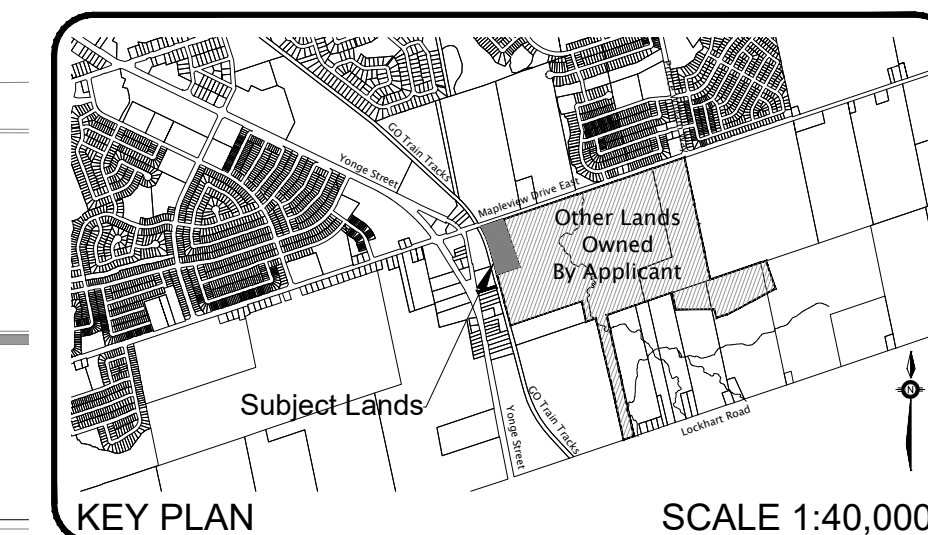


(PROPOSED BLOCK 597 & RESIDENTIAL LOTS ON HEWITT'S GATE DRAFT PLAN OF SUBDIVISION)



Elements Condominium Site Plan
 (Proposed Block 598 on Hewitt's Gate Draft Plan)
 Part of Lot 16, Concession 12
 City of Barrie, County of Simcoe, 2022

SITE PLAN STATISTICS

Site Plan Area: 3.15 ha.

Unit Count:
 1 @ 96 Unit Apartment (6 Storey 'C') = 96 Units / 30 uph

	REQUIRED RM3	PROPOSED RM3
Total Holdings	-	-
Site Plan Area	3.15 ha.	3.15 ha.
Lot Frontage	24.0 m	123.2 m
Front Yard	3.0 m	229.9 m
Interior Side Yard	5.0 m	32.8 m
Exterior Side Yard	2.0 m	8.0 m
Rear Yard	5.0 m	6.6 m
Lot Coverage	max 50 % (1.57 ha.)	5.4 % (0.17 ha.)
Accessory Structures	max 10 % (0.31 ha.)	0.00 % (0.00 ha.)
Landscape Open Space	min 25 % (0.79 ha.)	68 % (2.15 ha.)
Parking Coverage	max 40 % (1.26 ha.)	26 % (0.83 ha.)
Gross Floor Area	max 200 % (6.30 ha.)	30 % (0.95 ha.)

Building C:
 • GFA: 9,468.24 m²
 • Height in Stories: 6
 • Units: 96

Parking Calculations:
 Required Parking (96 x 1.2) = 116 Spaces
 *295 Spaces

*Parking Breakdown:
 Typical Surface Parking Spaces: 234 Spaces
 Surface Barrier Free Parking Spaces: 8 Spaces
 Typical Underground Parking Spaces: 45 Spaces
 Underground Barrier Free Parking Spaces: 2 Spaces
 Total: 289 Spaces*
 Tandem Parking Spaces: 6 Spaces
 Total Including Tandem Spaces: 295 Spaces

