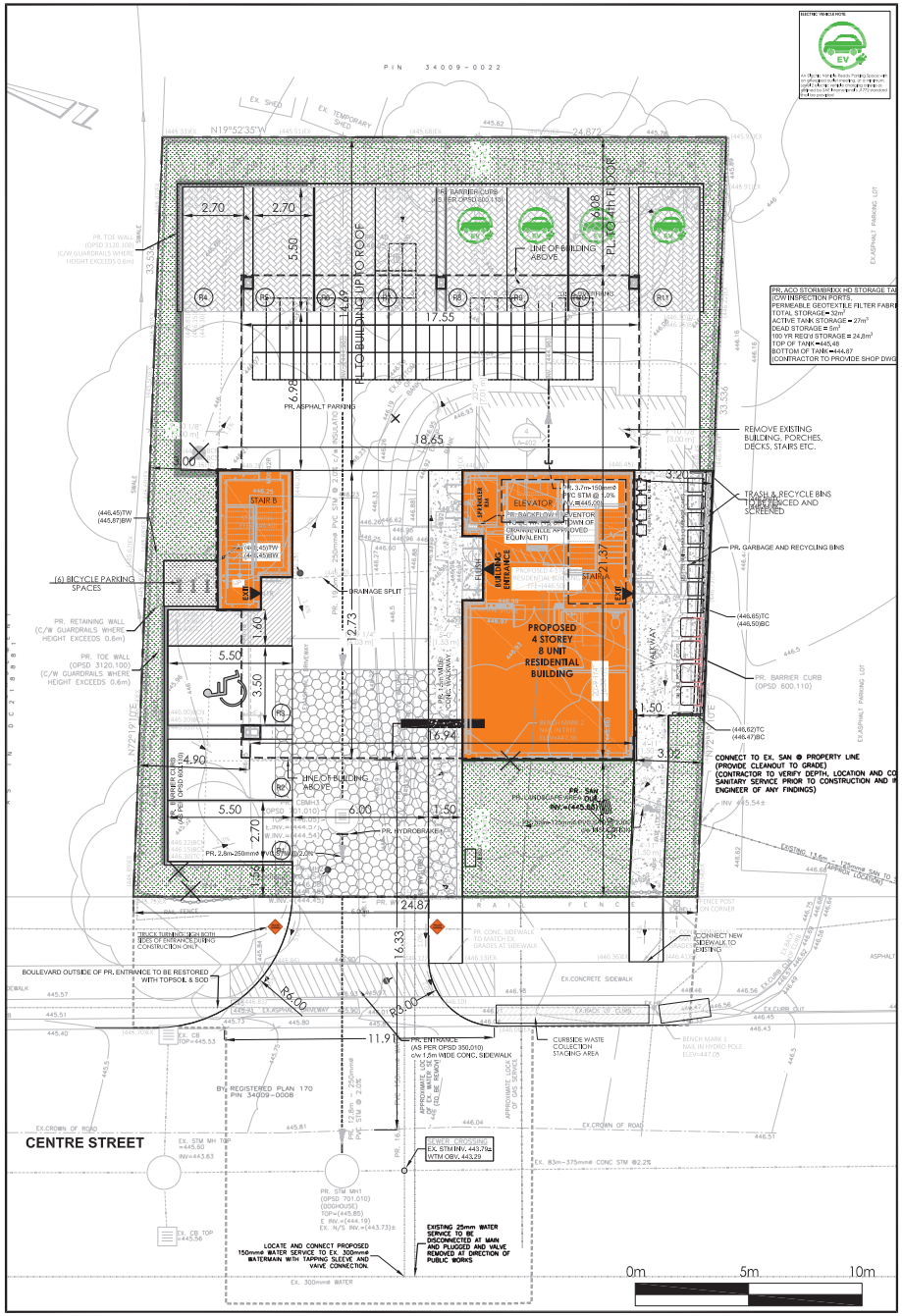
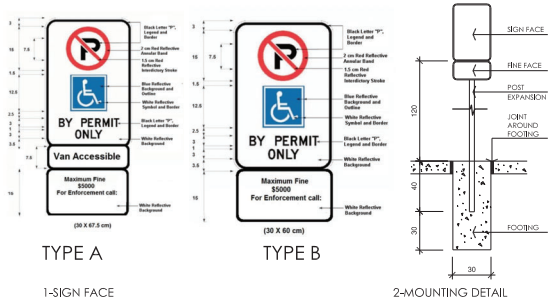
Report No. INS-2025-022 - Attachment 2



