

SITE PLAN LEGEND

- CB DENOTES EXISTING CATCH BASIN (SEE CIVIL DWGS FOR FINAL LOCATIONS)
- PEDESTRIAN ENTRY DOOR LOCATION
- B.F. PARKING STALL
- DENOTES EXISTING FIRE HYDRANT
- DENOTES EXISTING HYDRO POLE W/ LAMP STANDARD
- MH DENOTES EXISTING MAN HOLE (SEE CIVIL DWGS FOR FINAL LOCATIONS)
- V VISITOR PARKING w/ PAINTED TV
- SIAMSESE CONNECTION
- DENOTES EXISTING BELL PEDESTAL
- DENOTES EXISTING PARKING METER
- DENOTES EXISTING TRAFFIC LIGHT
- DENOTES EXISTING CABLE TV PEDestal
- DENOTES EXISTING WATER VALVE
- DENOTES EXISTING GAS METER

1 SITE PLAN
A1.1 1 : 200

ZONING STANDARDS MATRIX C2-1 (SP-563)

	REQUIRED	PROPOSED
LOT AREA	N/A	0.4053ha (4053 sqm)
LOT FRONTAGE	N/A	40.3m
FRONT YARD SETBACK	N/A	1.0m
SIDE YARD ADJOINING, STREET	1.0m	1.0m
SIDE YARD ADJOINING, RESIDENTIAL	3.0m	3.0m
SIDE YARD, ADJOINING COMMERCIAL	1.0m	1.0m
LOT COVERAGE	N/A	87%
BELOW GRADE SETBACK	0m	1.0m
GFA	760%	648% (924% INCL. PK, MECH)
BUILDING HEIGHT	SOUTH BUILDING: 15m WITHIN 3m OF A STREET LINE 67m BEYOND 3m OF A STREET LINE NORTH BUILDING: 15m WITHIN 3m OF A STREET LINE 35m BEYOND 3m OF STREET LINE	SOUTH 13.0m AT 1.0m SETBACK 67.0m AT 3.0m SETBACK ON WORSLEY STREET AND AT 3.56m SETBACK ON OWEN STREET NORTH 13.0m AT 1.0m SETBACK ON OWEN STREET AND AT 3.0m SETBACK ON MACDONALD STREET 30.0m AT 5.0m SETBACK ON OWEN STREET AND AT 4.1m SETBACK ON MACDONALD STREET 35.0m AT 11.4m SETBACK ON OWEN STREET AND 11.1m SETBACK ON MACDONALD STREET
MIN. COVERAGE, COMMERCIAL	20% OF LOT AREA	20% (810 sqm REQUIRED) BAR LOUNGE = 275 sqm FITNESS = 362 sqm DINING = 316 sqm TOTAL = 954 sqm

ZONING STANDARDS MATRIX (CONT.)

PARKING	0.8/ UNIT (1.65/UNIT MAX) = 91 0.5/ ASSISTED LIVING = 80 0 FOR COMMERCIAL/RETAIL TANDEM PARKING INCLUDED	TOTAL = 212 PARKING SPOTS + 3 SURFACE PARKING (TANDEM PARKING NOT INCLUDED)
BARRIER FREE PARKING SPACES	7 REQUIRED (1+3% OF PARKING)	7 (3 TYPE A; 4 TYPE B)
PARKING SIZES	2.7 x 5.5m	2.75 x 5.5m
LOADING SPACES	MIN 3.0m x 9.0m WITH 4m VERTICAL CLEARANCE	1 PROVIDED (SEE SITE PLAN FOR LOCATION)
BIKE PARKING	0.32/UNIT (278 UNITS * 0.32 = 89)	89 (19 @ ENTRANCE; 27 VERTICAL @ 2ND FLOOR; 44 HORIZONTAL @ 2ND FLOOR)
LANDSCAPE BUFFER	1m TO OWEN ST., MACDONALD ST., AND WORSLEY ST 3m ADJOINING RESIDENTIAL ZONE TO THE NORTH 0M TO THE SIDE LOT LINE ADJOINING COMMERCIAL ZONE	1m TO OWEN ST., MACDONALD ST., AND WORSLEY ST 3m ADJOINING RESIDENTIAL ZONE TO THE NORTH 1m TO THE SIDE LOT LINE ADJOINING COMMERCIAL ZONE
GREEN ROOF AREA	30% OF FOOTPRINT AREA 1057 sqm (11380 sqf) REQUIRED	4TH FLOOR ROOF (664 sqm) 9TH FLOOR ROOF (98 sqm) 10TH FLOOR ROOF (446 sqm)

STATISTICS

GROSS SITE AREA	0.4053ha (4053 sqm)
ROAD WIDENING	85m ²
NET SITE AREA	3968m ²
GFA	26252m ² APPROX
BUILDING AREA	3452m ²
UNIT COUNT	278
DENSITY	(278 UNITS) / 0.4053ha = 686 UPH
PARKING	215

PARKING SCHEDULE (NOT INCLUDING TANDEM PARKING)

LEVEL	STANDARD	H/C	TOTALS	BIKE
UNDERGROUND	53	0	53	0
SURFACE	3	0	3	18
MEZZANINE				
2ND FLOOR	72	3	75	57
3RD FLOOR	80	4	84	14
TOTAL	209	7	215	89

SUITE SCHEDULE

LEVEL	ASSISTED LIVING	APARTMENTS	2 LEVEL APARTMENTS	TOTALS
GROUND	0	0	5	5
INTERMEDIATE	0	3	0	3
2ND FLOOR	0	0	0	0
3RD FLOOR	0	0	0	0
4TH FLOOR	26	0	0	26
5TH FLOOR	27	0	0	27
6TH FLOOR	28	0	0	28
7TH FLOOR	28	0	0	28
8TH FLOOR	28	0	0	28
9TH FLOOR	23	0	0	23
10TH FLOOR	0	10	0	10
11TH FLOOR	0	10	0	10
12TH FLOOR	0	10	0	10
13TH FLOOR	0	10	0	10
14TH FLOOR	0	10	0	10
15TH FLOOR	0	10	0	10
16TH FLOOR	0	10	0	10
17TH FLOOR	0	10	0	10
18TH FLOOR	0	10	0	10
19TH FLOOR	0	10	0	10
20TH FLOOR	0	10	0	10
TOTAL	160	113	5	278

GROSS AREA (APPROX)

LEVEL	AREA
LOWER LEVEL	830m ² (2625m ² PK)
GROUND	2240m ² (300m ² PK)
GROUND FLOOR INTERMEDIATE	1640m ² (592m ² PK)
2ND FLOOR	3447m ² (PK)
3RD FLOOR	3447m ² (PK)
4TH FLOOR	2177.5m ² (97.4m ² TERRACE)
5TH FLOOR	2177.5m ²
6TH FLOOR	2177.5m ²
7TH FLOOR	2177.5m ²
8TH FLOOR	2177.5m ²
9TH FLOOR	1898.5m ² (264m ² ROOF)
10TH FLOOR	796m ² (229m ² MECH)
11TH FLOOR	796m ²
12TH FLOOR	796m ²
13TH FLOOR	796m ²
14TH FLOOR	796m ²
15TH FLOOR	796m ²
16TH FLOOR	796m ²
17TH FLOOR	796m ²
18TH FLOOR	796m ²
19TH FLOOR	796m ²
20TH FLOOR	796m ²
PENTHOUSE MECH	188.5m ²
TOTAL	37468.0m² (INCL. PARKING, ACCESSIBLE ROOF, MECH) 26252m² (APPROX)

3	ISSUED FOR SPA RESUBMISSION	NOV 19, 2021
2	ISSUED FOR SPA	JUNE 28, 2021
1	ISSUED FOR PRECONSULTATION	FEB. 10, 2020

ISSUES/REVISIONS
ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. LATEST APPROVED STAMPED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