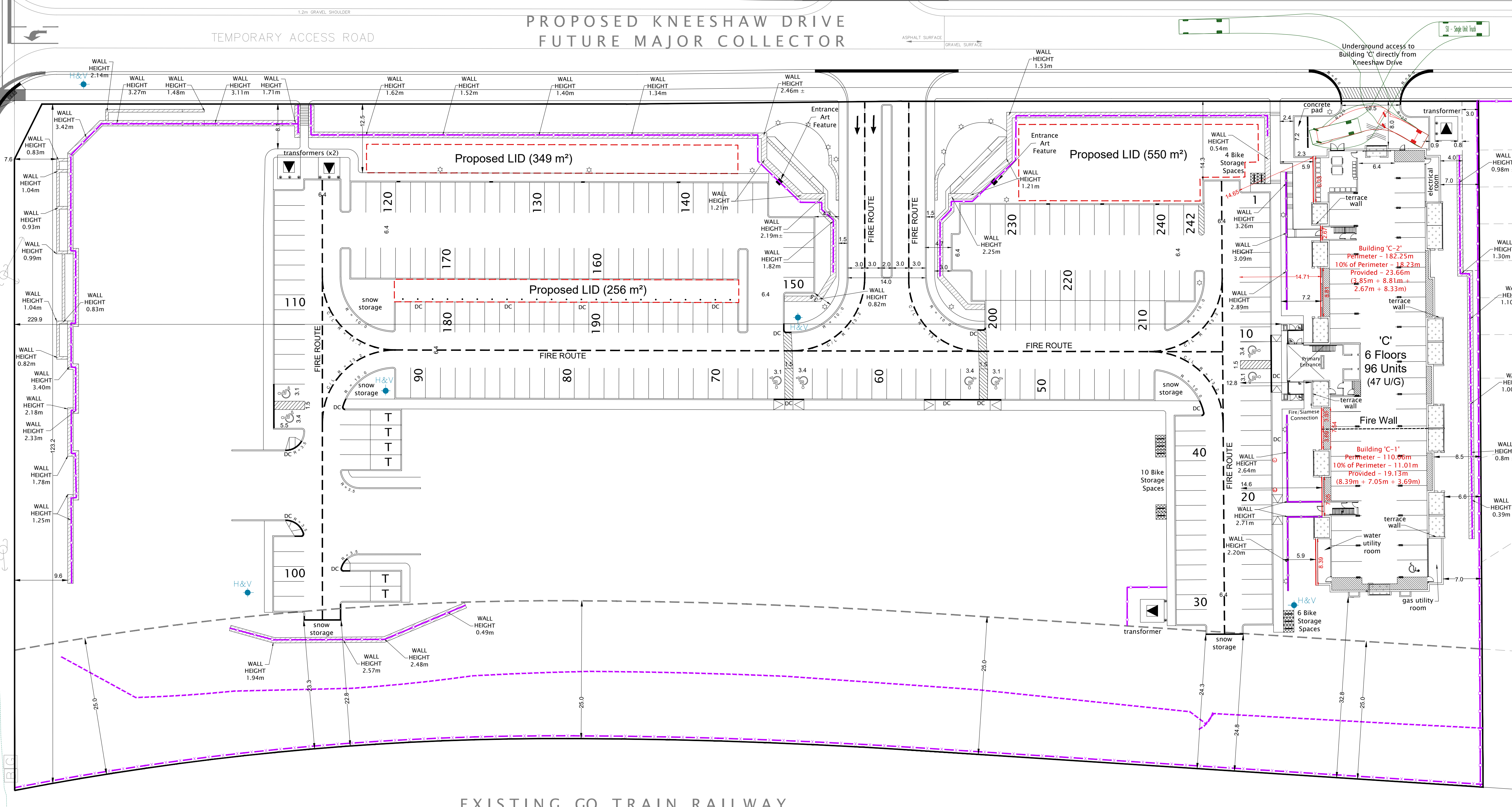
Barrier Free spaces calculated at 1 + (96 x 3%) = 3 required
 (3.4 + 1.5 & 3.1 + 1.5 per barrier free space/shared aisle)

Bicycle Rack Storage (2 x 96) = 20 Required / 20 Provided

General Amenity Area (10m²/unit) = 960.0 m² / ***1,076.82 m²

**Amenity Area Breakdown:
 Private Balcony Area:
 - Building C: 1,076.82 m²

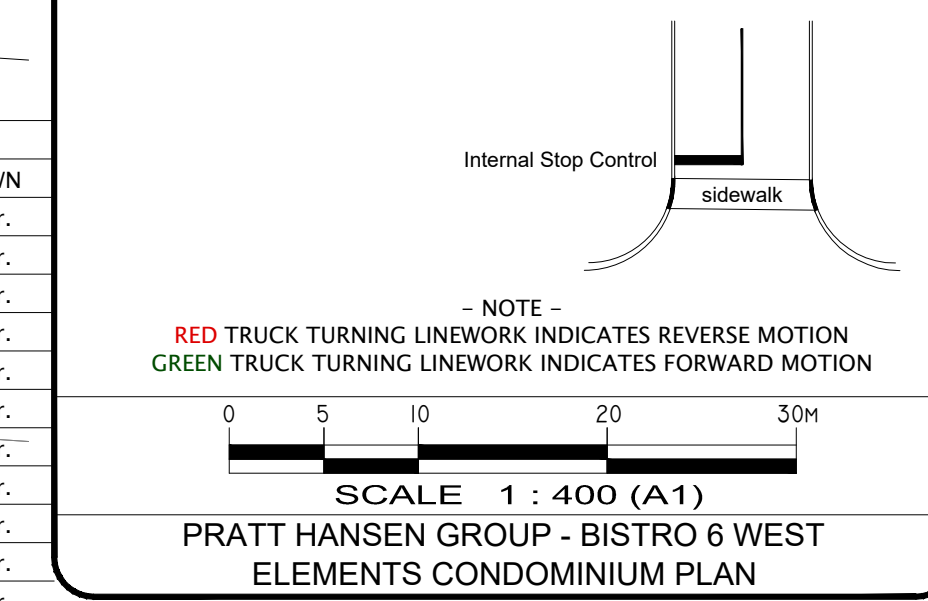
Fire Route: ---
 Retaining Walls: ---
 Light Standard (nts): □
 EV Charger Station (nts): ⊕
 Hydro Transformer (nts): ⚡
 Hydrant: H&V
 Bollards along LID (BSD-1217): •••••
 Bollards located at Transformers (see electrical plans): •••••
 Acoustic Fencing (BSD-1200): ---
 Board on Board Fence (BSD-1205): ---
 Chain Link Fence (2.43m Height) (Adjustment to BSD-1211): ---
 Ornamental Fence (1.5m Height): ---



