

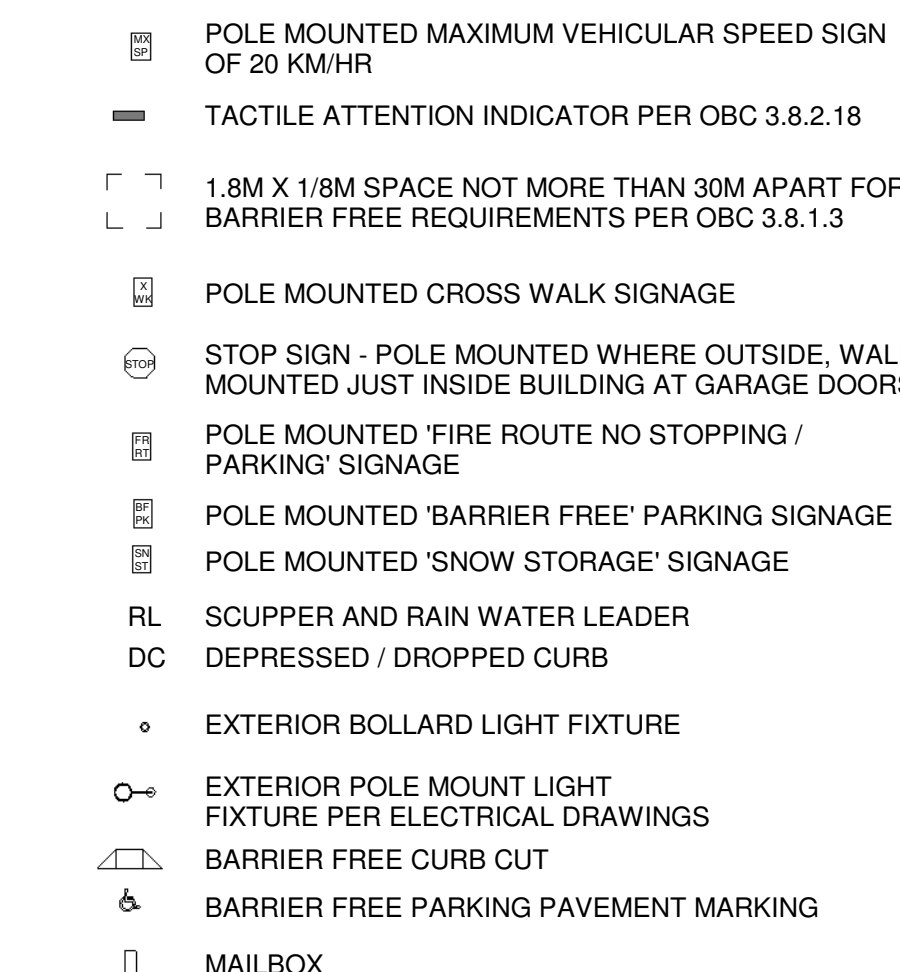
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[illegible]

SITE PLAN

A100

Scale	1 : 25
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SYMBOL LEGEND

1 : 250

SITE STATISTICS							
ZONING BASED ON RM2 with SP-5/5 (changed from R2 to RM2 approved July 20th, 2018)							
PROVISION / ITEM		UNITS		ALLOWED	PROPOSED	COMMENTS	
LOT AREA	S.M.	MIN.		770.00	7,596.95		
LOT FRONTAGE	M	MIN.		21.0000	84.3600		
SETBACKS							
FRONT YARD	M	MIN.		5,5000	5,5000	Per Planning Approval & SP-5/5	
REAR YARD	M	MIN.		7,0000	17,0000		
INTERIOR SIDE YARD	M	MIN.		1,8000	3,1900		
SIDE YARD ADJACENT TO 103 EDGEHILL	M	MIN.		3,0000	3,0000	Per 13.1.237 SP-5/5	
LANDSCAPE OPEN SPACE	%	MIN.		35%	38,0000	9 M setback from Hwy 400 required per 4.8.2.3	
LANDSCAPE OPEN SPACE S.M BASED ON PROPOSED LOT AREA	S.M.	MIN.		265,893.25	2,941.00		
LOT COVERAGE (BUILDING FOOTPRINT)	%	MAX.		50%	32,0000	Per Planning Approval & SP-5/5	
LOT COVERAGE S.M BASED ON PROPOSED TOT AREA	S.M.	MAX.		379,847.50	2,449.40		
GROSS FLOOR AREA	%	MAX.		130%	86,0000	Per Planning Approval & SP-5/5	
GROSS FLOOR AREA S.M BASED ON PROPOSED LOT AREA	S.M.	MAX.		987,403.50	6518.3400		
AMENITY SPACE PER UNIT	S.M.	MIN.		12,0000	12.50	Per Amenity Area Outdoor definition and as shown on plan	
AMENITY SPACE TOTAL	S.M.		756.000000		787,500000	per SP-75 450 sm and 120 sm consolidated required	
DENSITY UNITS PER HA	#			104.0000	104.0000	Per Planning Approval & SP-5/5	
UNIT AREAS							
1 BEDROOM	S.M.	MIN.		45,0000			
2 BEDROOM	S.M.	MIN.		55,0000			
3 BEDROOM	S.M.	MIN.			100,0000	Not including stairs for GFA definition	
GREEN ROOF	S.M.	MIN.					
						Per Planning Approval & SP-5/5 (assumed average grade of 238000)	
BUILDING HEIGHT	M	MAX.		12,0000	10,9300		
PARKING							
STALL SIZE REGULAR W x L	M	MIN.				See section 4.6.2.5.1 for encroachment	
STALL SIZE BARRIER FREE W x L	M	MIN.					
LOADING ZONE SIZE W x L	M	MIN.					
NUMBER OF STALLS REGULAR (PER DWELLING UNIT)	#	MIN.		1,2500	1,2500	Per Planning Approval & SP-5/5	
TOTAL NUMBER OF STALLS	#			78,750000	78,750000	Per Planning Approval & SP-5/5	
NUMBER OF STALLS B.F. (PER 4.6.4 of By-Law)	#	MIN.		2,0000	4,0000		
NUMBER OF STALLS LOADING	#	MIN.					
DRIVE AISLE WIDTHS	M	MIN.		6,4000	6,4000		
NUMBER OF DWELLING UNITS	#	MAX.		64,0000	63,0000		
PAVED SURFACE AREA	S.M.	n/a			1007,0000		
ON GRADE CONCRETE WALKWAYS / SIDEWALKS	S.M.	n/a			677,0000		