ONTARIO ASSOCIATION OF ARCHITECTS
MICHAEL W. MCKNIGHT LICENCE 3808

MCLARCHITECTS
MCKNIGHT CHARRON LIMITED

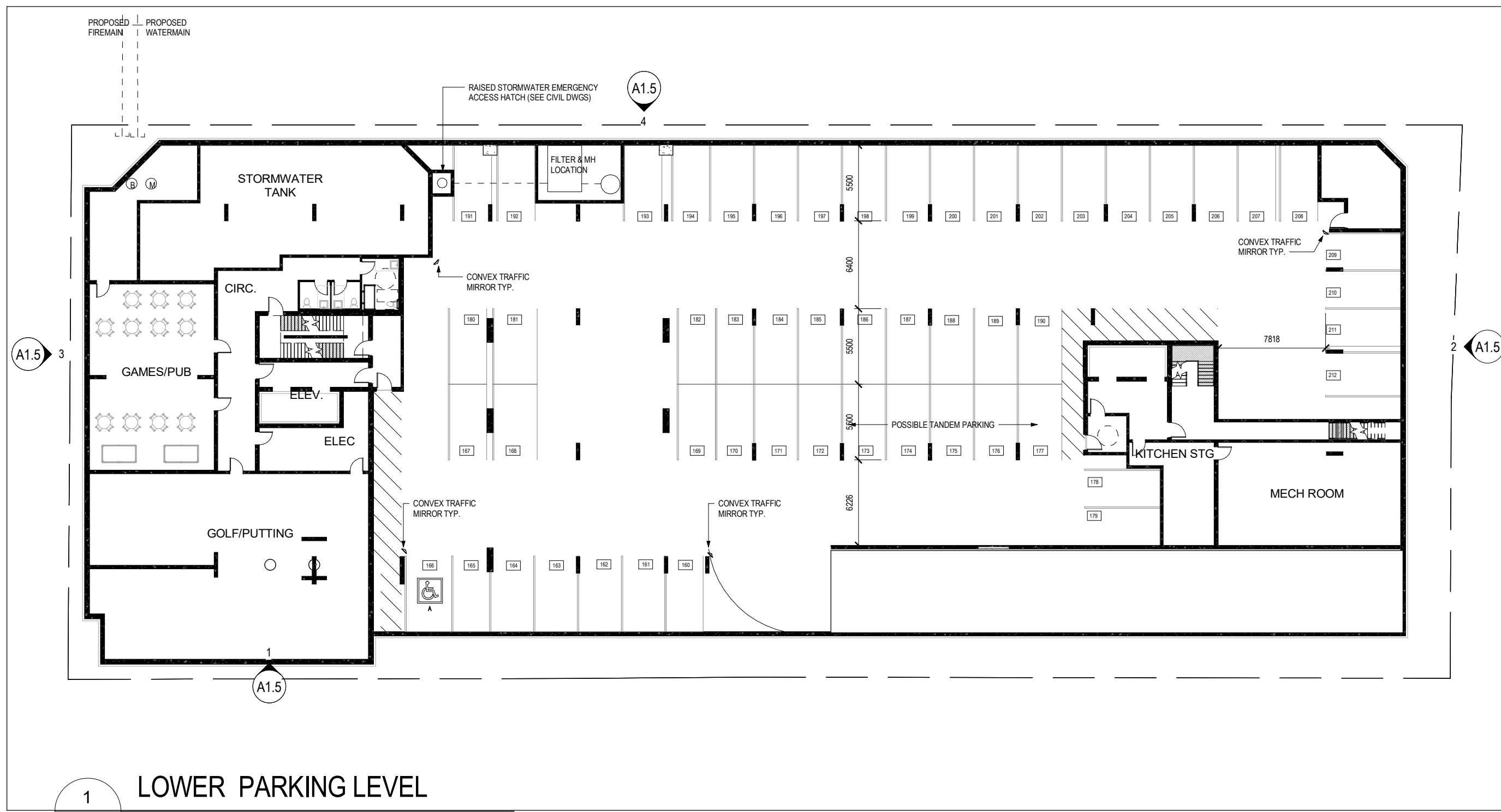
48 ALLIANCE BLVD. UNIT 110
BARRIE, ONTARIO L4M 9K3
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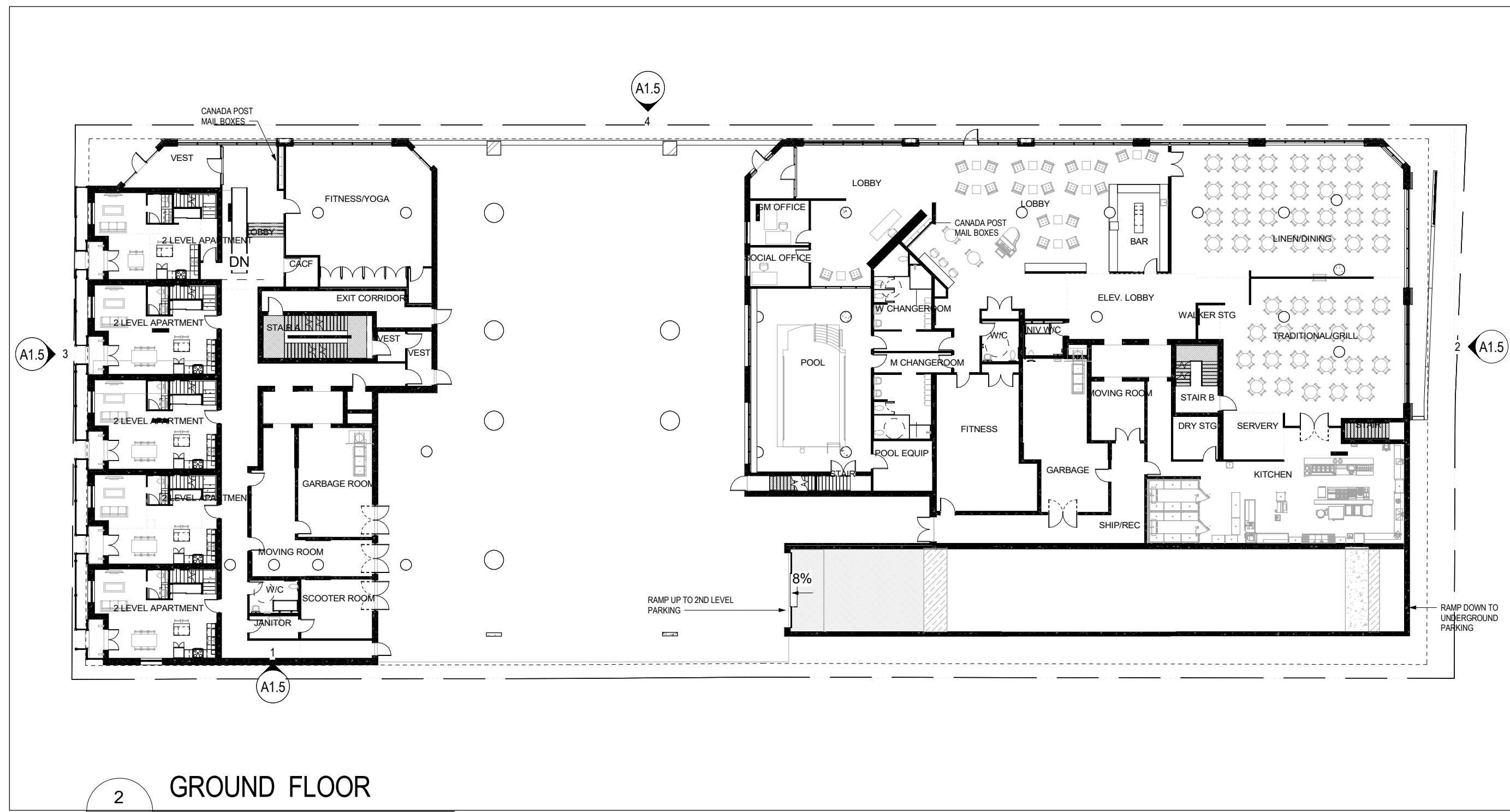
DRAWING TITLE:
SITE PLAN W/ GROUND FLOOR

PROJECT NAME:
OWEN STREET
55-57 MACDONALD STREET, 61-67 OWEN STREET AND 70-78 WORSLEY STREET BARRIE, ON
(FOR THE EASE OF REFERENCE, THE SITE WILL BE DESCRIBED AS 67 OWEN STREET)
THE RESIDENCES ON OWEN LTD.

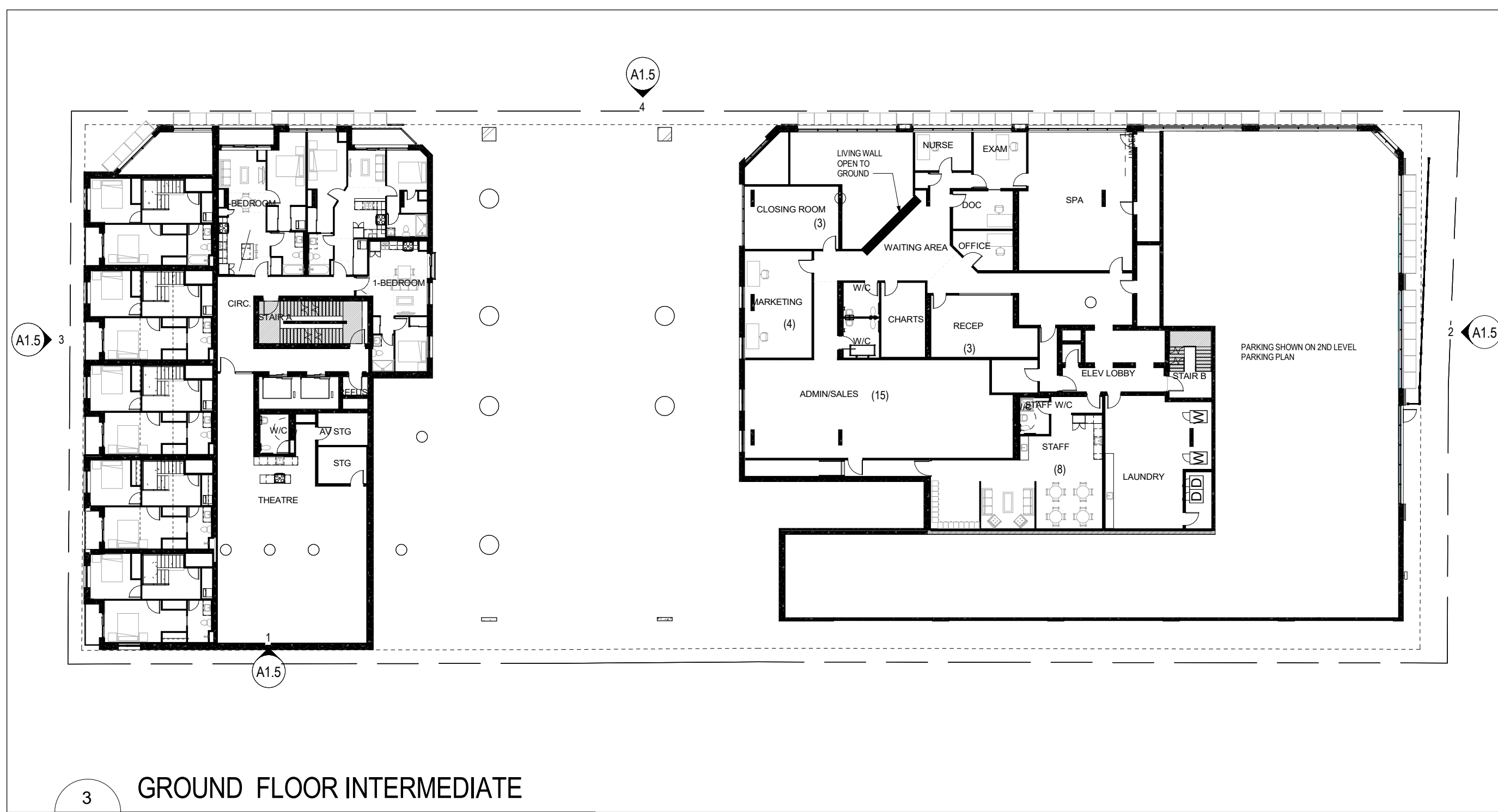
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DRAWN BY:	KSN	PROJECT	#		
SCALE:	As indicated				A1.1



