

DUNDONALD APARTMENT BUILDING

19 DUNDONALD ST, BARRIE, ON

ARCHITECT

MCKNIGHT CHARRON ARCHITECTS LTD.

48 ALLIANCE BOULEVARD
UNIT 110,
BARRIE, ONTARIO, L4M 5K3

TELEPHONE: (705) 722-6739

ARCHITECTURAL SHEET LIST

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ISSUED FOR 2ND ZBA APPLICATION

(ALL DRAWINGS, SPECIFICATIONS, AND ADDENDA FOR ALL DISCIPLINES TO BE READ AS A COMPLETE PACKAGE)

FIRE PROTECTION NOTES

1. THE BUILDING WILL BE SUPPLIED WITH AN AUTOMATIC SPRINKLER SYSTEM.
2. THE BUILDING WILL HAVE A FIRE RESISTIVE CONSTRUCTION FRAMING MATERIAL (MIN. 2-HOUR FIRE RATING OF ALL WALLS, FLOORS, ROOFS, ETC).
3. THE BUILDING WILL CONTAIN FIRE PROTECTION ON ALL VERTICAL OPENINGS.

LINETYPE LEGEND

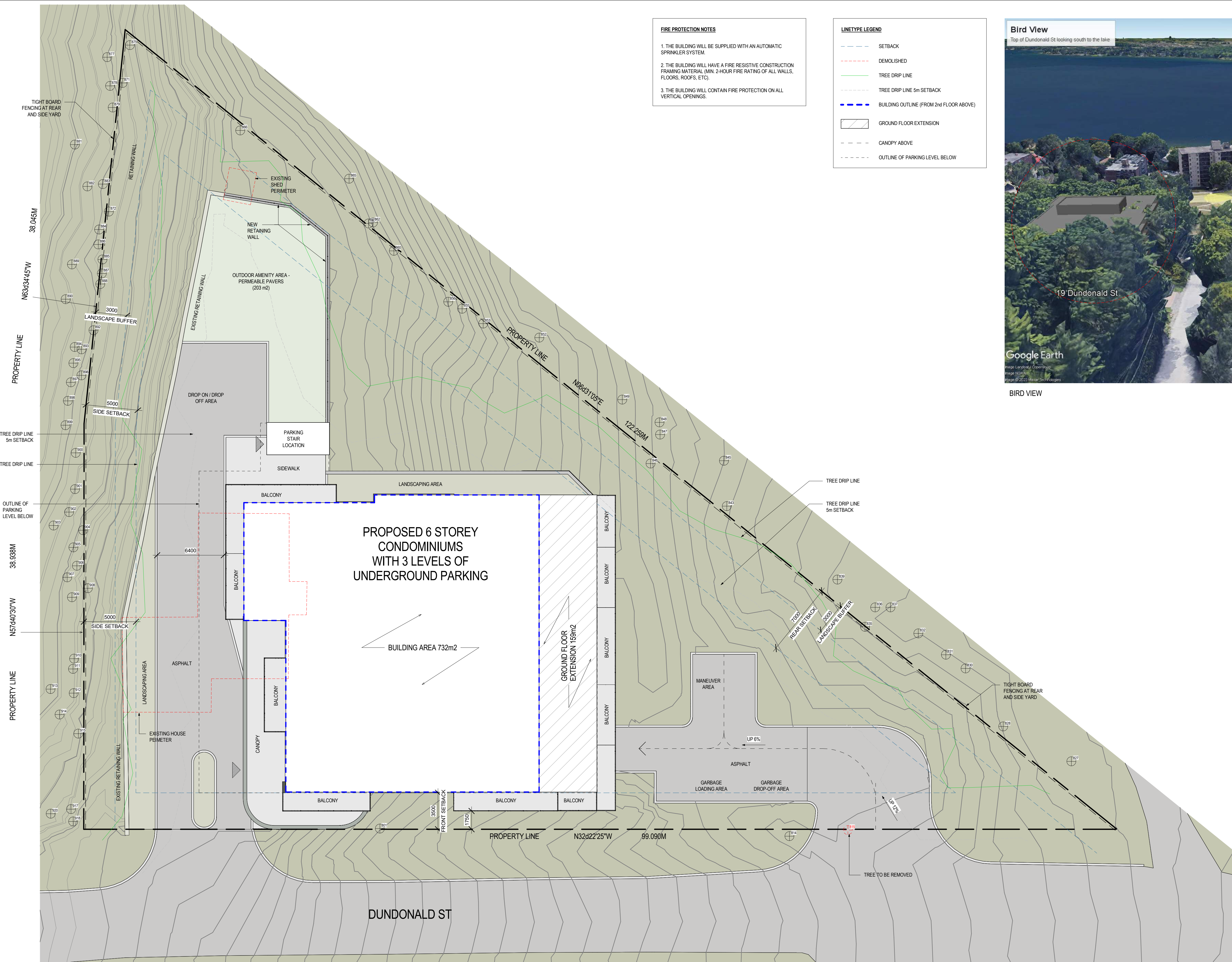
- SETBACK
- - - DEMOLISHED
- TREE DRIP LINE
- TREE DRIP LINE 5m SETBACK
- BUILDING OUTLINE (FROM 2nd FLOOR ABOVE)
- GROUND FLOOR EXTENSION
- CANOPY ABOVE
- OUTLINE OF PARKING LEVEL BELOW

Bird View

Top of Dundonald St looking south to the lake



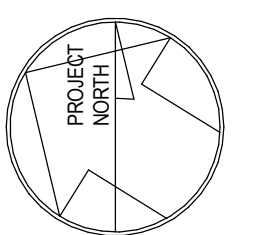
BIRD VIEW

NOTE: BOUNDARY TREES LOCATED AS PER
TREE INVENTORY PLAN DATED JULY 21, 2021

10	Issued for 2nd ZBA Application	2023 09 14
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ISSUES/REVISIONS

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DRAWING TITLE:

