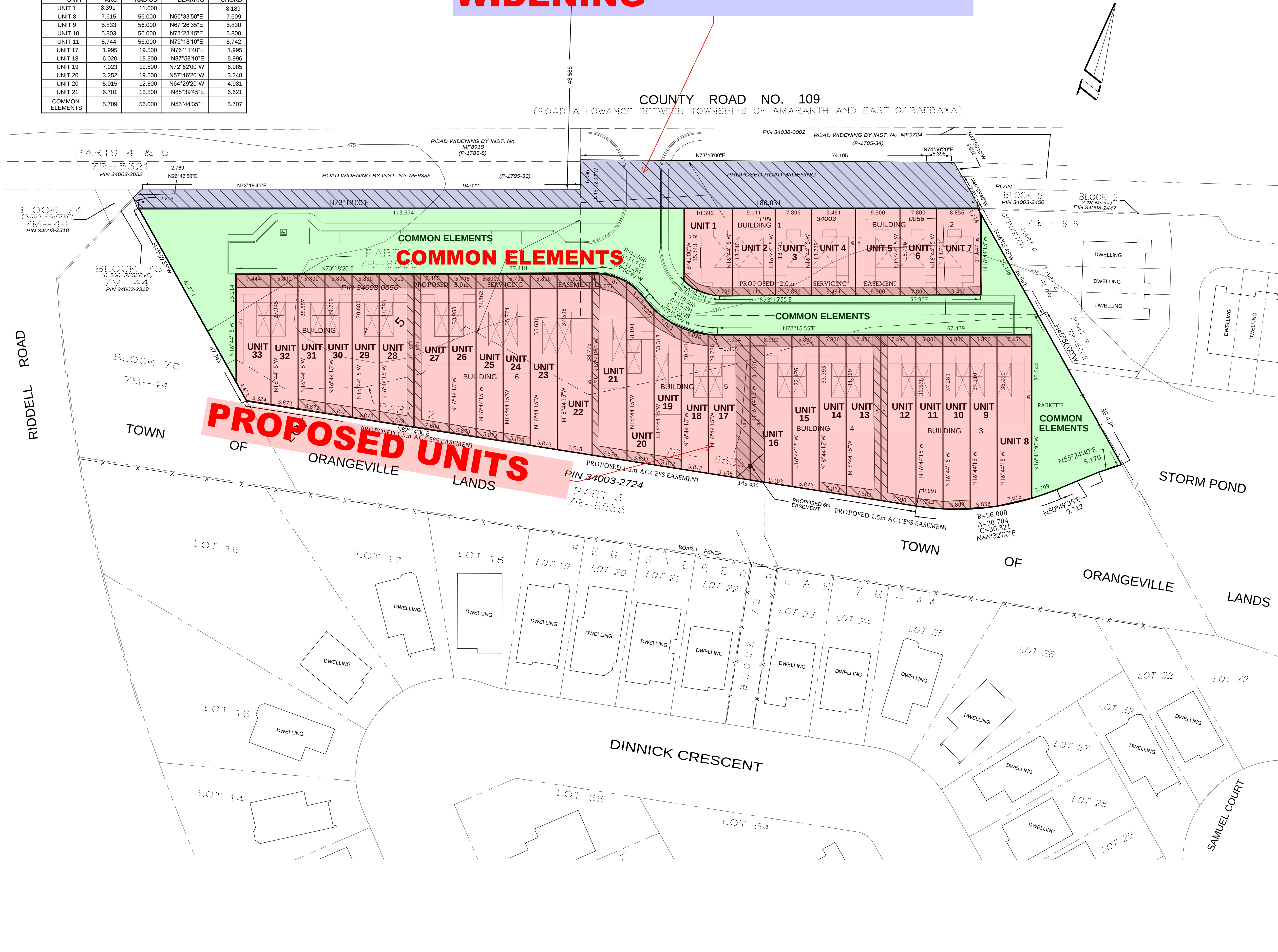


Draft Plan of Vacant Land Condominium

PROPOSED ROAD WIDENING

CURVE TABLE				
UNIT1	ARC	RADIUS	BEARING	CHORD
UNIT 1	8.391	11.000		8.189
UNIT 8	7.615	56.000	N60°33'50"E	7.609
UNIT 9	5.833	56.000	N67°26'35"E	5.830
UNIT 10	5.803	56.000	N73°23'45"E	5.800
UNIT 11	5.744	56.000	N79°18'10"E	5.742
UNIT 17	1.995	19.500	N76°11'40"E	1.995
UNIT 18	6.020	19.500	N67°58'10"E	5.995
UNIT 19	7.023	19.500	N72°52'00"E	7.000
UNIT 20	3.252	19.500	N57°46'20"W	3.248
UNIT 20	5.015	12.500	N64°29'20"W	4.981
UNIT 21	6.701	12.500	N88°39'45"E	6.621
COMMON ELEMENTS	5.709	56.000	N53°44'35"E	5.707

