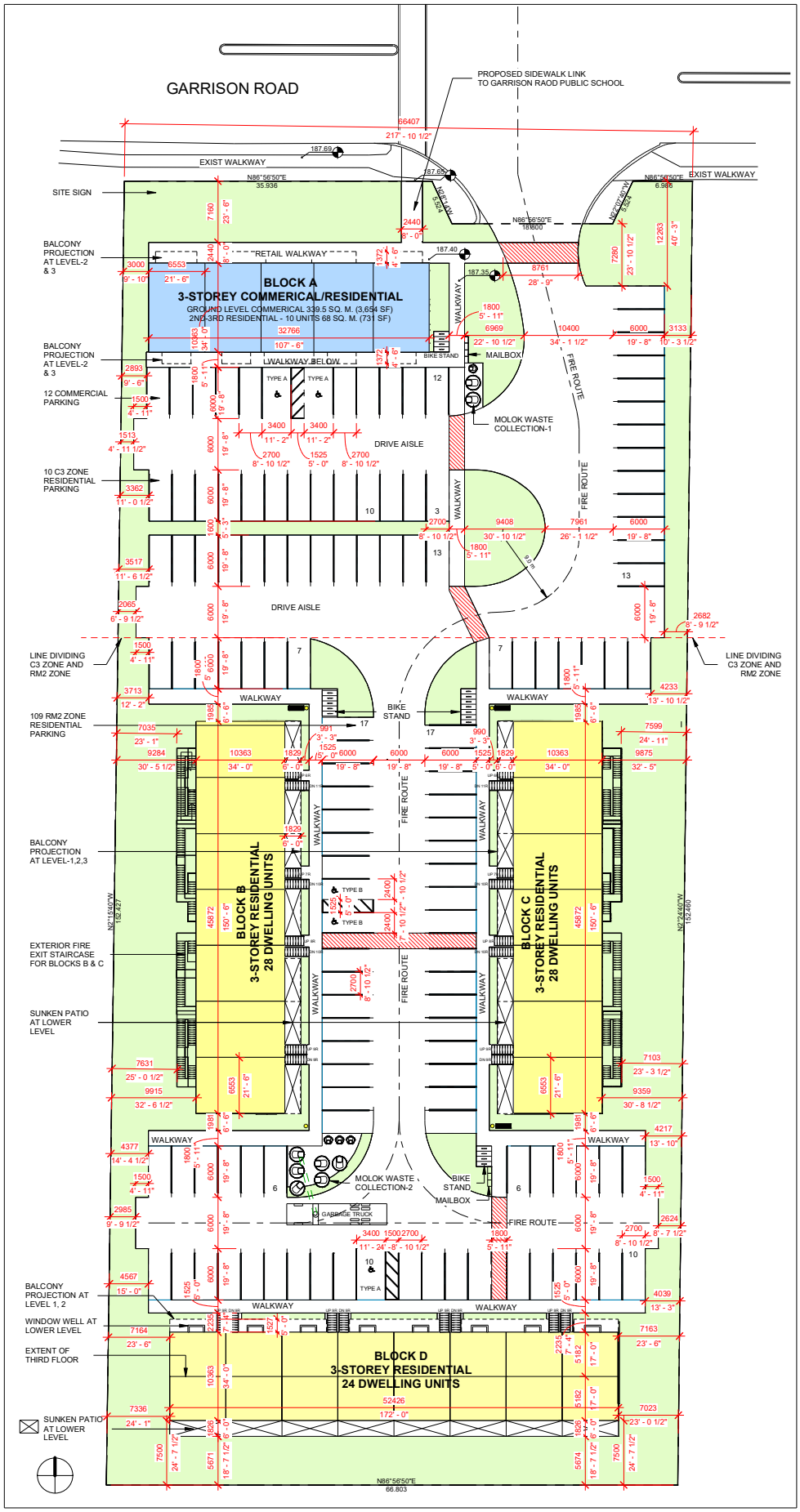
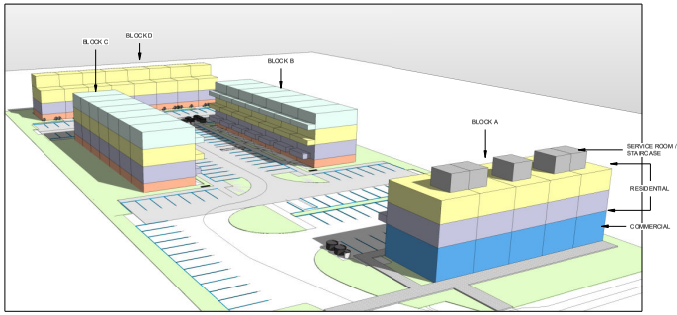
PDS-28-2024 APPENDIX 2

