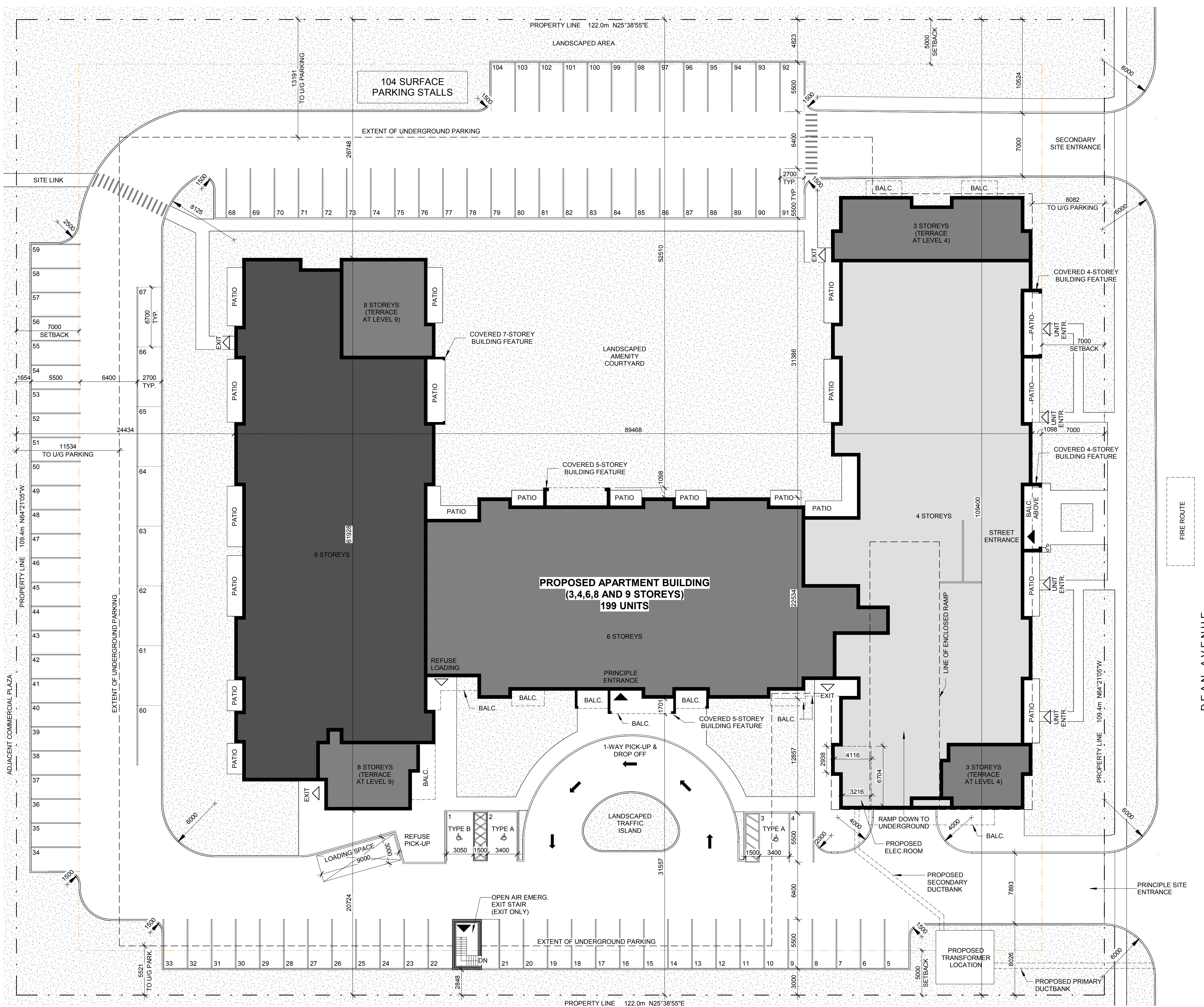
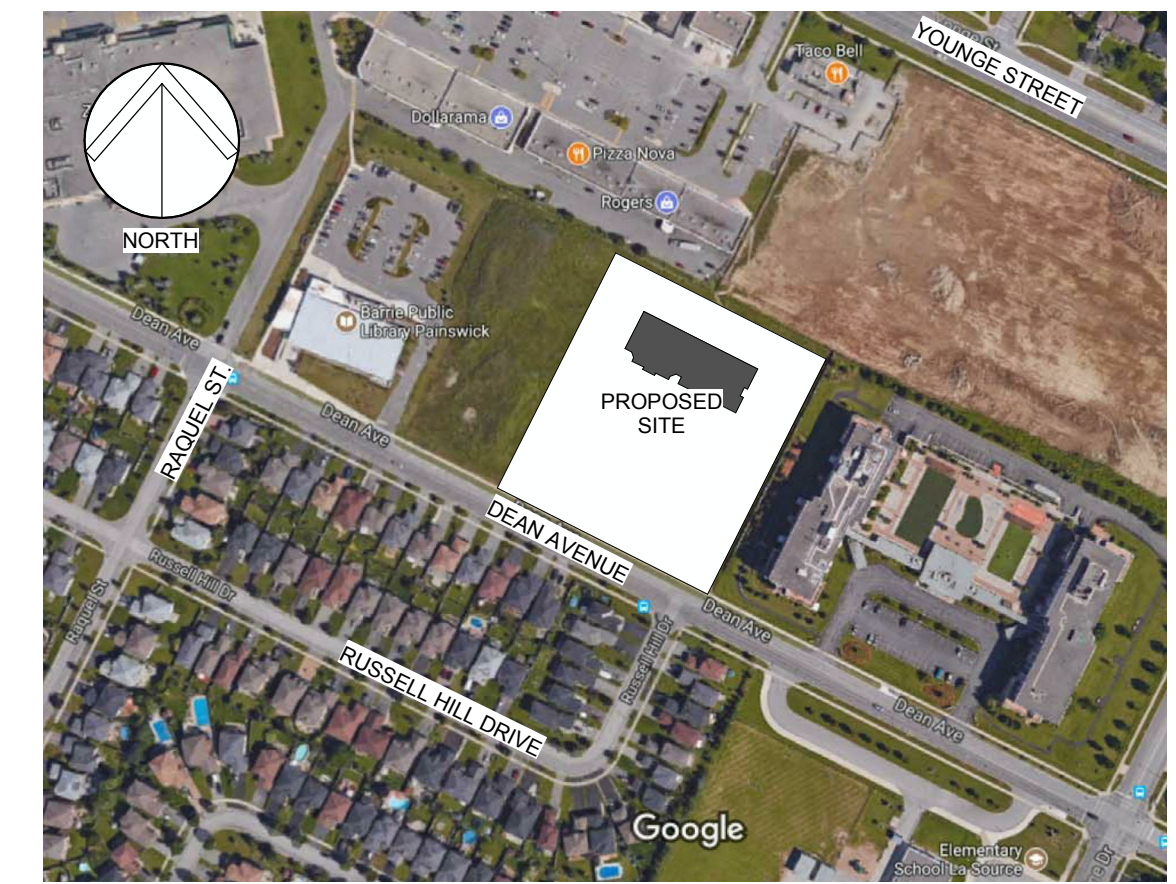


