SITE STATISTICS

	BLOCK 6 & 17	
	TOTAL	SPA PH-2 BLOCK 17
LOT AREA (m2)	46383.2	21313.0
NO. OF UNITS	248	130
BACK TO BACK TH	196	96
BLOCK TH (LANE BASED)	52	34

REFER TO DWG. 'SP100 -MASTER SITE PLAN' FOR PARKING AND AMENITY AREA STATS.

AMENITY STATISTICS

	PROVIDED		
	BLOCK-1	BLOCK-6 & 17	BLOCK-8
AMENITY AREA PER UNIT (m2)	9.21	25.09	6.55
NO OF UNITS	329	248	102
TOTAL AMENITY AREA (m2)	3029.09	6222.57	668.60
AMENITY AREA 'A'	216.52	5896.82	257.00
AMENITY AREA 'B'	1093.37	325.75	411.60
AMENITY AREA 'C'	698.58	NA	
AMENITY AREA 'D'	490.37		
AMENITY AREA 'E'	530.25		

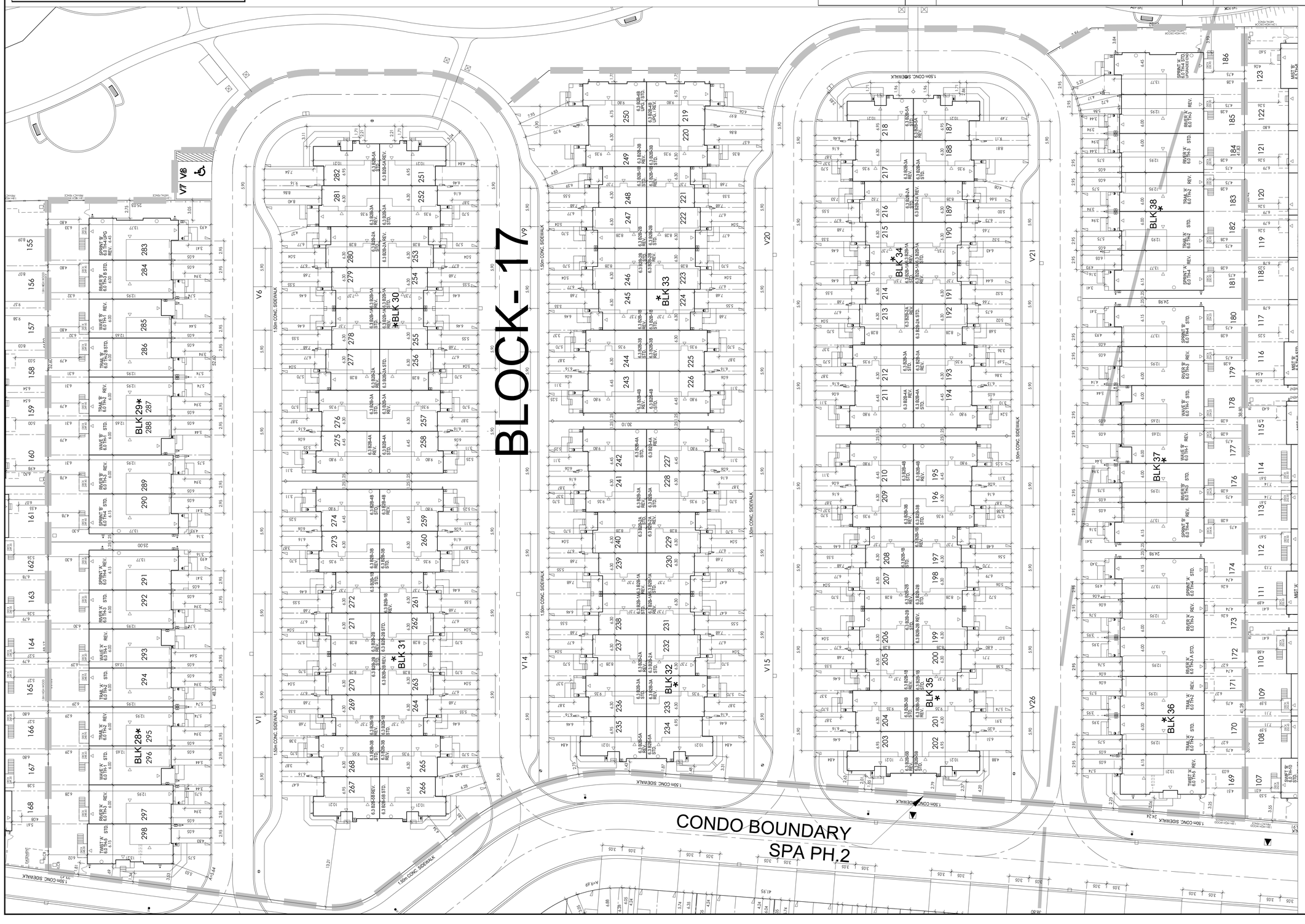
PARKING STATISTICS

	BLOCK - 1 (CONDO)		BLOCK - 6 & 17 (CONDO-POTL)		BLOCK - 8 (CONDO)	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
NO. OF UNIT	329		248		102	
VISITOR PARKING (NO.)	32.90	79	62	62	10.2	25
SPACE/UNIT	0.10	0.24	0.25	0.25	0.10	0.25
COMMERCIAL PARKING	32	32				

ZONING STATISTICS

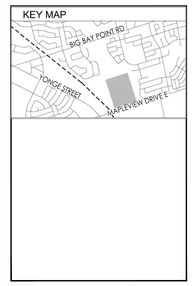
BLOCK 6
ZONE: RM2 (SP-489)

		B28 TH (e.g. BLOCK-35)									BLOCK (LANE BASED) TH (e.g. BLOCK-36)						
	REQUIRED	PROVIDED									REQUIRED	PROVIDED					
		195 (End)	196 (Int)	197 (Int)	198 (Int)	199 (Int)	200 (Int)	201 (Int)	202 (Corner)			169 (Corner)	170 (Int)	171 (Int)	172 (Int)	173 (Int)	174 (End)
LOT AREA (m) (MIN.)	90.00	115.86	94.84	94.86	94.90	94.97	95.00	95.00	151.52		90.00	221.67	149.86	149.86	149.86	149.86	184.83