SITE PLAN

PROJECT NAME:
**DUNDONALD APARTMENT
BUILDING**
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BARRIE, ONTARIO

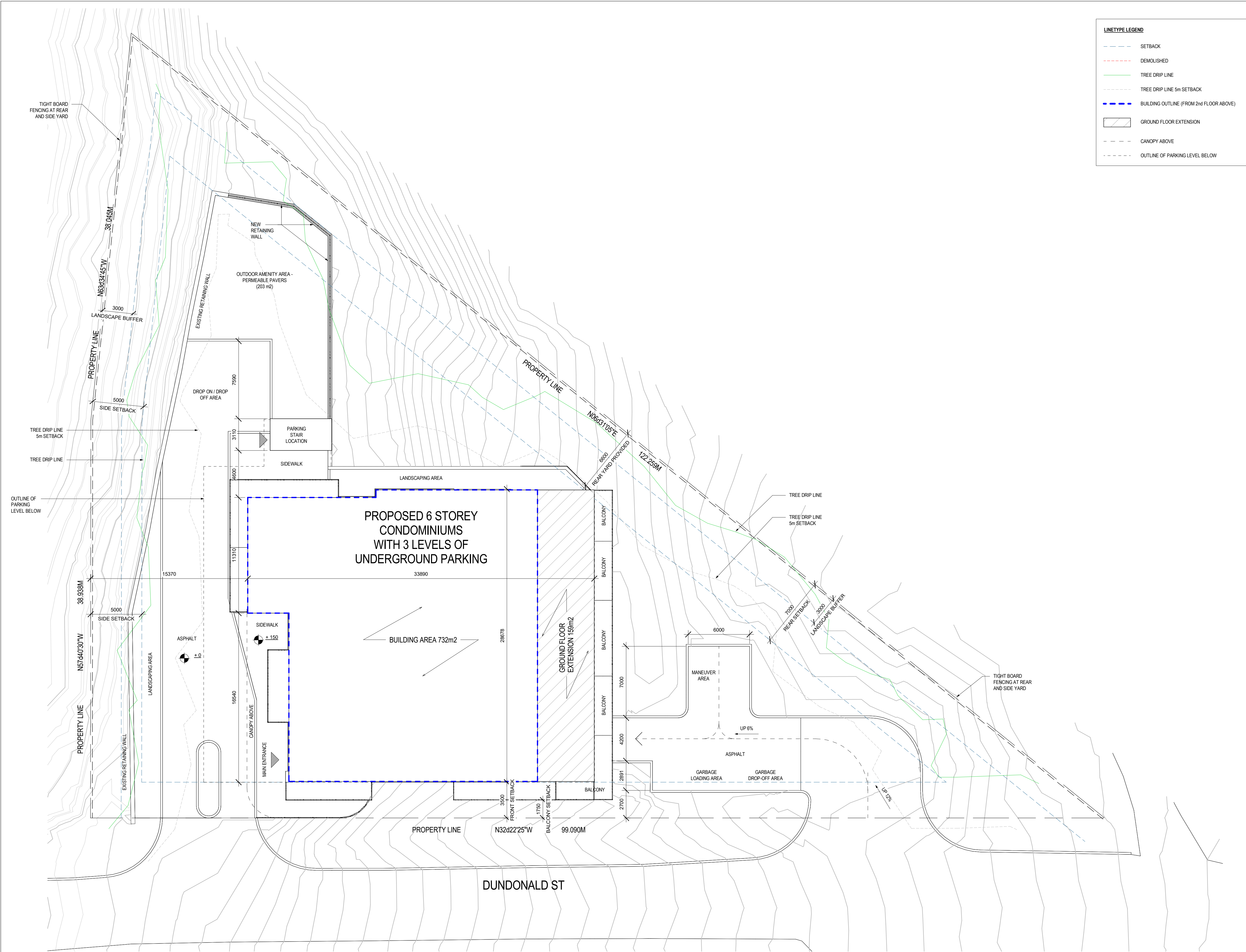
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DRAWN BY:	LR				
SCALE:	As indicated				

1

A1.1

SITE PLAN

1 : 175



LINE TYPE LEGEND

- SETBACK
- - - DEMOLISHED
- TREE DRIP LINE
- TREE DRIP LINE 5m SETBACK
- BUILDING OUTLINE (FROM 2nd FLOOR ABOVE)
- ▨ GROUND FLOOR EXTENSION
- - - CANOPY ABOVE
- OUTLINE OF PARKING LEVEL BELOW

BUILDING/SITE INFO:
Suites on ground floor = 5
Suites on 2nd floor = 9
Suites on typical floors (3rd to 6th) = 9x4 = 36
Total Suites = 50

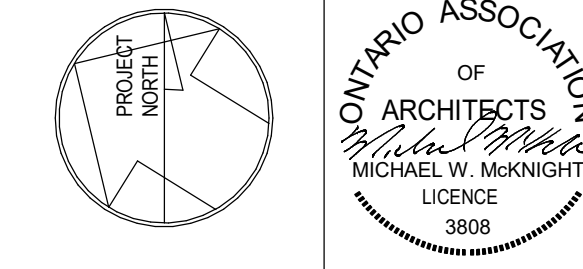
Parking Spaces Required = 75
Parking Spaces Provided = 61 (1.22 / unit)

Storeys = 6
Building Height = 18.6m
Building Area = 732m²
GFA = 4,555m²

RA1-3 ZONING TABLE		
	REQUIRED	PROPOSED
LOT AREA (MIN.)	1,100m ²	3,880.2m ²
LOT FRONTAGE (MIN.)	24m	99m
FRONT YARD (MIN.)	7m	3.5m (exception)
PARKING STRUCTURE SETBACK FROM STREET LINE (MIN.)	1.8m	3.5m
INTERIOR SIDE YARD (MIN.)	5m	15.3m
REAR YARD (MIN.)	7m	6.6m
DWELLING UNIT AREA (MIN.)	35m ² +10m ² /bedroom	>35m ² +10m ² /bedroom
LOT COVERAGE (MAX.)	35%	23.5%
PARKING AREA COVERAGE (MAX.)	35%	0% (All parking is underground / indoor)
% OF PARKING AREA IN THE FRONT YARD (MAX.)	20%	0%
LANDSCAPING (MIN.)	35%	54.7%
G.F.A. (MAX.)	100%	118% (exception)
BUILDING HEIGHT (MAX.)	30m	18.6m (from ground floor) 29.1m (from parking level 3) 23.85m (from average grade)
PARKING (MIN.)	1.5 spaces/unit = 75 spaces @ 2.7m x 5.5m (Including 3 BF spaces)	1.22 spaces/unit = 61 spaces @ 2.7m x 5.5m (Including 3 BF spaces)
DRIVE AISLE WIDTH (MIN.)	6.4m	6.4m
BARRIER FREE (MIN.)	1 Type A space @ 3.4m x 5.5m & 2 Type B space @ 3.1m x 5.5m Each barrier-free space shall contain a 1.5m access aisle	3 Type A space @ 3.4m x 5.5m
LANDSCAPED BUFFER (MIN.)	3m setback (sides & rear)	5m (majority)
FENCING (MIN.)	2m (tight board fence) *Parking with 4 or more spaces abutting residential zone*	Provided
MAX. DENSITY	150 units per hectare for lands located outside of the City Centre (Official Plan Policy)	129 units per hectare
SECONDARY MEANS OF ACCESS/LANDSCAPED OPEN SPACE	7m	7m
ACCESSORY BUILDING FRONT YARD SETBACKS (MIN.)	7m	> 7m
ACCESSORY BUILDING REAR & SITE YARD SETBACKS (MIN.)	0.6m	> 3m both sides and rear
ACCESSORY BUILDING LOT COVERAGE (MAX.)	10%	0.6% = Parking Stair
ACCESSORY BUILDING/STRUCTURE HEIGHT (MAX.)	4m	3.6m

