

- LEGEND:**
- NEW SODDED LANDSCAPE AREA
 - EXISTING SODDED AREA
 - SNOW STORAGE AREA
 - NEW PAVEMENT WALKWAY
 - FIRE ROUTE
 - EX. STORM LINE
 - EX. SANITARY LINE
 - EX. WATER MAIN
 - PROPOSED TOP OF WALL ELEVATION
 - PROP. BOTTOM OF WALL ELEVATION
 - PROP. SPOT ELEVATION
 - EX. ELEV. TO BE MAINTAINED
 - EXISTING SPOT ELEVATION
 - ELEVATION EXISTING MANHOLE
 - EXISTING HYDRANT
 - NEW HYDRANT
 - EXIST. SIAMASE CONNECTION
 - NEW SIAMASE CONNECTION
 - EXISTING CATCHBASIN
 - PROPOSED CATCHBASIN
 - EX. DRAINAGE DIRECTION
 - EMERGENCY OVERLAND FLOW ROUTE
 - PROPOSED STORM MANHOLE
 - PROPOSED SAN. MANHOLE
 - EXIST. LIGHT STANDARD
 - NEW BIKE RACK
 - PAINTED PEDESTRIAN MARKING
 - EXTERIOR BLD'G WALLS

- LANDSCAPING LEGEND:**
- EXISTING DECIDUOUS TREE
 - NEW DECIDUOUS TREE
 - EXISTING CONIFEROUS TREE
 - NEW CONIFEROUS TREE
- NOTE: REFER TO LANDSCAPING DRAWINGS FOR DETAILED EXTENT OF NEW PLANTINGS, TYP.

+172.50TW
+171.50BW
+171.20
+171.20EX

EXISTING SPOT ELEVATION

ELEVATION EXISTING MANHOLE

EXISTING HYDRANT

NEW HYDRANT

EXIST. SIAMASE CONNECTION

NEW SIAMASE CONNECTION

EXISTING CATCHBASIN

PROPOSED CATCHBASIN

EX. DRAINAGE DIRECTION

EMERGENCY OVERLAND FLOW ROUTE

PROPOSED STORM MANHOLE

PROPOSED SAN. MANHOLE

EXIST. LIGHT STANDARD

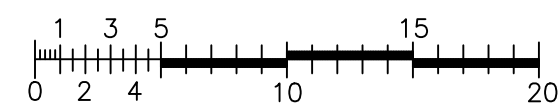
NEW BIKE RACK

PAINTED PEDESTRIAN MARKING

EXTERIOR BLD'G WALLS

PARTIAL SITE PLAN - 279 YONGE ST.

SCALE: 1:300



SITE STATISTICS:

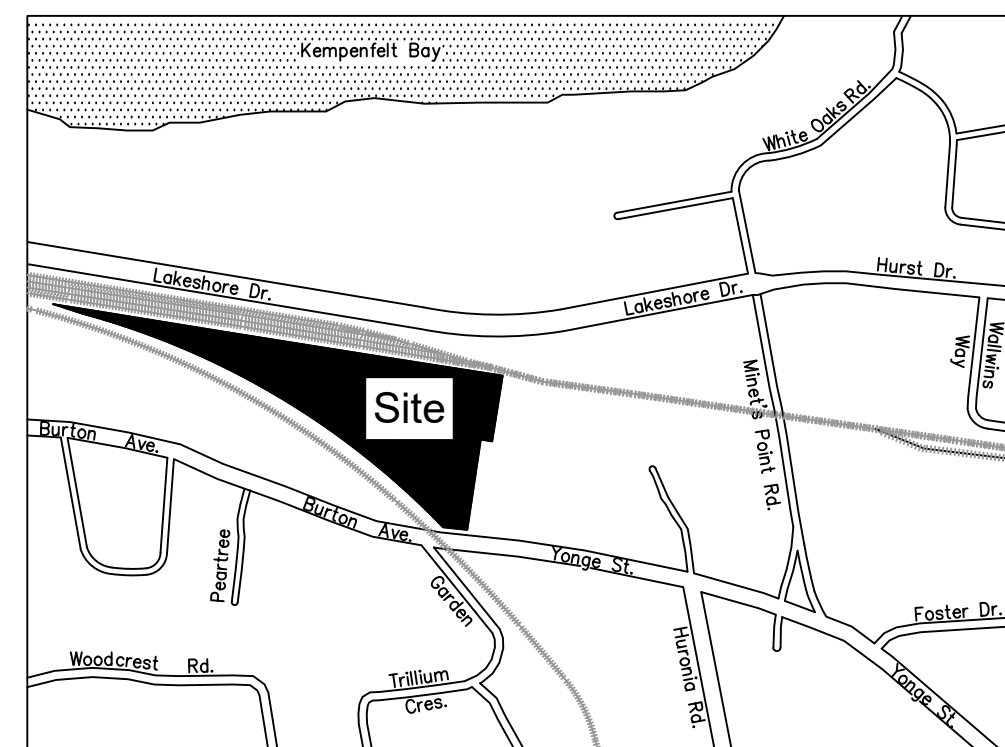
MUNICIPAL ADDRESS: 279 YONGE ST.
ZONING DESIGNATION: C4 - GENERAL COMMERCIAL
MAX. ALLOWABLE LOT COVERAGE: 50%
MIN. LOT FRONTAGE (15m): 12.80 m.
MAX. ALLOWABLE BLD'G HEIGHT: 9.0-14.0 m.
FRONT YARD SETBACK: 6.00 m.
SIDE YARD SETBACK: 3.00 m.
REAR YARD SETBACK: 7.00 m.