- NOTE:
1. EACH BUILDING CLASSIFIED AS TYPE C RESIDENTIAL UNDER PART 9 OF THE CONCRETE BUILDING CODE
2. PER CBC 3.2.5.4 FIRE ACCESS ROUTES SHOWN ARE NOT REQUIRED TO BE LIMITED TO TYPES AS BUILDING IS LESS THAN 3 STOREYS AND LESS THAN 600 S.M.
3. ALL EXTERIOR WALKWAYS WILL HAVE BARRIER FREE CURB CUTS AT TERMINATION POINTS
4. ALL EXTERIOR STAIRS WITH HAVE TACTILE INDICATORS
5. INSTALL PER CBC REQUIREMENTS
6. SNOW STORAGE CAPACITY MAY NEED TO BE COMPENSATED WITH SNOW MELTING PROGRAM IF STORAGE AREA IS BELOW WHAT MAY BE REQUIRED.
7. REFER TO CIVIL ENGINEERING DRAWINGS FOR MUNICIPAL SERVICES

[illegible]

Project number	202121
Date	SEPT 8, 2021
Drawn by	JHA INC
Checked by	JHA INC

<h1>A110</h1>
<div style="display: flex; justify-content: space-between;"> Scale 1 : 100 </div>



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[illegible]

Project number	202121
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<h1>A120</h1>
<div style="display: flex; justify-content: space-between;"> Scale 1 : 100 </div>





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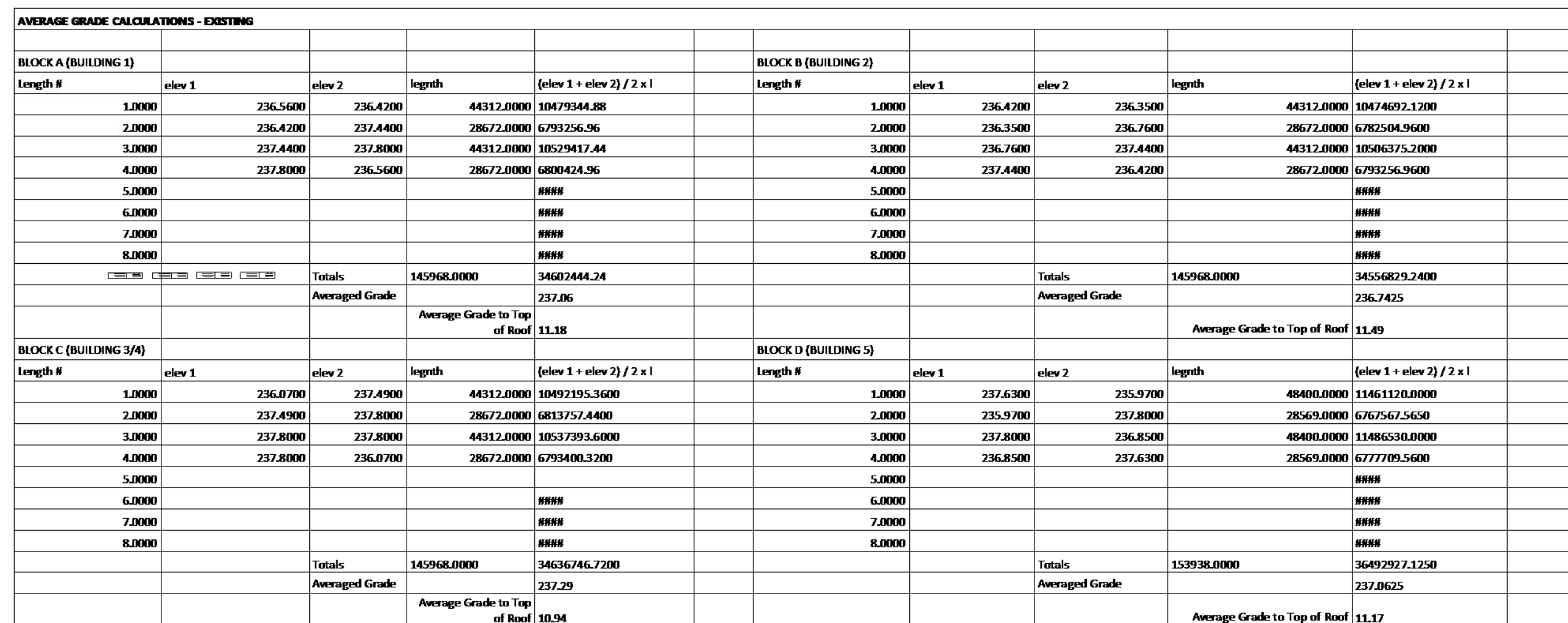
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A210

