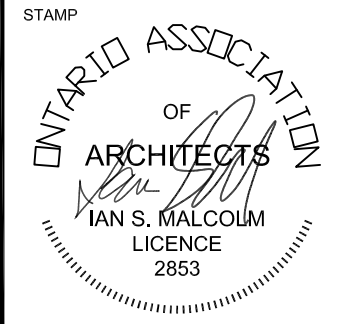


KEY PLAN (1:10,000)

RENTAL APARTMENTS - 30 HANMER STREET W., BARRIE, ON			
Item	Ontario Building Code Data Matrix Part 3	■ New	IBC Reference
1	Project Description	GROUP C - RESIDENTIAL	3.1.2.1 (1)
2	Major Occupancy(s)	GROUP C - RESIDENTIAL	1.1.3.2 1.4.1.2
3	Gross Area (m ²)	New 1,260.7 Total 1,260.7	1.1.3.2 1.4.1.2
4	Number of Storeys Above grade	10	3.2.1.1 (1) & 1.1.3.2
5	Height of Building	TEN STOREY	1.4.1.2
6	Number of Streets/Access Routes	1	3.2.2.4.2
7	Building Classification	GROUP C, 10 STOREYS, SPRINKLERED	3.2.2.4.2
8	Sprinkler System Proposed	<input type="checkbox"/> entire building <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not required	3.2.2.4.2
9	Standpipe required	<input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.9.1
10	Fire Alarm required	<input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4.1
11	Water Service/Supply is Adequate	<input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4.1
12	High Building	<input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4.1
13	Permitted Construction	<input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Actual Construction <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible	3.2.2.4.2
14	Mezzanine(s) Area m ²	N/A	1.4.1.2
15	Occupant load based on	<input type="checkbox"/> m ² /person <input type="checkbox"/> design of building 1st Floor: Occupancy GROUP C Load 24 persons 2nd Floor: Occupancy GROUP C Load 46 persons 3rd Floor: Occupancy GROUP C Load 46 persons 4th Floor: Occupancy GROUP C Load 46 persons 5th Floor: Occupancy GROUP C Load 46 persons 6th Floor: Occupancy GROUP C Load 46 persons 7th Floor: Occupancy GROUP C Load 46 persons 8th Floor: Occupancy GROUP C Load 46 persons 9th Floor: Occupancy GROUP C Load 30 persons 10th Floor: Occupancy GROUP C Load 30 persons	OCCUPANT LOAD AS PER OBC 3.1.17.1(b)
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 (1) & 3.3.1.19 (1)
18	Required Fire FRR (Hours)	Horizontal Assemblies: Listed Design No. or Description (SB-2) Resistance Rating: 2 Roof: 0 Mezzanine: FRR of Supporting Members (Hours) or Description (SB-2) Floors: 2 Roof: 0	3.2.2.4.2
19	Spatial Separation-Construction of Exterior Walls	Wall Area of ESP (m ²): L/D, L/H or H/L, Permitted Max. % of Openings, Proposed % of Openings, FRR (Hours), Listed Design or Description North, South, West, East	3.2.3
20	Storage Garage Considered as a Separate Building	N/A	
21			