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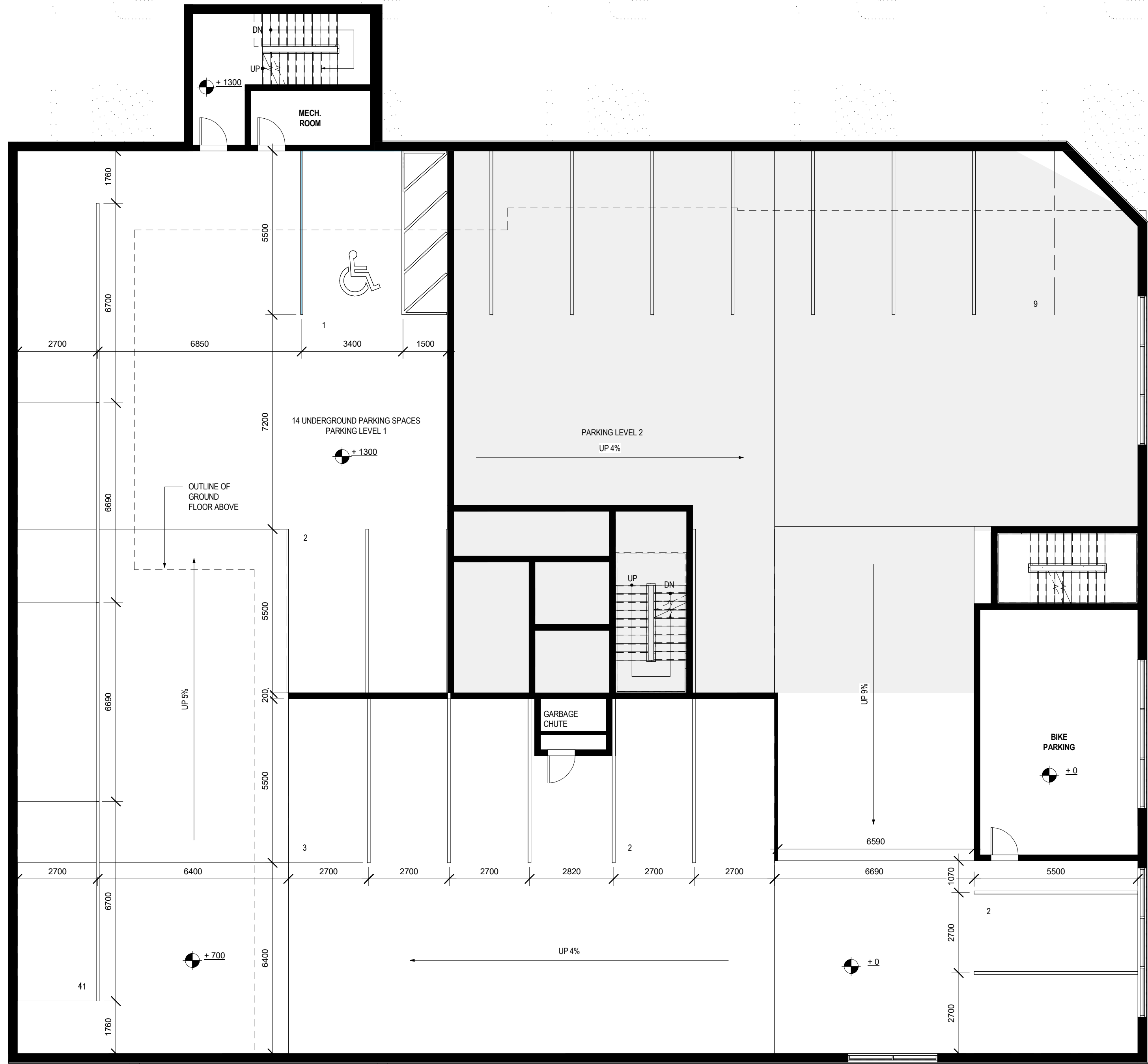
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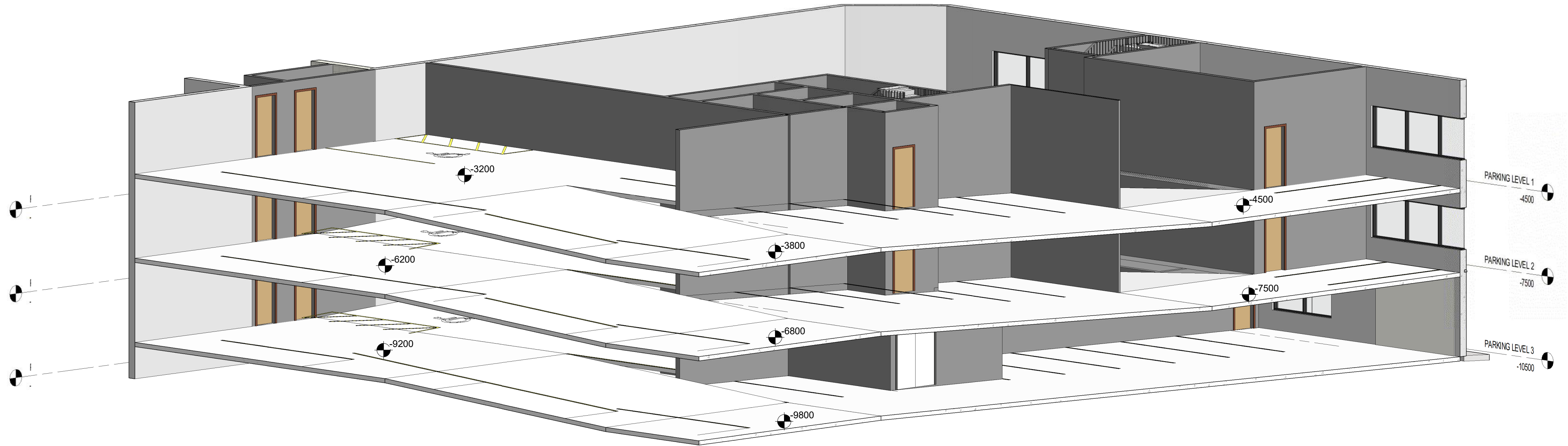
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SITE PLAN DIMENSIONED

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DUNDONALD APARTMENT BUILDING
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SCALE: As indicated		



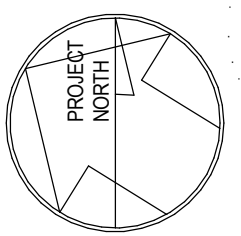
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A2.1
PARKING LEVEL 1
1 : 100



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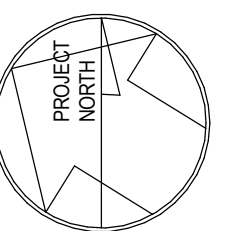
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PARKING LEVEL 1 PLAN

