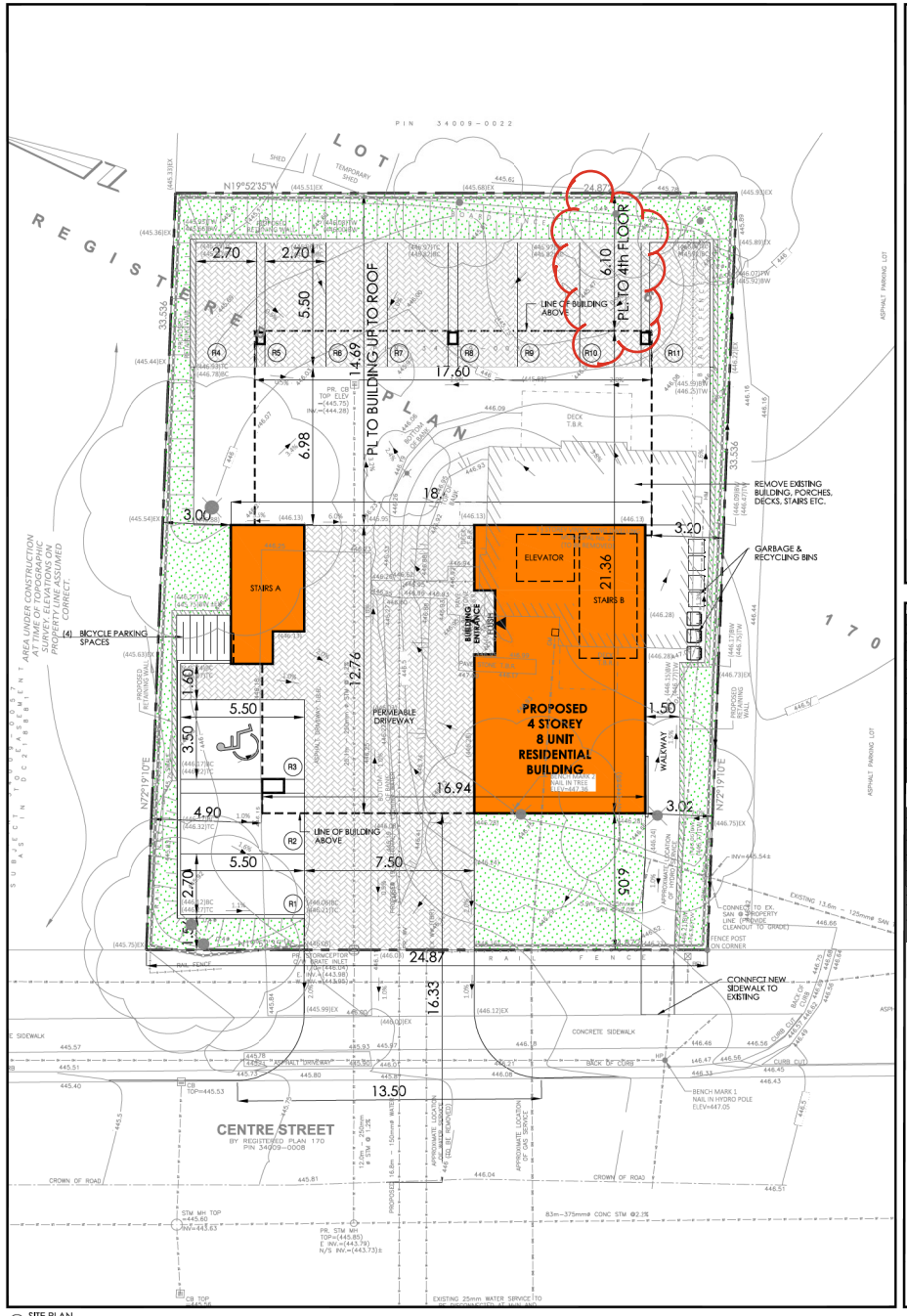
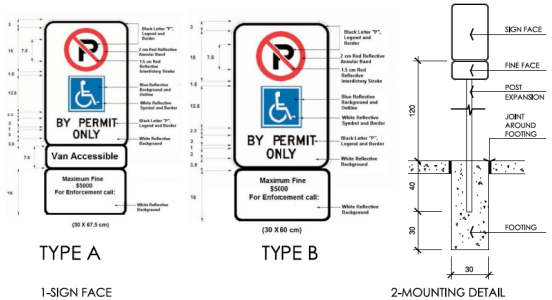
Attachment 2



