

C:\Users\HShurab\Documents\21041 - 10-24 Grove Street Barrie(Skyline) Y19 Site Plan_HShurab\BASM\H1.rvt

1 SITE PLAN - OVERALL

1 : 500



2 KEY PLAN

1 : 2000

SITE DATA

10-24 Grove Street, Barrie, Ontario

DATA	REQUIRED	PROVIDED
ZONING	ZONING - (RA-2)(H-136)	
LOT AREA (EXCLUDING MTO & GROVE ST. WIDENING)	1300 m ²	25,384.635 m ² (2.53 ha)
FRONT YARD / GROVE ST.	7 m	7 m
EAST SIDE YARD	12 m	12 m
WEST SIDE YARD	20 m	20 m
REAR YARD / HW 400	14m	14 m

BUILDING DATA

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	MAX. 365(units)/ha=928	928 (units)
(BUILDING 1)		251 (units)
(BUILDING 2)		258 (units)
(BUILDING 3)		289 (units)
(BUILDING 4)		130 (units)
TOTAL		928 (units)
1 BEDROOM		548 (units) (59.05%)
2 BEDROOM		372 (units) (40.09%)
STUDIO		8 (units) (0.86%)
BUILDING AREA (BUILDING 1,2&3)		6,041.6 m ² (65,426.06 SF)
BUILDING AREA (BUILDING 4)		1,032.26 m ² (11,111.15 SF)
U/G AREA/ LEVEL (BUILDING 1,2&3)		6,078.28 m ² (65,426.06 SF)
LEVEL 1 FLOOR AREA (BUILDING 1,2&3)		6,078.28 m ² (65,426.06 SF)
PODIUM AREA/ LEVEL (BUILDING 1,2&3)		6,041.62 m ² (65,031.52 SF)
FLOOR AREA/ LEVEL (BUILDING 1)		842.6 m ² (9,069.69 SF)
FLOOR AREA/ LEVEL (BUILDING 2)		876.7 m ² (9,436.72 SF)
FLOOR AREA/ LEVEL (BUILDING 3)		842.6 m ² (9,069.69 SF)
U/G AREA/ LEVEL (BUILDING 4)		842.6 m ² (9,069.69 SF)
FLOOR AREA/ LEVEL 3-7 (BUILDING 4)		1,203.1 m ² (12,950.06 SF)
FLOOR AREA/ LEVEL 8-9 (BUILDING 4)		714.6 m ² (7,691.97 SF)
GROSS CONSTRUCTION AREA (BUILDING 1,2&3)(BALCONIES NOT INCLUDED)		99,717.78 m ² (1,073,353.29 SF)
GROSS CONSTRUCTION AREA (BUILDING 4)(BALCONIES NOT INCLUDED)		19,268.14 m ² (207,400.50 SF)
CITY OF BARRIE BY-LAWS ZONING GROSS FLOOR AREA (BUILDING 1,2&3)		57,892.3m ² (228.06%) (623,147 SF)
CITY OF BARRIE BY-LAWS ZONING GROSS FLOOR AREA (BUILDING 4)		10,314m ² (40.6%) (111,019 SF)
CITY OF BARRIE BY-LAWS ZONING GROSS FLOOR AREA (TOTAL)		73,744.61 m ² (290% TOTAL)MAX. 68,206.3m ² (268.69%) (734,166 SF)
BUILDING 1		23
BUILDING 2		25
BUILDING 3		27
BUILDING 4		9
BUILDING 1 HEIGHT	80 m MAX.	(AVG. GRADE 270.06m) 68.44m
BUILDING 2 HEIGHT	80 m MAX.	(AVG. GRADE 270.06m) 74.44m
BUILDING 3 HEIGHT	80 m MAX.	(AVG. GRADE 270.06m) 80.00m
BUILDING 4 HEIGHT	80 m MAX.	(AVG. GRADE 265.80m) 28.54m

No.	Date	Revision
2	2022-03-22	ISSUED FOR 2ND SPA D11-021-2021
1	2021-09-07	ISSUED FOR 1ST SPA SUBMISSION

LANDSCAPING DATA

DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (percentage)	35 (%) MIN.	43.50 (%)
LANDSCAPE AREA	8,900 m ²	11041.1 m ² (118,846 SF)

VEHICLE PARKING DATA

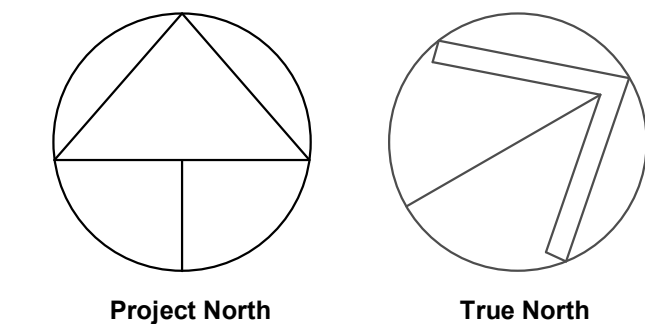
DATA	REQUIRED	PROVIDED
BUILDING 1,2&3		963
TOTAL (BUILDING 1,2&3)	1 / units = 798	963 (1.20 / units)
BUILDING 4		156
TOTAL (BUILDING 2)	1 / units = 130	156 (1.20 / units)
TOTAL	1 / units = 928	1,119 (1.20 / units)
BARRIER FREE PARKING	1+3% = 35	38 (INCLUDED)
VISITOR PARKING	(TO BE VER.)	

LOADING SPACES DATA

DATA	REQUIRED	PROVIDED
LOADING SPACES	14,000m ² - 19,999m ² = 4 spaces 1 Per / extra 10,000m ² = 4 spaces	8 Spaces

BICYCLE PARKING DATA

DATA	REQUIRED	PROVIDED
BICYCLE PARKING		20



GENERAL NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS WERE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
6. THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST JUDGEMENT IN LIGHT OF THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THE CONTRACT DOCUMENTS, OR ANY RELIANCE ON OR DECISIONS TO BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES.
7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

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ARCHITECTS INC.

Project No

21041

Project Date

2022-01-31

Drawn by

HS

Checked by

PG

Plot Date / Time

2022-03-23 1:41:48 PM

10-24 GROVE STREET, BARRIE

SITE PLAN

ONTARIO ASSOCIATION OF ARCHITECTS

EDWARD THOMAS

LICENCE 5572

Drawing Scale

As indicated

Status

Drawing No.

Revision No.

A1.1 - r2