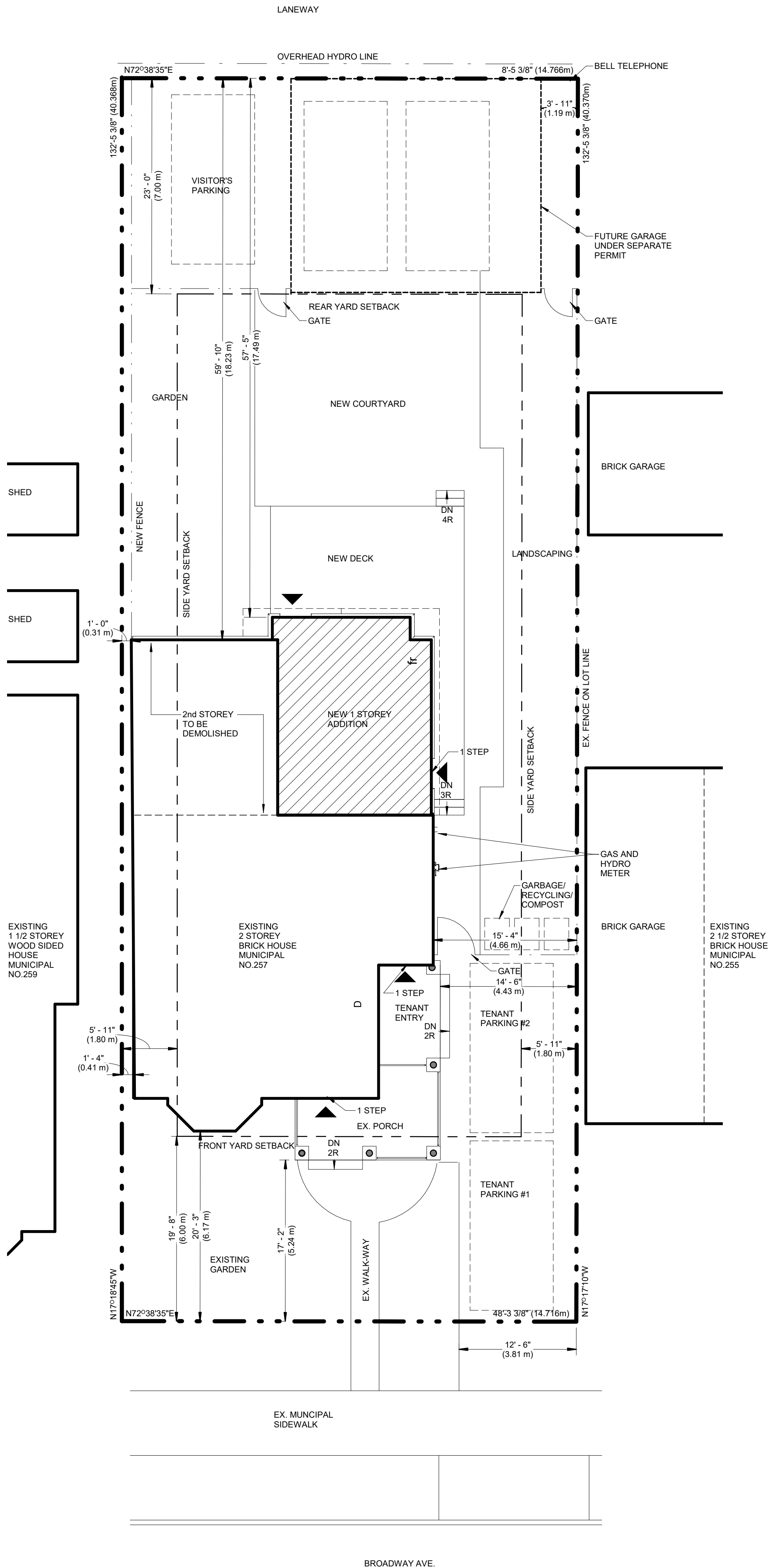




A/C AIR CONDITIONING  
AFF ABOVE FINISHED FLOOR  
ALUM ALUMINUM  
AT ACUSTIC CEILING TILE  
BF BARRIER FREE  
BH BOREHOLE  
BLDG BUILDING  
BM BEAM  
BRG BEARING  
BUR BUILT UP ROOFING  
C CARPET  
CB CATCH BASIN  
CBL CONCRETE BLOCK  
CBD CHALKBOARD  
C/C CENTRE TO CENTRE  
CJ CONTROL JOINT  
CLG CEILING  
COL COLUMN  
CONC CONCRETE  
CONT CONTINUOUS  
CT CERAMIC TILE  
C/W COMPLETE WITH  
DF DRINKING FOUNTAIN  
DIA DIAMETER  
DIM DIMENSION  
DW DISH WASHER  
DWG DRAWING  
EF EXHAUST FAN  
EIFS EXTERIOR INSULATED FINISH SYSTEM  
ELEC ELECTRICAL  
ELEV ELEVATION  
EQ EQUAL  
EX EXISTING  
FDN FOUNDATION  
FD FLOOR DRAIN  
FFE FINISHED FLOOR ELEVATION  
FFH FORCE FLOW HEATER  
FHC FIRE HOSE CABINET  
FIN FINISHED  
FR FIRE RATED  
FRR FIRE RESISTANCE RATING  
GA GAUGE  
GALV GALVANIZED  
GB GYPSUM BOARD  
GC GENERAL CONTRACTOR  
GL GLASS  
HB HOSE BIB  
HC HOLLOW CORE  
HD HEAVY DUTY  
HM HOLLOW METAL  
HR HOUR  
HD HAND DRYER  
HVAC HEATING, VENTILATING, AIR CONDITIONING  
HWT HOT WATER TANK  
ICF INSULATED CONCRETE FORMING SYSTEM  
INSUL INSULATION  
INT INTERIOR  
JAN JANITOR  
LAV LAVATORY  
MAS MASONRY  
MAX MAXIMUM  
MECH MECHANICAL  
MH MANHOLE  
MIC MICROWAVE  
MIN MINIMUM  
MISC MISCELLANEOUS  
MM MILLIMETRES  
MO MASONRY OPENING  
MTL METAL  
NIC NOT IN CONTRACT  
NTS NOT TO SCALE  
O/A OVERALL  
OBC ONTARIO BUILDING CODE  
O/C ON CENTRE  
OIH OVERHEAD  
OSB ORIENTED STRAND BOARD  
OWSJ OPEN WEB STEEL JOIST  
PB PUSH BUTTON  
PC PRECAST CONCRETE  
PERF PERFORATED  
PIL PROPERTY LINE  
PLAM PLASTIC LAMINATE  
PREF PREFINISHED  
RIA RETURN AIR  
RD ROOF DRAIN  
REQD REQUIRED  
RM ROOM  
RSO ROUGH STUD OPENING  
RTU ROOF TOP UNIT  
RWL RAINWATER LEADER  
SIM SIMILAR  
SQ SQUARE  
SF SQUARE FEET  
SM SQUARE METER  
SS STAINLESS STEEL  
STM STORM  
STRUC STRUCTURAL  
TAG TONGUE AND GROOVE  
TH THICKNESS  
TOS TOP OF STEEL  
T/O TOP OF  
TYP TYPICAL  
ULC UNDERWRITERS LABORATORIES OF CANADA  
US UNDERSIDE  
VB VAPOUR BARRIER  
WB WHITE BOARD  
WC WATER CLOSET  
WD WOOD  
WR WASHROOM  
WWF WELDED WIRE FABRIC

