped Surface	54 %	33.5 %

INFORMATION TAKEN FROM PLAN OF SURVEY



1. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF BOLDERA ARCHITECTS INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC PURPOSES OF CHAIRING. ANY REUSE OR MODIFICATION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF BOLDERA ARCHITECTS INC. IS STRICTLY PROHIBITED.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, STRUCTURES OR SUPPLEMENTARY INFORMATION REQUIRED TO REALIZE THE INTENT OF THE CONTRACT DOCUMENTS.
 3. IF CONSTRUCTION ADMINISTRATION SERVICES ARE INCLUDED IN THE SCOPE OF WORK, THE ARCHITECT SHALL REVIEW AND APPROVE ALL WORK SUBMITTED BY THE CONTRACTOR FOR THESE DOCUMENTS ONLY.
 4. DIMENSIONS ARE NOT TO SCALE FOR CONSTRUCTION.
 5. THE CONTRACTOR MUST VERIFY ALL SITE CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT AND DISCLOSE ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
 6. THE DRAWING AND THIS SPECIFICATION AND RELATED DOCUMENTS ARE THE PROPERTY OF BOLDERA ARCHITECTS INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC PURPOSES OF CHAIRING. ANY REUSE OR MODIFICATION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF BOLDERA ARCHITECTS INC. IS STRICTLY PROHIBITED.
 7. PORTIONS OF EXISTING FINISHED MECHANICAL AND ELECTRICAL DEVICES, FITTINGS AND PIPING ARE INDICATED BY THE MECHANICAL, ELECTRICAL AND PLUMBING SYMBOLS FROM THE ARCHITECTURAL DRAWINGS COVERED FROM THE MECHANICAL AND ELECTRICAL DRAWINGS. THESE ARE NOT TO BE REMOVED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF BOLDERA ARCHITECTS INC.
 8. ALL WORK IS TO BE CARRIED OUT IN CONFORMANCE WITH THE MOST CURRENT BUILDING CODE AND PLANNING ACT REGULATIONS AND ORDINANCES. ALL PLUMBING AND MECHANICAL WORK TO COMPLY WITH CANADIAN STANDARDS ASSOCIATION (CSA) STANDARDS AND ELECTRICAL WORK TO COMPLY WITH CANADIAN ELECTRICAL CODE (CEC) AS AMENDED.
 9. ALL CONTRACTORS OR SUBCONTRACTORS MUST OBTAIN NECESSARY PERMITS AND APPROVALS AT ALL TIMES THROUGHOUT THE PROJECT AND SHALL BE RESPONSIBLE FOR THE OBTAINING OF THESE PERMITS AND APPROVALS.
 10. BOLDERA ARCHITECTS INC.

No.	Description	Date
01	Issued for Pre-Consultation Meeting	2023-10-14
02	Issued for Client Review	2023-12-09
03	Issued for OPAZBA - Submission 1	2023-04-20

Boldera Architects
 Rethinking the future of architecture, sustainably.

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OPAZBA Application	Date
22.0006.00	2023-04-20

Project Number: 22.0006.00 | Scale: 1:128
 Drawn by: ER | Checked by: ER

AP-001

NOT FOR CONSTRUCTION