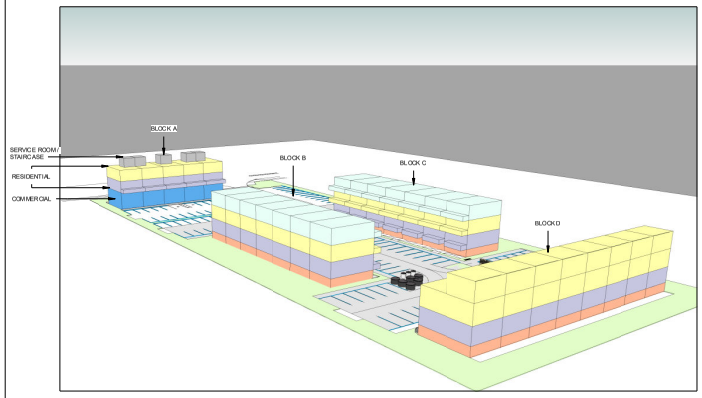


1 SITE PLAN
1 : 325

PDS-28-2024 APPENDIX 2



3 AERIAL PERSPECTIVE 2- Massing



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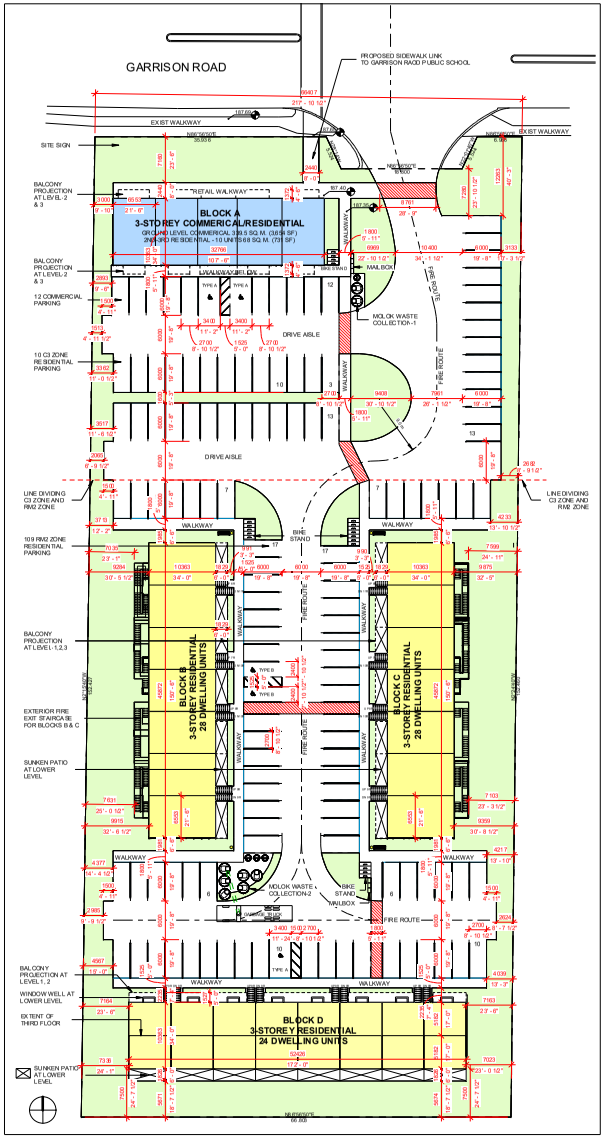

1 SITE PLAN
1 : 325

LEGEND:

- PROPOSED BUILDING(S)
- PROPOSED BUILDING(S)
- EXISTING / PROPOSED ASPHALT FINISH
- EXISTING/PROPOSED CONCRETE FINISH
- EXISTING/PROPOSED CONCRETE FINISH
- PROPOSED SOFT LANDSCAPING
- EXISTING/PROPOSED WOOD FINISH
- SUNKEN PATIO AT LOWER LEVEL
- PEDESTRIAN CROSSOVER
- PEDESTRIAN/VEHICULAR ENTRANCE POINT
- 2% SLOPE — EXISTING/PROPOSED GRADE SLOPE
- X 00.00 — EXISTING/PROPOSED GRADE ELEVATION
- 0.15 — DOWNSPOUT C/W CONCRETE SPLASH PAD
- PROPERTY LINE
- BALCONY PROJECTION ON UPPER FLOORS
- EXISTING/PROPOSED CHAIN LINK FENCE
- EXISTING/PROPOSED WOOD FENCE
- PROPOSED RETAINING WALL

CONCEPTUAL SITE STATISTICS

LOT AREA	10,047.03 SQ. M (1.00 HECTARES) C3 ZONE AREA = 3,442.35 SQ. M. RM2 ZONE AREA = 6,604.68 SQ. M.
LOT FRONTAGE	66.40 M.
LOT COVERAGE	18.25%
LANDSCAPING	30.88% (3,102.92 SQ. M.)
LANDSCAPING IN C3 ZONE	500 SQ.M
BUILDING HEIGHT	12.0M (ALL BLOCKS)
NUMBER OF STOREYS	3 STOREYS (ALL BLOCKS)
PROPOSED UNITS	90 DWELLINGS
PROPOSED DENSITY	90 UNIT/HECTARE
PROPOSED PARKING	TOTAL: 131 PARKING SPACES. - 119 RESIDENTIAL SPACES - 12 COMMERCIAL SPACES (INCL. 3 TYPE A ACCESSIBLE SPACES & 2 TYPE B ACCESSIBLE SPACES)

AREA SCHEDULE (GROSS BUILDING)

BLOCK	METRIC AREA	IMPERIAL AREA
A (RESIDENTIAL)	670 m²	7215.77 ft²
A (COMMERCIAL)	339.5 m²	3654 ft²
B	1,901.5 m²	20,468 ft²
C	1,901.5 m²	20,468 ft²
D	1,901.5 m²	20,468 ft²
TOTAL	**6,723 m²**	**72365.7 ft²**

CONCEPTUAL UNIT AREAS:

3 BEDROOM UNITS	MIN. AREA = 79 SQ. M
2 BEDROOM UNITS	MIN. AREA = 50 SQ.M
1 BEDROOM UNITS	MIN. AREA = 50 SQ.M

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NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR SPA JOB	2022.03.31.
2	REVISED FOR SPA COORDINATION	2022.09.21.

