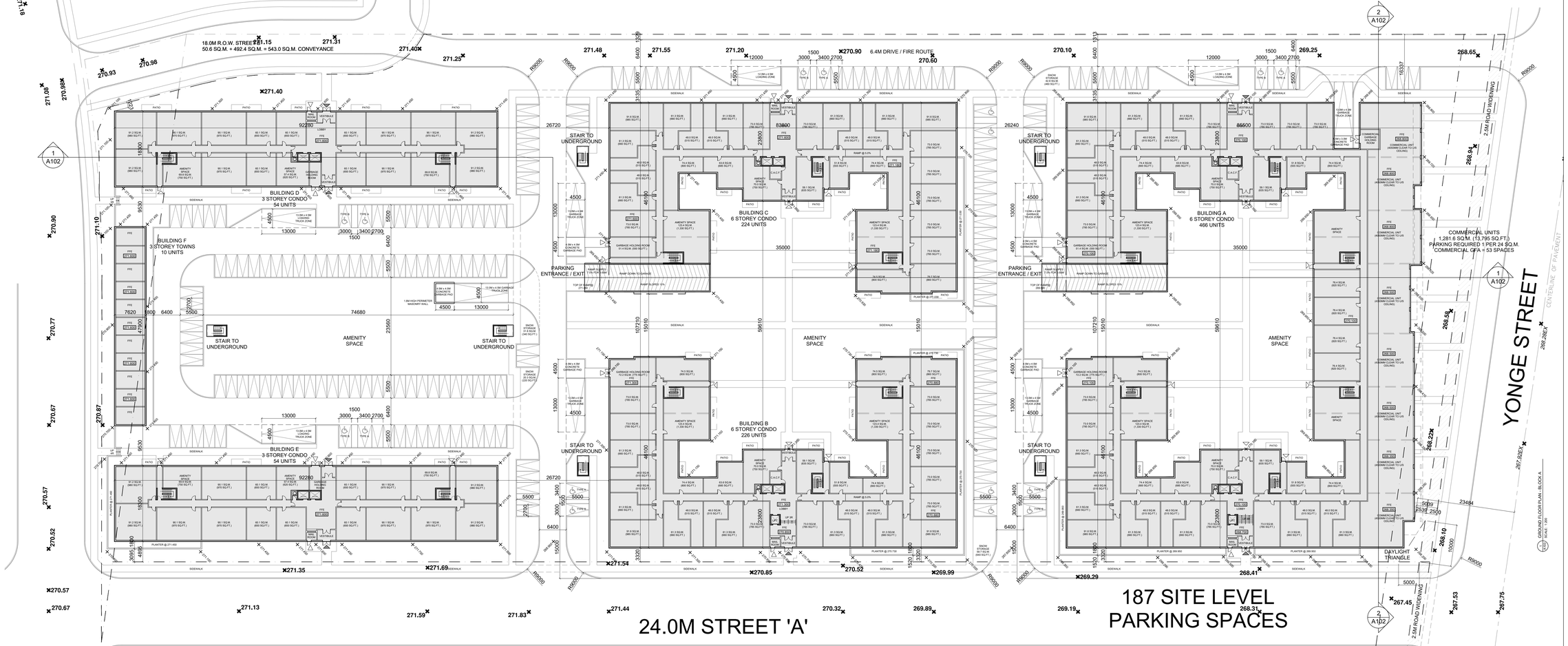

GROUND FLOOR PLAN - BLOCK A
SCALE : 1:200

BARRIER FREE PARKING STALLS TO BE SIGNED (Rb-93) AND MARKED IN ACCORDANCE WITH ONTARION TRAFFIC MANUAL BOOK 5 - REGULATORY SIGNS

1,029 RESIDENTIAL UNITS (10 TOWNHOUSE UNITS AND 1,019 CONDO UNITS)