Scale	1 : 25
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AVERAGE GRADE CALCULATIONS - EXISTING									
BLOCK A (BUILDING 1)					BLOCK B (BUILDING 2)				
Length #	elev 1	elev 2	length	(elev 1 + elev 2) / 2 ± 1	Length #	elev 1	elev 2	length	(elev 1 + elev 2) / 2 ± 1
1,000	236.000	236.470	39094.0000	9234393.74	1,000	236.420	235.900	42184.0000	9962173.400
2,000	236.470	234.800	29587.0000	6970993.07	2,000	235.900	234.700	29587.0000	6967116.970
3,000	234.800	234.800	39094.0000	9179271.20	3,000	234.700	234.800	42184.0000	9903115.840
4,000	234.800	236.000	29587.0000	6964779.80	4,000	236.420	236.470	29587.0000	6994958.540
5,000			####	####	5,000			####	####
6,000			####	####	6,000			####	####
7,000			####	####	7,000			####	####
8,000			####	####	8,000			####	####
		Totals	137362.0000	32349437.81			Totals	143542.0000	33822364.7900
		Averaged Grade		235.51			Averaged Grade		235.6270
BLOCK C (BUILDING 3/4)					BLOCK D (BUILDING 5)				
Length #	elev 1	elev 2	length	(elev 1 + elev 2) / 2 ± 1	Length #	elev 1	elev 2	length	(elev 1 + elev 2) / 2 ± 1
1,000	234.630	234.410	36775.0000	8624473.0000	1,000	234.800	234.720	42184.0000	9903115.840
2,000	234.410	233.910	36428.0000	8529980.4800	2,000	234.720	234.510	1306.4000	3065010.3600
3,000	233.910	233.110	54547.0000	12737269.5700	3,000	234.510	233.910	39344.0000	9714758.2400
4,000	233.110	232.500	9332.0000	2172956.2000	4,000	233.910	234.800	36428.0000	8537083.9400
5,000	232.500	234.630	38906.0000	9088830.6600	5,000			####	####
6,000			####	####	6,000			####	####
7,000			####	####	7,000			####	####
8,000			####	####	8,000			####	####
		Totals	175908.0000	41153510.3100			Totals	131020.0000	30179968.3800
		Averaged Grade		233.84			Averaged Grade		234.4678



