LEGAL INFORMATION

PART OF LOT 21, CONCESSION D
REGISTERED PLAN 13
TOWNSHIP OF WIDDIFIELD
APPLICABLE BY-LAW: 2015-30
INFORMATION ON THIS DRAWING WAS TAKEN FROM
SURVEY PLAN BY GOODRIDGE WALKER LIMITED OLS.

PROJECT DATA:

ZONE: C1

LOT AREA: MIN: NO MINIMUM   ACTUAL: 16,887 m² +/-

LOT FRONTAGE: NO MINIMUM   ACTUAL: 174 m +/-

LOT DEPTH: REQ. 50 m   ACTUAL: 76.1 m

FRONT YARD SETBACK: 0 m

SIDE YARD SETBACK: 6 m ABUTTING PARK LAND LOT LINE

REAR YARD SETBACK: 10 m

MAX. COVERAGE: 100% MAX.

LANDSCAPED OPEN SPACE: ADEQUATELY LANDSCAPED

BUILDING CLASSIFICATION: GROUP B3 & C

MAX. HEIGHT: 6 STOREYS (C1)

MAX. NO. OF BUILDINGS: NO MAX

BUILDING DATA

	NO. OF STOREYS	BUILDING CLASSIFICATION	BUILDING HEIGHT (m)	BUILDING AREA (m²)	GROSS FLOOR AREA (m²)
BLOCK A APARTMENT ADDITION	6	GROUP C	17.9	1,694	10,164
BLOCK B & C EXISTING BUILDING	3 & 4	GROUP C & B3	12.0	3,271	12,453
BLOCK C APARTMENT ADDITION	4	GROUP C	18.97	627.2	2,197
TOTAL	6		18.97	5,592.2	24,814

Proposed Parking Table as per Zoning By-law 2015-30:

Existing Block B Apartments	Spaces
Any residential use: (0.5/Unit) after the fourth unit; 40 units - 4 = 36 x .5 = 18 spaces	18

Existing Block C Retirement Home	Spaces
Retirement Home: 1 space for every 6 dwelling units or part thereof as well as 10% of the required parking spaces or 2 parking spaces, whichever is the greater, being designated exclusively for visitor parking; 81 units / 6 = 13.5 + 2 = 16 spaces	16

Proposed Block A Apartments	Spaces
Any residential use: (0.5/Unit) after the fourth unit; 69 units - 4 = 65 x .5 = 32.5 spaces	33

Proposed Block C Retirement	Spaces
Retirement Home: 1 space for every 6 dwelling units or part thereof as well as 10% of the required parking spaces or 2 parking spaces, whichever is the greater, being designated exclusively for visitor parking; 44 units / 6 = 7.3 + 2 = 10 spaces	10

Total Required	77
Total Existing	149
Total Provided	177

PARKING

LOADING SPACE REQUIREMENTS

- 1 LOADING SPACE REQUIRED
- 9m L x 3.6m W x 4.2m H
- NOT LOCATED IN FRONT YARD
- 10.0m FROM A STREET LINE OR RESIDENTIAL ZONE BOUNDARY
- MANEUVERING OF VEHICLE ON PROPERTY