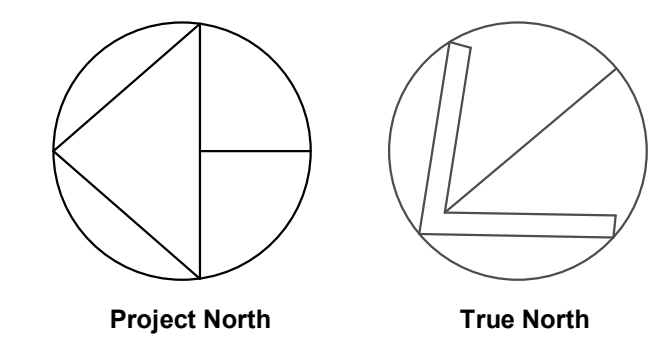
Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorized use, modification, or reproduction of these documents is prohibited without the written permission of the Architect. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents. C:\Users\swendland\Documents\18027\_70 Dean Ave, Barrie\_V13\_swendland.rvt



**1 SITE PLAN**  
1:250



KEY PLAN



**GENERAL NOTES**

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
- CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
- ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS WERE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
- THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST JUDGEMENT IN LIGHT OF THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THE CONTRACT DOCUMENTS, OR ANY RELIANCE ON OR DECISIONS TO BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES.
- THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

