

**Prints issued to**

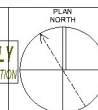
| Particulars                    | No. | Date     | By |
|--------------------------------|-----|----------|----|
| TY FOR CLASS C COST ESTIMATE   | 1   | 23/10/22 | VP |
| OWNER FOR REZONING APPLICATION | 2   | 24/02/24 | VP |

| Particulars          | No. | Date | By |
|----------------------|-----|------|----|
| Revisions to drawing |     |      |    |



5177 Broad Ave. - Brantford, ON N6T 2K6  
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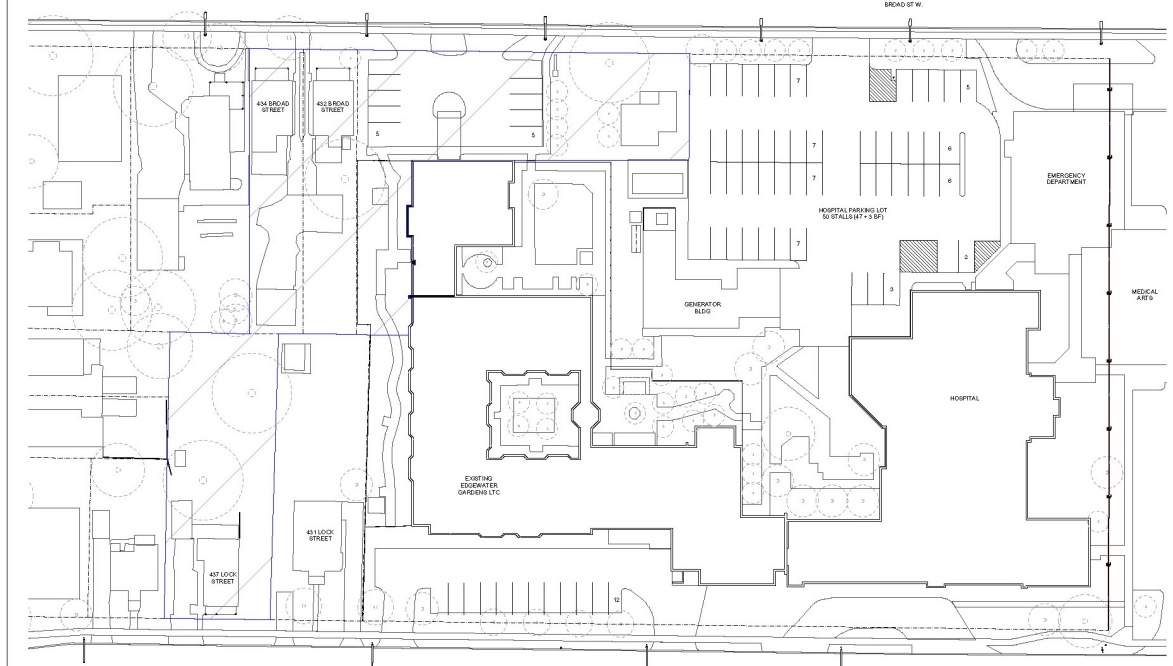
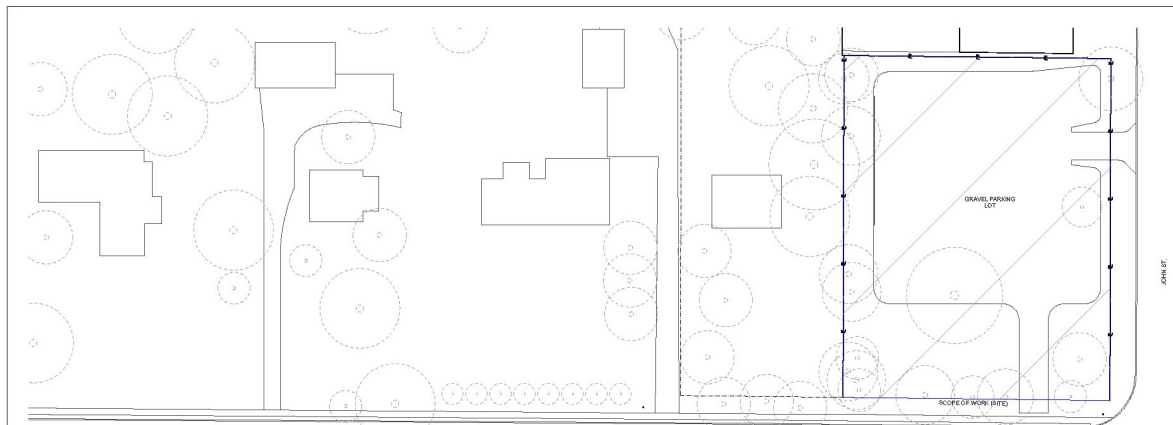
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Project Name  
**Edgewater Gardens**

