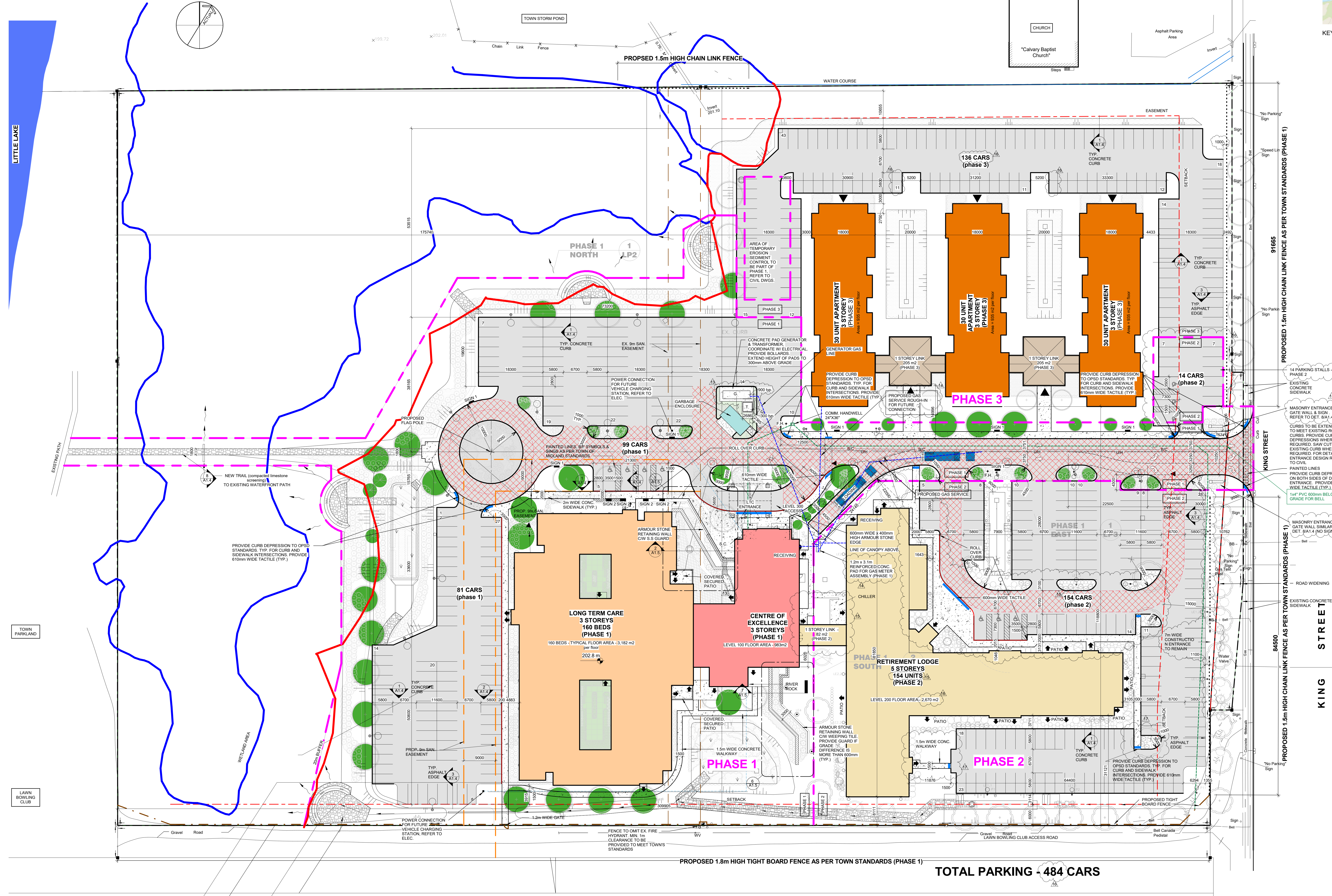
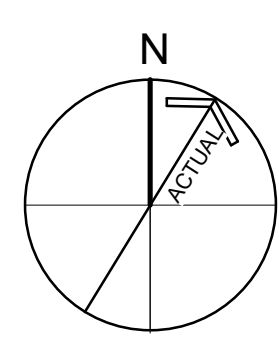




GENERAL NOTES
 ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. REPRODUCTION OF DRAWINGS WITHOUT WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.
 THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
 ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.
 IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, AND SITE WORK.