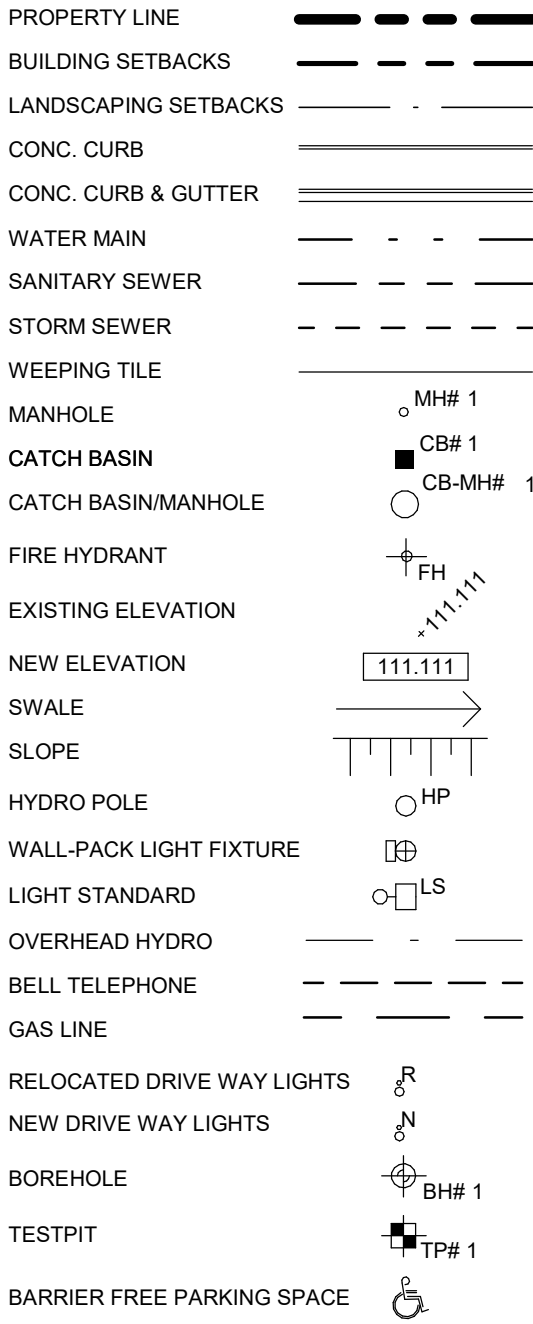
## STANDARD ABBREVIATIONS

12" = 1'-0"



## SITE PLAN

1/8" = 1'-0"



## SITE LEGEND

12" = 1'-0"

## LEGAL DESCRIPTION

PART OF LOT 9 BLOCK 2 REGISTERED PLAN 212,  
TOWN OF ORANGEVILLE, COUNTY OF DUFFERIN  
SITE INFORMATION WAS BASED ON SURVEY PREPARED BY -  
VAN HARTEN SURVEYING INC.

## SITE DESCRIPTION

ZONING (CURRENT): C5

## BUILDING CLASSIFICATION

OCCUPANCY: C (RESIDENTIAL 1A)

CLASSIFICATION: 9.10.2.1

## BUILDING STATISTICS

	MAIN		SECOND		TOTAL	
GROSS FLOOR AREA (GFA)	m²	S.F.	m²	S.F.	m²	S.F.
EXISTING	109.5	1,178	106.2	1,143	215.7	2,320
DEMOLITION	-	-	26.2	281	26.2	281
PROPOSED	31.9	343	-	-	31.9	343
GFA - TOTAL	141.4	1,521	80.1	862	221.4	2,382

