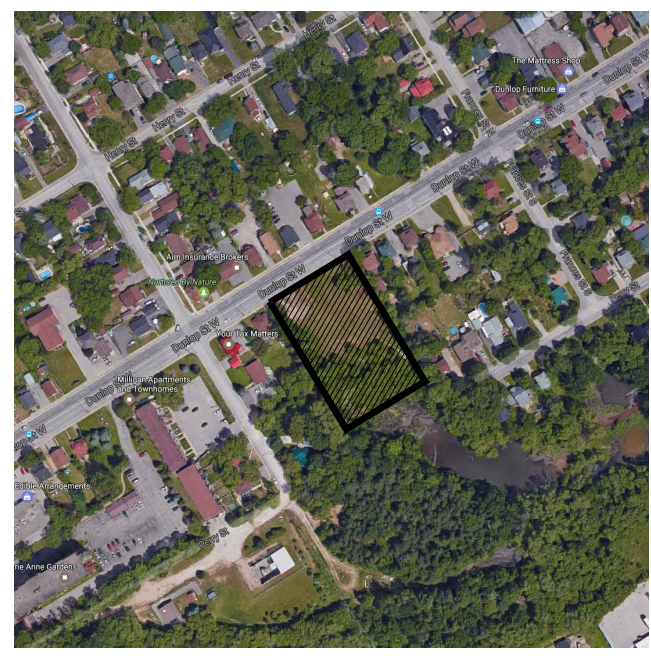
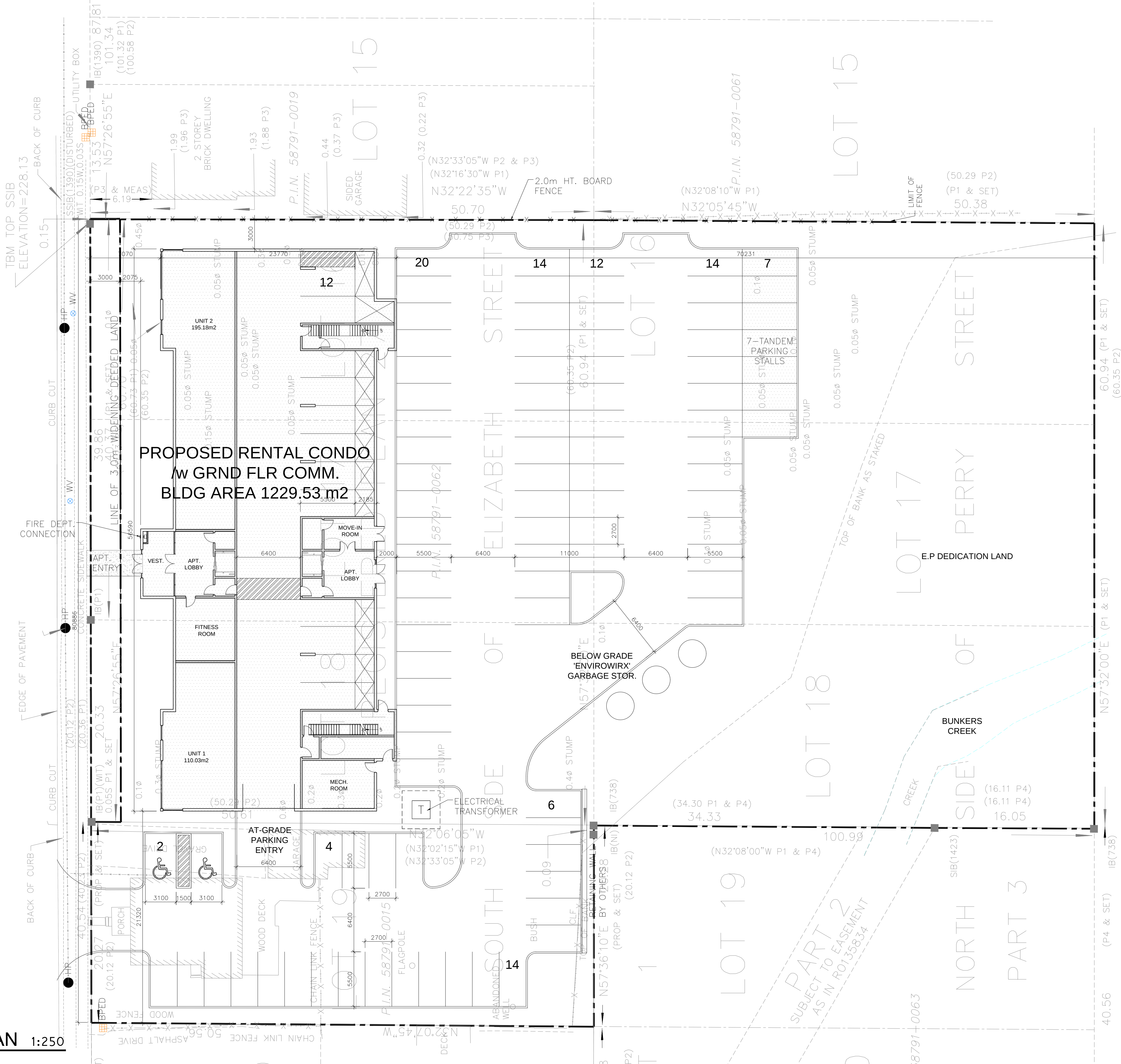


