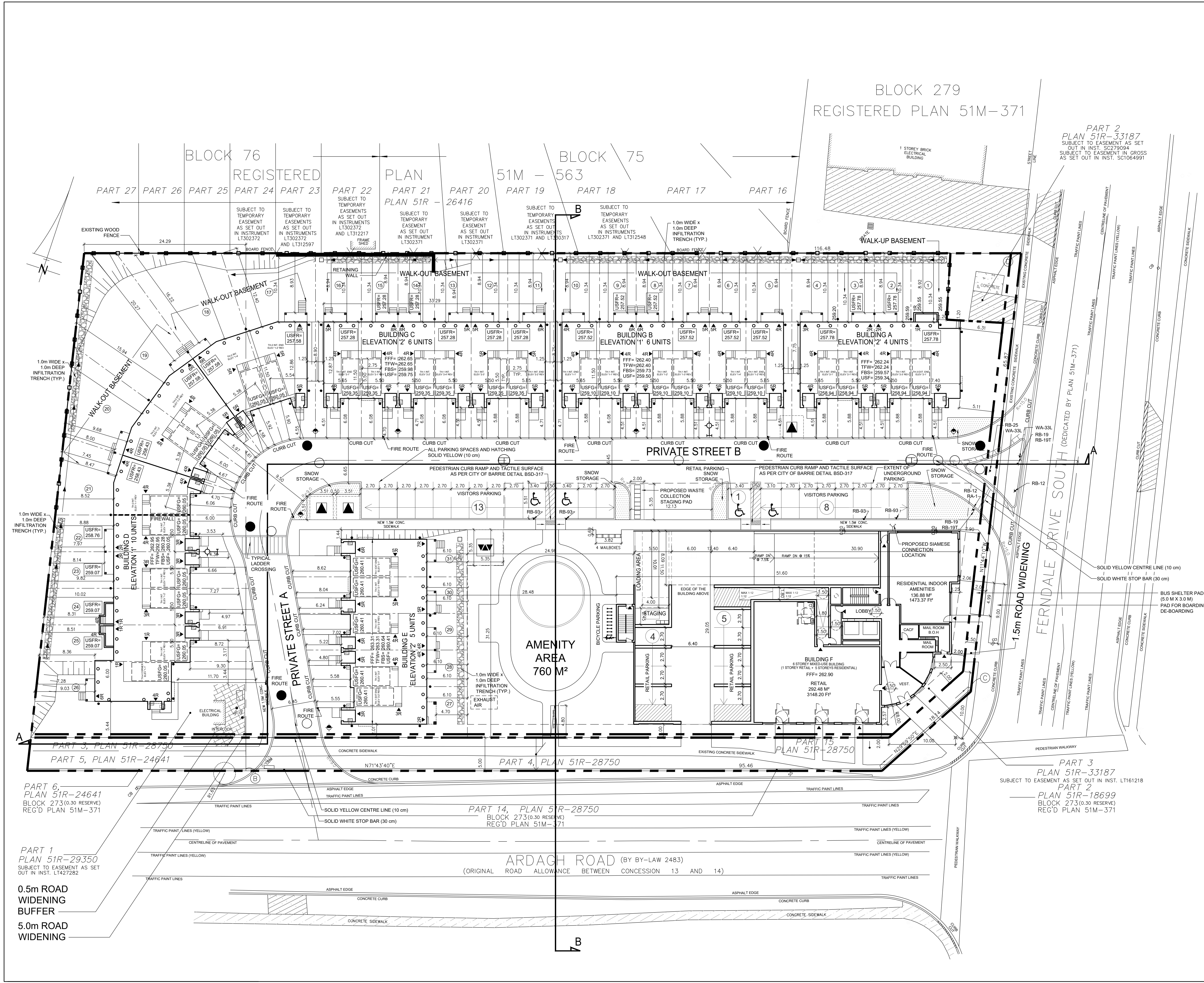




LEGEND

- AC: AIR CONDITIONING UNIT
- RE: RECESSED GAS METER
- HY: HYDRO METER
- GM: GAS METER
- BE: BELL PILE
- GV: GAS VALVE
- HP: HYDRO PUMP
- TS: TRAFFIC SIGNAL
- PH: PRE-HYDRANT
- TR: TRANSFORMER
- HN: HANDWELL
- SD: SIDE
- VC: VALVE CHAMBER
- WS: WATER SERVICE
- WV: WATER VALVE
- SV: SPRINKLER VALVE
- CB: CATCH BASIN
- SS: STORM & SANITARY CONNECT
- SW: SINGLE STORM & SANITARY
- SD: SMALL DIRECTION
- CS: CABLE TV FEEDS
- TE: TELEPHONE FIBER
- HL: HOLES
- ED: EXTERIOR DOOR LOCATION
- DL: DOOR LOCATION
- OD: OPTIONAL DOOR LOCATION

- DS: DROPPED GARAGE SLAB
- SL: SIDE WINDOW LOCATION
- DL: DOWNPOUT LOCATION
- EM: EMBANKMENT 3:1 SLOPE MAX
- FE: FINISHED FLOOR ELEVATION
- TT: TOP OF FOUNDATION WALL @ GARAGE
- TD: TOP OF FOUNDATION WALL @ SIDE
- TF: TOP OF FOUNDATION WALL @ SIDE
- BF: BASEMENT FLOOR ELEVATION
- UF: UNDERSIDE OF FTG - GARAGE
- UFG: UNDERSIDE OF FTG - SIDE
- UFR: UNDERSIDE OF FTG - REAR
- UFRP: UNDERSIDE OF FTG - PORCH
- DBF: DROP BRICK FACE
- WD: WALK OUT DECK
- WOB: WALK OUT BASEMENT
