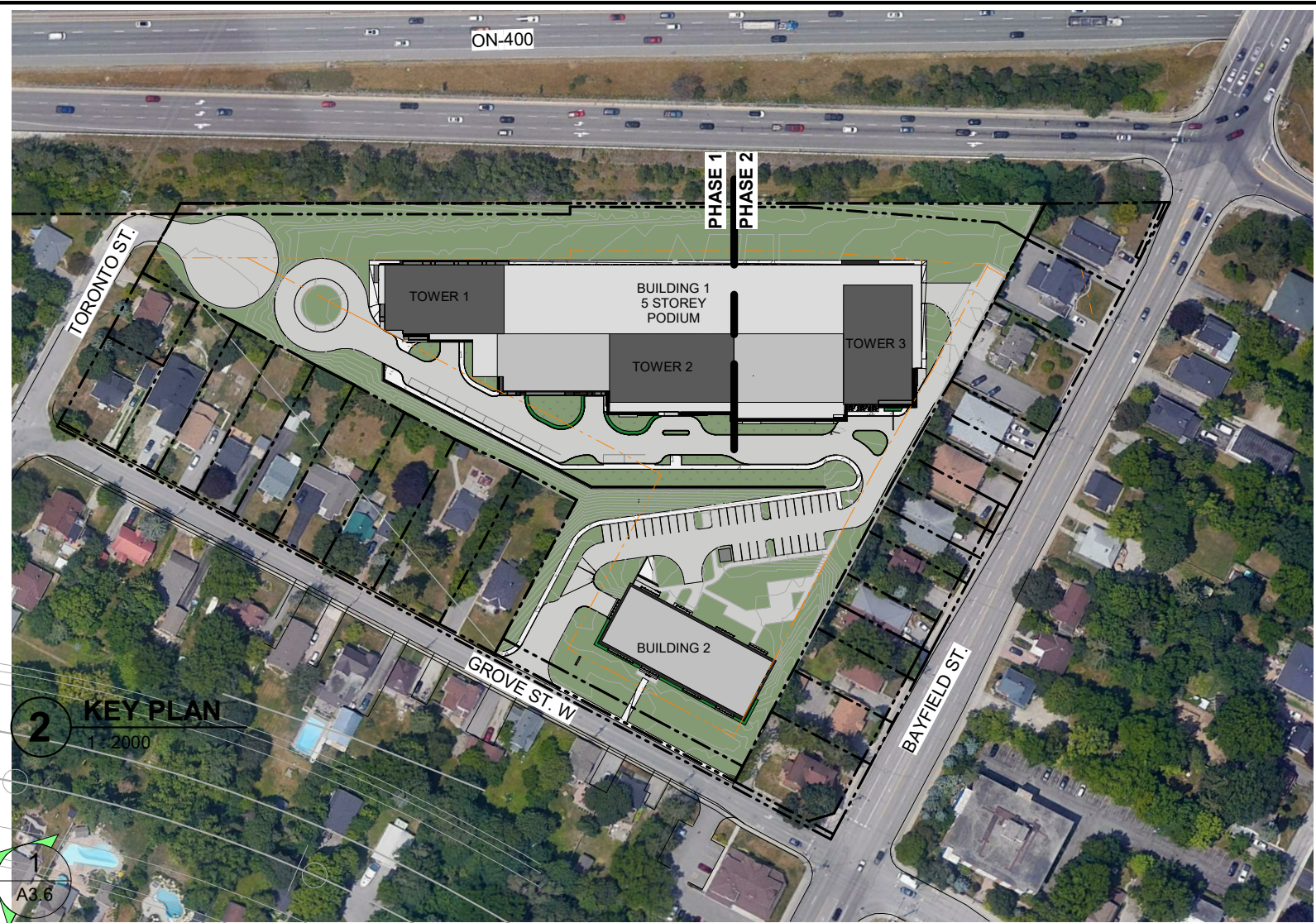


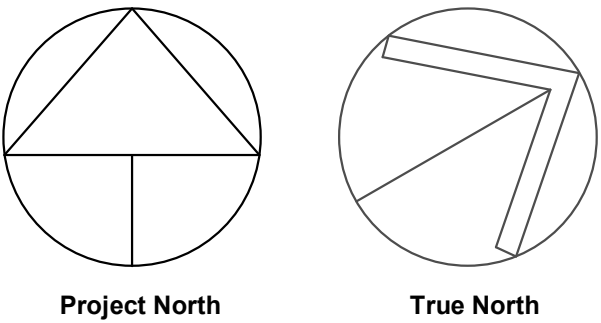
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1 SITE PLAN

1 : 500



2 KEY PLAN



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.

