

SITE STATISTICS			
REGULATIONS	REQUIRED	PROVIDED	
EXISTING ZONING: I1(H2) - INSTITUTIONAL, HOLD 2		RS1 - RESIDENTIAL	
MINIMUM LOT AREA	1000 SQ.M	37,614 SQ.M	
MINIMUM LOT FRONTAGE	20M	227M	
MAXIMUM LOT COVERAGE	60%	12% (4,201 SQ.M)	
REQUIRED YARDS (INTENSIFICATION ZONE)	FRONT (WEST ST N)	2.5M MIN.	5.7M
	EXTERIOR SIDE (BORLAND ST)	2.5M MIN.	8.3M
	INTERIOR SIDE (NORTH ST E)	6.0M MIN.	106.9M
	REAR (PETER ST N)	7.5M MIN.	35.74M
BUILDING HEIGHT	6.0M MIN. 20.5M MAX.	20.0 M	
MIN. LANDSCAPED SPACE	40% OF LOT AREA	54%	
PARKING SPACES	RESIDENTIAL AFFORDABLE UNITS - 1.5 SPACE/UNIT (130 UNITS)	195 SPACES	134 SPACES = (1.0 SPACE/ AFFORDABLE UNIT + 0.5 SPACE/ STUDIO UNIT)
	CHILD CARE CENTRE - 1 SPACE/ CLASS	4 SPACES	4 SPACES
	BUSINESS, PROFESSIONAL OR ADMINISTRATIVE OFFICE - 1 SPACE/30.0m2 (3,427m2)	114 SPACES	114 SPACES
	ALL OTHER USES - 1 SPACE/30.0m2 (293m2)	10 SPACES	10 SPACES
	VISITOR - 25% OF RESIDENTIAL PARKING (PART OF 134 RESIDENTIAL SPACES)	29 SPACES	29 SPACES
	TOTAL PARKING SPACES	323 SPACES	262 SPACES
BARRIER-FREE PARKING SPACE REQUIREMENTS OF TOTAL PARKING	4 - TYPE A	4 - TYPE A	
	5 - TYPE B	5 - TYPE B	
BICYCLE PARKING SPACES	1 BIKE / 10 PARKING SPACES	32 - OUTDOOR	
	1 BIKE / 300m2 COMMERCIAL	13 - INDOOR	
TOTAL GFA	N/A	19,912 SQ. M	
MIN. SNOW STORAGE AREA (DRIVEWAY & PARKING AREA)	2% MIN.	210 SQ. M	