- SWO: SEMI WALK OUT
- BM: BOTTOM OF WALL
- TW: TOP OF WALL
- REV: REVERSE PLANS
- NR: NUMBER OF RISERS
- PE: PROPOSED ELEVATION
- EE: EXISTING ELEVATION TO BE MAINTAINED
- EL: EXISTING ELEVATION
- EF: 2.4 m HIGH NOSE FENCE
- WF: WOOD FENCE
- PF: PERIMETER WOOD FENCE
- DF: DECORATIVE FENCE
- AL: 1.8 m HIGH DECORATIVE ALUM. FENCE

2015-07 BARRIE-CONDO STATISTICS

BARRIE, ONTARIO

ZONING STANDARDS MATRIX (AS PER BY-LAW 2009-141)

	m2	ft2	HA	AC
LOT AREA	10,825.96	1,08	2.68	
LOT NET AREA (ROAD WIDENING EASEMENT AND SIGHT TRIANGLE AREA NOTE INCLUDED)	9,944.84	0.99	2.46	
EXISTING EASEMENT NET AREA	945.15			
TOTAL GROSS FLOOR AREA	111,159.97	10,004.40	1.00	2.47
TOTAL RESIDENTIAL UNITS	81 UNITS			
FLOOR SPACE INDEX	0.92 FSI			

SETBACK REQUIREMENTS

	REQUIRED	PROVIDED
LOT FRONTAGE	15.00 m	65.87 m
FRONTAGE/PLANNAGE SETBACK	6.00 m	2.00 m
INTERIOR SIDE YARD SETBACK	3.00 m	2.00 m
REAR YARD SETBACK	7.00 m	10.00 m
BUILDING HEIGHT	9.00 m	25.00 m
LOT COVERAGE	50% MAX	37% 3708.60 m2
LANDSCAPED AREA	35% (0.3 HA)	36% 3582.57 m2
DENSITY	53 UNITS	81.62 UNITS