SITE PLAN 1:250

DUNLOP STREET WEST
(ELIZABETH STREET BY REGISTERED PLAN 27)
P.I.N. 58790-0002



KEY PLAN

LEGAL DESCRIPTION
LOTS 16, 17 & 18, SOUTH SIDE OF ELIZABETH STREET,
LOTS 16, 17 & 18, NORTH SIDE OF PERRY STREET
REGISTERED PLAN 27, CITY OF BARRIE, COUNTY OF SIMCOE

COMBINED SITE INFORMATION

SITE ZONING	MUA--APARTMENTS (CURRENTLY RM2)		
SITE AREA	7178.62 m ² (1.77 ACRES)		
BUILDING AREA	1229.53 m ² (13,234.55 sq. ft.)		
GROSS FLOOR AREA	96,426.84 m ² (89,582.95 sq. ft.)		
COMMERCIAL AREA	305.21 m ² (3,285.25 sq. ft.)		24.8%
COMMERCIAL AREA (LESS PARKING)	305.21 m ² (3,285.25 sq. ft.)		51.5%
STANDARDS	MUA STANDARDS	RM2 STANDARDS	PROVIDED
LOT AREA (MIN.)	--	750 m ²	7178.62 m ²
LOT FRONTAGE (MIN.)	--	12.0 m	80.88 m
FRONT YARD, (NORTH)	5.0 m MAX.	7.0 m MIN.	5.07 m
SIDE YARD, (WEST)	3.0 m MAX.	1.8 m MIN.	21.32 m
SIDE YARD, (EAST)	3.0 m MAX.	1.8 m MIN.	3.00 m
REAR YARD (SOUTH)	7.0 m MIN.	7.0 m MIN.	70.23 m
LOT COVERAGE (MAX. % OF SITE AREA)	N/A	35.0%	17.12%
LANDSCAPED OPEN SPACE	N/A	35.0%	0.00m ² (00.00%)
HT. OF MAIN BUILDINGS	16.5 m MAX.	10.0 m MAX.	28.90 m
aisle WIDTH	6.4 m MIN.	6.4 m MIN.	6.4 m
AREA OF FRONT YARD	N/A	N/A	0.00m ² (00.00%)
AREA OF FRONT YARD LANDSCAPED	N/A	N/A	0.00m ² (00.00%)
NUMBER OF PARKING SPACES (RESIDENTIAL)	108 SPACES (Ø1 SPACE /UNIT)	108 SPACES (Ø1 SPACE /UNIT)	108 SPACES (Ø1 SPACE /UNIT)
TOTAL PARKING	108	108	98 (+7 TANDEM)
NUMBER OF APT. UNITS			108