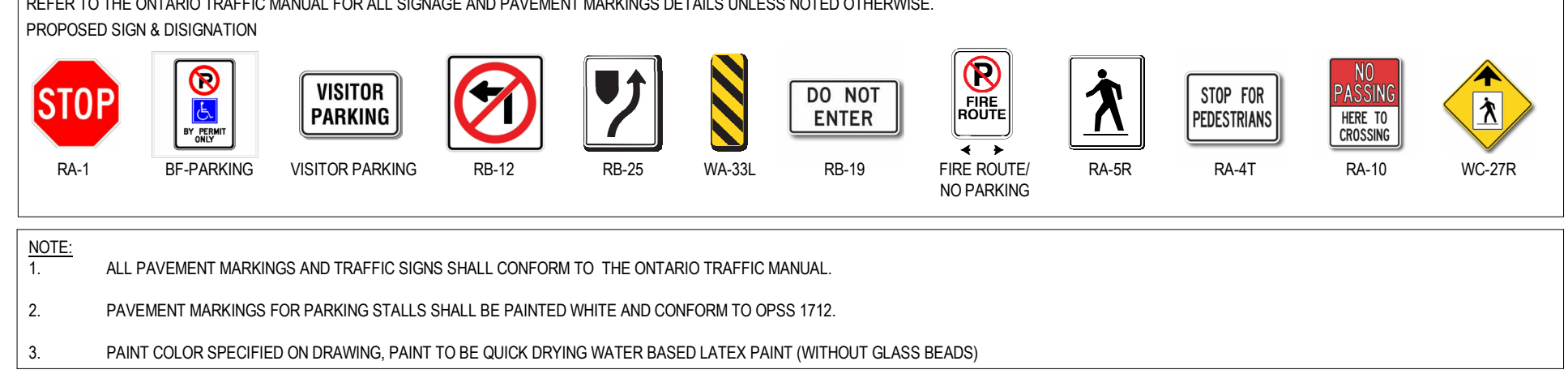
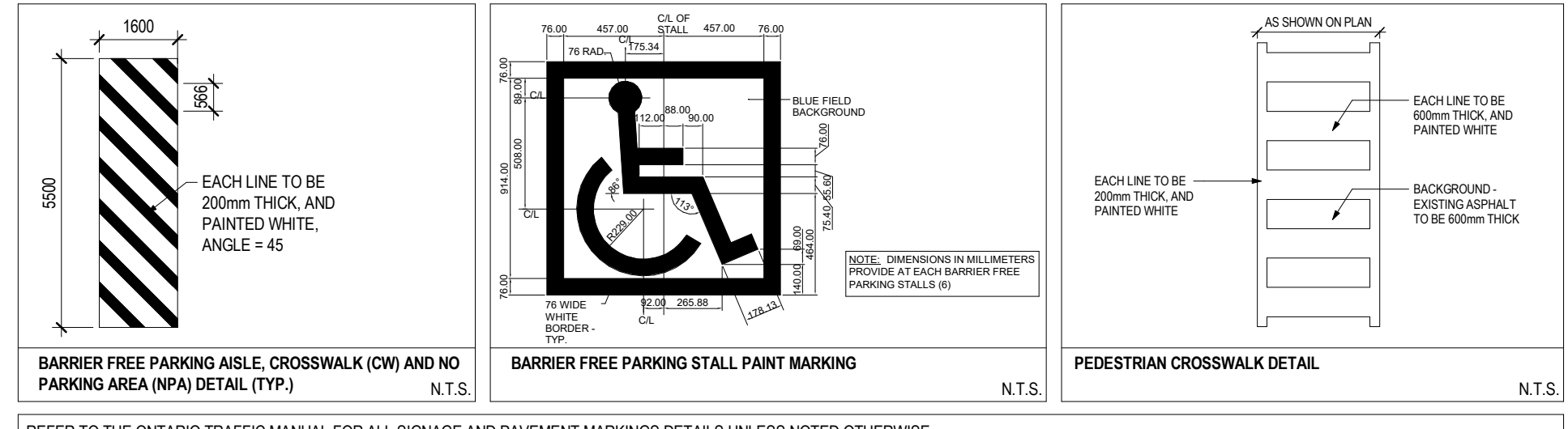
1 SITE PLAN  
A1.1 1:500