**EDGEWATER GARDENS 64 BED ADDITION**

| DUNNVILLE                              |                               | ONTARIO  |                    |
|--|-------------------------------|----------|--------------------|
| Project Number<br><b>2206</b>          | Date Issued<br>Scale<br>1:400 | Drawn By | Date<br>2024-02-14 |
| Sheet No.<br><b>EXISTING SITE PLAN</b> | Drawing No.<br><b>A100</b>    |          |                    |

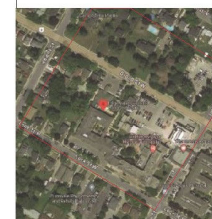


| SITE PLAN LEGEND |                                    |          |   |
|------------------|------------------------------------|----------|---|
| [Symbol]         | NEW BUILDING                       | [Symbol] | EXISTING CATCH BASIN                                  |
| [Symbol]         | LIGHT DUTY ASPHALT                 | [Symbol] | EXISTING MANHOLE                                      |
| [Symbol]         | HEAVY DUTY ASPHALT                 | [Symbol] | PROPOSED SOFFIT MOUNTED LIGHT FIXTURE                 |
| [Symbol]         | PROPERTY LINE                      | [Symbol] | PROPOSED WALL MOUNT LIGHT FIXTURE                     |
| [Symbol]         | RAILWAY TRACKS                     | [Symbol] | PROPOSED BOLLARD LIGHT FIXTURE                        |
| [Symbol]         | CHAIN LINK FENCE                   | [Symbol] | PROPOSED LIGHT POLE                                   |
| [Symbol]         | MAIN ENTRANCE / PRINCIPAL ENTRANCE | [Symbol] | BARRIER-FREE PARKING STALL SIGN                       |
| [Symbol]         | SERVICE ENTRANCE                   | [Symbol] | FIRE ROUTE, NO PARKING SIGN                           |
| [Symbol]         | SECONDARY BUILDING ENTRANCE        | [Symbol] | HYDRO POLE  |
| [Symbol]         | SECONDARY PRINCIPAL ENTRANCE       | [Symbol] | HYDRO BRACING POLE                                    |
| [Symbol]         | BUILDING EXIT                      | [Symbol] | PAINTED LINES AT PEDESTRIAN CROSSWALK                 |
| [Symbol]         | BARRIER FREE PARKING STALL         | [Symbol] | GRAVEL DRIVEWAY                                       |
| [Symbol]         | LTC PARKING SPOTS                  | [Symbol] | BORE HOLE LOCATION AND NUMBER                         |
| [Symbol]         | RETAIL PARKING                     | [Symbol] | FIRE ROUTE - CENTERLINE AND WIDTH                     |
| [Symbol]         | CONCRETE SIDEWALK OR PAD           | [Symbol] | CARPOOL PARKING SPACES (LEED REQUIREMENT)             |
| [Symbol]         | 1 IN 12 SLOPE DOWN TO DRAIN CURB   | [Symbol] | EXISTING FIRE HYDRANT                                 |
| [Symbol]         | SNOW STORAGE LOCATION              | [Symbol] | ELECTRIC VEHICLE CHARGING STATIONS (LEED REQUIREMENT) |