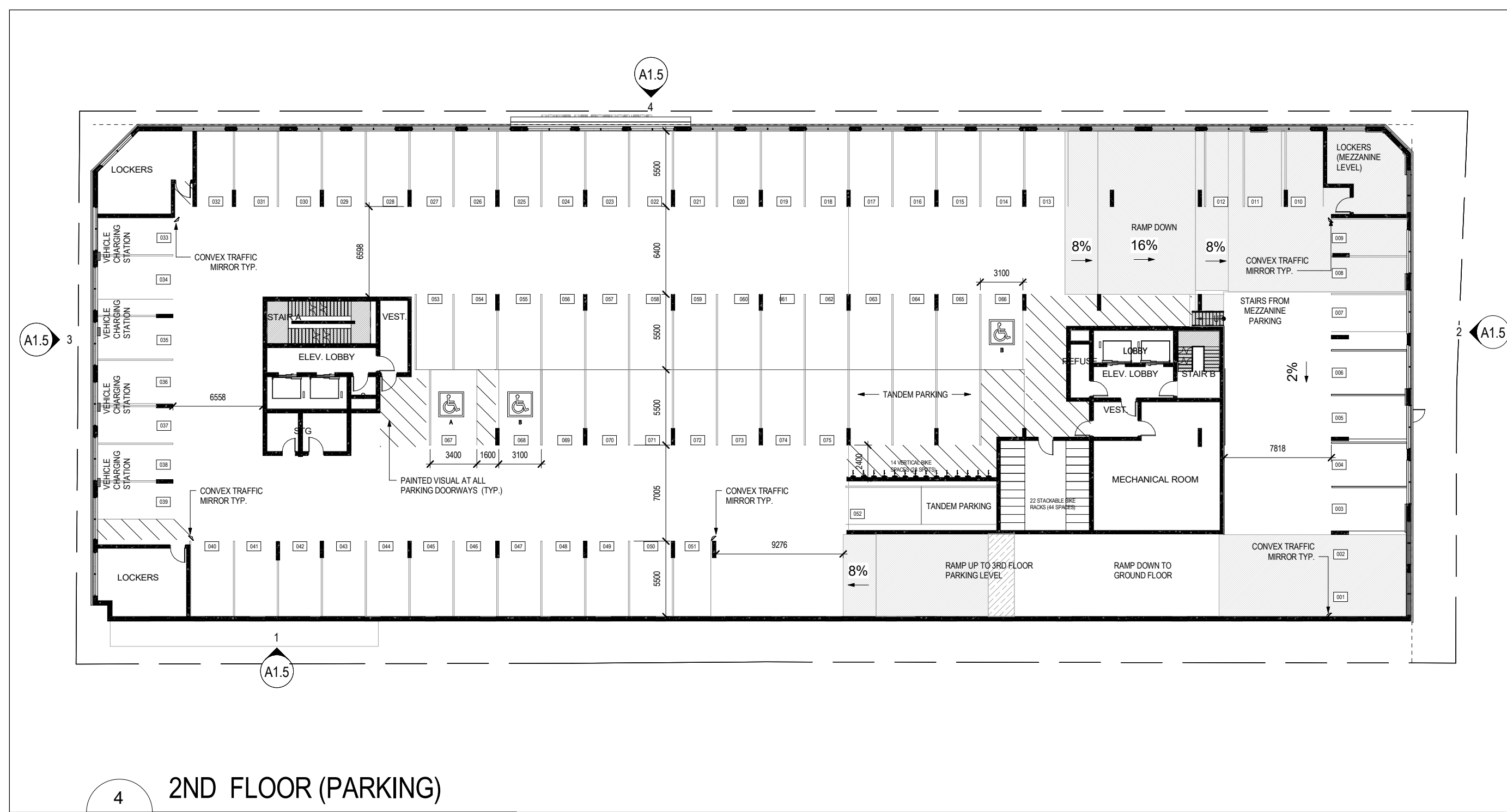
1 LOWER PARKING LEVEL
A1.2 1 : 300



2 GROUND FLOOR
A1.2 1 : 300



3 GROUND FLOOR INTERMEDIATE
A1.2 1 : 300



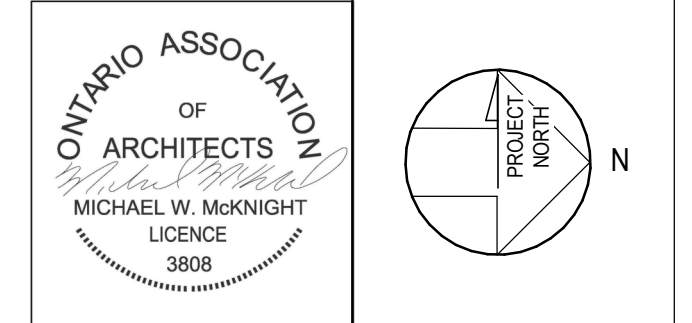
4 2ND FLOOR (PARKING)
A1.2 1 : 300

RESIDENTIAL APARTMENT AREAS
GFA JUNIOR 1-BEDROOM = 51 SQM
GFA 1-BEDROOM = 60 - 66 SQM
GFA 2-BEDROOM = 81 SQM
2 LEVEL APARTMENTS = 124 SQM

ASSISTED LIVING AREAS
GFA JUNIOR 1-BEDROOM = 48 - 51 SQM
GFA 1-BEDROOM = 58 - 67 SQM
GFA 2-BEDROOM = 81 - 88 SQM

NO.	ISSUES/REVISIONS	DATE
3	ISSUED FOR SPA RESUBMISSION	NOV 19, 2021
2	ISSUED FOR SPA	JUNE 28, 2021

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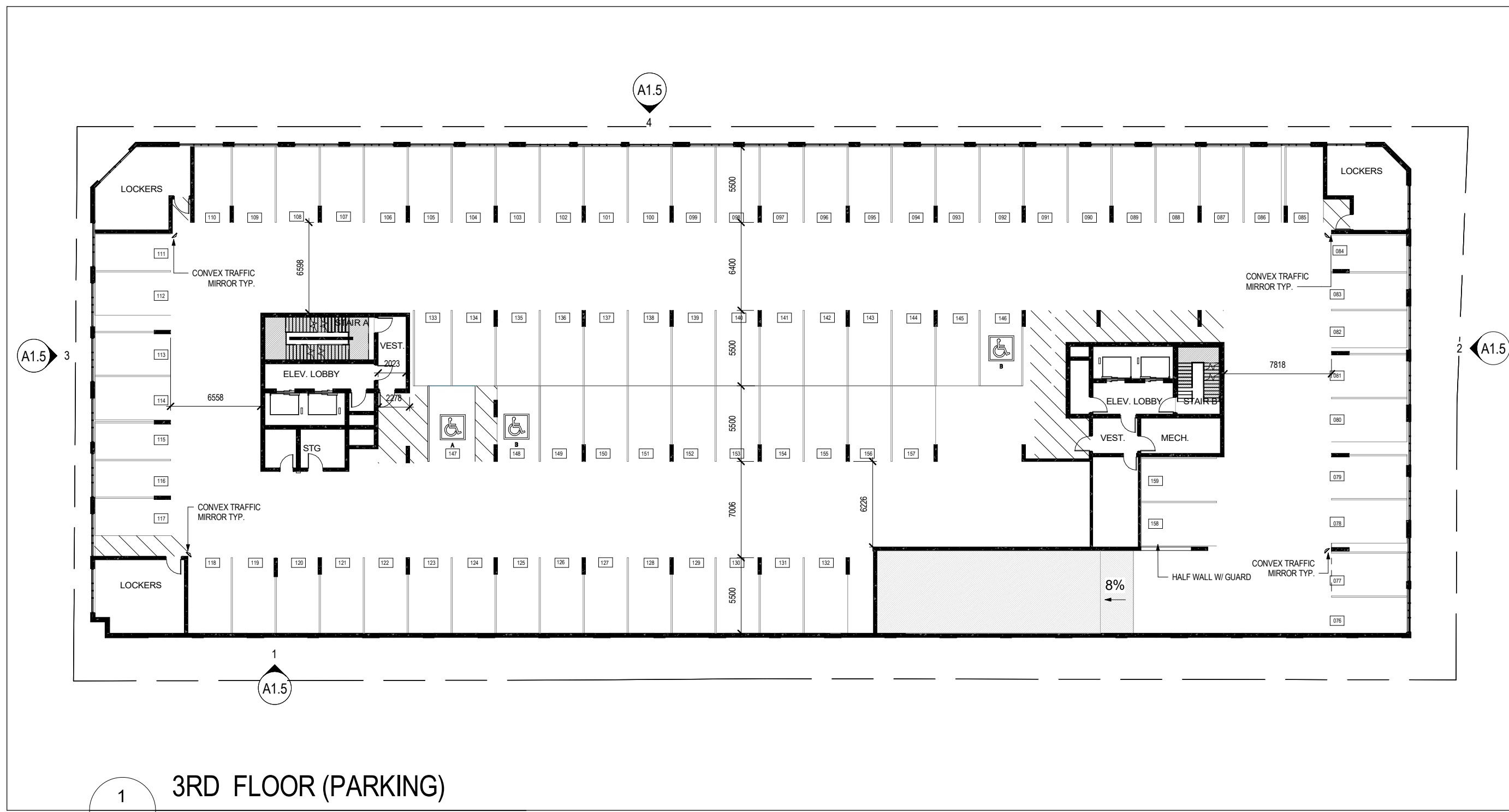
48 ALLIANCE BLVD. UNIT 110
BARRIE, ONTARIO L4M 9K3
WWW.MCLARCHITECTS.CA
T 705 722 8739
F 705 726 5418

DRAWING TITLE:
SPA FLOOR PLANS

PROJECT NAME:
OWEN STREET
55-57 MACDONALD STREET, 61-67 OWEN STREET AND 70-78 WORSLEY STREET
BARRIE, ON
(FOR THE EASE OF REFERENCE, THE SITE WILL BE DESCRIBED AS 67 OWEN STREET)
THE RESIDENCES ON OWEN LTD.

DATE:	11/19/2021	PROJECT #	3508	SHEET #	
DRAWN BY:	KSN	PROJECT #			
SCALE:	As indicated				