1 SITE PLAN
1:100



TYPE A

TYPE B

1-SIGN FACE

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 FROM THE 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

2-MOUNTING DETAIL

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 HEX-HEAD 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 SHEET-METAL SCREWS WITH FLAT WASHERS.

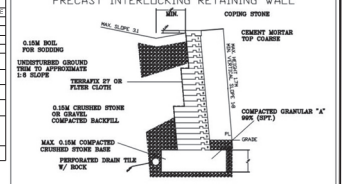
ZONING TABLE

	ZONE RM1 - MULTIPLE RESIDENTIAL MEDIUM DENSITY			
		REQUIRED	PROPOSED	COMPLIANCE
1.	MINIMUM LOT AREA	500.0 m²	833.3 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	6 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 BUILDINGS/STRUCTURE SETBACKS • HEIGHT • COVERAGE	7.5m+1m for OF REAR LOT FF • 4.3m • 5%	N/A	YES
	LANDSCAPE AREA		130.98 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 CONFRONT TO CAN3-S304- LATEST EDITION
2) ALL FOOTINGS SHALL BE CARRIED DOWN TO UNDISTURBED SOIL HAVING A MINIMUM ALLOWABLE BEARING PRESSURE OF =4.0 ksf TO BE VERIFIED BY A SOIL ENGINEER
3) THE CONCRETE WALL MODULES BY BROOKLIN CONCRETE/ RINGRED SHALL HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 35 Mpa (5000Psi) IN ACCORDANCE WITH ASM C-39. THE CONCRETE WALL HAVE A MAXIMUM MOISTURE ABSORPTION RATE OF 6% FOR FREEZE/THAW PROTECTION.
4) BACKFILL SHALL BE CLEAN GRANULAR MATERIAL WITH NOT EXCEEDING 8.0% AND COMPACTED TO A STRENGTH OF 95 Mpa (2000Psi) IN ACCORDANCE WITH ASM C-30, MINIMUM 93% STANDARD PROCTOR DENSITY.
5) HEAVY COMPACTION SHALL NOT OPERATE WITHIN 1M OF THE WALL. FASCIA COMPACTION BEHIND THE FASCIA SHALL BE CARRIED OUT WITH HAND OPERATED EQUIPMENT.

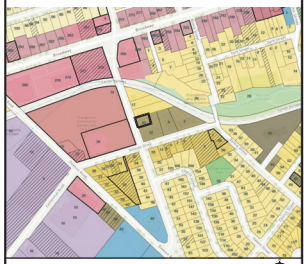
PRECAST STONE SIZES

DIMENSIONS			
TYPE	A	B	C
1	305mm	76.2mm	102mm
2	305mm	76.2mm	152mm
3	457mm	76.2mm	152mm

SITE PLAN APPLICATION NUMBER

SP-2024-07

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 DESIGNED 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 ABOVE 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

MUNICIPAL RIGHT OF WAY NOTE:
The engineer's representative will be required on site when work is being done on the Municipal right-of-way. All work shall be certified at the time of completion and before securities are returned

PROJECT NAME
21 CENTRE STREET

PROJECT ADDRESS
21 CENTRE STREET, ORANGEVILLE, ON

CLIENT
ROBBIE MAIR

ARCHITECT
KHALSA DESIGN INC.

DESIGN KHALSA

BRAMPTON, ON
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CONSULTANTS:

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REGISTRATION

ONTARIO ASSOCIATION OF ARCHITECTS
03 - 19 - 2025
AMUTPAL SINGH BANSAL
LICENCE
9524

Project number	21010
Date	03/19/2025
Drawn by	AB
Checked by	KDI
Scale	As indicated

REVISIONS

No.	Description	Date

PROPOSED SITE PLAN

ASP-1

21 CENTRE STREET