

FLOOR	NO. TYP. FLOORS	SUITE BREAKDOWN							TOTAL SUITES
		BACH < 45 SM	BACH > 45 SM	1 BDRM + DEN	2 BDRM + DEN	3 BDRM + DEN	4 BDRM + DEN	5 BDRM + DEN	
MECH. PENTHOUSE	1	0	0	0	0	0	0	0	0
FOURTH FLOOR	1	0	0	5	9	4	5	0	23
THIRD FLOOR	1	0	0	4	14	0	7	0	25
SECOND FLOOR	1	0	0	4	13	0	6	0	23
GROUND FLOOR	1	0	0	0	0	0	0	0	0
NB. STOREYS	4	0	0	13	36	4	18	0	71
TOTALS		0.0%	0.0%	18.3%	50.7%	5.6%	25.3%	0.0%	100.0%

4 UNITS WERE ADDED BY CONVERTING
4X 2-BEDROOM UNITS INTO
7X 1-BEDROOM AND
1X 1-BEDROOM + DEN UNITS

5B SUITE BREAKDOWN (PROPOSED REVISED PLAN JUNE 2019)
SCALE: N/A

FLOOR	NO. TYP. FLOORS	SUITE BREAKDOWN							TOTAL SUITES
		BACH < 45 SM	BACH > 45 SM	1 BDRM + DEN	2 BDRM + DEN	3 BDRM + DEN	4 BDRM + DEN	5 BDRM + DEN	
MECH. PENTHOUSE	1	0	0	0	0	0	0	0	0
FOURTH FLOOR	1	0	0	2	8	3	8	0	21
THIRD FLOOR	1	0	0	2	14	0	8	0	24
SECOND FLOOR	1	0	0	2	13	0	7	0	22
GROUND FLOOR	1	0	0	0	0	0	0	0	0
NB. STOREYS	4	0	0	6	35	3	23	0	67
TOTALS		0.0%	0.0%	9.0%	52.2%	4.5%	34.3%	0.0%	100.0%

5A SUITE BREAKDOWN (QUADRANGLE APPROVED PLANS MAY 2018)
SCALE: N/A

SIZE OF PENTHOUSE HAS BEEN REVISED FOR STRUCTURAL AND EQUIPMENT CONSIDERATIONS

FLOOR	NO. TYP. FLOORS	GBA (GROSS BUILDING AREA)*		RGFA (RESIDENTIAL FLOOR AREA)**		NRGFA (NON-RES FLOOR AREA)	
		SM	SF	SM	SF	SM	SF
MECH. PENTHOUSE	1	194.6	2,094.66	0	0	0	0
FOURTH FLOOR	1	1,926.0	20,731.46	1,829.0	19,687.36	0	0
THIRD FLOOR	1	2,020.0	21,743.28	1,921.0	20,677.64	0	0
SECOND FLOOR	1	2,020.0	21,743.28	1,801.0	19,385.96	0	0
GROUND FLOOR	1	1,444.0	15,543.22	196.0	2,109.744	1,153.0	12,410.89
NB. STOREYS	4	7,604.6	81,855.23	5,747.0	61,860.7	1,153.0	12,410.89
TOTALS							
NON-RES GFA (RETAIL)		1,153.0					
NON-RES GFA (OFFICE)		0					
TOTAL NON-RES GFA		1,153.0					
TOTAL RES GFA		5,747.0					
TOTAL GFA		6,900.0					
TOTAL RES & NON-RES GFA		6,900.0					
LOT AREA		5,814.5					
FLOOR SPACE INDEX (FSI)		1.19					
GROUND FLOOR COMMERCIAL GFA		17 %					
GROSS FLOOR AREA		118.7 %					
LOT COVERAGE		59.6 %					
RES FLOOR AREA RATIO		0.98					

