

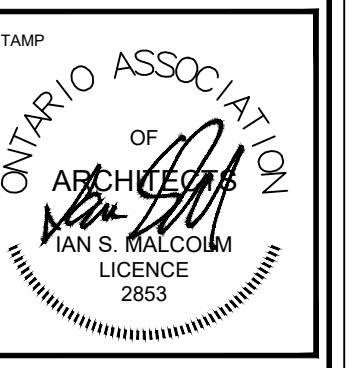
KEY PLAN

SCALE: N.T.S.

COMPILED PLAN SHOWING
 LOT 237
 REGISTERED PLAN 51M-682
 AND OF PART OF
 NORTH HALF OF LOT 19
 CONCESSION 4
 (GEOGRAPHIC TOWNSHIP OF VESPRA)
 CITY OF BARRIE
 COUNTY OF SIMCOE
 EPLETT WOROBEC RAIKES SURVEYING LTD.
 2015

ISM Architects Inc.
 97 Toronto Street
 Barrie, ON L4N 1V1
 T: 705.726.2342
 E: lan@ismarchitects.ca

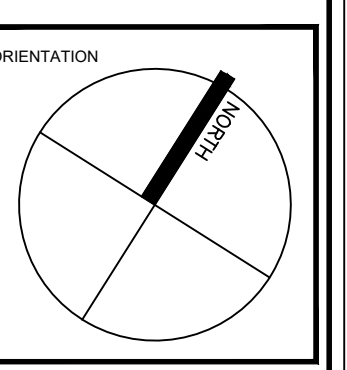
No.	ISSUE/REVISION	DATE
1	ISSUED FOR REVIEW	DEC 06/17
2	PER JONES COMMENTS	JAN 18/18
3	REVISED FLOOR PLANS	JAN 18/18
4	ISSUE FOR COORD.	FEB 21/18



DO NOT SCALE DIMENSIONS
 THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND
 PROCEEDING WITH THE WORK.

DETAIL NO. WHERE DETAIL

(A) (B)