SITE LEGEND

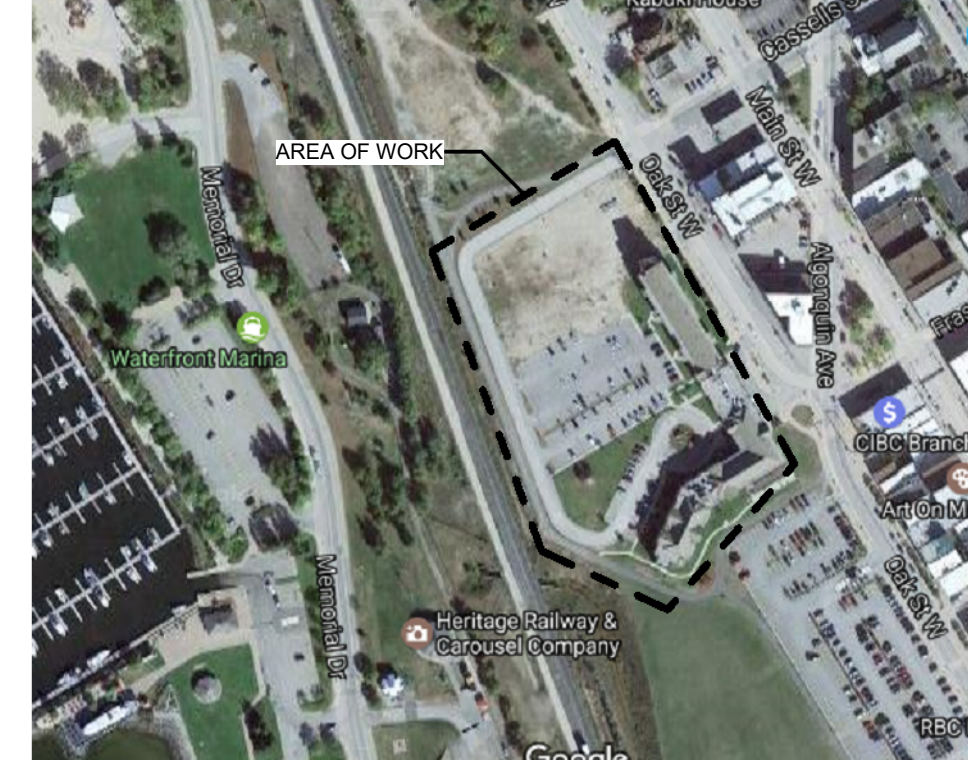|	
	DENOTES PROPERTY LINE
	DENOTES SETBACK LINE
	DENOTES REQUIRED LANDSCAPE STRIP BOUNDARY LINE
FYSB	DENOTES FRONT YARD SETBACK LINE
RYSB	DENOTES REAR YARD SETBACK LINE
SYSB	DENOTES SIDE YARD SETBACK LINE
ISYSB	DENOTES INTERIOR SIDE YARD SETBACK LINE
DC	DENOTES DROP CURB
	DENOTES CONCRETE WALKWAY
	DENOTES PROPOSED BUILDING
	DENOTES PROPOSED BUILDING
	DENOTES EXISTING BUILDING
(E)	DENOTES EXISTING ITEM
	DENOTES BUILDING ENTRANCE
HP	DENOTES HYDRO POLE
FH (E)	DENOTES EXISTING FIRE HYDRANT
FH	DENOTES NEW FIRE HYDRANT
M	DENOTES MolokClassic M-500 GARBAGE ENCLOSURE
	DENOTES BORE HOLE LOCATIONS
	DENOTES BUILDING LOCATE BENCHMARKS NOTE: BUILDING BENCHMARKS ARE LOCATED AT INTERSECTING GRID POINTS (4 PROVIDED)
ANP	DENOTES ANNUNCIATOR PANEL (PRINCIPLE ENTRANCE / MAIN LOBBY)
	DENOTES FIRE ACCESS ROUTE CENTER LINE TURNING RADIUS 12m MIN.
M	DENOTES MOLOK GARBAGE SYSTEM
B	DENOTES BOLLARD

PARKING NOTES:

P	DENOTES PARKING
PE	DENOTES EXISTING PARKING
	DENOTES TYPICAL PARKING SPACE 2.75m x 5.5m
V	DENOTES VISITOR CAR PARKING SPACE 2.75m x 5.5m
	DENOTES BARRIER FREE PARKING SPACE 5m x 5.5m

GENERAL NOTES:

1. PROVIDE NEW 3" WIDE (WHITE) LINE PAINTING ON ALL ASPHALT.
2. ALL SIDEWALKS & PATHWAYS TO BE 5'-0" MIN. WIDE UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORK.
4. REFER TO CIVIL DRAWINGS FOR RETAINING WALL INFORMATION
5. LANDSCAPING AS PER ORIGINAL SPA.
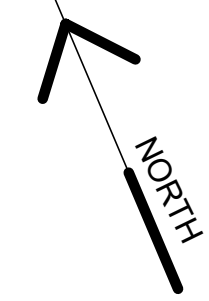
LOCATION MAP:

AREA OF WORK

KEY MAP
N.T.S.

ALGONQUIN

OAK STREET

EMERGENCY GENERATOR

GARBAGE ENCLOSURE. REFER TO CIVIL DWGS.

RAMP. REFER TO CIVIL DWGS.

TRELLIS

EX. TRANSFORMER

LOADING

A APARTMENT BUILDING ADDITION UNDER CONSTRUCTION

B EXISTING APARTMENTS

C EXISTING RETIREMENT RESIDENCE

EAST TERRACE

EXISTING TRELLIS

SOUTH TERRACE

EXISTING PARKING LOT

FIRE ROUTE

NEW FIRE ROUTE

EXISTING FIRE ROUTE

EXISTING FIRE ROUTE

PROPERTY LINE

EASEMENT

EXISTING GAZEBO

FOR WALKWAY REFER TO MARINA POINT SANITARY REALIGNMENT DRAWING PREPARED BY EXP SERVICES INC. DWG NO. C01-REV 6.

C ASSISTED LIVING UNITS

SITE PLAN
1 : 500

No.	Revision / Version:	Date:
1	ISSUED FOR PERMIT	2017-06-19
2	ISSUED FOR CONSTRUCTION	2017-07-07
3	ISSUED FOR SITE PLAN AMMENDMENT	2018-05-08

ONTARIO ASSOCIATION OF ARCHITECTS
MICHAEL BRIAN LADYK
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NORTH

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MARINA POINT BLOCK C ADDITION
SITE PLAN

225 OAK STREET, NORTH BAY

SITE PLAN

Date:	2017.11.24
Scale:	As indicated
Drawn By: MB/VH/VV	Checked By: DC
Project No:	1789
Drawing No:	Rev: 3

SPA-1.0

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