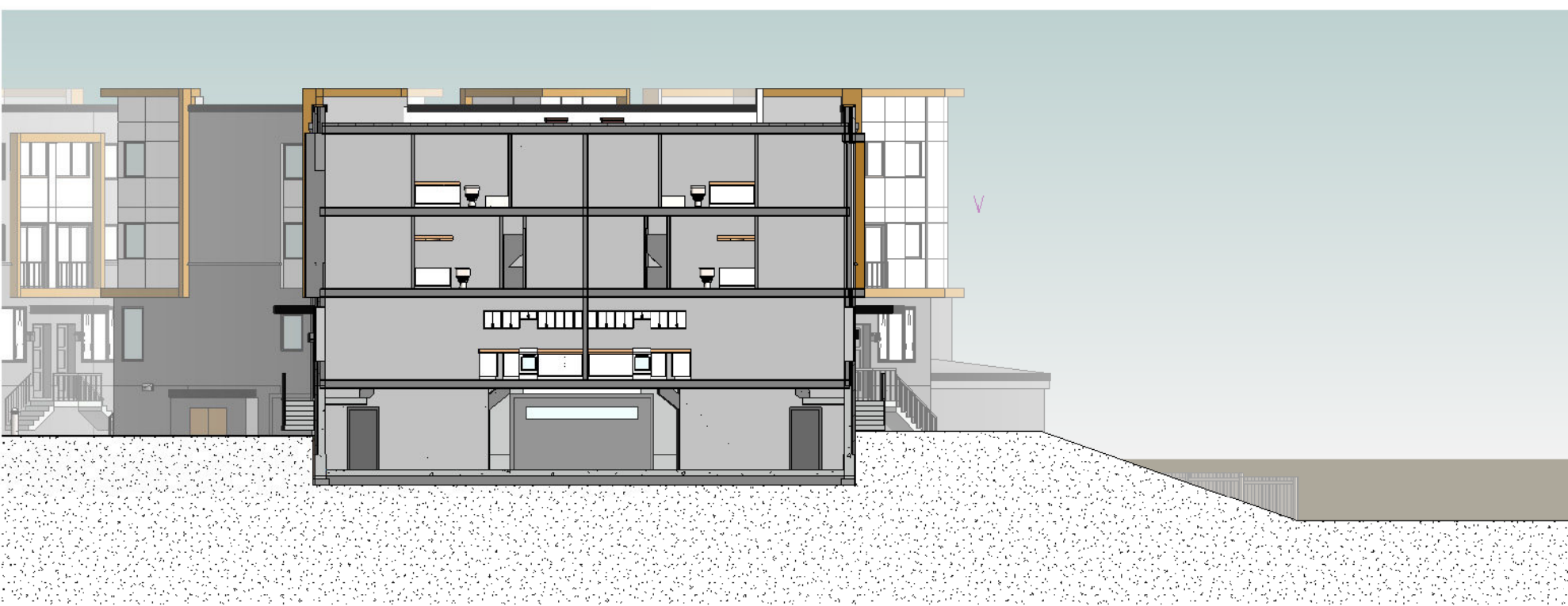
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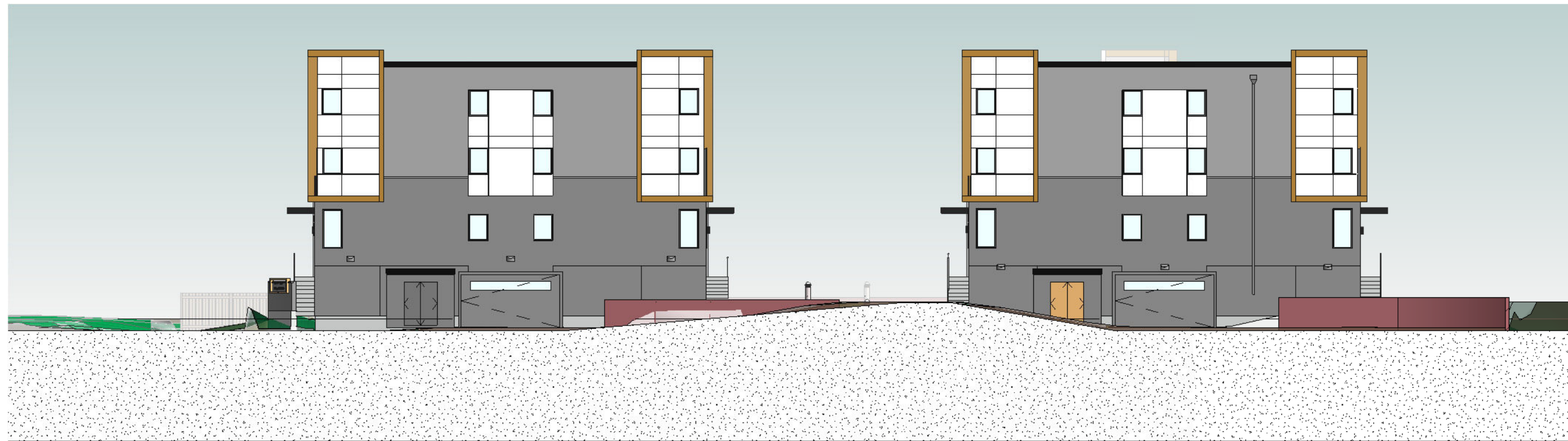
SITE SECTIONS

