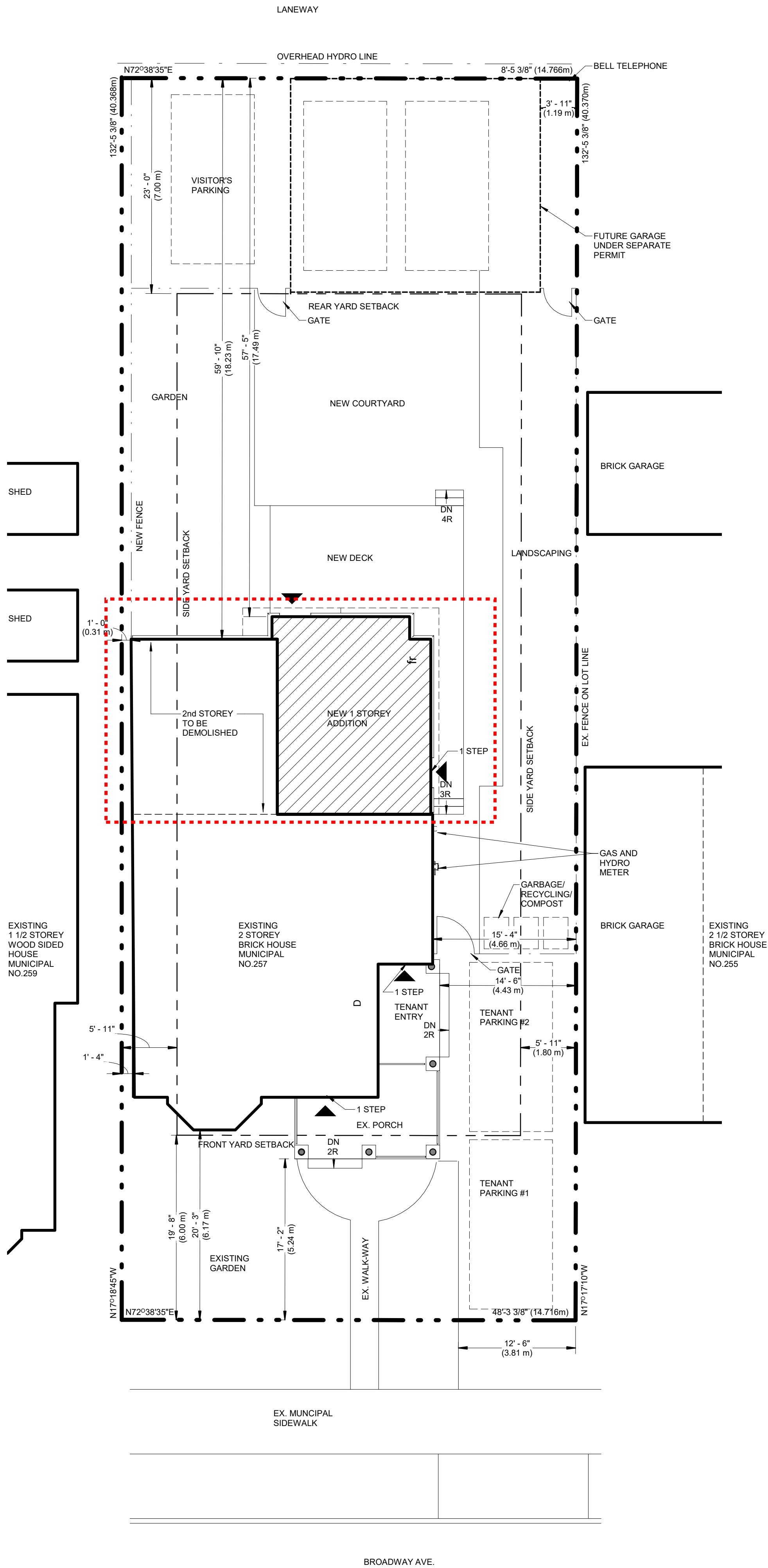


A/C AIR CONDITIONING
AFF ABOVE FINISHED FLOOR
ALUM ALUMINUM
AT ACUSTIC CEILING TILE
BF BARRIER FREE
BH BOREHOLE
BLDG BUILDING
BM BEAM
BRG BEARING
BUR BUILT UP ROOFING
C CARPET
CB CATCH BASIN
CBL CONCRETE BLOCK
CBD CHALKBOARD
C/C CENTRE TO CENTRE
CJ CONTROL JOINT
CLG CEILING
COL COLUMN
CONC CONCRETE
CONT 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
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HVAC HEATING, VENTILATING, AIR CONDITIONING
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ICF INSULATED CONCRETE FORMING SYSTEM
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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