LOT PARKING REQUIREMENTS:
ACCESSIBLE PARKING REQUIREMENTS:
(1 SPACE +3% OF REQ'D PARKING)
MIN. PARK STALL: 2.70 m. x 5.50 m.
MIN. DRIVE AISLE: 6.40 m. (21'-0")
FIRE ROUTE MIN. TURN RAD.: 12.0 m
FIRE ROUTE MIN. WIDTH: 6.0 m

BUILDING HEIGHT EXIST./NEW: ±7.10 M. (23'-4") T/O MAIN PARAPET
TOTAL LOT AREA: 28,612.00 M² (307,977.00 S.F.)
EXIST. BLD'G AREAS (BLD'G "A"/"B"): 3,415.98 M² (36,769.30 S.F.)
PROPOSED NEW RESTAURANT: 239.00 M² (19,411.96 S.F.)
TOTAL COMBINED GROSS BLD'G AREA: 3,654.98 M² (39,341.88 S.F.)

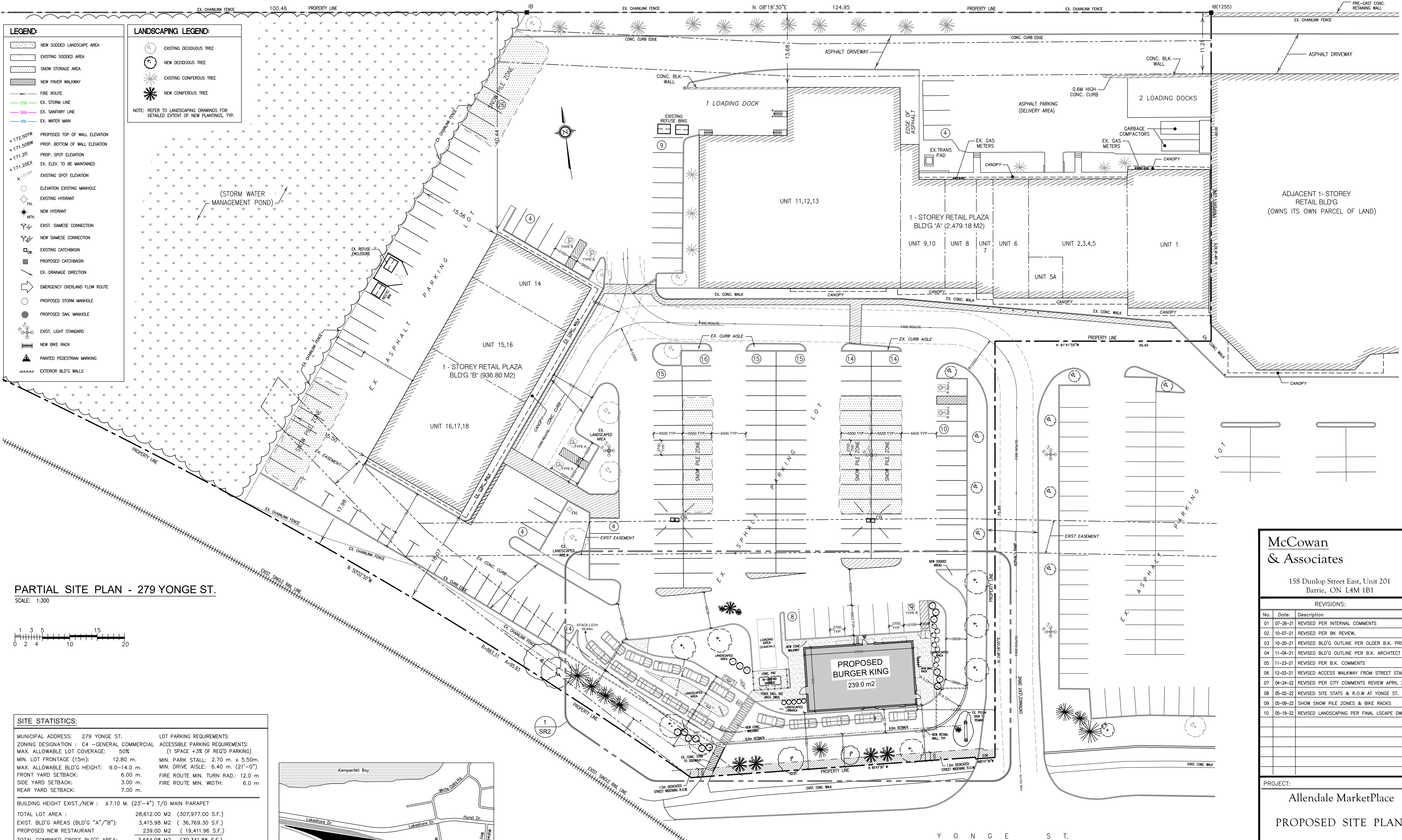
EXISTING % LOT COVERAGE: 11.94%
PROPOSED % LOT COVERAGE: 12.77%

EXISTING PARKING (ORIGINAL): 205 STALLS + 6 ACCESS. SPACES
EXISTING PARKING (REMOVED): 58 STALLS
EXISTING PARKING (ADDED): 26 STALLS
PARKING STALLS REQUIRED: 153 STALLS (1 PER 24m² OF G.F.A.)
5 STALLS (1 SPACE +3% OF REQ'D PARKING)
PARKING STALLS PROVIDED: 168 STALLS
ACCESS. PARKING STALLS PROVIDED: 3-TYPE A STALLS - 4.9M (3.4+1.5)
