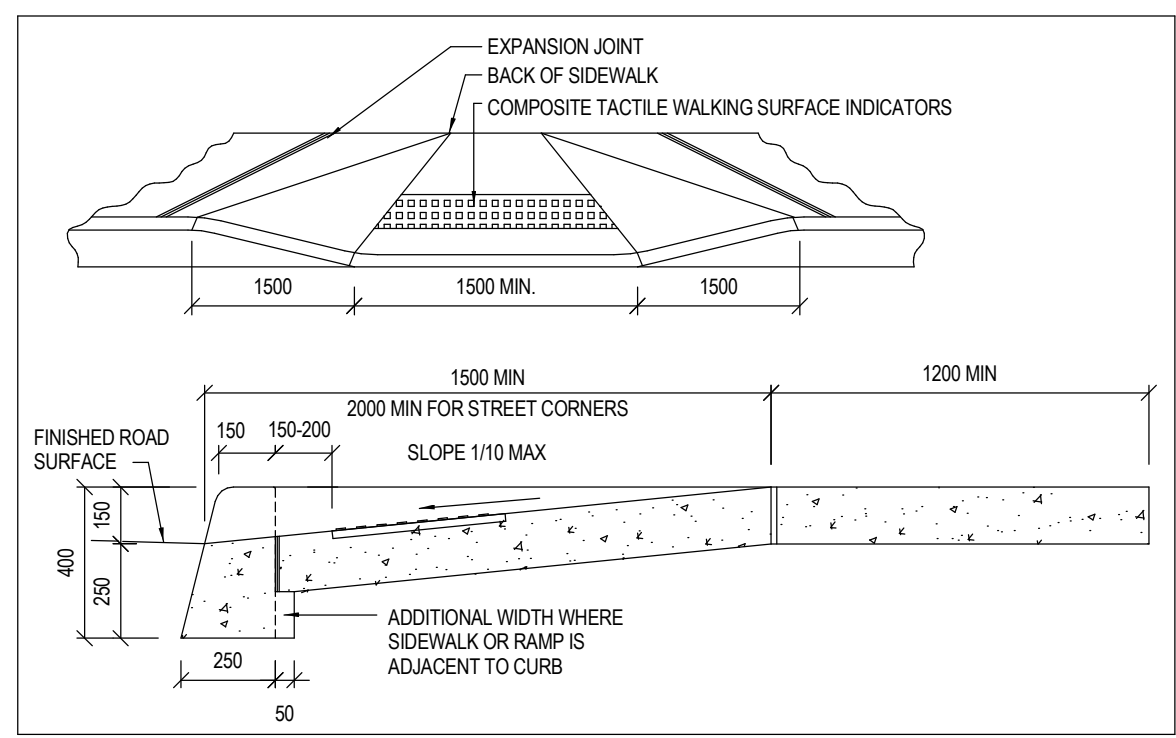
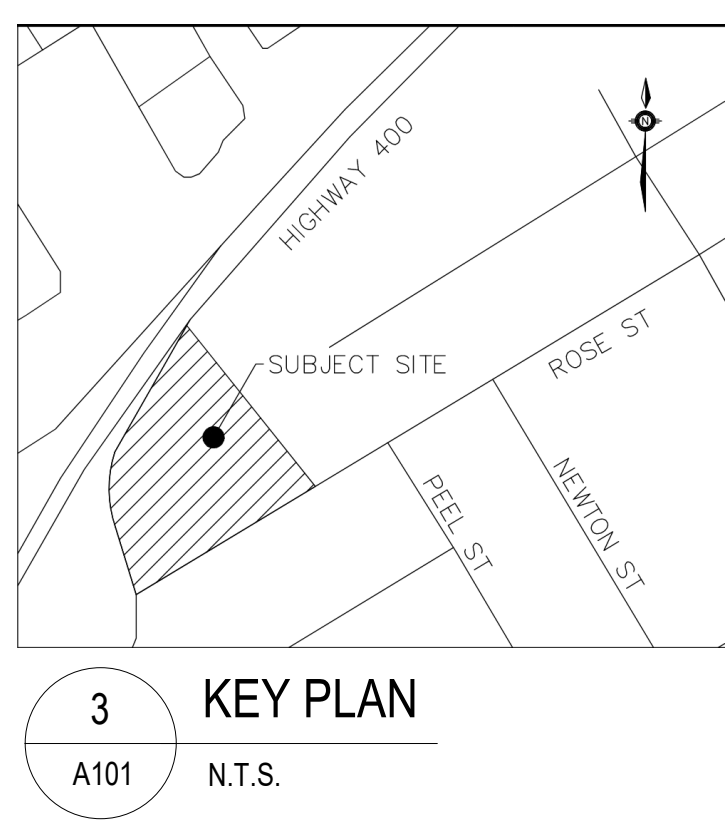
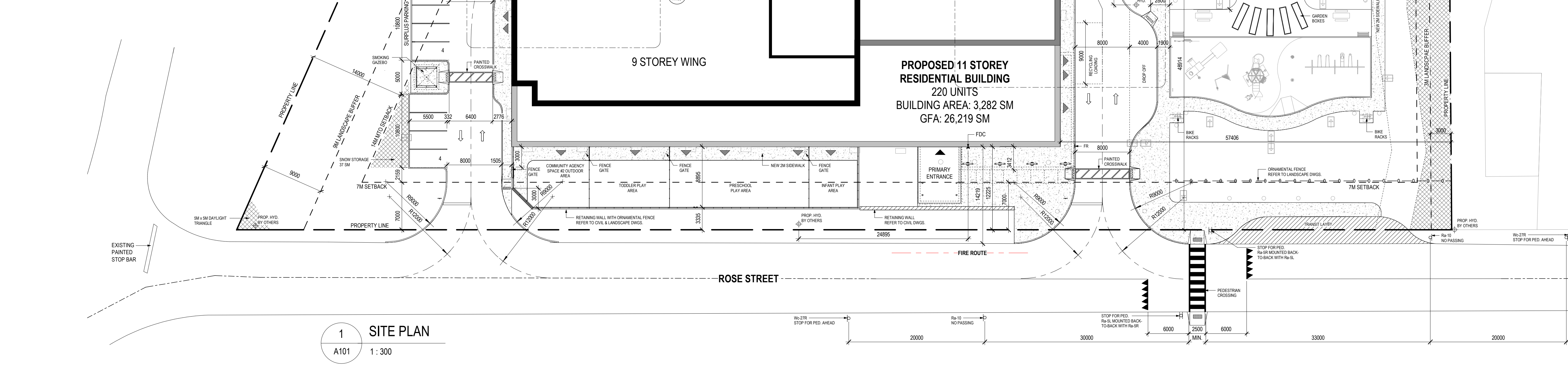