CLIENT
 A.S.A. DEVELOPMENT INC.
 T: 905.780.8971 office
 T: 416.438.5036 cell

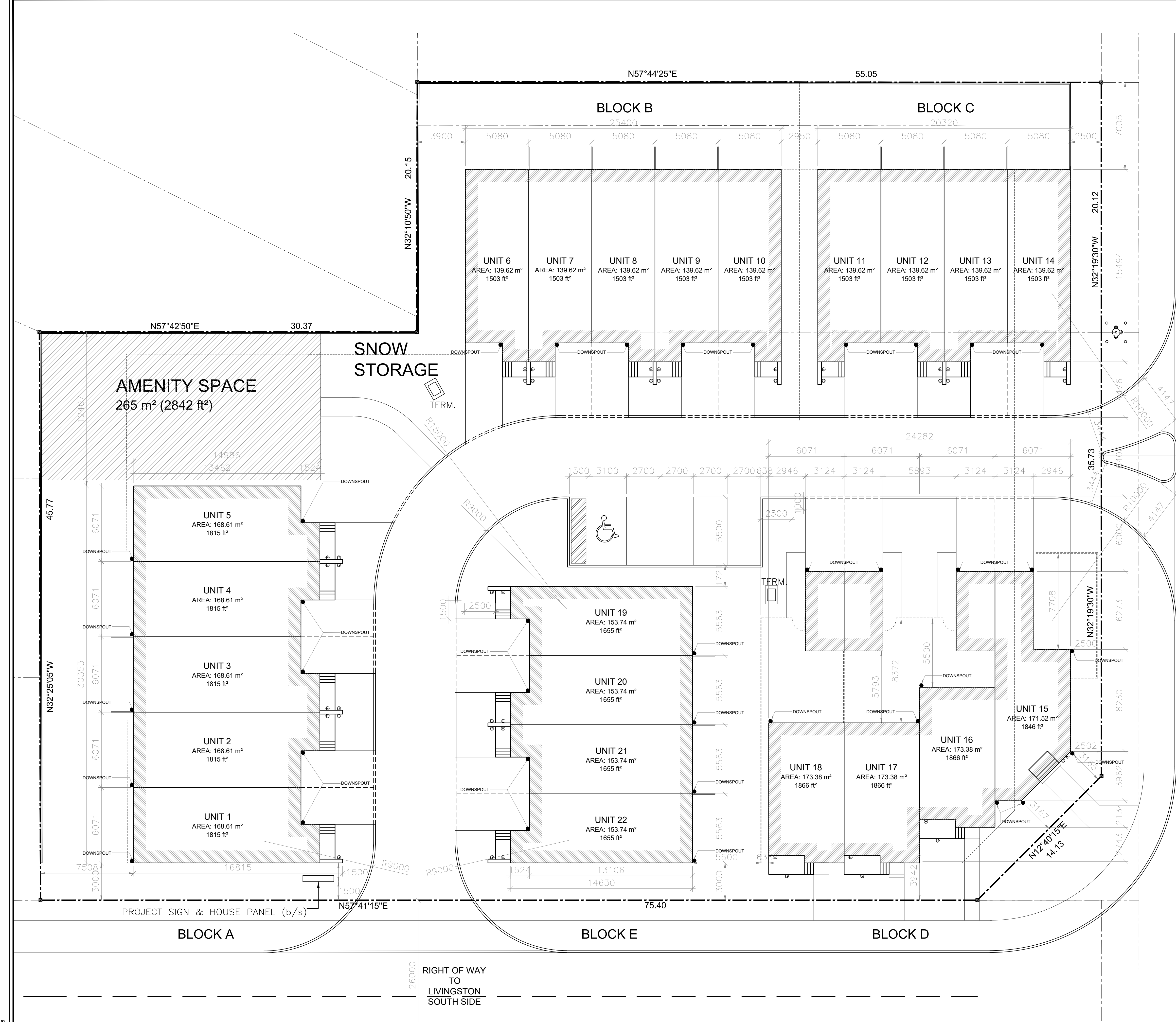
PROJECT
 544 & 550 ST. VINCENT STREET
 PROPOSED TOWNHOMES

PROJECT INFORMATION
 PROJECT No.: 173970
 DRAWN BY: RM JB
 CHECKED BY: ISM
 DATE: 26.02.2018
 SCALE: AS NOTED

SITE PLAN

DRAWING No.

A100



26000
 RIGHT OF WAY
 TO ST.
 VINCENT EAST
 SIDE

O.B.C. CLASSIFICATION

EACH TOWNHOUSE BLOCK IS CLASSIFIED AS GROUP C, RESIDENTIAL AND EACH BLOCK IS LESS THAN 600 m² IN BUILDING AREA AND CONFORMS TO OBC PART 9.

A ONE HOUR FIRE SEPARATION IS REQUIRED BETWEEN EACH UNIT.

RM2-SP439 ZONE STANDARDS

STANDARD	REQUIRED	PROVIDED
LOT AREA (MIN) (m ²) (44 UNITS/ha)	720 m ²	4966.92 m ²
22 UNITS		
LOT FRONTAGE (MIN) (m)	15.0 m	75.40 m
FRONT YARD (MIN) (m) (ST. VINCENT)	2.50 m	2.50 m
SIDE YARD, EXTERIOR (MIN) (m)	1.8 m	7.05 m
SIDE YARD, INTERIOR (MIN) (m)	1.8 m	3.90 m
REAR YARD (MIN) (m)	3.90 m	7.50 m
LOT COVERAGE (MAX. % OF SITE AREA)	1738.42 m ² (35.0 %)	1738.42 m ² (35.0 %)
GROSS FLOOR AREA (MAX. % OF SITE AREA)	2980.15 m ² (60.0 %)	2980.15 m ² (60.0 %)
PLUS AREA OF DECKS (m ²) (%)	-- m ² (--)	-- m ² (--)
HT. OF MAIN BUILDINGS (MAX) (m)	10.0 m	6.7 m
PARKING (1.5 PER UNIT) (MIN) (22 UNITS)	33	49 SPACES
BARRIER FREE PARKING	1 BF SPACE	1 SPACE
LANDSCAPED OPEN SPACE (MIN. % OF SITE AREA) (m ²) (%)	1738.42 m ² (35.0 %)	2175.84m ² (43.81%)
AMENITY AREA (MIN) (12m ² /DWELLING UNIT)	252 m ²	265 m ²
DWELLING UNITS	--	22

ELECTRICAL METER ⓔ
 GAS METER ⓖ

SITE PLAN

SCALE: 1:150