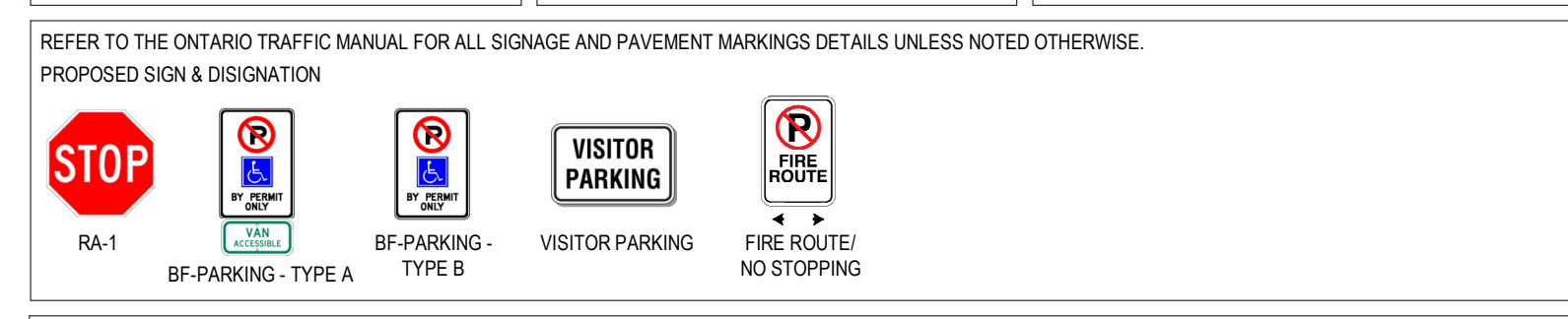


PAVEMENT COMPONENT	LIGHT DUTY PAVEMENT THICKNESS (mm)	HEAVY DUTY PAVEMENT THICKNESS (mm)
Asphalt	80	120
Granular A Base Course	150	150
Granular B Type II Subbase Course	250	300

REFER TO GEOTECHNICAL REPORT FOR PAVEMENT CONSTRUCTION

SITE STATISTICS		
REGULATIONS	REQUIRED	PROVIDED
EXISTING ZONING: (I) - INSTITUTIONAL AND (R2-1) - RESIDENTIAL		(I) - INSTITUTIONAL AND (R2-1) - RESIDENTIAL, MULTIPLE UNIT
MINIMUM LOT AREA 190 SQ.M/ DWELLING UNIT	9,500 SQ.M MIN.	9,180.7 SQ.M
MINIMUM LOT FRONTAGE	5.7M/UNIT = 285M	62.3M
REQUIRED YARDS		
FRONT (SIMCOE ROAD)	6.0M MIN.	13.65M
EXTERIOR SIDE (MARSHVIEW BLVD.)	5.0M MIN.	9.5M
INTERIOR SIDE	3.0M MIN.	5.2M
REAR	7.5M MIN.	58.9M
BUILDING HEIGHT	11M MAX.	13.6 M
MIN. LANDSCAPED SPACE	40% OF LOT AREA	54%
PARKING SPACES		
RESIDENTIAL AFFORDABLE UNITS - 1.5 SPACE/UNIT (50 UNITS)	75 SPACES	50 SPACES
BUSINESS, PROFESSIONAL OR ADMINISTRATIVE OFFICE - 1 SPACE/20.0m2 (315m2)	16 SPACES	16 SPACES
ALL OTHER USES - 1 SPACE/25.0m2 (269m2)	11 SPACES	11 SPACES
VISITOR - 25% OF RESIDENTIAL PARKING	13 SPACES	7 SPACES
TOTAL PARKING SPACES	115 SPACES	84 SPACES
BARRIER-FREE PARKING SPACE REQUIREMENTS OF TOTAL PARKING	4 SPACES	4 SPACES
BICYCLE PARKING SPACES	2 SPACES + 1 SPACE PER 100 m <sup>2</sup>	3 - OUTDOOR 0 - INDOOR 3 - TOTAL BIKE SPACES
ONTARIO WORKS GFA	N/A	317 SQ. M
LEASABLE SPACE GFA	N/A	269 SQ. M
TOTAL BUILDING GFA	N/A	6,463 SQ. M
MIN. SNOW STORAGE AREA (DRIVEWAY & PARKING AREA)	2% MIN.	230 SQ. M