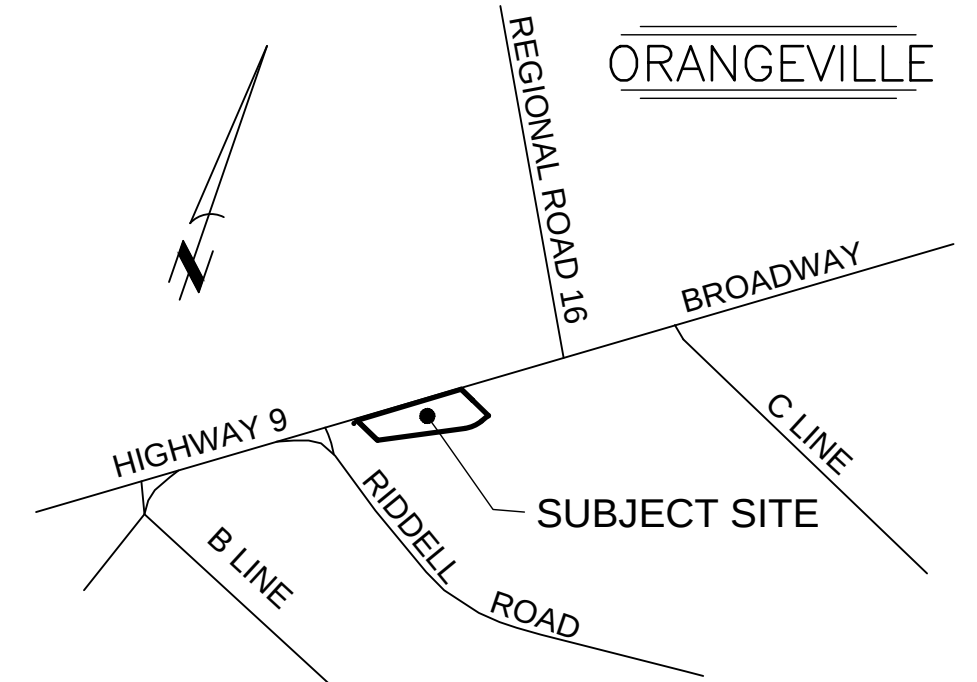


**DRAFT PLAN OF VACANT LAND CONDOMINIUM
PART OF LOT 5, CONCESSION C
(GEOGRAPHIC TOWNSHIP OF EAST GARAFRAXA)
TOWN OF ORANGEVILLE
COUNTY OF DUFFERIN**

SCALE 1 : 400

0 10 20 30 METRES

VAN HARTEN SURVEYING INC.



UNIT & COMMON ELEMENTS AREAS

UNIT	AREA m²	UNIT	AREA m²	
1	187.5	18	173.3	
2	170.8	19	183.1	
3	146.2	20	209.4	
4	177.7	21	290.4	
5	177.8	22	286.4	
6	146.0	23	215.4	
7	176.5	24	210.1	
8	267.5	25	204.8	
9	215.0	26	199.5	
10	216.7	27	250.0	
11	214.8	28	241.3	
12	270.5	29	180.6	
13	261.6	30	175.3	
14	196.3	31	170.0	
15	191.0	32	164.7	
16	285.6	33	199.8	
17	273.1	COMMON ELEMENTS		2927.6

SCHEDULE:

(UNDER SECTION 51(17) OF THE PLANNING ACT)

- (a) BOUNDARIES AS SHOWN
- (b) WIDTHS OF ROADS AS SHOWN
- (c) KEY PLAN AS SHOWN
- (d) PURPOSE OF SITE: 3 STOREY TOWNHOUSE CONDOMINIUMS
- (e) EXISTING USES OF ADJOINING LANDS AS SHOWN
- (f) DIMENSIONS OF UNITS AS SHOWN
- (g) NATURAL FEATURES N/A
- (h) MUNICIPAL WATER AVAILABLE
- (i) GRAVEL AND LOAM
- (j) CONTOURS AS SHOWN
- (k) ALL MUNICIPAL SERVICES AVAILABLE
- (l) NO EASEMENTS FOUND ON SUBJECT PROPERTY

ADDITIONAL INFORMATION

SITE AREA: 0.990 ha
NUMBER OF RESIDENTIAL UNITS: 33

OWNER'S CERTIFICATE

2040771 INC. AUTHORIZES THE SUBMISSION OF THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF ORANGEVILLE PLANNING DEPARTMENT.


