





Site plan for a new 8-unit residential dwelling at No. 162 Alma Street. The plan shows a rectangular building footprint with internal dimensions and room layouts. Key features include a front yard with a 6m front yard setback, a side yard with a 4.5m side setback, and a rear yard with a 7.5m rear setback. The building is labeled "NEW 8 UNIT RESIDENTIAL DWELLING NO. 162" and "1 STOREY ALUMINIUM CLADDING STONE DWELLING". The plan also shows existing features like a chainlink fence, a board fence, and a wood rail fence. A north arrow is located in the top right corner. The plan is divided into two parts: PART 1 and PART 2. The building footprint is shown in grey, and the surrounding areas are shown in white. The plan includes various dimensions and labels for setbacks, easements, and existing structures.

BUILDING & LOT DATA	
ADDRESS	162 ALMA STREET, GUELPH/ERAMOSA, ON
LEGAL DESCRIPTION	PLAN 150 LOTS 38 AND 39, BLOCK B
WARD	N/A
NEIGHBOURHOOD	N/A
DISTRICT	N/A
EXISTING USE	S.F.D.
PROPOSED USE	MUTLI-UNIT DWELLING
ZONING	VILLAGE SERVICE COMMERCIAL- C2
LOT AREA	1228.93 m2

ZONING INFORMATION	ALLOWED	PROPOSED
LOT AREA (m ²)	800 m ² FOR 4 UNITS, 100 m ² / ADDITIONAL UNITS/ (MIN. 1200 m ²)	1228.93 m ²
LOT COVERAGE (m ²)	35% 430.13	33.88% 416.47
FRONT YARD SETBACK (m)	6	6
REAR YARD SETBACK (m)	7.5	11.96
SIDE YARD SETBACK (m)	4.5	4.5 & 7.39
GROSS FLOOR AREA (m ²)	000.00	1346.8
NO. OF STORIES	N/A	2.5
BUILDING HEIGHT (m)	11	11
PARKING	14 SPACES (INCLUDING 2 ACCESSIBLE PARKING)	14 SPACES (INCLUDING TYPE A & TYPE B ACCESSIBLE PARKING+ BICYCLE RACKS

PROJECT DATA	ALLOWED	PROPOSED
TOTAL AMENITY AREA (m ²)	5 m ² / DWELLING UNIT (55 m ²)	53.39
BASEMENT AREA (INCLUDING AMENITY) (m ²)	N/A	274.11
FIRST FLOOR AREA (m ²)	N/A	411.15
SECOND FLOOR AREA (m ²)	N/A	411.15

