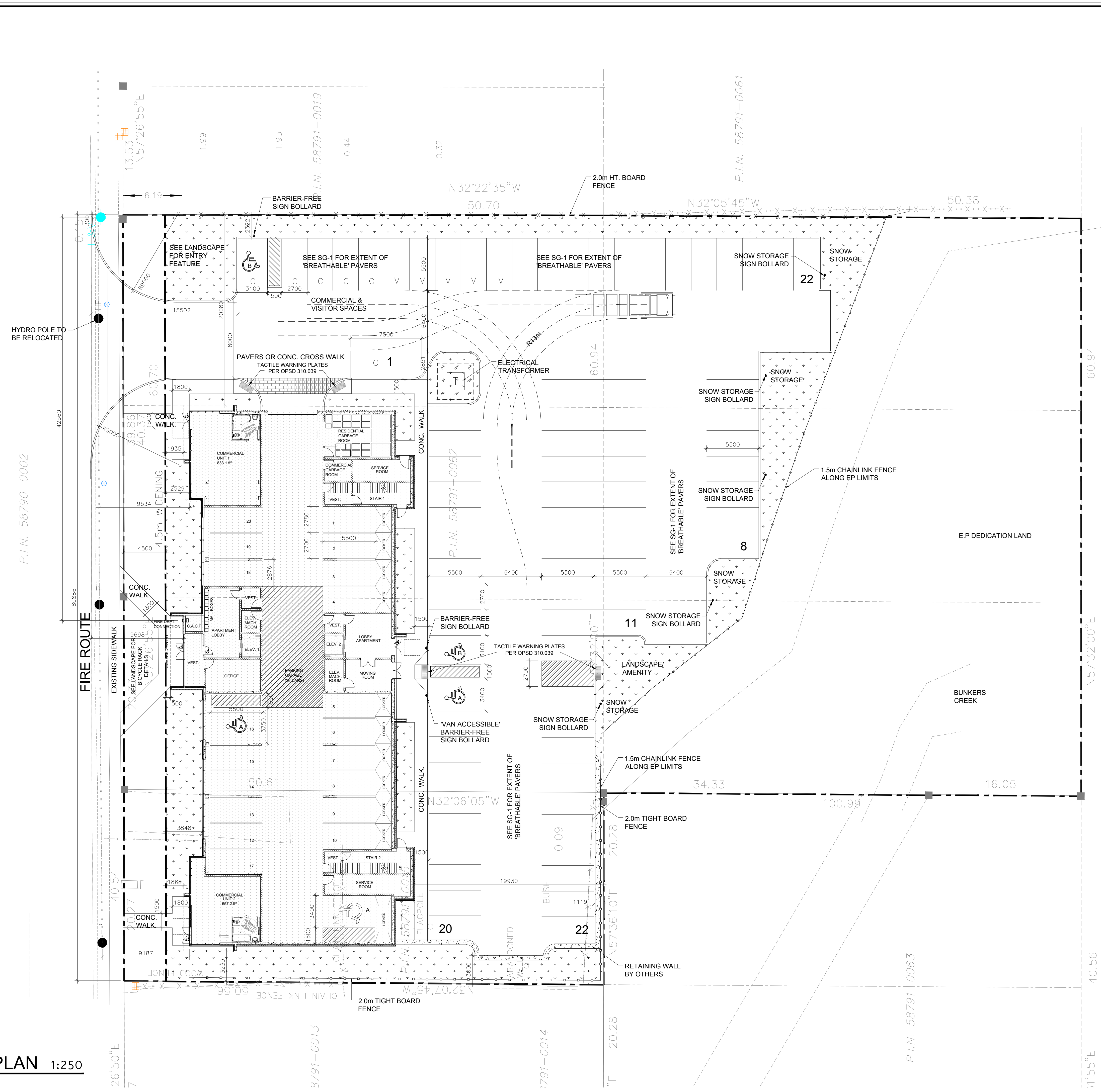


SITE PLAN 1:250



KEY PLAN

LEGAL DESCRIPTION
 LOTS 16, 17, 18 & 19 SOUTH SIDE OF ELIZABETH STREET,
 LOTS 16, 17, 18 & 19 NORTH SIDE OF PERRY STREET
 REGISTERED PLAN 27, CITY OF BARRIE, COUNTY OF SIMCOE

COMBINED SITE INFORMATION

SITE ZONING	MU2-APARTMENTS (CURRENTLY RM2)
SITE AREA	7178.62 m ²
EP LANDS (T.O. BANK + 6m)	2042.5 m ²
NEW SITE AREA (LESS EP & WIDE)	4764.4 m ²
BUILDING AREA	1,215.02 m ² (13,078.37 sq. ft.)
GROSS FLOOR AREA	7,667.24 m ² (82,529.48 sq. ft.)
GROSS GROUND FLOOR AREA	273.05 m ² (2,939.08 sq. ft.)
COMMERCIAL AREA	138.45 m ² (1,490.30 sq. ft.)
	50.6% (273.05 m ²)