SITE STATISTICS		
REGULATIONS	REQUIRED	PROVIDED
EXISTING ZONING: I1(H2) - INSTITUTIONAL, HOLD 2		INSTITUTIONAL
MINIMUM LOT AREA	1500 SQ.M	18,670 SQ.M (1.86 HA)
MINIMUM LOT FRONTAGE	30M	178.6 M
MAXIMUM LOT COVERAGE	35%	30% (5,603 SQ.M)
REQUIRED YARDS		
FRONT (ROSE ST)	7 M MIN.	BUILDING: 12.225 M PARKING STRUCT.: 48,914 M
EXTERIOR SIDE (HIGHWAY 400)	14 M MIN.	BUILDING: 22.28 M
INTERIOR SIDE	5.0 M MIN.	BUILDING: 57.406 M PARKING STRUCT.: 9.995 M
REAR (HIGHWAY 400)	14 M MIN.	BUILDING: 22.682 M PARKING STRUCT.: 17.463 M
BUILDING HEIGHT	15 M MAX.	BUILDING: 38.0 M PARKING STRUCT.: 17 M
AVERAGE GRADE		BUILDING: 270.47 M PARKING STRUCT.: 269.11 M
MIN. LANDSCAPED SPACE	35%	46% (8,594 SQ.M)
PARKING SPACES		
RESIDENTIAL AFFORDABLE UNITS - 215 UNITS @ 0.59 SPACE/UNIT = 127 SPACES	127 SPACES	128 SPACES
ROSE STREET CHILDCARE - 1 SPACE/ CLASS + 1 SPACE/ OFFICE	5 SPACES	5 SPACES
COMMUNITY AGENCY SPACE #1 - 1 SPACE/ CLASS AND 1 SPACE/ OFFICE + 1 SPACE/ 10 STUDENTS	25 SPACES	25 SPACES
BUSINESS, PROFESSIONAL OR ADMINISTRATIVE OFFICE - 1 SPACE/30.0m2 (4,233 m2)	142 SPACES	90 SPACES
COMMUNITY KITCHEN - 1 SPACE/ 4 PERSONS	5 SPACES	5 SPACES
TOTAL PARKING SPACES	304 SPACES	253 SPACES
VISITOR - 0.09% OF RESIDENTIAL PARKING (PART OF 215 RESIDENTIAL SPACES)	20 SPACES	20 SPACES
SURPLUS PARKING WITHIN 14 M MTO SETBACK		45 SPACES
BARRIER-FREE PARKING SPACE REQUIREMENTS OF TOTAL PARKING	4 - TYPE A 5 - TYPE B	5 - TYPE A 5 - TYPE B
BICYCLE PARKING SPACES	N/A	14 - OUTDOOR 28 - INDOOR 42 - TOTAL BIKE SPACES
TOTAL GFA	N/A	26,219 SQ. M
2% MIN. SNOW STORAGE AREA (DRIVEWAY & PARKING AREA = 4,473 SQ.M)	90 SQ. M	97 SQ. M



