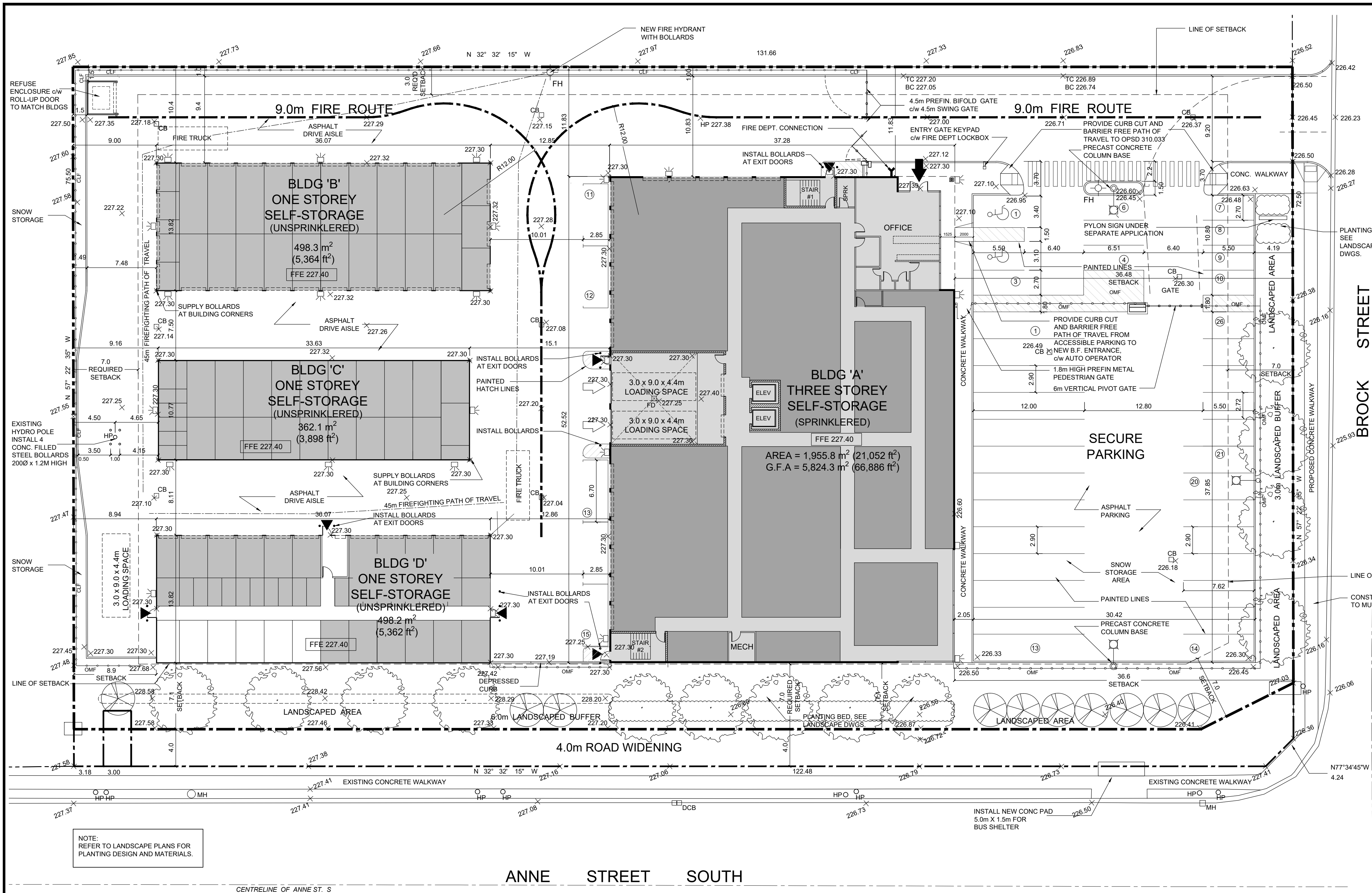


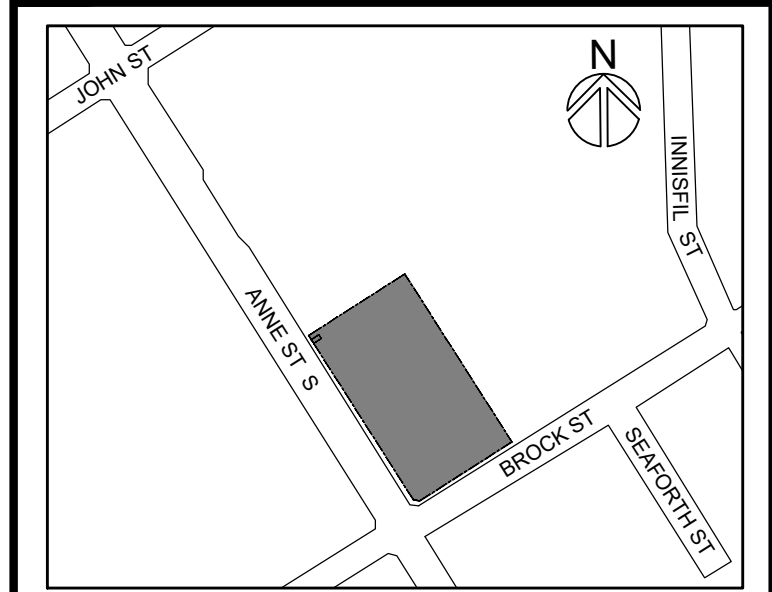


LEGEND	
	PRINCIPAL ENTRANCE
	ENTRANCE / EXIT
	EMERGENCY EXIT ONLY
	LOADING ENTRANCE
	FIRE HYDRANT
	SIAMESE CONNECTION
	CHAIN LINK FENCE
	DECORATIVE METAL FENCE
	BICYCLE STORAGE RACK
	RAINWATER LEADERS
	EXISTING GRADES
	PROPOSED GRADES
	FFE 118.35 FINISHED FLOOR ELEVATION
	WALL LIGHTS (SEE ELECTRICAL DWG.)
	POLE LIGHT (STREETLIGHT) (SEE ELECTRICAL DWG.)
	NO IDLING SIGN

SURVEY INFORMATION TAKEN FROM:
**PLAN OF SURVEY OF PART OF
LOT 25
CONCESSION 5
GEOGRAPHIC TOWNSHIP OF VESPREA
CITY OF BARRIE
COUNTY OF SIMCOE**
PREPARED BY
DINO ASTRI SURVEYING LTD.
NOVEMBER 16, 2016

#	ISSUED FOR	DD/MM/YY
1	ISSUED FOR PRELIMINARY REVIEW	23/12/20
2	ISSUED FOR PRELIMINARY REVIEW	11/01/21
3	ISSUED FOR PRELIMINARY PROJECT REVIEW	13/01/21
4.5	ISSUED FOR SITE UPDATES 25/02/21	25/02/21
6	ISSUED FOR PRE-CONSULT	26/02/21
