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[illegible]

PRIVATE CLIENT

BUILDING PROPOSAL

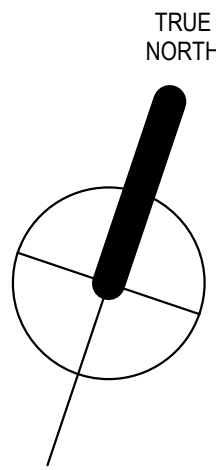
221 MAPLEVIEW DR. W., BARRIE, ON.
L4N 9E8

COVER PAGE

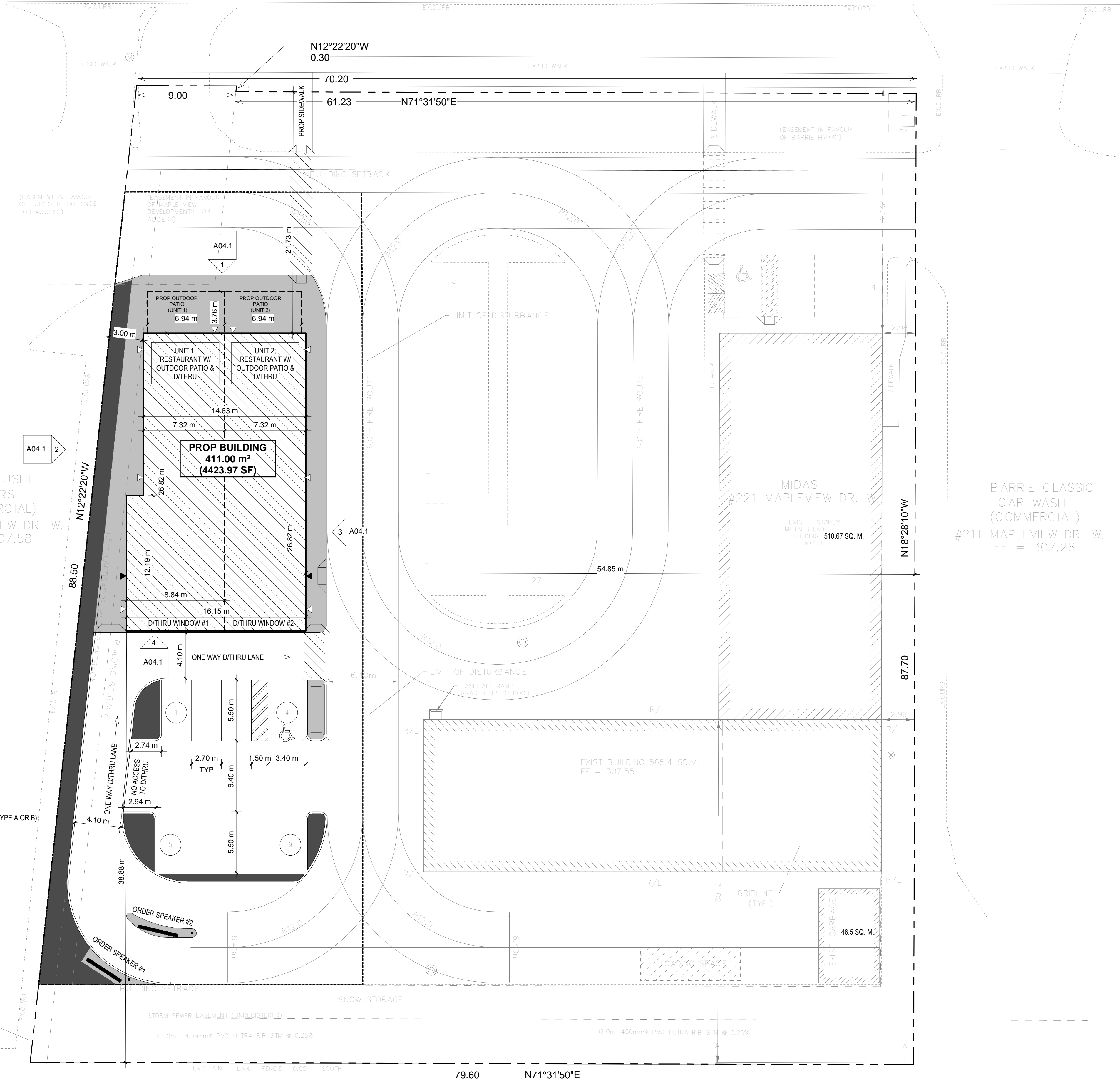
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|----------------|----------|
| Project number | 22-? |
| Date | 02/18/22 |
| Drawn by | M.T. |
| Checked by | P.L. |