BRENT HOLLENBECK
2040771 ONTARIO INC.

AUGUST 13, 2020
DATE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.


JAMES M. LAWS, O.L.S.
Van Harten Surveying Inc.

AUGUST 13, 2020
DATE

NOTE:

DISTANCES SHOWN ON CURVES ARE ARC DISTANCES.

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
----------------------------	----------------------------	---------------------------------

www.vanharten.com info@vanharten.com

www.vanharten.com info@vanharten.com

DRAWN BY: GS	CHECKED BY:JML	PROJECT No. 26941-19
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DRAWN BY: GS	CHECKED BY:JML	PROJECT No. 26941-19
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Aug 13, 2020-7:35:54 PM

Aug 13, 2020-7:35:54 PM
C:\EAST CARPENTRY\ALCOHOL\CHARITAT STD BROADWAY\ACADIBRAFT

PLAN 690 BROADWAY.dwg

Elevations

UNITS ALONG BROADWAY



④ DF-1 END

④ DF-1 END

③ DF-1

② DF-1 (REV) REVERSED

① DF-1 CORNER REVERSED

LEFT ELEVATION 'A'

FRONT ELEVATION 'A' (FACING COUNTY RD 109)



① DF-1 CORNER REVERSED

① DF-1 CORNER REVERSED

② DF-1 (REV) REVERSED

③ DF-1

④ DF-1 END

RIGHT (WEST) ELEVATION 'A'

REAR ELEVATION 'A' (FACING INTERNAL STREET)

BUILDING 1
DUAL FRONTING

10			
9			
8			
7			
6			
5			
4			
3			
2			
1			
ISSUED FOR SPA		AUG 25/20 ARW	
no. description		date	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the architect which must be returned at the completion of the work. Drawings are not to be scaled.			
V3 DESIGN		255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 v3design.com	
All drawings, specifications, related documents and design are the copyright property of V3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without V3 DESIGN's written permission.			
BRENTWOOD BUILDING CORP.			
project name		project no.	
ORANGEVILLE, ON.		18019	
DUAL FRONTING TOWNHOUSES		BUILDING 1	
date		BLOCK ELEVATIONS	
AUG 2020		1/8" = 1'-0"	
drawn by		checked by	
ARW		RV	
		18019-BF	

