

SITE PLAN & BUILDING STATISTICS
 Blocks 87 & 88
 51M-835
 CITY of BARRIE
 COUNTY of SIMCOE
 SCALE 1 : 250

CITY OF BARRIE
 RESIDENTIAL LOT GRADING NOTES

1. ALL SITE PLANS, DRAWINGS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF BARRIE LOT GRADING CRITERIA, ENGINEERING STANDARDS, AND APPLICABLE PROVINCIAL STANDARDS, THE ONTARIO BUILDING CODE, AND BY-LAWS UNLESS OTHERWISE APPROVED.
2. APPROVAL OF THIS SITE PLAN DOES NOT RELEASE THE BUILDER/APPLICANT/OWNER OF THEIR RESPONSIBILITIES TO ENSURE THE PROPOSED DRAINAGE WORKS ARE COMPATIBLE WITH THE OVERALL DRAINAGE WITHIN THE SUBDIVISION. PROPOSED LOT DRAINAGE SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
3. ALTERATIONS TO EXISTING GRADES SHALL NOT BE PERMITTED WITHIN 600mm OF LOT LINES UNLESS SPECIFICALLY APPROVED AS PART OF THIS PERMIT. THE APPROVED GRADING/DRAINAGE PATTERN FOR THIS LOT/BLOCK SHALL BE MAINTAINED AND ALTERATIONS NOT APPROVED AS PART OF THIS PERMIT SHALL BE RESTORED BY THE BUILDER/APPLICANT/OWNER TO THE SATISFACTION OF THE CITY OF BARRIE.
4. SEDIMENTATION/SILTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND OFFSET A MIN. OF 600mm FROM LOT LINES. THESE MEASURES SHALL BE MAINTAINED IN ORDER TO PREVENT ADVERSEITIES TO ADJACENT LANDS. REFER TO ATTACHED SAMPLE DRAWING.
5. BUILDER SHALL VERIFY EXISTING AND PROPOSED GRADE ELEVATIONS PRIOR TO CONSTRUCTION. FOOTINGS MUST BEAR ON NATIVE UNDISTURBED SOIL OR ROCK, AND BE A MIN. OF 1.22m BELOW FINISHED GRADE.
6. BUILDER TO VERIFY SANITARY AND STORM INVERT ELEVATIONS PRIOR TO CONSTRUCTION. CITY ENGINEERING DEPARTMENT/SIMCOE COUNTY APPROVAL IS REQUIRED FOR SANITARY, STORM AND WATER BOX LOCATION AND INSTALLATION TO THE LOT LINE PRIOR TO CONSTRUCTION.
7. DOWNSPOUTS OF RAIN WATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AND DRAIN TOWARDS THE STREET. SPLASH PADS SHALL OUTFLOW OVER SLODDED LAND WHERE POSSIBLE TO ENCOURAGE INFILTRATION OF SURFACE RUNOFF.
8. HIGH POINT ON SPLIT LOT DRAINAGE TO BE A MIN. OF 2.0m BEHIND FRONT DOWNSPOUT LOCATION TO ENSURE DRAINAGE OUTLETS TO STREET.
9. TOP OF FOUNDATION WALLS, EXTERIOR CLADDING, WINDOW AND DOOR SILLS SHALL BE A MIN. OF 150mm ABOVE FINISHED GRADE.
10. THE DESIGNER/CONSULTANT/ENGINEER/ARCHITECT IS RESPONSIBLE TO ENSURE THAT HEIGHT THICKNESS, LATERAL BRACING, ETC. OFF ALL FOUNDATION WALLS CONFORM TO OBC. OBC SUBSECTION 9.15.4 SHALL APPLY.
11. ALL FRONT AND REAR YARDS SHALL BE GRADED AT A 2%-5% GRADIENT WITHIN 5.0m OF THE BUILDING.
12. DRAINAGE SWALES SHALL BE GRADED WITH A 2%-5% GRADIENT. DESIRABLE SWALE DEPTH IS 250mm. MIN. SWALE DEPTH IS 150mm. MAX. SWALE DEPTH IS VARIABLE AND DEPENDS ON LOCATION AND SAFETY CONSIDERATIONS, BUT MUST NOT EXCEED 450mm.
13. CENTERLINE OF SWALES SHALL BE LOCATED 600mm FROM LOT LINES UNLESS OTHERWISE APPROVED.
14. CENTERLINE OF SWALES MUST NOT BE LOCATED LESS THAN 600mm FROM ANY FOUNDATION WALL.