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SCALE:	1 : 100			



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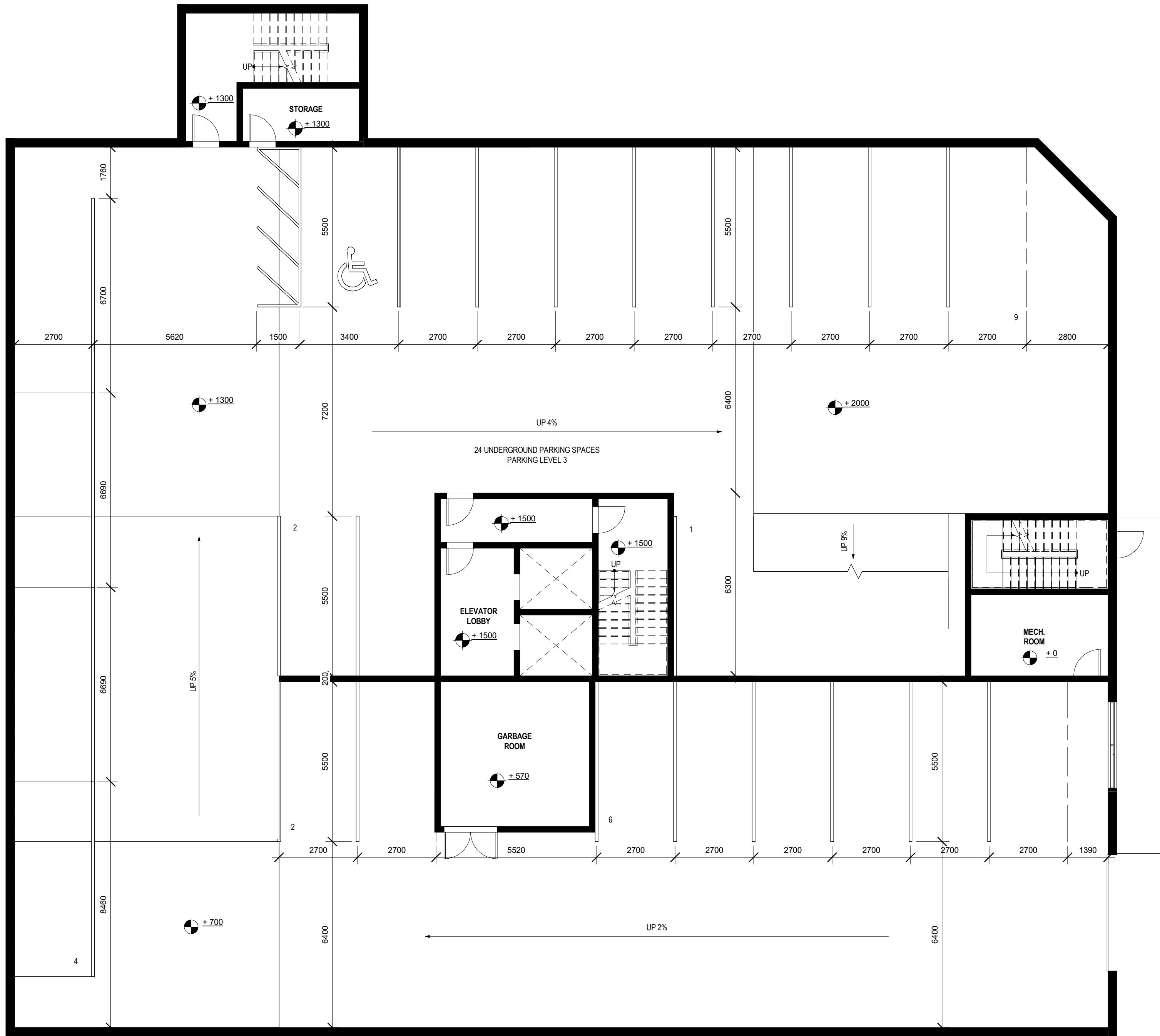
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PARKING LEVEL 2 PLAN

PROJECT NAME:
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9 DUNDONALD ST.
BARRIE, ONTARIO

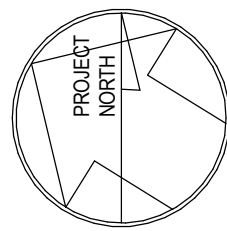
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SCALE: 1 : 100		



1
A2.3
PARKING LEVEL 3
1 : 100

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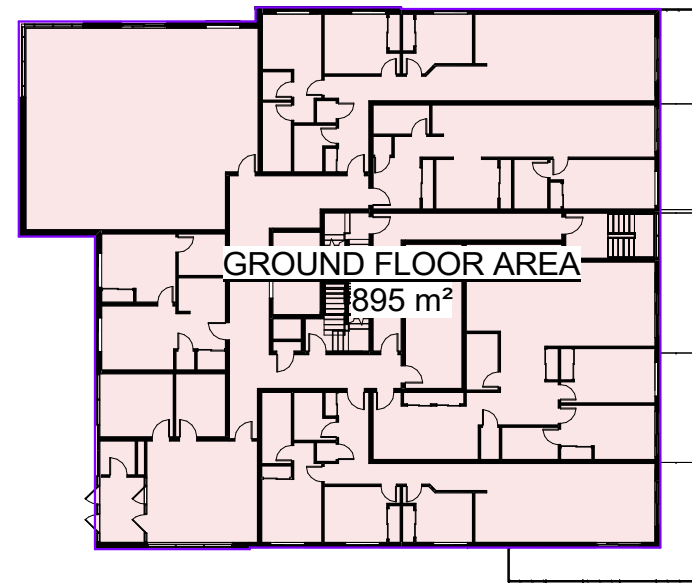
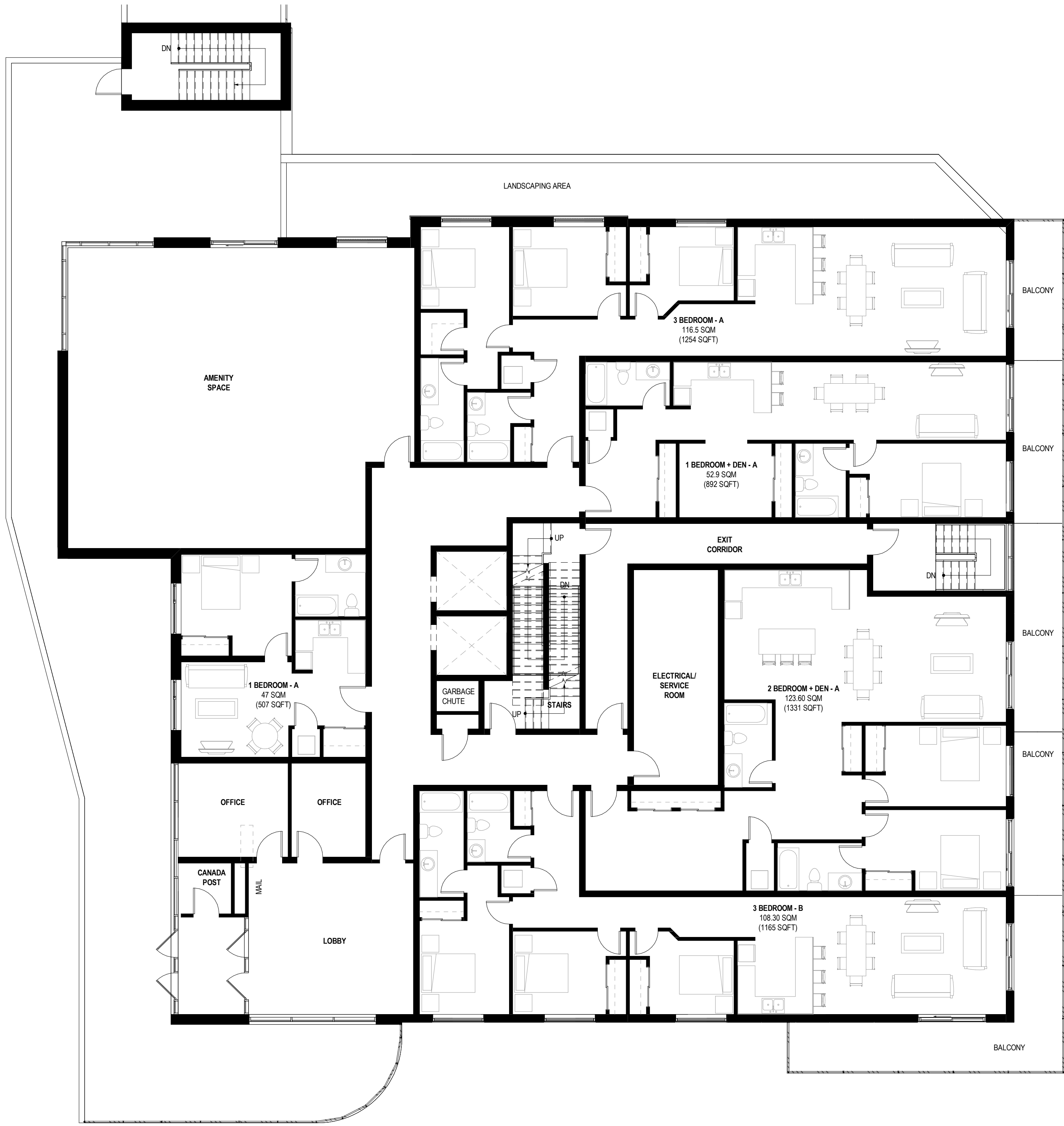