MINIMUM PARKING SIZES:
STANDARD 2.7m x 5.5m
BARRIER-FREE 3.1m x 5.5m /w 1.5 AISLE

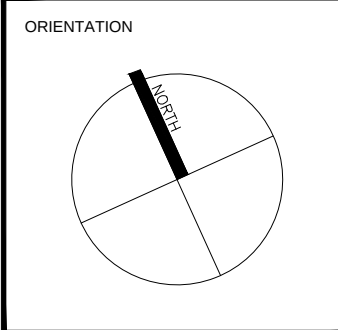
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T: 705.726.2342
E: ian@ismarchitects.ca

No.	ISSUE/REVISION	DATE
1	CLIENT REVIEW	JUN 15/17
2	NEW TOPO	AUG 16/17
3	ISSUE FOR SUBMISSION	SEPT 01/17



DO NOT SCALE DRAWING
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND
PROCEEDING WITH THE WORK.

DETAIL NO.
A B SHEET NO. WHERE DETAILED



CLIENT
MUSKOKA D & M CORP.
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DOUG GRAY
dgray@granitecondos.com

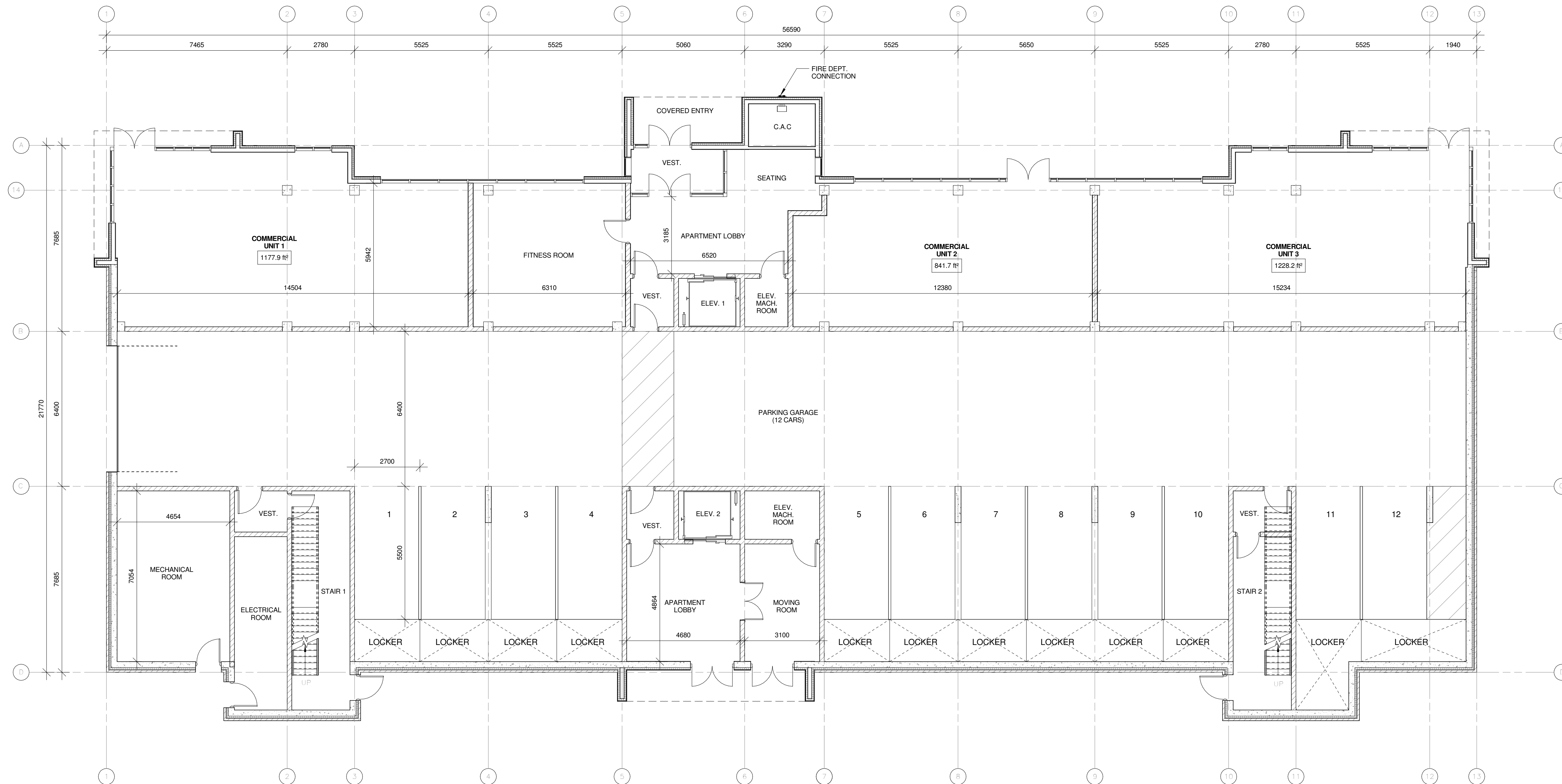
PROJECT
90 RENTAL CONDOMINIUMS
233 DUNLOP STREET WEST,
BARRIE, ON

PROJECT INFORMATION