SITE PLAN

STACKED DWELLINGS

1127 GARRISON ROAD, FORT ERIE

SCALE	As indicated
DATE	2023-09-19 11:05:35 AM
DRAWN	DR
CHECKED	K
PROJECT NUMBER	21084
SHEET	A100

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Plot date: 2023-09-21 1:02:25 AM

PDS-28-2024 APPENDIX 2

FILE NAME: X:\Organica Projects\2022\22081 - 1127 Garrison Road\Revit Model\2023.09.18 - 1127 Garrison Road - ZBA & OPA - Revised Stairs and Block Locations.rvt
PLOT DATE: 2023-09-19 11:07:39 AM

BLOCK A - FLOOR PLANS

STACKED DWELLINGS

1127 GARRISON ROAD, FORT ERIE

NO.	DESCRIPTION	DATE
1	ISSUED FOR ZBA & OPA	2023.09.18

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SCALE	1 : 100
DATE	2023-09-19 11:07:39 AM
DRAWN	Author
CHECKED	Checker
PROJECT NUMBER	21084
SHEET	A200

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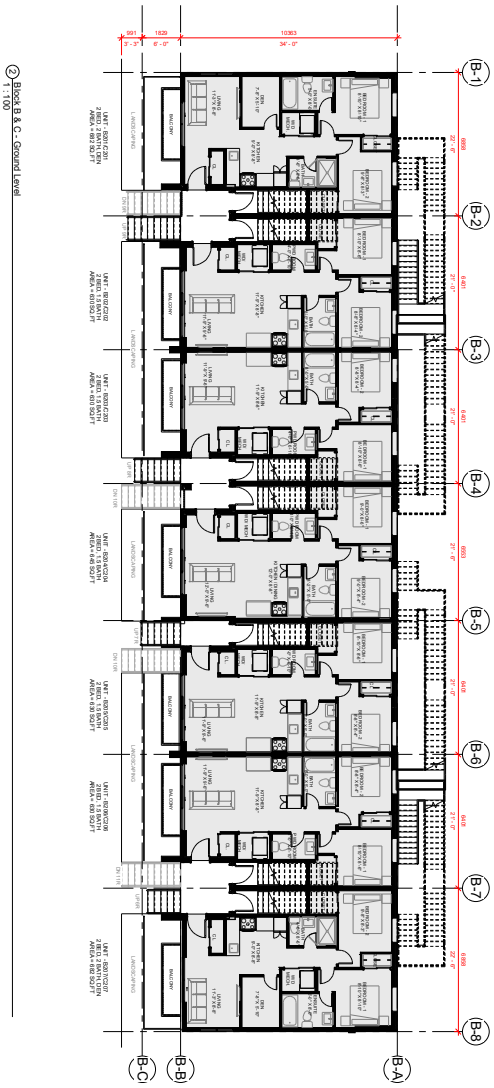
B-1
B-2
B-3
B-4
B-5
B-6
B-7
B-8
B-A
B-B
B-C
1829
10363
34' - 0"
6' - 0"
3' - 3"
991
8999
UNIT - B201(C)01
AREA = 74.0 SQ.FT
UNIT - B201(C)02
AREA = 69.5 SQ.FT
UNIT - B201(C)03
AREA = 69.5 SQ.FT
UNIT - B201(C)04
AREA = 69.5 SQ.FT
UNIT - B201(C)05
AREA = 69.5 SQ.FT
UNIT - B201(C)06
AREA = 69.5 SQ.FT
UNIT - B201(C)07
AREA = 74.0 SQ.FT
LANDSCAPING
CLEANING SUPPLIES
ELEVATOR
CLEANING SUPPLIES
ELEVATOR
CLEANING SUPPLIES
ELEVATOR

PDS-28-2024 APPENDIX 2

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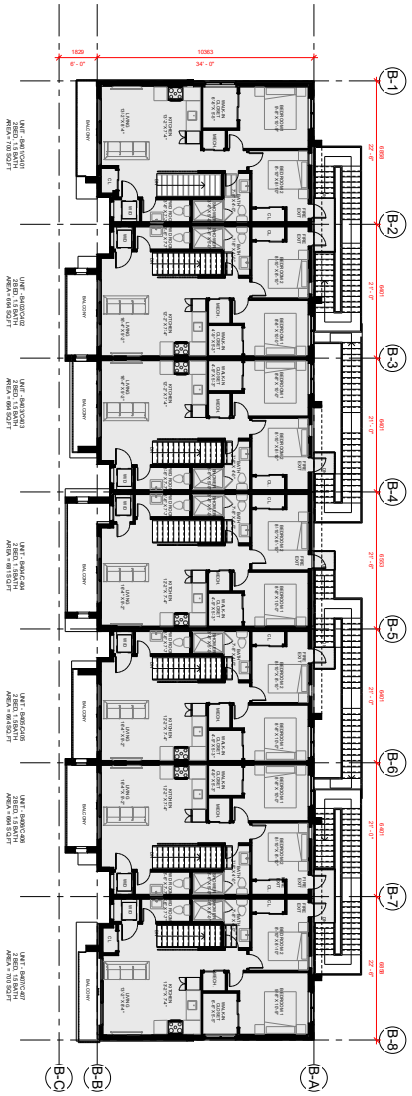
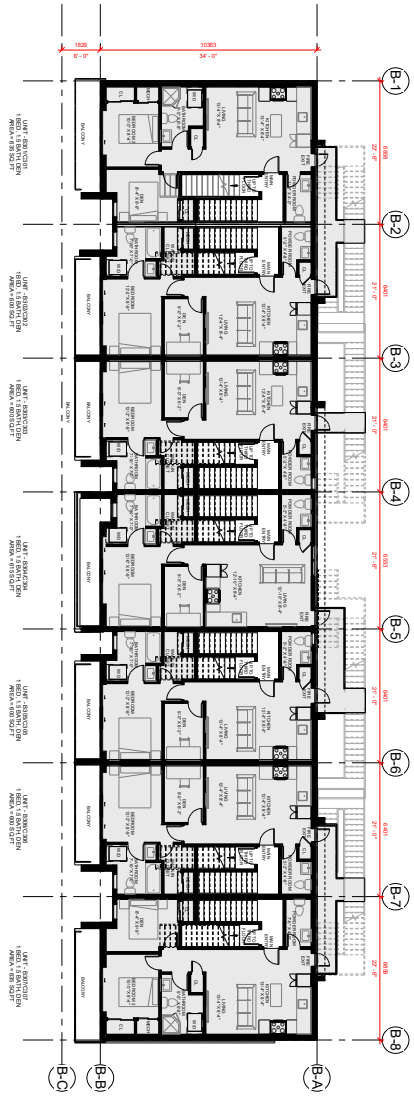