## NUMBER OF PARKING SPACES REQUIRED

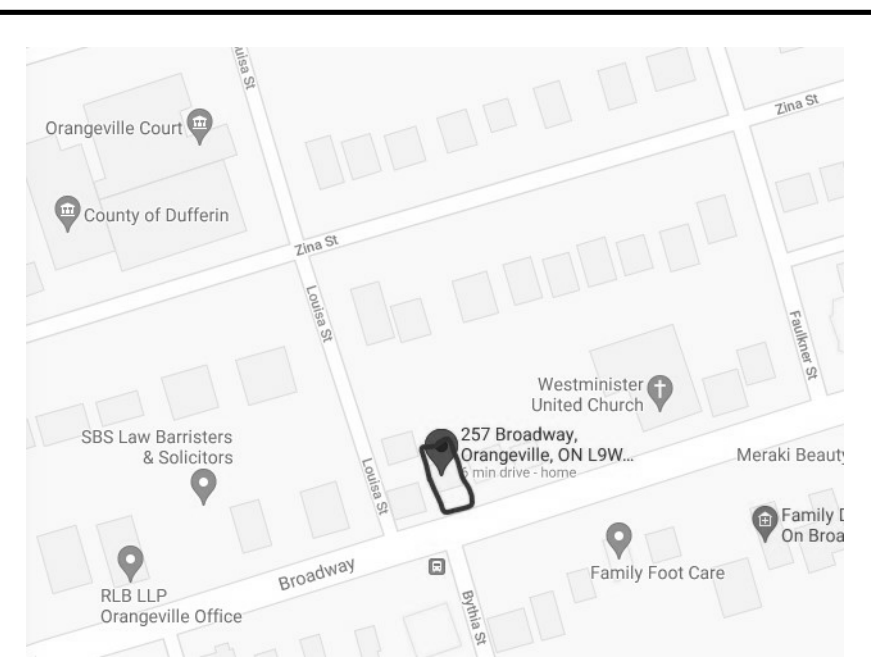
PARKING CALCULATION: 1.5 PARKING SPACE FOR EACH DWELLING UNIT: 1.5 X 2 =	3 PARKING SPACES
BARRIER FREE PARKING CALCULATION: N/A	
TOTAL PARKING SPACES PROVIDED:	5 PARKING SPACES
TOTAL BARRIER-FREE PROVIDED (INCLUDED ABOVE): N/A	
TYPICAL PARKING SPACE:	2.7 m x 5.5 m
TYPICAL BARRIER-FREE PARKING SPACE:	N/A
ASILE WIDTH (min.):	N/A
LOADING SPACE REQUIREMENT:	N/A
GARAGE INTERIOR DIMENSIONS (min.):	2.7 m x 5.5 m
FRONT YARD DRIVEWAY WIDTH (6.0 max.):	
FRONT YARD DRIVEWAY WIDTH PROVIDED:	3.81 m

## SITE STATISTICS

	REQUIRED	PROVIDED
LOT AREA (MIN):	613m² (min.)	596.2 m²
LOT FRONTAGE (MIN):	15.0 m (min.)	14.72 m
LANDSCAPED OPEN SPACE	N/A	
LOT COVERAGE (MAXIMUM)	30 % (190.8m²)	23.7 %
FRONT YARD SETBACK (MIN):	6.0 m (min.)	6.17 m
SIDE YARD SETBACK (MIN):	1.8 m (min.)	0.41 m
SIDE YARD SETBACK (GARAGE) (MIN): 1.2m		
REAR YARD SETBACK (MIN):	7.0 m (min.)	17.49 m
SETBACK FROM RESIDENTIAL (MIN):	N/A	- m
LANDSCAPE BUFFER:	N/A	- m
LOT DEPTH:	N/A	- m
BUILDING HEIGHT (MAX):	9.2 m (max.)	7.0 m
DENSITY	-	-
UNIT AREA (MIN)		
- ONE BEDROOM 41m² (min.)	54m² (min.)	80.1m² /
- EACH ADD. BEDROOM 13m² (min.)	54m² (min.)	141.4m²

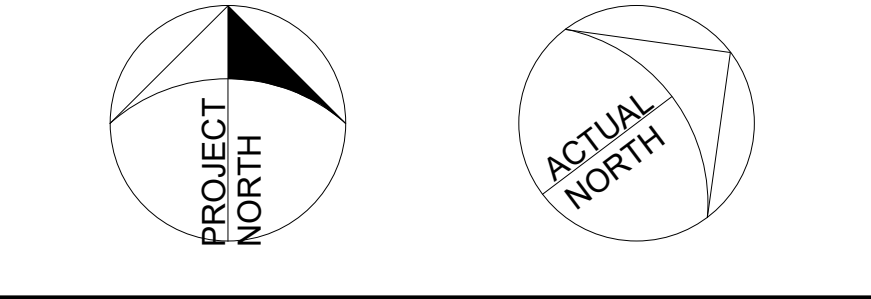
## SITE INFORMATION

1 : 10



## KEY PLAN

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ARCHITECTS INC.  
45 MILL STREET, ORANGEVILLE, ON. L9W 2M4  
TEL: (519) 941-0912 FAX: (519) 941-9142

