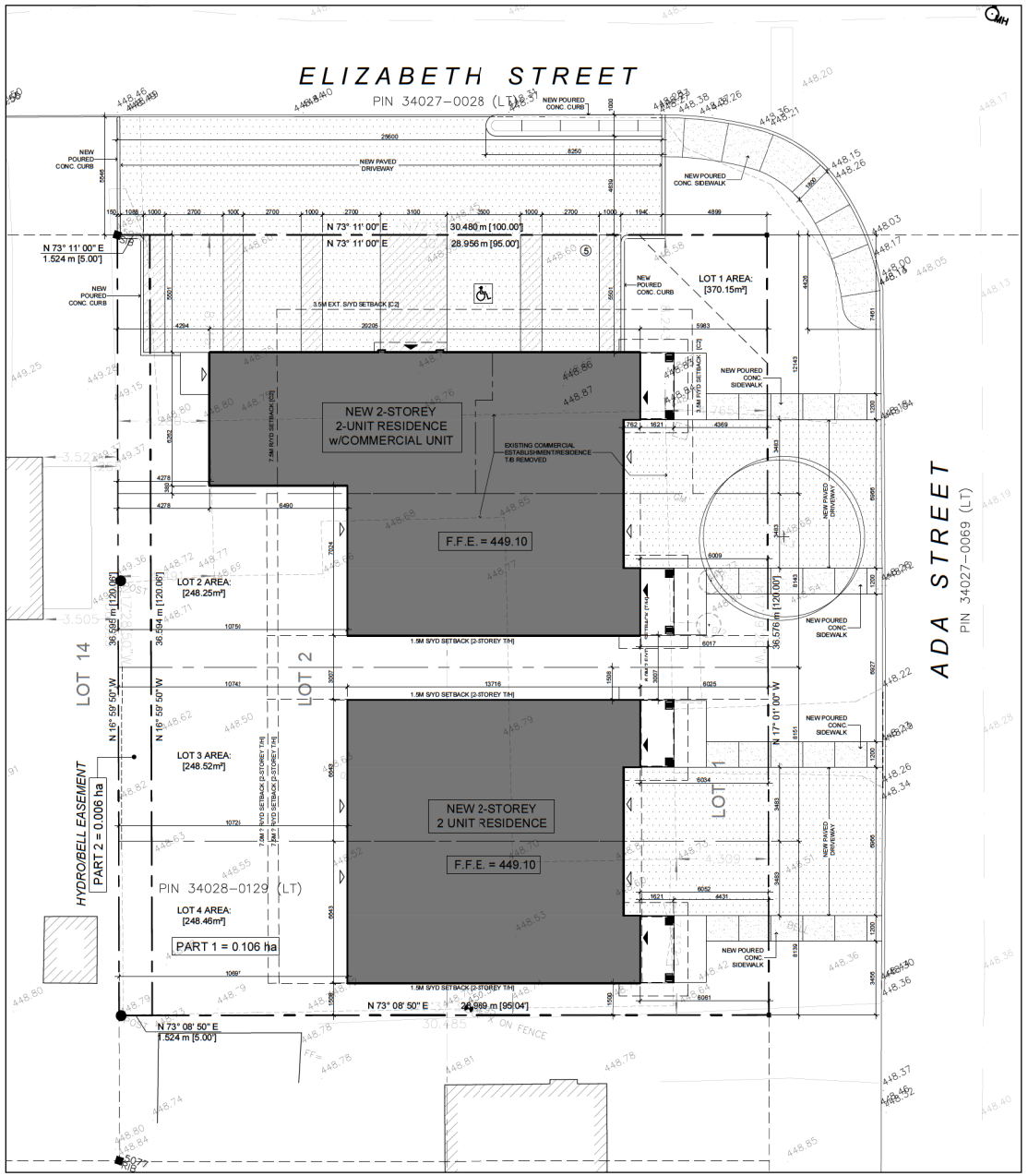
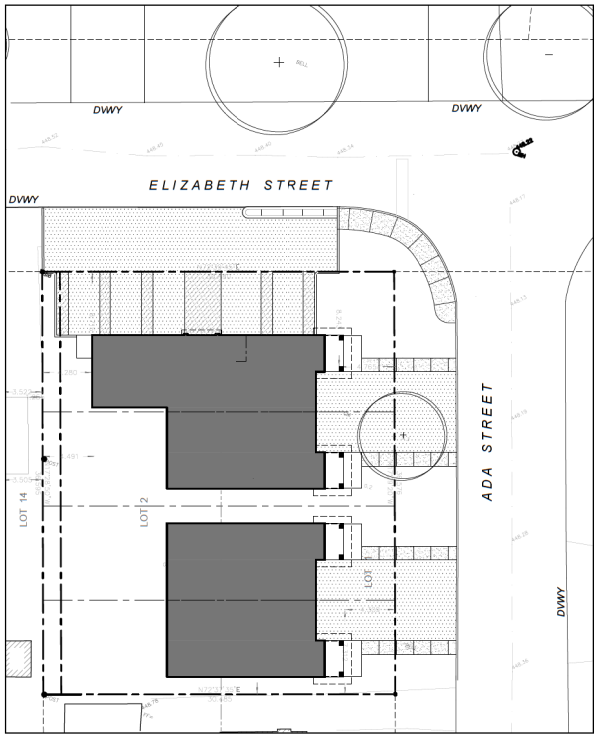


1 A1.1 **SITE PLAN** SCALE 1:100

NOTE:
SITE PLAN DRAWING BASED ON COPY OF SURVEY INFORMATION CONDUCTED BY VANHARTEN SURVEYING INC. (O.L.S.) CERTIFICATE DATED MAY 14, 2020. JOEL WELLS ARCHITECT INC. (JWA) IS NOT RESPONSIBLE FORERRORS AND/OR OMISSIONS.