**SITE PLAN NOTES**

- CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS (INSIDE OR OUTSIDE THE PROPERTY LINE) DISTURBED OR DAMAGED DURING PERIOD OF CONSTRUCTION, WHETHER SHOWN ON DRAWINGS OR NOT.
- SITE PLANS ARE TO BE READ IN CONJUNCTION WITH DETAILS AND INFORMATION SHOWN ELSEWHERE ON DRAWINGS. IN THE EVENT OF DISCREPANCIES THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- ALL EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTIES, EXISTING STRUCTURES, UTILITIES, ROADS & SIDEWALKS, ETC. AT ALL STAGES OF CONSTRUCTION. EXCAVATIONS THAT EXCEED 1.2M (4 FT) IN DEPTH SHALL BE SHORED OR CUT BACK AT THE TOP SO THAT THE ANGLE OF THE CUT DOES NOT EXCEED 1:1 SLOPE. IF SHORING IS TO BE PROVIDED, SUBMIT DRAWINGS WITH DESIGN PARAMETERS CLEARLY STATED AND PREPARED BY A DING REGISTERED IN ONTARIO WITH SEAL AND SIGNATURE, FOR APPROVAL UNDER SEPARATE PERMIT APPLICATION.
- DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DO NOT DISTURB OR REMOVE ANY EXISTING VEGETATION (TREES, SHRUBS, GROUND COVER, ETC.) WITHOUT ARCHITECT'S WRITTEN APPROVAL.

1 OVERALL EXISTING SITE PLAN  
A100 1:400



**Prints issued to**

| Particulars                    | No. | Date     | By |
|--------------------------------|-----|----------|----|
| TT FOR CLASS C COST ESTIMATE   | 1   | 23/01/22 | VP |
| OWNER FOR REZONING APPLICATION | 2   | 24/02/24 | VP |

**Revisions to drawing**

| No. | Date | By |
|-----|------|----|
|     |      |    |



MMC ARCHITECTS  
 137 Broad Ave., Shelburne, ON N1Y 3K6  
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Project title  
**Edgewater Gardens**