SITE INFORMATION - ZONING

ZONE	RESTRICTIONS	INSTITUTIONAL ZONE DESCRIPTION
ZONE	688 KING STREET MIDLAND, ONTARIO	INSTITUTIONAL ZONE DESCRIPTION - I8
D.B.C CLASSIFICATION	LONG TERM CARE I(T) - GROUP B, CN 2 - 3,2,3	FOR GRADING PLANS AND STORM WATER REFER TO SURVEY PREPARED BY J.P. VANCE DEVELOPMENTS LTD.
TOTAL OCCUPANCY	LONG TERM CARE I(T) - 108 BEDS + 30 STAFF + 10 VISITORS CENTRE OF EXCELLENCE (CCE) - GROUP D DAY APARTMENTS (DA) - GROUP F RETIRED LODGE (RL) - 14 UNITS (4-10 RESIDENTS + 20 STAFF + 10 VISITORS) DAY APARTMENTS (DA) - 60 UNITS	RETIRED HOME - 122 4A CENTRE OF EXCELLENCE (CCE) - GROUP D DAY APARTMENTS (DA) - GROUP F LONG TERM CARE I(T) - 108 BEDS + 30 STAFF + 10 VISITORS CENTRE OF EXCELLENCE (CCE) - 1 PRACTITIONER + 4 STAFF + 21 STUDENTS + 4 JUNIOR CORPORATE OFFICE RETIRED LODGE (RL) - 14 UNITS (4-10 RESIDENTS + 20 STAFF + 10 VISITORS) DAY APARTMENTS (DA) - 60 UNITS

Parking Requirements

Building/Use	Zone	Provided	Required
Long Term Care Facility	I8	150	150
Medical Practitioner - 1 practitioners (CCE - Medical Clinic Area - 1600sq ft) Centre of Excellence (CCE) (1700sq ft) 1/30 m ²	0	5	5
Janette Corporate Office	0	23	23
Phase 1 Total Cars	180	180	180
Retired Lodge	14	154	154
Phase 2 Total Cars	184	184	184
Apartments	479	484	484
Total Cars	479	484	484

Area Summary

Building/Use	Floor Area (m ²)	Height
Long Term Care Facility (Phase 1) - 2 storey	3,178	m=2
Level 200 floor area	1,179	m=2
Level 300 floor area	1,822	m=2
Total gross floor area	6,188	m=2
Shared Services - Centre of Excellence - 3 storey	963	m=2
Public Spaces - Level 200 floor area	919	m=2
Centre of Excellence - Level 300 floor area	943	m=2
Janette Corporate Office - Level 400 floor area	984	m=2
Total gross floor area	3,259	m=2
Retired Lodge - 5 storey	82	m=2
1 storey shared common area	2,467	m=2
Retired Lodge main floor area	1,570	m=2
Total gross floor area	4,319	m=2
Apartments - 5 storey	935	m=2
Apartment area per floor	187	m=2
Total gross floor area per building	2,465	m=2
Common Area - 4 storey	416	m=2
1 storey shared common area	235	m=2
Total common gross floor area	6,828	m=2
Total Apartment and Common area	6,828	m=2

Legend

NEW CONCRETE	NEW ASPHALT - PHASE 1 TO INCLUDE FIRST LIFT OF ASPHALT ONLY
HEAVY DUTY ASPHALT - PHASE 1 TO INCLUDE FIRST LIFT OF ASPHALT ONLY	ADJOURNING
F.H. FIRE HYDRANT	S.C. SAME-SE CONNECTION
LE LIGHTING STANDARD	PHASE LINE
20m WETLAND BUFFER	UNEVALUATED WETLAND
PROPOSED 9m WIDE SANITARY EASEMENT	1.5m HIGH CHAIN LINK FENCE
STEEL POST MOUNTED TRAFFIC CONTROL SIGN (300x300mm) WITH SIGN COLOURS TO BE WHITE BACKGROUND WITH BLACK LETTERING	STEEL POST MOUNTED TRAFFIC CONTROL SIGN (300x450mm) WITH SIGN COLOURS TO BE WHITE BACKGROUND WITH BLACK LETTERING
NEW TREES - PHASE 1 FOR COMPLETE LANDSCAPING (BODDING, PLANTING COURTYARDS, WALKWAYS) REFER TO LANDSCAPE DRAWINGS PREPARED BY DIVISION - TATAM	

Revisions

No.	Description	Date
1	Issued for Site Plan Application	Dec. 15, 2017
2	Revised for Site Plan Application	May 2, 2018
3	Issued for MCH Preliminary Submission	May 23, 2018
4	Issued for Phase 1 Construction	Aug. 3, 2018
5	Response to MCH	Nov. 14, 2018
6	Revised for MCH Preliminary Submission	Mar. 20, 2019
7	MCH Preliminary Submission - 160 Beds	Apr. 15, 2019
8	Revised for SPA - Loading Entrance	Apr. 24, 2019
9	Issued for MCH Approval Submission	July 12, 2019
10	Issued to Tender	Sept. 20, 2019
11	Construction in Progress	Oct. 11, 2019
12	Issued for Construction	Dec. 20, 2019
13	Construction in Progress	Sept. 08, 2020
14	Construction in Progress	Jan. 15, 2021
15	Issued for Sign, Fire Route and BIF signs	June 7, 2021
16	Parking Adjustment	Sept. 15, 2021
17	Site Plan Amendment Phase 2	Oct. 28, 2021

TED HANDY and ASSOCIATES
 76 Mary Street, Windsor, Ont. N9A 1P1
 Tel: 705.734.3580
 Fax: 705.722.5282

The Villa Care Centre
 688 King Street, Midland, ON

Site Plan - Overall Layout
 1: 400

A1.1
 Scale As indicated

Project number 1446a
 Date OCT 5 2021
 Drawn by AF
 Checked by EPH