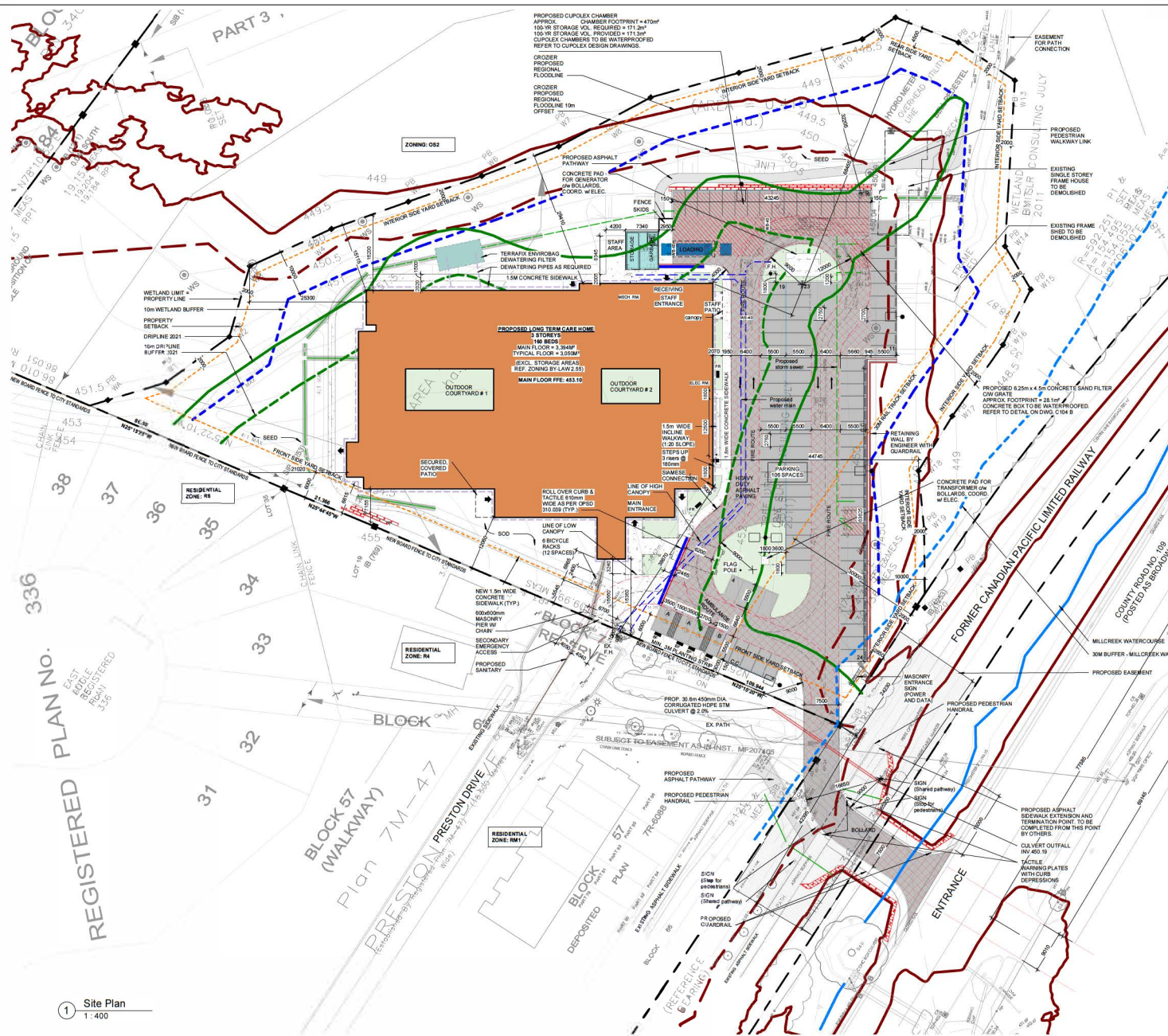


Report No. INS-2023-040 - Attachment 2



SITE INFORMATION - ZONING				
ZONE: INSTITUTIONAL		LONG TERM CARE FACILITY		
MANOR ADDRESS: 301 Broadway, Orangeville, ON				
		PROPOSED	REQUIRED	PERCENT
LOT AREA		17,086' (1.7 ha)	1,000' (0.1 m)	
LOT FRONTAGE		34.1m	10.5m (m)	
BUILDING LOT COVERAGE:				
MAIN BUILDING GARAGE/STORAGE ENCLOSURE		339sf / 62m ²		
TOTAL BUILDING LOT COVERAGE		3439sf /		20%
GROUND FLOOR AREA (incl. porch):				
LONG TERM CARE MAIN FLOOR		339sf /		
LONG TERM CARE PORCH SERVICES		303sf /		
LONG TERM CARE SERVICE PORCH		303sf /		
GARAGE ENCLOSURE FLOOR AREA		38sf /		
TOTAL BUILDING GROSS FLOOR AREA		964sf /		
REAR:				
LONG TERM CARE		160		
WATER RETENTION:				
INTERIOR SIZE - WARD (BIOGRADY)		44.7m	2m	
REAR DECK		15.4m	2m	
INTERIOR DECK		4.5m		
FRONT YARD PRESTON DRIVE		6.6m	6m	100%
ACCESSORY BUILDING - GARAGE (175.5m x 10.1m)		64.2	10.2	
PERMITS / PERMIT:				
CONSTRUCTION		12.0m	16m	
PAVING		4.3m	4.3m	
ADDITIONAL 1.25 PARKING SPACES PER UNIT:				
VEHICLE - 12M UNIT 6.25		70	54	
VEHICLE - 12M UNIT 6.25		32	32	
ACCESSIBLE PARKING (4% OF BAY)				
4% OF BAY SPACES		2	2	
TYPE 'B'		2	2	
TOTAL PARKING AVAILABLE				
LOADING PARKING SPACE		1		
VEHICLE PARKING SPACE		11	11	
SECOND FLOOR:				
HOME AREA - 15 STANDARD HOMES				
HOME AREA - 15 PRIVATE HOMES				
THIRD FLOOR:				
HOME AREA - 15 STANDARD HOMES				
HOME AREA - 15 PRIVATE HOMES				
NOTES:				
1. BACKGROUND INFORMATION DERIVED FROM SURVEY PLAN PREPARED BY WYNNE WATSON SURVEYING ENGINEERING.				
2. BACKGROUND INFORMATION FROM MAIN REPORTER FOR CADD DRAWINGS.				
3. THE EXACT LOCATION OF ALL BUILDINGS, STRUCTURES, AND UTILITIES ARE TO BE DETERMINED BY THE LANDSCAPE ARCHITECT.				
4. LANDSCAPE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE LANDSCAPE ARCHITECT.				