**EDGEWATER GARDENS 64 BED ADDITION**

**DUNNVILLE ONTARIO**

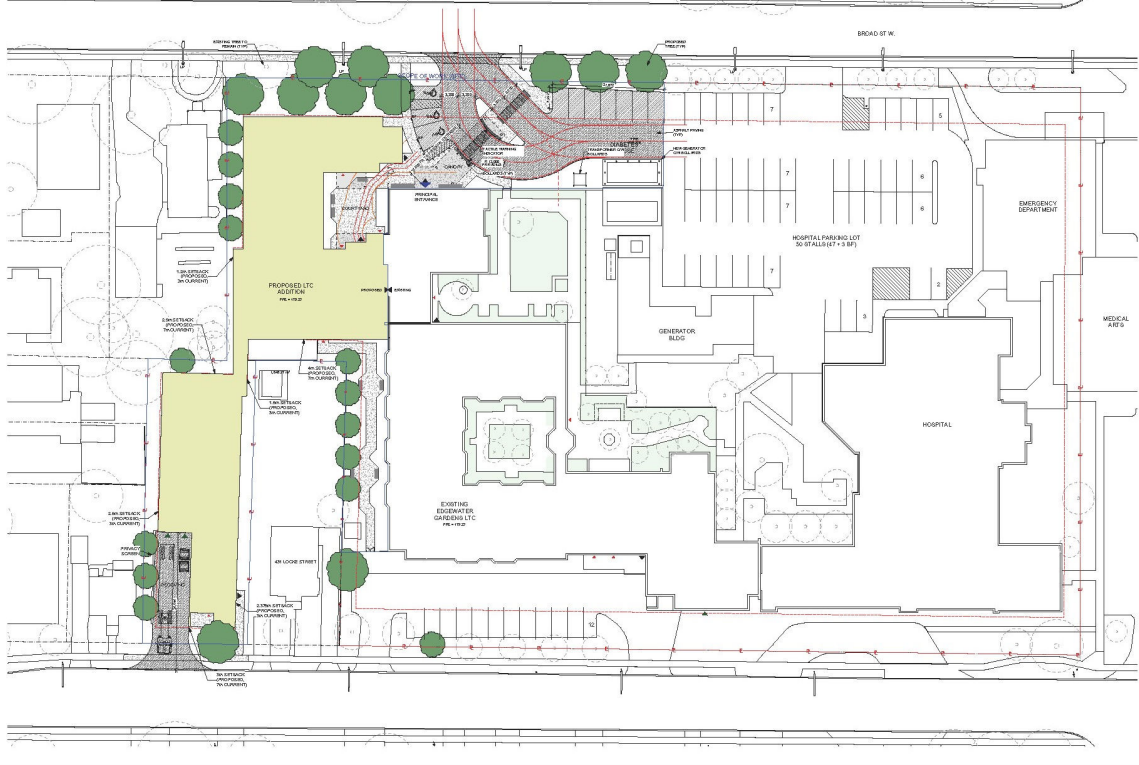
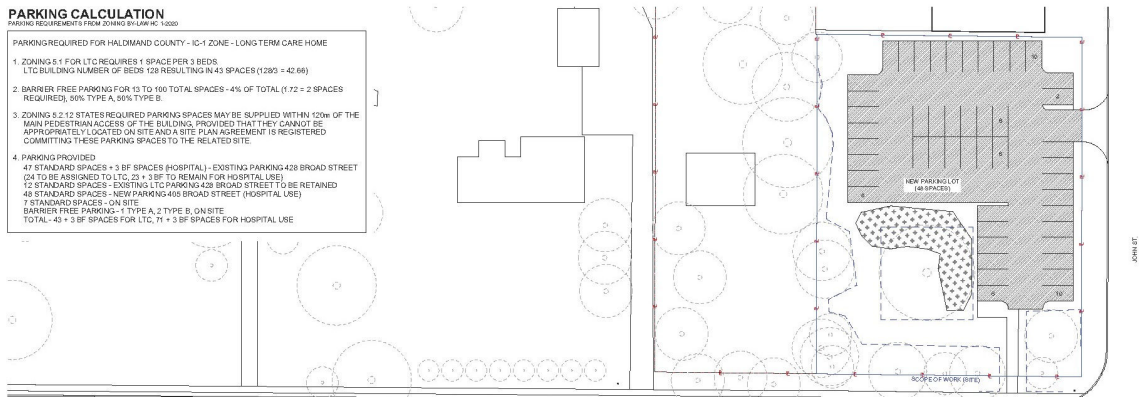
| Project number | Date issued | Scale |
|----------------|-------------|-------|
| <b>2206</b>    |             | 1:400 |
| Drawn by       | Date        |       |
|                | 2024-02-14  |       |

