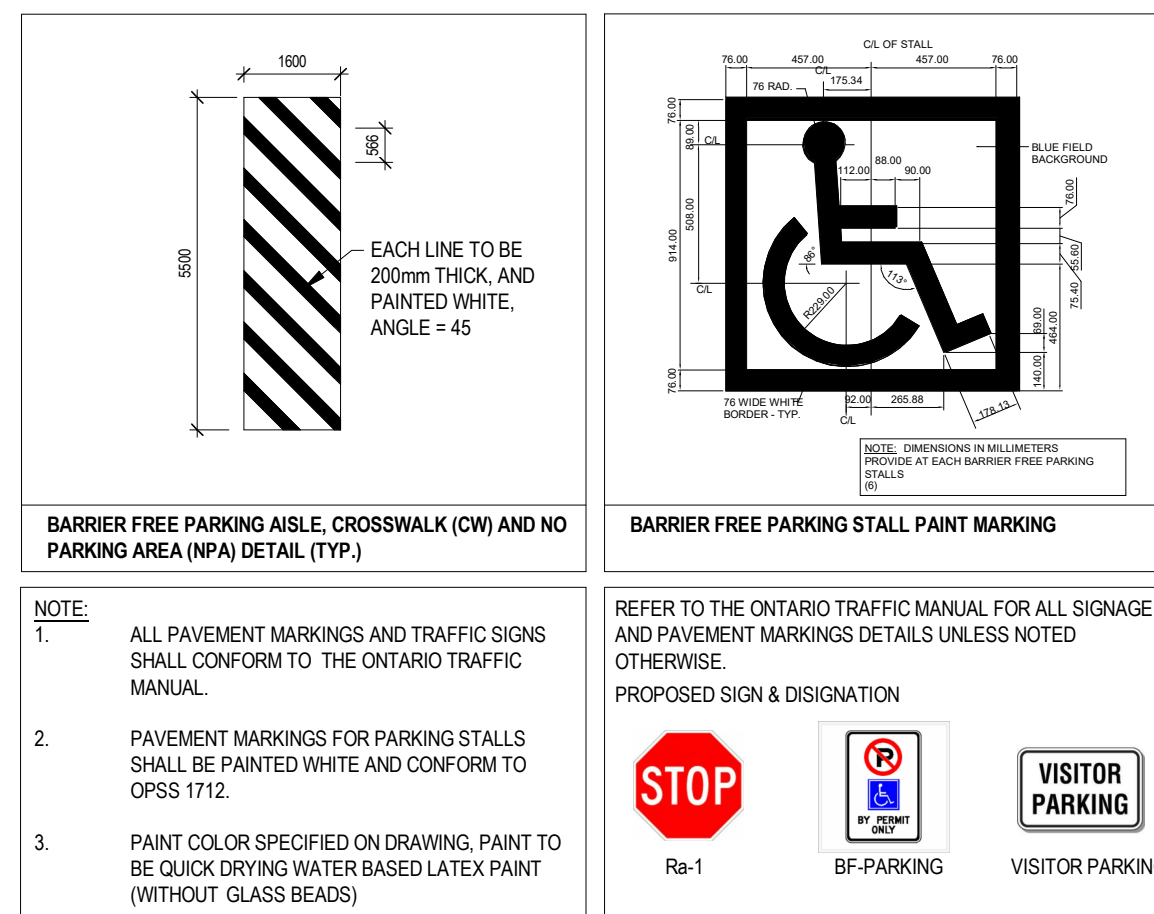
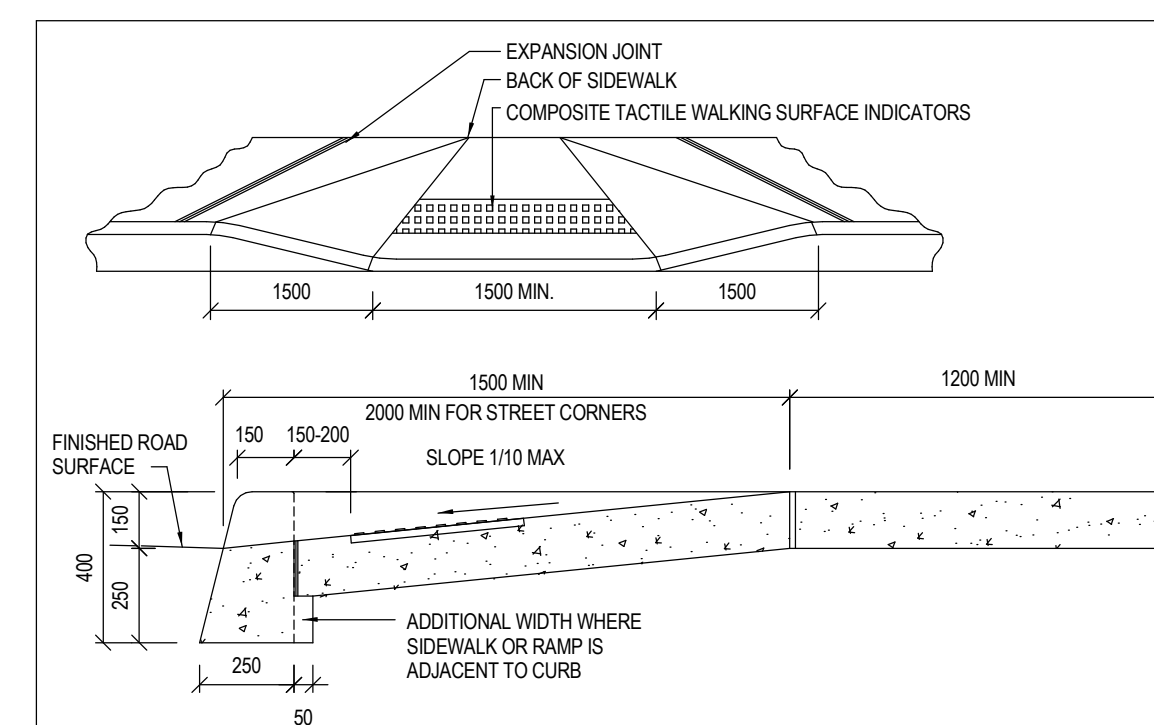


