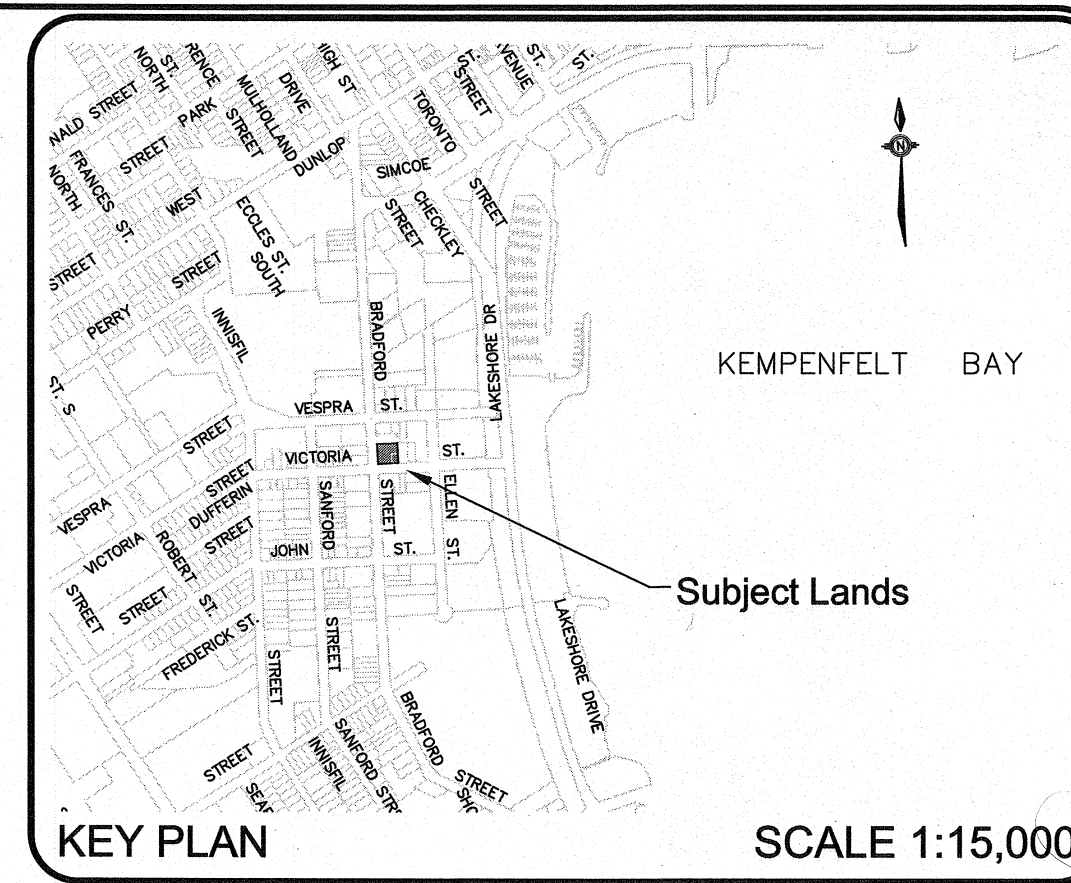
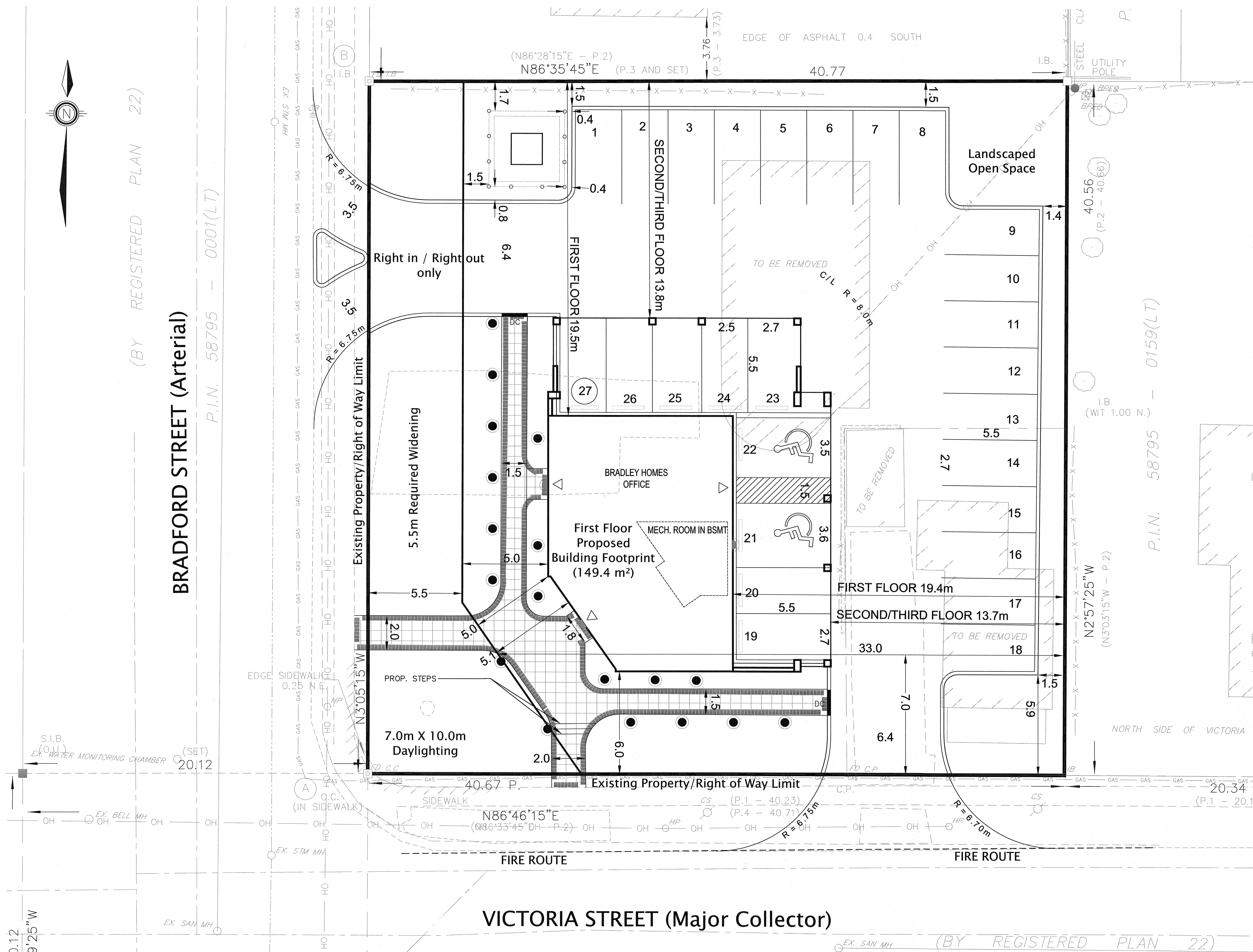
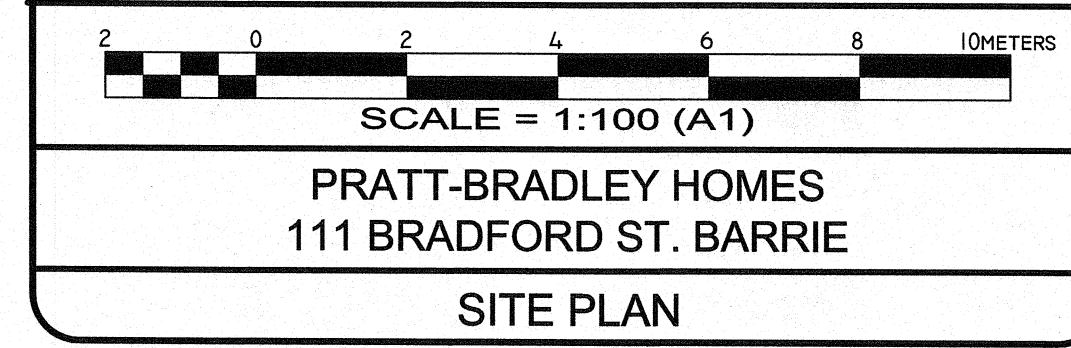