CONSULTANT
------------

PROJECT ADDITION AND RENOVATION

**HARRISON HOUSE**  
ORANGEVILLE 257 BROADWAY AVENUE ONTARIO

SHEET TITLE

**SITE PLAN**

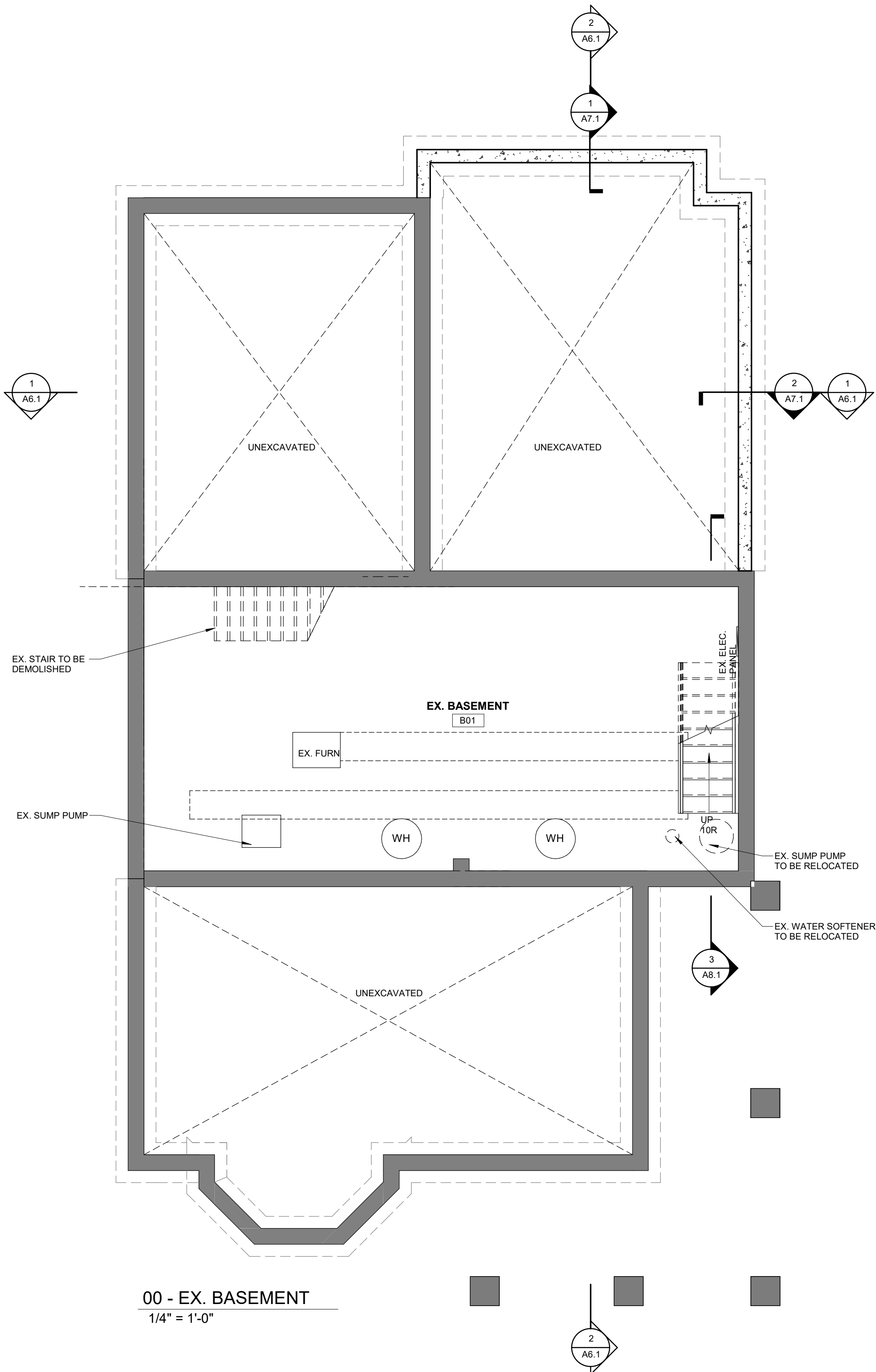
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DATE	2021.04.19
DRAWN BY	MW
CHECKED	WG
SCALE	As indicated
DATE PLOTTED	2021-09-24 4:53:28 PM
DRAWING NO.	

A1.1

A/C AIR CONDITIONING  
AFF ABOVE FINISHED FLOOR  
ALUM ALUMINUM  
AT ACUSTIC CEILING TILE  
BF BARRIER FREE  
BH BOREHOLE  
BLDG BUILDING  
BM BEAM  
BRG BEARING  
BUR BUILT UP ROOFING  
C CARPET  
CB CATCH BASIN  
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HC HOLLOW CORE  
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MIC MICROWAVE  
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MISC MISCELLANEOUS  
MM MILLIMETRES  
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O/C ON CENTRE  
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PREF PREFINISHED  
R/A RETURN AIR  
RD ROOF DRAIN  
REQD REQUIRED  
RM ROOM  
RSO ROUGH STUD OPENING  
RTU ROOF TOP UNIT  
RWL RAINWATER LEADER  
SIM SIMILAR  
SQ SQUARE  
SF SQUARE FEET  
SM SQUARE METER  
SS STAINLESS STEEL  
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TAG TONGUE AND GROOVE  
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ULC UNDERWRITERS LABORATORIES OF CANADA  
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VB VAPOUR BARRIER  
WB WHITE BOARD  
WC WATER CLOSET  
WD WOOD  
WR WASHROOM  
WWF WELDED WIRE FABRIC

