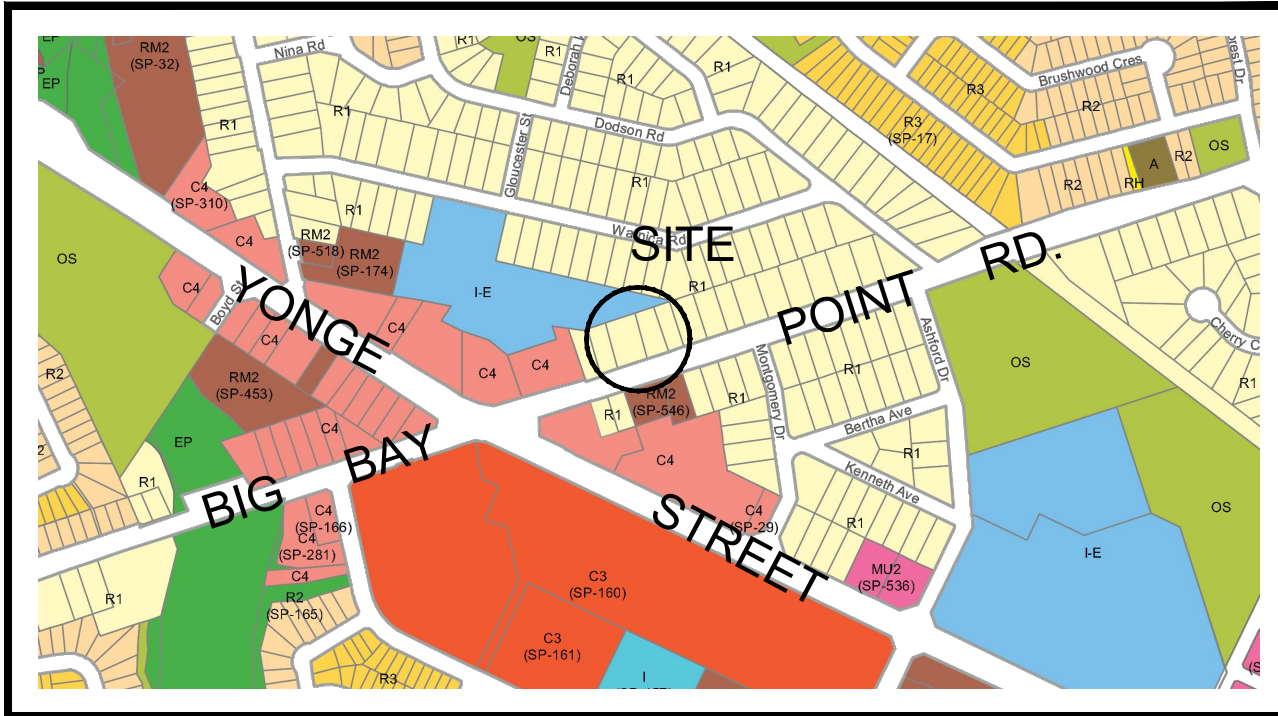
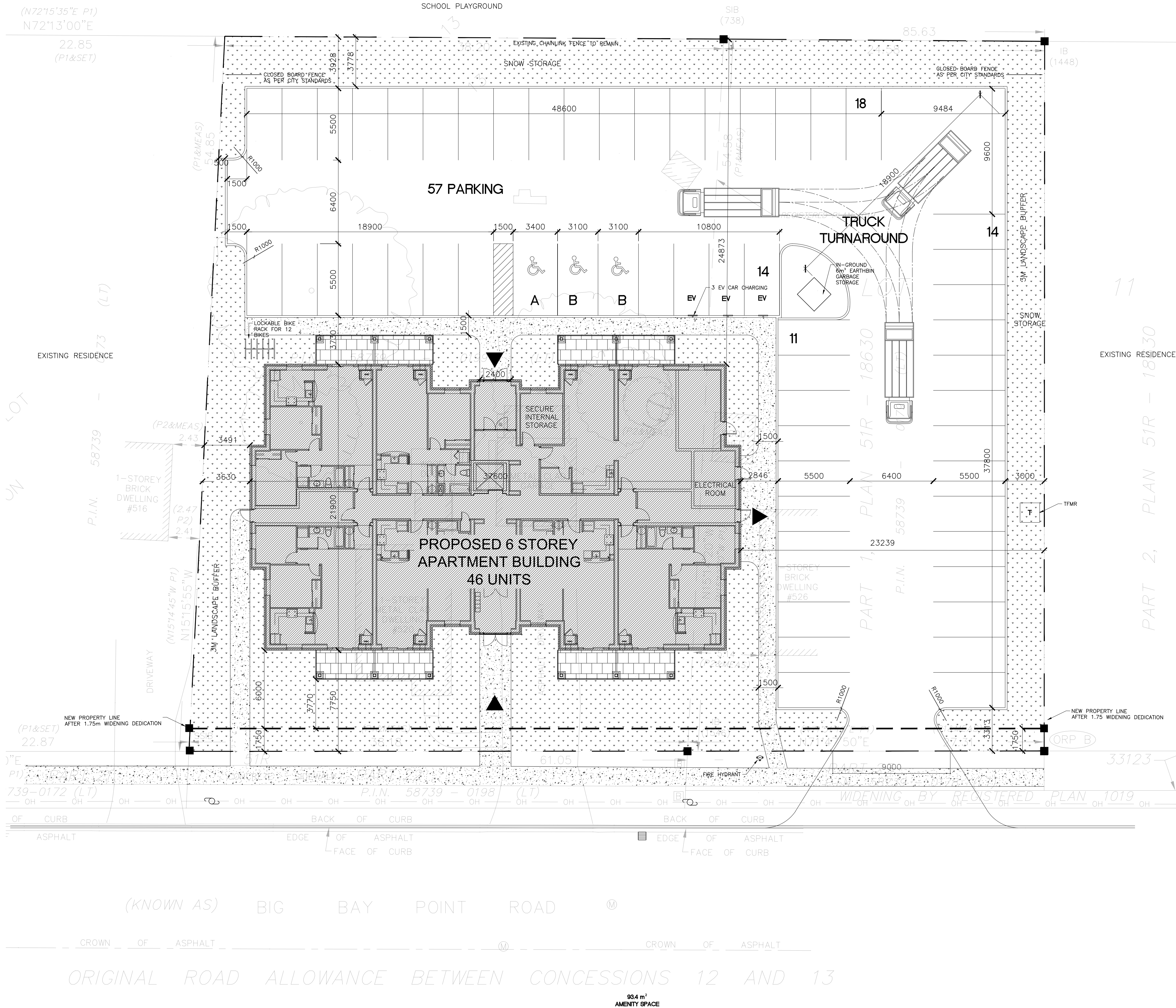




