

1 Level 0 - Site Plan
1:150

ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9	OBC REFERENCE																																																																																																																																															
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"/> FOR NEW BUILDING																																																																																																																																															
2	MAJOR OCCUPANCY(S)	GROUP 'C' - RESIDENTIAL 3.1.2.1(1)																																																																																																																																															
3	BUILDING AREA (at Level 1)	753.03 sm 1.1.3.2																																																																																																																																															
4	GROSS AREA 3634.30 sm TOTAL LEVEL 0 (Star/Lobby Access) 97.50 sm LEVEL 1 716.38 sm LEVEL 2 686.16 sm LEVEL 3 686.16 sm LEVEL 4 686.16 sm LEVEL 5 686.16 sm LEVEL 6 (Star/Lobby Access) 75.77 sm	1.1.3.2																																																																																																																																															
5	NUMBER OF STOREYS - 5 Storeys (Apartment levels 1 to 5) 1 Storey w/ parking at Level 0	3.2.1.1 & 1.1.3.2																																																																																																																																															
6	HEIGHT OF BUILDING (M) - 15.6 m TAKEN AT THE NORTH (BLAKE STREET) ELEVATION - SEE "1"	3.2.2.10 & 3.2.5.5																																																																																																																																															
7	NUMBER OF STREETS/ACCESS ROUTES - 1 STREET	3.2.2.43																																																																																																																																															
8	BUILDING CLASSIFICATION GROUP 'C' UP TO 6 STOREYS	3.2.2.43																																																																																																																																															
9	SPRINKLER SYSTEM PROPOSED - <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING <input checked="" type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> NOT REQUIRED	3.2.2.43																																																																																																																																															
10	STANDPIPE REQUIRED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.9																																																																																																																																															
11	FIRE ALARM REQUIRED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.4																																																																																																																																															
12	WATER SERVICE SUPPLY IS ADEQUATE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.5.7																																																																																																																																															
13	HIGH BUILDING <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.6																																																																																																																																															
14	PERMITTED CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON COMBUSTIBLE <input type="checkbox"/> BOTH ACTUAL CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON COMBUSTIBLE <input type="checkbox"/> BOTH	3.2.2.43																																																																																																																																															
15	MEZZANINE(S) AREA (M ²) - N/A	3.2.1.1																																																																																																																																															
