

TOPOGRAPHIC SURVEY OF PART OF LOT 9 CONCESSION 13 GEOGRAPHIC TOWNSHIP OF INNISFIL CITY OF BARRIE COUNTY OF SIMCOE

SCALE : AS NOTED

RUDY MAK SURVEYING LTD.

LEGAL DESCRIPTION
LOTS 9, CONCESSION 13, BAYVIEW STREET, CITY OF BARRIE COUNTY OF SIMCOE

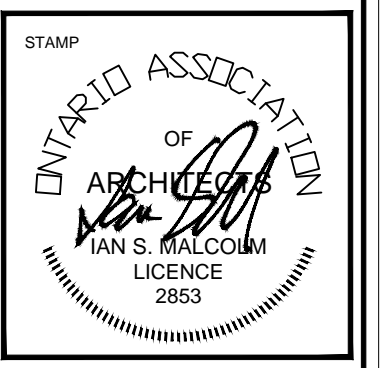
COMBINED SITE INFORMATION		
SITE ZONING	C4 (APARTMENTS)	
SITE AREA	10,960.08 m ²	(2.708 ACRES)
BUILDING AREA	1,811.52 m ²	(19,499.03 sq. ft.)
GROSS FLOOR AREA	6,719.51 m ²	(72,328.20 sq. ft.)
AMENITY AREA	444.46 m ²	(4,784.12 sq. ft.)
STANDARDS REQUIRED BY-LAW PROVIDED		
LOT AREA	450 m ² MIN.	10,960.08 m ²
LOT FRONTAGE	15.0 m MIN.	131.500 m
FRONT YARD (WEST)	6.0 m MIN.	28.00 m
SIDE YARD (NORTH)	3.0 m MIN.	32.68 m
SIDE YARD (SOUTH)	3.0 m MIN.	12.25 m
REAR YARD (EAST)	7.0 m MIN.	22.46 m
LOT COVERAGE (MAX. % OF SITE AREA)	MAX. 50%	16.52%
LANDSCAPED OPEN SPACE	MIN. 35%	-- m ² (00.00%)
HT. OF MAIN BUILDINGS	14.0 m	15.95 m
PARKING & DRIVEWAY AREA	--	-- m ² (00.00%)
ARISE WIDTH	6.4 m MIN.	6.4 m
AREA OF FRONT YARD	--	--
AREA OF FRONT YARD LANDSCAPED	--	--
NUMBER OF PARKING PROVIDED	61 (COMM.)	64 (RES.)
NUMBER OF APT. UNITS		56



KEY PLAN

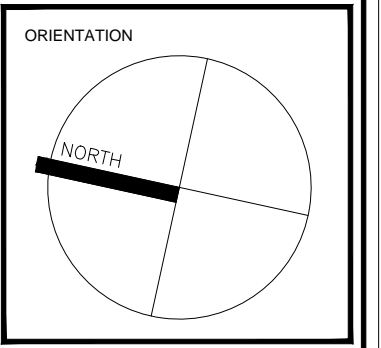
ISM ARCHITECTS
174 Bayfield Street
Barrie, ON L4M 3B5
T: 705.726.2342
E: ian@ismarchitects.ca

No.	ISSUE REVISION	DATE
1	ISSUE FOR PRECONSULT	FEB 08/17
2	PRE-SPC COMMENTS	MAY 08/17
3	ISSUE FOR COORDINATION	AUG 02/17
4	DRIVEWAY REVISION	AUG 14/17
5	GATE RELOCATED	AUG 15/17
6	ISSUE FOR SPC	AUG 29/17



DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

STAMP NO. A B
SHEET NO. WHERE DETAIL



CLIENT
MOFFAN HOLDINGS INC.,
33 SAUNDERS DR.,
BARRIE, ON L4N 9A7
T: 705.737.1911
C: 416.587.7817

PROJECT
APARTMENTS & COMMERCIAL
249 BAYVIEW DRIVE,
BARRIE, ON

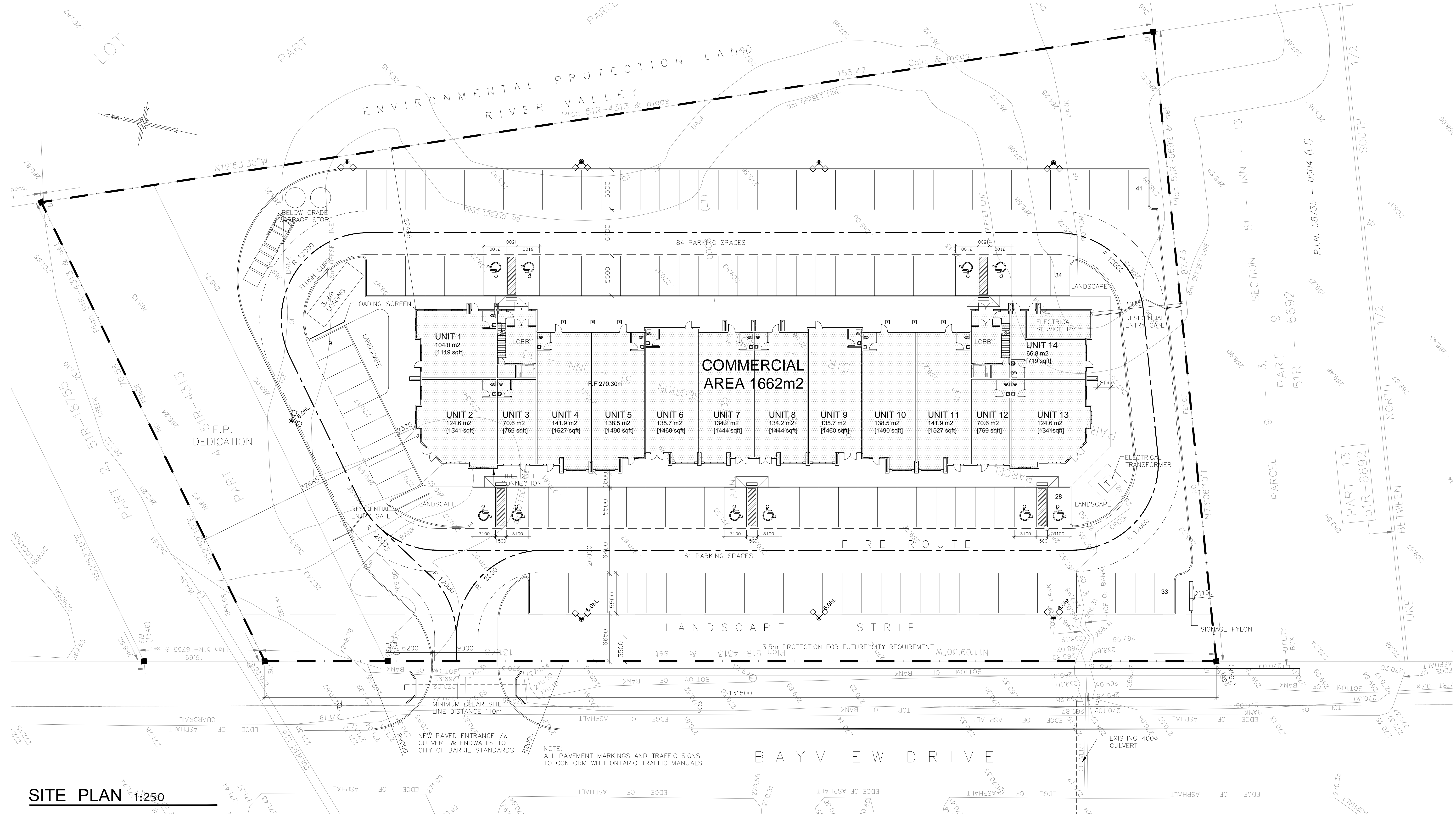
PROJECT INFORMATION
PROJECT NO.: 173906
DRAWN BY: MM
CHECKED BY: ISM
DATE: 29.08.2017
SCALE: AS NOTED

DRAWING

SITE PLAN

DRAWING NO.

A100



SITE PLAN 1:250