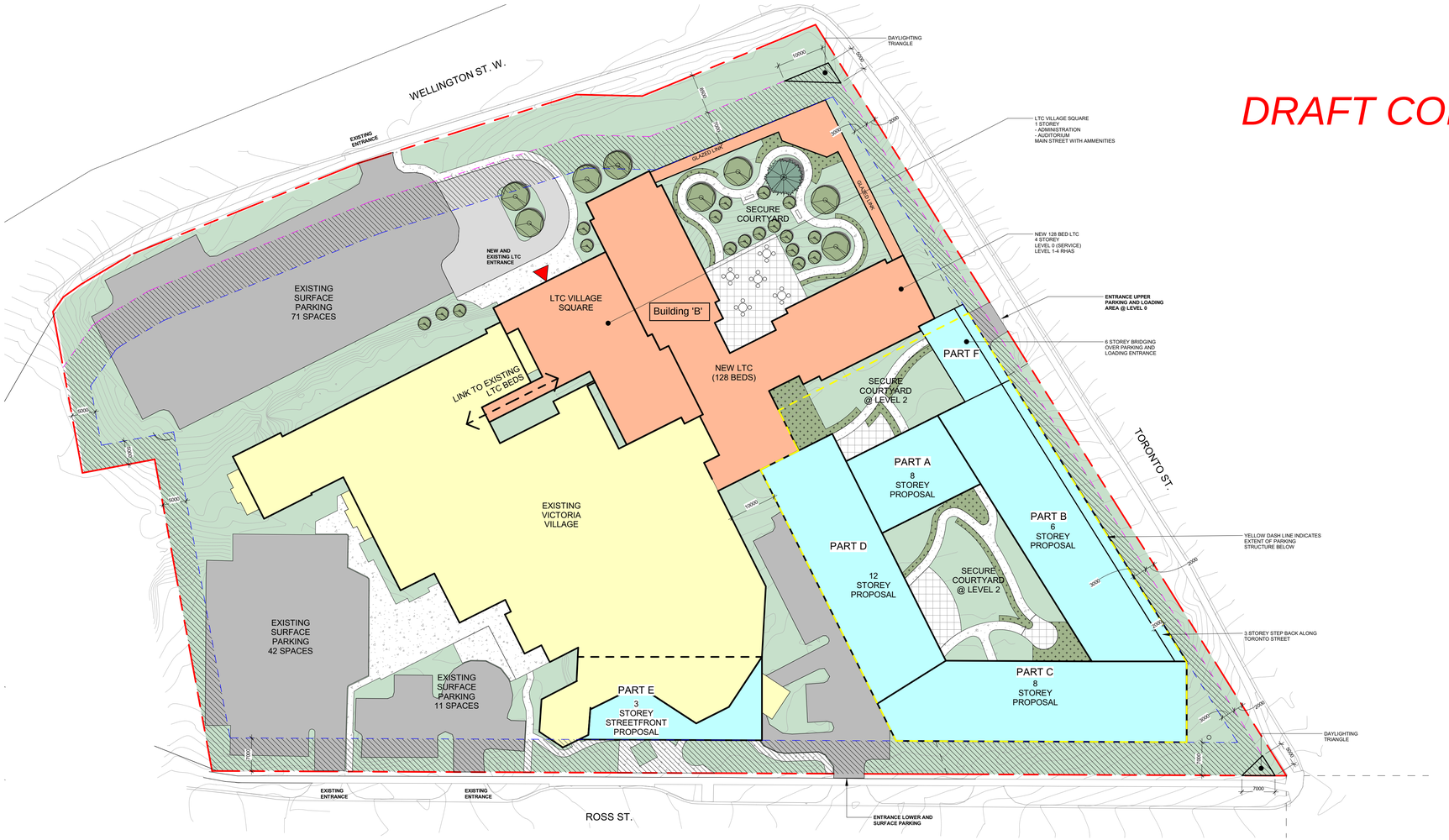
DRAFT CONCEPT PLAN



1
SITE-1

Site Plan - Proposed Development

1 : 500

SITE LEGEND:

- NEW LONG TERM CARE BUILDING
- PROPOSED NEW DEVELOPMENT
- EXISTING VICTORIA VILLAGE BUILDING
- EXISTING PARKING
- NEW PARKING
- SITE GREEN SPACE
- REQUIRED SETBACKS FROM ROAD WIDENING ALLOWANCE
- SIDEWALK
- PAVING STONES
- SUBJECT SITE (AREA: 27,130M2/2.7ha)

PROJECT STATISTICS

BUILDING AREA

	STOREYS	FOOTPRINT (m²)	GROSS AREA[1]
EXIST	12	4,945	
VILL. SQ	1	873	873
LTC	4	1,890	7,560
PART A	8	382	3,056
PART B	6	1,117	6,276
PART C	8	1,032	8,256
PART D	12	927	11,124
PART E	3	270	810
PART F	6	197	773
GREEN ROOF[2]	N/A + 3 PARKING	2,100	N/A
PARKING	3	5,074[3]	15,222
TOTAL		6,688	38,728 + 15,222

[1] GROSS AREA TOTALS FOR PARKING FOR ALL PARTS ARE INCLUDED IN THE PARKING ROW
[2] GREEN ROOF IS EXCLUDED FOR FOOTPRINT CALCULATION AND GROSS AREA AS A RAISING OF THE GROUND PLANE OVER PARKING AREAS
[3] PARKING IS EXCLUDED FROM THE FOOTPRINT TOTAL AS IT IS INCLUDED UNDER GREEN ROOF. PART A, PART B, PART C, PART D, and PART F
[4] TOTAL EXCLUDES EXISTING

PARKING COUNT

	PARKING SPACES
UPPER LOT	71 (EXISTING PARKING LAYOUT)
LOWER LOT	57 (EXISTING AND NEW)
P1 - PARKING	80
P2 - PARKING	80
P3 - PARKING	80
PARKING TOTAL	368

[1] PARKING COUNTS ARE ESTIMATES AND ARE TO BE CONFIRMED AS THE DETAILED DESIGN IS DEVELOPED. PARKING COUNTS DO NOT INCLIDE EXISTING LOTS AT THE WEST SIDE OF THE EXISTING FACILITY

PROJECT STATISTICS	EXISTING	PROPOSED
ZONING	RM2; I; I(SP-299)	I(SP-299)
TOTAL LOT AREA		27, 130 m² (2.7ha)
TOTAL BUILDING FOOTPRINT	4,945 m²	11,633 m²
LOT COVERAGE		42.9 %
BUILDING TO PROPERTY SETBACKS	ROAD WIDENING	ZONING SETBACK
FRONT (SOUTH)	0 m	7 m min.
REAR (NORTH)	8.5 m	7 m min.
SIDE (EAST)	2 m	3 m min.
SIDE (WEST)	0 m	5 m min.

No.	Revision	Date

Orientation

PROJECT NORTH

Seal

All dimensions to be checked and verified on the job by the Contractor. Any discrepancies are to be reported to the Consultant prior to action. Only the latest approved drawings to be used for construction in conformance with all applicable codes, by-laws and regulations. All drawings remain the property of the Consultant.

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Project Information

Victoria Village Rezoning

78 Ross St, Barrie ON

For

Victoria Village

Drawing Title

Proposed Development - Site Plan

Date	Project No	Drawing No
Drawn by BB	20013	SITE-1
Scale As indicated		

Z:\Projects\20013 - Victoria Village Site Rezoning\2.0 Contract Documents\2.2 Drawings\03 Schematic Design\20013 - Preliminary Site Options New.rvt
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