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PARKING LEVEL 3 PLAN

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SCALE: 1 : 100		

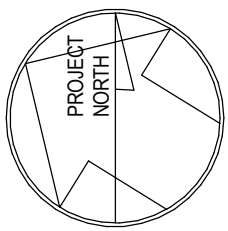


1
A2.4
GROUND FLOOR
1 : 100

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ONTARIO ASSOCIATION
OF
ARCHITECTS
MICHAEL W. MCKNIGHT
LICENCE
3808

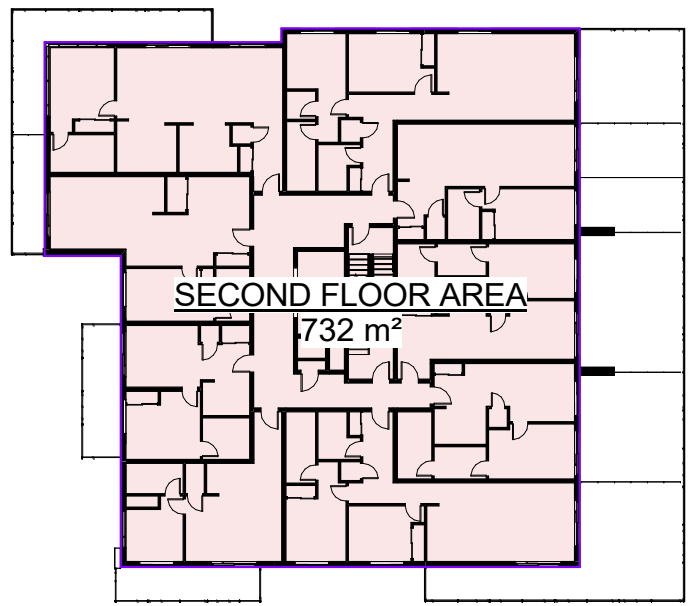
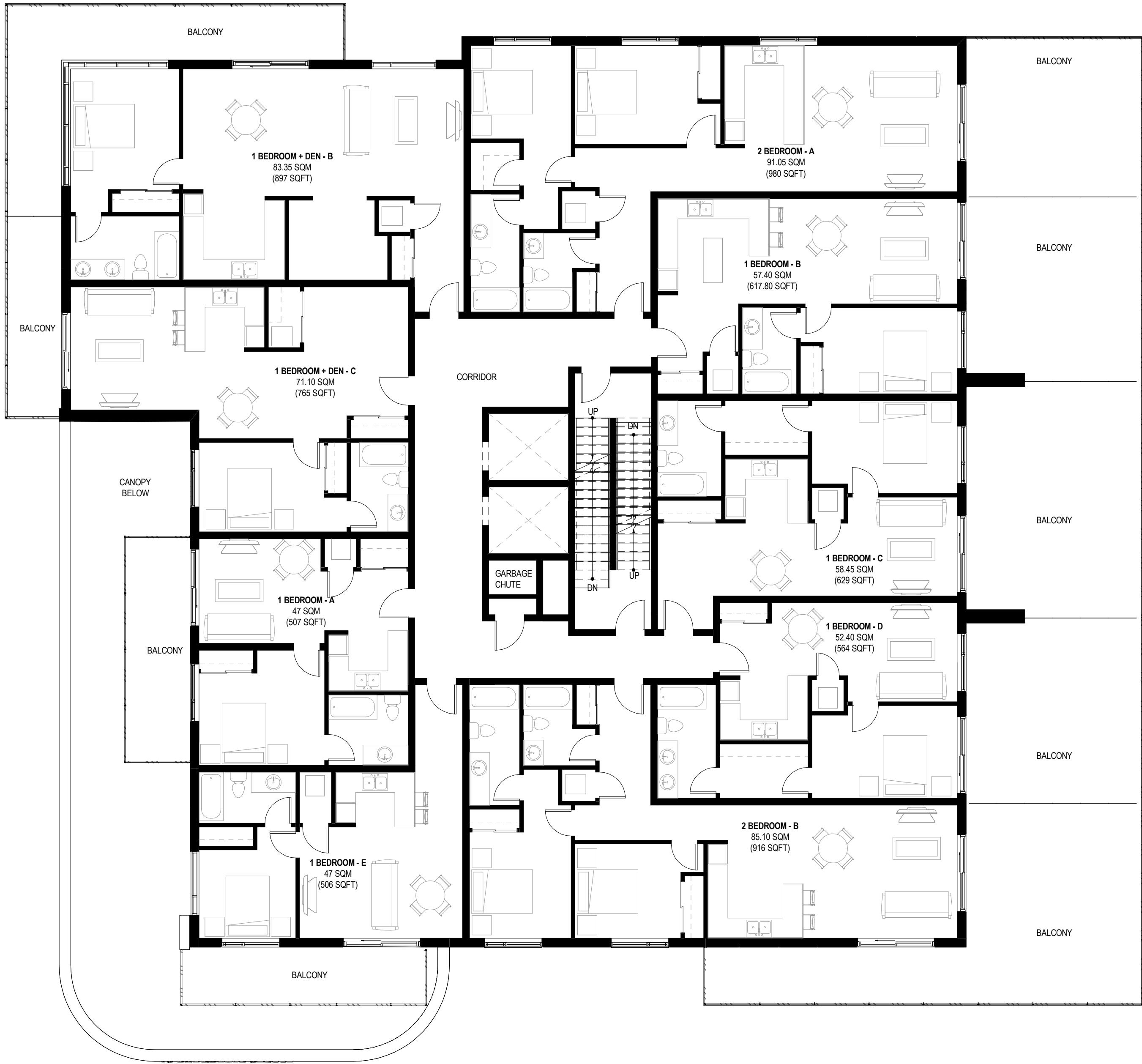
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DRAWING TITLE:
GROUND FLOOR PLAN

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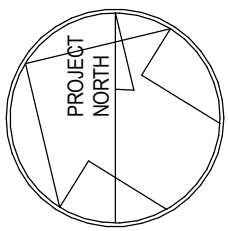
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SCALE:	As indicated			