PROJECT No.: 173941
DRAWN BY: MM JB
CHECKED BY: ISM
DATE: 08.11.2017
SCALE: AS NOTED

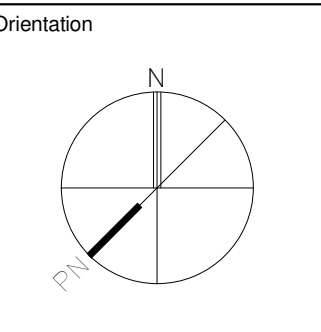
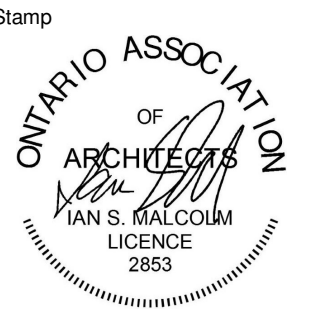
DRAWING
SITE PLAN

DRAWING No.
A100

SCALE:	1 : 100
<u>AREAS</u>	
COMMERCIAL UNIT 1	1177.9 ft ²
COMMERCIAL UNIT 2	841.74 ft ²
COMMERCIAL UNIT 3	1228.2 ft ²
TOTAL ft ²	3247.85 ft ²



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dgray@muskokadm.com

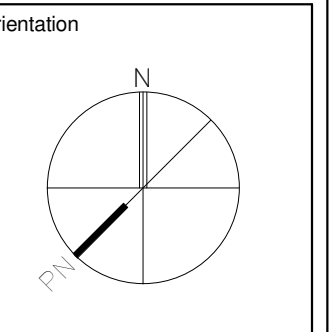
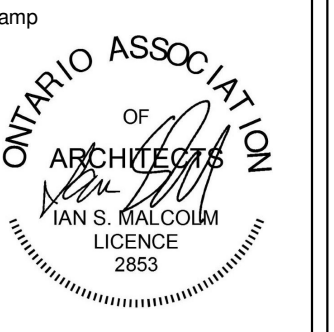
project
10 RENTAL APARTMENTS
133 DUNLOP STREET WEST,
BARRIE, ON

Project Information	
Project No.:	173941
Drawn by:	JB MM
Checked by:	ISM
Date:	09.13.2017
Scale:	1 : 100

MAIN FLOOR PLAN

Drawing No.

