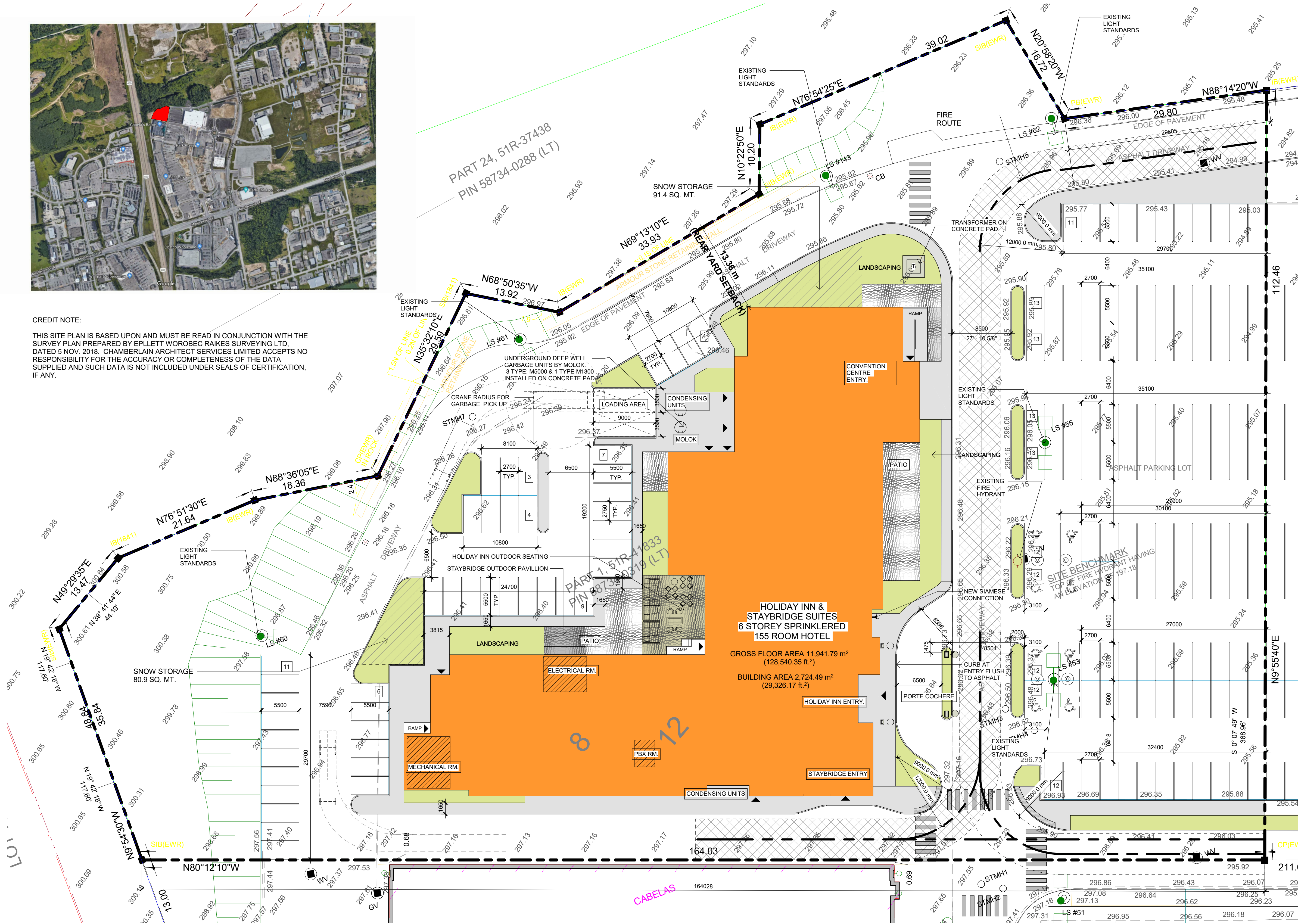




CREDIT NOTE:

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LEGAL LAND DESCRIPTION
PART OF LOT 8
CONCESSION 12
GEOGRAPHIC TOWNSHIP OF INNISFL
CITY OF BARRIE
COUNTY OF SIMCOE

ZONING REQUIREMENTS C4 GENERAL COMMERCIAL ZONING BY-LAW CP-SP-304			
	REQUIRED (sq.m / m)	PROVIDED (sq.m / m)	
MINIMUM LOT AREA	-	15,043.00M ²	
MINIMUM LOT FRONTAGE	-	-	
BUILDING AREA	-	2724.49 sm	18.11%
LANDSCAPED AREA	-	863.02 sm	5.73%
EXISTING GREEN AREA	-	4712.0 sm	31.2%
PAVERS	-	368.32 sm	2.95 %
CURB/WALKWAYS	-	1302.25 sm	10.2%
ASPHALT AREA	-	7524.88 sm	50.02%
GFA HOTEL	-	11941.79 sm	
MINIMUM EXTERIOR SETBACK FRONT YARD (EAST)	6.0m	49.86 m	
MINIMUM BUILDING SETBACK FROM HWY 400 (WEST)	7.0 m	38.28 m	
MINIMUM BUILDING SETBACK SIDE YARD (SOUTH)	6.0m	9.33 m	
MINIMUM BUILDING SETBACK REAR YARD (NORTH)	6.0m	13.36 m	
MINIMUM LANDSCAPE BUFFER (FRONT YARD)	-	-	
MINIMUM LANDSCAPE BUFFER (SIDE YARD)	-	-	

PARKING SPACE STANDARD	2.7m x 5.5m	159 SPACES
ACCESIBLE PARKING		
TYP A	3.1m X 5.5m	8 SPACES
ACCESS AISLE	1.5m x 5.5m	
TOTAL PARKING		167 SPACES
LOADING SPACE	3.5m x 9.0m	2 SPACES

SITE STATISTICS AREA 1 BY BLOCK:					
USE	GROSS AREA	AREA (NO SERVICES)	RATE	REQ	PROV
1-1 EX. REST.	440 sm / 4,735 sf	415 sm / 4,465 sf	1/20.65 sm	20	28
1-2 EX. RETAIL ² /REST.	4,911 sm / 52,856 sf	4,834 sm / 52,028 sf	1/20.65 sm	234	249
1-3 EX. RETAIL	12,625 sm / 135,900 sf	12,590 sm / 135,520 sf	1/20.65 sm	610	625
1-4 EX. RETAIL	3,095 sm / 33,315 sf	3,060 sm / 32,940 sf	1/20.65 sm	148	155
2-1 EX. RETAIL ²	6,725 sm / 72,385 sf	6,675 sm / 71,850 sf	1/20.65 sm	323	323
2-2 HOTEL	11,466 sm / 123,419 sf	10,508 sm / 113,108 sf	1/51.00 sm	155	155
2-2 HOTEL CONF.	580 sm / 6,243 sf	580 sm / 6,243 sf	1/20.65 sm	28	28
TOTAL	39,842 sm / 428,853 sf	38,662 sm / 416,154 sf		1,518	1,562

O.B.C.CLASSIFICATION	
GROUP A2, DIVISION 2, UP TO 6 STOREYS, ANY AREA, SPRINKLERED	O.B.C. 3.2.2.24
GROUP C, UP TO 6 STOREYS, SPRINKLERED, NONCOMBUSTIBLE CONSTRUCTION	O.B.C. 3.2.2.43

SNOW STORAGE

2% OF THE TOTAL EXTERIOR HARD SURFACES
(WALKWAYS, DRIVING AISLES AND PARKING)
2% OF 8599.87 SQ.M. = 171.99 SQ.M. OF SNOW STORAGE

ABBREVIATIONS:	
CU	CONDENSING UNIT
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
G.F.A.	GROSS FLOOR AREA
HDP	HEAVY DUTY PAVING
HP	HANDICAP PARKING
LDP	LIGHT DUTY PAVING
LS	LIGHT STANDARD
PRO	PROVIDED
REQ.	REQUIRED
SF	SQUARE FEET
SM	SQUARE METERS
TYP.	TYPICAL