15. ARTIFICIAL EMBANKMENTS AND/OR RETAINING WALLS SHALL NOT BE PERMITTED UNLESS APPROVED AS PART OF THIS PERMIT. THE MAX. EMBANKMENT SLOPE SHALL BE 3:1 (HORIZONTAL TO VERTICAL) WITH A MAX. GRADE DIFFERENTIAL OF 600mm.
16. PROPOSED RETAINING WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BARRIE LOT GRADING CRITERIA AND BY-LAWS. RETAINING WALLS EXCEEDING 1.0m IN HEIGHT SHALL BE DESIGNED, INSPECTED AND CERTIFIED BY A PROFESSIONAL ENGINEER AND SHALL BE SERVED BY GUARDS OR OTHERWISE TREATED TO REDUCE ANY PUBLIC HAZARD. ALL RETAINING WALLS SHALL BE CONSTRUCTED OF STONE, PRECAST BLOCKS OR CONCRETE. A RETAINING WALL THAT EXCEEDS 1.0m IN HEIGHT MUST BE SETBACK FROM THE NEAREST PROPERTY LINE OR DISTANCE OR DISTANCE EQUAL TO ITS HEIGHT.
17. DRIVEWAY GRADES SHALL BE 1.5%-2% AND COMPATIBLE WITH APPROVED SIDEWALK GRADES. BOULEVARD GRADES SHALL BE 2%-5%.
18. DRIVEWAYS SHALL BE A MIN. 1.0m FROM ANY TREE, CATCH BASIN OR ABOVE GROUND UTILITY OR OTHER OBSTRUCTION.
19. WATER SERVICE STOPS ARE TO BE LOCATED IN THE GRASS PORTION OF THE FRONT YARD, OR AS PER CITY OF BARRIE STANDARDS.
20. DRIVEWAYS, CURB CUTS AND DRIVEWAY CULVERTS SHALL BE LOCATED, APPROVED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY ENGINEERING DEPARTMENT, SIMCOE COUNTY AND BY-LAWS. A SEPARATE PERMIT IS REQUIRED FROM THE TOWN'S ENGINEERING/PUBLIC WORKS DEPARTMENT FOR CURB CUTS AND/OR PROPOSED CULVERTS.
21. FOOTINGS CONSTRUCTED NEXT TO CATCH BASIN LEAD PIPE OR OTHER MUNICIPAL SERVICE SHALL BE INSPECTED BELOW LEAD PIPE EXCAVATION. FOOTINGS MUST BE CONSTRUCTED ON UNDISTURBED SOIL OR SOIL CONSULTANTS VERIFICATION REQUIRED.
22. IF THE PROPOSED CONSTRUCTION IS IN THE AREA OF FILL A PROFESSIONAL ENGINEER IS TO INSPECT THE EXCAVATION AND CERTIFY THE STABILITY AND BEARING CAPACITY OF THE SOIL PRIOR TO CONSTRUCTION.
23. PRIOR TO LETTER OF CREDIT RELEASE THE OWNER SHALL SUBMIT AN AS-BUILT SURVEY ILLUSTRATING BOTH PROPOSED AND AS CONSTRUCTED GRADE ELEVATIONS. A STORM WATER MANAGEMENT REPORT AUTHORED BY PROFESSIONAL ENGINEER AND/OR LOT GRADING CERTIFICATION BY A PROFESSIONAL ENGINEER OR ONTARIO LAND SURVEYOR SHALL BE SUBMITTED TO THE CITY UPON THEIR REQUEST.
24. POST CONSTRUCTION FLOWS, FROM A 5 YEAR STORM FREQUENCY, SHALL NOT EXCEED THE FLOWS FOR THE PRECONSTRUCTION CONDITIONS, FOR THE SAME STORM, UNLESS IT IS DEMONSTRATED TO THE SATISFACTION OF THE CITY THAT CONTROLLED FLOWS WILL NOT ADVERSELY AFFECT THE EXISTING DRAINAGE PATTERNS (THESE FLOWS SHALL BE COMPUTED USING THE RATIONAL METHOD ONLY).
25. "THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THAT THE WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES." OBC 9.14.6.1.(1)
26. TRCA APPROVAL REQUIRED WHERE GRADE CHANGES WILL OCCUR THAT AFFECT REGULATED AREAS; EXISTING NATURAL OR ARTIFICIAL WATERCOURSE, OPEN CHANNEL, SWALE OR DITCH USED TO DRAIN LAND.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GRADE CONDITION