2 Block B & C - Third Level
1 : 100



1 Block B & C - Second Level
1 : 100

BLOCKS B & B & C - FLOOR PLANS

STACKED DWELLINGS

1127 GARRISON ROAD, FORT ERIE

NO.	DESCRIPTION	DATE
1	ISSUED FOR ZBA & OPA	2023.09.18

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SCALE	1 : 100
DATE	2023-09-19 11:07:44 AM
DRAWN	Author
CHECKED	Checker
PROJECT NUMBER	21084
SHEET	A202

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FILE NAME: X:\Organica Projects\2022\22081 - 1127 Garrison Road\Revit Model\2023.09.18 - 1127 Garrison Road - ZBA & OPA - Revised Stairs and Block Locations.rvt
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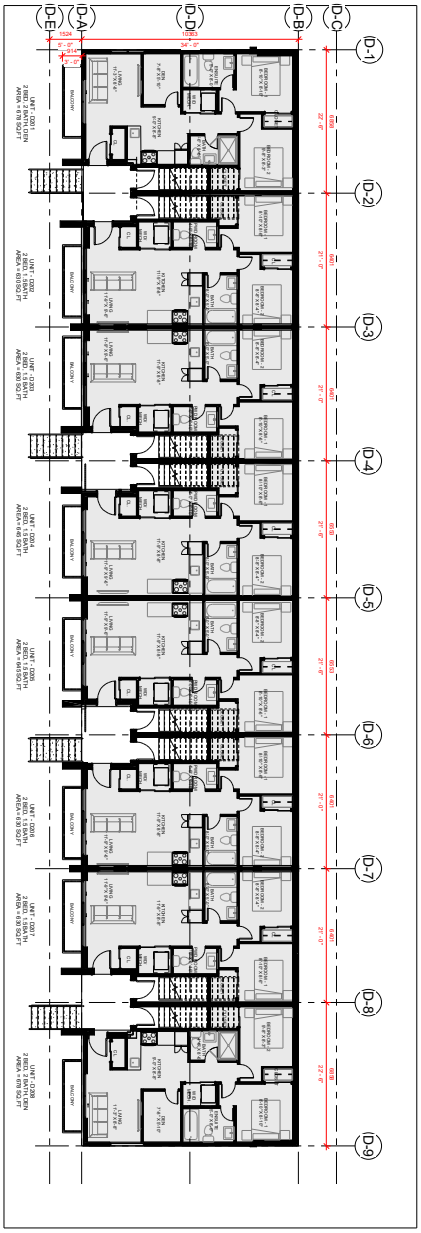
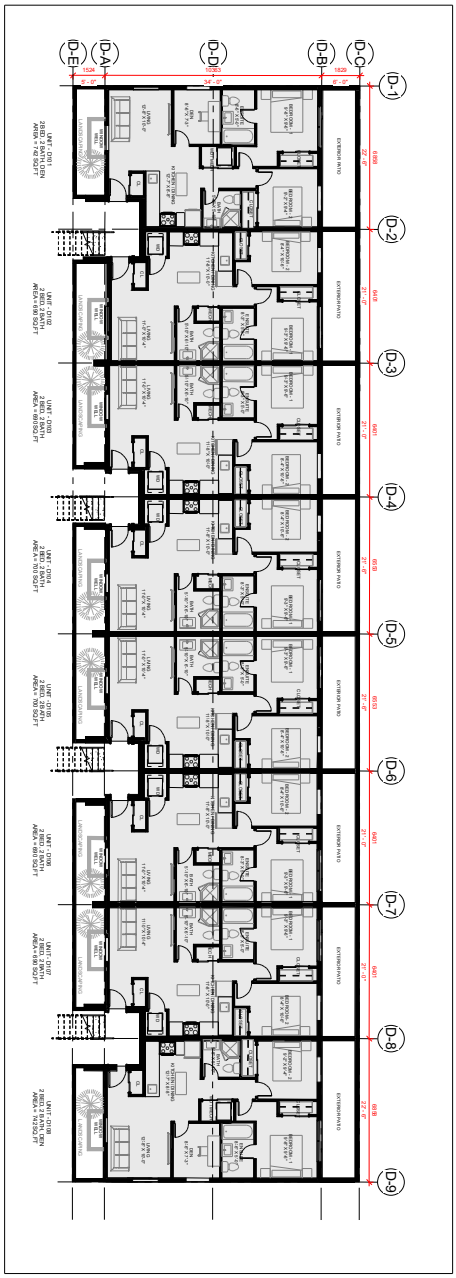