TOWNHOUSES

	RATIO	REQUIRED	PROVIDED
TOTAL AMENITY AREA	12 m2/unit	10,462.61	972.00 7,857.72 730.00

TOWNHOUSES

BLOCK	# OF UNITS	TOTAL GFA
BUILDING A	4	7,831.69
BUILDING B	6	10,824.28
BUILDING C	6	10,824.28
BUILDING D	10	23,653.70
BUILDING E	5	10,502.12
TOTAL	31	60,544.07 5,592.21

BUILDING F (MID-RISE)

FLOOR	# OF UNITS	TOTAL GFA
1/F	0	0.00
2	0	2,210.00
3	10	9,451.14
4	10	9,451.14
5	10	9,451.14
6	10	9,451.14
7	10	9,451.14
8	10	9,451.14
9	10	9,451.14
10	10	9,451.14
11	10	9,451.14
12	10	9,451.14
13	10	9,451.14
14	10	9,451.14
15	10	9,451.14
16	10	9,451.14
17	10	9,451.14
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89	10	9,451.14
90	10	9,451.14
91	10	9,451.14
92	10	9,451.14
93	10	9,451.14
94	10	9,451.14
95	10	9,451.14
96	10	9,451.14
97	10	9,451.14
98	10	9,451.14
99	10	9,451.14
100	10	9,451.14

PARKING REQUIRED

TOWNHOUSES	RATIO	# OF UNITS	NO. OF SPACES
RESIDENTIAL	1.0 /unit	31	31
VISITOR	0.25 /unit	31	8
SUB-TOTAL			39
CONDO	1.00 /unit	50	50
APARTMENT	0.25 /unit	50	13
TOTAL	1.25 /unit	81	92
ACCESSIBLE SPACES	1 SPACE PLUS 3% OF REG. SPACES		5

PARKING PROVIDED

TOWNHOUSES	RATIO	# OF UNITS	NO. OF SPACES
RESIDENTIAL	1.0 /unit	31	31
VISITOR	0.25 /unit	31	8
SUB-TOTAL			39
CONDO	1.15 /unit	50	58
APARTMENT	0.25 /unit	50	13
TOTAL	1.40 /unit	81	110
ACCESSIBLE SPACES	1 SPACE PLUS 3% OF REG. SPACES		6

KEY PLAN (N.T.S.)

No.	Description	Date	Rev.
1	ISSUED FOR PRELIMINARY REVIEW AND COORDINATION	19/05/06	SA
2	ISSUED FOR CLIENT REVIEW & APPROVAL	19/05/15	SA
3	ISSUED FOR COORDINATION	19/05/17	SA
4	ISSUED FOR OPA, ZBA AND SPA SUBMISSION	19/07/18	SA
5	REVISION OF "STREET A" & BUILDING E, RESSUED FOR COORDINATION	20/01/23	SA
6	RESSUED FOR COORDINATION	20/02/28	SA
7	REVISED AS PER SITE SERVING AND GRADING PLANS AND RESSUED FOR COORDINATION	20/05/15	SA
8	RESSUED FOR OPA, ZBA AND SPA SUBMISSION	20/05/22	SA

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Project Name: 224 ARDAGH ROAD, 6 STOREY RESIDENTIAL / COMMERCIAL CONDOMINIUM AND 3 STOREY TOWNHOUSE DEVELOPMENT CITY OF BARRIE

Sheet Title: SITE PLAN

Drawn by: CN/ASP
Checked by: SA
Date: July 18, 2019
Scale: 1 : 250
Project No: 2018-07
Drawing No: A101

THIS INFORMATION OF THIS DRAWING IS TAKEN FROM PLAN OF SURVEY OF PART OF BLOCK 264 REGISTERED PLAN 51M-371, CITY OF BARRIE, COUNTY OF SIMCOE AND PREPARED BY DACHAN W. POPE A.L.S. ON FEBRUARY 28, 2018 AND UPDATED ON MAY 8, 2020.

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