PAVEMENT MARKING LEGEND			
IDENTIFICATION	TYPE	COLOUR	WIDTH (cm)
1	SOLID	YELLOW	10
2	SOLID	WHITE	60

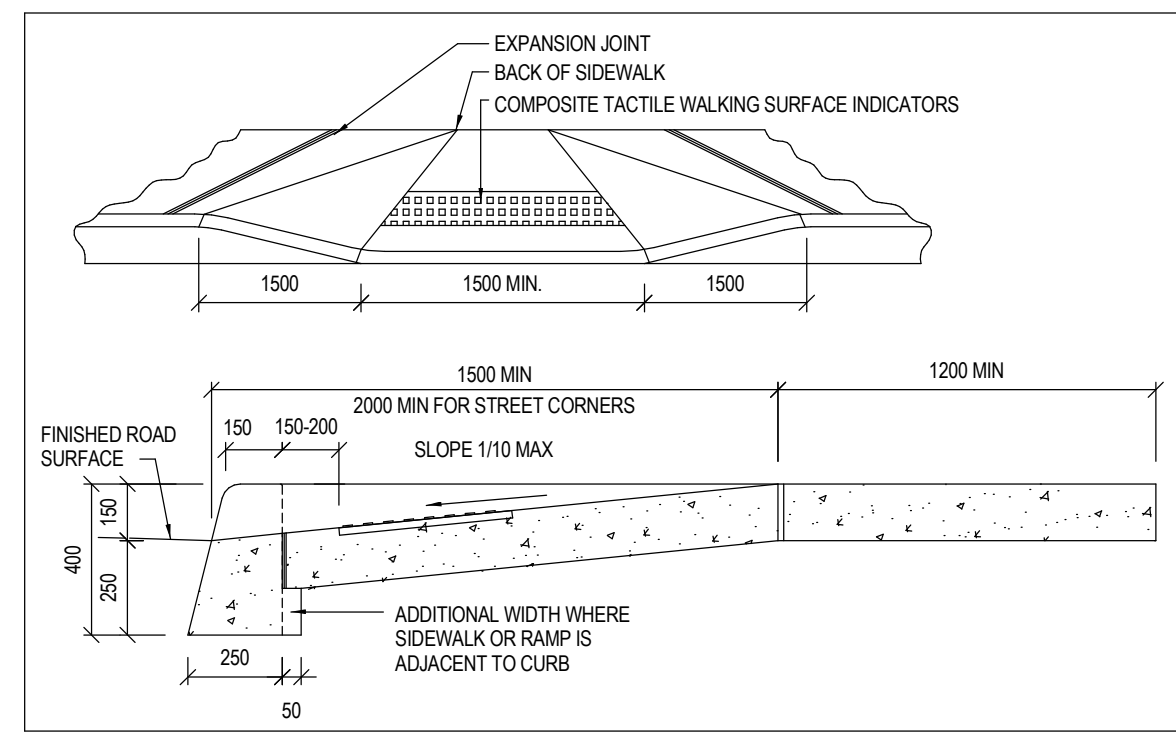
YIELD TO PEDESTRIAN LINE: 3.3.3, 3.6.3, 3.9.3 LINE GAP LINE SPACING IN METRES

PAVEMENT MARKING DENOTATION: PERMANENT, TEMPORARY, TEMPORARY-REMOVABLE, DURABLE, EXISTING MARKING TO BE REMOVED OR (TESTED?)

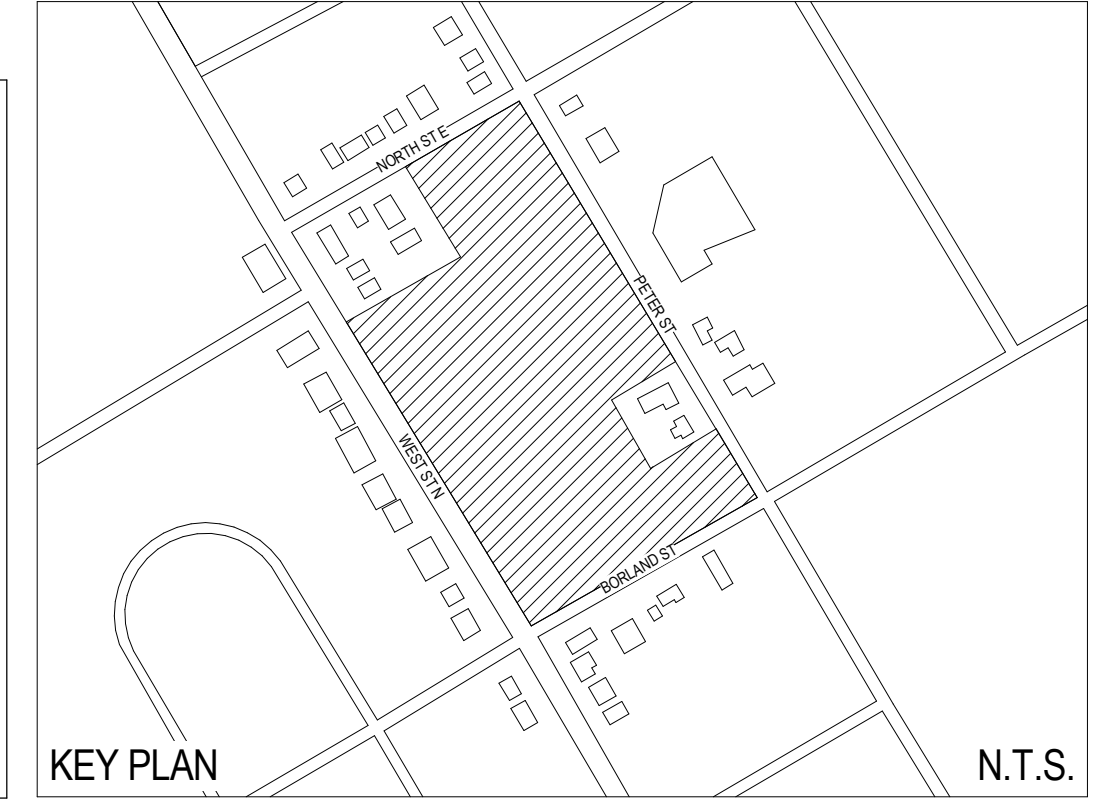
PAVEMENT MARKING NOTES: 1. ALL PAVEMENT MARKING SHALL CONFORM WITH THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 11. 2. PROPOSED MARKINGS TO MATCH EXISTING AT ALL WORK AND/OR ROAD RECONSTRUCTION LIMITS. 3. PAVEMENT MARKINGS FOR PARKING SPACES SHALL BE PAINTED WHITE AND CONFORM TO CPSS 1712. 4. PAINT COLOR SPECIFIED ON DRAWING, PAINT TO BE QUICK DRYING WATER BASED LATEX PAINT (WITHOUT GLASS BEADS). 5. TRAFFIC LINE SYMBOLS, STOP BARS AND PEDESTRIAN CROSSINGS ARE TO BE DURABLE PAVEMENT MARKINGS OR FIELD REACTED THERMOPLASTIC PAVEMENT MARKINGS IN ACCORDANCE WITH CPSS 710, CPSS 1713 AND CPSS 1714.