② Block D - Ground Level
1 : 100



① Block D - Lower Level
1 : 100

TITLE: A203

PROJECT NUMBER: 21084

DRAWN: Author
CHECKED: Checker

DATE: 2023-09-19 11:07:47 AM
SCALE: 1 : 100

BLOCKS D - FLOOR PLANS

STACKED DWELLINGS

1127 GARRISON ROAD, FORT ERIE

NO.	DESCRIPTION	DATE
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FILE NAME: X:\Organica Projects\2022\22081 - 1127 Garrison Road\Revit Model\2023.09.18 - 1127 Garrison Road - ZBA & OPA - Revised Stairs and Block Locations.rvt
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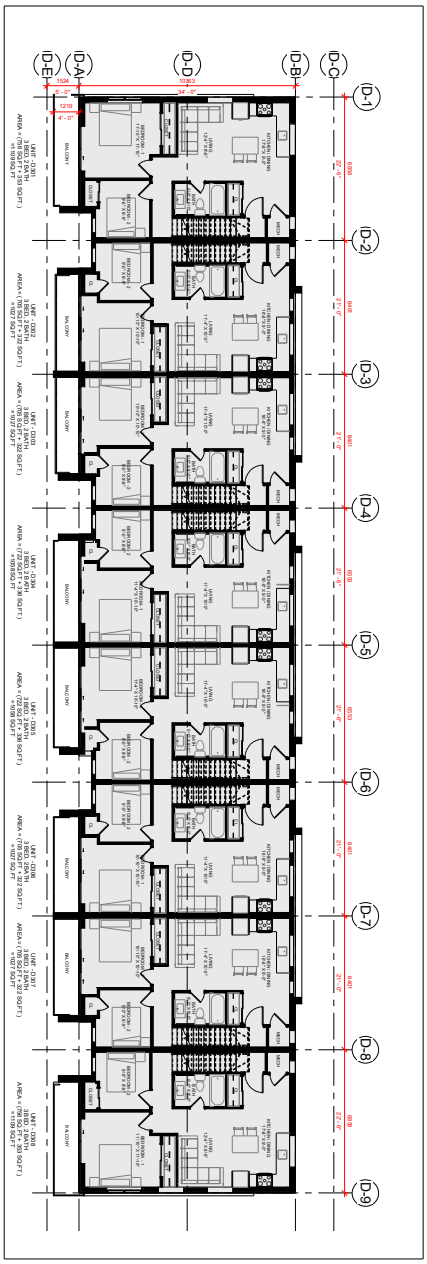

1 Block D - Second Level
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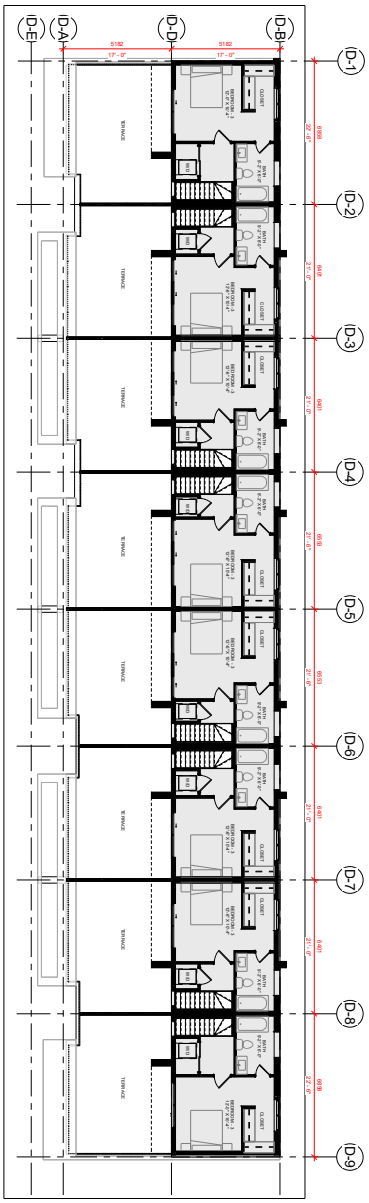

2 Block D - Third Level
1 : 100

SCALE	1 : 100
DATE	2023-09-19 11:07:49 AM
DRAWN	Author
CHECKED	Checker
PROJECT NUMBER	21084
SHEET	A204