① SITE PLAN
1:100



TYPE A — 1-SIGN FACE

TYPE B — 2-MOUNTING DETAIL

BARRIER FREE PARKING SIGNAGE REQUIRMENTS

- ALL HANDICAPPED PARKING STALLS SHALL BE DESIGNATED BY SIGNAGE AS PER BY-LAW
- ONE SIGN PER BAY IS REQUIRED UNLESS A ROW OF SEVERAL BAYS IS PROVIDED IN WHICH CASE, A SIGN AT EACH END OF THE ROW WITH APPROPRIATE DIRECTIONAL ARROWS AS PER DRAWING 3 - SIGN LOCATION FOR
- MULTIPLE PARKING STALLS IS ACCEPTABLE. THE REQUIRED SIGN(S) MUST BE MOUNTED AT LEAST 0.6m AND NOT MORE THAN 2.0m FROMTHE FACE OF THE CURB AT A HEIGHT OF 1.2m ABOVE THE TOP OF CURB ELEVATE- TION. SIGNS MUST NOT OBSTRUCT THE SIDEWALK.
- WHERE AN UNOBSTRUCTED BUILDING FAE IS LOCATION NO MORE THAN 2.0m FROM THE FACE OF THE CURB AT THE HANDICAPPED BAY, THE REQUIRED SIGN(S) MAY BE MOUNTED ON THE BUILDING FACE.

POST

- 75mm DIAMETER GALVANIZED STANDARD STEEL PIPE, POST TO BE CAST IN PLACE IN 300mm DIAMETER CONCRETE FOOTING, OR
- REBOUNDING SIGN POST MOUNTED ON CURB. MANUFACTURE: IMPACT RECOVERY (http://www.impactrecovery.com/) STYLE: Sta-Rite Sign Posts. SIGN MOUNTING HEIGHT & SIGN AS PER TOWN ACCESSIBILITY STANDARDS

SIGN FACE

- 0.064 GAUGE ALUMINUM SIGN
- BLANK WHITE BACKGROUND
- HOLES-METRO PUNCH

MOUNTING

- THE SIGN FACE MUST BE SECURED TO A POST WITH TWO GALVANIZED 12mm HEX HEAD BOLTS AND NUTS WITH FLAT WASHERS ON BOTH SIDES.
- TO A MASONRY BUILDING FACE WITH TWO GALVANIZED 50mm LONG 6mm DIAMETER HEXHEAD LAG BOLTS WITH FLAT WASHERS IN LEAD SHIELD MASONRY ANCHORS.
- TO A METAL BUILDING FACE WHERE THE MINIMUM METAL THICKNESS IS 2mm WITH TWO #10 PLATED, SELF-TAPPING SHEETMETAL SCREWS WITH FLAT WASHERS.

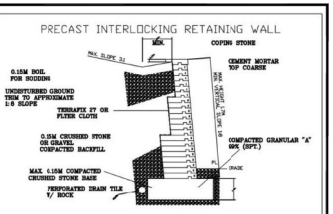
ZONING TABLE

	ZONE RM1 - MULTIPLE RESIDENTIAL MEDIUM DENSITY			
		REQUIRED	PROPOSED	COMPLIANCE
1.	MINIMUM LOT AREA	500.0 m²	833.5 m²	YES
2.	MINIMUM LOT FRONTAGE	20.0 m	24.87 m	YES
3.	MINIMUM FRONT YARD	6.0 m	6.05 m	YES
4.	MINIMUM EXTERIOR SIDE YARD	6.0 m	N/A	N/A
5.	MINIMUM SIDE YARD	±-THE HEIGHT OF BUILDING	3.0 m	MINOR VARIANCE
6.	MINIMUM REAR YARD	10.0 m	6.10 m	MINOR VARIANCE
7.	MAX. BUILDING HEIGHT	14.0 m	15.20 m	MINOR VARIANCE
8.	MAX. DENSITY	99 UNITS PER HECTARE	8 units/0.083 HA	YES
9.	ACCESS BUILDING/STRUCTURE -SETBACKS -HEIGHT -COVERAGE	1.2(REAR SIDE OF REAR LOT LINE) - 4.3m - 10%	N/A	YES
	LANDSCAPE AREA		133.98 m²	

PARKING/LOADING CALCULATIONS

ZONE RM1 - MULTIPLE RESIDENTIAL MEDIUM DENSITY			
	ZONING	REQUIRED	PROVIDED
LOADING SPACE	0 SPACE REQUIRED	0 SPACE REQUIRED	0 SPACE
MULTIPLE DWELLINGS	1-1/2 PER DWELLING	12 SPACES REQUIRED	10 SPACES
VISIT PARKING	0.25 PER UNIT	2 SPACE REQUIRED	1 SPACES
TOTAL SPACES REQUIRED			**14 SPACES**
TOTAL SPACES PROVIDED			**11 SPACES**
NUMBER OF BARRIER FREE PARKING OUT OF TOTAL PARKING			1 SPACE