A00.0

| | |
|-------|--------------|
| Scale | AS INDICATED |
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MAPLEVIEW DRIVE WEST



1 SITE PLAN (SCHEMATIC)
1 : 200



2 KEY PLAN
N.T.S.

OWNER:
PRIVATE CLIENT

PROPERTY DESCRIPTION:

LOT 2, PLAN 51M895, BARRIE, S/T EASEMENT OVER PART 18 PLAN 51R-30573 AS IN LT 506844, S/T EASE OVER PT 3 51R30573 AS IN LT508636; T/W EASE

ZONING DESIGNATION:

CITY OF BARRIE OFFICIAL PLAN: GENERAL INDUSTRIAL

ZONING BY-LAW 2009-141: LIGHT INDUSTRIAL-LI (SP-322)

BUILDING CLASSIFICATION:

2012 O.B.C. 3.2.2.28
ASSEMBLY OCCUPANCY
GROUP A DIV. 2.1 STOREY
COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION

| ZONING BY-LAW-2009-141 - LIGHT INDUSTRIAL (SP-322) - RESTAURANT USE | | |
|---|--|--|
| | ZONING REQUIREMENTS | PROPOSED |
| LOT FRONTAGE (min.) | 30m | REFER TO SITE PLAN |
| FRONT YARD (min.) | 7m | REFER TO SITE PLAN |
| SIDE YARD (min.) | 3m | REFER TO SITE PLAN |
| REAR YARD (min.) | 7m | REFER TO SITE PLAN |
| LOT COVERAGE (max.) | 69% | REFER TO TABLE BELOW |
| BUILDING HEIGHT (max.) | 14m | TBD |
| PARKING | RESTAURANT (1 SPACE PER 4 PERSONS) OBC 3.1.17.1 OCCUPANT LOAD AREA PER PERSON = 1.1m² FOR DINING, 0.9m² FOR KITCHEN | 9 including 1 barrier free parking space as per below |
| BARRIER FREE PARKING | 1 TYPE A - min. width of 3.4m, access aisle width of 1.5m for required parking of 5 to 25 spaces | 1 TYPE A with 1.5m wide access aisle |
| LOADING SPACES: GROSS FLOOR AREA = 6m² - 999m² | 0 SPACES | 0 SPACES |
| OUTDOOR PATIOS | AREA LIMITED ≤ 50% OF AREA OF GFA OF ITS ANCILLARY USE NO SEATING OR STANDING WITHIN 1m OF BUILDING EDGE | < 50% GUARDRAIL LOCATED MINIMUM 1m IN FROM ALL BUILDING EDGES |
| RESTAURANT USE | ONLY PERMITTED AS PART OF MULTI-TENANTED BUILDING AND MAY NOT EXCEED 25% OF TOTAL BUILDING GFA TO A MAXIMUM OF 300m² | SINGLE OR DOUBLE TENANTED BUILDING WITH RESTAURANT'S OCCUPYING ITS TOTAL GFA |

| Name | Area (Metric) | Area (Imperial) |
|----------------|---------------|-----------------|
| LOT AREA | 6,559.74 m² | 70,608.5 SF |
| Grand total: 1 | 6,559.74 m² | 70,608.5 SF |

| Name | Area (Metric) | Area (Imperial) | LOT COVERAGE (%) |
|---|---------------|-----------------|------------------|
| EXIST BUILDING (MIDAS) | 510.67 m² | 5,496.79 SF | 7.78 |
| EXIST BUILDING (WASHMASTER) | 565.44 m² | 6,086.37 SF | 8.62 |
| EXIST GARAGE BUILDING | 46.5 m² | 500.57 SF | 0.71 |
| PROP BUILDING UNIT 1 (RESTAURANT W/ OUTDOOR PATIO & D/THRU) | 214.79 m² | 2,312 SF | 3.27 |
| PROP BUILDING UNIT 2 (RESTAURANT W/ OUTDOOR PATIO & D/THRU) | 196.21 m² | 2,112 SF | 2.99 |
| Grand total: 5 | 1,533.62 m² | 16,507.73 SF | 23.38 |

| Name | Area (Metric) | Area (Imperial) |
|---|---------------|-----------------|
| EXIST BUILDING (MIDAS) | 510.67 m² | 5,496.79 SF |
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| Grand total: 5 | 1,533.62 m² | 16,507.73 SF |

| Name | Area (Metric) | Area (Imperial) |
|-----------------------------|---------------|-----------------|
| PROP OUTDOOR PATIO (UNIT 1) | 26.08 m² | 280.68 SF |
| PROP OUTDOOR PATIO (UNIT 2) | 26.08 m² | 280.68 SF |
| Grand total: 2 | 52.15 m² | 561.37 SF |