80,906.5 SQ.M. (870,875 SQ.FT.) OF RESIDENTIAL GFA

1,281.6 SQ.M. (13,795 SQ.FT.) OF COMMERCIAL GFA

1 A100 SITE PLAN
SCALE: 1:400

	TYPE	AREA	UNITS
PARKING	UNDERGROUND GARAGE	35,283.5 SQ.M. (379,790 SQ.FT.)	1,033 SPACES
	SITE LEVEL PARKING		187 SPACES
	TOTAL PARKING (53 COMMERCIAL SPACES REQUIRED)		1,220 SPACES
	PARKING RATIO OF 1.13 SPACES PER UNIT		
	COMMERCIAL SPACE (OFF YONGE) (REQUIRES 53 PARKING SPACES)	1,281.6 SQ.M. (13,795 SQ.FT.)	N/A
BLOCK A (MIXED-USE) 6 STOREY CONDO	GROUND (RESIDENTIAL)	4,657.0 SQ.M. (50,125 SQ.FT.)	46 UNITS
	GROUND (COMMERCIAL)	1,281.6 SQ.M. (13,795 SQ.FT.)	
	TYPICAL (2ND TO 6TH)	6,116.3 SQ.M. (65,835 SQ.FT.)	83 UNITS
	TOTAL (GROUND TO 6TH)	36,520.1 SQ.M. (393,100 SQ.FT.)	461 UNITS
BLOCK B 6 STOREY CONDO	GROUND	2,884.1 SQ.M. (31,045 SQ.FT.)	31 UNITS
	TYPICAL (2ND TO 6TH)	2,884.1 SQ.M. (31,045 SQ.FT.)	39 UNITS
	TOTAL	17,304.6 SQ.M. (186,265 SQ.FT.)	226 UNITS
BLOCK C 6 STOREY CONDO	GROUND	2,715.7 SQ.M. (29,230 SQ.FT.)	29 UNITS
	TYPICAL (2ND TO 6TH)	2,884.1 SQ.M. (31,045 SQ.FT.)	39 UNITS
	TOTAL	17,136.2 SQ.M. (184,455 SQ.FT.)	224 UNITS
BLOCK D 3 STOREY CONDO	GROUND	1,688.7 SQ.M. (18,175 SQ.FT.)	16 UNITS
	TYPICAL (2ND TO 3RD)	1,688.7 SQ.M. (18,175 SQ.FT.)	19 UNITS
	TOTAL	5,066.1 SQ.M. (54,530 SQ.FT.)	54 UNITS
BLOCK E 3 STOREY CONDO	GROUND	1,688.7 SQ.M. (18,175 SQ.FT.)	16 UNITS
	TYPICAL (2ND TO 3RD)	1,688.7 SQ.M. (18,175 SQ.FT.)	19 UNITS
	TOTAL	5,066.1 SQ.M. (54,530 SQ.FT.)	54 UNITS
BLOCK F 3 STOREY TOWNS	GROUND	365.0 SQ.M. (3,930 SQ.FT.)	
	TYPICAL (2ND TO 3RD)	365.0 SQ.M. (3,930 SQ.FT.)	
	TOTAL	1,095.0 SQ.M. (11,785 SQ.FT.)	10 UNITS
TOTAL	RESIDENTIAL GFA	80,906.5 SQ.M. (870,875 SQ.FT.)	1,029 UNITS
	COMMERCIAL GFA	1,281.6 SQ.M. (13,795 SQ.FT.)	
	TOTAL GFA	82,188.1 SQ.M. (884,670 SQ.FT.)	

2 A100 BUILDING AND PROJECT STATISTCS
SCALE: 1:400

SITE STATISTICS:

SITE AREA	39,606.3 SQ.M. (426,320 SQ.FT.)
BUILDING COVERAGE	15,626.9 SQ.M. (168,205 SQ.FT.) OR 39.46%
FSI	2.08 (INCLUDING COMMERCIAL)
	2.04 (EXCLUDING COMMERCIAL)
UNDERGROUND GARAGE	35,283.5 SQ.M. (379,790 SQ.FT.)