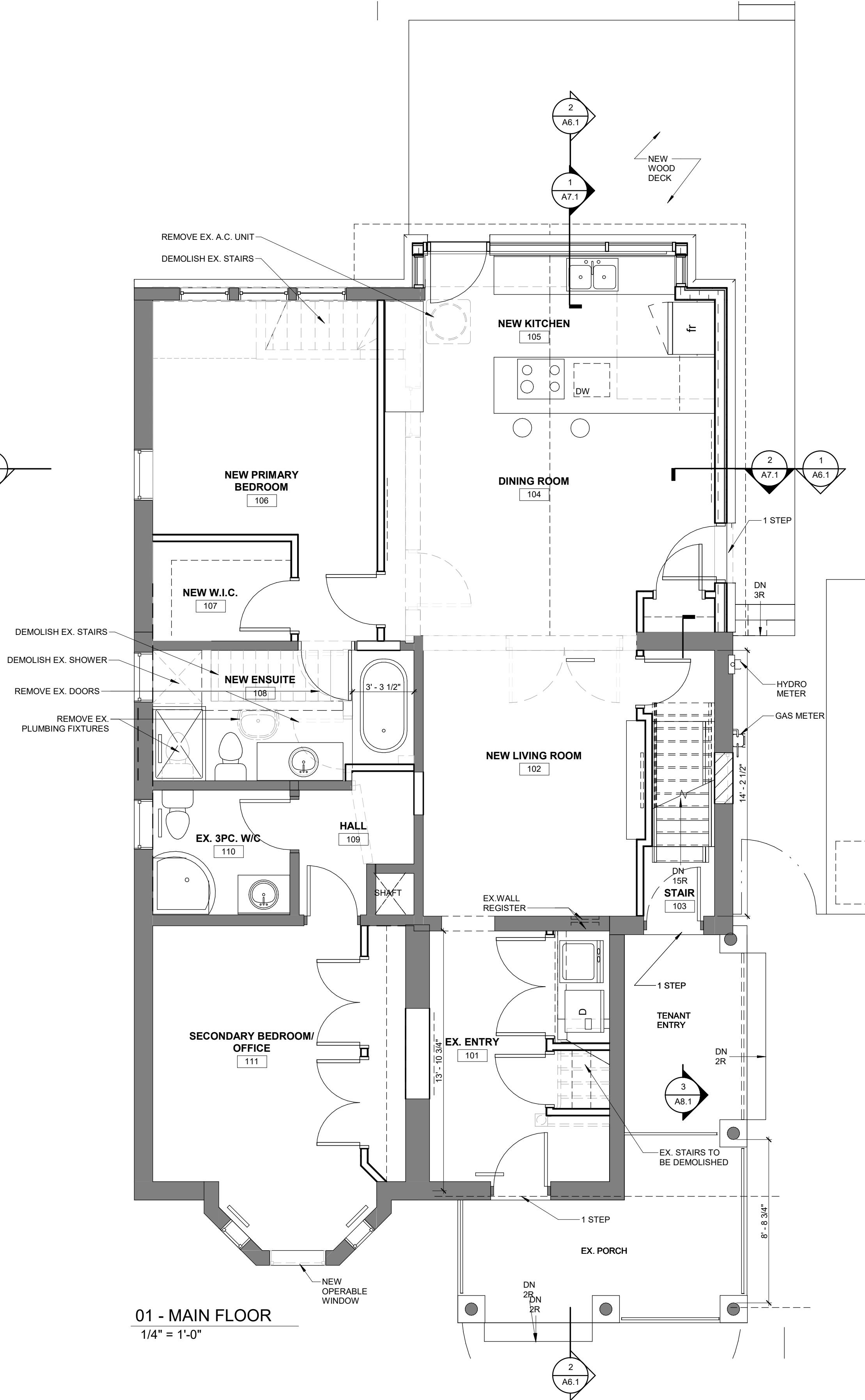
STANDARD ABBREVIATIONS

12" = 1'-0"



00 - EX. BASEMENT

1/4" = 1'-0"



01 - MAIN FLOOR

1/4" = 1'-0"

WALL TYPES LEGEND:

- 1 DRAINAGE LAYER  
BITUMINOUS WATER PROOFING  
200 ICF WALL  
13mm GYPSUM BOARD
- 2 PREFIN. WOOD SIDING (BRD & BATT)  
19 x 89 P.T. HORIZ. WOOD STRAP @  
610 O.C. (SEE WALLTYPE NOTE #1,  
BELOW)  
38mm RIGID INSULATION (SHIPLAP)  
BUILDING WRAP  
11 O.S.B. SHEATHING  
38 x 140 WOOD STUDS @300 O.C.  
R21 ROXUL BATT INSULATION  
6mil POLY A/V BARRIER  
13mm GYPSUM BOARD

WALL TYPES

1 : 50

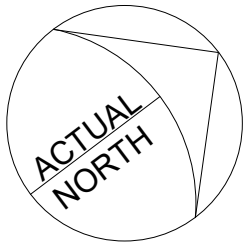
NOTES:  
1. STRAPPING - PROVIDE 50mm  
GAPS IN THE STRAPPING @ 1220  
O.C. FOR VENTILATION &  
DRAINAGE OF MOISTURE. ENSURE  
ALL FASTENERS FOR STRAPPING  
ARE SECURED INTO WALL STUDS.  
2. 13mm AQUA-TOUGH WALL  
BOARD TO BE USED IN LIEU OF  
REGULAR GYPSUM BOARD IN HIGH  
MOISTURE AREAS AND  
ELSEWHERE AS NOTED ON  
DRAWINGS.

- EXISTING WALL  
STUD WALL  
STUD WALL W/ SOUND BATT  
CONCRETE BLOCK  
INSULATED CONCRETE FORM (ICF)  
WALL TYPE TAG  
WINDOW TYPE TAG  
DOOR TYPE TAG

FLOOR PLAN LEGEND

1 : 100

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ARCHITECTS INC.



No.	Description	Date
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DICKINSON + HICKS

ARCHITECTS INC.