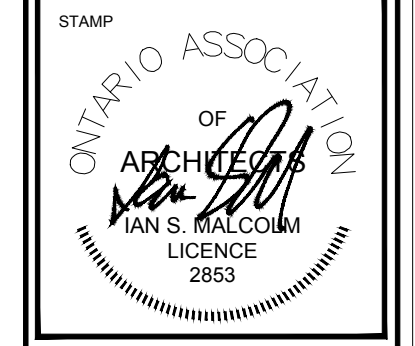
STANDARDS	MU2 STANDARDS	PROVIDED
LOT AREA (MIN.)	--	4764.4 m ²
LOT FRONTAGE (MIN.)	--	80.88 m
FRONT YARD, (NORTH)	5.0 m MAX.	0.5m AFTER WIDE.
SIDE YARD, (WEST)	3.0 m MAX.	3.2 m
SIDE YARD, (EAST)	3.0 m MAX.	20.0 m
REAR YARD (SOUTH)	7.0 m MIN.	19.9 m
LOT COVERAGE (MAX. % OF SITE AREA)	N/A	25.5%
LANDSCAPED OPEN SPACE	N/A	1580.87m ² (33.2%)
PAVED PARKING AREA	35%	2382.91m ² (50.01%)
HT. OF MAIN BUILDINGS	(16.5 m PREV.) 26.5 m MAX.	26.38 m
AISLE WIDTH	6.4 m MIN.	6.4 m

NUMBER OF PARKING SPACES (RESIDENTIAL)	93 SPACES (Ø1 SPACE /UNIT)	93 SPACES (Ø1 SPACE /UNIT)
NUMBER OF PARKING SPACES (COMMERCIAL)	6 SPACES (Ø1 SPACE /24m ²)	6 SPACES (Ø1 SPACE /23m ²)
VISITORS PARKING	0	5
TOTAL PARKING	99	104
NUMBER OF APT. UNITS		93
AMENITY AREA		BALCONY -476m ² ROOFTOP -80m ² GROUND -829m ² TOTAL -1385m ²

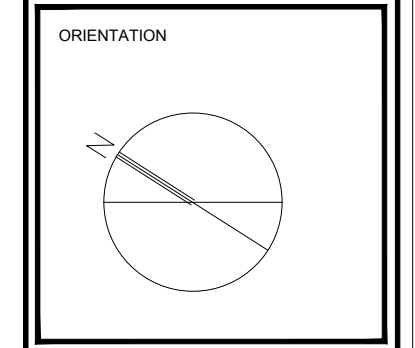
MINIMUM PARKING SIZES:
 STANDARD 2.7m x 5.5m
 BARRIER-FREE 'A' 3.4m x 5.5m /w 1.5 AISLE
 'B' 3.1m x 5.5m /w 1.5 AISLE
 MINIMUM No. PARKING SPACES: 1/DWELLING UNIT
 1/30m² COMMERCIAL
 COMMERCIAL SPACES DENOTED w/ 'C'
 VISITOR SPACES DENOTED w/ 'V'

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No.	REVISION	DATE
1	CLIENT REVIEW	JUN 15/17
2	NEW TOPO	AUG 18/17
3	ISSUE FOR SUBMISSION	SEPT 01/17
4	ISSUE FOR REVIEW	MAY 15/18
5	ROAD WIDENING	SEPT 07/19
6	CLIENT REVIEW	NOV 08/19
7	SITE LIGHT. COOD.	NOV 13/19
8	ISSUE FOR SUBMISSION	NOV 16/19
9	TREE SURVEY ADDED	JAN 08/19
10	PER PLANNING MTG	JAN 19/19
11	ISSUE FOR COORDINATION	JAN 21/19
12	ISSUE FOR COORDINATION	JAN 24/19
13	ISSUE FOR SUBMISSION	FEB 13/19
14	ISSUE FOR REVIEW	MAR 29/19
15	INTERNAL PARKING ACCESS	MAR 07/19
16	EP LAND CONFIRMED	MAR 22/19
17	RYSID CITY COORD. ISSUE	JUN 10/19
18	ISSUE FOR COORDINATION	SEPT 09/19



The contractor shall check and verify all dimensions and report all errors and omissions to the architect before proceeding with the work.
 A Detail No. B Sheet No. where detailed.
 The ideas/designs included herein are the sole property of Ism S. Malcolm Architect. They shall not be used/reproduced/alterred without written consent of associated design firms.



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 DOUG GRAY
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PROJECT
 MULTI RESIDENTIAL
 RENTAL CONDOMINIUMS
 233 DUNLOP STREET WEST,
 BARRIE, ON

PROJECT INFORMATION
 PROJECT No.: 173941
 DRAWN BY: MM JB
 CHECKED BY: ISM
 DATE: 09.09.2019
 SCALE: NOTED

DRAWING
SITE PLAN

DRAWING No.
A100