A300

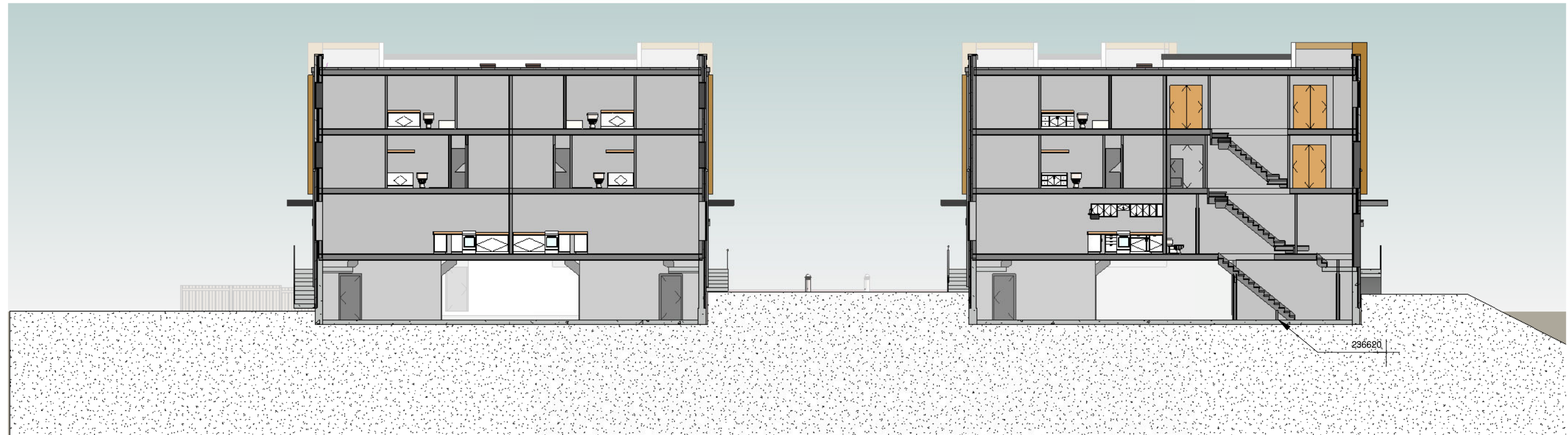
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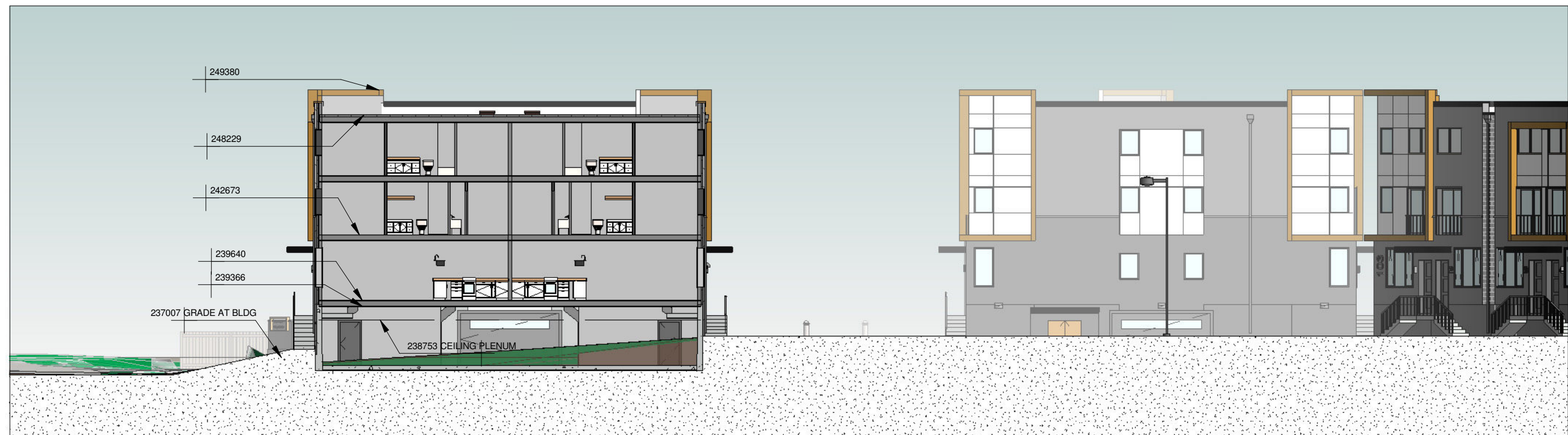
4 Section 4
1 : 200



3 Section 3
1 : 200



2 Section 2
1 : 200



1 Section 1
1 : 200



This architectural section drawing shows a two-story building with a prominent grid structure. The building is divided into several bays by vertical columns. Large windows are present on both floors, allowing for ample natural light. The ground floor features a series of smaller, rectangular openings, possibly for circulation or service. The building is shown in a cross-section, revealing the internal layout and structural elements. The drawing is rendered in a clean, technical style with black lines and gray shading.



ONTARIO ASSOCIATION
OF
ARCHITECTS
Julius K. Horvath
JULIUS K. HORVATH
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6896

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[illegible]