LOT FRONTAGE (m) (MIN.)	6.00	7.70	6.30	6.30	6.30	6.30	6.30	6.30	10.09		4.50	8.48	6.00	6.00	6.00	6.00	7.4
FRONT YARD (m) (MIN.)	4.00	5.25	5.70	7.70	6.79	6.80	7.71	5.74	4.88		3.00	5.74	5.75	5.75	5.76	5.76	4.95
SETBACK TO ATTACHED GARAGE (m) (MIN.)	6.00	6.06	6.16	7.70	6.79	6.80	7.71	6.20	6.51		6.00	6.05	6.05	6.06	6.06	6.06	6.06
INT. SIDE YARD (m) (MIN.)	1.20	1.25	NA	NA	NA	NA	NA	NA	NA		1.20	NA	NA	NA	NA	NA	1.25
EXT. SIDE YARD (m) (MIN.)	1.20	NA	NA	NA	NA	NA	NA	NA	2.79		1.20	2.23	NA	NA	NA	NA	NA
REAR YARD (m) (MIN.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	6.03	6.27	6.27	6.27	6.26	6.26
LANDSCAPE OPEN SPACE (m2) (MIN.)	10%	29.60	12.99	21.14	18.72	18.72	21.24	13.09	71.43		10%	121.42	49.71	49.64	49.68	49.83	80.49
		25.5%	13.7%	22.3%	19.7%	19.7%	22.4%	13.8%	47.1%			55%	33%	33%	33%	33%	44%
LOT COVERAGE (MAX.)	70%	60.80	57.50	52.20	56.10	56.10	52.20	57.50	60.50		85%	85.70	80.00	80.00	80.00	80.00	93.50
		52%	61%	55%	59%	59%	55%	61%	40%			39%	53%	53%	53%	53%	51%
GROSS FLOOR AREA (MAX.)	180%	147.70	131.60	101.10	115.80	115.80	101.10	131.60	149.30		150%	189.50	165.90	165.90	181.60	181.60	177.60
		127%	139%	107%	122%	122%	106%	139%	99%			85%	111%	111%	121%	121%	96%
MAX. HEIGHT (m)	12m	10.50m to 12.00m Refer to Elevations									12m	10.50m to 12.00m Refer to Elevations					