1 2ND FLOOR
A2.5 1 : 100

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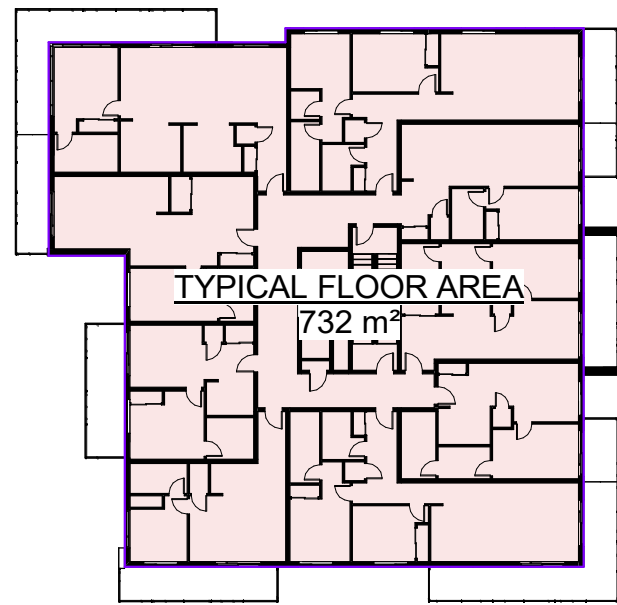
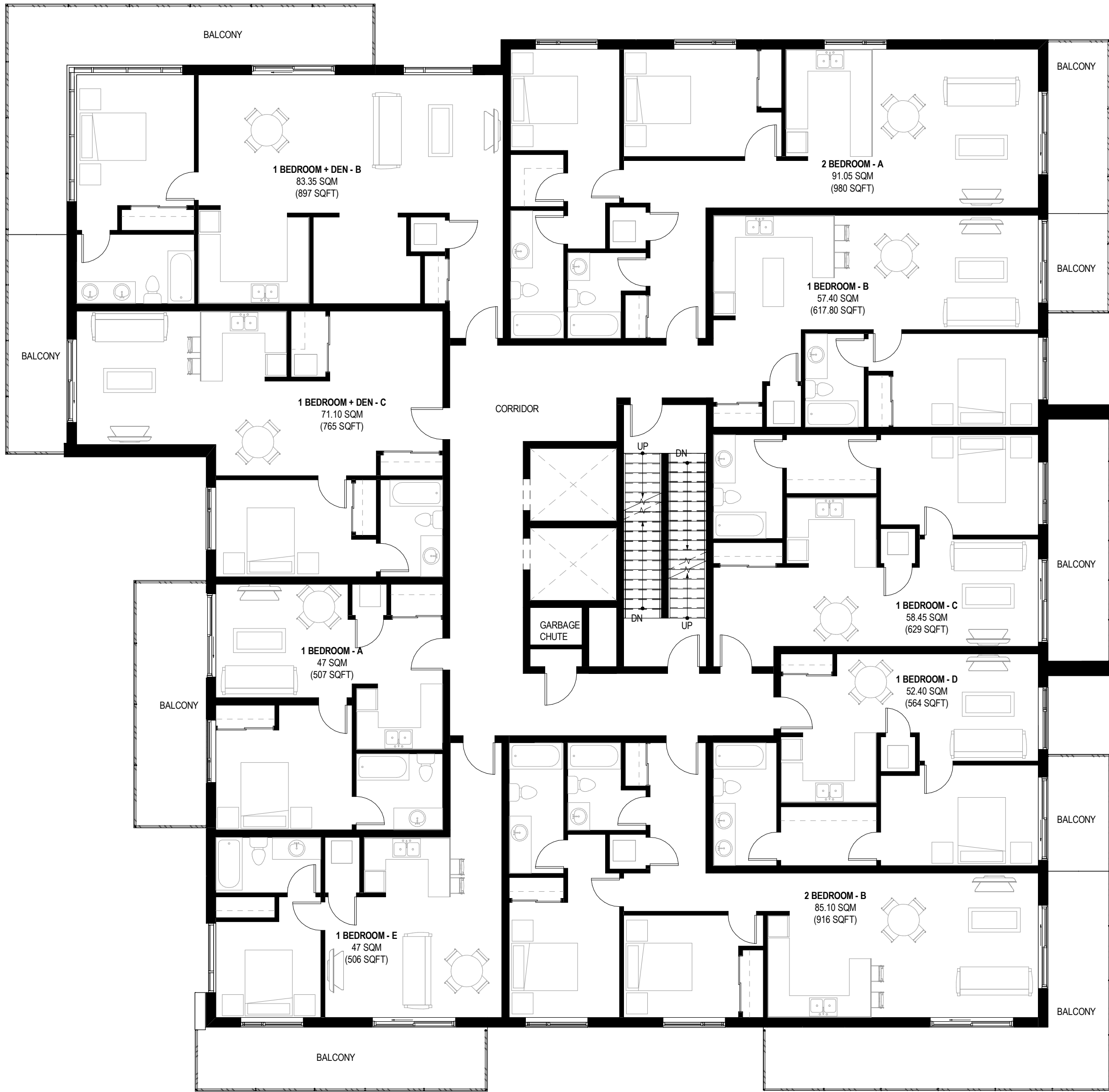
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2ND FLOOR PLAN

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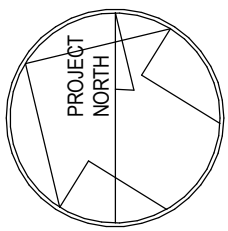
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1
A2.6
TIPYCAL FLOOR (3RD TO 6TH)
1 : 100