A310
Scale 1 : 200

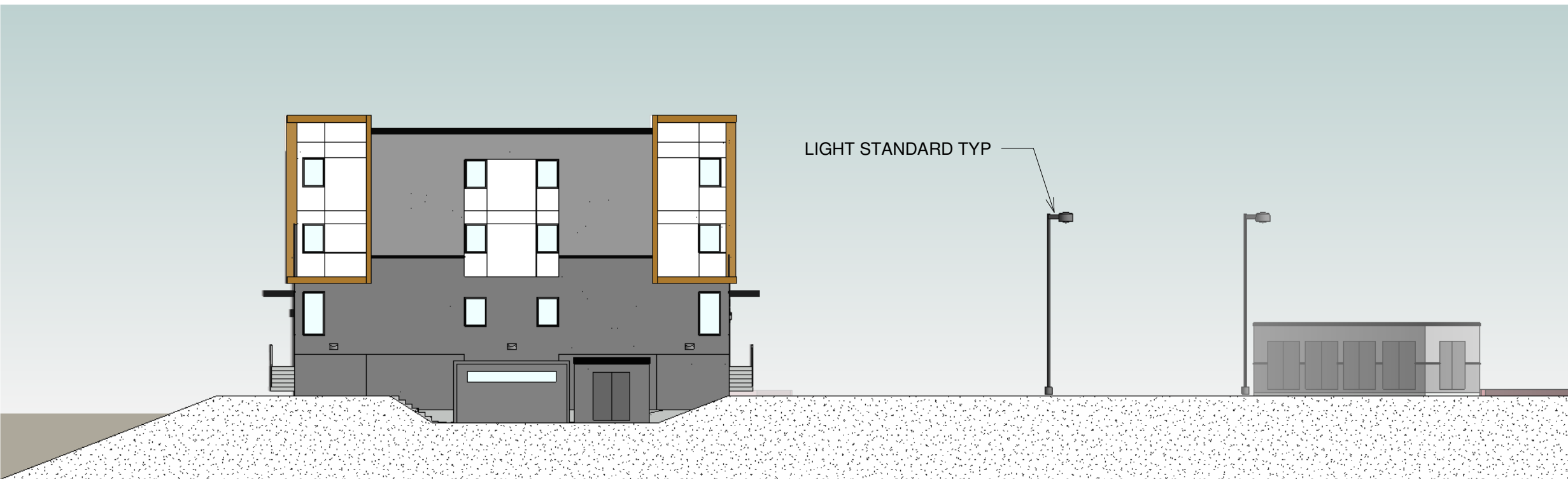
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SITE SECTIONS

A320

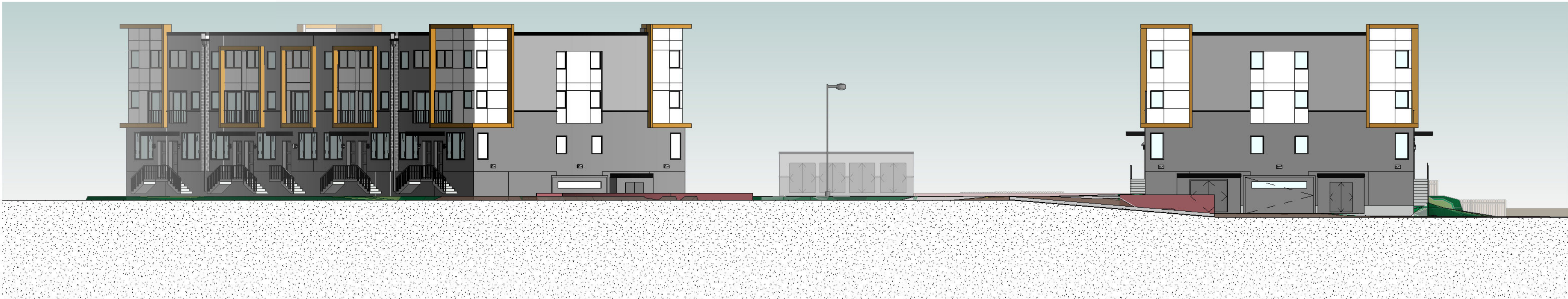
Scale 1 : 200



3 Section 3..
1 : 200



2 Section 2..
1 : 200



1 Section 1..
1 : 200

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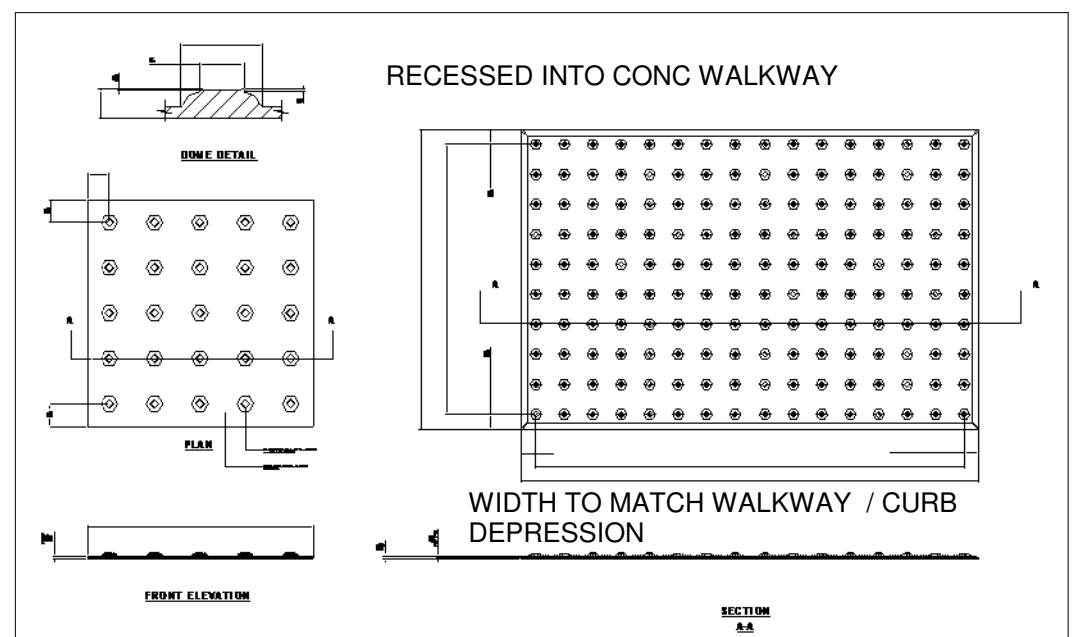
2825752 Ontario Inc.
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Barrie, Ontario

