

Dav-Lie Farms - 111 Caplan Avenue, Barrie, ON			
Zone U - Light Industrial		REQUIRED	PROVIDED
Minimum Lot Area		700 m²	14169 m²
Minimum Lot Frontage		15.0 m	140.02 m
Front Yard		7.0 m	9.45 m
Interior Side Yard	East	3.0 m	17.50 m
Exterior Side Yard	West	7.0 m	18.02 m
Rear Yard		7.0 m	17.33 m
Building Height		14.0 m	> 14.0m
Lot Coverage		60%	14.8%
G.F.A. (Max.)		-----	2095.5 m²
Building Height (m)		14.0 m	< 14.0 m
Parking Standards (min.)	2.7m x 5.5m	22	107
Barrier Free Parking	3.4m x 5.5m	1	2
Loading Spaces	3.0m x 9.0m	1	3

Lot Area	14170.00m²
Existing Building Area	2105.00m²
Proposed Building Area	2095.50m²
Total GFA	4200.50m²
Proposed Warehouse Area	1798.40m²
Proposed Office Area	297.10m²
Hardscaped Area	8170.00m²
Landscape Area	1799.50m²

Occupancy Type	Calculation Requirement	GFA	Spaces Required
Office	1 space per 30m²	552.10m²	18
Warehouse	1 space per 1000m²	3648.40m²	4
Barrier Free Spaces	5 - 25 Required Spaces		
	Type A - 3.4m x 5.5m		1
	Type B 3.1m x 5.5m		0
Loading Spaces	1,000m² - 2,999m² Gross Floor Area	4200.50m²	1



LEGEND

- PRIVACY FENCE
- ACOUSTIC FENCE
- CHAIN LINK FENCE
- SILT FENCE
- GAS LINE
- HYDRO LINE
- BELL LINE
- EXISTING SANITARY MAINTENANCE HOLE
- PROPOSED SANITARY MAINTENANCE HOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING STORM MAINTENANCE HOLE
- PROPOSED STORM MAINTENANCE HOLE
- SERVICE CAP
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING VALVE BOX
- PROPOSED VALVE BOX
- PROPOSED SIGN
- EXISTING LIGHT POLE
- MANDOOR
- OVERHEAD DOOR
- FIRE DEPT CONNECTION
- MECHANICAL/ ELECTRICAL ROOM
- LANDSCAPE AREA
- LIGHT DUTY ASPHALT AREA
- HEAVY DUTY ASPHALT AREA
- GRAVEL AREA
- CONCRETE AREA
- INTERLOCKING AREA



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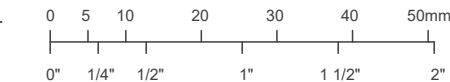
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No.	Issuance Description	YYMMDD
1.	SITE PLAN SUBMISSION	22/05/31
2.	CLIENT REVIEW	22/11/11
3.	SITE PLAN APPROVAL	23/03/03

ELEVATION NOTE
ELEVATION ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM SPECIFIED CONTROL POINTS 03120030018 (ELEVATION=306.59, CGVD-1928-1978) AND 03120080049 (ELEVATION=307.15, CGVD-1928-1978).

BEARING NOTE
BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 03120040035 AND 03120080049, UTM ZONE 17, NAD 83 (ORIGINAL).

SITE BENCHMARK
SITE BENCHMARK IS THE TOP OF THE SPINDLE OF FIRE HYDRANT AT THE WEST SIDE OF VETERANS DRIVE HAVING AN ELEVATION OF 311.59m

Issued For:

SITE PLAN APPROVAL

Client



Project

111A CAPLAN AVENUE
111A Caplan Avenue, Barrie ON L4N 9J3

Drawing:

SITE PLAN

Project No.	136-170-22	Designed by: RM/KF	Checked by: KF
Scale:	1:400	Drawn by: RM/MOM	Approved by: JDM
Orientation	Stamp		



Drawing No.

A100