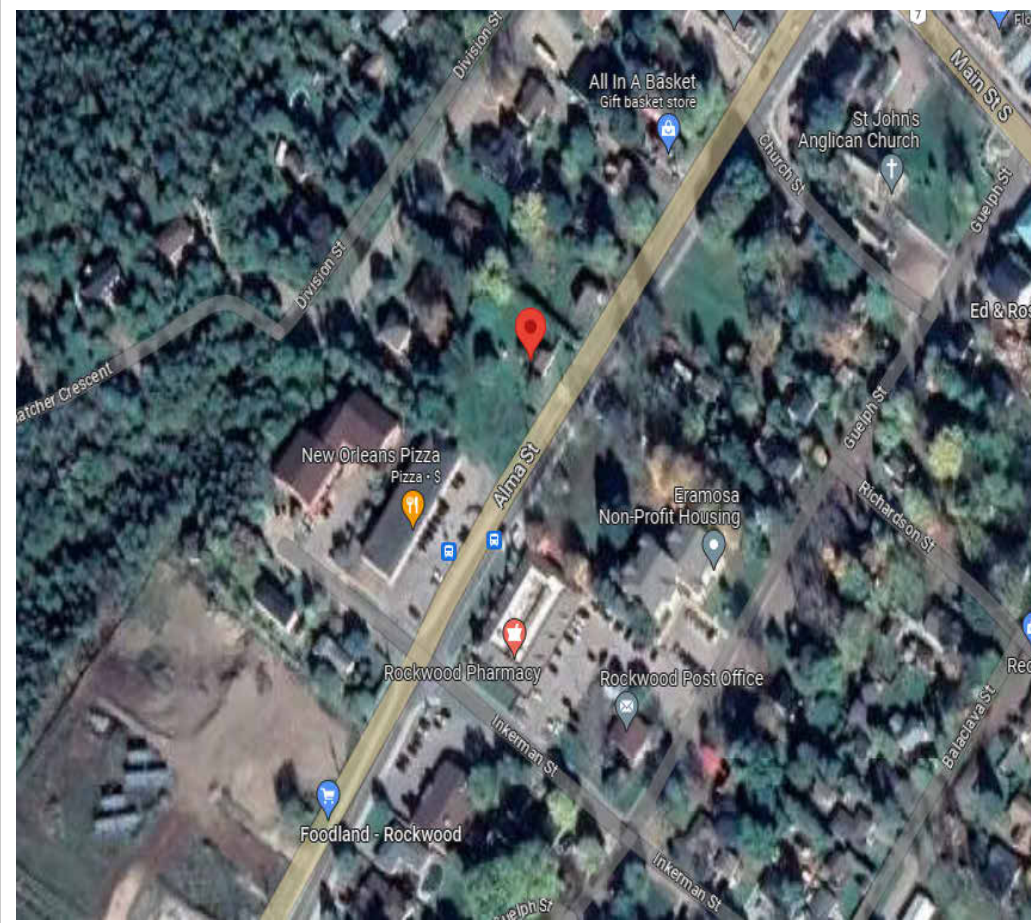
LEGEND	
	SOFT LANDSCAPING
	DECORATIVE STONEMWORK, WALKWAYS, LANDSCAPING, ARCHITECTURAL ELEMENTS
	NEW OR EXISTING ASPHALT PAVING
	PROPOSED BUILDING FOOTPRINT

NOTE

UNLESS OTHERWISE INDICATED, ALL SITE DATA TAKEN FROM SURVEY BY
TARASICK McMILLAN KUBICKI LIMITED: "PLAN 150 PART OF LOTS 38 AND 39, IN
THE TOWNSHIP OF GUELPH-ERAMOSA COUNTY OF WELLINGTON

DATED: JUNE 5, 2023

KEY PLAN



PERSPECTIVE VIEWS
ARCHITECTURAL DESIGN

THE DRAWINGS AND WRITTEN MATERIAL HEREIN
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DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE TO BE
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ARCHITECTURAL, ENGINEERING AND CONSULTANTS
SPECIFICATIONS AND DETAILS. CONTRACTOR
TO VERIFY AND CONFIRM ALL DIMENSIONS, AND
ELEVATIONS ON DRAWINGS WITH SITE CONDITIONS
AND REPORT ANY OMISSIONS OR DISCREPANCIES TO
PERSPECTIVE VIEWS AND OBTAIN CLARIFICATION PRIOR
TO COMMENCING WITH THE WORK

NEW 2.5 STOREY MULTI-UNIT DWELLING

162 ALMA STREET
VILLAGE OF ROCKWOOD

Project No. 23-022

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

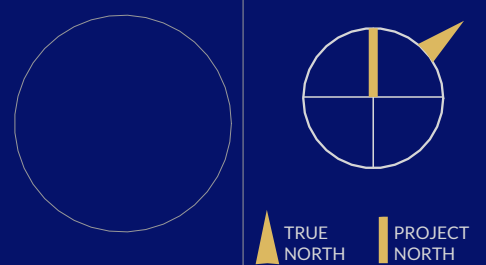
115278

Approver

Issue/Revision

Seal

Project North



Scale

As indicated

SITE PLAN

A100

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