Sheet title  
**SITE PLAN**  
 Drawing no.  
**A101**

**PARKING CALCULATION**

PARKING REQUIREMENTS FROM ZONING BY-LAW # 13200

- ZONING # 1 FOR LTC REQUIRES 1 SPACE PER 3 BEDS  
 LTC BUILDING NUMBER OF BEDS 128 RESULTING IN 43 SPACES (1280 ÷ 42 66)
- BARRIER FREE PARKING FOR 10 TO 100 TOTAL SPACES - 4% OF TOTAL (1.72 = 2 SPACES REQUIRED), 50% TYPE A, 50% TYPE B.
- ZONING # 2.12 STATES REQUIRED PARKING SPACES MAY BE SUPPLIED WITHIN 100m OF THE MAIN PEDESTRIAN ACCESS OF THE BUILDING, PROVIDED THAT THEY CANNOT BE APPROPRIATELY LOCATED ON SITE AND A SITE PLAN AGREEMENT IS REGISTERED COMMITTING THESE PARKING SPACES TO THE RELATED SITE.
- PARKING PROVIDED  
 47 STANDARD SPACES + 3 BF SPACES (HOSPITAL) - EXISTING PARKING 428 BROAD STREET (24 TO BE ASSIGNED TO LTC, 23 + 3 BF TO REMAIN FOR HOSPITAL USE)  
 12 STANDARD SPACES - EXISTING LTC PARKING 408 BROAD STREET TO BE RETAINED  
 48 STANDARD SPACES - NEW PARKING 405 BROAD STREET (HOSPITAL USE)  
 7 STANDARD SPACES - ON SITE  
 BARRIER FREE PARKINGS - 1 TYPE A, 2 TYPE B, ON SITE  
 TOTAL - 45 + 3 BF SPACES FOR LTC, 7 + 3 BF SPACES FOR HOSPITAL USE



**1 OVERALL SITE PLAN**

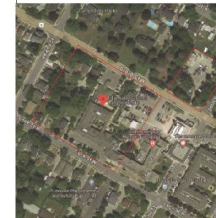
A101 1:400

| MUNICIPAL REVIEW      |  | SITE DATA                              |  |
|-----------------------|--|--|--|
| PROJECT NO.           | 2206   | DUNNVILLE ONTARIO                      |  |
| DESCRIPTION           | LONG TERM CARE FACILITY                          |  |  |
| OFFICIAL PLAN         | HALDIMAND COUNTY OFFICIAL PLAN 2016 (1136/HIC19) |  |  |
| BY-LAW                | HALDIMAND COUNTY ZONING BY-LAW #13200            |  |  |
| REGULATION            | REQUIREMENT                                      | ACTUAL                                 |  |
| ZONING                | COMMUNITY INSTITUTIONAL (C-1)                    |  |  |
| LOT AREA              | MIN. 490 m <sup>2</sup>                          | 20012.4 m <sup>2</sup>                 |  |
| LOT FRONTAGE          | MIN. 15.0 m                                      | 19.62 m or LARGER (VARIES)             |  |
| LOT DEPTH             | MIN. - m (N/A?)                                  | 53.3 m, 53.5 m, THROUGH (VARIES)       |  |
| LOT COVERAGE          | MAX. 100% (N/A?)                                 | 34.8% (7066 m <sup>2</sup> )           |  |
| ASPHALT COVERAGE      |  | 28.3% (5750.5 m <sup>2</sup> )         |  |
| FRONT YARD            | MIN. 7.0 m                                       | 3.0 m, 3.00E ST., 7.0m (86646 SF)      |  |
| REAR YARD             | MIN. 6.4 m (DUN ST 251), 9.0m TYP.               | 2.5 m & 4.0m (VARIES)                  |  |
| SIDE YARD             | MIN. 3.0 m                                       | 1.2, 1.5, 2.5 & 3.3 m (VARIES)         |  |
| SIDE YARD (EXTEND)    | MIN. 7.0 m                                       | N/A                                    |  |
| HEIGHT                | MAX. STOREYS                                     | 2 STOREYS                              |  |
|                       | MAX. 11.0 m                                      | 10.5 m (REFER TO ELEVATION DRAWINGS)   |  |
| PARKING               | 1 PER 3 BEDS                                     | REFER TO PARKING TABLE ON THIS DRAWING |  |
| DRIVING LANE WIDTH    | MIN. 6.5 m                                       | 6.5 m                                  |  |
| PARKING AISLE WIDTH   | MIN. 6.5 m                                       | 6.5 m                                  |  |
| PARKING SPACE         | 5.8 m x 3.0 m MINIMUM                            | 5.8 m x 3.0 m                          |  |
| ACCESSIBLE PARKING    | 5.8 m x 3.4 m MINIMUM                            | 5.8 m x 3.4 m                          |  |
| LANDSCAPED OPEN SPACE | MIN. 30%   | 36.6% (7465 m <sup>2</sup> )           |  |
| GROSS FLOOR AREA      |  | 15486.9 m <sup>2</sup>                 |  |