BLOCKS D - FLOOR PLANS

STACKED DWELLINGS

1127 GARRISON ROAD, FORT ERIE

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FILE NAME: X:\Organica Projects\2022\22081 - 1127 Garrison Road\Revit Model\2023.09.18 - 1127 Garrison Road - ZBA & OPA - Revised Stairs and Block Locations.rvt
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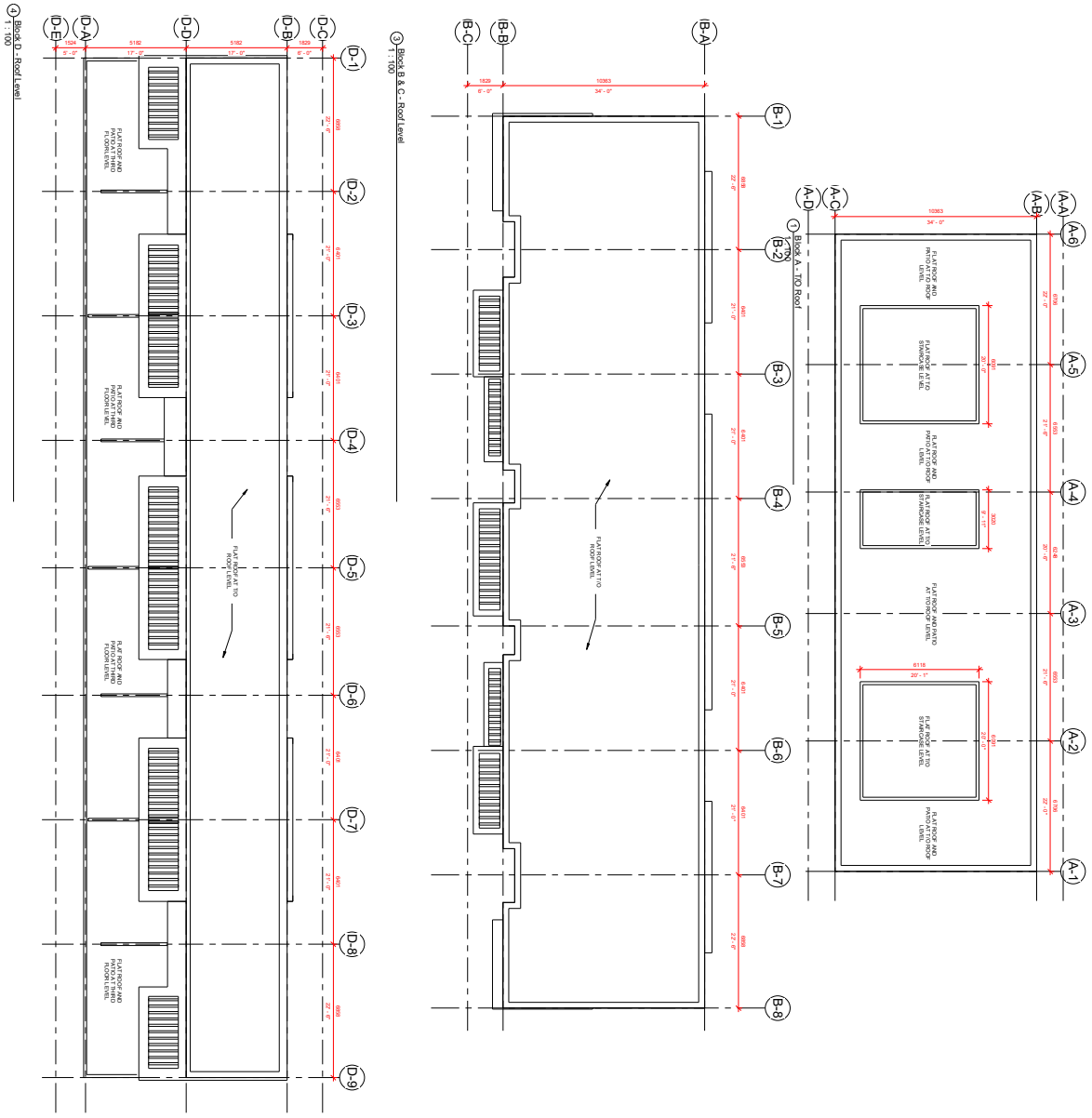

ROOF PLANS

STACKED DWELLINGS

1127 GARRISON ROAD, FORT ERIE

NO.	DESCRIPTION	DATE
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SCALE	1 : 100
DATE	2023-09-19 11:07:50 AM
DRAWN	Author
CHECKED	Checker
PROJECT NUMBER	21084
SHEET	A205

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FILE NAME: X:\Organica Projects\2022\22081 - 1127 Garrison Road\Revit Model\2023.09.18 - 1127 Garrison Road - ZBA & OPA - Revised Stairs and Block Locations.rvt
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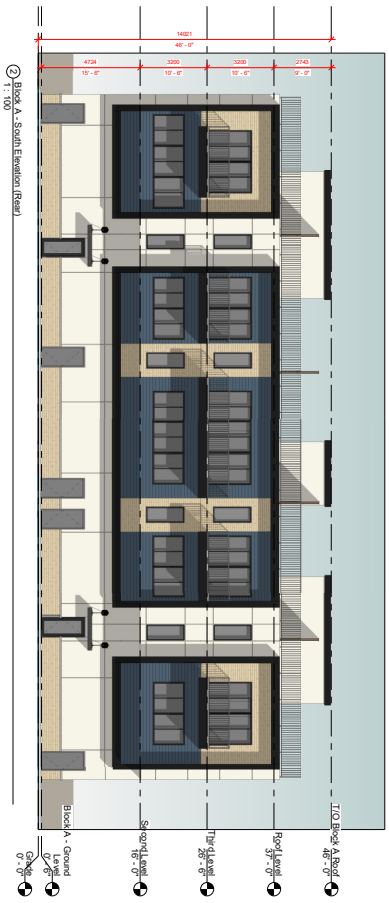
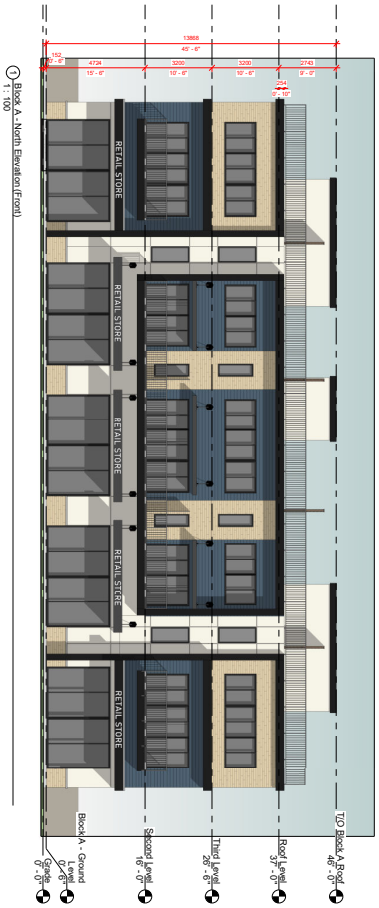
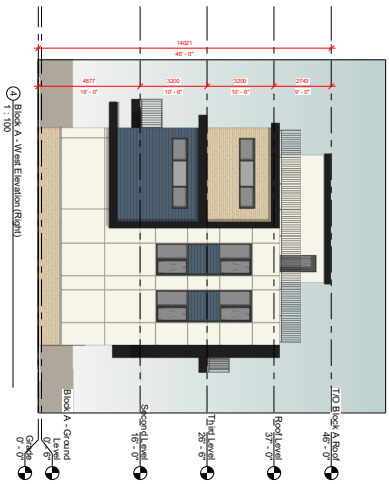