UNITS ALONG SOUTH SIDE OF INTERIOR ROAD



BUILDING 3
STANDARD TOWN HOMES

1

2

3

4

5

6

7

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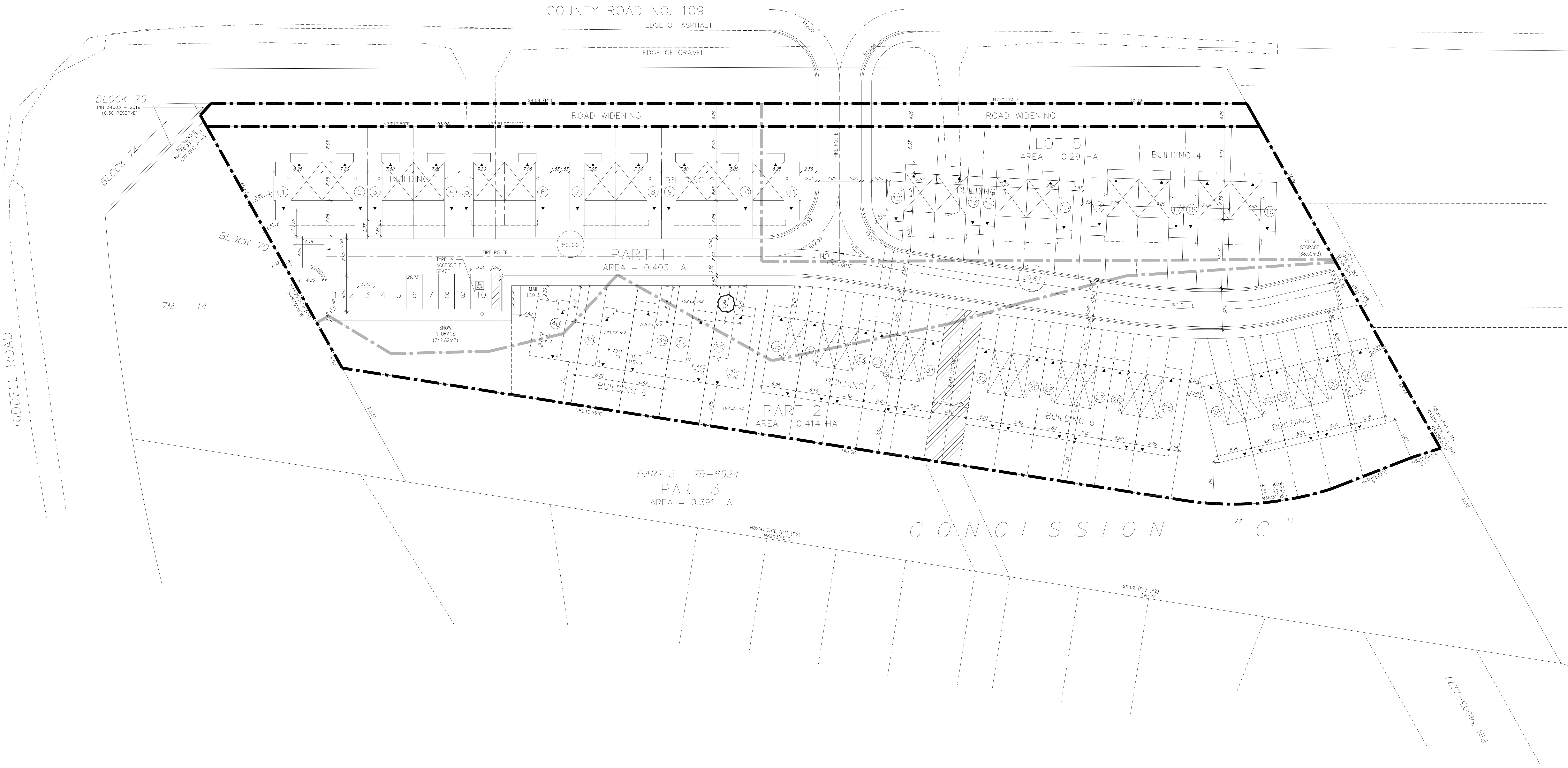
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1										ISSUED FOR SPA										AUG 25/20 AM																													
no										description										date										by																			
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the architect which must be returned at the completion of the work. Drawings are not to be copied.																																																	
										255 Consumers Rd Suite 120 Toronto ON M2J 1R4 416.630.2255 416.630.4782 va3design.com																																							
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BRENTWOOD BUILDING CORP.																																																	
project name																				project no.										18019																			
participating										ORANGEVILLE, ON.										date										AUG 20																			
standard										TOWNHOMES										BUILDING 3 BLOCK ELEVATIONS																													
date										AUG 2020										drawing no.										1/8" = 1'-0"																			
drawn by										ADM										checked by										18019 1st																			
																														B3.1																			

Original Concept Plan



SITE STATISTICS SUMMARY	
ZONING	-
PART 1 LOT AREA:	4,046.86m ² 1.00 ACRES 0.403 Ha
PART 2 LOT AREA:	4,127.79m ² 1.00 ACRES 0.414 Ha
LOT 5 AREA:	2,872.27m ² 0.71 ACRES 0.29 Ha
OVERALL LOT AREA:	11,046.92m ² 2.74 ACRES 1.107 Ha
ROAD WIDENING AREA:	716.51m ² 0.18 ACRES 0.07 Ha
TOTAL INTERIOR ROAD AREA: (EXCLUDES SIDEWALK AND CURB)	1,921.41m ² 0.48 ACRES 0.19 Ha
BUILDABLE AREA: (LOT AREA MINUS ROAD WIDENING AND INTERIOR ROAD)	8,457.93m ² 2.09 ACRES 0.847 Ha
DENSITY 40 UNITS TOTAL (DENSITY CALCULATED FROM BUILDABLE AREA WITHOUT ROAD WIDENING AND INTERIOR ROAD)	47.23 PER Ha 19.14 PER ACRES
SNOW STORAGE AREA:	411.32m ²
UNIT COUNT	
7.8m DUAL FRONTING TOWNS	19
5.8m STANDARD TOWNS	16
6.8m/7.5m STANDARD TOWNS	5
TOTAL	40 UNITS

PROPOSED DRIVE

WATER SERVICE

EXISTING DRIVE

EXISTING TELEPHONE INFRASTRUCTURE

THRESHOLD ELEVATION

PROPOSED MIN. ELEVATION

FIN. RESIDENT ELEV. GEAR

TOP OF FOUNDATION WALL

N. OF HOUSE

LEFT WALK

TRANSFORMER

DOUBLE TYP. / DUAL CONNECTION

SINGLE TYP. / DUAL CONNECTION

WELL HEAD

UNDERGROUND FOOTING AT BASE

UNDERGROUND FOOTING AT FRONT

UNDERGROUND FOOTING AT SIDE

WALK BACK OF SIDE

WALK BACK OF BASEMENT

HOUSE FLOOR

STREET SIGN

RAILROAD

RETAINING WALL

CHALK LINE FENCE (SEE LANDSCAPE PLAN)

