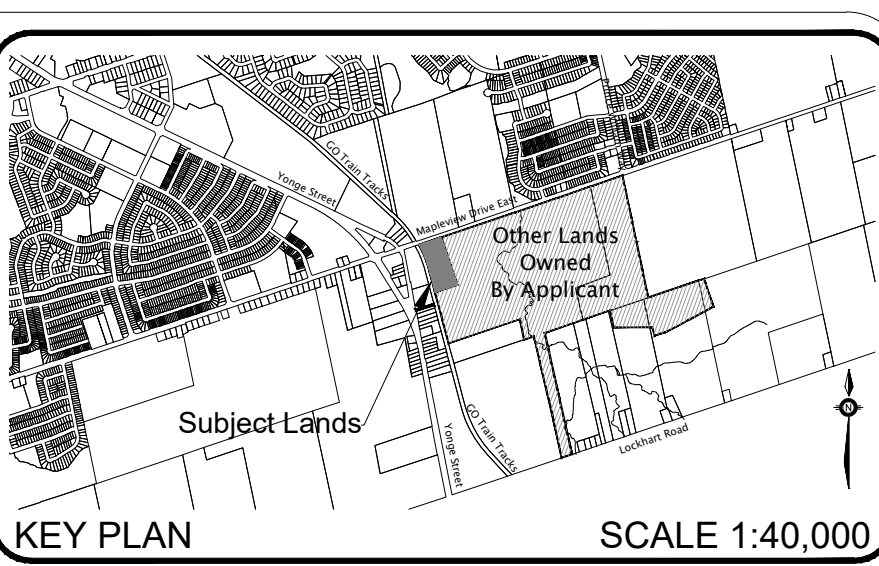
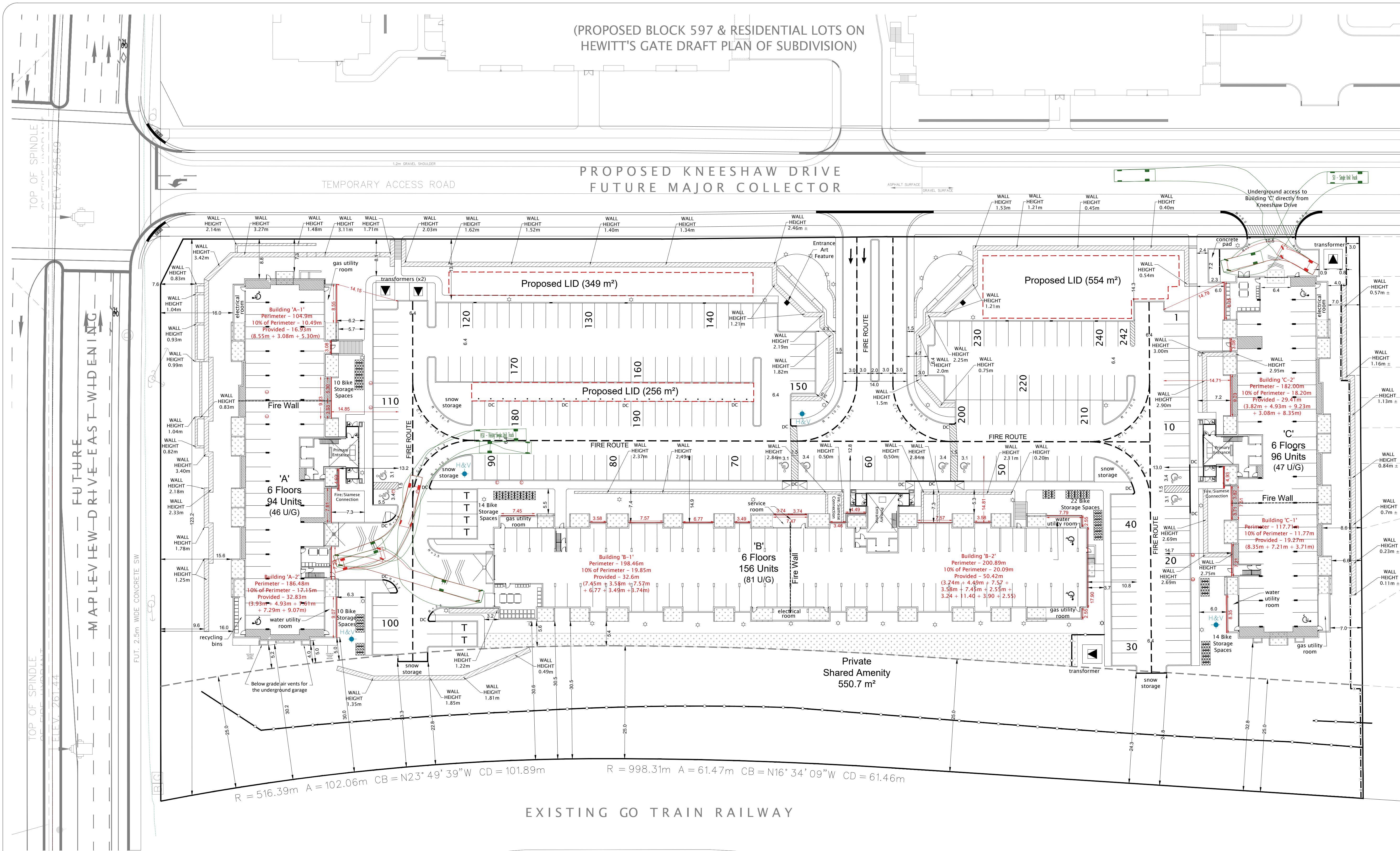


G:\Planning Drawings\19078-B6-West\Submitted\Sept. 2021\VPRA-19078-HD-W-SP-11d.dwg Layout: ECP Plotted Sep. 02, 2021 @ 5:21pm by mchardis The Jones Consulting Group Ltd.