4B PROJECT STATISTICS (PROPOSED REVISED PLAN JUNE 2019)
SCALE: N/A

FLOOR	NO. TYP. FLOORS	GBA (GROSS BUILDING AREA)*		RGFA (RESIDENTIAL FLOOR AREA)**		NRGFA (NON-RES FLOOR AREA)	
		SM	SF	SM	SF	SM	SF
MECH. PENTHOUSE	1	170.0	1,829.88	0	0	0	0
FOURTH FLOOR	1	1,926.0	20,731.46	1,829.0	19,687.36	0	0
THIRD FLOOR	1	2,020.0	21,743.28	1,921.0	20,677.64	0	0
SECOND FLOOR	1	2,020.0	21,743.28	1,801.0	19,385.96	0	0
GROUND FLOOR	1	1,444.0	15,543.22	196.0	2,109.744	1,153.0	12,410.89
NB. STOREYS	4	7,580.0	81,591.12	5,747.0	61,860.7	1,153.0	12,410.89
TOTALS							
NON-RES GFA (RETAIL)		1,153.0					
NON-RES GFA (OFFICE)		0					
TOTAL NON-RES GFA		1,153.0					
TOTAL RES GFA		5,747.0					
TOTAL GFA		6,900.0					
TOTAL RES & NON-RES GFA		6,900.0					
LOT AREA		5,814.5					
FLOOR SPACE INDEX (FSI)		1.19					
GROUND FLOOR COMMERCIAL GFA		17 %					
GROSS FLOOR AREA		118.7 %					
LOT COVERAGE		59.6 %					
RES FLOOR AREA RATIO		0.98					

4A PROJECT STATISTICS (QUADRANGLE APPROVED PLANS MAY 2018)
SCALE: N/A

This drawing, as an instrument of service, is provided by and is the property of Paul Marques Architect Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Paul Marques Architect Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked for construction must assume full responsibility and bear costs for any corrections or damages resulting from this work.

REV.	ISSUED FOR:	DATE:
	SITE PLAN APPROVAL REVISION #4	05.22.2019
	CLIENT REVIEW	06.20.2019
	CLIENT REVIEW	06.21.2019
	CLIENT REVIEW	06.25.2019
	CLIENT REVIEW	07.02.2019
	SPA AMENDMENT	08.04.2019

	RATIOS	REQ	QUADRANGLE APPROVED PLANS MAY 2018	PROPOSED REVISED PLAN JUNE 2019	DIFFERENCE BETWEEN MAY 2018 & JUNE 2019	GROSS FLOOR AREA SHALL MEAN THE TOTAL AREA OF ALL FLOORS IN A BUILDING, EXCEPTING A BASEMENT IN A RESIDENTIAL BUILDING MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR WALLS, BUT EXCLUSIVE OF ANY PART OF A BUILDING WHICH IS USED FOR THE STORAGE OR PARKING OF MOTOR VEHICLES OTHER THAN FOR THE AUTOMOTIVE PURPOSES DEFINED IN SECTION 5.0 IN THIS BY-LAW, FOR STORAGE, STAIRWELLS, OR FOR MECHANICAL OR ELECTRICAL EQUIPMENT PROVIDING SERVICES FOR THE ENTIRE BUILDING. IN ADDITION TO THE EXCEPTIONS, IN CALCULATING THE GROSS FLOOR AREA FOR "DWELLING, APARTMENT", THE PART OF THE GROSS CORRIDOR AREAS WHICH ARE IN EXCESS OF THE MINIMUM CORRIDOR AREAS REQUIRED UNDER THE PROVISIONS OF THE ONTARIO BUILDING CODE AND THE AREA OCCUPIED BY A RECREATIONAL AMENITY SHALL NOT BE INCLUDED.
RESIDENTIAL	1.10 PER UNIT (INCL. VISITOR)	74 OR 78	74	82 (81 NORMAL, 1 SMALL)	+8	
RETAIL (1,153.0 SM)	1 / 30 SM	39	39 (ON-SITE)	39 (13 ON-SITE, 6 OFF-SITE)	6 PARKING SPACES RELOCATED OFF-SITE	
TOTAL		113 OR 117	113 (INCLUDING 10 STACKERS)	121 (INCLUDING 18 STACKERS)	+8	
OPTIONAL STACKERS		12	4	-8		
BARRIER FREE	3% REQUIRED PARKING =	3.54	5	5		
TOTAL W/ OP. STACKERS		125	125	-		
LANDSCAPED OPEN SPACE						LANDSCAPED OPEN SPACE SHALL MEAN OPEN SPACE COMPRISED OF LAWN AND ORNAMENTAL SHRUBS, FLOWERS AND TREES AND MAY INCLUDE INCIDENTAL LANDSCAPING ACCESSORIES SUCH AS RETAINING WALLS, BOULDERS, SCULPTURES, FOUNTAINS AND PONDS, PATHS, WALKWAYS, PATIOS AND HARD-SURFACED PLAY AREAS, BUT SHALL NOT INCLUDE PARKING AREAS OR DRIVEWAYS. THERE IS ONE LOADING AREA IS PROVIDED.
INTERIOR RESIDENTIAL AMENITY (SM)		129	129	-		AREA REDUCED TO DUE CHANGES TO 3RD AND 4TH FLOOR BALCONIES
EXTERIOR RESIDENTIAL AMENITY (OUTDOOR LANDSCAPE AMENITY + BALCONIES AND TERRACES) (SM)		1,975	1,968	-7		LANDSCAPING REDUCED TO SHARED ACCESS
TOTAL AMENITY (SM)	12SM PER UNIT	804 OR 852	2,104	2,097	-7	
OVERALL LANDSCAPING (OUTDOOR LANDSCAPE AMENITY + GND FLR LANDSCAPE) (SM)		1,701 (29.25%)	1,674 (28.8%)	-27 (-0.45%)		

