NOTES TO THIS SHEET:

1. SITE DIMENSIONS TAKEN FROM SURVEY BY EJ WILLIAMS SURVEY LIMITED.
2. SETBACKS SHOWN ARE FOR MIXED USE PRECINCT.
3. ALL EXTERIOR LIGHTING MUST BE DARK SKY FRIENDLY AND NOT PROJECT ONTO OTHER PROPERTIES. REFER TO OUTDOOR LIGHTING BY-LAW 2016-3.
4. ALL EXTERIOR WALKING SURFACES MUST BE SLIP RESISTANT AND DE DESIGNED TO PREVENT WATER AND ICE BUILD UP.
5. ALL ACCESSIBLE PEDESTRIAN ROUTES SHALL BE MIN 1600MM.
6. TACTILE ATTENTION INDICATORS SHALL BE INSTALLED ALONG THE FULL WIDTH OF THE HAZARD TO A DEPTH BETWEEN 600 AND 650MM AND BE LOCATED ONE TREAD STEP DEPTH AWAY FROM THE START OF THE STAIR. IT SHALL HAVE A COLOUR CONTRAST OF AT LEAST 50% WITH THE ADJACENT SURFACE. REFER TO STANDARDS IN CSA/ASC B651:23
7. CURB RAMP WITH FLARED SIDES SHALL HAVE:
   A. THE SLOPE OF THE FLARED SIDES IS 1:10 TO 1:15
   B. HAVE A TACTILE ATTENTION INDICATOR ON THE RAMP BETWEEN THE FLARED SIDES AND PLACED 300 TO 350MM FROM THE CURB.
   C. HAVE A MIN. LANDING SPACE OF 1390MM X 1390MM.

LOT STATISTICS:

1. CURRENT PRECINCT: INSTITUTIONAL (IN) EXCEPTION NUMBER: 0557
2. OFFICIAL PLAN DESIGNATION: RESIDENTIAL WITHIN HUNTSVILLE'S URBAN SETTLEMENT AREA ALONG THE INTENSIFICATION CORRIDOR
3. LOT AREA: 11,820 SQ. FT. (.271 ACRES)
4. EXISTING BUILDING AREA: 1,744.29 SQ.FT. (162.04 SQ.M.)
5. CANOPY PORCH AND RAMP: 575.75 SQ.FT. (53.48 SQ.M.)
6. EXIT STAIR # SHED AREAS: 120.34 SQ.FT. (11.18 SQ.M.)
7. NEW REFUSE CONTAINER: 31.9 SQ.FT. (2.9 SQ.M.)
8. TOTAL FOOTPRINT: 2472.07 SQ.FT. (229.6 SQ.M.)
9. FLOOR AREA OF UNIT 1 (BASEMENT DWELLING) : 484.32 SQ.FT. (44.99 SQ.M.)
10. FLOOR AREA OF UNIT 2 (BASEMENT DWELLING) : 729.80 SQ.FT. (68.80 SQ.M.)
11. FLOOR AREA OF UNIT 3 (MAIN FLOOR DENTAL): 1615.84 SQ.FT. (150.11 SQ.M.)
12.

A DRIVEWAY AND PARKING AREA SHALL BE PERMITTED WITHIN 3M (9.8FT) OF THE BOUNDARY OF A RESIDENTIAL ZONE.

PARKING REQUIREMENTS:

ALL PARKING SPACES, AISLES, AND DRIVEWAYS MUST HAVE A HARD, STABLE, AND DUST FREE SURFACE THAT CAN BE USED IN ALL SEASONS.

1. 1.5 PARKING SPACE FOR EACH DWELLING UNIT (APARTMENT) = 3 SPACES
2. HEALTH SERVICES: 1 PARKING SPACE FOR EACH 4 SEATS IN THE FACILITY OR 1 PARKING SPACE FOR EACH 25M2 OF FLOOR AREA, WHICHEVER IS GREATER. =6 SPACES
3. A TOTAL OF 9 PARKING SPACES REQUIRED
4. 15 PARKING SPACES PROVIDED

5. A PARKING SPACE SHALL HAVE:
A. A MIN. WIDTH OF 8.53' (2.6M)
B. A MIN. LENGTH OF 19.68' (6M), MIN. 21.98' (6.7M) FOR PARALLEL PARKING SPACES.
C. A MIN. 20% OF REQUIRED PARKING TO HAVE A MIN. WIDTH OF 9.84' (3M).