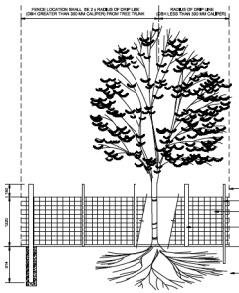
PRECAST INTERLOCKING RETAINING WALL



1) ALL MASONRY SHALL CONFORMT TO CAN3-S304- LATEST EDITION
2) ALL FOOTINGS SHALL BE CARRIED DOWN TO UNDISTURBED SOIL HAVING A MINIMUM ALLOWABLE BEARING PRESSURE OF =4.0 ksp TO BE VERIFIED BY A GEO. ENGINEER.
3) THE CONCRETE WALL MODULES BY BROOKLIN CONCRETE/ RINGRED SHALL HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 35 Mpa (3000Psi) IN ACCORDANCE WITH ASM C-31, THE CONCRETE WALL HAVE A MAXIMUM MOISTURE, ABSORPTION RATE TO BE FOR FREEZE/THAW PROTECTION.
4) THE BACK FILL SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 150m AND COMPACTED TO A STRENGTH OF 25 Mpa (3000Psi) IN ACCORDANCE WITH ASM C-30, MINIMUM 53% STANDARD PROCTOR DENSITY.
5) HEAVY COMPACTION SHALL NOT OPERATE WITHIN 1M OF THE WALL. FASCIAL COMPACTION BEHIND THE FASCIA SHALL BE CARRIED OUT WITH HAND OPERATED EQUIPMENT.

PRECAST STONE SIZES

TYPE	DIMENSIONS		
	A	B	C
1	200mm	75.2mm	100mm
2	300mm	75.2mm	100mm
3	400mm	75.2mm	100mm



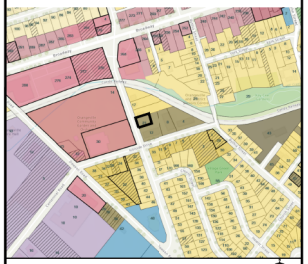
NOTES:

1. EXISTING TREES SHALL BE PROPERLY PROTECTED WITH TEMPORARY FENCING AS PER THE APPROVED LANDSCAPE PLAN UNTIL PRELIMINARY ACCEPTANCE.
2. NO TREE SHALL BE PLANTED WITHIN 1500MM OF ANY TRANSFORMER PEDESTAL.
3. THE AREA WITHIN THE PROTECTED FENCING SHALL REMAIN UNDISTURBED AND FREE OF DEBRIS, BUILDING MATERIALS AND EQUIPMENT.
4. PRUNE DEAD WOOD ONLY UNLESS DIRECTED OTHERWISE BY THE CITY. DO NOT PRUNE LEADERS.
5. WATERING AND PESTICIDE PROGRAMS SHALL BE MAINTAINED DURING THE GUARANTEE PERIOD.
6. THE COST OF REPLACEMENT AND DEVIRED DAMAGED TREES, AS DETERMINED BY THE CITY, SHALL BE BORNE BY THE OWNER. REPLACEMENT TREES SHALL BE THE SPECIES AND SIZES AS ARE TO BE APPROVED BY THE CITY.
7. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.

SITE PLAN APPLICATION NUMBER

SP

PLAN OF SURVEY OF
PART OF LOT 6
REGISTERED PLAN 170
TOWN OF ORANGEVILLE
COUNTY OF DUFFERIN



KEY PLAN
N.T.S

NOTE:

GENERAL NOTES:

1. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN.
2. UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
3. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
4. ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
5. ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNEC TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
6. ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
7. ALL CONDENSING UNITS TO BE SCREENED ON THE ROOF
8. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
9. WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
10. EXCESS SNOW WILL BE REMOVED BY PRIVATE HAULER SUBJECT TO DEMAND FOR PARKING.
11. BUILDER TO CONTACT ORANGEVILLE HYDRO TO DISCUSS SERVICING OPTIONS. BUILDING TO MEET CLEARANCE REQUIREMENTS FROM EXISTING ASOVE GROUND ELECTRICAL INFRASTRUCTURE. DEVELOPMENT TO MEET SECTION OBC 3.1.19.1 CLEARANCES TO BUILDINGS

REFER TO SITE SERVICING & GRADING PLAN PREPARED BY VAN HARTEN FOR ADDITIONAL INFO

LED SIGNAGE
- NO LIGHT SPILL IS PERMITTED ON PROPERTY
- ALL LED SIGNAGE SUBJECT TO SITE PLAN/LIGHTING PLAN REVIEW.

- RECOMMENDED LINE WIDTH FOR MARKINGS IS 10 CM
- ALL PAVEMENT MARKINGS TO BE SLIP RESISTANT PAINT

PROJECT NAME
21 CENTRE STREET

PROJECT ADDRESS
21 CENTRE STREET, ORANGEVILLE, ON

CLIENT
ROBBIE MAIR

ARCHITECT
KHALSA DESIGN INC.

DESIGN KHALSA

BRAMPTON, ON
TELEPHONE: 647-468-2940

CONSULTANTS:

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REGISTRATION

ONTARIO ASSOCIATION ARCHITECTS
01 - 27 - 2024
AMRITPAL SINGH BANSAL
LICENCE 9524

Project number	21010
Date	01/27/2024
Drawn by	AB
Checked by	KDI
Scale	As indicated

REVISIONS

No.	Description	Date

PROPOSED SITE PLAN

ASP-1

21 CENTRE STREET