SITE STATISTICS		
REGULATIONS	REQUIRED	PROVIDED
EXISTING ZONING: I1(H2) - INSTITUTIONAL, HOLD 2		R51 - RESIDENTIAL
MINIMUM LOT AREA	1000 SQ.M	4,166 SM
MINIMUM LOT FRONTAGE	20M	227M
MAXIMUM LOT COVERAGE	60%	46%
REQUIRED YARDS (INTENSIFICATION ZONE)	FRONT (WEST ST N)	2.5M MIN. 5.7M
	EXTERIOR SIDE (BORLAND ST)	2.5M MIN. 8.3M
	INTERIOR SIDE (NORTH ST E)	6.0M MIN. 106.9M
	REAR (PETER ST N)	6.0M MIN. 35.74M
BUILDING HEIGHT	6.0M MIN. 20.5M MAX.	20.0 M
MIN. LANDSCAPED SPACE	40% OF LOT AREA	54%
PARKING SPACES	AFFORDABLE UNITS - 1 SPACE/UNIT	101 SPACES
	STUDIO UNITS - 0.5 SPACES/UNIT	15 SPACES
	COMMERCIAL - 1 SPACE/30.0m2	128 SPACES
	VISITOR - 25% OF RESIDENTIAL PARKING	29 SPACES
BARRIER-FREE PARKING SPACE REQUIREMENTS OF TOTAL PARKING	4 - TYPE A	4 - TYPE A
	5 - TYPE B	5 - TYPE B
BIKE PARKING SPACES	1 BIKE / 10 PARKING SPACES	42 - OUTDOOR
	1 BIKE / 300m2 COMMERCIAL	28 - INDOOR
		70 - TOTAL BIKE SPACES
TOTAL GFA	N/A	21,082 SQ. M
MIN. SNOW STORAGE AREA (DRIVEWAY & PARKING AREA)	2% MIN.	210 SQ. M

1 SITE PLAN
A1.1 1: 500



2 B.F. PARKING
A1.1 1: 125



3 FLUSH CURB DETAIL
A1.1 1: 20



KEY PLAN

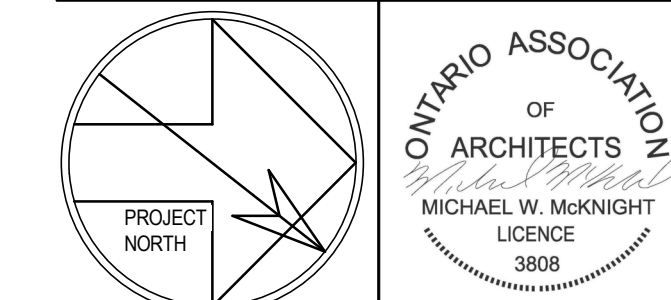
N.T.S.

SITE PLAN LEGEND	
	EXISTING SPOT GRADE
	NEW FINISH GRADE
	BORE HOLE (BH) TEST PIT (TP)
	HYD. YARD HYDRANT
	CB CATCH BASIN
	PEDESTRIAN ENTRY DOOR LOCATION
	SERVICE/ OVERHEAD DOOR LOCATION
	B.F. PARKING STALL
	B.F. CURB CUT - WITH DETECTABLE GROOVES
	S.I. S.I. SIAMESE CONNECTION
	LS LIGHT STANDARD
	WMLF WALL MOUNTED LIGHT FIXTURE
	CJ CONTROL JOINT
	ASPHALT TYPE 1
	TACTILE INDICATOR
	FD FIRE HYDRANT
	HP HYDRO POLE
	TR TRANSFORMER
	PSB PAINTED STOP BAR
	HB HOSE BIB
	LB LIGHT BOLLARD
	SF SITE FURNITURE

SIGN LEGEND	
	BARRIER FREE PARKING - TYPE A (VAN)
	BARRIER FREE PARKING - TYPE B
	VISITOR PARKING W/ PAINTED 'V'
	RA-1 STOP SIGN

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

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