2 B.F. PARKING, PEDESTRIAN CROSSING & OTM SIGNAGE  
A1.1 1:125



3 FLUSH CURB DETAIL  
A1.1 1:20



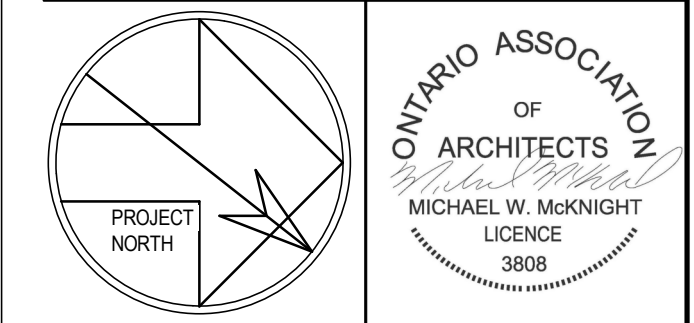
KEY PLAN N.T.S.

SITE PLAN LEGEND	
Symbol	EXISTING SPOT GRADE
Symbol	NEW FINISH GRADE
Symbol	BORE HOLE (BH) TEST PIT (TP)
Symbol	YARD HYDRANT
Symbol	CATCH BASIN
Symbol	PEDESTRIAN ENTRY DOOR LOCATION
Symbol	SERVICE/OVERHEAD DOOR LOCATION
Symbol	B.F. PARKING STALL
Symbol	B.F. CURB CUT - WITH DETECTABLE GROOVES
Symbol	SIAMISE CONNECTION
Symbol	LIGHT STANDARD
Symbol	WALL MOUNTED LIGHT FIXTURE
Symbol	CONTROL JOINT
Symbol	ASPHALT TYPE 1
Symbol	TACTILE INDICATOR
Symbol	FIRE HYDRANT
Symbol	HYDRO POLE
Symbol	TRANSFORMER
Symbol	PAINTED STOP BAR
Symbol	HOSE BIB
Symbol	LIGHT BOLLARD
Symbol	SITE FURNITURE

SIGN LEGEND	
Symbol	BARRIER FREE PARKING - TYPE A (VAN)
Symbol	BARRIER FREE PARKING - TYPE B
Symbol	VISITOR PARKING W/ PAINTED 'V'
Symbol	STOP SIGN

No.	REVISIONS	DATE
3.	SITE PLAN RESUBMISSION	04/28/2021
2.	SITE PLAN RESUBMISSION	01/29/2021
1.	SITE PLAN APPLICATION	11/13/2020

ALL DIMENSIONS TO BE CHECKED AND REPORTED ON SITE. DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT. LATEST APPROVED STAMPED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.



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DRAWING TITLE: **SITE PLAN**

PROJECT NAME: **COUNTY OF SIMCOE SOCIAL AND COMMUNITY SERVICES AND HOUSING DEVELOPMENT - ORILLIA**

250 WEST STREET N, ORILLIA, ON

DATE: APRIL 27, 2021	PROJECT #	SHEET #
DRAWN BY: KB		A1.1
SCALE: As indicated		