5. LANDSCAPE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE LANDSCAPE ARCHITECT.				

GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. REPRODUCTION OF DRAWINGS WITHOUT WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.



LEGEND

- PROPERTY LINES
- - - PROPERTY SETBACKS
- DRIP LINE 2021
- 10m BUFFER 2021 (DRIP LINE)
- 10m WETLAND BUFFER
- CROZIER PROPOSED REGIONAL FLOODLINE
- - - CROZIER PROPOSED REGIONAL FLOODLINE 10m OFFSET

-  MILLCREEK WATERCOURSE
 30M BUFFER - MILLCREEK WATERCOURSE
 PROPOSED WATER MAIN (A 1.1)
 PROPOSED SANITARY (A 1.1)
 PROPOSED STORM (A 1.1)
 EXTENT OF WORKS (A 1.2)
 DEWATERING (A 1.1)
 PROPOSED EASEMENT
 NEW CONCRETE
 NEW ASPHALT
 HEAVY DUTY ASPHALT
 UNIMPROVED AREA - REFER TO

- + F.H. FIRE HYDRANT
 - S.C. SAMESIDE CONNECTION
 ○ L.S. LIGHTING STANDARD
 MH MAN HOLE
 HP HYDRO POLE
 C.C. CONCRETE CURB
 T.W.I. TACTILE WARNING INDICATOR
 SIGN #1 - "FIRE ROUTE - NO PARKING"
 STEEL POST MOUNTED TRAFFIC
 CONTROL SIGNS 300x400mm MIN. SIGN
 COLOURS TO BE WHITE BACKGROUND
 WITH BLACK LETTERING
 PLURAL LOCATION TO BE COORDINATED
 WITH FIRE DEPARTMENT
 SIGN #2 - "BARRIER FREE PARKING"
 STEEL POST MOUNTED SIGNS 300x400mm
 AS PER TOWNSHIP SIGNAGE STANDARDS.
 COLOURS TO BE WHITE BACKGROUND
 WITH BLACK LETTERING AND BORDER.
 RED REFLECTIVE LUMINOUS BAND

No.	Description	Date
1	Site Plan Approval	Feb. 07, 2022
2	Site Plan Approval Rev. 1	May 02, 2022
3	Site Plan update Consultants	June 25, 2022
4	SPA Submission #2	Oct 4, 2022
5	MLTC Working Drawings Submission	Feb. 17, 2023
6	SPA Submission #3	March 31, 2023
7	SPA Submission #3 (Rev. 1)	April 11, 2023



TED HANDY and ASSOCIATES
INC. ARCHITECTS

100 West 30th St.
Tel: 204.734.9580

Avalon Care Centre

355A Broadway, Danvers, CN

Site Plan

One Plan

Project number 1424

A1.1

A1.1

Scale	As indicated
-------	--------------