



EXISTING SITE STATISTICS		ALLOWED	EXISTING	PROVIDED
EXISTING ZONING			D - DEVELOPMENT & EP - ENVIRONMENTAL PROTECTION	R4 - RESIDENTIAL FOURTH DENSITY
TOTAL SITE AREA		N/A	17,629.07 SM 1.76 HA	17,629.07 SM 1.76 HA
MIN. LOT FRONTAGE		30.0 M	93.4 M	93.4 M
MIN. LOT SETBACKS	FRONT	6.0 M	-	6.0 M
	INT. SIDE	6.0 M	-	6.0 M
	EXT. SIDE	6.0 M	-	6.0 M
	REAR	6.0 M	-	6.0 M
BUILDING AREA / COVERAGE		36%	-	13.4% 2366.819 SM
BUILDING HEIGHT		12.0 M	-	12.15 M TO T/O ROOF SLAB 12.95 M TO T/O PARAPET
UNIT COUNT DENSITY/HA		56.26 UNITS/HA	-	99 PROPOSED
PARKING		1.75 PER UNIT PROPOSED 0.95 PER UNIT	-	95 PROVIDED (95 REQUIRED @ 0.95/UNIT)
TOTAL GFA		N/A	-	9057.213 SM
MIN. LANDSCAPED SPACE		36%	-	60% (10,821.938 SM)

**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 CPSS 1712.
- PAINT COLOR SPECIFIED ON DRAWING, PAINT TO BE QUICK DRYING WATER BASED LATEX PAINT (WITHOUT GLASS BEADS)

**SITE PLAN LEGEND**

- EXISTING SPOT GRADE
- NEW FINISH GRADE
- BORE HOLE (BH)
- TEST PIT (TP)
- HYD. YARD HYDRANT
- V&B VALVE AND BOX
- CB CATCH BASIN
- PEDESTRIAN ENTRY DOOR LOCATION
- SERVICE OVERHEAD DOOR LOCATION
- B.F. PARKING STALL
- B.F. CURB CUT - TYPE 1 WITH TACTILE INSERT
- B.F. CURB CUT - TYPE 2 WITH DETECTABLE GROOVES
- S.C. SIAMSE CONNECTION
- F.P. FLAG POLE
- LIGHT STANDARD
- WALL MOUNTED LIGHT FIXTURE
- CJ CONTROL JOINT
- ASPHALT TYPE 1
- CONCRETE WALKWAY
- HP FIRE HYDRANT
- HP TRANSFORMER
- PAINTED STOP BAR
- HB HOSE BIB
- LB LIGHT BOLLARD
- SF SITE FURNITURE
- MH MAN HOLE

**SIGN POST LEGEND**

- 1 BARRIER FREE PARKING SIGN
- 2 VISITOR PARKING w/ PAINTED V
- RA-1 STOP SIGN

**TYPE 1**

**TYPE 2**

**REVISIONS**

No.	REVISION	DATE
2.	SITE PLAN RESUBMISSION	01/16/2018
1.	SITE PLAN APPLICATION	09/29/2017

ALL DIMENSIONS TO BE CHECKED AND REPORTED ON SITE. DISCREPANCIES TO BE REFERRED TO THE ARCHITECT LATEST APPROVED STAMPED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

**2** FLUSH CURB DETAIL

A1.1 1:20

KEY PLAN N.T.S.

**1** SITE PLAN

A1.1 1:400

**MCLARCHITECTS**  
MCKNIGHT CHARRON LIMITED

48 ALLIANCE BLDG. UNIT 110  
BARRE, ONTARIO L4M 5K3  
WWW.MCLARCHITECTS.CA

T 705 722 6739  
F 705 726 5418

DRAWING TITLE  
**SITE PLAN**  
FILE NUMBERS: OP03/17, Z14/17 & SP05/17

PROJECT NAME:  
**SIMCOE COUNTY - AFFORDABLE HOUSING**  
175 ZOO PARK ROAD, WASAGA BEACH, ONTARIO

DATE: 11/16/17 PROJECT # SHEET #  
DRAWN BY: KB  
SCALE: As indicated **A1.1**