2 FLUSH CURB DETAIL  
A101 1:20

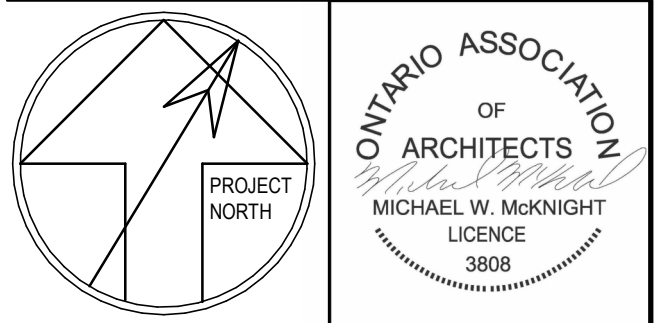


1 SITE PLAN  
A101 1:300

SITE PLAN LEGEND	
286.600	EXISTING SPOT GRADE
286.600	NEW FINISH GRADE
BH19	BORE HOLE (BH) TEST PIT (TP)
HYD.	YARD HYDRANT
CB	CATCH BASIN
▶	PEDESTRIAN MAIN ENTRANCE DOOR LOCATION
◀	SERVICE/ EMERGENCY EXITS/ AGENCY ENTRANCE DOOR LOCATION
○	B.F. PARKING STALL
○	B.F. CURB CUT - WITH TACTILE INDICATOR
○	FIRE DEPARTMENT CONNECTION
○	LIGHT STANDARD
○	WALL MOUNTED LIGHT FIXTURE
CJ	CONTROL JOINT
ASPH	ASPHALT TYPE 1
TACTILE	TACTILE INDICATOR
HYD	FIRE HYDRANT
HP	HYDRO POLE
T	TRANSFORMER
PSB	PAINTED STOP BAR
HB	HOSE BIB
○	LIGHT BOLLARD
○	SITE FURNITURE

No.	REVISION	DATE
4.	SPA 2ND RESUBMISSION	SEPT. 12, 2024
3.	SPA RESUBMISSION	JULY 04, 2024
2.	ISSUED FOR SITE PLAN APPLICATION	MAY 27, 2024
1.	ISSUED FOR ZBA	APRIL 30, 2024

ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. LATEST APPROVED STAMPED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.



48 ALLIANCE BLVD, UNIT 110  
BARRIE, ONTARIO L4M 5K3  
WWW.MCLARCHITECTS.CA

T 705 722 6739  
F 705 726 5418

DRAWING TITLE: SITE PLAN

PROJECT NAME: COUNTY OF SIMCOE AFFORDABLE HOUSING DEVELOPMENT - BARRIE

20 ROSE STREET, BARRIE, ON

DATE: SEPTEMBER 12, 2024  
DRAWN BY: KC  
SCALE: As indicated

SHEET #  
**A101**