A201

[illegible]

USKOKA D & M CORP. 190
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DUG GRAY
gray@muskokadm.com

RENTAL APARTMENTS
3 DUNLOP STREET WEST,
MARRIE, ON

Project Information	
Project No.:	173941
Drawn by:	MM
Checked by:	ISM
Date:	09.13.2017
Scale:	1 : 100

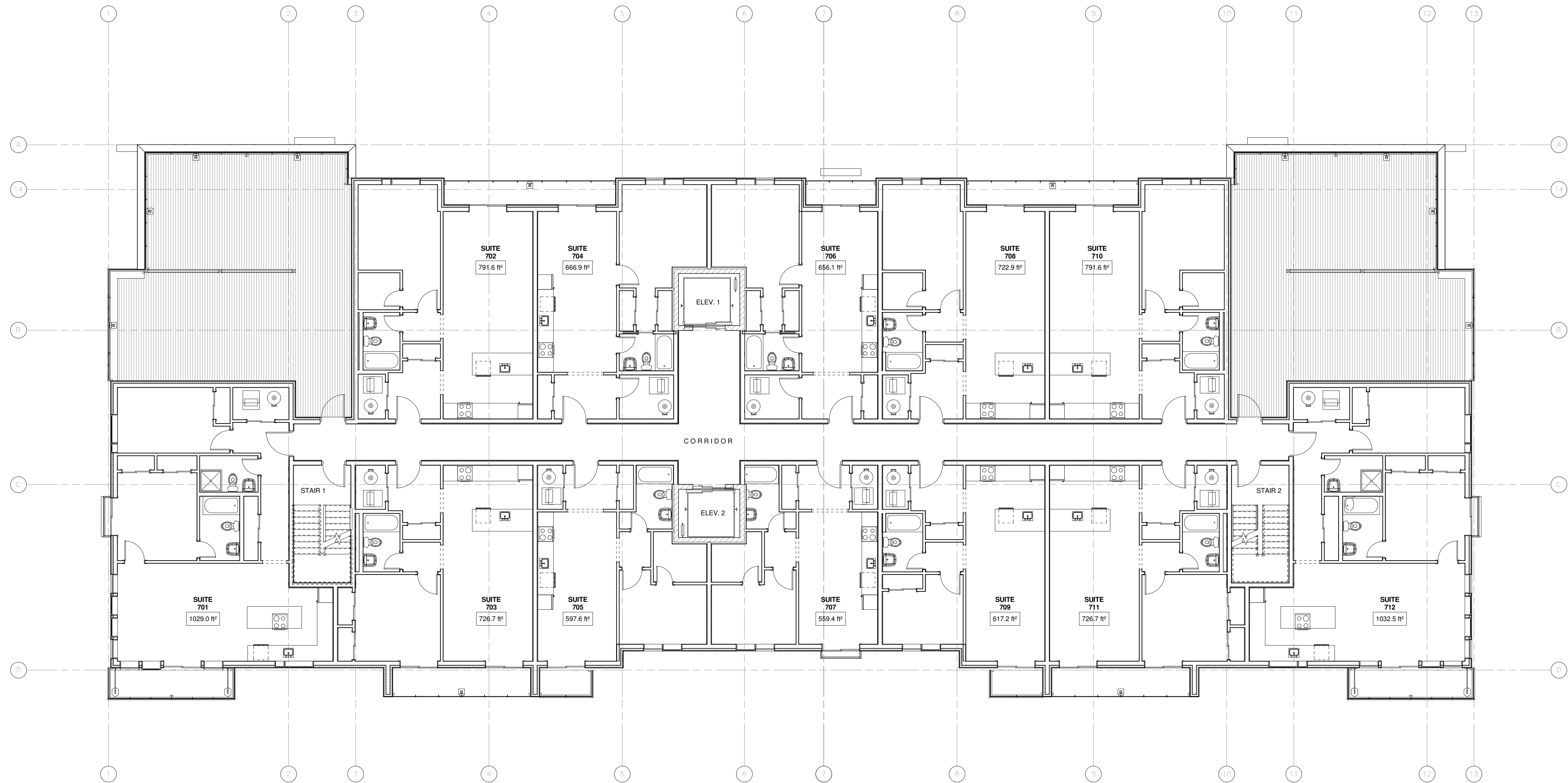
TYPICAL FLOOR PLAN

Drawing No.