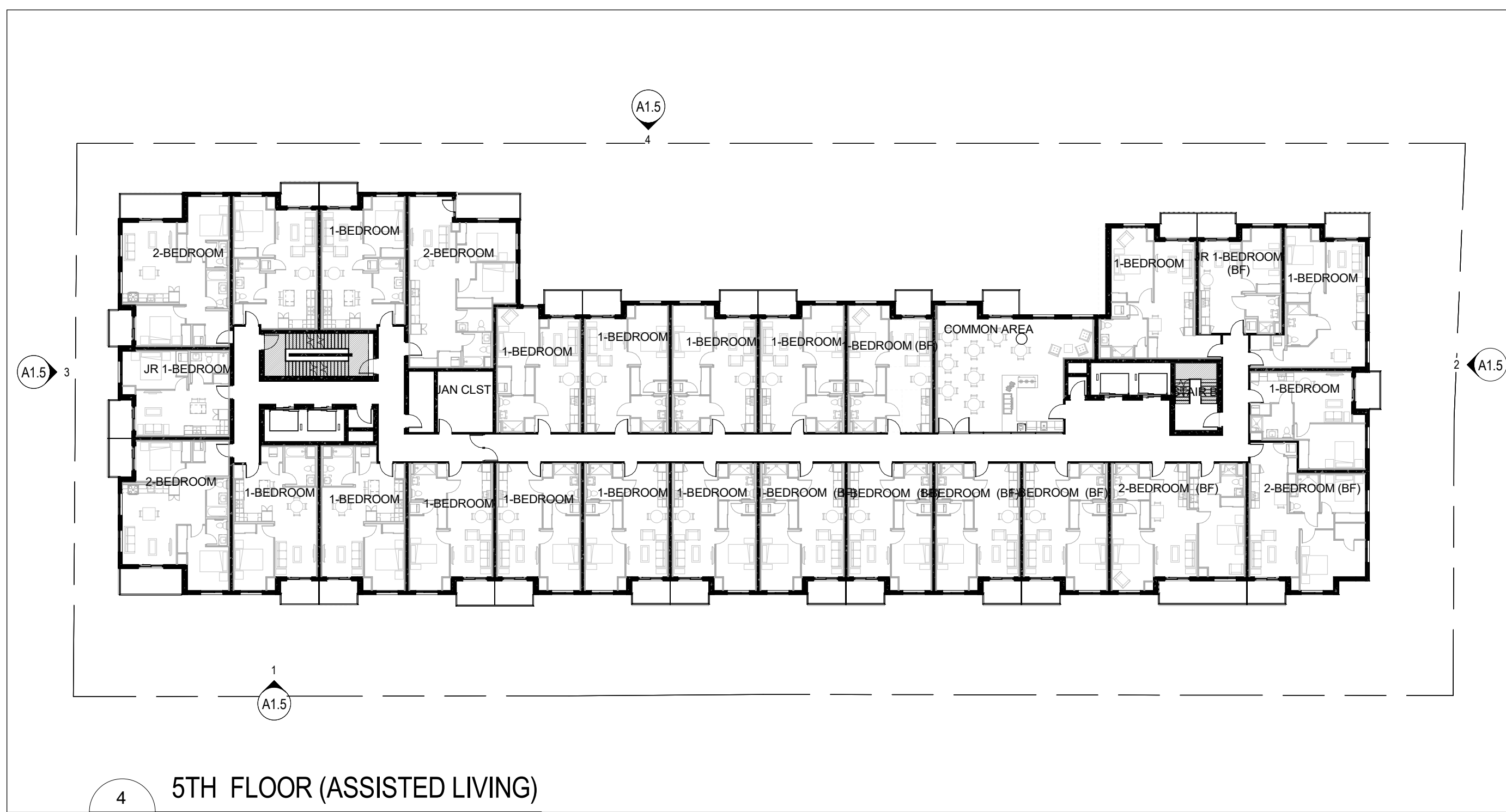
A1.2



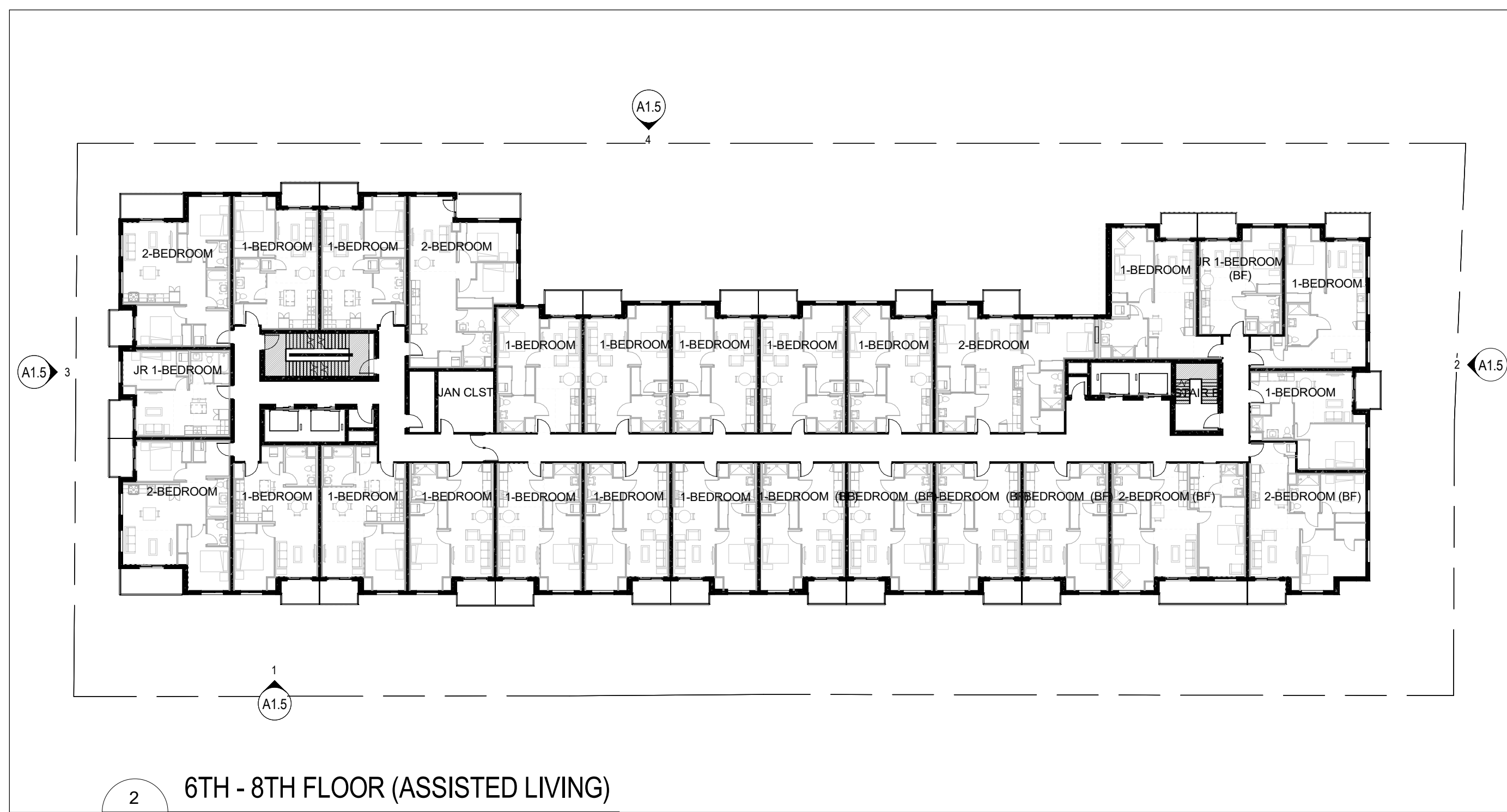
1 3RD FLOOR (PARKING)
A1.3 1 : 300



3 4TH FLOOR (ASSISTED LIVING)
A1.3 1 : 300



4 5TH FLOOR (ASSISTED LIVING)
A1.3 1 : 300



2 6TH - 8TH FLOOR (ASSISTED LIVING)
A1.3 1 : 300

RESIDENTIAL APARTMENT AREAS
 GFA JUNIOR 1-BEDROOM = 51 SQM
 GFA 1-BEDROOM = 60 - 64 SQM
 GFA 2-BEDROOM = 82 SQM
 2 LEVEL APARTMENTS = 124 SQM
 ASSISTED LIVING AREAS
 GFA JUNIOR 1-BEDROOM = 48 - 51 SQM
 GFA 1-BEDROOM = 56 - 61 SQM
 GFA 2-BEDROOM = 82 - 86 SQM

3	ISSUED FOR SPA RESUBMISSION	NOV 19, 2021
2	ISSUED FOR SPA	JUNE 28, 2021

ISSUES/REVISIONS
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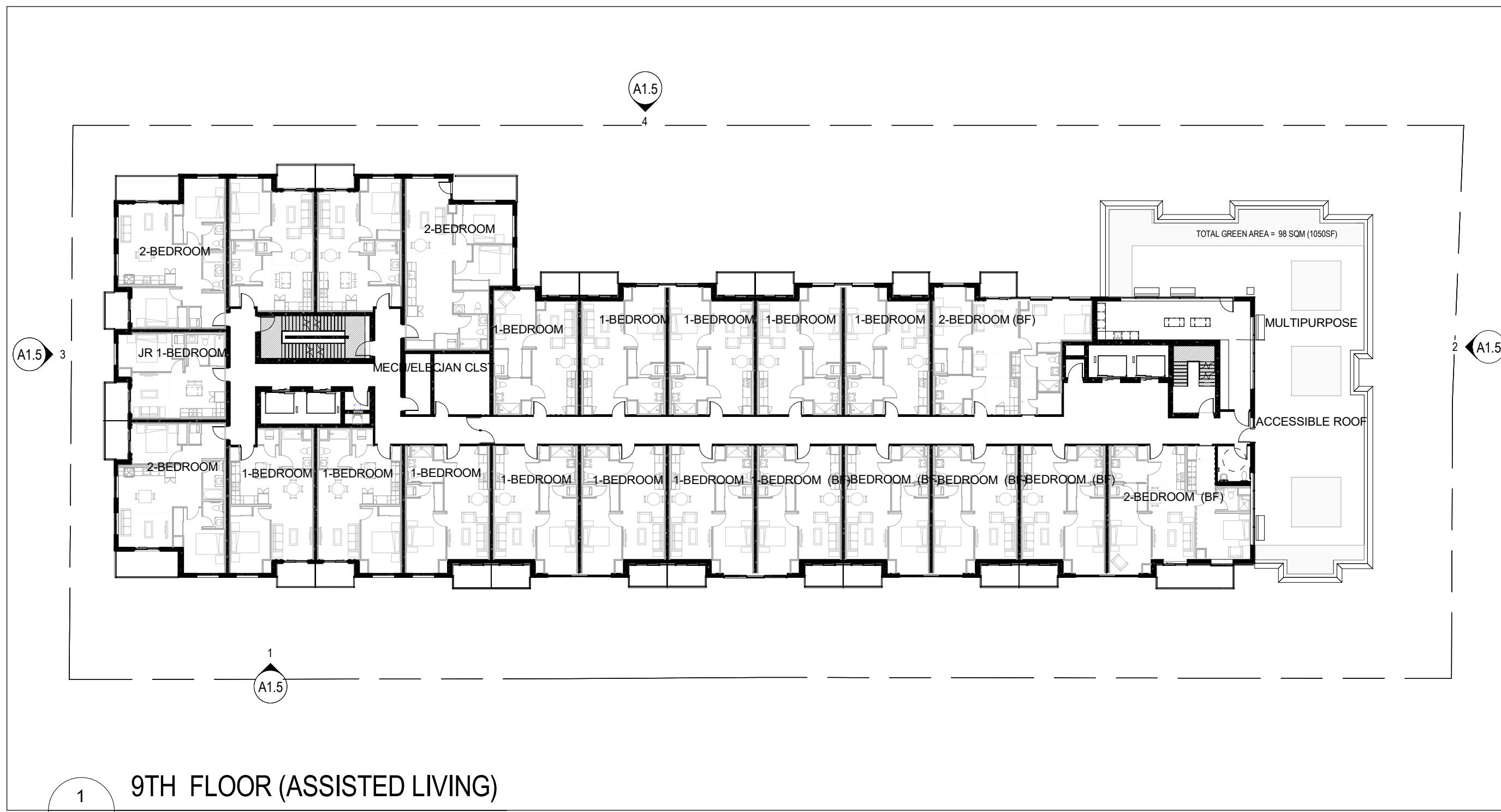
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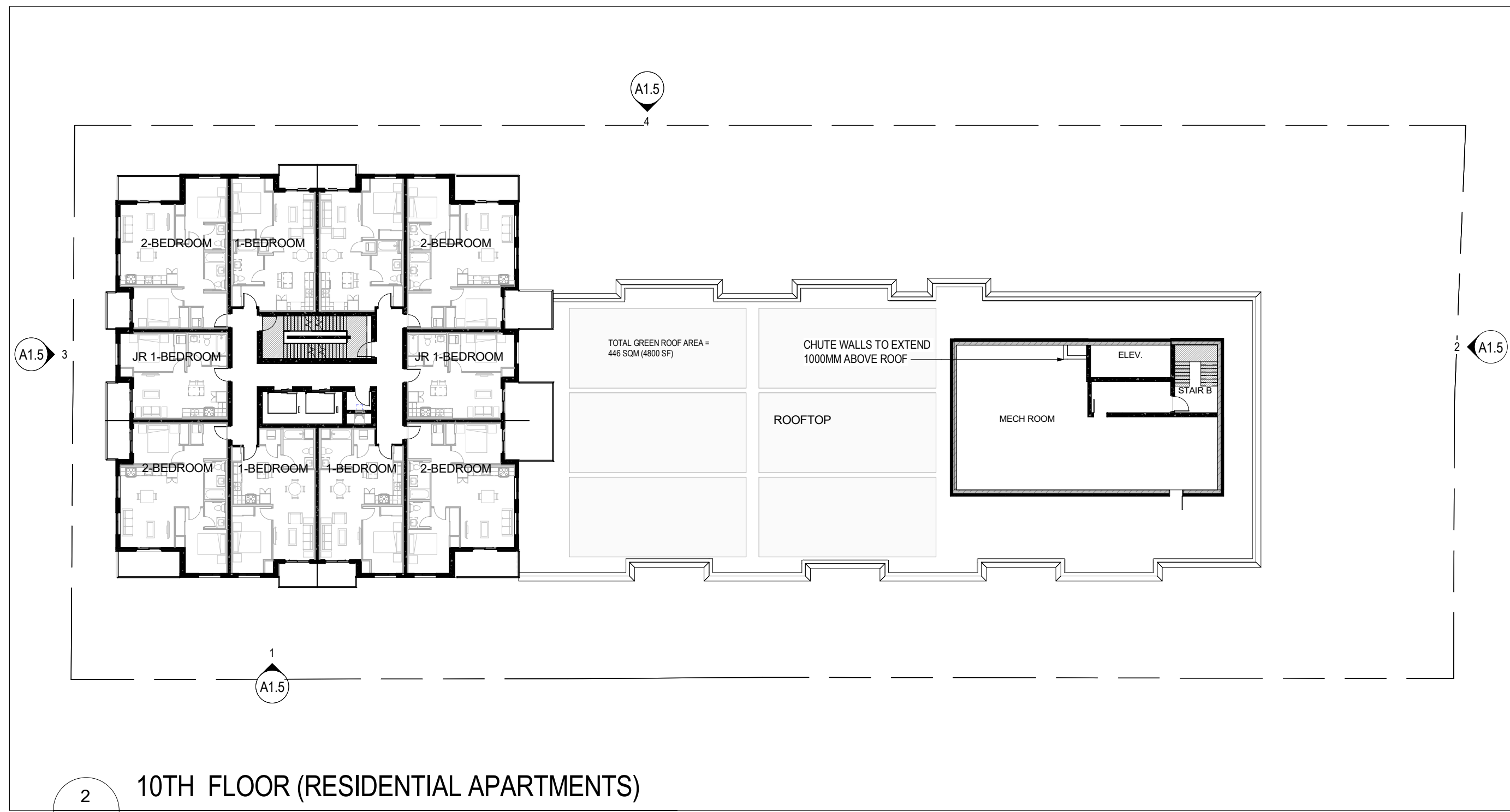
DRAWING TITLE:
SPA FLOOR PLANS