45 MILL STREET, ORANGEVILLE, ON. L9W 2M4  
TEL: (519) 941-0912 FAX: (519) 941-9142

CONSULTANT

PROJECT ADDITION AND RENOVATION

**HARRISON HOUSE**  
ORANGEVILLE 257 BROADWAY AVENUE ONTARIO

SHEET TITLE

**PLANS AND DETAILS**

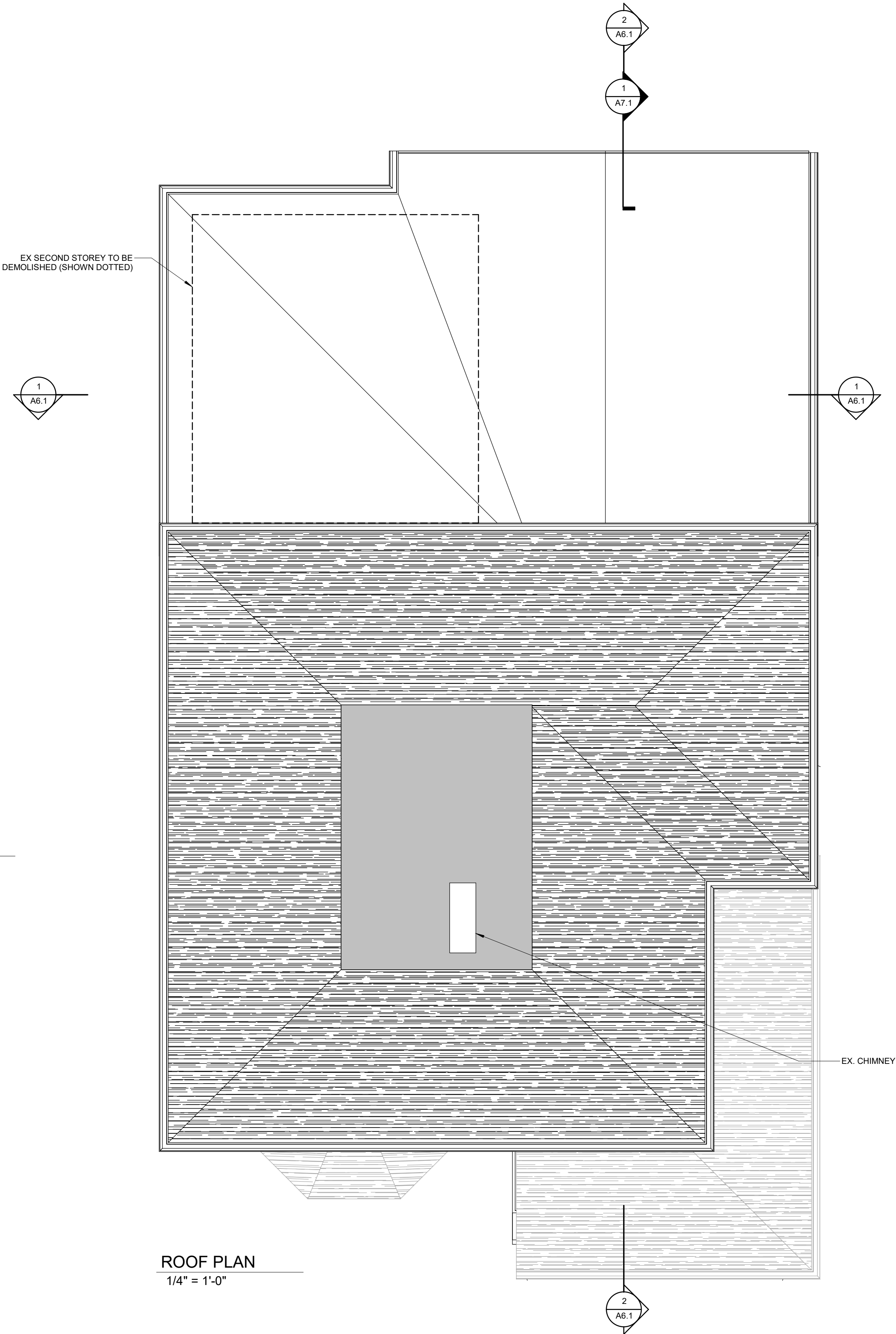
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DATE	2021.04.19
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SCALE	As indicated
DATE PLOTTED	2021-09-24 4:53:29 PM
DRAWING NO.	

A2.1

A/C AIR CONDITIONING  
AFF ABOVE FINISHED FLOOR  
ALUM ALUMINUM  
AT ACUSTIC CEILING TILE  
BF BARRIER FREE  
BH BOREHOLE  
BLDG BUILDING  
BM BEAM  
BRG BEARING  
BUR BUILT UP ROOFING  
C CARPET  
CB CATCH BASIN  
CBL CONCRETE BLOCK  
CBD CHALKBOARD  
C/C CENTRE TO CENTRE  
CJ CONTROL JOINT  
CLG CEILING  
COL COLUMN  
CONC CONCRETE  
CONT CONTINUOUS  
CT CERAMIC TILE  
C/W COMPLETE WITH  
DF DRINKING FOUNTAIN  
DIA DIAMETER  
DIM DIMENSION  
DW DISH WASHER  
DWG DRAWING  
EF EXHAUST FAN  
EIFS EXTERIOR INSULATED FINISH SYSTEM  
ELEC ELECTRICAL  
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MIN MINIMUM  
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MM MILLIMETRES  
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MTL METAL  
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OBC ONTARIO BUILDING CODE  
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RTU ROOF TOP UNIT  
RWL RAINWATER LEADER  
SIM SIMILAR  
SQ SQUARE  
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T/O TOP OF  
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ULC UNDERWRITERS LABORATORIES OF CANADA  
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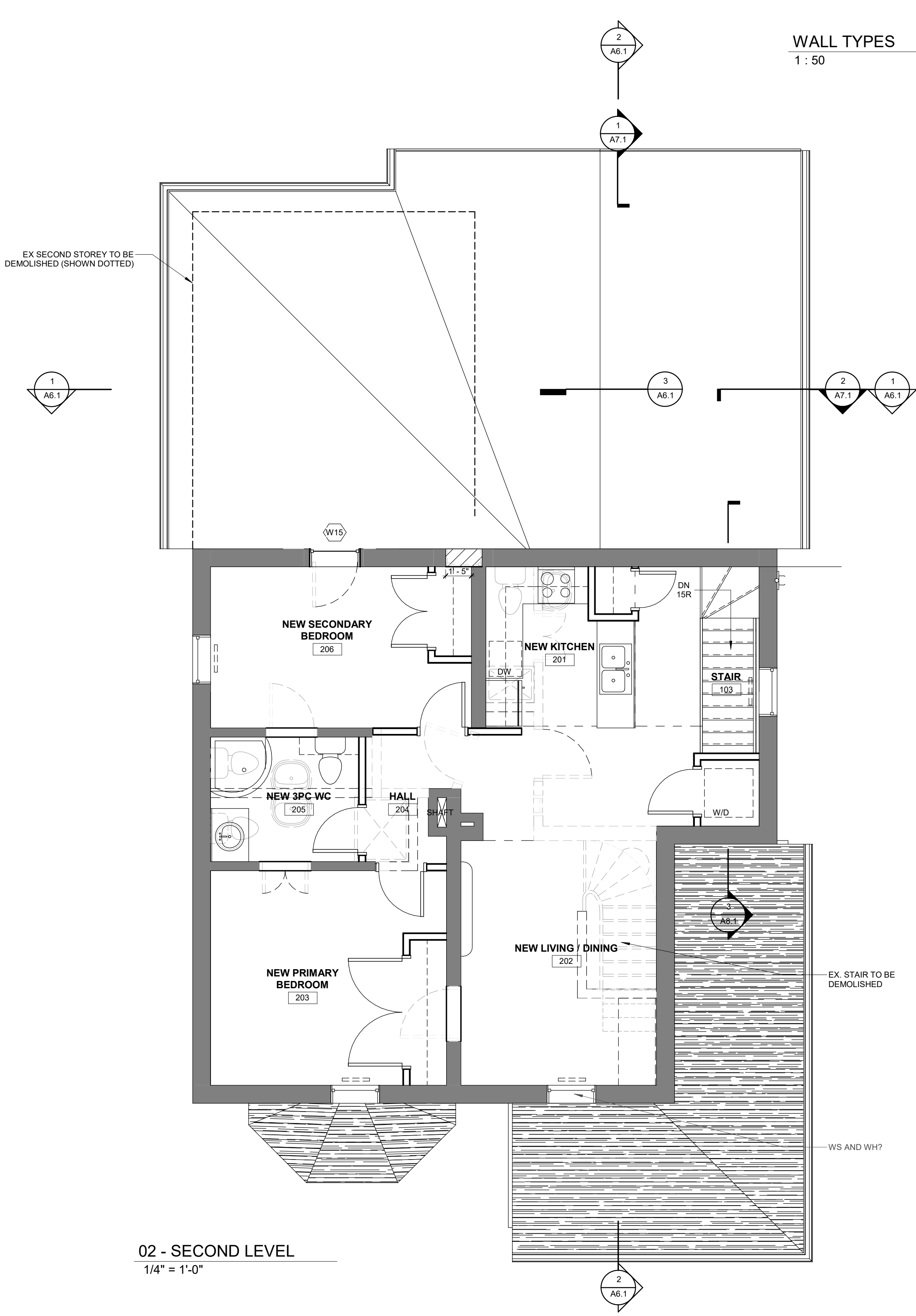
STANDARD ABBREVIATIONS