SITE DATA

10-24 Grove Street, Barrie, Ontario		
DATA	REQUIRED	PROVIDED
ZONING	ZONING - (RA2-2)(SP-553)(H-136)	
LOT AREA (EXCLUDING MTO & GROVE ST. WIDENING)	1300 m ²	25,429.179 m ² (2.54 ha)
FRONT YARD / GROVE ST.	7 m	7 m
EAST SIDE YARD	7 m	7 m
WEST SIDE YARD	20 m	20 m
REAR YARD / HW 400	14m	18.30 m

BUILDING DATA

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	MAX. 365(units)/ha=928	928 (units)
PHASE 1: (BUILDING 1)	---	502 (units)
PHASE 2: (BUILDING 1) (BUILDING 2)	---	362 (units)
TOTAL	---	426 (units)
1 BEDROOM	---	557 (units) (60%)
2 BEDROOM	---	362 (units) (39%)
3 BEDROOM	---	9 (units) (1%)
BUILDING AREA (BUILDING 1)	---	7,079.9 m ² (76,207.45 SF)
BUILDING AREA (BUILDING 2)	---	1,032.26 m ² (11,111.15 SF)
U/G AREA / LEVEL	---	9,671.1 m ² (104,099.2 SF)
LEVEL 1 FLOOR AREA	---	7,079.9 m ² (76,207.45 SF)
PODIUM AREA / LEVEL	---	7,079.9 m ² (76,207.45 SF)
TOWER 1 FLOOR AREA / LEVEL	---	834.94 m ² (8,967.22 SF)
TOWER 2 FLOOR AREA / LEVEL	---	876.72 m ² (9,436.93 SF)
TOWER 3 FLOOR AREA / LEVEL	---	827.38 m ² (8,905.84 SF)
BUILDING 2 TYPICAL	---	1,032.26 m ² (11,111.15 SF)
GROSS CONSTRUCTION AREA (BUILDING 1)(BALCONIES NOT INCLUDED)	---	106,450.18 m ² (1,145,620.2 SF)
GROSS CONSTRUCTION AREA (BUILDING 2)(BALCONIES NOT INCLUDED)	---	6,193.56 m ² (66,666.93 SF)
CITY OF BARRIE BY-LAWS ZONING GROSS FLOOR AREA (BUILDING 1)	---	63,022.64m ² (247.8%) (678,370.1 SF)
CITY OF BARRIE BY-LAWS ZONING GROSS FLOOR AREA (BUILDING 2)	---	4,959.33m ² (19.5%) (53,381.78 SF)
CITY OF BARRIE BY-LAWS ZONING GROSS FLOOR AREA (TOTAL)	73,744.61 m ² (290% TOTAL MAX.)	67,981.97m ² (267.33%) (719,244.5 SF)
TOWER 1	---	21
LINK 1	---	8
TOWER 2	---	25
LINK 2	---	12
TOWER 3	---	25
BUILDING 2	---	6
BUILDING 1 HEIGHT	80 m MAX.	(AVG. GRADE 272.385m) 75.425m
BUILDING 2 HEIGHT	80 m MAX.	(AVG. GRADE 265.95m) 19.14m

LANDSCAPING DATA

DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (percentage)	35 (%) MIN.	38 (%)
LANDSCAPE AREA	8,900 m ²	9,683 m ² (104,226.9 SF)

VEHICLE PARKING DATA

DATA	REQUIRED	PROVIDED
LEVEL P2 U/G PARKING	---	262
LEVEL P1 U/G PARKING	---	256
LEVEL 1 COVERD PARKING	---	123
LEVEL 1 SURFACE PARKING	---	10
LEVEL 2 PODIUM PARKING	---	131
LEVEL 3 & 4 PODIUM PARKING	---	264 (132 / LEVEL)
LEVEL 5 PODIUM PARKING	---	92
TOTAL (BUILDING 1)	1 / units = 864	1,138 (1.31 / units)
BUILDING 2 COVERD PARKING	---	22
BUILDING 2 SURFACE PARKING	---	33
TOTAL (BUILDING 2)	1 / units = 64	55 (0.85 / units)
TOTAL	1 / units = 928	1,193 (1.285 / units)
BARRIER FREE PARKING	1+3% = 37	39 (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

1	2021-09-07	ISSUED FOR 1ST SPA SUBMISSION
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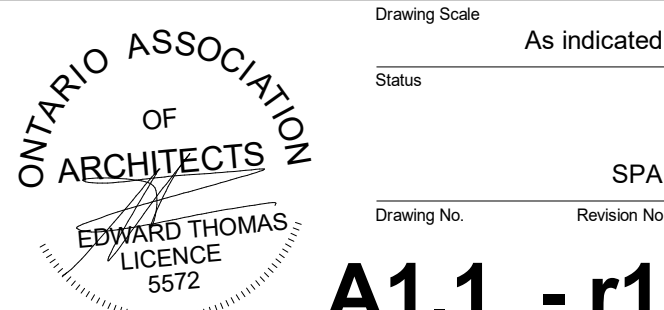
No.	Date	Revision
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Project No. 21041
Project Date 2021-08-18
Drawn by HSH
Checked by MES
Plot Date / Time 2021-09-10 11:02:16 AM

10-24 GROVE STREET, BARRIE

SITE PLAN



Drawing Scale As indicated
Status
SPA
Drawing No. Revision No.

A1.1 - r1