7,8,9	FOR CLIENT REVIEW 23/04/21, 12/05/21	20/05/21
10	ISSUED FOR SITE PLAN APPROVAL	26/05/21
11	ISSUED FOR SITE PLAN APPROVAL	13/07/21
12	INTERNAL COORDINATION	31/08/21
12	ISSUED FOR SITE PLAN APPROVAL	07/09/21
13	REVISED CITY COMMENT (SIGNAGE)	22/ 11/ 21
14	FOR CLIENT REVIEW	28/ 02/ 22
15	RE-ISSUED FOR SITE PLAN APPROVAL	10/03/ 22

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GENERAL NOTES:
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2. THIS IS A METRIC DRAWING.
3. LAST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.
4. SUBMIT ALL SHOP DRAWINGS (SUCH AS TRUSS ETC.) TO THE ARCHITECT FOR REVIEW.
5. ALL CONSTRUCTION AND SERVICES MUST COMPLY WITH OBC (ONTARIO BUILDING CODE)



CONTEXT PLAN
SCALE: 1:5000
**PRELIMINARY
NOT FOR
CONSTRUCTION**

SPA# _____

STAMP: _____

**PAUL HASTINGS
Architect**
1317 Valerie Crescent, Oakville, ON. L6J 7E2
T: 905 829-5217 F: 905 829-9114
C: 416 660-4522 E: phastings@cogeco.ca