A202

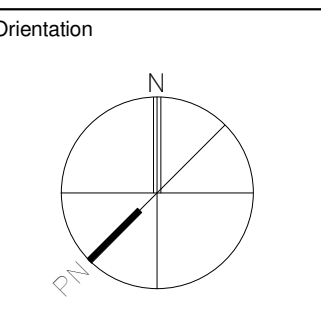
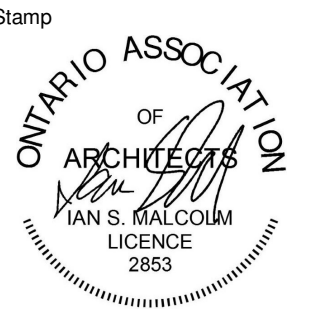
SCALE: 1 : 100

ARFAS		
SUITE 701		1028,99 ft ²
SUITE 702		791,61 ft ²
SUITE 703		726,7 ft ²
SUITE 704		666,92 ft ²
SUITE 705		597,64 ft ²
SUITE 706		656,14 ft ²
SUITE 707		559,43 ft ²
SUITE 708		722,9 ft ²
SUITE 709		617,25 ft ²
SUITE 710		791,58 ft ²
SUITE 711		726,7 ft ²
SUITE 712		1032,48 ft ²
TOTAL	ft ²	8918,35 ft ²



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project
10 RENTAL APARTMENTS
133 DUNLOP STREET WEST,
BARRIE, ON

Project Information	
Project No.:	173941
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Checked by:	ISM
Date:	09.13.2017
Scale:	1 : 100