5. A DRIVEWAY MUST BE A MIN. 9.84' (3M) FOR A SINGLE AND A MIN. 21.98' (6.7M) FOR A DOUBLE.
6. A DRIVE LANE/AISLE SHALL HAVE A MIN. WIDTH OF 11.48' (3.5M)

7. TWO ACCESSIBLE PARKING SPACES ARE REQUIRED
8. ACCESSIBLE PARKING:
A. SHALL HAVE A MIN. WIDTH OF 14.76' (4.5M) THAT INCLUDES A 4.92' (1.5M) WIDE HATCHED MARKED AISLE.
B. SHALL HAVE A FIRM, LEVEL SURFACE.

LEGEND OF SYMBOLS:

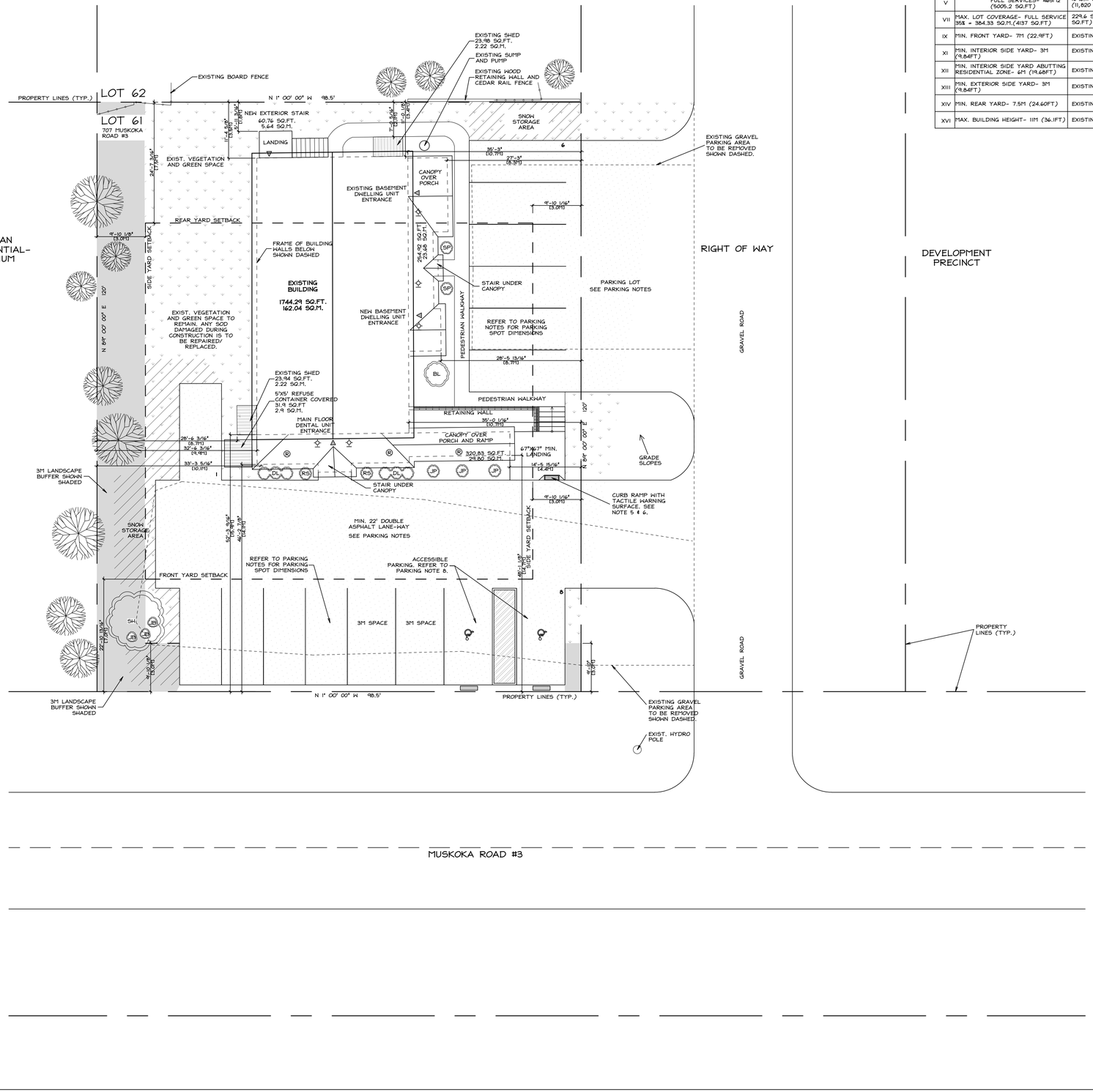
- ACCESSIBLE PARKING SPOT SIGN
- SNOW STORAGE
- ASPHALT
- GRASS AREA
- LANDSCAPE BUFFER
- CONCRETE AREA
- PAINTED PARKING LINES
- BUILDING ENTRANCE / EXIT
- HOME DECORATORS COLLECTION MAUVO CANYON 15.5" LED DUSK TO DAWN OUTDOOR WALL LIGHT WITH SEEDED GLASS 690 LUMENS, 12.45 WATTAGE
- LITHONIA LIGHTING LDN 6" ROUND SERIES WITH ADJUSTABLE LUMEN AND COLOUR.
- AODA COMPLIANT ACCESSIBLE PARKING SIGNAGE POSTED IN FRONT OF ALL ACCESSIBLE PARKING SPACES.
- EXIST. PLANTS AND TREES
- NEW PLANTS AND TREES