Elements Condominium Plan

(Proposed Block 598 on Hewitt's Gate Draft Plan)
Part of Lot 16, Concession 12
City of Barrie, County of Simcoe, 2021

SITE PLAN STATISTICS	
Site Plan Area	3.15 ha.
Unit Count:	
1 @ 94 Unit Apartment (6 Storey 'A')	94 Units
1 @ 156 Unit Apartment (6 Storey 'B')	156 Units
1 @ 96 Unit Apartment (6 Storey 'C')	96 Units
Total	346 Units (110 uph)

	REQUIRED	PROPOSED
Total Holdings	RM3	RM3
Site Plan Area	-	3.15 ha.
Lot Frontage	24.0 m	123.2 m
Front Yard	3.0 m	15.6 m
Interior Side Yard	5.0 m	30.0 m
Exterior Side Yard	2.0 m	7.3 m
Rear Yard	5.0 m	6.6 m
Lot Coverage	max 50 % (1.57 ha.)	20 % (0.64 ha.)
Accessory Structures	max 10 % (0.31 ha.)	0.00 % (0.00 ha.)
Landscape Open Space	min 25 % (0.79 ha.)	53 % (1.68 ha.)
Parking Coverage	max 40 % (1.26 ha.)	26 % (0.83 ha.)
Gross Floor Area	max 200 % (6.30 ha.)	110 % (3.43 ha.)

Building A		
• GFA		9,468.24 m ²
• Height in Stories	6	
• Units	94	
Building B		
• GFA		15,398.28 m ²
• Height in Stories	6	
• Units	156	
Building C		
• GFA		9,468.24 m ²
• Height in Stories	6	
• Units	96	

Parking Calculations		
Required Parking (346 x 1.2)	416 Spaces	*416 Spaces
*Parking Breakdown		
Typical Surface Parking Spaces		234 Spaces
Surface Barrier Free Parking Spaces		8 Spaces
Typical Underground Parking Spaces		168 Spaces
Underground Barrier Free Parking Spaces		6 Spaces
Total		416 Spaces*
Tandem Parking Spaces		6 Spaces
Total Including Tandem Spaces		422 Spaces

Barrier Free spaces calculated at 1 + (416 x 3%) = 14 required
(3.4 + 1.5 & 3.1 + 1.5 per barrier free space/shared aisle)

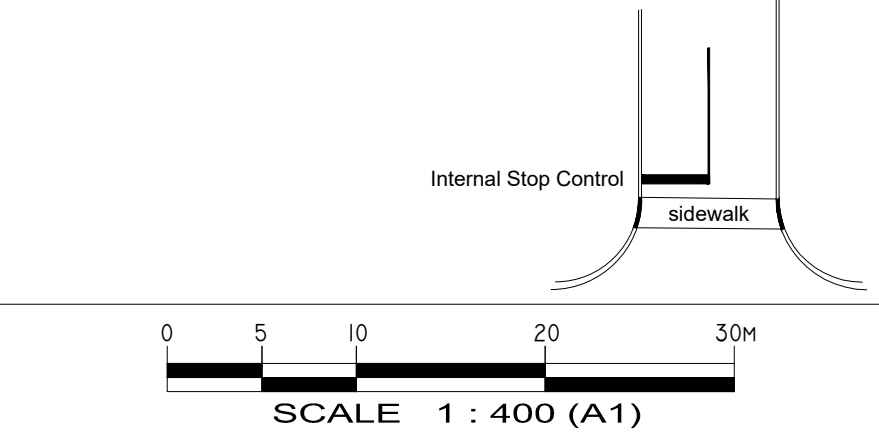
Bicycle Rack Storage (2 x 346)	70 Required	70 Provided
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General Amenity Area (10m²/unit) 3,460 m² **4,619.90 m²

**Amenity Area Breakdown		
Shared Surface Amenity Area		550.7 m ²
Private Balcony Area:		
- Building A		1,141.20 m ²
- Building B		1,865.40 m ²
- Building C		1,062.60 m ²
- Private Balcony Area Total		4,069.20 m ²

Combined General Amenity Area Total	4,619.9 m ²
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- Fire Route
- Retaining Walls
- Light Standard (nts)
- EV Charger Station (nts)
- Hydro Transformer (nts)
- Hydrant
- Timber Bollards (BSD-1217)
- Acoustic Fencing (BSD-1200)
- Board on Board Fence (BSD-1205)



PRATT HANSEN GROUP - BISTRO 6 WEST
ELEMENTS CONDOMINIUM PLAN

DATE	SCHEDULE OF REVISIONS	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 BDG 'C' RAMP DESIGN	m.c.r.
APRIL 21, 2021	CHANGES TO BDG 'C' RAMP DESIGN	m.c.r.
APRIL 29, 2021	UPDATE PLAN WITH NEW ARCH BUILDING FOOTPRINTS	m.c.r.
MAY 10, 2021	CHANGES TO BDG '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 BDG 'A' ARCH FOOTPRINT	m.c.r.
AUG. 16, 2021	NEW BDG '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.

Date Issued: APRIL 30, 2020

Checked By: RD

Project No.: PRA-19078

Drawn By: m.c.r.

Drawing Name: PRA-19078-HD-W-SP-11d.dwg

PRATT HANSEN GROUP - BISTRO 6 WEST
CITY OF BARRIE