ACQUITTAL FENCE (SEE LANDSCAPE PLAN)

WOOD SHED FENCE (SEE LANDSCAPE PLAN)

IRON SHED LATERAL

IRON METAL

IRON METAL

SMALL DIRECTION

IMPERVIOUS

PROPOSED 1/4" DIA. CULM

STONE IN WALL

THIS LOT CANNOT BE ENGINEERED FULL

AP. CONCRETE REQUIRED

SNOW STORAGE CONSTRUCTION

SEE WALKWAY LOCATION

SEE WALKWAY LOCATION

EXTERIOR DOOR LOCATION

EXTERIOR DOOR LOCATION

REVERSE SIDE VIEW

255 Consumers Rd
Suite 120
Orangville, ON N2J 1R4
1 416.630.4702
v3design.com

V3
DESIGN

ORANGVILLE, ON.
18019
18019
18019

DATE: 2018
BY: [Signature]
CHECKED: [Signature]
SCALE: 1:1000
SHEET: 1 OF 1

ORANGVILLE, ON.
18019
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18019

DATE: 2018
BY: [Signature]
CHECKED: [Signature]
SCALE: 1:1000
SHEET: 1 OF 1

ORANGVILLE, ON.
18019
18019
18019

DATE: 2018
BY: [Signature]
CHECKED: [Signature]
SCALE: 1:1000
SHEET: 1 OF 1

EXTENT OF SITE

KEY MAP

A graphical bar scale used for measuring distances on the plan. It shows increments of 5 meters (0, 5, 10, 15, 20, 25, 30) and their equivalent in feet (0, 15, 30, 45, 60, 75, 90).

Revised Concept Plan - Landscape

OPZ Public Meeting Comments

- 1. Flooding in Town-owned lands
- 2. Existing trees & vegetation / Overlook on Dinnick / Parkette
- 3. Telecom Issues
- 4. Walkway Connection

Summary of Changes

Statistic	Original Concept	Current Concept
Dual Frontage Townhouses	19	7
Standard Townhouses	21	26
Total Units	40	33
Density	41 units per net hectare	34 units per net hectare
Parking	2 resident spaces per unit 10 visitor spaces	2 resident spaces per unit 9 visitor spaces
Parkette	none	198 square metres
Walkway	Proposal to connect south to Dinnick Crescent	Connecting east to adjacent townhouse development



GENERAL NOTES

- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.

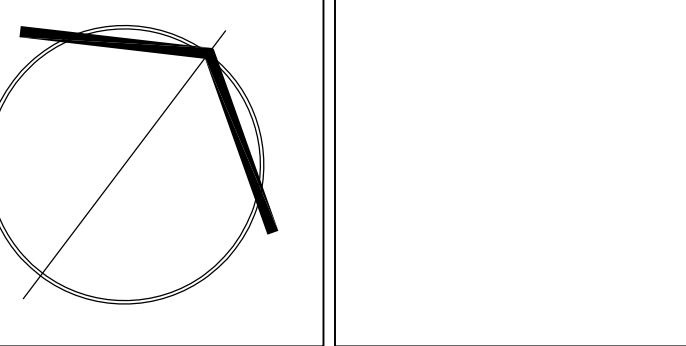
KEY PLAN

LEGEND

- EXISTING TREES TO BE PRESERVED
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- PERENNIALS / GRASSES
- SODDING
- DECORATIVE UNIT PAVING
- CONCRETE PATIO SLABS
- DAFFODIL MIX
- BUFFER AREA SHRUBS 1m O.C.
- UPLAND SEED MIX
- WETLAND SEED MIX
- 1.8m HT. WOOD PRIVACY FENCE
- DECORATIVE METAL FENCE
- CHAIN LINK FENCE
- GATE
- MASONRY PILLAR

1	JUNE 24, 2020	EXISTING TREE INVENTORY	M.R.
No.	DATE	REVISION	BY

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.