THESE DRAWINGS ARE NOT TO BE SCALED:
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO ARCHITECT.

KEY MAP



LEGEND

FSE	FINISHED SECOND FLOOR ELEVATION
FFE	FINISHED FLOOR ELEVATION
TFE	TOP OF FOUNDATION WALL
TBE	TOP OF BASEMENT BEAM
USF	UNDER SIDE FOOTING
USFR	UNDER SIDE FOOTING R REAR
USFG	UNDER SIDE FOOTING G GARAGE
#	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
LOB	LOWER BASEMENT
WOB	WALK OUT BASEMENT
REV	REVISED PLAN
STD	STANDARD PLAN
DR	DOOR
WD	WINDOW
BELL	BELL PEDESTAL
CABLE	CABLE PEDESTAL
CB	CATCH BASIN
BRL	BELL CATCH BASIN
STUB(HYDRO)	HYDRO STUB
TC	TELEPHONE CONNECTION
FH	FIRE HYDRANT
SPOT LIGHT	SPOT LIGHT
BOX	GAS BOX
TRANSFORMER	TRANSFORMER
SEWER CONNECTIONS (2 LOTS)	SEWER CONNECTIONS (2 LOTS)
SEWER CONNECTIONS (1 LOT)	SEWER CONNECTIONS (1 LOT)
AIR CONDITIONING	AIR CONDITIONING
DOWN SPOUT TO SPLASH PAD	DOWN SPOUT TO SPLASH PAD
SUMP SPOUT CONNECTED TO STM	SUMP SPOUT CONNECTED TO STM
SPLASH DIRECTION	SPLASH DIRECTION
	SLOPE SWAP
	WATER CONNECTION
	SUMP PUMP (IN BASEMENT)
	HYDRANT AND VALVE
	HYDRO METER
	GAS METER
	MANHOLE(STORM)
	MANHOLE(SANITARY)
	SHARED CONNECTION
	DOWN LIGHT
	1/2 POLE LIGHTING
	3/2 POLE LIGHTING
	BOLLARD LIGHTING
	SIGN POST
	PROPOSED SPOT GRADE
	EXISTING SPOT GRADE
	EXISTING TREE (TO BE REMOVED)
	EXISTING TREE (TO BE RETAINED)
	MUNICIPAL ADDRESS
	RETAINING WALL (BY OTHERS)
	RETAINING WALL (BY OWNER)
	SNOW STORAGE AREAS
	CHAINLINK FENCE
	PRIVACY FENCE
	WOOD PRIVACY FENCE
	EXISTING TO BE RETAINED
	TILE (2.5MM) BELOW GRADE FOR FASTER TRAVEL PATH

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR SPA PH-2 (BLOCK 17)	19-MAY-20	RP	SH
2	ISSUED FOR SPA(2) PH-2 (BLOCK 17)	28-JAN-21	RP	

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CLIENT
PACE DEVELOPMENT

PROJECT LOCATION
700 MAPLEVIEW DRIVE
BARRIE

DRAWING
SITE PLAN (SPA PH-2) BOCK 17

DATE MAY-19-2020	SCALE 1:200
DRAWN BY RP	CHECKED BY SH
PROJECT NUMBER 16116	DRAWING NUMBER SP104