SITE STATISTICS	PROPOSED MUNICIPAL ADDRESS: 77 ALBERT STREET SOUTH, LINDSAY, ON [T B D]				
	EXISTING (P1)	NEW (P2)	TOTAL	CALC.	REQUIRED
PROPERTY AREA	-	-	24,527sqm (2.45ha)	100%	
BUILDING COVERAGE	327.8sqm	1,680 + (4bsqm)	6,751sqm	27.5%	
PARKING AREA	2,242sqm	3,783sqm	6,626sqm	27.0%	
LANDSCAPE AREA	18.0 ftbsqm	-	11,348sqm	46.3%	
PARKING: SURFACE GARAGE TOTAL:	66 + 2 BF 0 66 + 2 BF	55 (+4*) + 4 BF 70 + 2 BF 125 (+4*) + 6BF	121 + 6 BF 70 + 2 BF 191 + 8 BF	1.1 + 0.25 (FOR VISITORS) STALLS PER DWELLING UNIT = 122 REQ / 123 (NET) PROVIDED	
LOADING AREA	1	1	2		1
NORTH SETBACK (INT. SIDE YARD)	P1: 9.5m	P2: 39.7m	-	-	10.0m
EAST SETBACK (ALBERT ST.)	P1: 12.0m **	P2: 22.0m	-	-	10.0m
SOUTH SETBACK (EXT. SIDE YARD)	P1: 27.52m	P2: 8.0m	-	-	20.0m
WEST SETBACK (ADELAIDE ST.)	P1: 9.3m	N/A	-	-	9.0m
BUILDING HEIGHT	P1: 13.48m	P2: 18.0/20.0m***	-	-	-

P1: PHASE 1, P2: PHASE 2
* PHASE 2 VARIANCE REQUIRED TAKE EXCEPTION OF 4 EXISTING PARKING STALLS FROM PHASE 1
** REAR YARD SETBACK FOR PHASE 1 (P1) CALCULATED TO PREVIOUS PROPERTY BOUNDARY
*** BUILDING HEIGHT 18.0m REQUIRED FOR BUILDING OVERALL - 20.0m REQUIRED TO TOP OF MECH. PENTHOUSE

BUILDING STATISTICS		GROSS FLOOR AREA
LEVEL	No. OF UNITS	
GROUND FLOOR / PARKING	0	8,630sqm (92,890sf)
SECOND FLOOR	18	8,629sqm (92,805sf)
TYP. CAL. FLOOR (3-18)	24	12,485sqm (134,740sf) x 3
TOTAL GFA	99	63,504sqm (683,815sf)
DENSITY	2.45ha / 50=123 (EXISTING) UNITS, 50 UNITS PER HECTARE	

SUITE STATISTICS						
SUITE TYPES	1 BED	1 BED	1 BED (BF)	2 BED (BF)	TOTAL	% OF BF SUITES
SECOND FLOOR	10	2	3	4	19	38.5% (2nd FLOOR)
TYPICAL FLOOR x 3	13	3	4	4	24 x 3	33.2% (TYP FLOOR)
TOTAL	49	10	15	11	99	34.4% (TOTAL)

SITE NOTES

LEGAL INFORMATION TAKEN FROM:
TOPOGRAPHIC PLAN OF PART OF PARK LOT 9
REGISTERED PLAN No. 87 TOWN OF LINDSAY,
CITY OF KAWARTHA LAKES.
PREPARED BY: GSS FISHER CAMERON LAND SURVEYORS
257 KENT STREET WEST, LINDSAY, ON K9V 2Z3
T: 705.324.4152 F: 705.324.8406

ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO THE TOWN OF LINDSAY BENCHMARK No. 28 BEING THE TOP OF THE NORTH BOLT OF THE FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF DURHAM STREET AND ALBERT STREET RAVINE, AN ELEVATION OF 266.40m (CCVD-1928 DATE AS SHOWN ON TOPOGRAPHIC PLAN BY G.S.C. ON MAY 21, 2008

