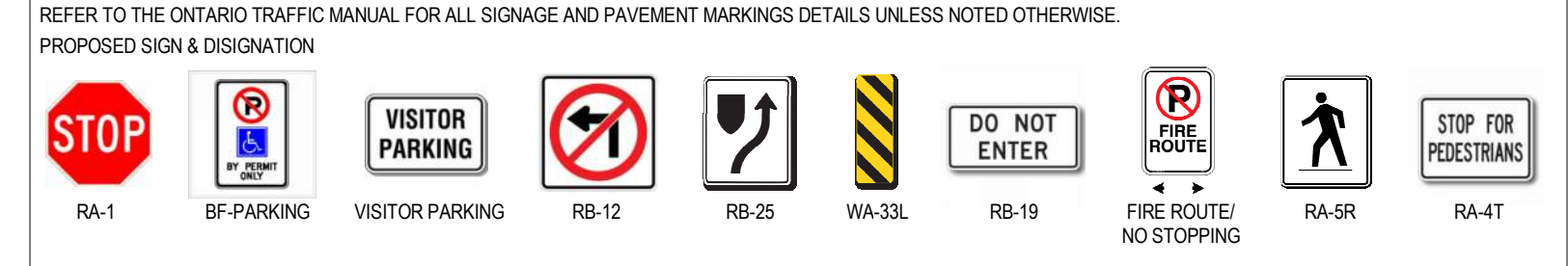
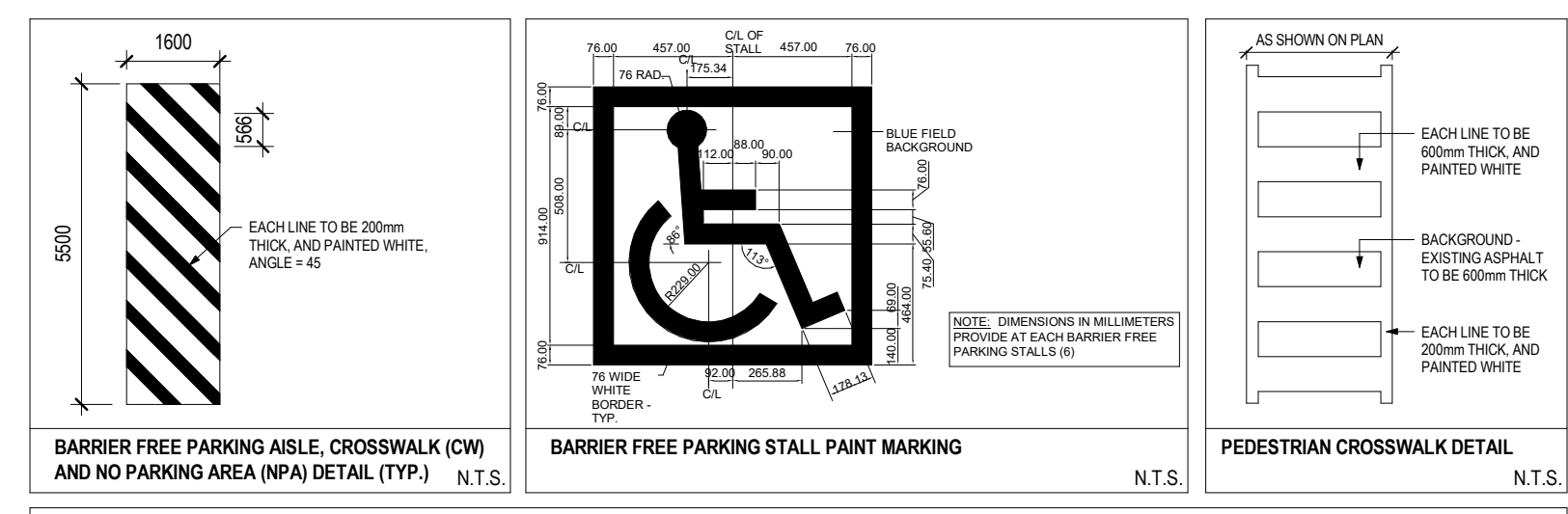