SITE DATA			
70 DEAN AVENUE, BARRIE, ONTARIO			
DATA	REQUIRED	PROPOSED	
ZONING		RA2-1 APARTMENT DWELLING SECONDARY DENSITY	
OFFICIAL PLAN DESIGNATION		HIGH DENSITY RESIDENTIAL AS PER POLICY AREA E	
MINIMUM LOT AREA	1,300 S.M. - RA2-1 ZONE	1,334 ha (13,348.8 S.M.)	
MINIMUM LOT FRONTAGE	30.0m - RA2-1 ZONE	109.4m	
MAXIMUM DENSITY	DEFINED POLICY AREA E UP TO 2nd HIGH DENSITY 150 / ha (159 UNITS MAX)	199 UNITS	
SETBACKS	FRONT YARD (m)	7m	
	INTERIOR SIDE YARD (m)	5.0m EAST	19.8m EAST
	INTERIOR SIDE YARD (m)	5.0m WEST	20.8m WEST
TO U/G SETBACKS	FRONT YARD (m)	7.0m	24.4m
	INTERIOR SIDE YARD (m)	-	8.1m
	REAR SIDE YARD (m)	-	11.5m

BUILDING DATA		
DATA	REQUIRED	PROPOSED
BUILDING AREA (sq. m.)	N/A	39511.1 S.F. (3,670.7 S.M.)
GROSS BUILDING AREA (sq.m.)	N/A	244,515.1 S.F. (22,716.2 S.M.)
MAXIMUM BUILDING HEIGHT	30.0m - RA2-1 ZONE	30.0m + MECH.
NUMBER OF STOREYS	-	9 STOREYS
NUMBER OF UNITS	-	199 UNITS

No.	Date	Revision
5	2018-09-10	ISSUED FOR SPA
4	2018-04-04	REISSUED FOR RE-ZONING
3	2018-03-14	UPDATED SITE STATISTICS
2	2018-03-09	DESIGN REVISIONS
1	2017-12-04	REISSUED FOR RE-ZONING

SITE COVERAGE		
DATA	REQUIRED	PROVIDED
BUILDING COVERAGE	MAXIMUM 35%	27.50%
TOTAL LANDSCAPE AREA (includes sidewalks, walkways etc.)	35% MIN. (4671.38 SQ.M)	42.3% (5,646.3 SQ.M)
LANDSCAPED BUFFER STRIPS	APARTMENT DWELLINGS REQUIRED MINIMUM 3.0m WIDE CONTINUOUS	MINIMUM PROVIDED 1.5m
MAXIMUM ALLOWABLE PERCENTAGE OF GROSS FLOOR AREA OF LOT	200% (26,693.6 S.M.)	170.2% (22,716.2 S.M.)
MAXIMUM ALLOWABLE PERCENTAGE OF PARKING AREA OF LOT	35% (4,671 S.M.)	30.2% (4,030.5 S.M.)

AMENITY INFORMATION		
DATA	REQUIRED	PROVIDED
INDOOR AMENITY AREA (m²)	N/A	280

PARKING INFORMATION		
DATA	REQUIRED	PROVIDED
TOTAL STALLS PROVIDED (INCLUDES BARRIER-FREE)	1.5 STALLS / UNIT 299 MIN.	SURFACE: 104 STALLS U/G: 159 STALLS TOTAL SINGLE: 263 STALLS (1.32 STALLS/UNIT)  U/G TANDEM: 42 STALLS  TOTAL: 305 STALLS (1.53 STALLS/UNIT)
BARRIER FREE SPACES	3% OF REQUIRED PARKING = 9	SURFACE: 3 STALLS (2 TYPE A AND 1 TYPE B) UNDERGROUND: 8 STALLS (8 TYPE A)  TOTAL: 11 STALLS
PARKING STALL USAGE (REFER TO SITE PLAN)	TENANT: xx% (xx STALLS) VISITOR: xx% (xx STALLS)	xx% (xx STALLS) ALL SURFACE

Project No: 18027  
Issue Date: 2018-06-15  
Drawn by: HP  
Checked by: MV  
Plot Date / Time: 19/09/2018 2:26:09 PM

**70 DEAN AVENUE, BARRIE, ONTARIO**

**SITE PLAN**

Drawing Scale: As indicated  
Status: ISSUED FOR SPA  
Drawing No.: 5572  
Revision No.:  
**A1.1 - r5**