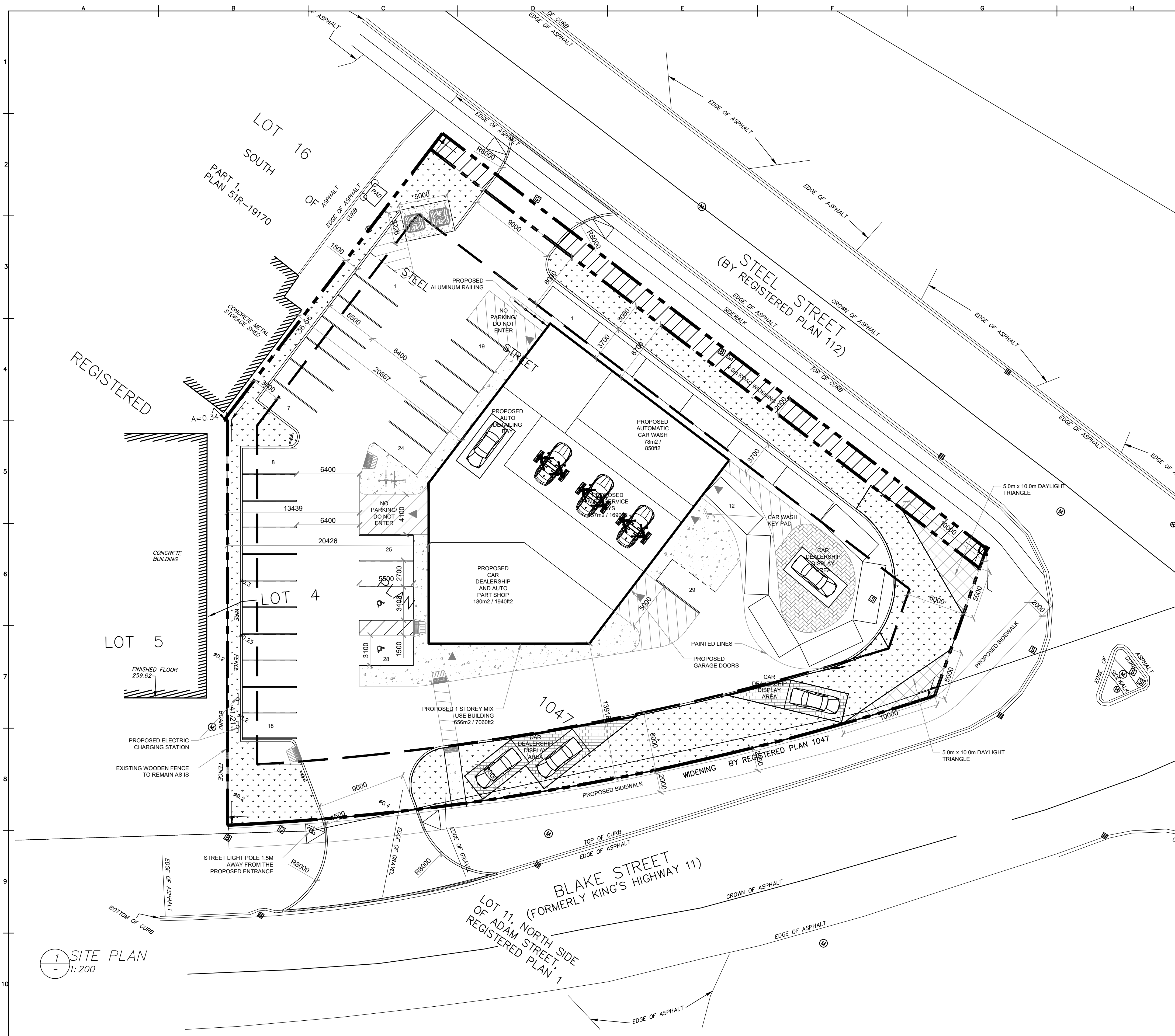




KEY PLAN



MUNICIPAL ADDRESS	LEGAL DESCRIPTION	PROJECT NORTH	TRUE NORTH
444 BLAKE ST, BARRIE, ON L4M 1L3			

- GENERAL NOTES:
1. ALL SITE FEATURES ARE TO BE CONSIDERED NEW UNLESS OTHERWISE NOTED.
 2. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
 3. CONTRACTOR TO ENSURE ALL SETBACKS ARE MAINTAINED DURING CONSTRUCTION OF SITE.
 4. OWNER OR OWNER REPRESENTATIVE ARE TO BE NOTIFIED OF ANY ERRORS OR OMISSIONS THAT ARE DISCOVERED.
 5. OWNER OR OWNER REPRESENTATIVE ARE RESPONSIBLE FOR FINAL CONFIRMATION AND PLACEMENT OF ALL EQUIPMENT.
 6. CONTRACTOR TO HAVE LOCATES DONE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 7. ALL DIMENSIONS ARE APPROXIMATE AND NEED TO BE VERIFIED PRIOR TO CONSTRUCTION.
 8. DO NOT SCALE DRAWINGS.

SITE PLAN BUILDING STATISTICS			
DEVELOPMENT PROPOSAL USAGE	NEW DEVELOPMENT		
SITE ADDRESS	444 BLAKE ST, BARRIE, ON L4M 1L3		
LEGAL DESCRIPTION			
SURVEYOR			
OWNER			
AGENT REPRESENTATIVE	JOE FLEMMING & SIMON JONES (blueprint2build)		
ZONING & ZONING BY-LAW	C4- GENERAL COMMERCIAL		
NO.	CATEGORY	REQUIRED	PROVIDED
	Lot Area	450m2	3468m2
	Lot Frontage South	15.0m	110.0m
	Building Area		PROPOSED 1 STOREY MIX USE BUILDING 656m2 / 7060m2
	Building Height	9.0m	TBC
	Front Yard Setback South	Proposed Building 6.0m	13.9m
	Exterior Yard Setback West	Proposed Building 3.0m	20.4m
	Rear Yard Setback North	Proposed Building 6.0m	6.7m
	Lot Coverage	50%	18.9%
	Parking Spaces Calculation	1 space per every 24 m2 of commercial GFA 656/24= 27 REQ.	29 Provided
	Parking Spaces Barrier Free	5-25-1 Req.	2 Provided
	Width of Accessible Parking Space Type A	3.4m + 1.5m	3.4m + 1.5m
	Length of Accessible Parking Space Type A	5.5m	5.5m
	Width of Accessible Parking Space Type B	3.0m	3.1m
	Length of Accessible Parking Space Type B	5.5m	5.5m
	Width of Parking Spaces	2.7m	2.7m
	Width of Parallel Parking Spaces	2.7m	2.7m
	Length of Parking Spaces	5.5m	5.5m
	Length of Parallel Parking Spaces	6.5m	6.5m
	Loading Space	0Req - 0m2-999m2	0 Provided
	Landscape Buffer (min)		3.0m Facing Steel Street, 6.0m Facing Blake Street
	Entrance Width (Combined)		9.0m Proposed

Drawn By: JN
Reviewed By: JEF/SDJ
DMG Scale: AS SHOWN
File No.

SP01

blueprint2build

SITE PLAN

444 BLAKE ST, BARRIE, ON L4M 1L3

REV	Date	Description	APRVD
1	21.07.20	ISSUED FOR PRE-CONSULTATION	SDJ
2	22.01.14	ISSUED FOR SPA#1	SDJ
3	22.05.31	ISSUED FOR CLIENT REVIEW	SDJ
4	22.08.26	ISSUED FOR SPA #2	SDJ

File No.

SP01