**SITE PLAN LEGEND**

|          |                                    |          |   |
|----------|------------------------------------|----------|---|
| [Symbol] | NEW BUILDING                       | [Symbol] | EXISTING CATCH BASIN                                  |
| [Symbol] | LIGHT DUTY ASPHALT                 | [Symbol] | EXISTING MANHOLE                                      |
| [Symbol] | HEAVY DUTY ASPHALT                 | [Symbol] | PROPOSED SOFFIT MOUNTED LIGHT FIXTURE                 |
| [Symbol] | PROPERTY LINE                      | [Symbol] | PROPOSED WALL MOUNT LIGHT FIXTURE                     |
| [Symbol] | RAILWAY TRACKS                     | [Symbol] | PROPOSED ROLLAR LIGHT FIXTURE                         |
| [Symbol] | CHAIN LINK FENCE                   | [Symbol] | PROPOSED LIGHT POLE                                   |
| [Symbol] | MAIN ENTRANCE / PRINCIPAL ENTRANCE | [Symbol] | BARRIER FREE PARKING STALL SIGN                       |
| [Symbol] | SERVICE ENTRANCE                   | [Symbol] | FIRE ROUTE, NO PARKING SIGN                           |
| [Symbol] | SECONDARY BUILDING ENTRANCE        | [Symbol] | HYDRANT POLE  |
| [Symbol] | SECONDARY PRINCIPAL ENTRANCE       | [Symbol] | HYDRANT BRACING POLE                                  |
| [Symbol] | BUILDING EXIT                      | [Symbol] | PAINTED LINES AT PEDESTRIAN CROSSWALK                 |
| [Symbol] | BARRIER FREE PARKING STALL         | [Symbol] | GRAVEL DRIVEWAY                                       |
| [Symbol] | LTC PARKING SPOTS                  | [Symbol] | BORE HOLE LOCATION AND NUMBER                         |
| [Symbol] | RETAIL PARKING                     | [Symbol] | FIRE ROUTE - CENTERLINE AND WIDTH                     |
| [Symbol] | CONCRETE SIDEWALK OR PAD           | [Symbol] | CARPOOL PARKING SPACES (LEED REQUIREMENT)             |
| [Symbol] | 1 IN 12 SLOPE DOWN TO DRAIN CURB   | [Symbol] | EXISTING FIRE HYDRANT                                 |
| [Symbol] | SNOW STORAGE LOCATION              | [Symbol] | ELECTRIC VEHICLE CHARGING STATIONS (LEED REQUIREMENT) |
| [Symbol] | EXISTING FIRE HYDRANT              |          |   |

- SITE PLAN NOTES**
- CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS (INSIDE OR OUTSIDE THE PROPERTY LINE) DISTURBED OR DAMAGED DURING PERIOD OF CONSTRUCTION, WHETHER SHOWN ON DRAWINGS OR NOT.
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| Particulars                    | No. | Date    | By |
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| TT FOR CLASS C COST ESTIMATE   | 1   | 20/01/2 | VP |
| OWNER FOR REZONING APPLICATION | 2   | 24/02/4 | VP |

| Particulars          | No. | Date | By |
|----------------------|-----|------|----|
| Revisions to drawing |     |      |    |



Standard Studio  
127 Broad Ave., Stratford,  
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Project title  
**Edgewater Gardens**