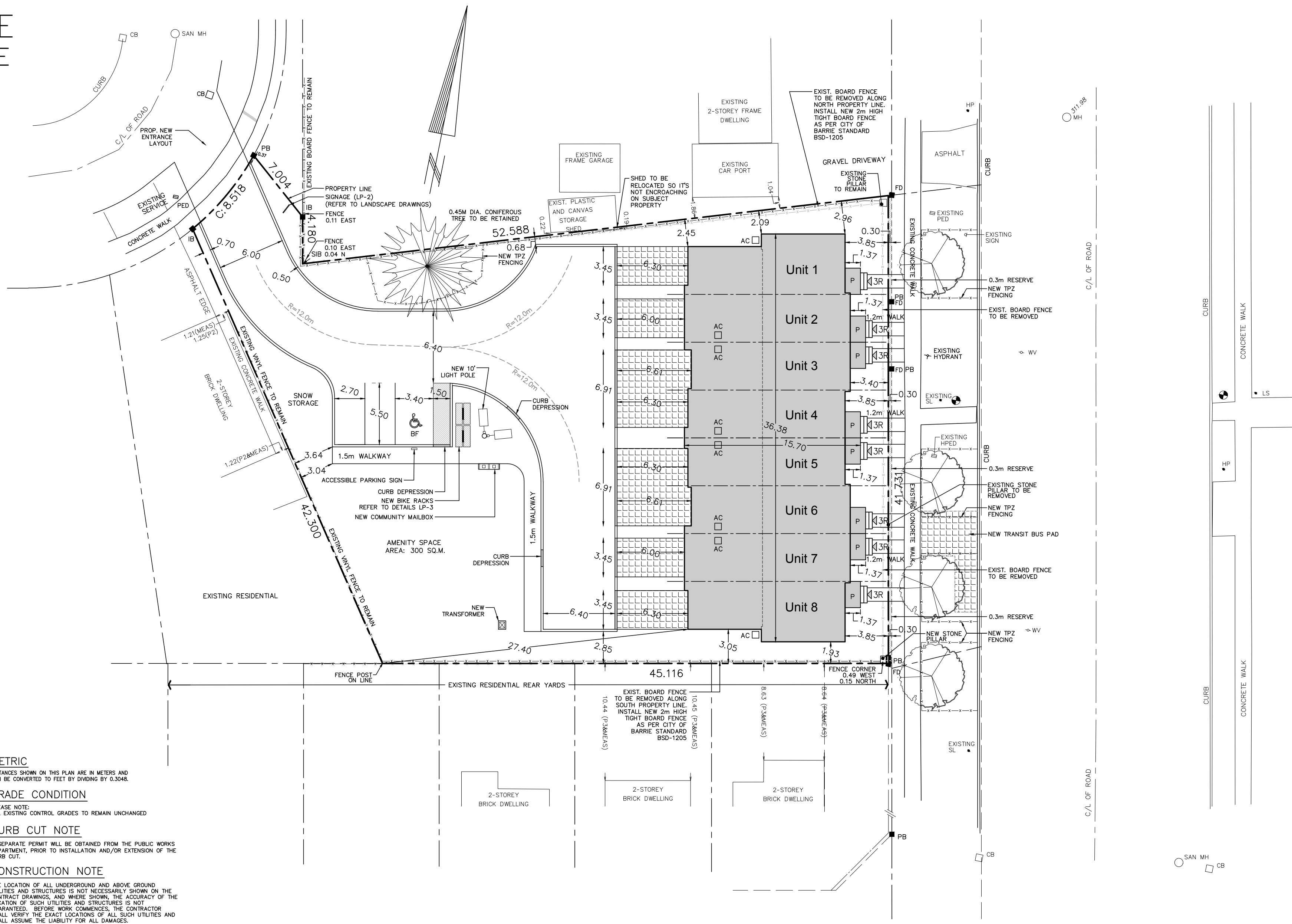
PLEASE NOTE:
 ALL EXISTING CONTROL GRADES TO REMAIN UNCHANGED

CURB CUT NOTE

A SEPARATE PERMIT WILL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, PRIOR TO INSTALLATION AND/OR EXTENSION OF THE CURB CUT.

CONSTRUCTION NOTE

THE LOCATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE LOCATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE WORK COMMENCES, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL SUCH UTILITIES AND SHALL ASSUME THE LIABILITY FOR ALL DAMAGES.



Project: NEW RESIDENTIAL TOWNHOUSE DWELLING 440 VETERANS DRIVE, BARRIE, ONTARIO CITY OF BARRIE	
Title: PROPOSED SITE PLAN	Scale: 1:250
Legal: BLOCKS 87 & 88 REG. PLAN 51M-835	Date: JAN. 23/18 Drawn By: GS Area: 5,716 SQ.FT. Drawing No: S-1
Ownership: MICHLER HOLDINGS LTD.	43035 43844

GREAT ROOM INC.
 www.greatroom.ca
 Tel. No. (416) 627-2344
 DESIGN · CONSULT · MANAGE

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the 2012 Ontario Building Code to design the work shown on the attached documents.
 Required unless design is exempt under Div. C, Part 3, Section 3.2.3 of the Building Code
 GEORGE SHAMA
 43035
 43844