ENTRANCE	MH	MANHOLE
EXIT	CB	CATCHBASIN
BUILDING SETBACK LINE		
SIAMSE CONNECTION		DESIGNATED BARRIER-FREE PARKING SPACE
PROPOSED FIRE HYDRANT	CU	PROPOSED MECHANICAL CONDENSING UNIT ON CONCRETE HOUSEKEEPING PAD - SEE MECH DWGS
LIGHT STANDARD		
PROPOSED PAD MOUNTED TRANSFORMER (REFER TO ELECTRICAL DRAWINGS)		6m WIDE FIRE ROUTE WITH HEAVY DUTY ASPHALT
DEPRESSED CURB		LANDSCAPE / SOD AREA
		CONCRETE SIDEWALK

Site Legend
1 : 200

- PLANNING NOTES :**
- AT ALL ENTRANCES TO THE SITE, THE ROAD CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING SIDEWALK AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- SIDEWALK TO BE REMOVED AND REPLACED AS PER CITY OF BARRIE STANDARDS AS DIRECTED BY THE ENGINEERING DEPARTMENT.
 - ALL UNDERGROUND SERVICE MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH THE CITY OF BARRIE'S LATEST STANDARDS AND CODES.
 - ALL SURFACE DRAINAGE SHALL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. DRAINAGE OF ABUTTING PROPERTIES SHALL NOT BE ADVERSELY AFFECTED.
 - ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL AND PROVINCIAL STANDARDS AND SPECIFICATIONS.
 - STORM SEWER (AND/OR PRIVATE SEWERS WITHIN RIGHT-OF-WAY) AND CONNECTIONS 250MM DIAMETER AND LARGER ARE TO BE CONCRETE CKES OR CONCRETE CLII WITH TYPE "B" BEDDING THROUGHOUT EXCEPT AS RISERS, UNLESS OTHERWISE NOTED.
 - ALL CATCHBASIN MANHOLES ARE TO BE AS OPSD STANDARD DRAWING 700.03.



Chamberlain Architect
Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario L7M 0W9
CANADA

Phone: 905.631.7777

www.chamberlainIPD.com

NO.	ISSUED	DATE
1	SITE PLAN PRECONSULT	13 SEP 2018
2	SITE PLAN APPROVAL	15 APRIL 2019

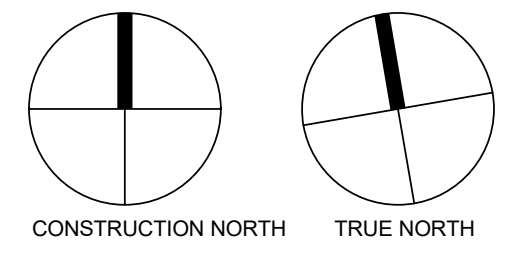
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SEAL



**STAYBRIDGE /
HOLIDAY INN**

MAPLE VIEW DR. E &
BAYVIEW DR. BARRIE , ON

SHEET NAME

SITE PLAN

START DATE	MAR 11 2019
DRAWN BY	RKG
CHECKED BY	RKG
SCALE	As indicated
PROJECT NO.	118005
DRAWING	

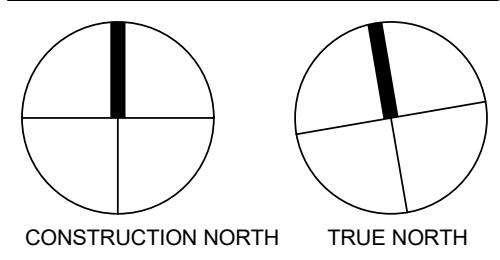
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NO.	ISSUED	DATE
1	SITE PLAN APPROVAL	15 APRIL 2019

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SEAL



STAYBRIDGE / HOLIDAY INN

MAPLE VIEW DR. E &
BAYVIEW DR. BARRIE, ON

SHEET NAME

OVERALL SITE

START DATE	MAR 11 2019
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 1500
PROJECT NO.	118005
DRAWING	

A001a

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