KEY PLAN

ZONE RA1-2 SITE STATISTICS		
STANDARD	REQUIRED BY RA1-2	PROPOSED
LOT AREA (min.)	1100.0 m ²	3500 m ²
LOT AREA (min.) AFTER ROAD WIDENING	1100.0 m ²	3386 m ²
LOT FRONTAGE (min.)	24.00 m	65.49 m
LOT FRONTAGE (min.) AFTER ROAD WIDENING	24.00 m	65.39 m
FRONT YARD (min.) TO BUILDING FROM ROAD WIDENING	7.00 m	6.00 m
FRONT YARD (min.) TO BUILDING FROM EXISTING PROP. LINE	7.00 m	7.75 m
FRONT YARD (min.) TO BALCONY		3.77 m
WEST SIDE YARD (min.)	5.00 m	3.49 m *
EAST SIDE YARD (min.)	5.00 m	23.23 m
REAR YARD (min.)	7.00 m	24.87 m
BUILDING HT. (max.)	15.00 m	16.85 m *
BUILDING AREA		766 m ²
LOT COVERAGE (max.)	35.00 %	21.88 %
LOT COVERAGE (max.) AFTER ROAD WIDENING	35.00 %	22.62 %
No. OF APTS. (max.)		46
No. OF PARKS (min.)	69	57 *
S.F. PARKING (min.)	TYPE A - 1 TYPE B - 2	TYPE A - 1 TYPE B - 2
AMENITY SPACE (BALCONY 10m ² x 46)		460 m ²
AMENITY SPACE (min.)		552 m ²
LANDSCAP OPEN SPACE	35% (min.)	26.16% m ² *
LANDSCAPED BUFFER	3.0m (min.)	EAST = 3.0m NORTH = 3.77m WEST = 0.5m *
BALCONY PROJECTION (FRONT YARD)	1.5m	2.2m *
PARKING COVERAGE (max.)	35%	45.5% * (1541m ²)
FRONT YARD PARKING (max.)	20%	5.23% (80.62m ²)
GFA (max.)	100.00 %	4600m ² = 131% *
GFA (max.) AFTER ROAD WIDENING	100.00 %	4600m ² = 135% *
VARIANCE	= *	

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No.	ISSUE/REVISION	DATE
1	PRECONSULT SPC	MAR 23/20
2	PER CITY COMMENTS	OCT 22/20
3	PER LANDSCAPE ARCH	DEC 01/20
4	TWO SET LANDSCAPE STRIP ADD DEDICATION	DEC 14/20
5	PER CITY COMMENTS	MAR 06/21
6	AREA UPDATES	MAR 26/21
7	ISSUE FOR REVIEW	APR 09/21
8	REVISIONS PER CITY	JAN 03/22
9	REVISIONS PER CITY	APR 12/22

STAMP

ONTARIO ASSOCIATION OF ARCHITECTS

IAN S. MALCOLM

LICENCE 2853

Do not scale drawings.
The Contractor shall check and verify all dimensions and measurements to the Architect before proceeding with the work.

A Detail No.
B Sheet No. where detailed.

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ORIENTATION

CLIENT

MORRIELLO CONSTRUCTION
OFFICE: 705.436.2263
CEL: 705.790.1441

PROJECT

6 STOREY
28 APARTMENT UNIT BUILDING
520 BIG BAY POINT RD
BARRIE, ON L4N 3Z5

PROJECT INFORMATION

PROJECT No.: 194095
DRAWN BY: PB.AF
CHECKED BY: ISM
DATE: APR 12 22
SCALE: AS NOTED

DRAWING

SITE PLAN

D28-012-2020

DRAWING No.

A100

1 SITE PLAN
SCALE 1:150