BACK TO BACK TOWN HOMES

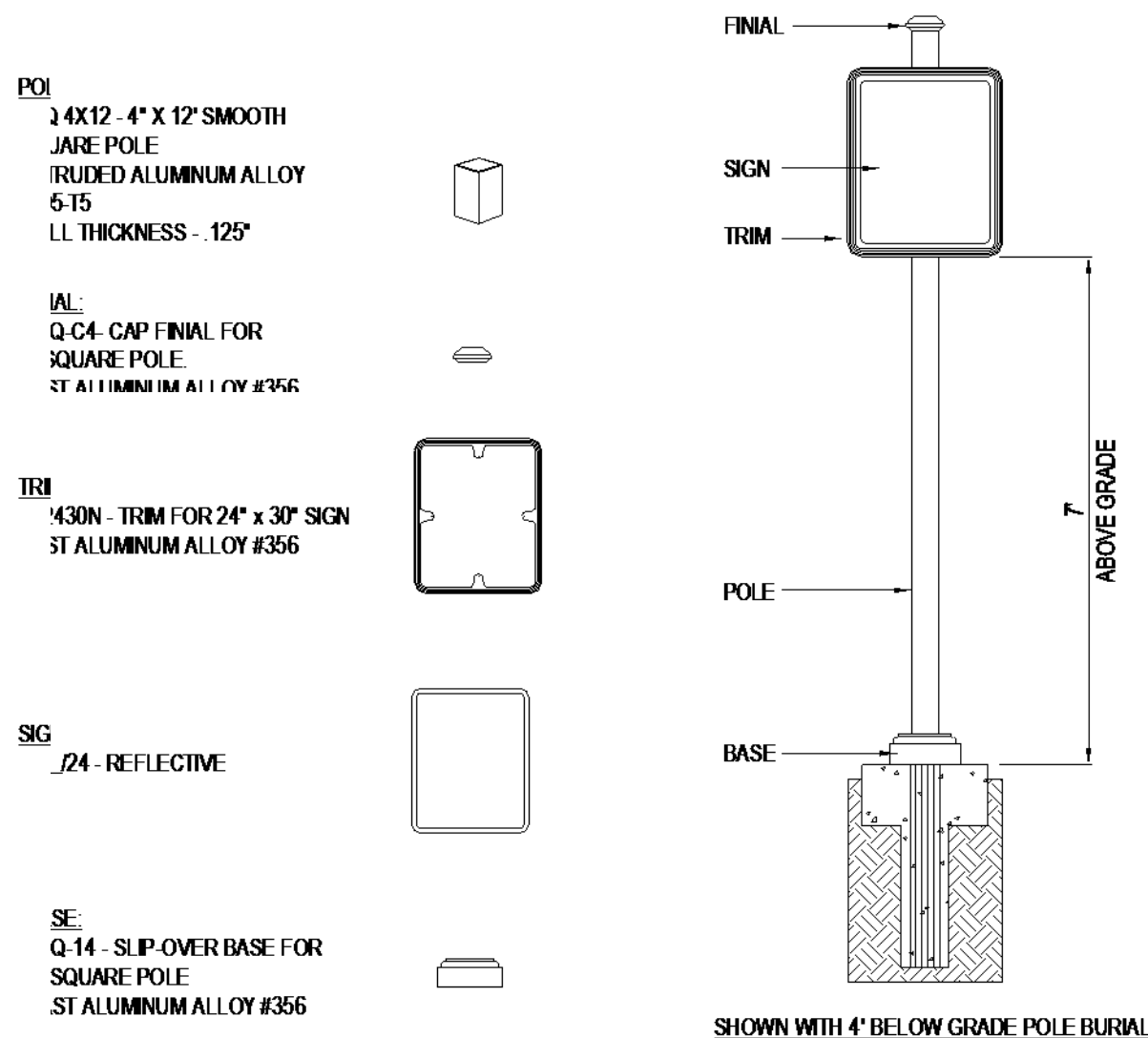
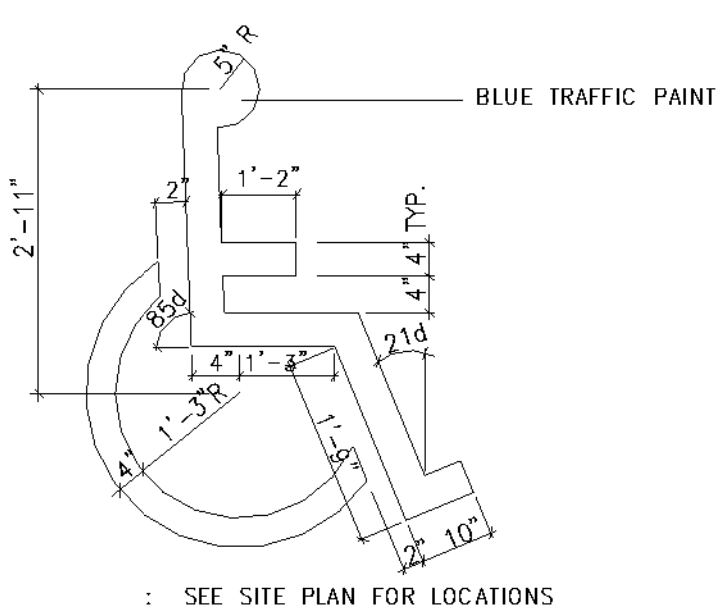
SIGNAGE & DETAILS