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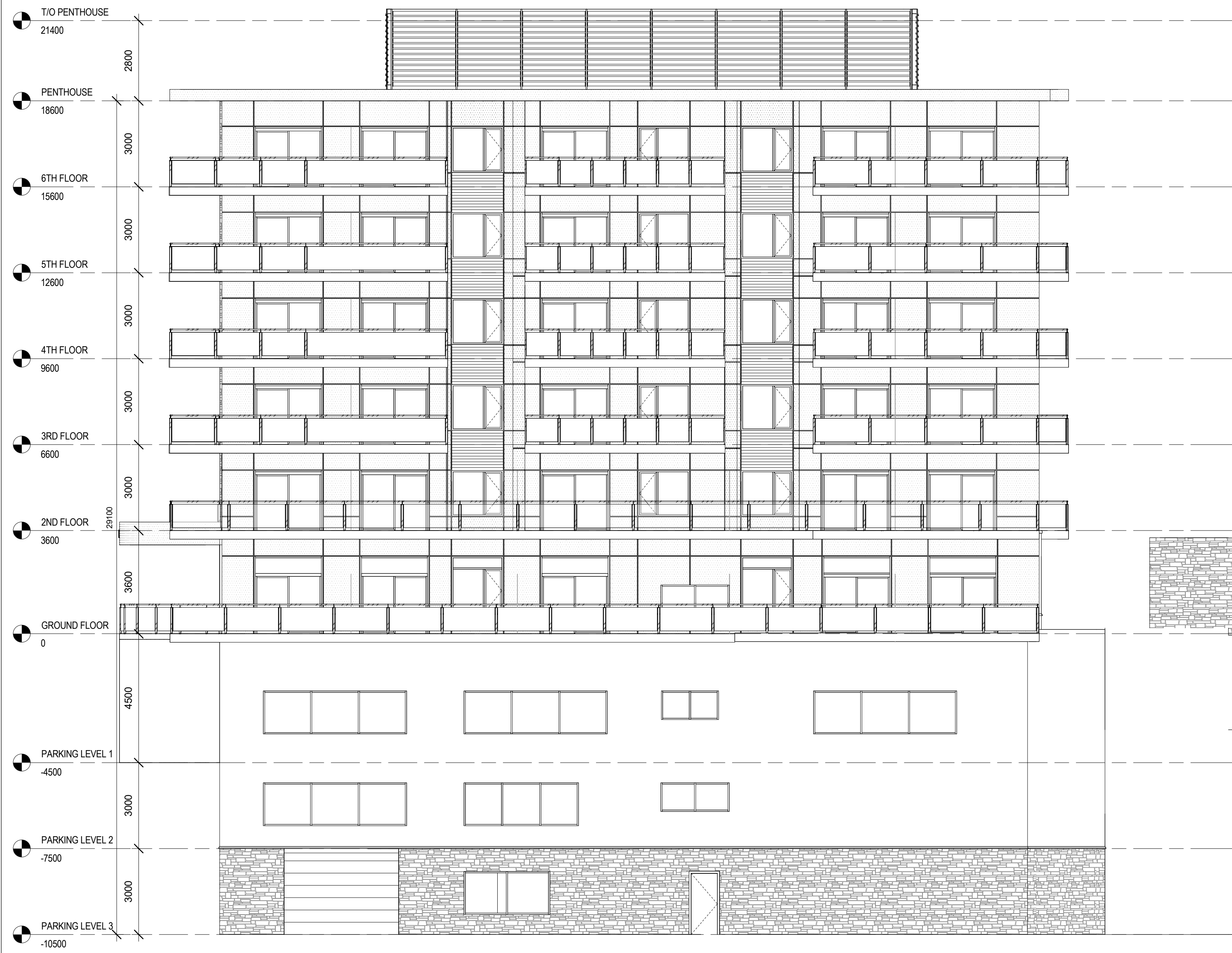
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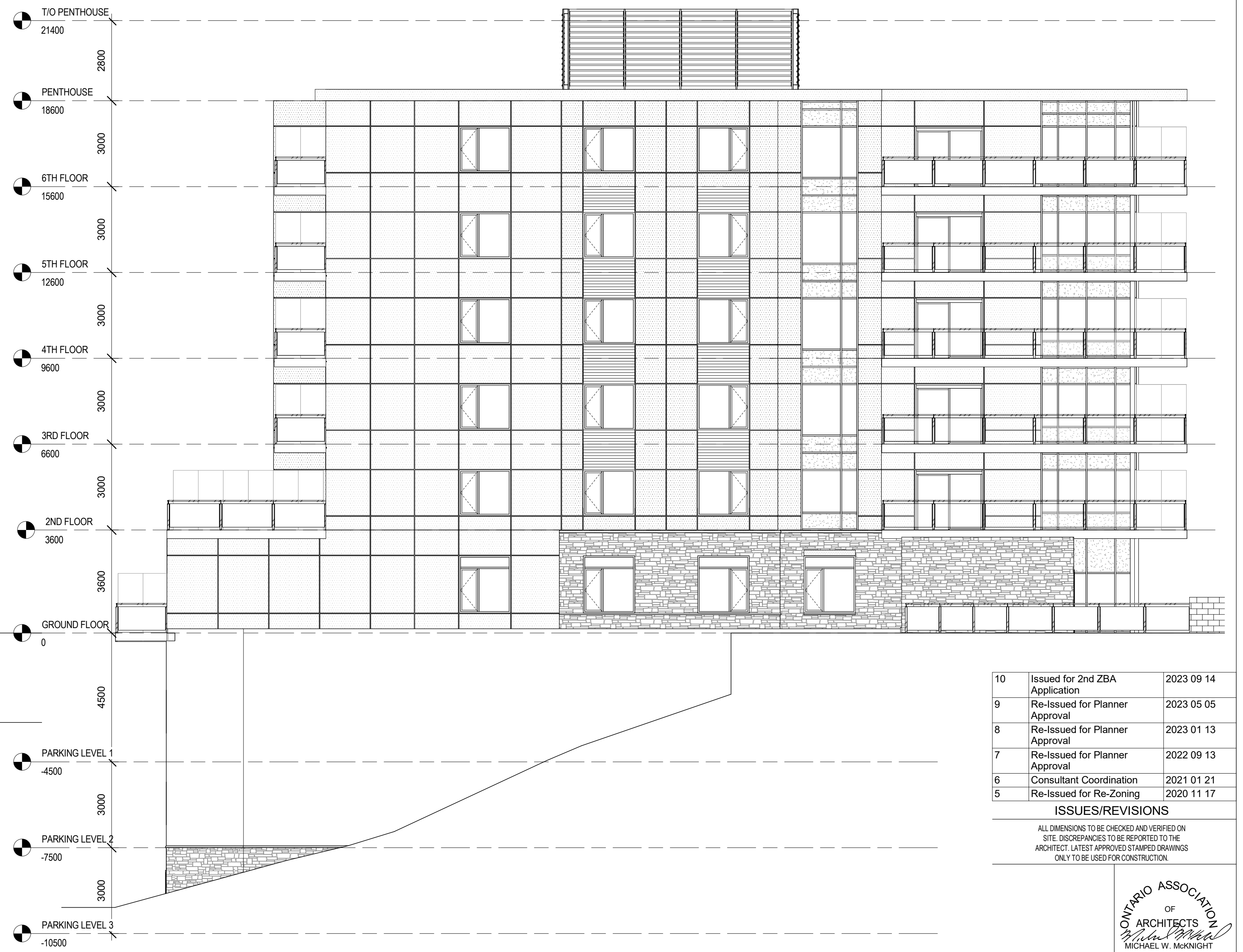
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TYPICAL FLOORS (3RD TO 6TH FLOORS)

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2
A3.1
SOUTHEAST ELEVATION
1 : 100