3 PARKING STATISTICS
SCALE: N/A

STANDARD	REQ. 'C4'/'M2' OR APPROVED VARIANCE	QUADRANGLE APPROVED PLANS MAY 2018	PROPOSED REVISED PLAN JUNE 2019	DIFFERENCE BETWEEN MAY 2018 & JUNE 2019
LOT AREA (MIN)	450 SM	5,814.5 SM	5,814.5 SM	-
LOT FRONTAGE (MIN)	15 M	84.1 M	84.1 M	-
FRONT YARD (MIN)	0 M	0 M	0 M	-
SIDE YARD (MIN)	3 M	-	-	-
EXT. SIDE YARD (MIN)	0 M	0 M	0 M	-
SIDE YARD ABUTTING RES. (MIN)	6 M	15.2 M	15.2 M	-
REAR YARD (MIN)	7 M	16 M	16 M	-
REAR YARD ABUTTING STREET (MIN)	6 M	-	-	-
REAR YARD ABUTTING RES. (MIN)	10	-	-	-
LANDSCAPE OPEN SPACE (MIN)	-	-	-	-
DWELLING UNIT FLOOR AREA (MIN)	35SM + 10SM PER BEDROOM	>=35SM + 10SM PER BEDROOM	>=35SM + 10SM PER BEDROOM	-
LOT COVERAGE (MAX)	60 %	59.61 %	59.61 %	-
GROSS FLOOR AREA (MAX. % OF LOT AREA)	-	118.7 % 6,900 SM	118.7 % 6,900 SM	-
STREET LEVEL FLOOR HEIGHT (MIN)	4.5 M	5.0 M	5.0 M	-
BUILDING HEIGHT (MAX)	14.8 M	14.8 M	14.8 M	-
FRONT FACADE STEPBACK (MIN)	0m	MIN. 0M & MAX 2.9M AT NORTH SIDE OF ESSA ROAD	MIN. 0M & MAX 2.9M AT NORTH SIDE OF ESSA ROAD	-
SIDE FACADE STEPBACK (MIN)	-	N/A	N/A	-
REAR FACADE STEPBACK (MIN)	-	COMPLIES WITH 45 DEGREE ANGULAR PLANE ABOVE 7.5M USING 3M STEP-BACKS	COMPLIES WITH 45 DEGREE ANGULAR PLANE ABOVE 7.5M USING 3M STEP-BACKS	-
GROUND FLOOR COMMERCIAL (MIN % OF TOTAL GFA)	17 %	17 %	17 %	-