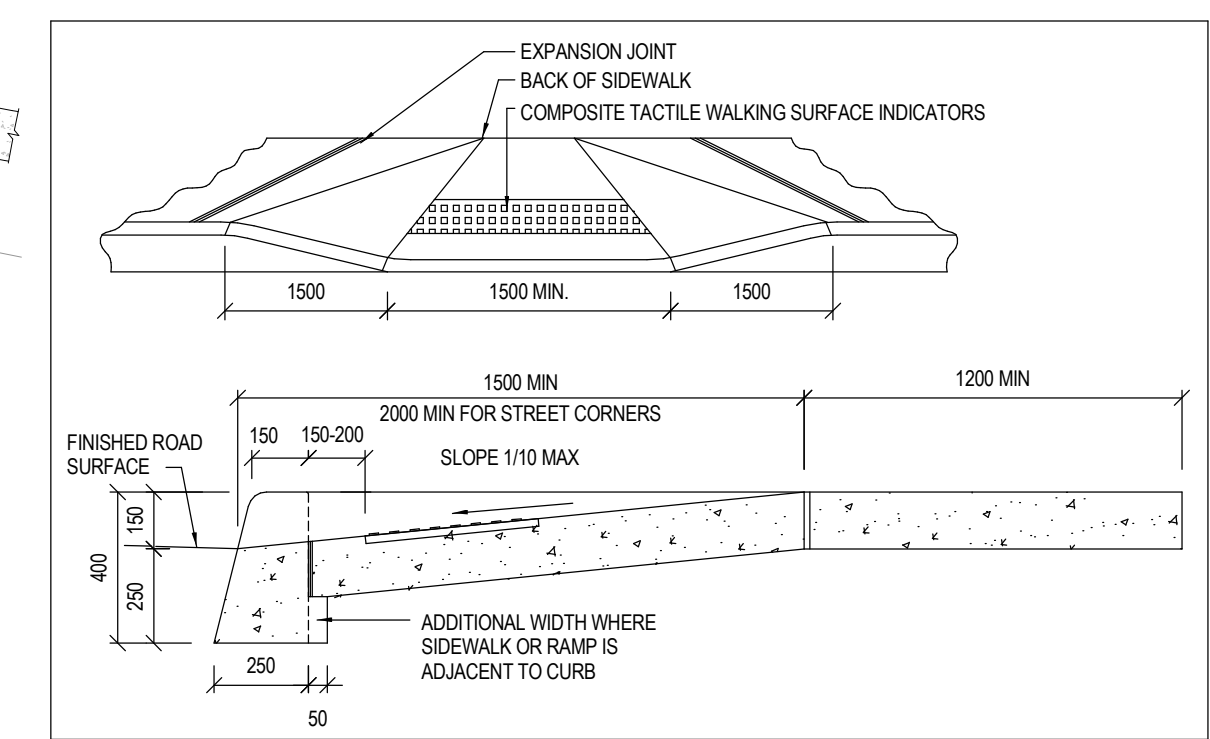
1 SITE PLAN
 A1.1 1 : 300

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.	8,863 SQ.M	
MINIMUM LOT FRONTAGE	5.7M/UNIT = 285M	62.3M	
REQUIRED YARDS	FRONT (SIMCOE ROAD) EXTERIOR SIDE (MARSHVIEW BLVD.) INTERIOR SIDE REAR	6.0M MIN. 5.0M MIN. 3.0M MIN. 7.5M MIN.	13.65M 9.5M 5.2M 58.9M
BUILDING HEIGHT	11M MAX.	13.6 M	
MIN. LANDSCAPED SPACE	40% OF LOT AREA	54%	
PARKING SPACES	RESIDENTIAL AFFORDABLE UNITS - 1.0 SPACE/UNIT (50 UNITS) BUSINESS, PROFESSIONAL OR ADMINISTRATIVE OFFICE - 1 SPACE/20.0m2 ALL OTHER USES - 1 SPACE/25.0m2 VISITOR - 25% OF RESIDENTIAL PARKING TOTAL PARKING SPACES	50 SPACES 15 SPACES 9 SPACES 13 SPACES 87 SPACES	50 SPACES 15 SPACES 9 SPACES 10 SPACES 84 SPACES
BARRIER-FREE PARKING SPACE REQUIREMENTS OF TOTAL PARKING		4 SPACES	
BICYCLE PARKING SPACES	2 SPACES + 1 SPACE PER 100 m ²	3 - OUTDOOR 0 - INDOOR 3 - TOTAL BIKE SPACES	16 - OUTDOOR 28 - INDOOR 44 - TOTAL BIKE SPACES
TOTAL GFA	N/A	6,461 SQ. M	
MIN. SNOW STORAGE AREA (DRIVEWAY & PARKING AREA)	2% MIN.	230 SQ. M	



NOTE:
 1. ALL PAVEMENT MARKINGS AND TRAFFIC SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL.
 2. PAVEMENT MARKINGS FOR PARKING STALLS SHALL BE PAINTED WHITE AND CONFORM TO OPSS 17.12.
 3. 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



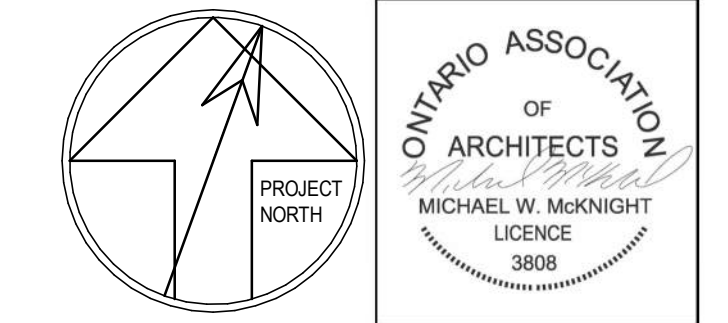
3 FLUSH CURB
 A1.1 1 : 20

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

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

No.	REVISIONS	DATE
1.	SITE PLAN APPLICATION	DECEMBER 15, 2021

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.



DRAWING TITLE:
SITE PLAN

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

SIMCOE COUNTY		
DATE: DECEMBER 15, 2021	PROJECT #	SHEET #
DRAWN BY: KC		A1.1
SCALE: As indicated		