EXISTING GO TRAIN RAILWAY

EXISTING CEMETARY

DATE	DESCRIPTION	DRAWN
FEB. 12, 2021	SITE PLAN SUBMISSION	m.c.r.
FEB. 16, 2021	WIDEN BUILDING 'C' RAMP TO 6.4m / SITE PLAN SUBMISSION	m.c.r.
APRIL 16, 2021	CHANGES AS PER CITY COMMENTS	m.c.r.
APRIL 20, 2021	CHANGES TO BDC 'C' RAMP DESIGN	m.c.r.
APRIL 21, 2021	CHANGES TO BDC 'C' RAMP DESIGN	m.c.r.
APRIL 29, 2021	UPDATE PLAN WITH NEW ARCH BUILDING FOOTPRINTS	m.c.r.
MAY 10, 2021	CHANGES TO BDC 'C' RAMP AREA	m.c.r.
MAY 13, 2021	CHANGES AS PER ENG COMMENTS	m.c.r.
MAY 14, 2021	CHANGES AS PER ENG COMMENTS	m.c.r.
JULY 6, 2021	NEW BDC 'A' ARCH FOOTPRINT	m.c.r.
AUG. 16, 2021	NEW BDC 'B' ARCH FOOTPRINT/UPDATE ENG DETAILS/SITE PLAN SUBMISSION	m.c.r.
AUG. 17, 2021	ADDITIONAL ENG DETAILS ADDED	m.c.r.
AUG. 20, 2021	ADD DIMENSIONING TO SP	m.c.r.
SEPT. 2, 2021	NEW TRANSFORMER LOCATIONS FROM ENG. x2	m.c.r.
NOV. 17, 2021	NEW BDC 'C' ARCH FOOTPRINT/UPDATE DETAILS	m.c.r.
NOV. 19, 2021	NEW BDC 'C' ARCH FOOTPRINT/UPDATE DETAILS	m.c.r.
DEC. 3, 2021	UPDATE ENG DETAILS/SITE PLAN SUBMISSION	m.c.r.
DEC. 17, 2021	UPDATE ENG DETAILS/SITE PLAN SUBMISSION	m.c.r.
DEC. 20, 2021	MINOR REVISION - ENG CHANGES	m.c.r.
FEB. 22, 2022	UPDATE RETAINING WALLS - FENCING CONFIRMED	m.c.r.
FEB. 23, 2022	UPDATE TO ONE RAMP - ENG	m.c.r.
FEB. 24, 2022	NEW BDC 'A' FOOTPRINT/SHIFT OF ONE EV CHARGER LOCATION - ELECTRICAL	m.c.r.
APRIL 25 2022	ISSUED FOR REGISTRATION	m.c.r.
MAY 5 2022	UPDATE FENCE ON SOUTH SIDE OF SITE / ISSUED FOR REGISTRATION	m.c.r.
MAY 12 2022	UPDATE SP AS PER LANDSCAPING / ISSUED FOR REGISTRATION	m.c.r.
MAY 17 2022	UPDATE SP AS PER LANDSCAPING / ISSUED FOR REGISTRATION	m.c.r.



DATE ISSUED: APRIL 30, 2020
 CHECKED BY: RD
 PROJECT NO.: PRA-19078
 DRAWN BY: m.c.r.
 DRAWING NAME: PRA-19078-HD-W-SP-19a.dwg



PRATT HANSEN GROUP - BISTRO 6 WEST
 CITY OF BARRIE

G:\Planning Drawings\PRA-19078-BE-West\Submitted\May2022\22-05-17\PR-19078-HD-W-SP-19a.dwg Layout: ECP Plotted May 17, 2022 @ 8:19am by marichards@thejonesconsultinggroup.com