ZONING : RM2 (SP-576)	REQUIRED	PROPOSED OR EXISTING
LOT FRONTAGE	21.0M	40.6M (EXISTING - VETERANS DRIVE)
LOT AREA	720 SQ.M.	2,105.4 SQ.M.
FRONT YARD SETBACK (E)	7.0M (MAIN BLDG.) 3.0M (PORCH)	3.40M (MAIN BLDG.) 2.03M (PORCH)
SIDE YARD SETBACK	1.8M (MAIN BLDG.) 0.6M (PORCH)	1.93M (SOUTH-BLDG.) 2.45M (NORTH-PORCH)
REAR YARD SETBACK (W)	7.0M	27.4M
LOT COVERAGE - BUILDING	35.0%	25.3%
GROSS FLOOR AREA % OF LOT (MAX.)	60.0%	55.8%
LANDSCAPE OPEN SPACE	35.0%	39.5%
DENSITY (MAX.)	4.0 UPH	38 UPH
DRIVE AISLE WIDTH (MIN.)	6.4M	6.4M
DRIVEWAY WIDTH (MIN.)	6.0M	6.0M
BUILDING HEIGHT	10.00M	11.92M
PARKING SPACES REQUIRED	12 (1.5 SPACES/DWELLING UNIT)	19 (16 + 2 VISITOR + 1 B.F. SPACE)
AMENITY AREA	12 SQ.M./UNIT (96 SQ.M.)	300 SQ.M.
MIN. LANDSCAPE BUFFER	3.0M ON NORTH & SOUTH PROPERTY LINES	0.5M (NORTH) 2.85M (SOUTH) 0.7M (WEST)

BUILDING AREA CALCULATIONS	UNIT 1 & 8	UNIT 2 & 7	UNIT 3 & 6	UNIT 4 & 5
GROUND FLOOR AREA	429 SQ.FT.	359 SQ.FT.	359 SQ.FT.	338 SQ.FT.
GARAGE AREA	308 SQ.FT.	320 SQ.FT.	297 SQ.FT.	309 SQ.FT.
PORCH AREA	34 SQ.FT.	35 SQ.FT.	35 SQ.FT.	35 SQ.FT.
LANAI AREA	150 SQ.FT.	161 SQ.FT.	138 SQ.FT.	150 SQ.FT.
UNIT BUILDING COVERAGE	771 SQ.FT.	714 SQ.FT.	691 SQ.FT.	682 SQ.FT.
TOTAL UNIT GROSS FLOOR AREA	1753 SQ.FT.	1556 SQ.FT.	1533 SQ.FT.	1483 SQ.FT.
TOTAL BUILDING COVERAGE	5716 SQ.FT. (531.02 SQ.M.)			
TOTAL BUILDING GFA	12650 SQ.FT. (1175.18 SQ.M.)			

REVISIONS:	ISSUED FOR CLIENT REVIEW
1 1/30/18	ISSUED FOR CLIENT REVIEW
2 11/15/18	UPDATED AS PER TOWN COMMENTS
3 12/19/18	UPDATED AS PER TOWN COMMENTS
4 5/8/19	UPDATED AS PER TOWN COMMENTS
5 5/24/19	UPDATED AS PER TOWN COMMENTS
6 12/10/19	UPDATED AS PER TOWN COMMENTS
7 6/11/2020	UPDATED AS PER TOWN COMMENTS

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO GREAT ROOM INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 GREAT ROOM INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.
 GREAT ROOM INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GREAT ROOM INC. THIS DRAWING IS NOT TO BE SCALED.

LEGEND	MAN HOLE	CABLE TELEVISION BOX
■ DENOTES SURVEY MONUMENT FOUND	MH	CTB
□ DENOTES SURVEY MONUMENT SET	INV	FH
○ STANDARD IRON BAR	CUL	FW
□ DOWNSPOUT	DS	WC
□ IRON BAR	LS	WC
□ CONCRETE FIN	LS	WC
□ IRON PIPE	UP	WC
□ CALCULATED	HW	WC
□ PROPERTY IDENTIFIER NUMBER	HT	WC
□ WITNESS	HT	WC
□ ORIGIN UNKNOWN	HT	WC
□ MEASURED	HT	WC
□ REGISTERED PLAN 3762	HT	WC
□ PLAN BY (DEED FZD), D.L.S. FEB. 27/01	HT	WC
□ NORTH-SOUTHWEST	HT	WC
□ WOOD RAIL FENCE	HT	WC
□ REMAINS OF CONCRETE CURB	HT	WC
□ CATCH BASIN	HT	WC
□ FINISHED FLOOR ELEVATION	HT	WC
□ TOP OF FOUNDATION WALL ELEVATION	HT	WC
□ BASEMENT FLOOR ELEVATION	HT	WC
□ UNDERSIDE OF FOOTING ELEVATION	HT	WC
□ TOP OF ROOF ELEVATION	HT	WC