RICK BROWN & ASSOCIATES INC.
1100 CENTRAL PARKWAY WEST
SUITE 30, 2ND FLOOR
MISSISSAUGA, ON. L5C 4E5
T: 905 897-0388
C: 905 510-2579
rick@RBAdesign.ca

CLIENT NAME & ADDRESS:
StorPro Barrie LP
40 TROTT BOULEVARD, SUITE #103
COLLINGWOOD, ONTARIO, L9Y 5K5

PROJECT NAME & ADDRESS:
**PROPOSED
SELF-STORAGE**
96 BROCK STREET,
BARRIE, ON

SCALE: 1:250 DATE: DEC 10, 2020 DRAWN BY: M.A. JOB No.: 2015
**PROPOSED
SITE PLAN** DRAWING No.: SP-1

Zoning Statistics			
Zone: General Industrial (G1)			
Proposed Use: Self-storage facility			
Standard	Requirement	Provided	
Lot Area (min.)	700m ²	9,388.6m ²	
Building Area	N/A	3,314.4m ²	
Lot Frontage (min.)	15.0m	66.5m	
Gross Floor Area			
Office	N/A	107.1m ²	
Self-Storage	N/A	7,094.2m ²	
Total	N/A	7,201.3m ²	
Front Yard (min.)	7.0m	36.6m	
Side Yard (min.)	3.0m	10.4m	
Adjoining Residential	10.0m	N/A	
Adjoining Street	7.0m	7.1m	
Rear Yard	7.0m	8.9m	
Adjoining Residential	15.0m	N/A	
Adjoining Street	7.0m	N/A	
Lot Coverage (max.)	60%	35.3%	
Building Height	14m	12.5m	
Maximum Outdoor Storage	50%	0.00%	
Landscape Buffer Anne St	6.0m	7.0m	
Landscape Buffer Brock St	3.0m	4.0m	
Parking			
1/30m ²	Office	3	10
1/500m ²	Self Storage	13	31
	Total	16	41
Barrier Free	Type A	1	1
Parking	Type B	0	1
Loading Spaces			
17,500 - 13,999m ² = 3		3	3

NOTES
1 SEE LANDSCAPE DRAWINGS FOR ALL PLANTING DETAILS
2 SEE LANDSCAPE DRAWINGS FOR FENCE AND GATE DETAILS
3 SEE LANDSCAPE DRAWINGS FOR SIDEWALK AND CURB RAMP DETAILS
4 SEE PHOTOMETRICS DRAWINGS FOR LIGHTING DETAILS AND VALUES
5 SEE SERVICING AND GRADING DRAWINGS FOR FULL SERVICING AND GRADING INFORMATION

AREA CALCULATIONS			
SITE AREA:	9,388.6 m ²	(101,060 ft ²)	
BLDG COVERAGE:	3,314.4 m ²	(35675.9 ft ²)	35.3%
LANDSCAPED AREA	1306.0 m ²	(14,058.5 ft ²)	13.9%
PAVED AREA	4768.2 m ²	(51,325.8 ft ²)	50.8%
BUILDING	BUILDING AREA	G.F.A.	
BUILDING 'A' GROUND SECOND THIRD	1,955.8 m ² (21,052 ft ²) 1,931.1 m ² (20,786 ft ²) 1,955.8 m ² (21,052 ft ²)	5,842.7 m ² (62,890 ft ²) 5,817.9 m ² (62,748 ft ²) 5,842.7 m ² (62,890 ft ²)	
BUILDING 'B'	498.3 m ²	(5,364 ft ²)	
BUILDING 'C'	362.1 m ²	(3,898 ft ²)	
BUILDING 'D'	498.2 m ²	(5,362 ft ²)	
TOTAL	3,314.4 m ²	(35,676 ft ²)	
*OFFICE AREA	= 107.1 m ²	(1,153 ft ²)	
*LOADING AREA	= 126.8 m ²	(1,366 ft ²)	