| Name | Area (Metric) | Area (Imperial) |
|------------------|---------------|-----------------|
| TOTAL PAVED AREA | 3,685.78 m² | 39,673.4 SF |
| Grand total: 1 | 3,685.78 m² | 39,673.4 SF |

| Name | Area (Metric) | Area (Imperial) |
|--|---------------|-----------------|
| EXIST LANDSCAPE AREA (INSIDE EXIST PARKING LOT) | 78.01 m² | 839.65 SF |
| EXIST LANDSCAPE AREA (NORTH-EAST) | 91.9 m² | 989.17 SF |
| EXIST LANDSCAPE AREA (NORTH-WEST) | 235.92 m² | 2,539.47 SF |
| EXIST LANDSCAPE AREA (SOUTH AND EAST) | 729.14 m² | 7,848.37 SF |
| PROP LANDSCAPE (NORTH-EAST CORNER OF PROP PARKING LOT) | 8.02 m² | 86.3 SF |
| PROP LANDSCAPE (NORTH-WEST CORNER OF PROP PARKING LOT) | 10.81 m² | 116.31 SF |
| PROP LANDSCAPE (SOUTH-EAST CORNER OF PROP PARKING LOT) | 5.52 m² | 59.47 SF |
| PROP LANDSCAPE (SOUTH-WEST CORNER OF PROP PARKING LOT) | 10.55 m² | 113.57 SF |
| PROP LANDSCAPE AREA (WEST) | 112.31 m² | 1,208.89 SF |
| Grand total: 9 | 1,282.17 m² | 13,801.19 SF |

NOTES:

- PROPERTY LINES, DEVELOPMENT LINES & EASEMENTS TO BE CONFIRMED WITH LEGAL SURVEY.
- ANY GRADE ELEVATIONS & U/G SERVICES SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY.
- REFER TO THE SITE SERVICING, GRADING AND STORM WATER MANAGEMENT PLAN FOR GRADE ELEVATIONS AND U/G SERVICES
- REFER TO LANDSCAPE PLAN FOR LANDSCAPE DESIGN.
- ALL TEMPORARY REFUSE STORAGE IS TO BE INSIDE PROPOSED RESTAURANT BUILDING. ALL PROLONGED REFUSE STORAGE TO BE SHARED INSIDE EXISTING GARAGE BUILDING/ ENCLOSURE LOCATED IN SOUTH-EAST CORNER OF LOT. ALL REFUSE COLLECTION/DISPOSAL SHALL BE BY PRIVATE CONTRACTOR.



647 | 921 | 3881
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| No. | Description | Date |
|-----|-------------------------------------|----------|
| 1 | OPT. 'A' - ISSUED FOR CLIENT REVIEW | 03-31-22 |
| 2 | PRE-APP CONSULT | 04-11-22 |
| 3 | REVISED FOR SPA | 07-01-22 |
| 4 | REVISED FOR SPA | 07-18-22 |
| 6 | ISSUED FOR SPA | 03-09-23 |

PRIVATE CLIENT

BUILDING PROPOSAL

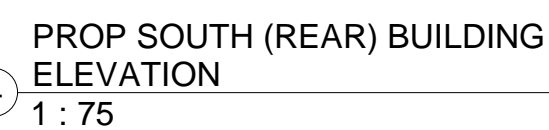
221 MAPLEVIEW DR. W., BARRIE, ON.
L4N 9E8

SITE PLAN

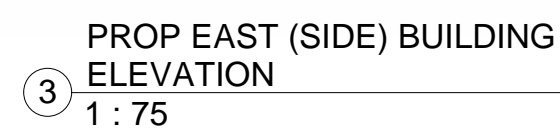
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| Checked by | P.L. |

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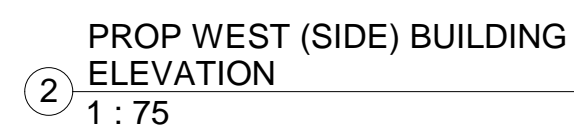
Scale AS INDICATED



PROP SOUTH (REAR) BUILDING
ELEVATION
1 : 75



3 PROP EAST (SIDE) BUILDING
ELEVATION
1 : 75



2 PROP WEST (SIDE) BUILDING
ELEVATION
1 : 75



1 PROP NORTH (FRONT) BUILDING
ELEVATION
1 : 75

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BUILDING
ELEVATION(S)

| | |
|----------------|---------|
| Project number | 22- |
| Date | 02/18/2 |
| Drawn by | M.T |
| Checked by | P.L |

A04.1

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| Scale | AS INDICATED |
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