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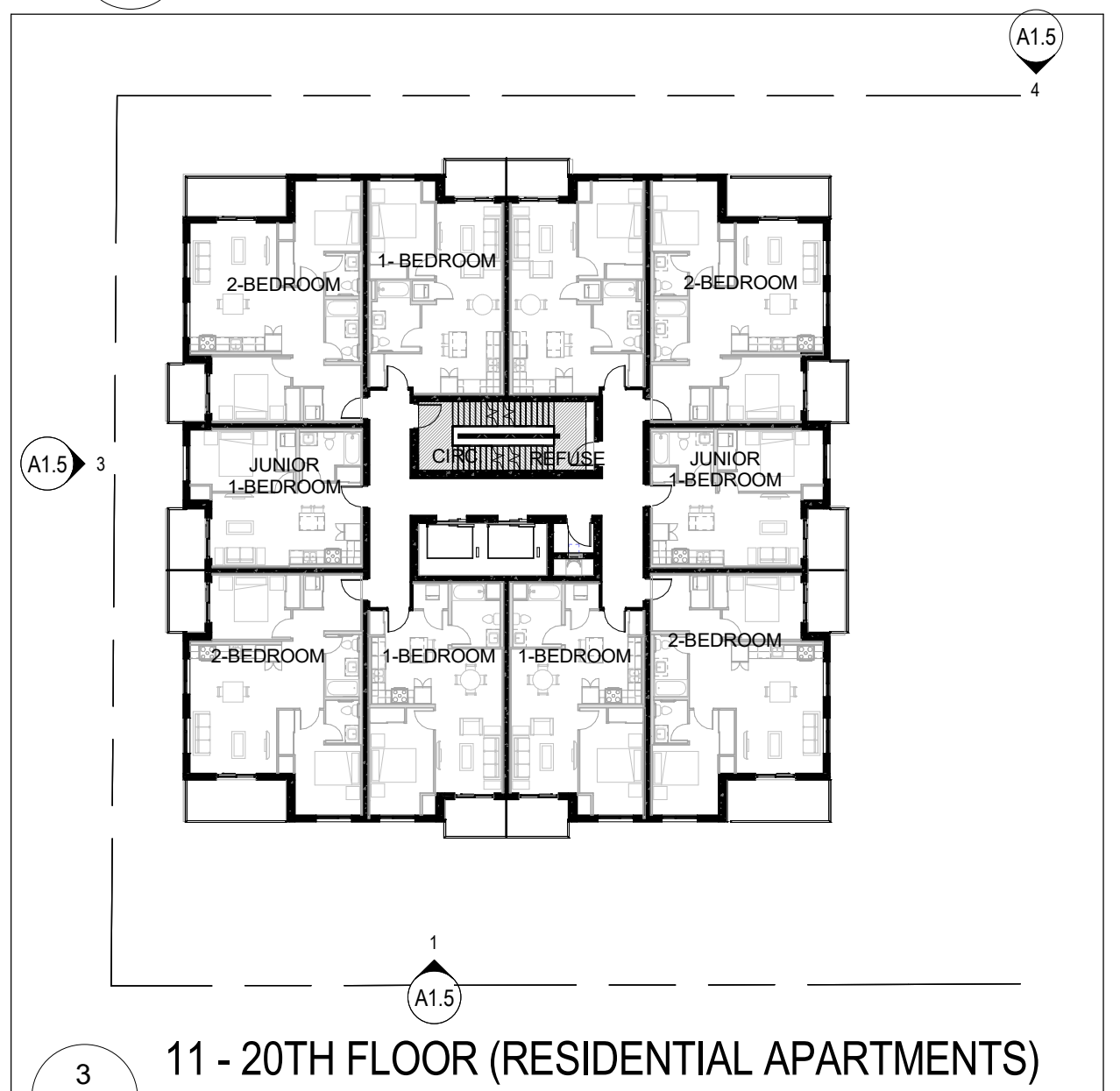
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DRAWN BY:	KSN	PROJECT #	A1.3
SCALE:	As indicated	#	



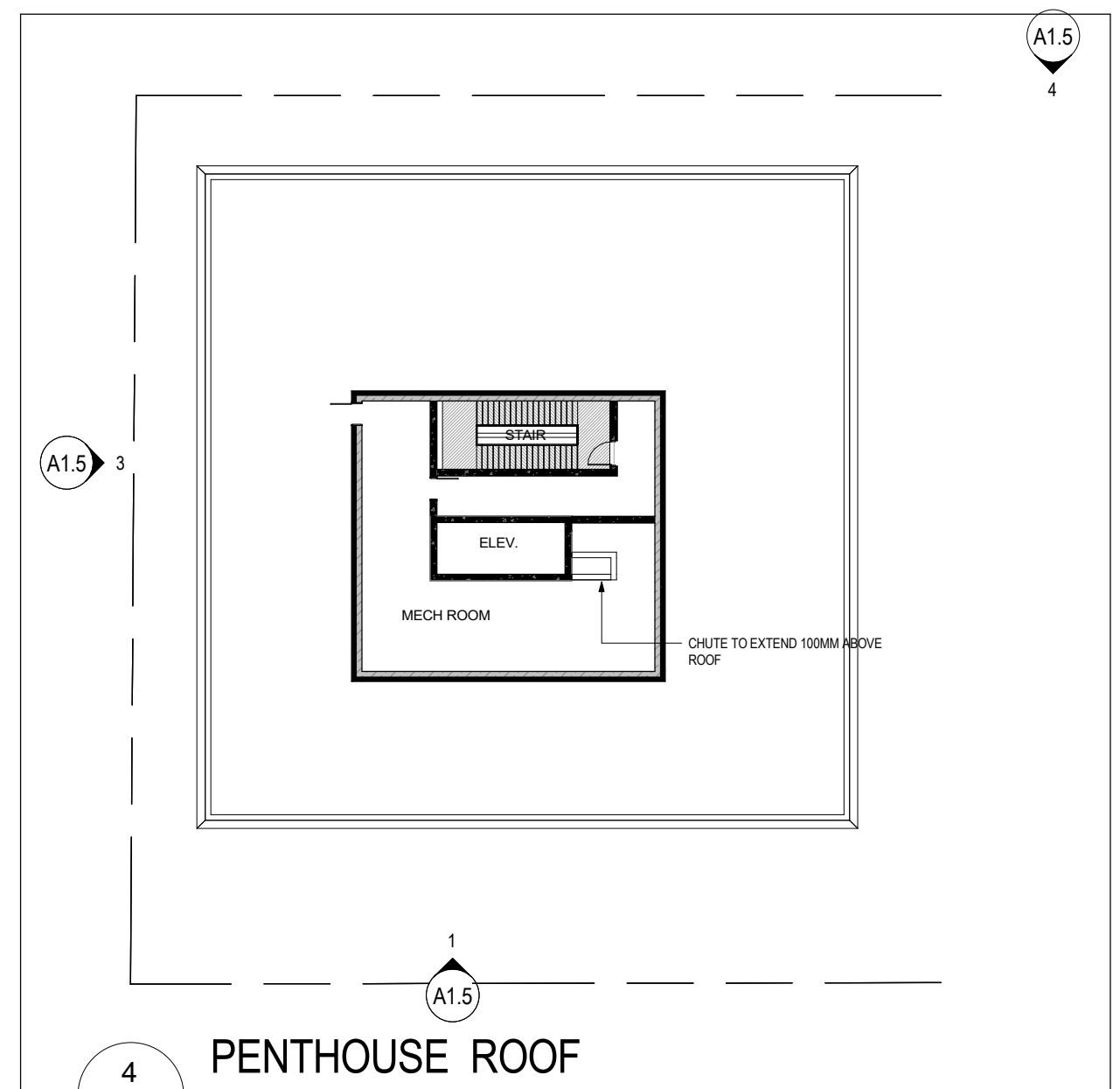
1 9TH FLOOR (ASSISTED LIVING)
A1.4 1: 300