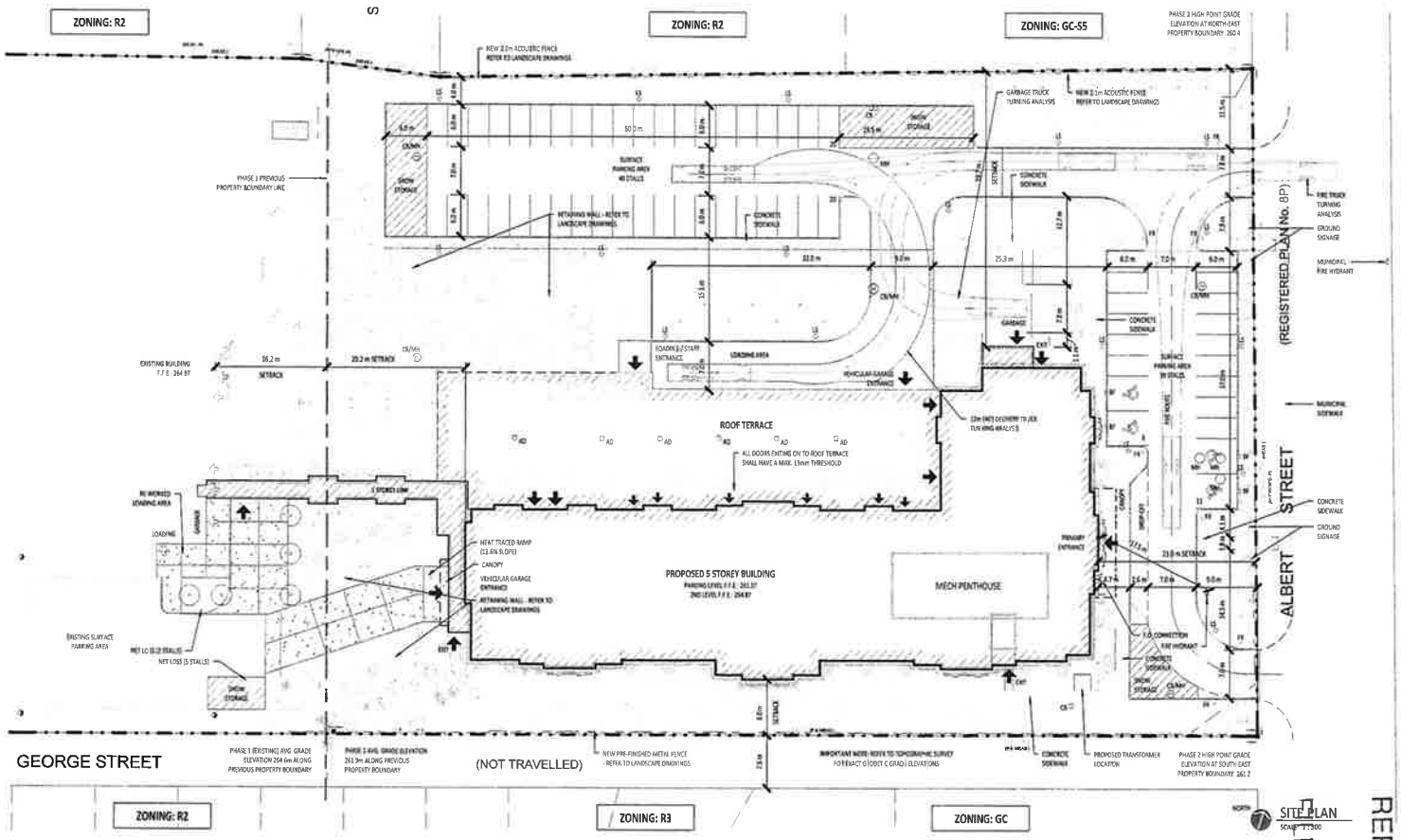
SITE BENCHMARK: TOP NUT OF THE FIRE HYDRANT LOCATED +/-2.2m SOUTH OF THE SUBJECT PROPERTY AND +/-100.8m WEST OF THE EASTERLY LIMIT OF ALBERT STREET, HAVING AN ELEVATION OF 266.84m

1. ALL WORK AND MATERIALS TO COMPLY WITH THE LATEST STANDARDS AND SPECIFICATIONS FOR THE CITY OF KAWARTHA LAKES, THE ONTARIO BUILDING CODE, THE MINISTRY OF THE ENVIRONMENT (MOE), AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS (OPSD AND OPSS). LOCAL UTILITY STANDARDS & MINISTRY OF TRANSPORTATION STANDARDS APPLY WHERE REQUIRED
2. THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO START OF WORK AND WARNINGS IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER
3. REFER TO SITE CIVIL, LANDSCAPING, AND ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
4. FIRE ROUTE SIGNS ARE TO BE PLACED AT MAX. 40m INTERVALS.
5. ALL CURB RAMPS SHALL BE IN ACCORDANCE WITH CITY STANDARDS.
6. PRIMARY ENTRANCE TO BE EQUIPPED WITH POWER ASSIST DOOR OPENERS
7. ACCESSIBLE PARKING IN COMPLIANCE WITH ONTARIO REGULATION 191/11 INTEGRATED ACCESSIBILITY STANDARDS

SYMBOL LEGEND

BUILDING ENTRANCE	FR	FIRE ROUTE SIGNAGE	BF	BARRIER FREE PARKING SIGNAGE	LS	LIGHT STANDARD	CB	CATCH BASIN
FIRE DEPARTMENT CONNECTION		FIRE HYDRANT	NP	NO PARKING SIGNAGE	MK	MARKING	AD	AREA DRAIN

DURHAM ST. WEST



SITE PLAN
SCALE: 1:1200

This drawing, as an instrument of service, is provided by and is the property of Glos Associates Inc.

The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Glos Associates Inc. of any variations from the supplied information.

This drawing is NOT to be scaled.

This discipline is not responsible for the accuracy of survey, and the other disciplines information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work.

Construction must conform to all applicable codes and requirements of authorities having jurisdiction.

The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from their work.

RECEIVED
JUN 26 2017
City of Kawartha Lakes
Development Services
Planning Division

No.	Issued for	Date	By
1	RE: ZONING APPLICATION	2017.06.26	GM

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North

Consultant:

Project Name
ADELAIDE PLACE PHASE 2 - INDEPENDENT SENIORS' RESIDENCE

Client
LINDSAY RETIREMENT GP LIMITED

Sheet Title
SITE PLAN - ENLARGED PHASE 2

Design By: GM
Drawn By: GM
Checked By: GM

Project No. 17024
Sheet No. SP102

APPENDIX "C" to REPORT PLAN2017-053
FILE NO. D06-17-025