drawing

FLOORS 7-8

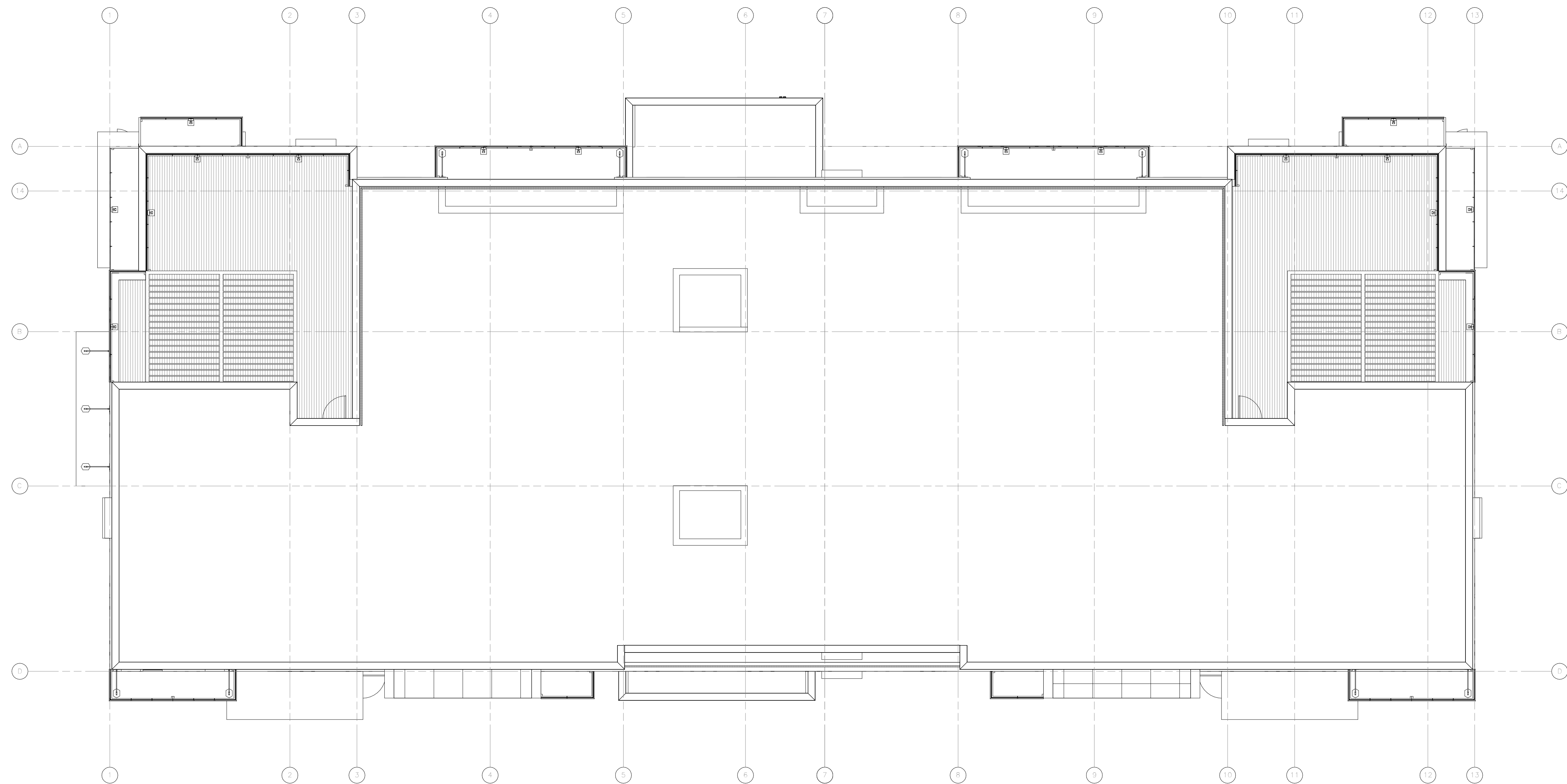
PLAN

Drawing No.

A203

SCALE: 1 : 100

AREAS



174 Bayfield Street
1141 S. MAICOMI ARCHITECTS

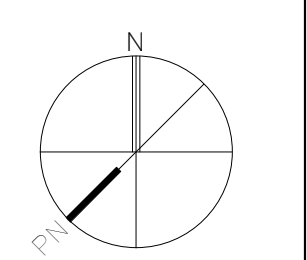
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mp



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Additional Information

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gray@muskokadm.com

Project

D RENTAL APARTMENTS
33 DUNLOP STREET WEST,
ARRIE, ON

Project Information

Project No.: 173941
Drawn by:
Checked by: ISM
Date: 09.13.2017
Scale: 1 : 100

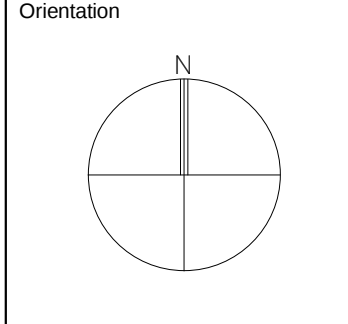
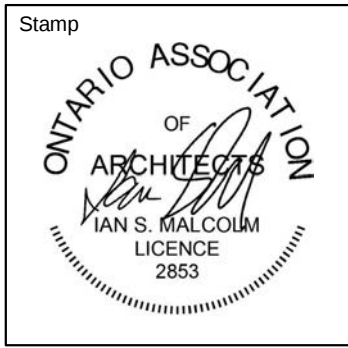
Drawing

ROOF PLAN

Drawing No.

A207



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[illegible]

Stamp

ONTARIO ASSOCIATION
OF
ARCHITECTS
IAN S. MALCOLM
LICENCE
2853

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SHADOW
STUDY
DECEMBER
21

N.T.S.

N.T.S.

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SOUTH
SCALE: 1 : 150



A300



Ian S. Malcolm ARCHITECTS
174 Bayfield Street

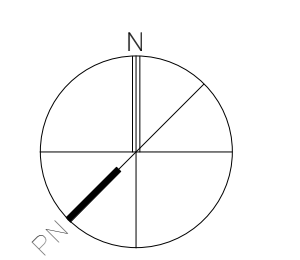
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D RENTAL APARTMENTS
33 DUNLOP STREET WEST,
BARRIE, ON

Project Information

Project No.: 173941
Drawn by: MM
Checked by: ISM
Date: 06.11.2017
Scale:

wing

PERSPECTIVES

wing No.

A301