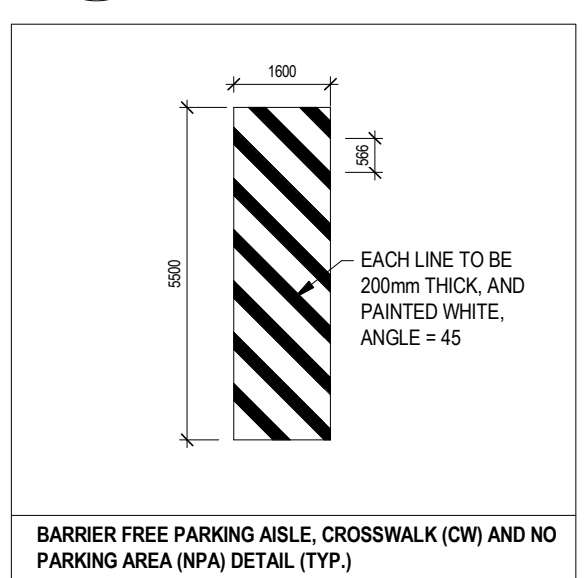
2 10TH FLOOR (RESIDENTIAL APARTMENTS)
A1.4 1: 300



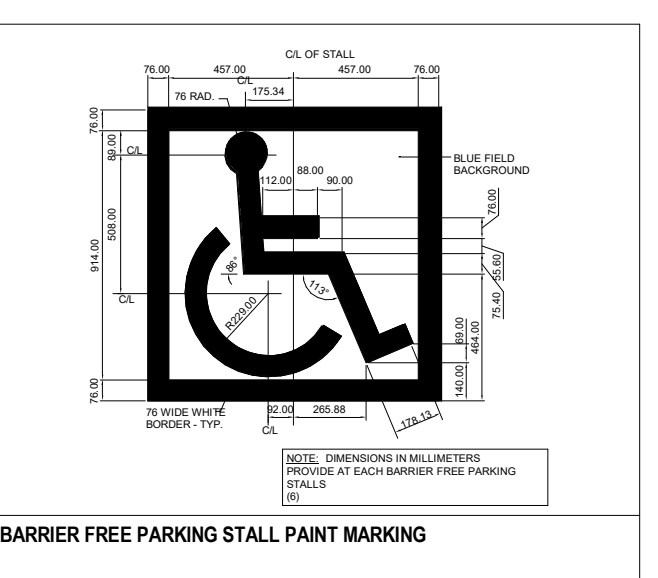
3 11 - 20TH FLOOR (RESIDENTIAL APARTMENTS)
A1.4 1: 300



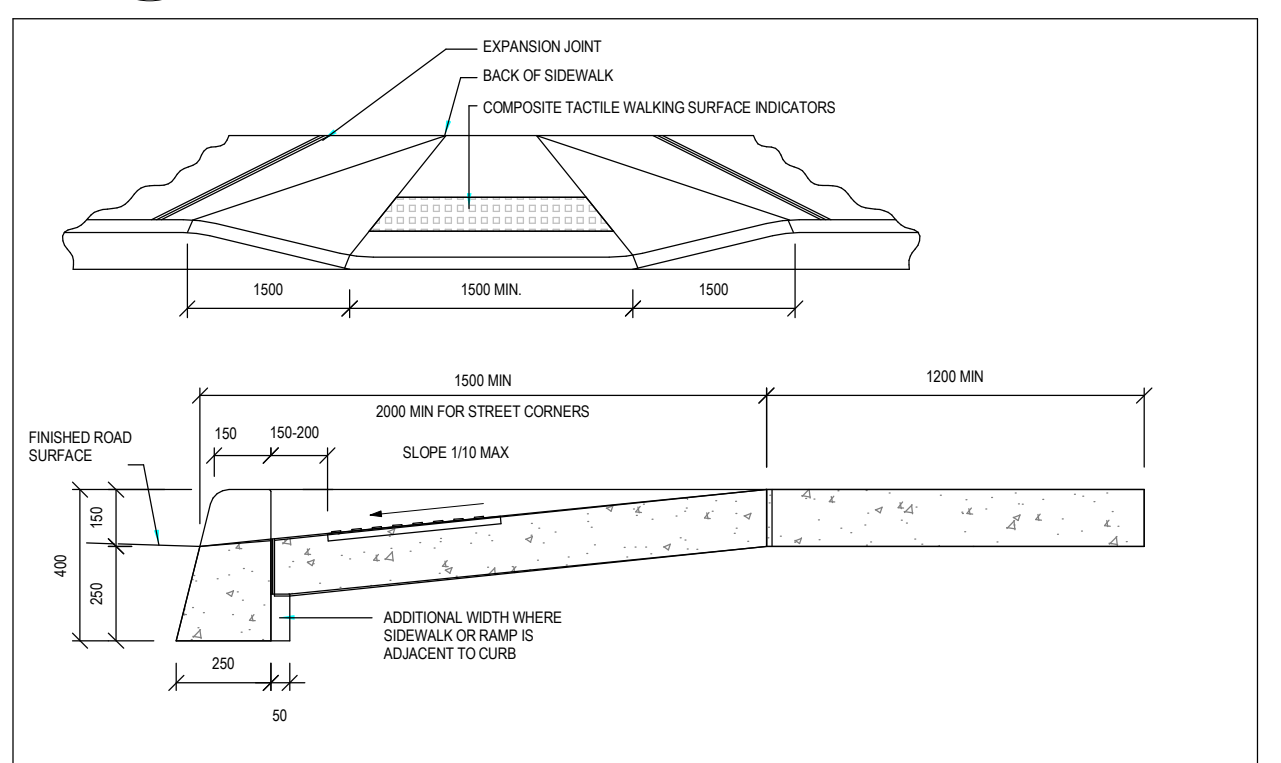
4 PENTHOUSE ROOF
A1.4 1: 300



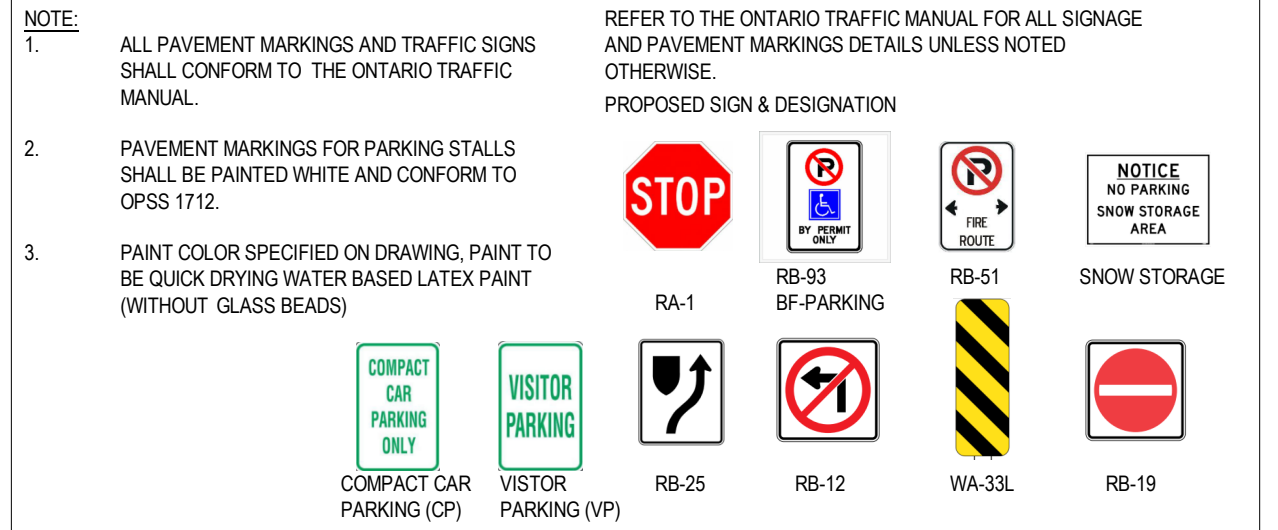
BARRIER FREE PARKING AISLE, CROSSWALK (CW) AND NO PARKING AREA (NPA) DETAIL (TYP.)