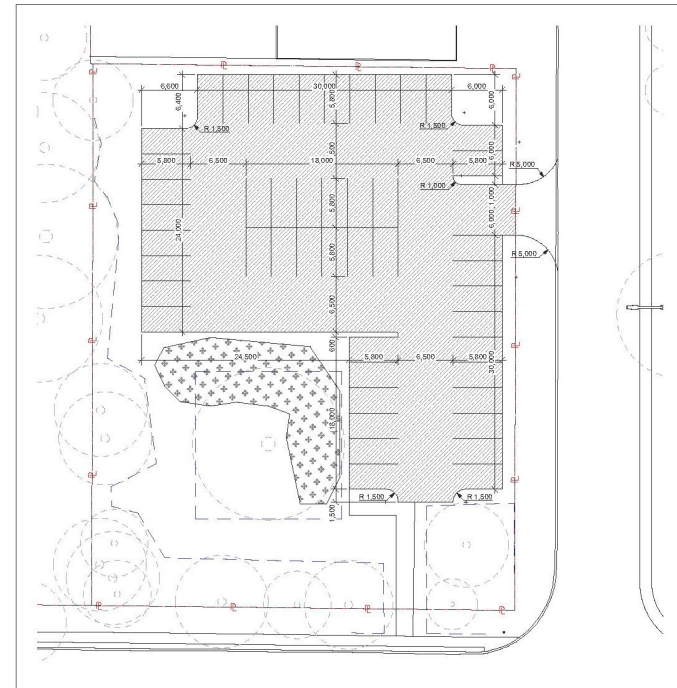
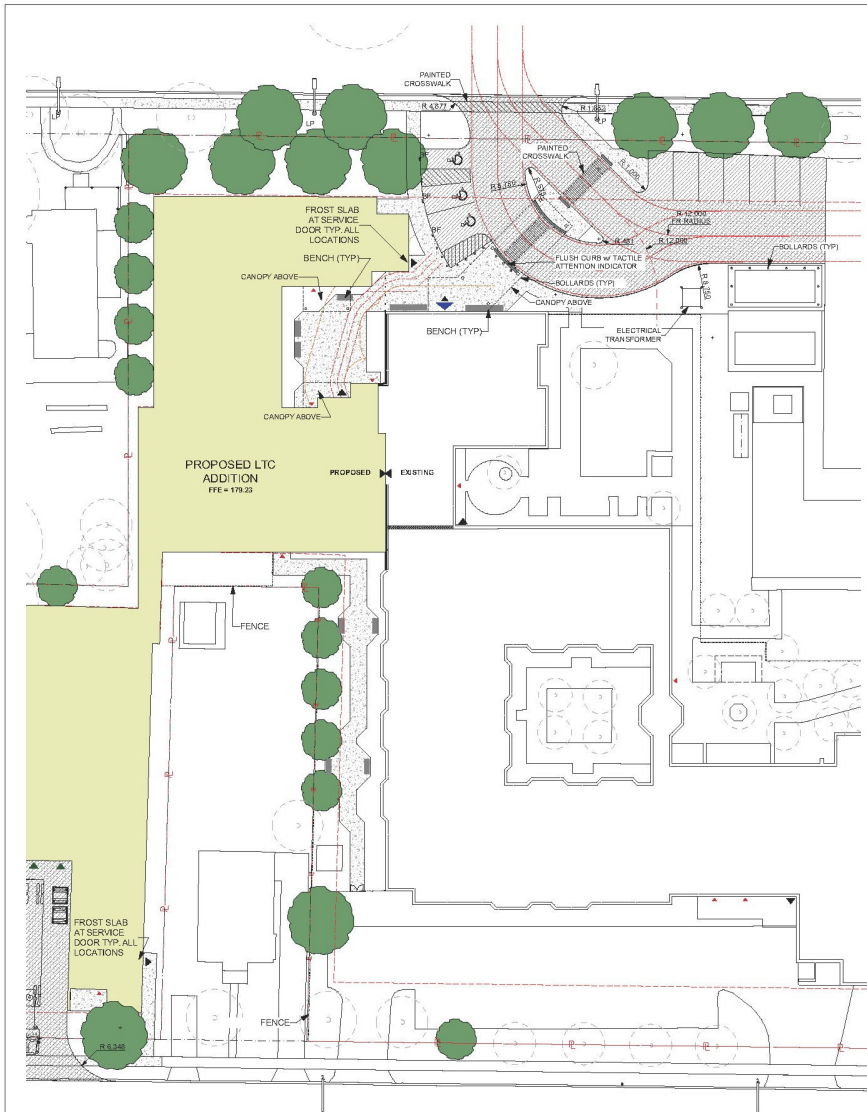
**EDGEWATER GARDENS 64 BED ADDITION**