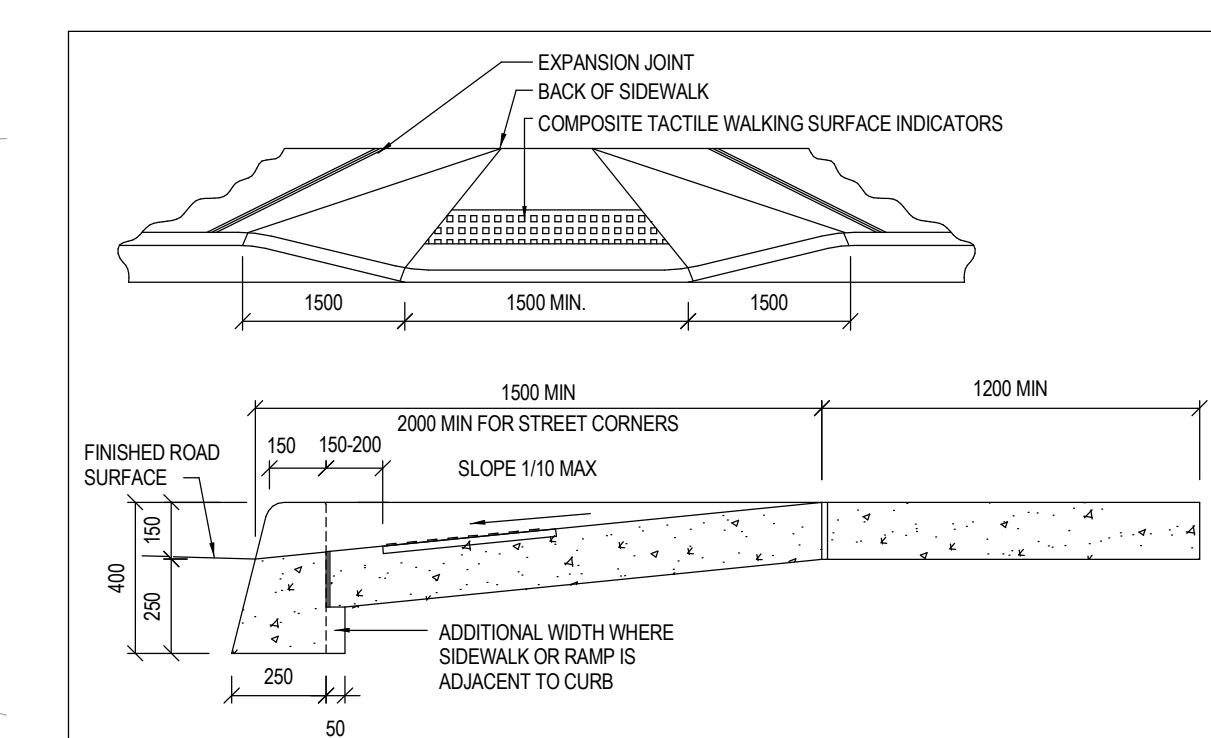
SITE PLAN LEGEND	
	EXISTING SPOT GRADE
	NEW FINISH GRADE
	BORE HOLE (BH) TEST PIT (TP)
	HYD. YARD HYDRANT
	CB CATCH BASIN
	PEDESTRIAN ENTRY DOOR LOCATION
	SERVICE/OVERHEAD DOOR LOCATION
	B.F. PARKING STALL
	B.F. CURB CUT - WITH DETECTABLE GROOVES
	S.S.C. SIMMSE CONNECTION
	LIGHT STANDARD
	WALL MOUNTED LIGHT FIXTURE
	CJ CONTROL JOINT
	ASPHALT TYPE 1 - HEAVY DUTY
	ASPHALT TYPE 2 - LIGHT DUTY
	TACTILE INDICATOR
	FIRE HYDRANT
	HP HYDRO POLE
	T TRANSFORMER
	PAINTED STOP BAR
	HB HOSE BIB
	LB LIGHT BOLLARD
	SF SITE FURNITURE
	PL PROPERTY LINE
	PP PERMEABLE PAVERS



NOTE:

- ALL PAVEMENT MARKINGS AND TRAFFIC SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL.
- PAVEMENT MARKINGS FOR PARKING STALLS SHALL BE PAINTED WHITE AND CONFORM TO OPS5 1712.
- PAINT COLOR SPECIFIED ON DRAWING, PAINT TO BE QUICK DRYING WATER BASED LATEX PAINT (WITHOUT GLASS BEADS)

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



1 SITE PLAN  
A1.1 1:300



SIGN LEGEND	
	BARRIER FREE PARKING
	VISITOR PARKING W/ PAINTED 'V'
	STOP SIGN
	FIRE ROUTE SIGN

REVISIONS		
2.	SITE PLAN RESUBMISSION	APRIL 11, 2022
1.	SITE PLAN APPLICATION	DECEMBER 15, 2021
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.

ONTARIO ASSOCIATION OF ARCHITECTS  
MICHAEL W. MCKNIGHT LICENCE 3808

**MCL ARCHITECTS**  
MCKNIGHT CHARRON LIMITED

48 ALLIANCE BLVD., UNIT 110  
BARRIE, ONTARIO L4M 5K3  
WWW.MCLARCHITECTS.CA

T 705 722 6739  
F 705 726 5416

DRAWING TITLE:  
**SITE PLAN**

PROJECT NAME:  
**SIMCOE COUNTY AFFORDABLE HOUSING - BWG**  
125 SIMCOE RD, BRADFORD WEST  
GWILLIMBURY, ON

SIMCOE COUNTY		
DATE:	APRIL 11, 2022	PROJECT #
DRAWN BY:	KC	SHEET #
SCALE:	As indicated	<b>A1.1</b>