BARRIER FREE PARKING STALL PAINT MARKING



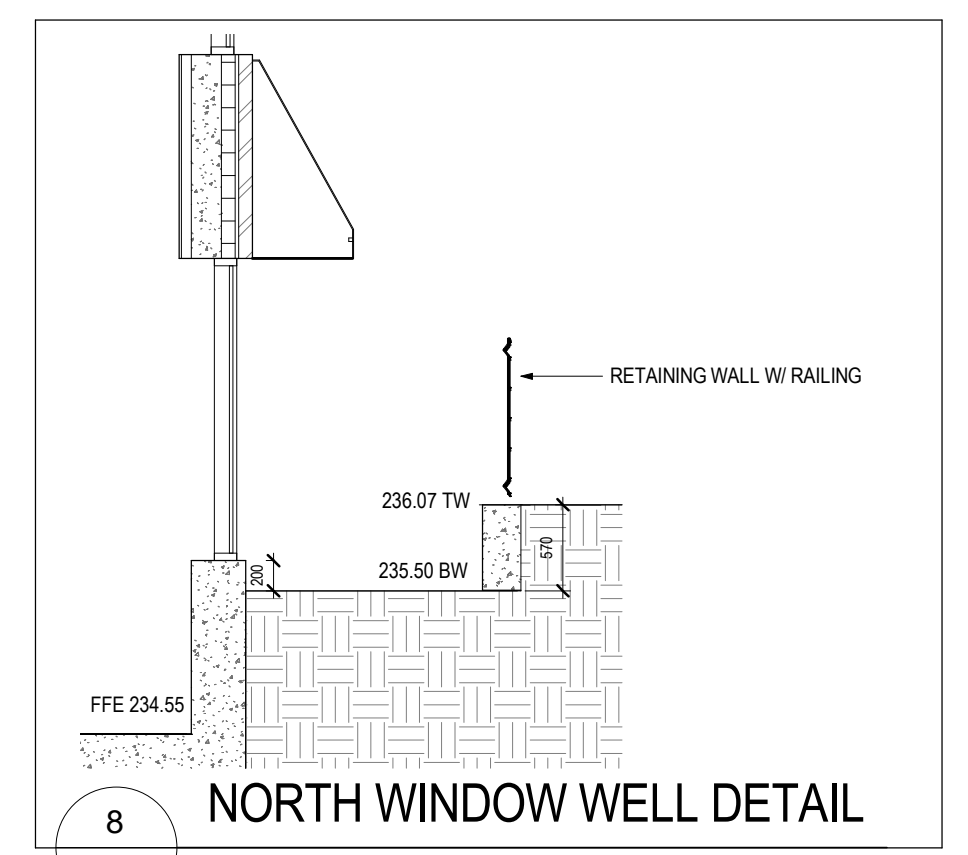
6 FLUSH CURB DETAIL
A1.4 1: 20



5 BF PARKING AND SIGNAGE
A1.4 1: 125

Form Name: McKnight Charron Limited Architects 48 Alliance Blvd. Unit 110, Barrie, Ontario Tel: (705) 722-6739 Fax: (705) 726-5418		Name of Project: PROPOSED 21 STOREY APARTMENT BUILDING Location: 57 OWEN ST, BARRIE, ON	
Certificate of Practice Number: 4206 The Certificate of Practice Number of the holder is the holder's BCDN.			
The Architect noted above has exercised responsible control with respect to design activities. The Architect's seal number is the Architect's BCDN.			
Item Ontario 2012 Building Code Data Matrix Parts 3 & 9			
1	Project Description	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change Of Use	<input checked="" type="checkbox"/> Part 3 <input type="checkbox"/> Part 11 11.1 to 11.4
2	Major Occupancy(s)	GROUP C MINOR OCCUPANCIES: A2 ON GROUND FLOOR, D GROUND FL, INTERNAL PARKING	3.1.2.1.(1)
3	Building Area (m sq)	Total: 3,452 sq. m	1.4.1.2.[A]
4	Gross Area (m sq)	Total: 26,252 sq. m (37,468.9m ² INCL. PARKING, ACCESSIBLE ROOF, MECH)	1.4.1.2.[A]
5	Number of Storeys	Above Grade: 21 Below Grade: 1	1.4.1.2.[A] & 3.2.1.1.
6	Number of Streets/Fire Access:	1	3.2.2.10. & 3.2.5.
7	Building Classification:	3.2.2.42 - GROUP C, ANY HEIGHT ANY AREA, SPRINKLERED	9.10.2
8	Sprinkler System Proposed	<input checked="" type="checkbox"/> Entire Building <input type="checkbox"/> Selected Compartments <input type="checkbox"/> Selected Floor Areas <input type="checkbox"/> Basement Only <input type="checkbox"/> In Lieu Of Roof Rating <input type="checkbox"/> Not Required	3.2.2.20.-83 3.2.2.20.-83 3.2.1.5 3.2.2.17 Index
9	Standpipe Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.9
10	Fire Alarm Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4
11	Water Service/Supply is Adequate	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7
12	High Building	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.6
13	Construction Restrictions	<input type="checkbox"/> Combustible <input type="checkbox"/> Actual Construction <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.20.-83
14	Mezzanine(s) Area (m sq)	N/A	3.2.1.1.(3)-(8)
15	Occupant Load Based On	<input type="checkbox"/> M Sq/person <input checked="" type="checkbox"/> Design Of Building	3.1.17
Basement - Parking		Occupancy: F2	53 People
Basement - Amenity (Building Use)		Occupancy: A2	60 People (design of building)
Ground Floor - Offices		Occupancy: D	2 People (9.3/person)
Ground Floor - Amenity (Kitchen)		Occupancy: A2	10 People (design of building)
Ground Floor - Amenity (Commercial)		Occupancy: A2	298 People (design of building)
Ground Intermediate - Residential		Occupancy: C	28 People (incl. 2-level apartments)
Ground Intermediate - Offices		Occupancy: D	36 People (Offices/staff 9.3/person)
Ground Intermediate - Amenity (Building Use)		Occupancy: A2	52 People (design of building)
2nd & 3rd Parking		Occupancy: F2	159 People
4th Floor - Amenity (Building Use)		Occupancy: A2	60 People (design of building)
4th Floor		Occupancy: C	62 People (2 People/Bedroom)
5th Floor - Amenity (Building Use)		Occupancy: A2	38 People (design of building)
5th Floor		Occupancy: C	64 People (2 People/Bedroom)
6th-8th Floor		Occupancy: C	68 People/Floor = 204(2 People/Bedroom)
9th Floor - Amenity (Building Use)		Occupancy: A2	60 People (design of building)
9th Floor		Occupancy: C	56 People (2 People/Bedroom)
10th-20th Floor		Occupancy: C	28 People/Floor = 308 People (2 People/Bedroom)
16	Barrier-free Design	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (explain)	3.8
17	Hazardous Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2 & 3.3.1.19
18	Required Fire Resistance (FRR)	Horizontal Assemblies: FRR (Hours) Floors: 2 Hours Roof: N/A Hours Mezzanine: N/A Hours FRR Of Supporting Members Floors: 2 Hours Roof: N/A Hours Mezzanine: N/A Hours	Listed Design No. Or Description (SG-2) 3.2.2.20.-83 & 3.2.1.4 3.2.2.42, GROUP C; ANY HEIGHT ANY AREA Listed Design No. Or Description (SG-2)

Item	Spatial Separation - Construction Of Exterior Walls (Taken From Largest Fire Compartment)							3.2.3		9.10.14	
	Wall	Area Of EBF (sq. m)	L.D. (m)	L/H Or H/L	Permitted Max. % Of Openings	Proposed % Of Openings	FRR (Hours)	Listed Design Or Description	Comb. Constr.	Non-Comb. Cladding	Non-Comb. Constr.
F2	North Podium	234 sq.m	12.5 m	N/A	74%	52% (121sqm)	1				X
C	North Block	29.2 sq.m	13.6 m	N/A	100%	26% (7.6 sqm)	0.75				X
C	North Tower	27.8 sq.m	75.5 m	N/A	100%	32% (9 sqm)	0.75				X
C	South 2-level Apartments	53 sq.m	11.1 m	N/A	100%	23% (12.4 sqm)	0.75				X
F2	South Podium	179.8 sq.m	11.1 m	N/A	65%	52% (94.3 sqm)	1				X
C	South Block	27.8 sq.m	13.1 m	N/A	100%	32% (9 sqm)	0.75				X
C	South Tower	27.8 sq.m	13.1 m	N/A	100%	32% (9 sqm)	0.75				X
F2	East Podium	825.9 sq.m	3 m	N/A	10%	0% (0 sqm)	2				X
C	East 3-level Apartments	60.7 sq.m	1 m	N/A	11.6%	8.4% (5.1 sqm)	1				X
C	East Block	30.1 sq.m	7.3 m	N/A	100%	30% (9.1 sqm)	0.75				X
C	East Tower	24.4 sq.m	7.3 m	N/A	100%	27% (6.5 sqm)	0.75				X
F2	West Podium	11.8 sq.m	11.8 m	N/A	68%	55% (319 sqm)	1				X
A2	West Podium - Amenity	165.4 sq.m	11.8 m	N/A	100%	51% (85 sqm)	0.75				X
C	West Podium - Amenity (Intermediate)	82.6 sq.m	11.8 m	N/A	100%	63% (52 sqm)	0.75				X
C	West Podium - Staircase	61.8 sq.m	11.8 m	N/A	100%	54% (33.5 sqm)	0.75				X
C	West Block	57.6 sq.m	14.3 m	N/A	100%	27% (15.6 sqm)	0.75				X
C	West Tower	24.4 sq.m	14.3 m	N/A	100%	27% (6.5 sqm)	0.75				X



8 NORTH WINDOW WELL DETAIL
A1.4 1: 50

RESIDENTIAL APARTMENT AREAS		
GFA JUNIOR 1-BEDROOM	= 51 SQM	
GFA 1-BEDROOM	= 46 SQM	
GFA 2-BEDROOM	= 62 SQM	
7-LEVEL APARTMENTS	= 154 SQM	
ASSISTED LIVING AREAS		
GFA JUNIOR 1-BEDROOM	= 48 SQM	
GFA 1-BEDROOM	= 45 SQM	
GFA 2-BEDROOM	= 62 SQM	