SBK

STRYBOS BARRON KING

LANDSCAPE ARCHITECTURE

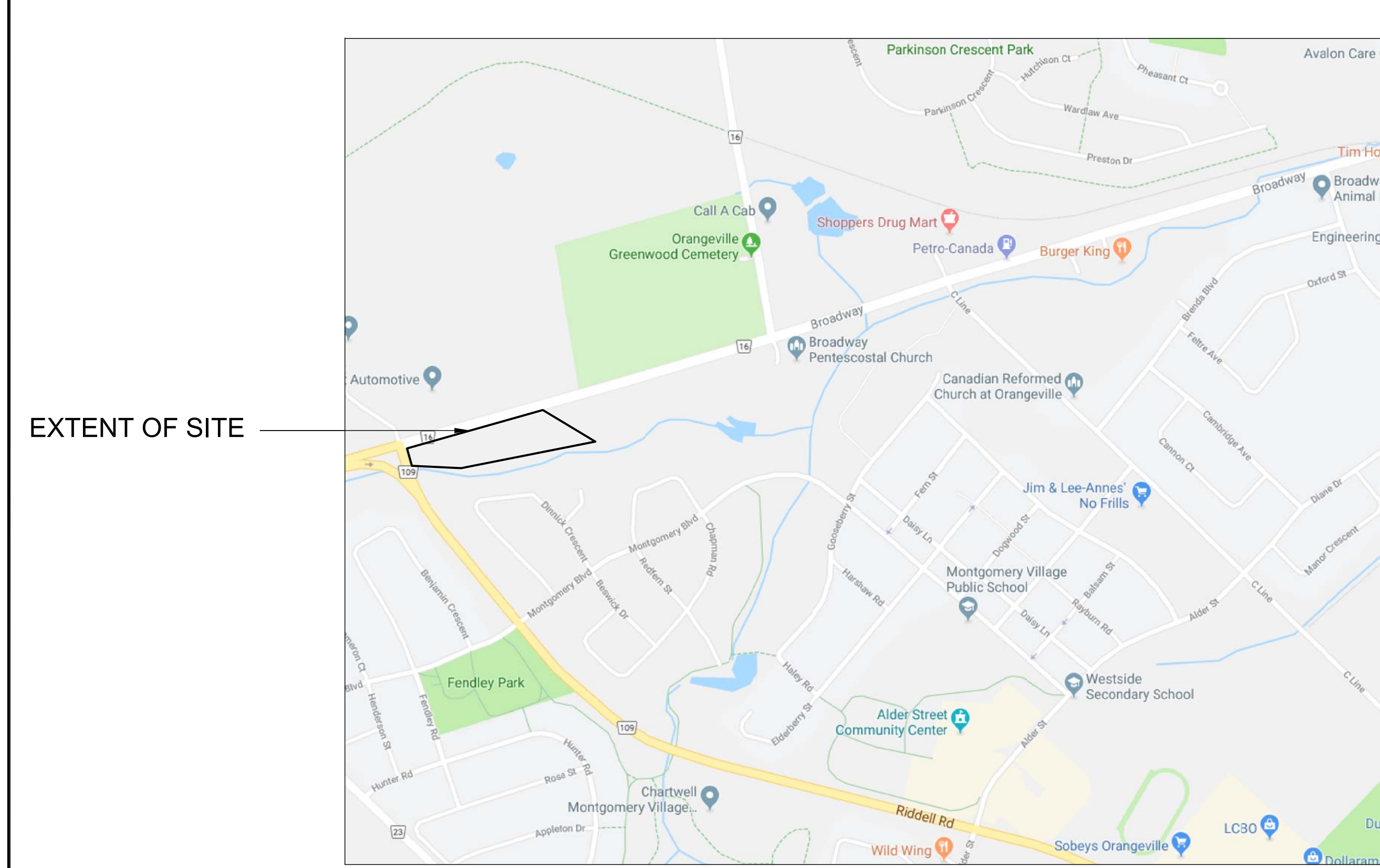
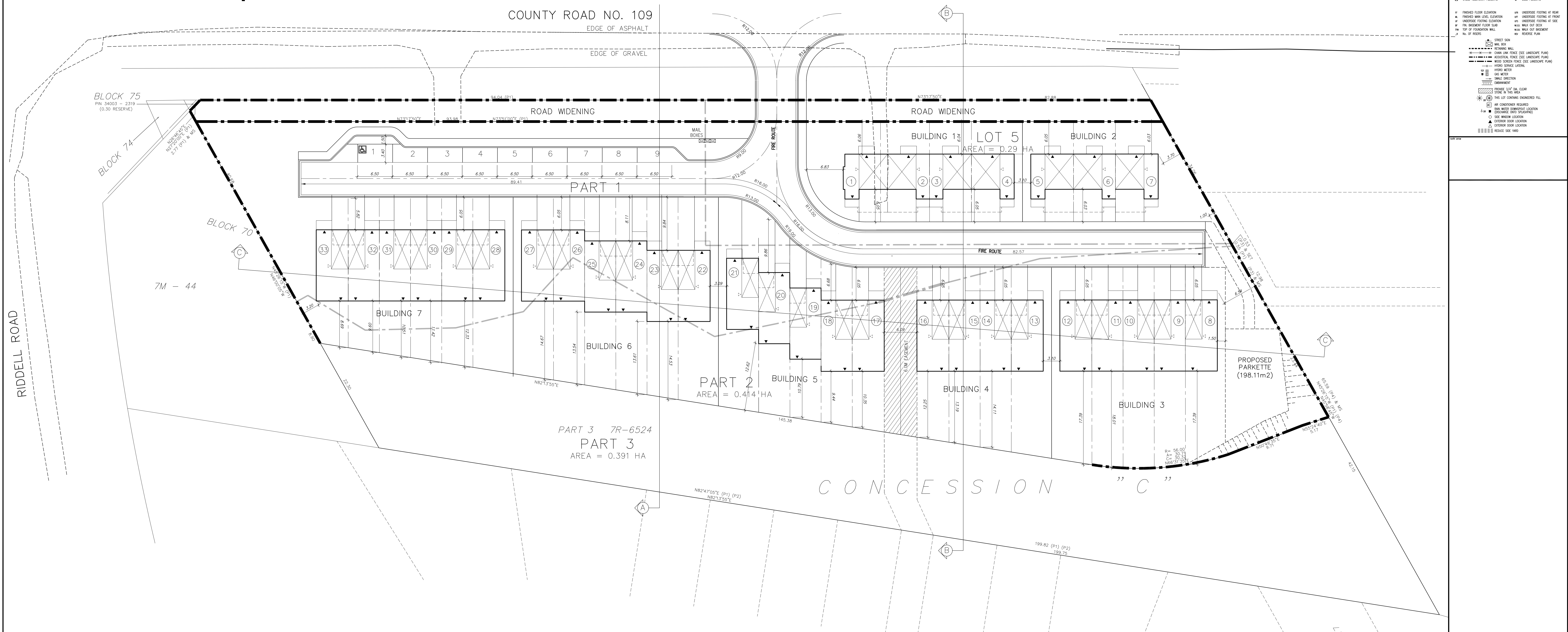
5770 HURONTARIO STREET, SUITE 320
MISSISSAUGA, ONTARIO, L4R 3G5
T: 416.695.4949 F: 905.712.3101
WWW.STRYBOS.COM