4-TYPE B STALLS - 4.6M (3.1+1.5)
TOTAL PARKING PROVIDED: 175 STALLS



KEY PLAN

SCALE: N.T.S.



SURVEY INFORMATION
THIS SITE PLAN WAS PREPARED OVER PLAN OF SURVEY OF PART OF LOT 10 CONCESSION 14, GEOGRAPHIC TOWNSHIP OF INNISFIL, NOW IN THE CITY OF BARRIE, AS PREPARED BY MMM GEOMATICS ONTARIO LTD., O.L.S., DATED OCT. 02, 2007.

McCowan & Associates

158 Dunlop Street East, Unit 201
Barrie, ON L4M 1B1

REVISIONS:

No.	Date:	Description
01	07-26-21	REVISED PER INTERNAL COMMENTS
02	10-07-21	REVISED PER BK REVIEW.
03	10-20-21	REVISED BLD'G OUTLINE PER OLDER B.K. PROTO
04	11-04-21	REVISED BLD'G OUTLINE PER B.K. ARCHITECT
05	11-23-21	REVISED PER B.K. COMMENTS
06	12-03-21	REVISED ACCESS WALKWAY FROM STREET STAIR
07	04-24-22	REVISED PER CITY COMMENTS REVIEW APRIL 21/22
08	05-02-22	REVISED SITE STATS & R.O.W AT YONGE ST.
09	05-09-22	SHOW SNOW PILE ZONES & BIKE RACKS
10	05-19-22	REVISED LANDSCAPING PER FINAL LScape DWGS.