Site Plan
Surveyor's Rear Property Report
Plan of Survey of
Lot 3, Lot 4,
and Part of
East Side of Bradford Street
Registered Plan 22
City of Barrie, County of Simcoe, 2019

SITE PLAN STATISTICS		
Site Area	1,649 m²	
Less Widening	257 m²	
Site Plan Area	1,392 m²	
REQUIRED C4 PROPOSED C4		
Site Plan Area	450 m²	1,392 m²
Lot Frontage	15.0 m	33.1 m
Front Yard (Victoria Street)	6.0 m	6.0 m
Interior Side Yard	3.0 m	19.4 m
Exterior Side Yard (Bradford Street)	5.0 m	5.0 m
Rear Yard	7.0 m	19.5 m
Building Height (max.)	14.0 m	9.3 m
Lot Coverage	max 50 % (696 m²)	11 % (149.4 m²)
Parking Calculations		
Required Parking (Office 1/30m² GFA)	27 spaces	27 spaces*
Office 787.6 m²/30m²		
Parking Provision Breakdown		
REQUIRED		
Typical Spaces Calculation:		
787.6 / 30 = 27 Required Spaces		
Barrie Free Spaces Calculation:		
Accessibility Directorate of Ontario Requires		
1 Barrier Free Space @ 3.4 x 1.5 aisle (shared)		
1 Barrier Free Space @ 3.1 x 1.5 aisle (Shared)		
*PROVIDED		
Parking Provided Details:		
27 Typical Spaces (2.7 x 5.5)		
1 Barrier Free Space @ 3.4 x 1.5 aisle (shared)		
1 Barrier Free Space @ 3.1 x 1.5 aisle (Shared)		
Fire Route		
Curb Depressions DC		
Light Standard		
Proposed Transformer with pad and bollards, nts		

symbols not to scale in legend	
First Floor Footprint	149.4 m²
Second Floor additional Footprint	319.1 m²
Third Floor additional Footprint	319.1 m²



Raymond J. Duhamel
REGISTERED PROFESSIONAL ENGINEER
P.E.

Date Issued: MAY 30, 2019
Checked By: RD
Project No.: PRA-19011
Drawn By: m.c.r.
Drawing Name: PRA-19011-SP-9.dwg

JONES
CONSULTING GROUP LTD.
PLANNERS & ENGINEERS
229 Mapleview Drive East, Unit 1, Barrie, Ontario, L4N 0W5
Phone: 705-734-2538
www.jonesconsulting.com
Fax: 705-734-1056

PRATT - BRADLEY HOMES
CITY OF BARRIE