ONTARIO ASSOCIATION OF ARCHITECTS
 MICHAEL W. MCKNIGHT
 LICENCE 3508

MCLARCHITECTS
 MCKNIGHT CHARRON LIMITED

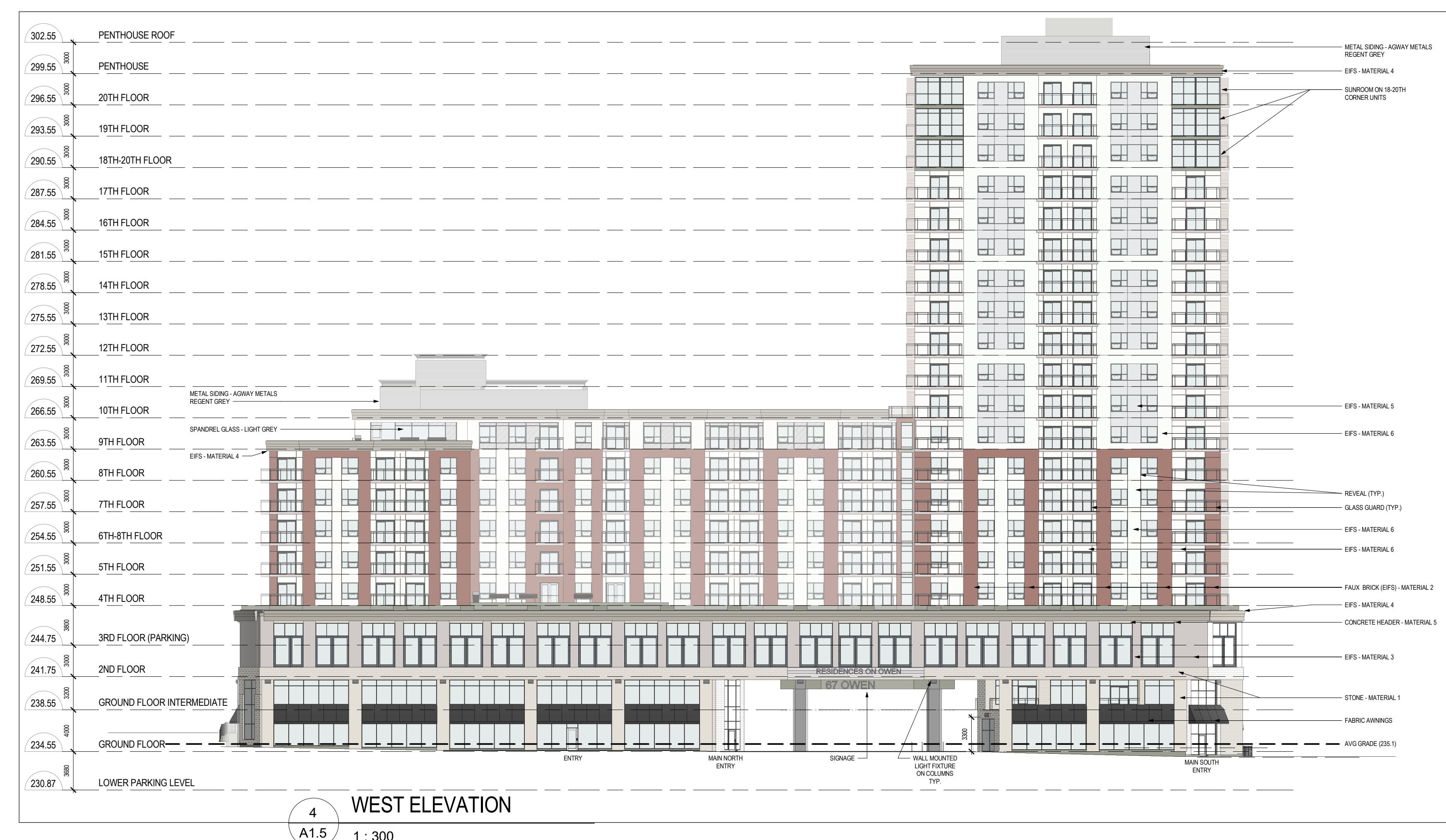
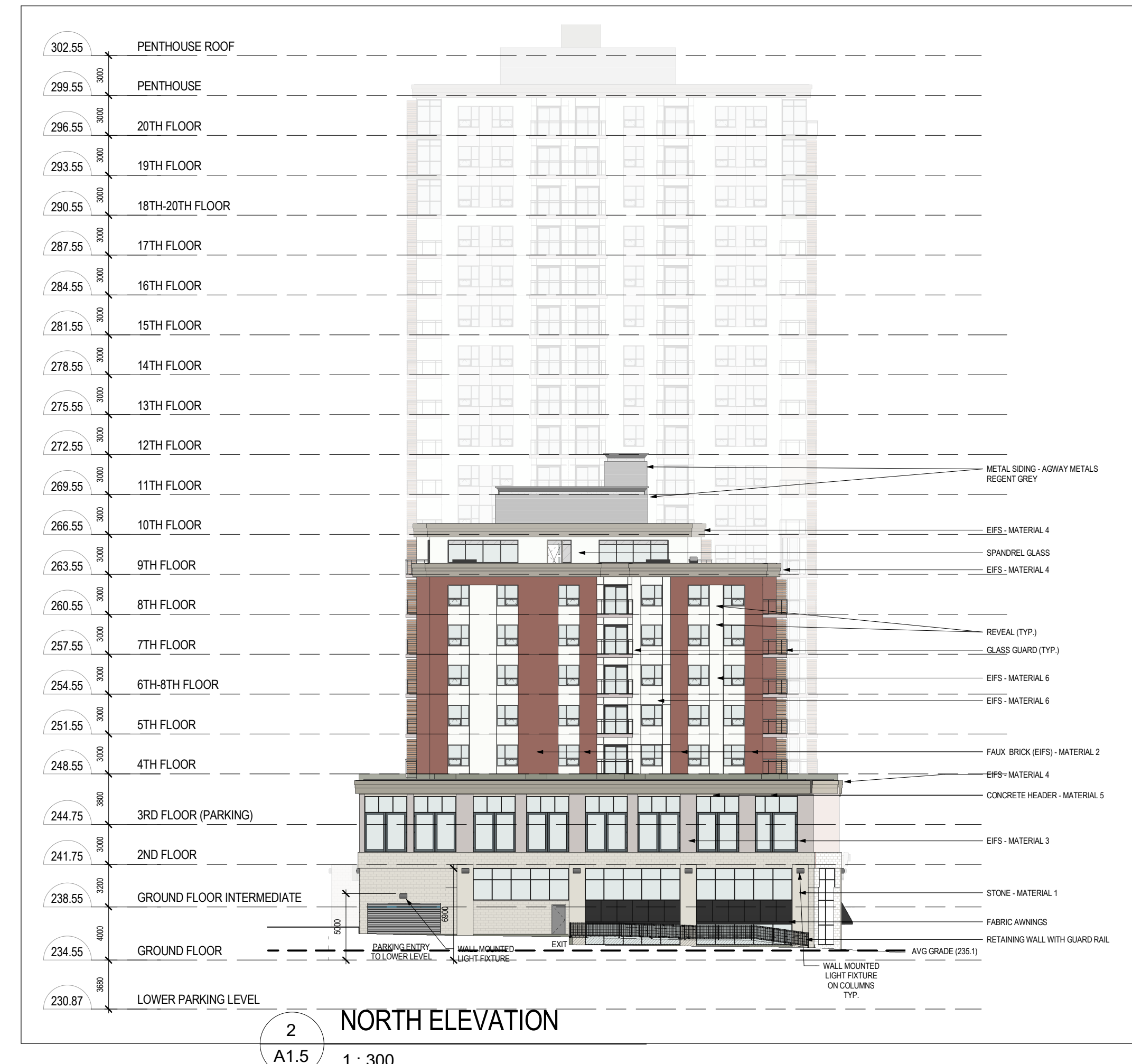
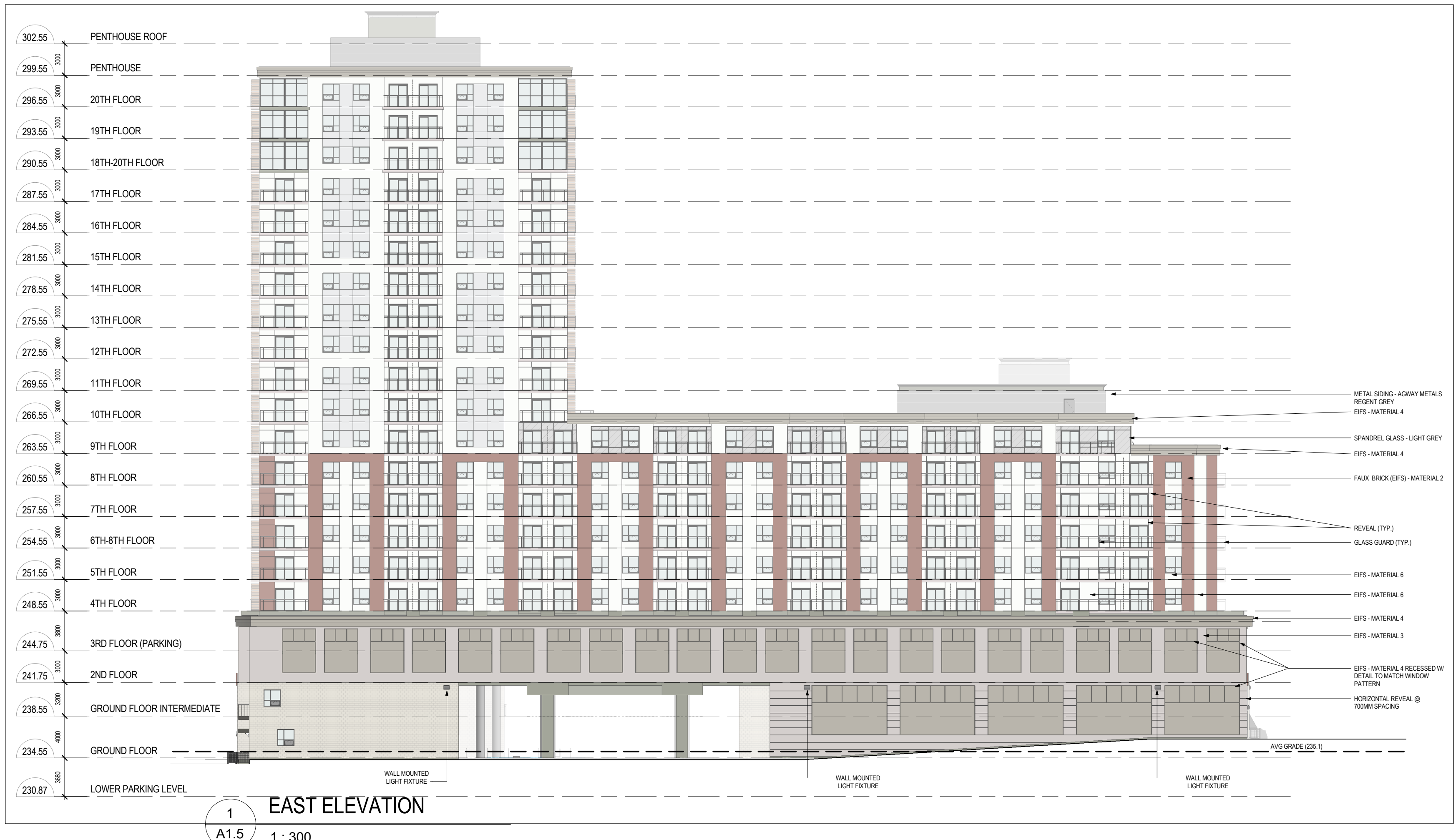
48 ALLIANCE BLVD. UNIT 110
 BARRIE, ONTARIO L4M 9K3
 WWW.MCLARCHITECTS.CA

T 705 722 6739
 F 705 726 5418

DRAWING TITLE:
SPA FLOOR PLANS

PROJECT NAME:
OWEN STREET
 55-57 MACDONALD STREET, 61-67 OWEN STREET AND 70-78 WORSLEY STREET
 BARRIE, ON
 (FOR THE EASE OF REFERENCE, THE SITE WILL BE DESCRIBED AS 67 OWEN STREET)
 THE RESIDENCES ON OWEN LTD.

DATE: 11/19/2021 PROJECT # SHEET #
 DRAWN BY: KSN PROJECT #
 SCALE: As indicated #



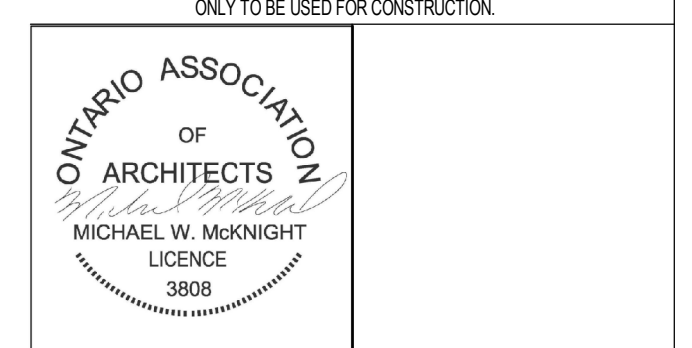
MATERIAL LIST

	MATERIAL 1 - STONE
	MATERIAL 2 - FAUX BRICK (EIFS)
	MATERIAL 3 - EIFS - DRIFTWOOD
	MATERIAL 4 - EIFS - ANTIQUE GRAY
	MATERIAL 5 - EIFS - TWILIGHT GREY
	MATERIAL 6 - EIFS - LIGHT SERENITY

3	ISSUED FOR SPA RESUBMISSION	NOV 19, 2021
2	ISSUED FOR SPA	JUNE 28, 2021

ISSUES/REVISIONS

ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. LATEST APPROVED STAMPED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.



MCLARCHITECTS
MCKNIGHT CHARRON LIMITED

48 ALLIANCE BLVD., UNIT 110
BARRIE, ONTARIO L4M 9K3
WWW.MCLARCHITECTS.CA

T 705 722 8739
F 705 726 5418

DRAWING TITLE:
SPA ELEVATIONS

PROJECT NAME:
OWEN STREET
55-57 MACDONALD STREET, 61-67 OWEN STREET AND 70-78 WORSLEY STREET
BARRIE, ON
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DATE:	11/19/2021	PROJECT #		SHEET #	
DRAWN BY:	KSN	PROJECT			
SCALE:	As indicated	#			A1.5