PROJECT:
2040771 ONTARIO INC.
670 AND 690 BROADWAY
PART OF LOT 5, CONCESSION C
GEOGRAPHIC TOWNSHIP EAST GARAFRAXA
TOWN OF ORANGEVILLE, COUNTY OF DUFFERIN

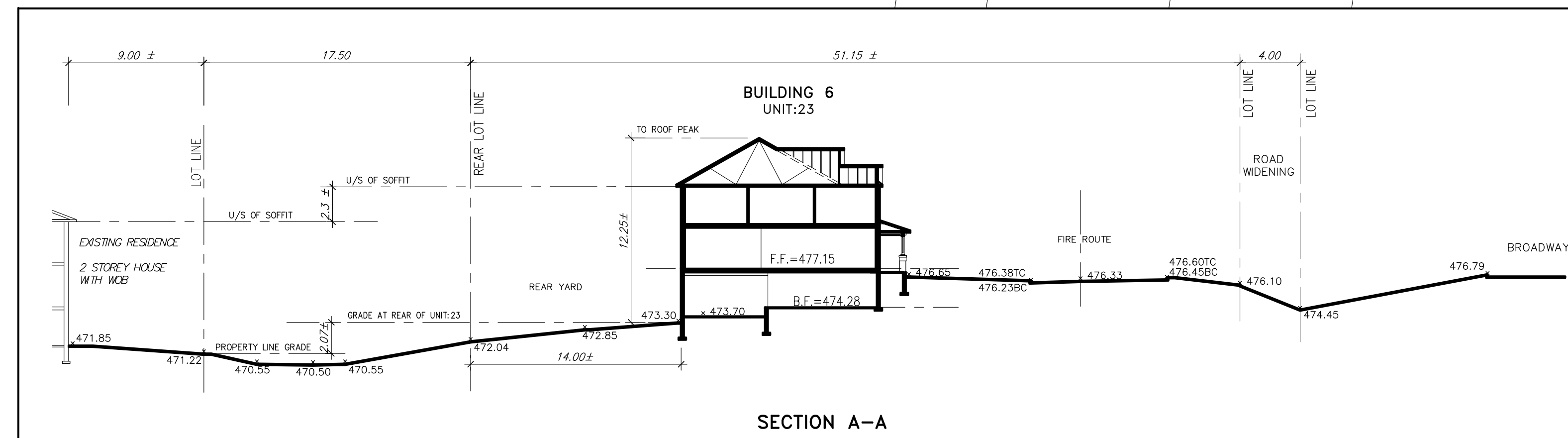
DRAWING TITLE:
LANDSCAPE CONCEPT PLAN

SCALE: 1 : 300	PROJECT No. 20-5468
DATE: JUNE 2020	DRAWING No. L100
DRAWN BY: SS	
CHECKED BY: LB	

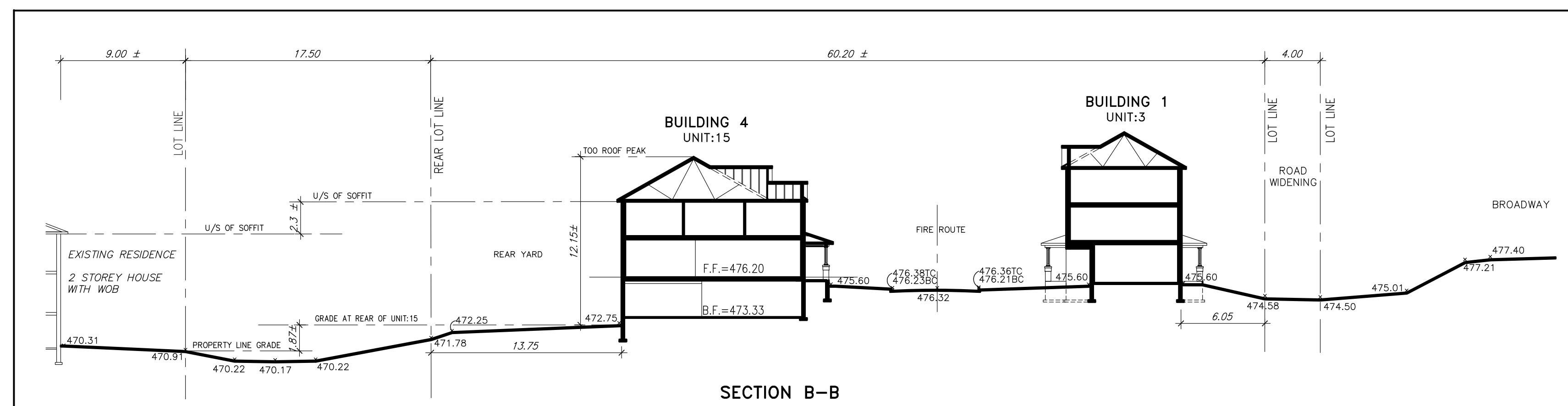
Revised Concept Plan and Cross-Sections



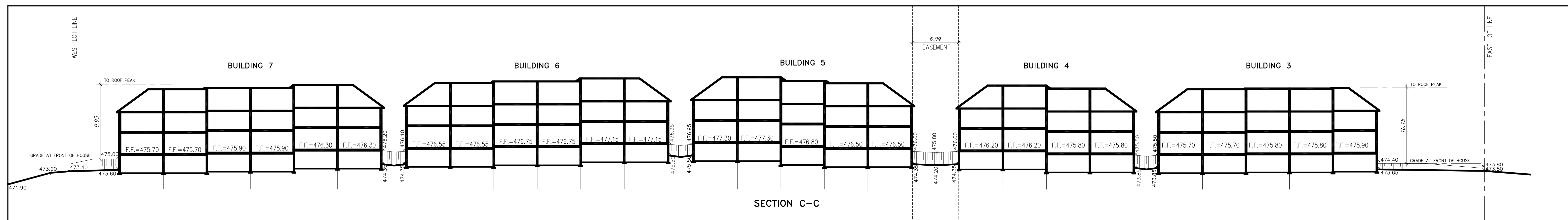
KEY MAP



SECTION A-A



SECTION B-B



SECTION C-C

SITE STATISTICS SUMMARY		
ZONING :	--	
PART 1 LOT AREA:	5,046.86sqm 0.403 Ha	
PART 1 LOT AREA:	4,127.79sqm 1.02 acres 0.414 Ha	
LOT 5 AREA:	2,873.72sqm 0.71 ACRES 0.29 Ha	
OVERALL LOT AREA:	11,068.38sqm 2.74 ACRES 1.107 Ha	
ROAD WIDENING AREA:	716.51sqm 0.18 ACRES 0.07 Ha	
TOTAL INTERIOR ROAD AREA: (INCLUDES SIDEWALK AND CURBS)	1,921.41sqm 0.48 ACRES 0.19 Ha	
BUILDABLE AREA: (LOT AREA WITHOUT ROAD WIDENING AND INTERIOR ROAD)	8,457.93sqm 2.09 ACRES 0.847 Ha	
DENSITY	38.96 PER HA	
53 UNITS TOTAL (DENSITY CALCULATED FROM BUILDABLE AREA WITHOUT ROAD WIDENING AND INTERIOR ROAD)	15.78 PER ACRES	
SNOW STORAGE AREA		
UNIT COUNT		
7.8m DUAL FRONTING TOWNS		7
5.8m STANDARD TOWNS		26
TOTAL		33 UNITS