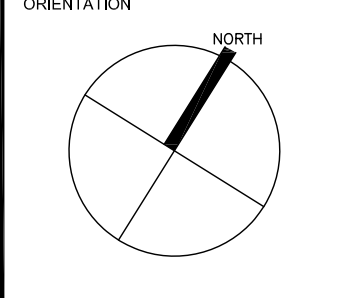
LOT AREA (min.)	RA1 ZONE - APARTMENT	
	REQUIRED	PROVIDED
LOT AREA (min.)	1100m ²	9,236m ²
LOT AREA AFTER ROAD WIDENING	16.4m	16.6m
LOT FRONTAGE (min.)	7m	11.6m
FRONT YARD - WEST (min.)	7m	11.6m
SIDE YARD - SOUTH (min.)	5m	9.7m
SIDE YARD - NORTH (min.)	5m	53.7m
REAR YARD - EAST (min.)	(VARIANCE) 7m	4.0m
LANDSCAPED OPEN SPACE (VARIANCE)	PRE: 35% = 3233m ² POST: 35% = 3193m ²	(33%) 3059m ² (110%) 2,895m ²
GROSS FLOOR AREA (OVER LOT AREA) (VARIANCE)	PRE: 100% = 9,236m ² POST: 100% = 9,124m ²	(110%) 10,099m ² (13.4%) 1,242m ²
LOT COVERAGE (MAX. % OF LOT AREA)	N/A	319m ²
ROOFTOP AMENITY SPACE	N/A	319m ²
GROSS GROUND FLOOR AREA	3,232m ²	1,228m ²
HEIGHT OF MAIN BLDG. (MAX.)	30m	31.0m
PARKING		
RESIDENTIAL BUILDING CONTAINING MORE THAN 3 DWELLING UNITS	1.5 SPACES PER (116) DWELLING UNIT = 174 PARKING SPACES	157 SPACES
ACCESSIBLE PARKING, REQUIRED 3% OF REQ. PARKING	5	6
PARKING COVERAGE (MAX.) (VARIANCE)	PRE: 35% = 3233m ² POST: 35% = 3193m ²	(49.69%) 4,533.82m ² (49.69%) 4,533.82m ²

No.	ISSUE/REVISION	DATE
1	CLIENT REVIEW	JAN 29/15
2	CLIENT REVIEW	FEB 02/15
3	PRE-SPC	MAY 3/15
4	CLIENT REVIEW	JULY 13/15
5	CLIENT REVIEW	SEPT 13/15
6	ENG COMMENTS	OCT 12/15
7	SPC SUBMISSION	OCT 25/15
8	SPC REVISED	DEC 19/15
9	SPC REVISED	DEC 16/15
10	SPC REVISED	JAN 3/16
11	SPC REVISED	APR 20/16



Do not make drawings, calculations, and specify all dimensions and report all errors and omissions to the Architect before proceeding with the work.

Detail No. _____
Sheet No. _____



CLIENT
MOORGATE ESTATE INC.
c/o FERNBROOK HOMES
2220 HWY 7 WEST, UNIT 5
CONCORD, ON
L4K 1W7
416.667.0447

PROJECT
RENTAL APARTMENTS
30 HANMER STREET W.,
BARRIE, ON.

PROJECT INFORMATION
PROJECT NO.: 003804
DRAWN BY: MM / m.c.c.
CHECKED BY: ISM
DATE: 30.06.2017
SCALE: AS NOTED

DRAWING
SITE PLAN

DRAWING NO.
A100

- LEGEND**
- DENOTES PARKING SPACE 5500x2700 TYP.
 - DENOTES BARRIER FREE PARKING
 - DENOTES FOUND SURVEY MONUMENT
 - DENOTES PLANTED SURVEY MONUMENT
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - ✕ DENOTES FENCING
 - (1849) DENOTES C.A. MACDONALD SURVEYING INC.
 - (MHD) DENOTES MCNEICE, HARVEY, DAMICO SURVEYORS LTD.
 - (P1) DENOTES REGISTERED PLAN 51M-975
 - DENOTES MANHOLE
 - DENOTES BELL BOX
 - ★ DENOTES LIGHT STANDARD
 - DENOTES HYDRO POLE
 - DENOTES CATCH BASIN
 - DENOTES FIRE HYDRANT
 - - - DENOTES FIRE ROUTE
 - DENOTES EMERGENCY ACCESS
 - ◆ TACTILE WALKING SURFACES WHERE NECESSARY (OPED 310.033 & OPED 310.039)

RUDY MAK SURVEYING LTD.
TOPOGRAPHIC SURVEY OF
ALL OF BLOCK 98
REGISTERED PLAN 51M-975
CITY OF BARRIE
COUNTY OF SIMCOE

SITE PLAN 1:250

MAG-1410-2016-05-17-04-20