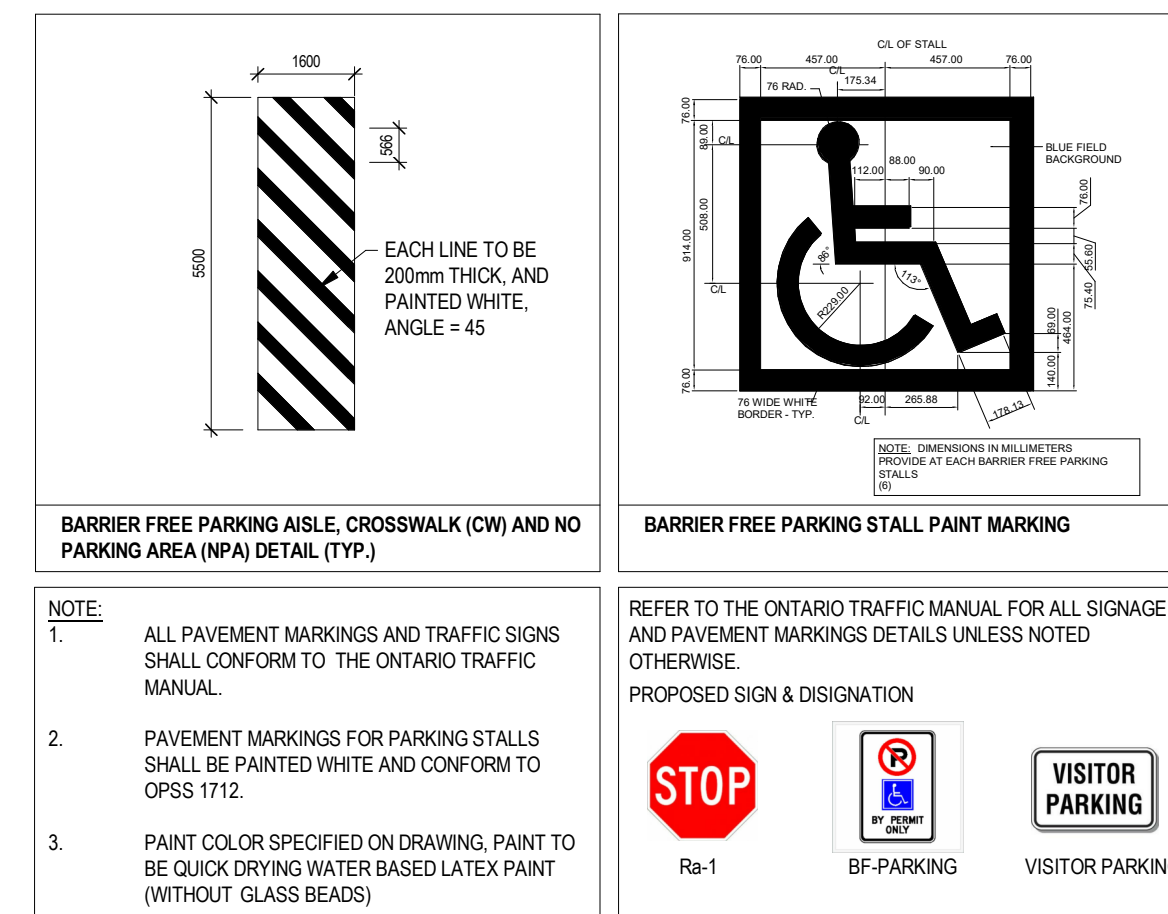


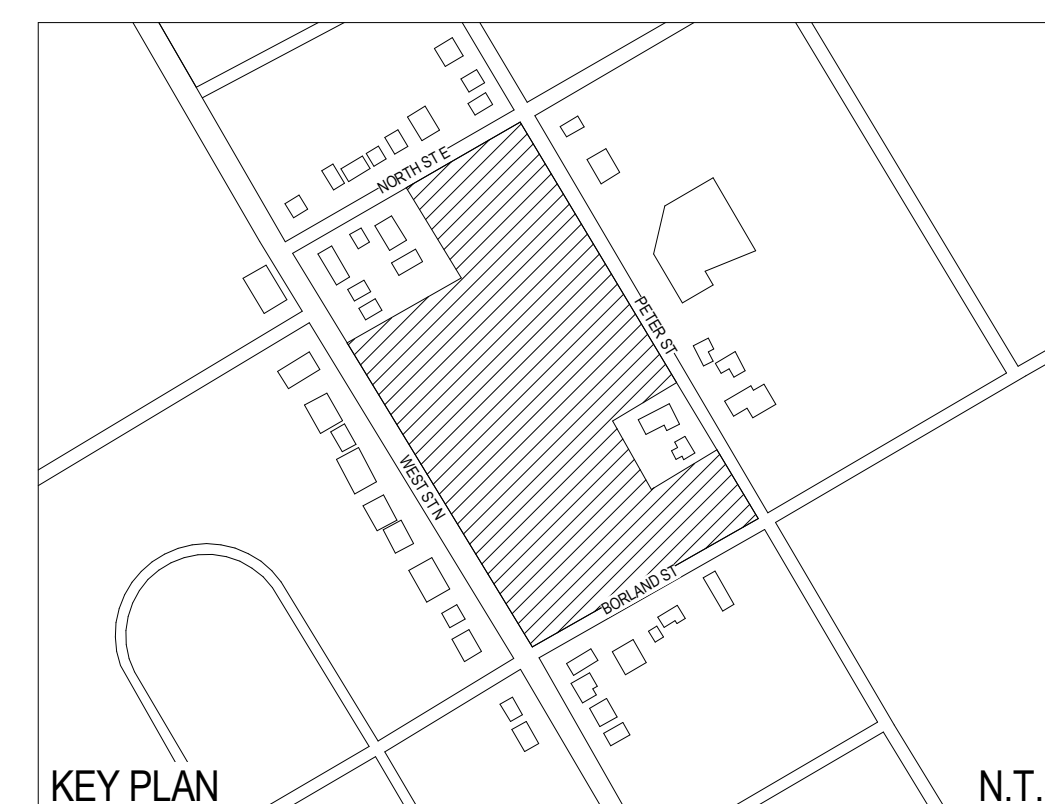
SITE STATISTICS		
REGULATIONS	REQUIRED	PROVIDED
EXISTING ZONING: I1(H2) - INSTITUTIONAL, HOLD 2		R5i - RESIDENTIAL
MINIMUM LOT AREA	1000 SQ.M	37,614 SM
MINIMUM LOT FRONTAGE	20M	227M
MAXIMUM LOT COVERAGE	60%	46%
REQUIRED YARDS (INTENSIFICATION ZONE)	FRONT (WEST ST N)	2.5M MIN. 5.0M MAX.
	EXTERIOR SIDE (BORLAND ST)	2.5M MIN. 5.0M MAX.
	INTERIOR SIDE (NORTH ST E)	6.0M MIN. 107M
	REAR (PETER ST N)	7.5M MIN. 38.5M
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	135 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



SITE PLAN LEGEND	
• 286.600	EXISTING SPOT GRADE
+	NEW FINISH GRADE
BH19	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
⊕	SIAMSE CONNECTION
⊕	LIGHT STANDARD
⊕	WALL MOUNTED LIGHT FIXTURE
CJ	CONTROL JOINT
⊕	ASPHALT TYPE 1
⊕	CONCRETE WALKWAY
⊕	FIRE HYDRANT
⊕	HYDRO POLE
⊕	TRANSFORMER
⊕	PAINTED STOP BAR
⊕	HOSE BIB
⊕	LIGHT BOLLARD
⊕	SITE FURNITURE

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



REVISIONS		
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.



**MCLARCHITECTS**  
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BARRIE, ONTARIO L4M 5K3  
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DRAWING TITLE:  
**SITE PLAN**

PROJECT NAME:  
**SIMCOE COUNTY SERVICE CAMPUS - ORILLIA**  
2 BORLAND STREET EAST, ORILLIA, ON

DATE: NOVEMBER 09, 2020	PROJECT #	SHEET #
DRAWN BY: KB		A1.1
SCALE: As indicated		