1
A3.1
NORTHEAST ELEVATION
1 : 100

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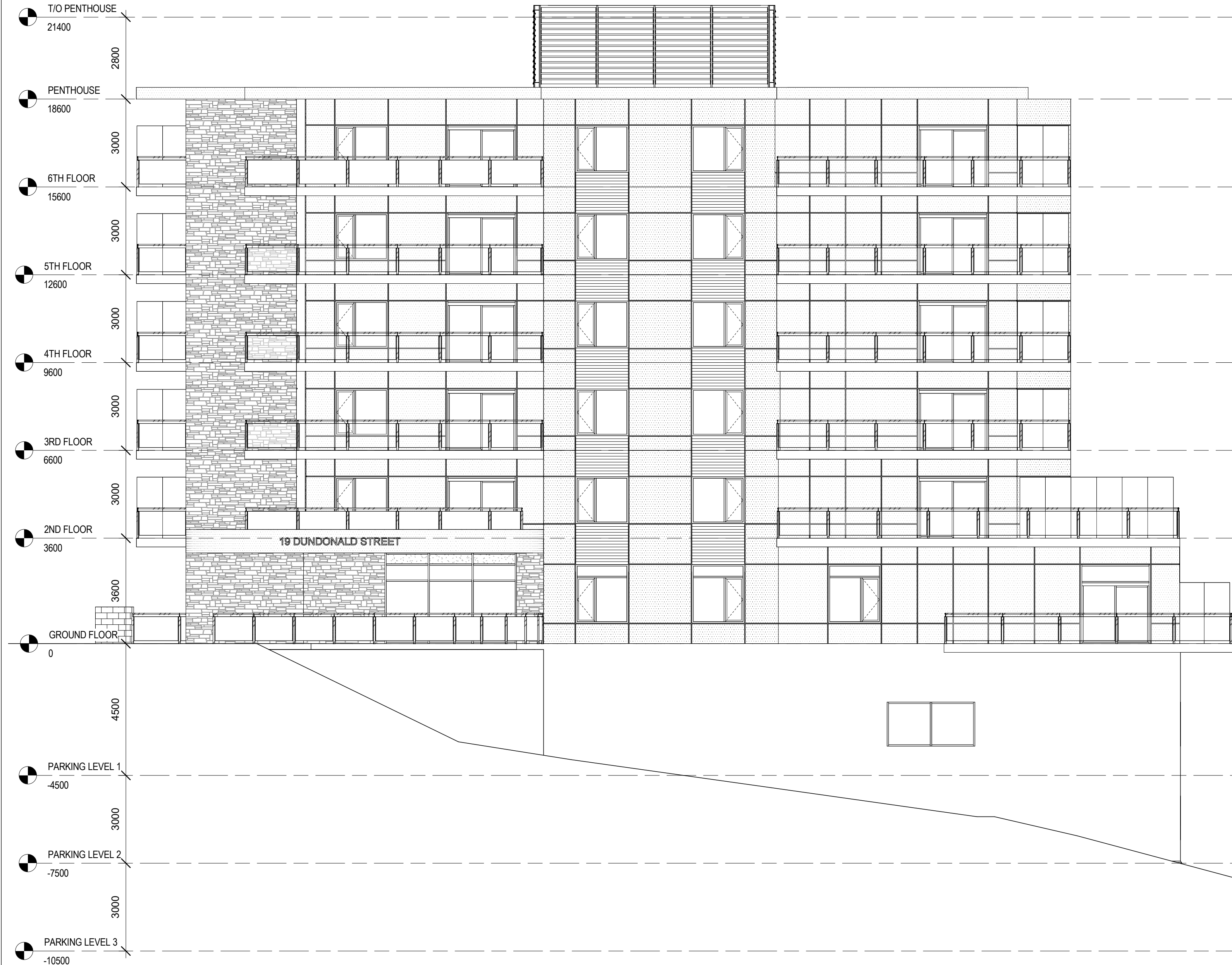
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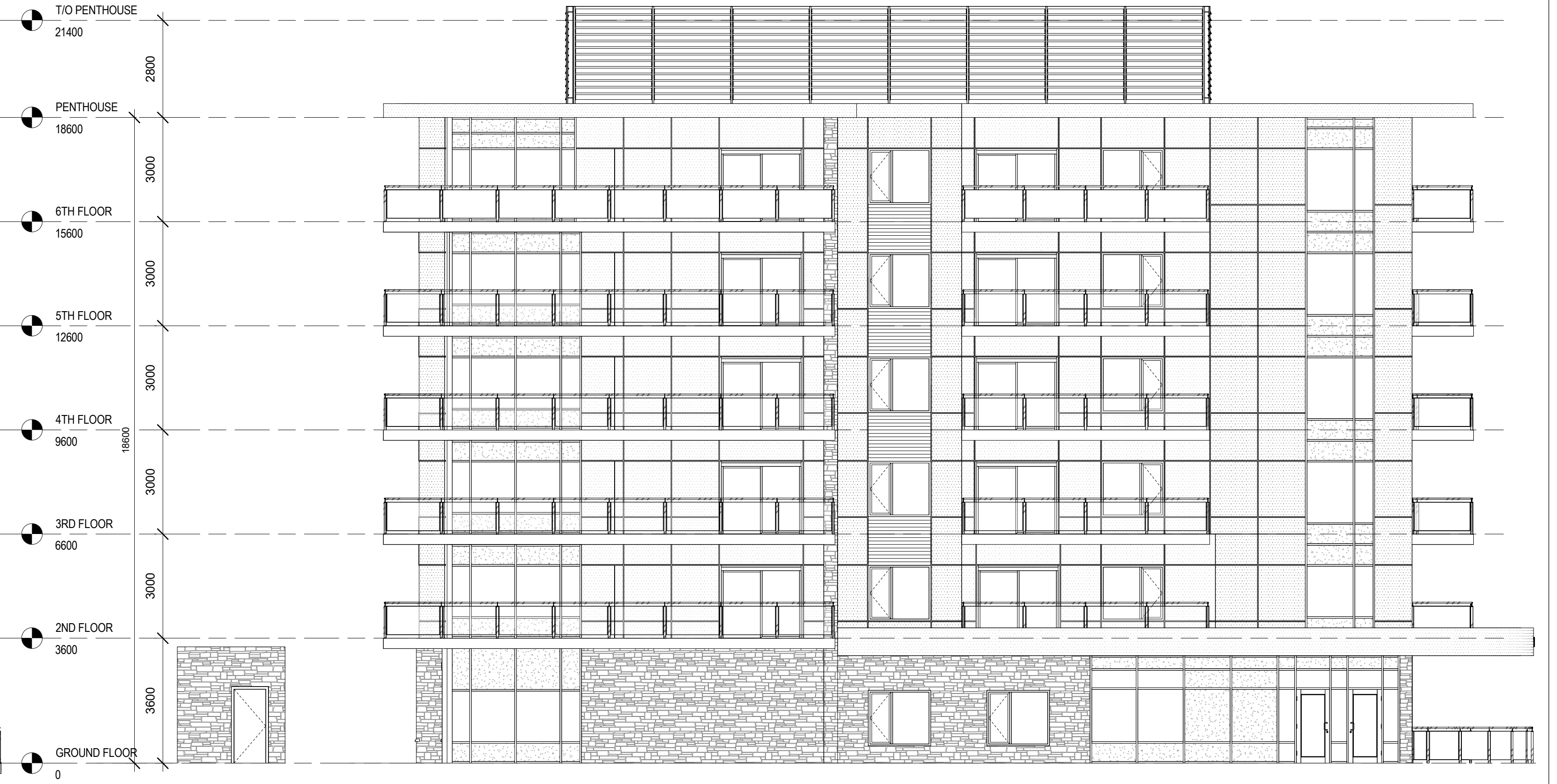
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1
A3.2
SOUTHWEST ELEVATION
1 : 100



2
A3.2
NORTHWEST ELEVATION
1 : 100

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A3.2



EXTERIOR VIEW - GARAGE ENTRANCE



OUTDOOR AMENITY AREA



EXTERIOR VIEW - BUILDING ENTRANCE



VIEW FROM GROUND FLOOR BALCONY UNIT

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SCALE:		