12" = 1'-0"



ROOF PLAN

1/4" = 1'-0"



02 - SECOND LEVEL

1/4" = 1'-0"

- WALL TYPES LEGEND:**
- 1 DRAINAGE LAYER  
BITUMINOUS WATER PROOFING  
200 ICF WALL  
13mm GYPSUM BOARD
- 2 PREFIN. WOOD SIDING (BRD & BATT)  
19 x 89 P.T. HORIZ. WOOD STRAP @  
610 O.C. (SEE WALLTYPE NOTE #1,  
BELOW)  
38mm RIGID INSULATION (SHIPLAP)  
BUILDING WRAP  
11 O.S.B. SHEATHING  
38 x 140 WOOD STUDS @300 O.C.  
R21 ROXUL BATT INSULATION  
6mil POLY A/V BARRIER  
13mm GYPSUM BOARD

WALL TYPES

1 : 50

**NOTES:**

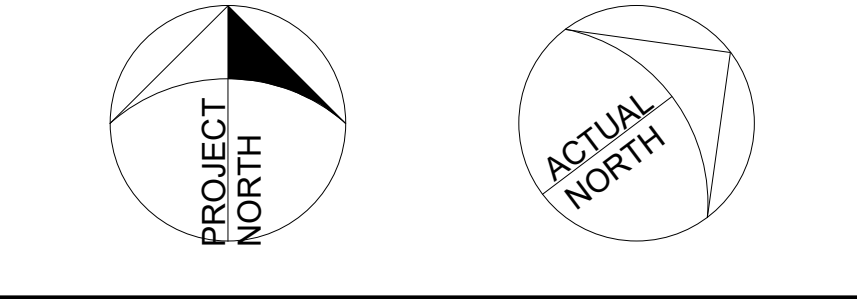
1. STRAPPING - PROVIDE 50mm  
SAPS IN THE STRAPPING @ 1220  
O.C. FOR VENTILATION &  
DRAINAGE OF MOISTURE. ENSURE  
ALL FASTENERS FOR STRAPPING  
ARE SECURED IN TO THE STUD WALL  
2. 13mm AQUA-TOUGH WALL  
BOARD TO BE USED OVER  
REGULAR GYPSUM BOARD  
MOISTURE AREAS AND  
ELSEWHERE AS NOTED ON  
DRAWINGS.

- 1t WALL TYPE TAG  
1t WINDOW TYPE TAG  
101 DOOR TYPE TAG

FLOOR PLAN LEGEND

1 : 100

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45 MILL STREET, ORANGEVILLE, ON. L9W 2M4  
TEL: (519) 941-0912 FAX: (519) 941-9142

CONSULTANT

PROJECT ADDITION AND RENOVATION  
**HARRISON HOUSE**  
ORANGEVILLE 257 BROADWAY AVENUE ONTARIO  
SHEET TITLE  
**PLANS AND DETAILS**