SELLABLE AREA STATISTICS:		AREA (GFA)	SERVICE AREA	SELLABLE AREA (TSA)
BLOCK A (MIXED-USE) 6 STOREY CONDO	GROUND (RESIDENTIAL)	4,657.0 SQ.M.	1,668.4 SQ.M.	2,988.6 SQ.M.
	TYPICAL (2ND TO 6TH)	6,116.3 SQ.M.	532.3 SQ.M.	5,584.0 SQ.M.
	TOTAL (GROUND TO 6TH)	35,238.5 SQ.M.	4,329.9 SQ.M.	30,908.6 SQ.M. (87.7%)
**DOES NOT INCLUDE 1,281.6 SQ.M. (13,795 SQ.FT.) OF GROUND FLOOR COMMERCIAL*				
BLOCK B 6 STOREY CONDO	GROUND	2,884.1 SQ.M.	829.5 SQ.M.	2,054.6 SQ.M.
	TYPICAL (2ND TO 6TH)	2,884.1 SQ.M.	245.6 SQ.M.	2,638.5 SQ.M.
	TOTAL	17,304.6 SQ.M.	2,057.5 SQ.M.	15,247.1 SQ.M. (88.1%)
BLOCK C 6 STOREY CONDO	GROUND	2,715.7 SQ.M.	808.1 SQ.M.	1,907.6 SQ.M.
	TYPICAL (2ND TO 6TH)	2,884.1 SQ.M.	245.6 SQ.M.	2,638.5 SQ.M.
	TOTAL	17,136.2 SQ.M.	2,036.1 SQ.M.	15,100.1 SQ.M. (88.1%)
BLOCK D 3 STOREY CONDO	GROUND	1,688.7 SQ.M.	405.9 SQ.M.	1,282.8 SQ.M.
	TYPICAL (2ND TO 3RD)	1,688.7 SQ.M.	159.9 SQ.M.	1,528.8 SQ.M.
	TOTAL	5,066.1 SQ.M.	725.7 SQ.M.	4,340.4 SQ.M. (85.7%)
BLOCK E 3 STOREY CONDO	GROUND	1,688.7 SQ.M.	405.9 SQ.M.	1,282.8 SQ.M.
	TYPICAL (2ND TO 3RD)	1,688.7 SQ.M.	159.9 SQ.M.	1,528.8 SQ.M.
	TOTAL	5,066.1 SQ.M.	725.7 SQ.M.	4,340.4 SQ.M. (85.7%)
BLOCK F 3 STOREY TOWNS	GROUND	365.0 SQ.M.	0 SQ.M.	365.0 SQ.M.
	TYPICAL (2ND TO 3RD)	365.0 SQ.M.	0 SQ.M.	730.0 SQ.M.
	TOTAL	1,095.0 SQ.M.	0 SQ.M.	1,095.0 SQ.M. (100%)
PROJECT TOTAL		80,906.5 SQ.M.	9,874.9 SQ.M.	71,031.6 SQ.M. (87.8%)

THESE DRAWINGS ARE NOT TO BE SCALED:
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO SRN ARCHITECTS INC.

NO:	DATE:	ISSUED FOR:
1	23/04/20	CLIENT REVIEW
2	02/05/20	CLIENT REVIEW
3	09/05/20	CLIENT REVIEW
4	23/05/20	CLIENT REVIEW
5	22/11/20	CLIENT REVIEW
6	14/12/20	CLIENT REVIEW
7	19/01/21	CLIENT REVIEW
8	26/02/21	CLIENT REVIEW

ADDITIONAL NOTES:

PRELIMINARY, NOT FOR CONSTRUCTION
ALL AREAS CALCULATIONS ARE PRELIMINARY

NO:	DATE:	REVISION COMMENT:

SRN ARCHITECTS
8395 JANE STREET, SUITE 203
VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517

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CLIENT:

PROJECT:
BARRIE MIXED-USE
1012 YONGE STREET
BARRIE, ONTARIO.

DRAWING TITTLE:
SITE PLAN,
STATS AND OBC MATRIX

DATE: 14/12/20 | SCALE: 1:400
DRAWN BY: G.P.R. | CHECKED BY: G.P.R.
PROJECT NUMBER: S19013 | DRAWING NUMBER: A100

File:H:\Acad SRN Projects\S19013 Crown Communities 1012 Yonge St Barrie\CAD Drawings\01 DESIGN\S19013 Site Plan February 26 2021.dwg Plotted: Feb 26, 2021 By:gregz