

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	

NORTH STREET E

BORLAND STREET E

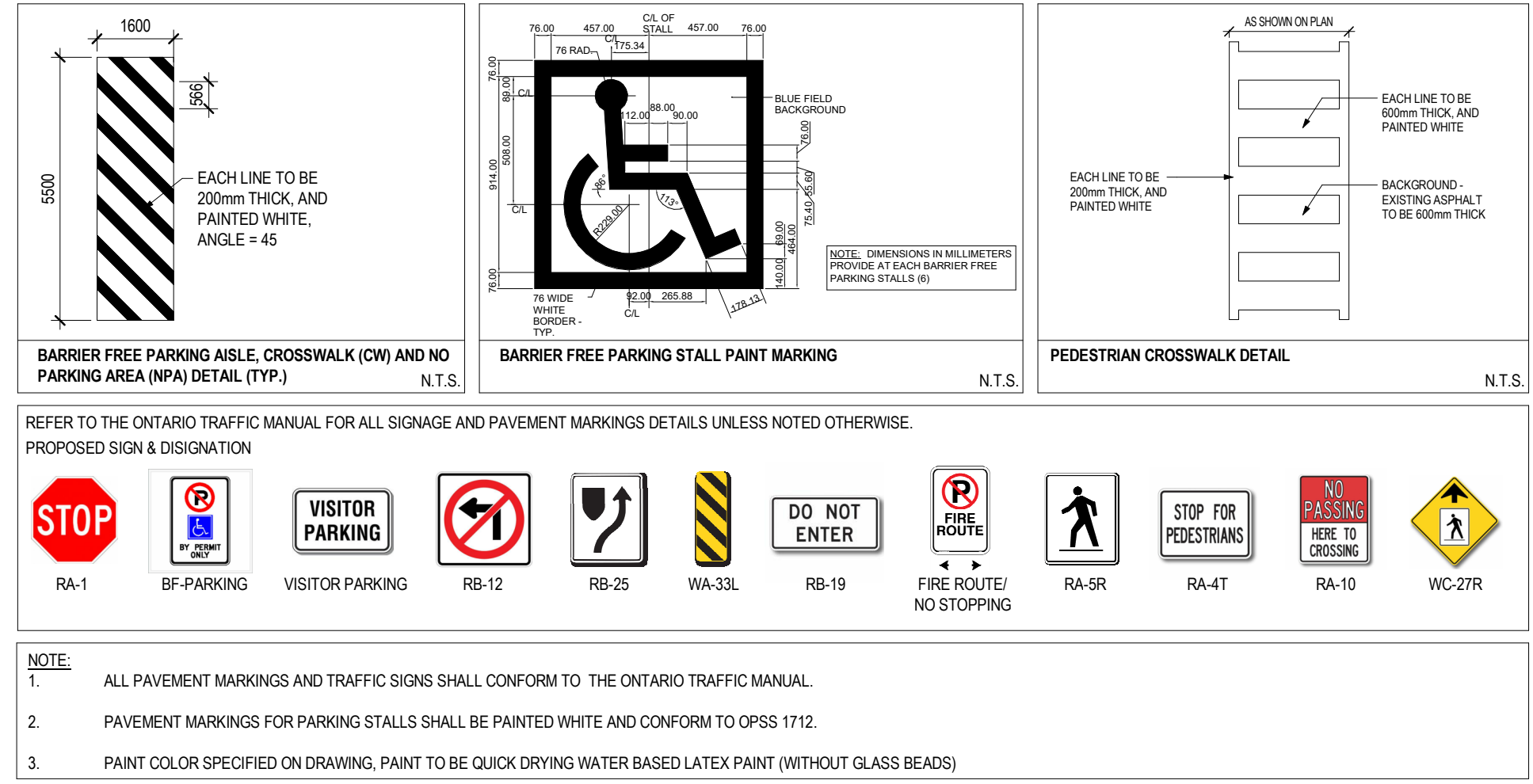
1 SITE PLAN
A1.1 1:500

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, 3-9.3 LINE GAP LINE SPACING IN METRES

PERMANENT: [Symbol]
TEMPORARY: [Symbol]
TEMPORARY-REMOVABLE: [Symbol]
DURABLE: [Symbol]
EXISTING MARKING TO BE REMOVED OR (TREATED): [Symbol]

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 STALLS 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 LANE 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.

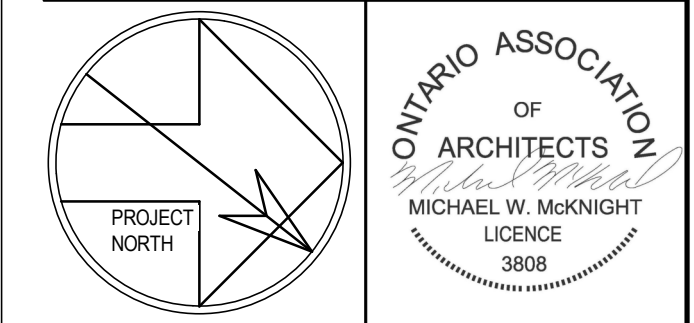


SITE PLAN LEGEND	
[Symbol]	EXISTING SPOT GRADE
[Symbol]	NEW FINISH GRADE
[Symbol]	BORE HOLE (BH)
[Symbol]	TEST PIT (TP)
[Symbol]	HYD. YARD HYDRANT
[Symbol]	CATCH BASIN
[Symbol]	PEDESTRIAN ENTRY DOOR LOCATION
[Symbol]	SERVICE/OVERHEAD DOOR LOCATION
[Symbol]	B.F. PARKING STALL
[Symbol]	B.F. CURB CUT - WITH DETECTABLE GROOVES
[Symbol]	SIAMSE 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
7.	ISSUED FOR TENDER	08/18/2021
6.	SITE PLAN RESUBMISSION	06/25/2021
5.	ISSUED FOR PERMIT	06/11/2021
4.	ISSUED FOR PRELIMINARY REVIEW	06/01/2021
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 VERIFIED ON SITE. DISCREPANCIES TO BE REPORTED 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: AUGUST 13, 2021	PROJECT #	SHEET #
DRAWN BY: KB		A1.1
SCALE: As indicated		