PROJECT:

Allendale MarketPlace

PROPOSED SITE PLAN

279 YONGE ST., BARRIE, ON. L4M 4Z8

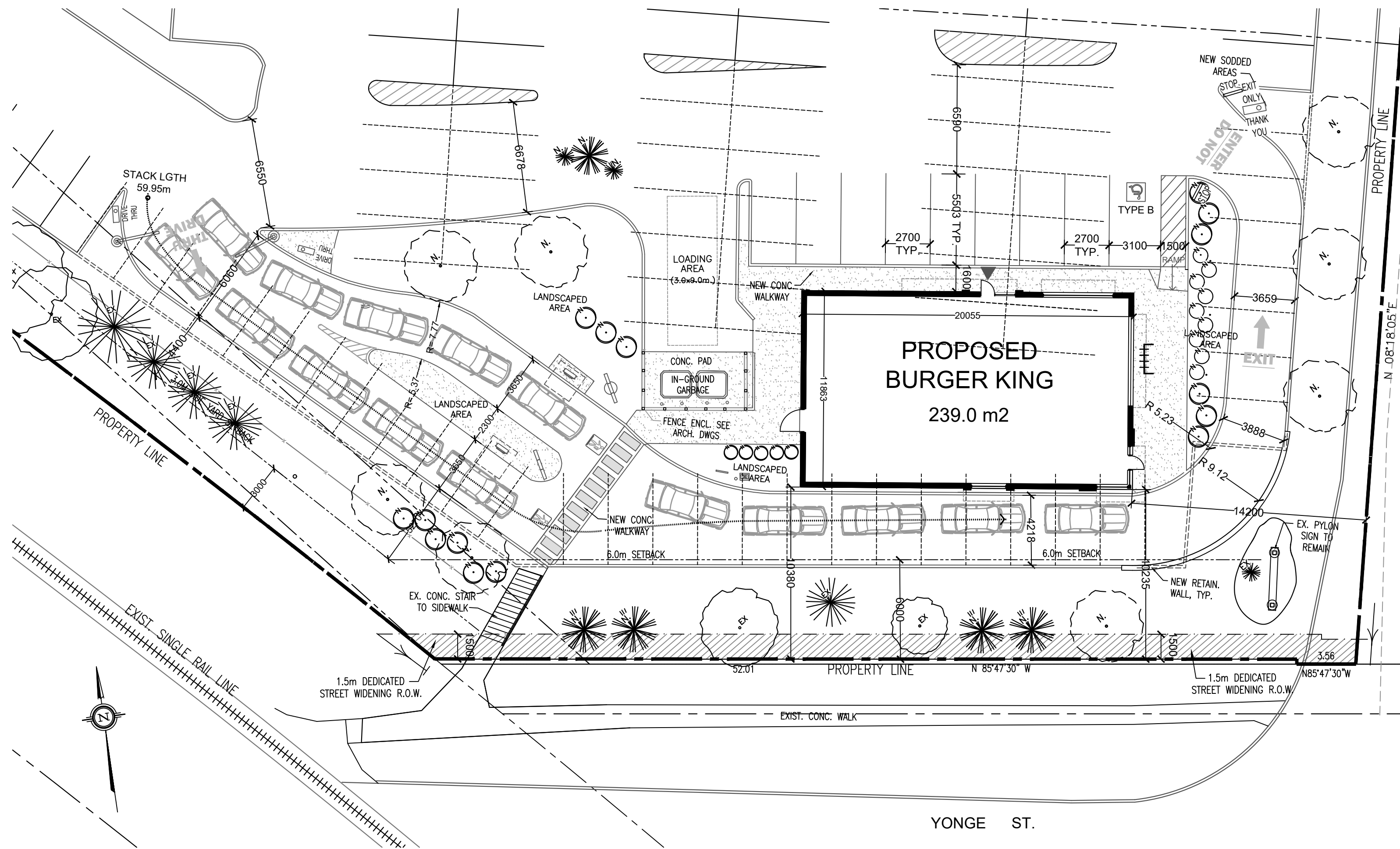
DRAWING INFORMATION:

PROJECT NO.:	N/A
DRAWN BY:	jr
CHK'D BY:	
DATE:	12-03-21
SCALE:	AS SHOWN

DWG. NAME:

120221_279 Yonge-BK.dwg

SR1



ENLARGED PARTIAL PLAN

SCALE: 1 : 200

04-22-22 REVISED PER CITY COMMENTS

McCowan
& Associates

158 Dunlop Street East, Unit 201
Barrie, ON L4M 1B1

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PROJECT:

Allendale MarketPlace

PROPOSED SITE PLAN

279 YONGE ST., BARRIE, ON. L4M 4Z8

DRAWING INFORMATION:		
PROJECT NO.: N/A		
DRAWN BY:	jR	CHK'D BY:
DATE:	12-03-21	SCALE: AS SHOWN

DWG. NAME:

120221_279 Yonge-BK.dwg

SR2