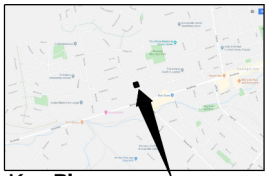
NOTE:
CONTRACTOR IS TO CONFIRM AL. EXISTING UTILITIES ON SITE (DEPTH AND LOCATION) PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO PROTECT AND/OR RELOCATE ANY UTILITIES AS NECESSARY TO SUIT PROPOSED WORKS. CONTRACTOR TO MAKE ALL NECESSARY ARRANGEMENTS WITH THE APPLICABLE UTILITY COMPANY TO UNDERTAKE LOCATING UTILITIES.

LEGEND
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPERTY LINE
- SETBACK LINE
- TO BE REMOVED
- NEW BUILDING
- NEW PAVED AREA
- NEW CONCRETE AREA
- BUILDING MAIN ENTRANCE
- BUILDING SECONDARY ENTRANCE
- EXISTING ELEVATION [IN REF. TO GROUND F/F ELEV.]
- PROPOSED ELEVATION [IN REF. TO GROUND F/F ELEV.]



2 A1.1 **SITE PLAN** SCALE 1:200

SITE NOTES:
1. DRAWINGS ARE NOT TO BE SCALED.
2. ALL WORK IS TO CONFORM TO LOCAL REGULATIONS AND THE LATEST EDITION OF THE ONTARIO BUILDING CODE. (332/12) AS AMENDED.
3. ANY DISCREPANCIES OR VARIATIONS FROM THE DRAWINGS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT.
4. ALL WORK TO BE COMPLETED AS PART OF THIS CONTRACT IS TO BE PERFORMED BY SKILLED TRADES WITH NO LESS THAN 5 YEARS OF EXPERIENCE IN THEIR RESPECTIVE FIELD.
5. EXCAVATED MATERIAL IS TO BE REMOVED AND PLACED ON SITE IN ALOCATION AGREEABLE TO THE OWNER.
6. CONTRACTOR IS TO REMOVE ALL DELETERIOUS MATERIAL FROM EXCAVATED FILL PRIOR TO REPLACEMENT ADJACENT TO NEW STRUCTURE(S).
7. PLACE MIN. 150mm (6") OF NEW TOPSOIL ONCE SUBGRADE HAS BEEN RE-DISTRIBUTED AROUND NEW BUILDING AREAS AS SHOWN ON SITE PLAN.
8. SEED NEWLY PLACED TOPSOIL TO SATISFACTION OF OWNER.
9. CONTRACTOR IS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL LOCATIONS.
10. GRADES AT PROPERTY LINE TO REMAIN INTACT. CONTRACTOR IS TO ENSURE NO DRAINAGE IS DIVERTED TO NEIGHBOURING PROPERTIES DURING & AFTER CONSTRUCTION.
11. CONTRACTOR IS TO PROVIDE SILT FENCE [IF REQUIRED] IN ALL LOCATIONS WHERE EROSION MAY OCCUR DURING CONSTRUCTION.
12. CONTRACTOR IS TO ENSURE EXISTING UNDERGROUND UTILITIES [SEPTIC/WATER] ARE TO REMAIN INTACT DURING CONSTRUCTION UPGRADES. LOCATIONS SHOWN ON SITE PLAN ARE APPROXIMATE AND FINAL LOCATIONS ARE TO BE DETERMINED ON SITE.



Project Information

Legal Description
Part of Lots 1 & 2
Block 4
Registered Plan 237
Town of Orangeville
County of Dufferin

zoning C2 - *Special Provision 24.46A* per Zoning By-Law 22-90 [Updated - Dec. 31/18]

parking residential
2 spaces/unit
provided: 2 spaces/unit
commercial
1 space/14m² floor area = 5 spaces
provided : 4 spaces + 1 barrier-free space

site statistics - existing

item	required	provided
lot area [min.]	800m²	1115.21m²
lot frontage	20m	36.58m
front yard s/b [min.]	3.5m	5.98m
side yard [ext.] s/b	3.5m	5.50m
side yard [int.] s/b	5.0m	1.50m
rear yard s/b [min.]	7.5m	4.27m
building hgt. [max.]	12.0m	8.35m
max. g.f.a. retail	1 858m²	79.43m²

J WELLS ARCHITECT INC
190 BROADWAY #206 - ORANGEVILLE, ONT - L9W 1K3
TEL: 519.938.2217
EMAIL: JWELLS@JWA.CA
- WWW.JWA.CA -

CONSULTANT

PROJECT PROPOSED NEW DEVELOPMENT:
4 SEMI-DETACHED RESID. UNITS + 1 COMMERCIAL UN
200 ELIZABETH ST. ORANGEVILLE, C

SHEET TITLE
SITE PLAN

	DATE	REVISION		DATE	REVISION
1	SEPT. 30 2020	ISSUED FOR SITE PLAN SUBMISSION			
2	SEPT. 24 2020	RE-ISSUED PER PARKING ENGR. STUDY			
3	AUG. 26 2020	UNTIDYWAY RECONF. - RE-ISS. FOR PLANNING DEVELOPMENT			
4	JUN. 05 2020	ISSUED FOR PLANNING DEVELOPMENT.			

PROJ. NO.	19-100-R
DATE	OCT. '19
DRAWN BY	J.G.W.
CHECKED	
SCALE	AS NOTED
DATE PRINTED	
DRAWING NO.	A1.1

Report No. INS-2021-040 - Attachment No. 3