Project number	202121
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3 TACTILE PAD
1 : 10



ALL VEHICULAR RELATED SIGNS PER ONTARIO TRAFFIC MANUAL STANDARDS

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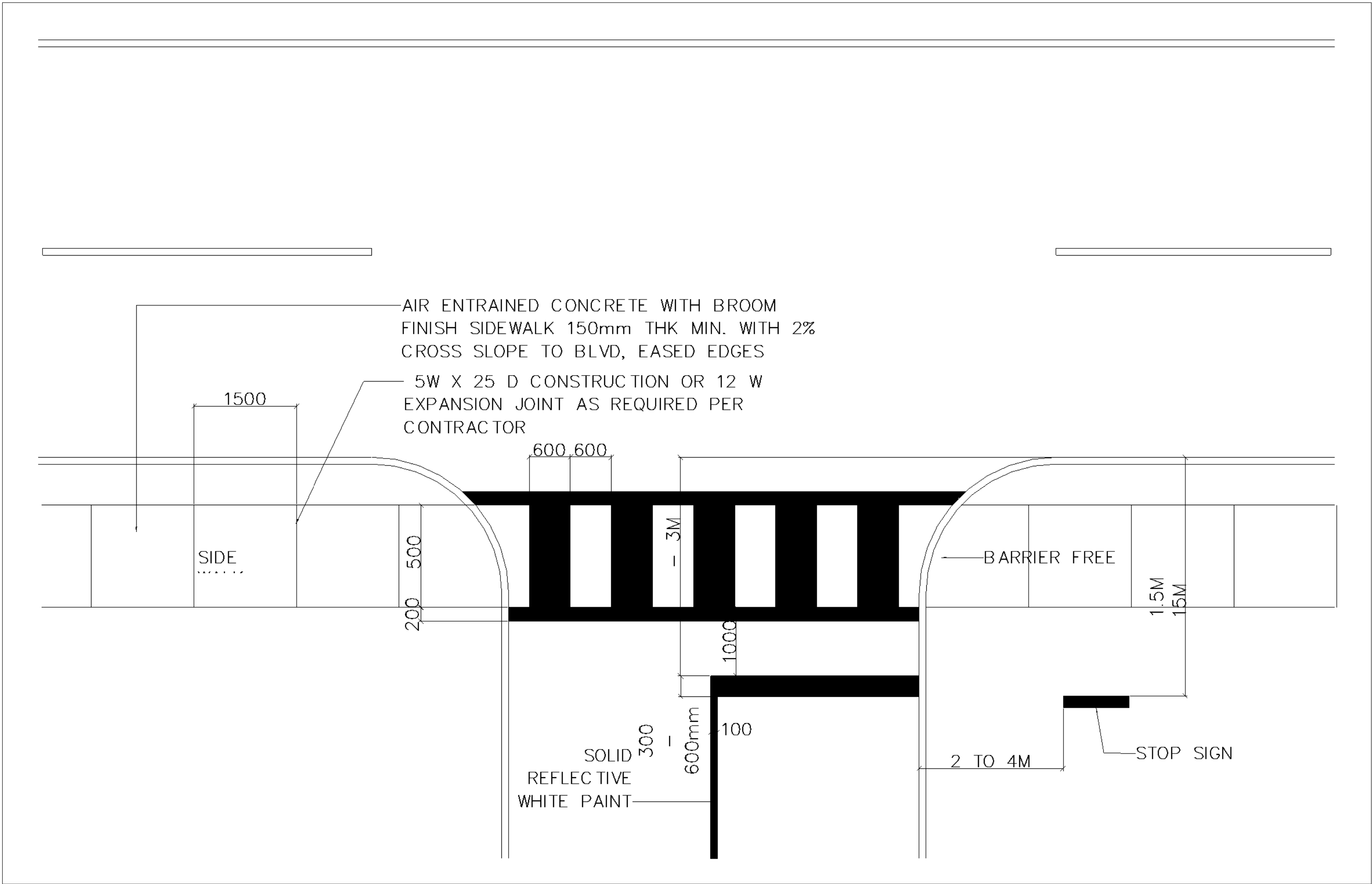
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PAVEMENT MARKINGS

Project number	202121
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A410

Scale	1 : 50
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1 CROSS WALK
1 : 50