2 PROJECT STATISTICS
SCALE: N/A

STANDARD	REQUIRED 'C4'/'M2' OR APPROVED VARIANCE	QUADRANGLE APPROVED PLANS MAY 2018	PROPOSED REVISED PLAN JUNE 2019	DIFFERENCE BETWEEN MAY 2018 & JUNE 2019
AMENITY AREA FOR RES. USAGE (MIN)	12SM / UNIT = 852SM (UNCONSOLIDATED & OUTDOOR)	2,104 SM	2,097 SM	-7 SM
LANDSCAPE BUFFER AND FENCING (MIN)	3M BUFFER & 2M HIGH TIGHT BOARD FENCE ADJACENT TO RES. ZONE (ALONG ABUTTING LOT LINE)	3M BUFFER PROVIDED ADJACENT TO RES. ZONE	3M BUFFER PROVIDED ADJACENT TO RES. ZONE	-
PARKING (MIN)	MULTI COMMERCIAL (1 PER 30M2) RESIDENTIAL (1.1 SPACES/UNIT)	MULTI COMMERCIAL -39 SPACES (1 PER 30M2) RESIDENTIAL -74 SPACES (1.1 SPACES/UNIT) TOTAL -113 SPACES (INCL. 5 BF SPACES)	MULTI COMMERCIAL -39 SPACES (1 PER 30M2) RESIDENTIAL -82 SPACES (1.1 SPACES/UNIT + 4 EXTRA) TOTAL -121 SPACES (INCL. 5 BF SPACES & 18 STACKERS) 4 ADDITIONAL OPTIONAL STACKERS	MULTI COMMERCIAL - RESIDENTIAL +8 TOTAL +8
RESIDENTIAL TANDEM PARKING FOR A BUILDING CONTAINING 3+ UNITS	-	3	4	+1
PARKING COVERAGE FOR APARTMENT DWELLING UNITS (MAX)	35%	26 %	26 %	-
FRONT YARD PARKING COVERAGE (MAX)	-	0 %	0 %	-
PARKING STALL SIZE (MIN)	2.7M X 5.5 (REG.) 2.7 X 6.7M (PARALLEL) BF TYPE A- 3.4M X 5.5M BF TYPE B- 3.1M X 5.5M ALL BF SPACES MUST HAVE A 1.5M ACCESS AISLE	2.7M X 5.5 (REG.) 2.7 X 6.7M (PARALLEL) BF TYPE A- 3.4M X 5.5M BF TYPE B- 3.1M X 5.5M ALL BF SPACES MUST HAVE A 1.5M ACCESS AISLE	2.7M X 5.5 (REG.) 2.7 X 6.7M (PARALLEL) BF TYPE A- 3.4M X 5.5M BF TYPE B- 3.1M X 5.5M ALL BF SPACES MUST HAVE A 1.5M ACCESS AISLE	-
DRIVE AISLE WIDTH (MIN)	6.4 M	6.4 M	6.4 M	-
LOADING SPACES (MIN)	1 SPACE @3M X 9M X 4M	1 SPACE @3M X 9M X 4M	1 SPACE @3M X 9M X 4M	-
ACCESSORY BUILDING	N/A	N/A	N/A	-

1 PROJECT STATISTICS
SCALE: N/A

ONE URBAN

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SEAL:
AREA REDUCED TO DUE CHANGES TO 3RD AND 4TH FLOOR BALCONIES
PARKING SPACES ADDED FOR NEW RESIDENTIAL UNITS
TANDEM PARKING ADDED TO MATCH LAYOUT

Project:
430 ESSA ROAD
BARRIE ON, L4N 7L5

Drawing Name:
STATISTICS

Proj no.: 18-707 Date: JULY 2018
Drawn by: CG Scale: AS NOTED
Checked by: PM
North: Drawing No.:
A102.S