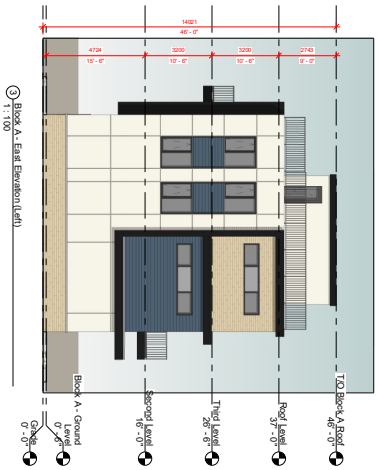
2 Block A - South Elevation (Rear)
1 : 100



1 Block A - North Elevation (Front)
1 : 100



4 Block A - West Elevation (Right)
1 : 100



3 Block A - East Elevation (Left)
1 : 100

EXTERIOR FINISHES

HARDIE BOARD PANELS

HARDIE BOARD SIDING

HARDIE BOARD PANELS

BRICK VENEER

METAL FLASHING

EXTERIOR FINISHES

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BLOCK A - ELEVATIONS

STACKED DWELLINGS

1127 GARRISON ROAD, FORT ERIE

NO.	DESCRIPTION	DATE
1	ISSUED FOR ZBA & OPA	2023.09.18

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SCALE	As Noted
DATE	2023-09-19 11:07:56 AM
DRAWN	Author
CHECKED	Checker
PROJECT NUMBER	21084
SHEET	A300

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FILE NAME: X:\Organica Projects\2022\22081 - 1127 Garrison Road\Revit Model\2023.09.18 - 1127 Garrison Road - ZBA & OPA - Revised Stairs and Block Locations.rvt
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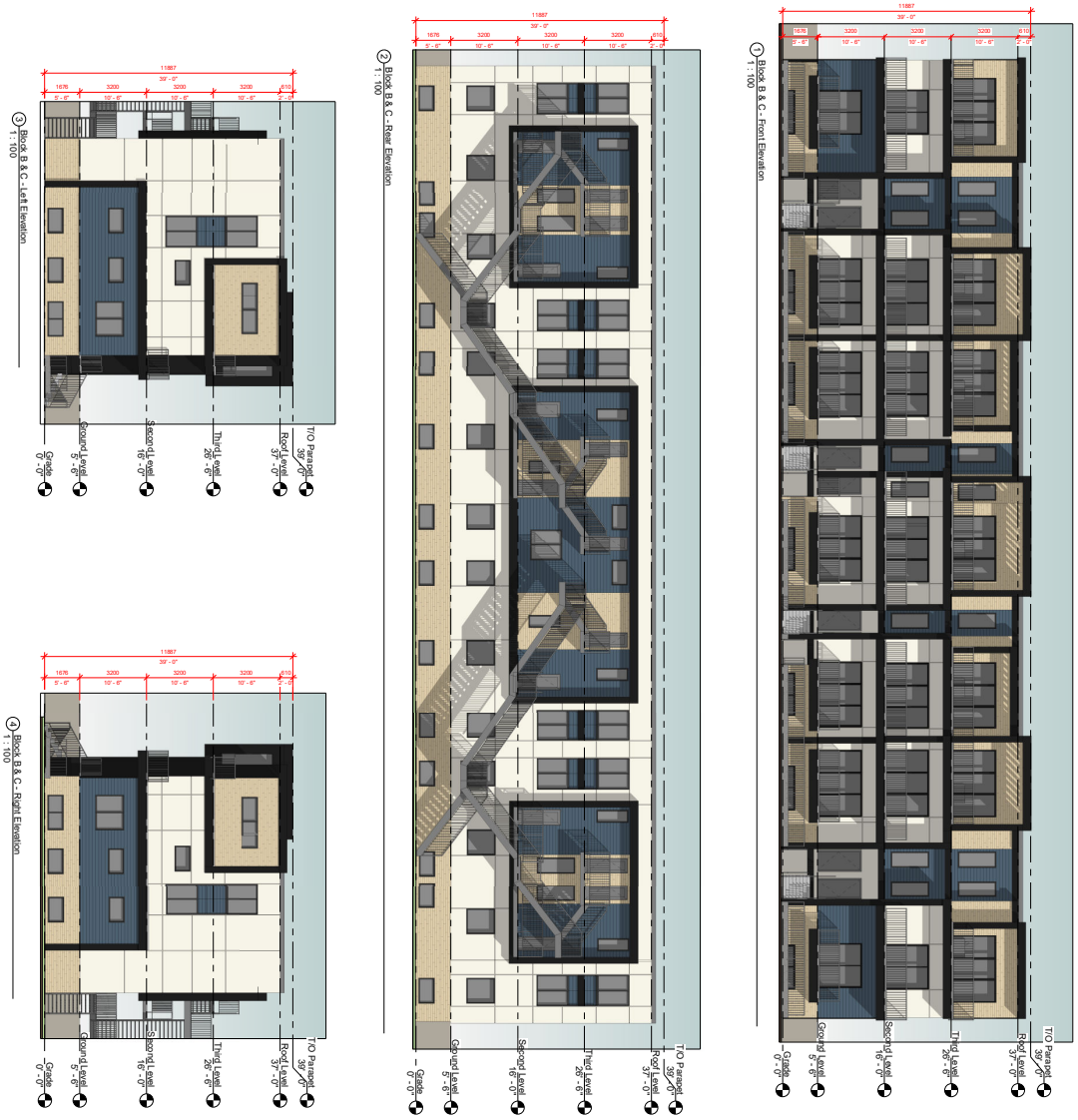
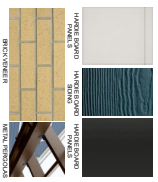


EXTERIOR FINISHES



EXTERIOR FINISHES

DOOR AND WINDOW LOCATION, DIMENSION DETAILS, AND ROOF PENETRATIONS MAY VARY ON FINAL INTERIOR LAYOUTS, AND ARE SHOWN FOR INFORMATION PURPOSES ONLY

