

DRAWINGS ARE NOT TO BE SCALED

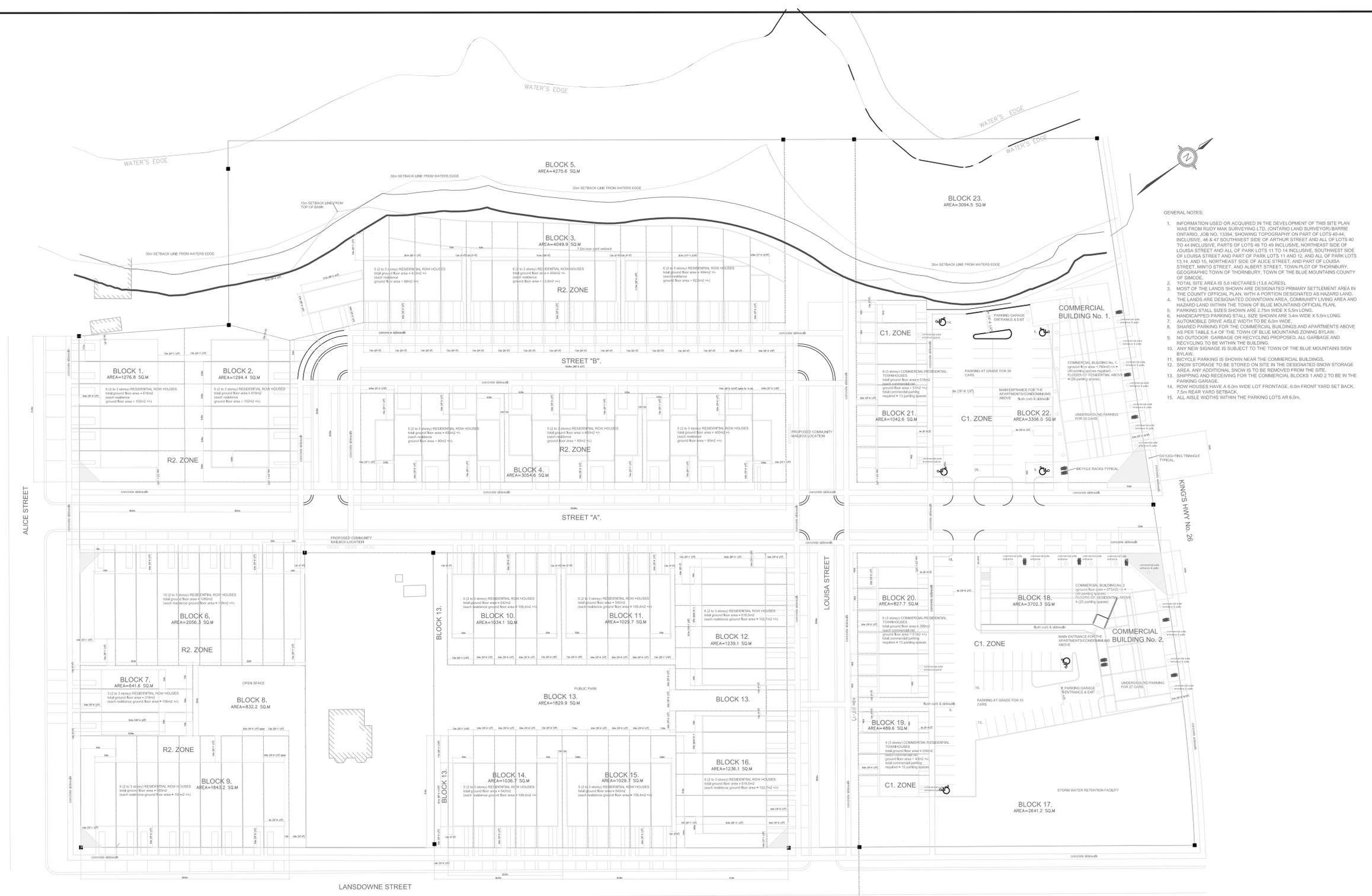
Contractor must verify all dimensions on the drawings and report any discrepancies to the architect before proceeding with the work.

- ISSUED FOR REVIEW
- ISSUED FOR TENDER
- ISSUED FOR PERMIT
- ISSUED FOR CONSTRUCTION



GENERAL NOTES:

- INFORMATION USED OR ACQUIRED IN THE DEVELOPMENT OF THIS SITE PLAN WAS FROM RUDY MAK SURVEYING LTD. (ONTARIO LAND SURVEYOR) BARRIE ONTARIO, JOB NO. 13384, SHOWING TOPOGRAPHY ON PART OF LOTS 60-64, INCLUSIVE, 46 & 47 SOUTHWEST SIDE OF ARTHUR STREET AND ALL OF LOTS 40 TO 44 INCLUSIVE, PARTS OF LOTS 45 TO 49 INCLUSIVE, NORTHEAST SIDE OF LOUISA STREET AND ALL OF PARK LOTS 11 TO 14 INCLUSIVE, SOUTHWEST SIDE OF LOUISA STREET AND PART OF PARK LOTS 11 AND 12, AND ALL OF PARK LOTS 13, 14, AND 15, NORTHEAST SIDE OF ALICE STREET, AND PART OF LOUISA STREET, MINTO STREET, AND ALBERT STREET, TOWN PLOT OF THORNHURST, GEOGRAPHIC TOWN OF THORNHURST, TOWN OF THE BLUE MOUNTAINS COUNTY OF SIMCOE.
- TOTAL SITE AREA IS 5.6 HECTARES (13.8 ACRES).
- MOST OF THE LANDS SHOWN ARE DESIGNATED PRIMARY SETTLEMENT AREA IN THE COUNTY OFFICIAL PLAN, WITH A PORTION DESIGNATED AS HAZARDOUS LAND. THE LANDS ARE DESIGNATED DOWNTOWN AREA, COMMUNITY LIVING AREA AND HAZARDOUS LAND WITHIN THE TOWN OF BLUE MOUNTAINS OFFICIAL PLAN.
- AUTOMOBILE DRIVE ASSES WIDTH TO BE 6.0m WIDE.
- HANDICAPPED PARKING STALL SIZE SHOWN ARE 3.4m WIDE X 5.5m LONG.
- PARKING STALL SIZES SHOWN ARE 2.7m WIDE X 5.5m LONG.
- SHARED PARKING FOR THE COMMERCIAL BUILDINGS AND APARTMENTS ABOVE AS PER TABLE 5.4 OF THE TOWN OF BLUE MOUNTAINS ZONING BY-LAW.
- NO OUTDOOR GARBAGE OR RECYCLING PROPOSED. ALL GARBAGE AND RECYCLING TO BE WITHIN THE BUILDING.
- ANY NEW SIGNAGE IS SUBJECT TO THE TOWN OF THE BLUE MOUNTAINS SIGN BY-LAW.
- BICYCLE PARKING IS SHOWN NEAR THE COMMERCIAL BUILDINGS.
- SNOW STORAGE TO BE STORED ON SITE IN THE DESIGNATED SNOW STORAGE AREA. ANY ADDITIONAL SNOW IS TO BE REMOVED FROM THE SITE.
- SHIPPING AND RECEIVING FOR THE COMMERCIAL BLOCKS 1 AND 2 TO BE IN THE PARKING GARAGE.
- ROW HOUSES HAVE A 6.0m WIDE LOT FRONTAGE, 6.0m FRONT YARD SETBACK, 7.5m REAR YARD SETBACK.
- ALL AISLE WIDTHS WITHIN THE PARKING LOTS ARE 6.0m.



SITE STATISTICS (TOTAL SITE AREA = 5.6 HECTARES)

LAND USE	NUMBER OF UNITS	GROUND FLOOR AREA	PARKING PROVIDED
RESIDENTIAL TOWNHOUSES	98 UNITS	9658 m ²	7 spaces per unit
COMMERCIAL RESIDENTIAL TOWNHOUSES	18 UNITS	1171 m ²	2 spaces per unit residential 1 space for 20% of commercial
COMMERCIAL BUILDINGS	8 BUILDINGS CONTAINING A TOTAL OF 10 COMMERCIAL UNITS	1735 m ²	87 parking spaces required
APARTMENT UNITS ABOVE THE COMMERCIAL BUILDINGS	2 BUILDINGS CONTAINING A TOTAL OF 75 APARTMENTS	no ground floor area	as per the parking table

SCHEDULE OF LAND USE

PROPOSED LAND USE	BLOCKS	YIELD UNITS/BLOCKS	AREA
RESIDENTIAL TOWNHOUSES & SEMI-DETACHED TOWNHOUSES	1, 2, 3, 4, 6, 7, 9, 10, 11, 12, 14, 15, 16	98 UNITS PER 13 BLOCKS	2,822 HECTARES
COMMERCIAL RESIDENTIAL TOWNHOUSES	18, 25, 21	18 UNITS PER 3 BLOCKS	2,559 HECTARES
COMMERCIAL BUILDINGS 1 & 2	16, AND 22	17 UNITS PER 2 BLOCKS	7,083 HECTARES
RESIDENTIAL UNITS ABOVE THE COMMERCIAL BUILDINGS	16, AND 22	75 UNITS PER 2 BLOCKS	SHARED SPACE WITH COMMERCIAL BUILDINGS 1 & 2
STORM WATER FACILITY	17		3,942 HECTARES
PUBLIC PARK	13		1,029 HECTARES
OPEN SPACE	5, 8, AND 23		823 HECTARES
TOTAL			5.6 HECTARES 13.8 ACRES

ADD'D & REVISED INFORMATION	DATE	BY
ADD'D & REVISED INFORMATION	10/22/2021	MPK
ADD'D & REVISED INFORMATION	9/22/2021	MPK
ADD'D DIMENSIONS	8/22/2021	MPK
REVISED SITE TRIANGLES & DIMENSIONS	7/22/2021	MPK
REVISED LOT LINES	7/22/2021	MPK
REVISED DRAWING DIMENSIONS	6/22/2021	MPK
REVISED LOT LINES	5/22/2021	MPK
ADD'D 15m SETBACK LINE	4/22/2021	MPK
REVISED CHART	3/21/2021	MPK
REVISED DRAWING	2/21/2021	MPK
ISSUED FOR COMMENT	1/21/2021	MPK

Revisions to drawing: All previous issues of this drawing are superseded.



Project Site:
BLUE MEADOWS DEVELOPMENT
LANDSDOWNE & ALICE STREET
THORNHURST
TOWN OF THE BLUE MOUNTAINS

Project number	Date	Scale as noted
2021-1000	DEC 2021	As noted

Sheet title: **SITE LAYOUT (NOTES)**
Drawing no: **A1.0**

DRAWING SCALE
1:1000
On 3m 10m