16	OCCUPANT LOAD BASED ON <input checked="" type="checkbox"/> 2 PERSONS PER SLEEPING ROOM OR AREA = 1387 <input type="checkbox"/> DESIGN OF BUILDING	3.1.17.1(1)(b)																																																																																																																																															
17	BARRIER-FREE DESIGN <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (EXPLAIN)	3.8																																																																																																																																															
18	HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.1.2(1) & 3.3.1.19(1)																																																																																																																																															
19	REQUIRED FIRE RESISTANCE FLOOR ASSEMBLIES - 1 HOUR ROOF RATINGS - 1 HOUR	3.2.2.43																																																																																																																																															
20	SPATIAL SEPARATION CONSTRUCTION OF EXTERIOR WALLS 3.2.3.1.D																																																																																																																																																
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RAI ZONE	REQUIRED	PROVIDED	3.3 RESIDENTIAL STANDARDS - CITY OF BARRIE ZONING BYLAW
LOT AREA	1100 sm	2422.00 sm	COMPLIES WITH BYLAW REQUIREMENT
LOT FRONTAGE	24 m	42.800 m	COMPLIES WITH BYLAW REQUIREMENT
FRONT YARD (NORTH - BLAKE ST)	7 m	7.067 m	COMPLIES WITH BYLAW REQUIREMENT
FRONT YARD (BALCONIES)	5.5 m	6.494 m	COMPLIES WITH BYLAW REQUIREMENT
SIDE YARD (EAST)	5 m	17.75 m	COMPLIES WITH BYLAW REQUIREMENT
SIDE YARD (EAST) (BALCONIES)	3.5 m	3.241 m	MINOR VARIANCE REQUIRED FOR REDUCED SETBACK
SIDE YARD (WEST)	3.5 m	2.041 m	MINOR VARIANCE REQUIRED FOR REDUCED SETBACK
REAR YARD (SOUTH)	7 m	7.231 m	COMPLIES WITH BYLAW REQUIREMENT
REAR YARD (SOUTH) (BALCONIES)	5.5 m	5.997 m	COMPLIES WITH BYLAW REQUIREMENT
LANDSCAPED BUFFER - SIDE YARD	3 m	3.241 m West Side 4.0 m West Side	COMPLIES WITH BYLAW REQUIREMENT
LANDSCAPED BUFFER - REAR YARD	3 m	3.0 m provided	COMPLIES WITH BYLAW REQUIREMENT
LANDSCAPED BUFFER - FRONT YARD	6 m	7.067 m	COMPLIES WITH BYLAW REQUIREMENT
LANDSCAPED OPEN SPACE	35% min	52.50% provided	Minimum Below Open Space requires 35% min coverage at Grade Landscape O.S. = 662.00 sm at Roof Landscape with Active Green Roof design = 610 sm (with 420 sm as L.O.S. area)
LOT COVERAGE	35% max	28.57% provided	COMPLIES WITH BYLAW REQUIREMENT FOR MAXIMUM PERMITTED LOT COVERAGE REQUIREMENT at Level 1 Building Area = 716.38 sm
GROSS FLOOR BUILDING AREAS			GFA LEVEL 1 APARTMENT = 648.10 sm GFA LEVEL 5 APARTMENT = 561.00 sm GFA LEVEL 2 APARTMENT = 631.74 sm GFA LEVEL 4 APARTMENT = 631.74 sm GFA LEVEL 3 APARTMENT = 631.74 sm TOTAL GFA = 3120.26 sm
GFA % of LOT	100% max	3120.86 sm = 128.65%	MINOR VARIANCE REQUIRED FOR GFA PERCENTAGE OVERAGE
DENSITY - Official Plan	150 units/Ha	35,242/17Ha = 140 units	COMPLIES WITH OFFICIAL PLAN REQUIREMENTS
HEIGHT OF BUILDING	15.0 m	North 17.20m West 17.80m East 16.40m South 15.76m 19.60m	MINOR VARIANCE IS REQUIRED FOR BUILDING HEIGHT OVERAGE THE AVERAGE HEIGHTS ARE SHOWN FOR ALL ELEVATIONS BUILDING HEIGHTS INDICATED FOR THE NORTH WEST AND EAST HEIGHTS ARE TAKEN WITH ADDED BUILDING COMPONENTS AVERAGED INTO THE HEIGHT FOR THE EXTENDED ELEVATOR LOBBY AND THE STORE ENCLOSURE THAT ARE REQUIRED TO EXTEND TO THE ROOF LEVEL FOR FULL ACCESS (INCLUDING BARRIER FREE)
OFF STREET PARKING SPACES	51	49 provided (Provision 2 & B7)	MINOR VARIANCE REQUIRED FOR 2 SPACE DEFICIENT TOTAL PARKING 0 BYLAW REQUIRES 1.5 SPACES PER UNIT (x 34 units) = 51 SPACES REQUIREMENT OR CASH IN LIEU OF 2 SPACE DEFICIENCY
PARKING in Front Yards Section 5.3.6.1	a) max 50% width allowed Front yard driveway b) min 50% width L.O.S. Front Yard parking c) driveway and parking not permitted in L.O.S.	31.18% (complied)	COMPLIES WITH BYLAW REQUIREMENT
PARKING for Apmt Dwellings Section 5.3.6.2	a) max 50% lot coverage for parking stalls including aisles b) max 20% of total parking area permitted in front yard	32.43% (complied)	COMPLIES WITH BYLAW REQUIREMENT