SIDEWALKS:

1. THE MATERIALS FOR AND THE PRODUCTION OF CONCRETE CROSSWALKS SHALL MEET THE FOLLOWING:
   .1 CEMENT TYPE NORMAL PORTLAND GU
   PORTLAND LIMESTONE GUL
   .2 MINIMUM 28 DAY COMPRESSIVE STRENGTH 32 MPA
   .3 CLASS OF EXPOSURE C-2
   .4 MAXIMUM NOMINAL SIZE OF COARSE AGGREGATE 19 MM
   .5 SLUMP AT POINT OF DISCHARGE 80 ± 30 MM
   .6 AIR CONTENT 7.0 ± 1.0%
   .7 MAXIMUM WATER/CEMENTING MATERIALS RATIO 0.45

PLANT LIST:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
TREES				
SH	1	GLEDITSIA TRIACANTHOS VAR INERMIS	SHADEMASTER HONEYLOCUST	60MM CAL/WB
SHRUBS				
BL	1	SYRINGA X "BLOOMERANG"	BLOOMERANG PURPLE LILAC	3 GAL POT/50CM HT
JP	3	JUNIPERUS CHINENSIS "MONTODD"	LIMEADE SPARTAN JUNIPER	7 GAL POT/80CM HT
JB	3	JUNIPERUS HORIZONTALIS "BLUE CHIP"	BLUE CHIP JUNIPER	3 GAL POT/50CM HT
SP	2	SPIRAEA JAPONICA	DOUBLE PLAY CANDY CORN SPIREA	2 GAL POT/50CM HT
PERENNIALS				
DL	6	HEMEROCALLIS "STELLA DE ORO"	STELLA DE ORO DAYLILY	1 GAL POT/30CM HT
DL	2	PEROVSKIA ATRIPLICIFOLIA "BLUE SPIRE"	RUSSIAN SAGE	1 GAL POT/30CM HT



LOT REQUIREMENTS FOR URBAN MIXED USE:

ROW	REQUIREMENT	PROVIDED/EXISTING
I	MIN LOT FRONTAGE	
II	FULL SERVICES- 15M (49.21FT)	30.02M (98.5FT)
IV	MIN LOT AREA	
V	FULL SERVICES- 465M2 (5005.2 SQ.FT)	1098.11 SQ.M. (11,820 SQ. FT.)
VII	MAX. LOT COVERAGE- FULL SERVICE 35% = 384.33 SQ.M.(4137 SQ.FT)	229.6 SQ.M. (2472.07 SQ.FT)
IX	MIN. FRONT YARD- 7M (22.9FT)	EXISTING MIN. 7M (22.9FT)
XI	MIN. INTERIOR SIDE YARD- 3M (9.84FT)	EXISTING MIN. 3M (9.84FT)
XII	MIN. INTERIOR SIDE YARD ABUTTING RESIDENTIAL ZONE- 6M (19.68FT)	EXISTING 9.9M (32.5FT)
XIII	MIN. EXTERIOR SIDE YARD- 3M (9.84FT)	EXISTING MIN. 7M (22.9FT)
XIV	MIN. REAR YARD- 7.5M (24.60FT)	EXISTING 3.35M (11FT)
XVI	MAX. BUILDING HEIGHT- 11M (36.1FT)	EXISTING 6M (19.75FT)

Duncan Ross Architect

36 CHAFFEY STREET, SUITE 201
HUNTSVILLE, ONTARIO
P1H 1J4

(705) 789-3036

info@duncanross.ca
www.duncanross.ca

ONTARIO ASSOCIATION OF ARCHITECTS
DUNCAN D. A. ROSS
LICENCE
3903

2026.04.21

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DO NOT SCALE THIS DRAWING.

SITE VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

REVISIONS:

NO.	DATE	DESCRIPTION
01.	XXXX XX/XX	XXXXXXXXXXXXXXXXXXX

ISSUED:

NORTH

PROJECT
707 MUSKOKA RD. #3 N. PHASE III

PROJECT NUMBER
25-84

DESCRIPTION
SITE PLAN

DRAWN J.D.

CHECKED D.R.

SCALE 3/32"=1'-0"

SHEET NUMBER
SP-1