BLOCK B & C - ELEVATIONS

STACKED DWELLINGS

1127 GARRISON ROAD, FORT ERIE

NO.	DESCRIPTION	DATE
1	ISSUED FOR ZBA & OPA	2023.09.18

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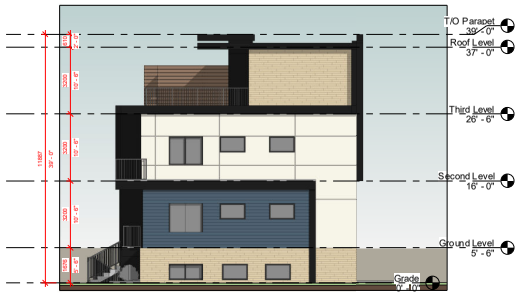
SCALE: As Indicated
DATE: 2023.09.19 11:07:58 AM
DRAWN: Author
CHECKED: Checker
PROJECT NUMBER: 21084
SHEET: A301

PDS-28-2024 APPENDIX 2

1 Block D - North Elevation (Front)
1 : 100

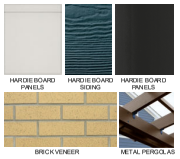
2 Block D - South Elevation (Rear)
1 : 100

3 Block D - East Elevation (Left)
1 : 100



4 Block D - West Elevation (Right)
1 : 100

EXTERIOR FINISHES



EXTERIOR FINISHES

DOOR AND WINDOW LOCATION, DIMENSION, DETAILS, AND BUILDING MATERIAL S MAY VARY DEPENDING ON FINAL INTERIOR UNIT LAYOUT S, AND ARE SHOWN FOR INFORMATION PURPOSES ONLY

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Contractors and sub-contractors are responsible for ensuring that all work and materials are in accordance with the Canadian Electrical Code, Ontario Hydro Safety Rules, and the requirements of the local hydro authority.

Contractors and sub-contractors are responsible for ensuring that all work and materials are in accordance with the Canadian Gas Association Code, and the requirements of the local gas authority.

Contractors and sub-contractors are responsible for ensuring that all work and materials are in accordance with the Canadian Plumbing Code and the requirements of the local authority.

The Contractor shall be responsible for the safe construction, safety precautions and safety measures in accordance with the Occupational Health and Safety Act and all other applicable laws, rules, regulations and codes.

The Contractor shall be responsible for the safe construction, safety precautions and safety measures in accordance with the Occupational Health and Safety Act and all other applicable laws, rules, regulations and codes.

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NO.	DESCRIPTION	DATE
1	ISSUED FOR SITE PLAN CONTROL	2023-09-19

BLOCK D - ELEVATIONS

STACKED DWELLINGS

1127 GARRISON ROAD, FORT ERIE

SCALE	As indicated
DATE	2023-09-19 11:06:07 AM
DRAWN	Author
CHECKED	Checker
PROJECT NUMBER	21084
SHEET	A302

File name: X:\Organica Projects\2020-2039 - 1127 Garrison Road\Revit Model\2020-08-18 - 1127 Garrison Road - Site & Core - Revised Stacked Dwellings\central
Plot date: 2023-09-19 11:06:07 AM

PDS-28-2024 APPENDIX 2

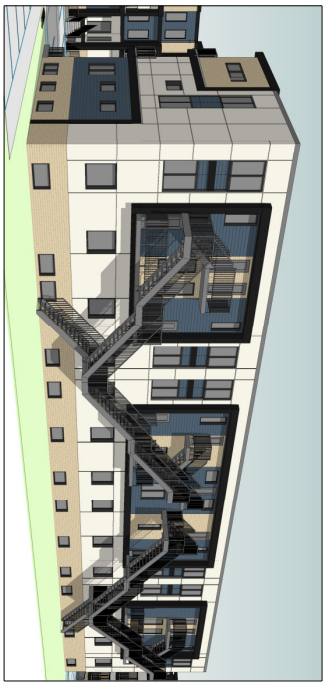
FILE NAME: X:\Organica Projects\2022\22081 - 1127 Garrison Road\Revit Model\2023.09.18 - 1127 Garrison Road - ZBA & OPA - Revised Stairs and Block Locations.rvt
PLOT DATE: 2023-09-19 11:08:26 AM

BLOCK D - FRONT PERSPECTIVE

BLOCK B - FRONT PERSPECTIVE

BLOCK A - FRONT PERSPECTIVE

BLOCK D - REAR PERSPECTIVE



BLOCK B - REAR PERSPECTIVE

BLOCK A - REAR PERSPECTIVE

PERSPECTIVE VIEWS

STACKED DWELLINGS

1127 GARRISON ROAD, FORT ERIE

NO.	DESCRIPTION	DATE
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Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the drawings are to be adhered to as closely as possible. Where not indicated, these items, not clearly located will be located as directed by the architect.

These drawings are not to be used for construction unless noted below as "Issued for Construction".

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1 AERIAL PERSPECTIVE 1

2 AERIAL PERSPECTIVE 2

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NO.	ISSUED FOR / RAISON D'ÉMISSION	DATE
1	ISSUED FOR SITE PLAN CONTROL	2023-09-19

PERSPECTIVE VIEWS

STACKED DWELLINGS

1127 GARRISON ROAD, FORT ERIE

SCALE

DATE 2023-09-19 11:06:38 AM

DRAWN Author

CHECKED Checker

PROJECT NUMBER 21084

SHEET A401

FILE NAME R:\Organica Projects\2020-21\21084 - 1127 Garrison Road_Revit Models\21084-R8_1127 Garrison Road - Zone & Data - Revised Stacked Townhouse.rvt
PLOT DATE 2023-09-19 11:06:52 AM