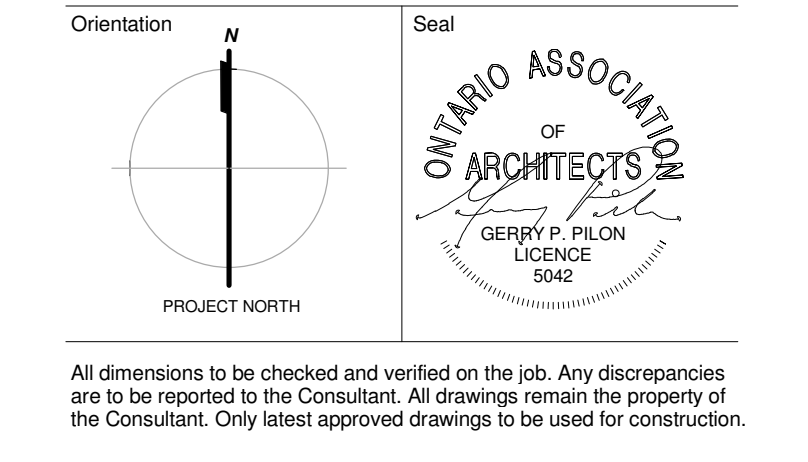
SITE PLAN NOTES - GENERAL CONTRACT

- THE CONTRACT CONSISTS OF ALL WORK WITHIN THE "PROPERTY LINE" LINE INDICATED ON THE SITE PLAN PLUS ANY WORK SPECIFICALLY NOTED OUTSIDE OF THIS LINE. ALL WORK DONE OUTSIDE OF THESE LIMITS MUST BE EXECUTED IN STRICT ACCORDANCE WITH THE STANDARDS OF THE MUNICIPALITY AND ALL OTHER AUTHORITIES HAVING JURISDICTION. MAKE GOOD AT NO ADDITIONAL COST TO THE OWNER OR MUNICIPALITY ANY DAMAGE CAUSED BY THIS CONSTRUCTION TO MATERIALS OR FINISHES BEYOND THE "PROPERTY LINE" INDICATED.
- CONTRACTOR IS TO RESTRICT ALL WORK, EQUIPMENT AND MATERIALS STORAGE TO AREA WITHIN "PROPERTY LINE" EXCEPT WHERE NOTED OTHERWISE. PRIMARY SITE ACCESS POINT & CONSTRUCTION PARKING IS TO BE CONFIRMED WITH OWNER. NO PARKING ON TOWN RIGHT OF WAY.
- LOCATE EXCAVATED MATERIALS & TOPSOIL PILES AS DIRECTED. AT COMPLETION OF PROJECT ANY EXCESS MATERIAL IS TO BE REMOVED AND AREA MADE GOOD TO ARCHITECT'S SATISFACTION.
- FOR TRENCHING & BACKFILLING OF ALL SERVICE LINES AND DIVISION OF RESPONSIBILITY REFER TO APPROPRIATE SPEC SECTIONS & DWS NOTES. TRENCHING & BACKFILLING NOT IDENTIFIED BY A PARTICULAR SUB TRADE WILL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO PROVIDE TRENCHING AND BACKFILLING AND GRADE FINISHES TO MATCH THE SURROUNDING SURFACES.
- NOTE THAT THE EXACT LOCATIONS OF ALL NEW MECHANICAL & ELECTRICAL ITEMS ARE APPROXIMATE UNLESS DIMENSIONS ARE GIVEN. ADJUST LOCATIONS AS REQUIRED AND AS APPROVED BY CONSULTANT TO SUIT SITE CONDITIONS.
- SUPPLY AND PLACE TOPSOIL TO THICKNESS SPECIFIED OVER ALL SCOOLED AREAS INDICATED ON DWGS. PROVIDE ADDITIONAL TOPSOIL AS REQUIRED COVER AND ABOVE TOPSOIL TAKEN FROM SITE. PROVIDE SOODING TO AREAS INDICATED AND TERMINATE AT "EXTENT OF CONTRACT" LINE.
- ALL FINISHED PAVING AND GRADING TO BE TO NEW LEVELS SHOWN. ALL DRAINAGE TO BE POSITIVE LEAVING NO POCKETS IN FINISHED GRADE. FINISHED GRADING TO SLOPE MINIMUM 1% AND ASPHALT TO SLOPE MAX 1% AWAY FROM BUILDING UNLESS SHOWN OTHERWISE. NEW GRASSES TO MEET EXISTING GRASSES FALLING AWAY FROM BUILDING AND FEATHERED OUT EVENLY.
- NOTE THAT ALL MECHANICAL AND ELECTRICAL UNDERGROUND SERVICE LINES INDICATED ON DRAWINGS ARE APPROXIMATE ONLY AND ARE INDICATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT TYPES, LOCATIONS, DEPTHS AND MARKING ALL UNDERGROUND SERVICES WITHIN ALL AREAS OF NEW CONSTRUCTION INCLUDING GAS LINES, WATER LINES, ELECTRICAL LINES, TELEPHONE, CABLE TV ETC. AND VERIFY THEIR EXACT LOCATION WITH THE APPROPRIATE AUTHORITIES BEFORE EXCAVATING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE RECORDS OF CONSTRUCTION TO FACILITATE AS-BUILT DRAWINGS.
- CO-ORDINATE ALL WORK NOTED HERE WITH THE SPECIFICATION DOCUMENTS. FOR GENERAL REQUIREMENTS, EXISTING CONDITIONS, EXCAVATION & BACKFILLING, LANDSCAPING, ETC AS REQUIRED FOR COMPLETE SITE RELATED WORK.
- GARBAGE AND RECYCLING TO BE PICKED UP IN LOCATION INDICATED.

ABBREVIATIONS

SF	- SQUARE FEET
SM	- SQUARE METRES
F.F.C.	- FINISHED FLOOR ELEVATION
DN	- DOWN
NOT IN CONTRACT	- NOT IN CONTRACT
PH	- FIRE HYDRANT
MH	- MAN HOLE
CB	- CATCH BASIN
TR	- TRANSFORMER
SP	- STANDPIPE SYSTEM (SAMESE CONNECTION)
E.O.C.	- EXTENT OF CONTRACT
DL	- DITCH LINE
CSP	- CORRUGATED STEEL PIPE
BF	- BARRIER FREE
EVCS	- ELECTRICAL VEHICLE CHARGING STATION
CCS	- CURB CUT
OPS	- ONTARIO PROVINCIAL STANDARD
LP	- LIGHT POST per ELECTRICAL
LS	- LIGHT STANDARD per ELECTRICAL

No.	Revision	Date
1	ISSUED FOR SITE PLAN APPROVAL	OCTOBER 24 2014
2	RE ISSUED FOR SITE PLAN APPROVAL	NOVEMBER 06 2014
3	RE ISSUED FOR FINAL SITE APPROVAL	FEBRUARY 06 2015
4	REVISED LEVEL DESIGN	JULY 28 2015
5	REVISED SPA FOR PLANNING APPROVAL	AUGUST 21 2015



All dimensions to be checked and verified on the job. Any discrepancies are to be reported to the Consultant. All drawings remain the property of the Consultant. Only latest approved drawings to be used for construction.

salterpilonarchitecture

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Project **Blake Street Apartments**
 Location 27-31 Blake St., Barrie, ON
 For Archworth Holdings Ltd.
 Drawing Title **Level 0 - Site Plan**

Date Dec 04 2014 Project No Drawing No
 Drawn by GW JJ 11017 A102
 Scale As indicated