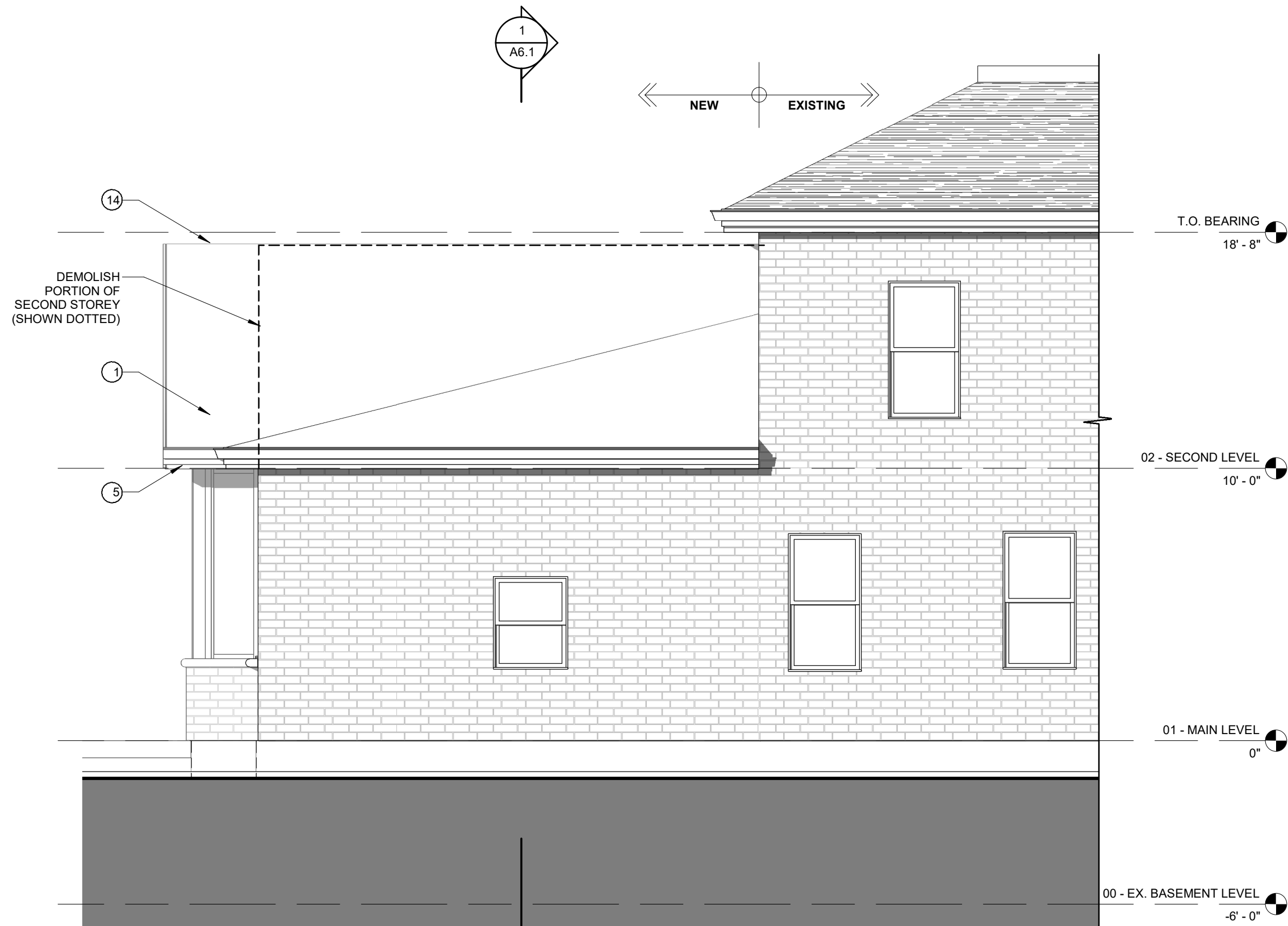
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DRAWING NO.	A2.2



EAST ELEVATION  
1/4" = 1'-0"



NORTH ELEVATION  
1/4" = 1'-0"



PARTIAL WEST ELEVATION  
1/4" = 1'-0"

MATERIAL LIST

- 1 ASPHALT SHINGLES (30 YEAR) BY IKO, CAMBRIDGE 30. COLOUR: T.B.D. BY OWNER
- 2 PREFINISHED HARDIE BOARD (BOARD & BATTEN). COLOUR: T.B.D. BY OWNER
- 3 PRECAST CONCRETE SILL
- 4 WOOD FRAME WINDOWS COLOUR: T.B.D. BY OWNER
- 5 28 x 190 PREFINISHED WOOD TRIM BY GOODFELLOW(FASCIA, SKIRT, FRIEZE). COLOUR: T.B.D. BY OWNER
- 6 28 x 140 PREFINISHED WOOD TRIM BY GOODFELLOW COLOUR: T.B.D. BY OWNER
- 7 28 x 90 PREFINISHED WOOD TRIM BY GOODFELLOW COLOUR: T.B.D. BY OWNER
- 8 SALVAGE BRICK
- 9 PREFINISH ALUMINUM. COLOUR: T.B.D. BY OWNER
- 10 PREFINISHED ALUMINUM GUTTERS (100mm) & LEADERS COLOUR: T.B.D. BY OWNER
- 11 NOT USED
- 12 NOT USED
- 13 CEMENTITIOUS PARGING (WHERE FOUNDATION INSULATION IS EXPOSED...CARRY TO 300mm BELOW GRADE, TYP.)
- 14 CONTINUOUS RIDGE VENT. MULTI-PITCH FILTERVENT BY AIR VENT INC. (18in2 FREE AIR PER LINEAR FOOT). COLOUR: BLACK
- 15 NOT USED
- 16 NOT USED.

MATERIAL LIST (ELEVATIONS)

1 : 50

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CONSULTANT

PROJECT ADDITION AND RENOVATION  
**HARRISON HOUSE**  
ORANGEVILLE 257 BROADWAY AVENUE ONTARIO  
SHEET TITLE

ELEVATIONS

PROJ. NO.	20-134
DATE	2021.04.19
DRAWN BY	MW
CHECKED	WG
SCALE	As indicated
DATE PLOTTED	2021-09-24 4:53:40 PM
DRAWING NO.	

A5.1