**DUNNVILLE ONTARIO**

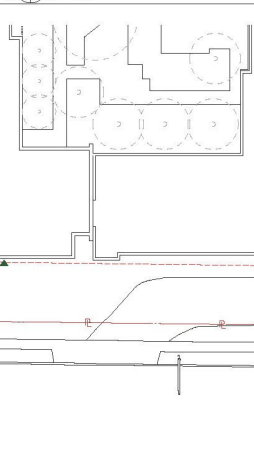
| Project number | Date Issued | Scale |
|----------------|-------------|-------|
| <b>2206</b>    |             | 1:200 |

| Sheet title               | Date       |
|---------------------------|------------|
| <b>ENLARGED SITE PLAN</b> | 2024-05-14 |

**A102**



**2 ENLARGED SITE PLAN**  
A102 1:200



**1 ENLARGED SITE PLAN**  
A102 1:200

**SITE PLAN LEGEND**

|   |   |
|---|---|
| [Green fill] NEW BUILDING   | [Circle with CB] EXISTING CATCH BASIN                     |
| [Hatched] LIGHT DUTY ASPHALT  | [Circle with MH] EXISTING MANHOLE                         |
| [Dark hatched] HEAVY DUTY ASPHALT                                     | [Square with P] PROPOSED SOFFIT MOUNTED LIGHT FIXTURE     |
| [Dashed line] PROPERTY LINE   | [Square with W] PROPOSED WALL MOUNT LIGHT FIXTURE         |
| [Double line] RAILWAY TRACKS  | [Square with R] PROPOSED ROLLARD LIGHT FIXTURE            |
| [Line with T] CHAIN LINK FENCE  | [Square with L] PROPOSED LIGHT POLE                       |
| [Triangle with M] MAIN ENTRANCE / PRINCIPAL ENTRANCE                  | [Square with BF] BARRIER-FREE PARKING STALL SIGN          |
| [Triangle with S] SERVICE ENTRANCE                                    | [Line with FR] FIRE ROUTE - NO PARKING SIGN               |
| [Triangle with B] SECONDARY BUILDING ENTRANCE                         | [Line with HP] HYDRANT POLE                               |
| [Triangle with P] SECONDARY PRINCIPAL ENTRANCE                        | [Line with HBP] HYDRANT BRACING POLE                      |
| [Triangle with X] BUILDING EXIT                                       | [Line with P] PAINTED LINES AT PEDESTRIAN CROSSWALK       |
| [Triangle with B] BARRIER FREE PARKING SPOTS                          | [Line with G] GRAVEL DRIVEWAY                             |
| [Square with R] RETAIL PARKING  | [Circle with D] BORE HOLE LOCATION AND NUMBER             |
| [Square with C] CONCRETE SIDEWALK OR PAD                              | [Line with F] FIRE ROUTE - CENTERLINE AND WIDTH           |
| [Square with S] 1 IN 12 SLOPE DOWN TO ROOF CURB                       | [Circle with P] CARPOOL PARKING SPACES (LEED REQUIREMENT) |
| [Square with SN] SNOW STORAGE LOCATION                                | [Circle with F] EXISTING FIRE HYDRANT                     |
| [Square with E] ELECTRIC VEHICLE CHARGING STATIONS (LEED REQUIREMENT) |   |