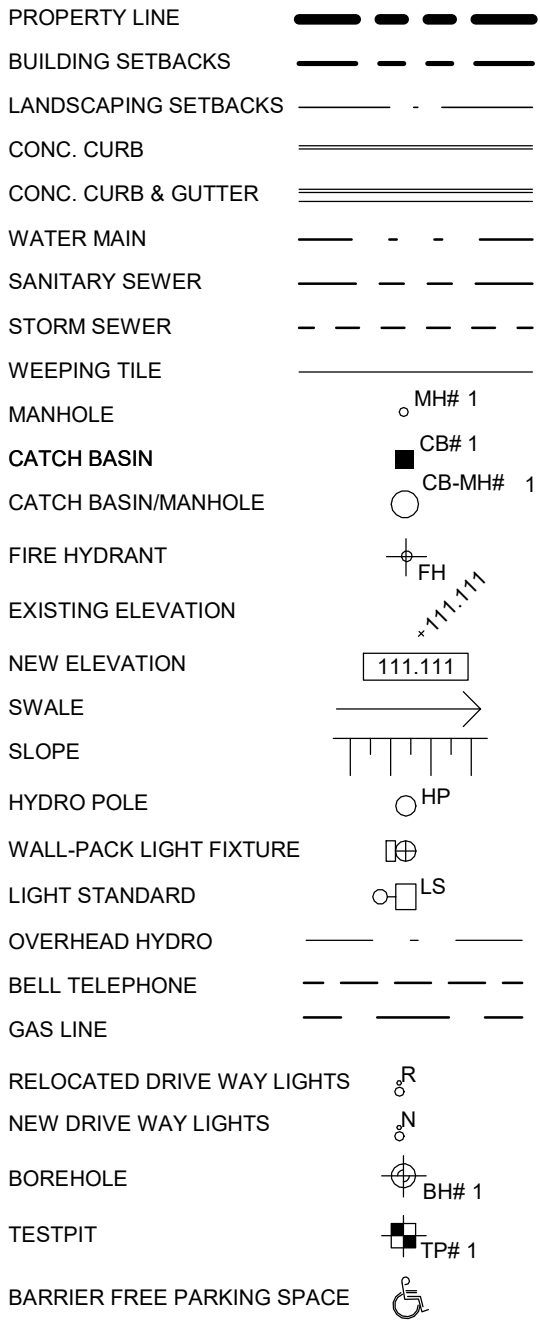
STANDARD ABBREVIATIONS

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

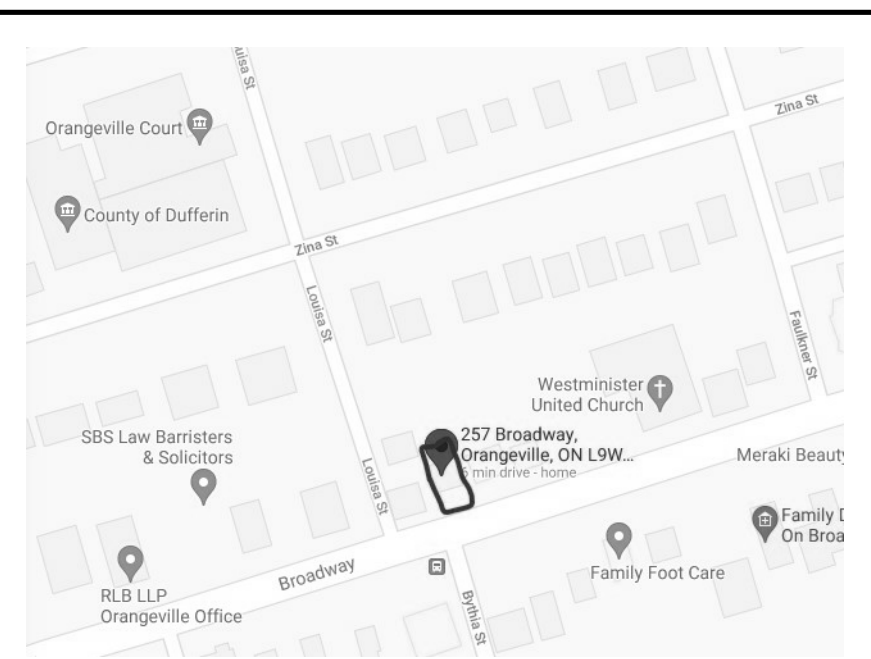
PARKING CALCULATION: 1.5 PARKING SPACE FOR EACH DWELLING UNIT: 1.5 X 2 =	3 PARKING SPACES
BARRIER FREE PARKING CALCULATION: N/A	
TOTAL PARKING SPACES PROVIDED:	5 PARKING SPACES
TOTAL BARRIER-FREE PROVIDED (INCLUDED ABOVE): N/A	
TYPICAL PARKING SPACE:	2.7 m x 5.5 m
TYPICAL BARRIER-FREE PARKING SPACE:	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/ 4.72 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

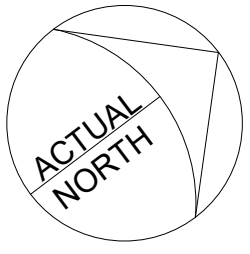
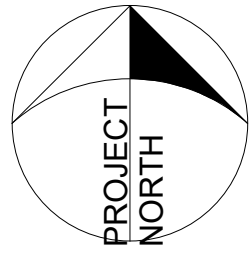
1 : 10



KEY PLAN

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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

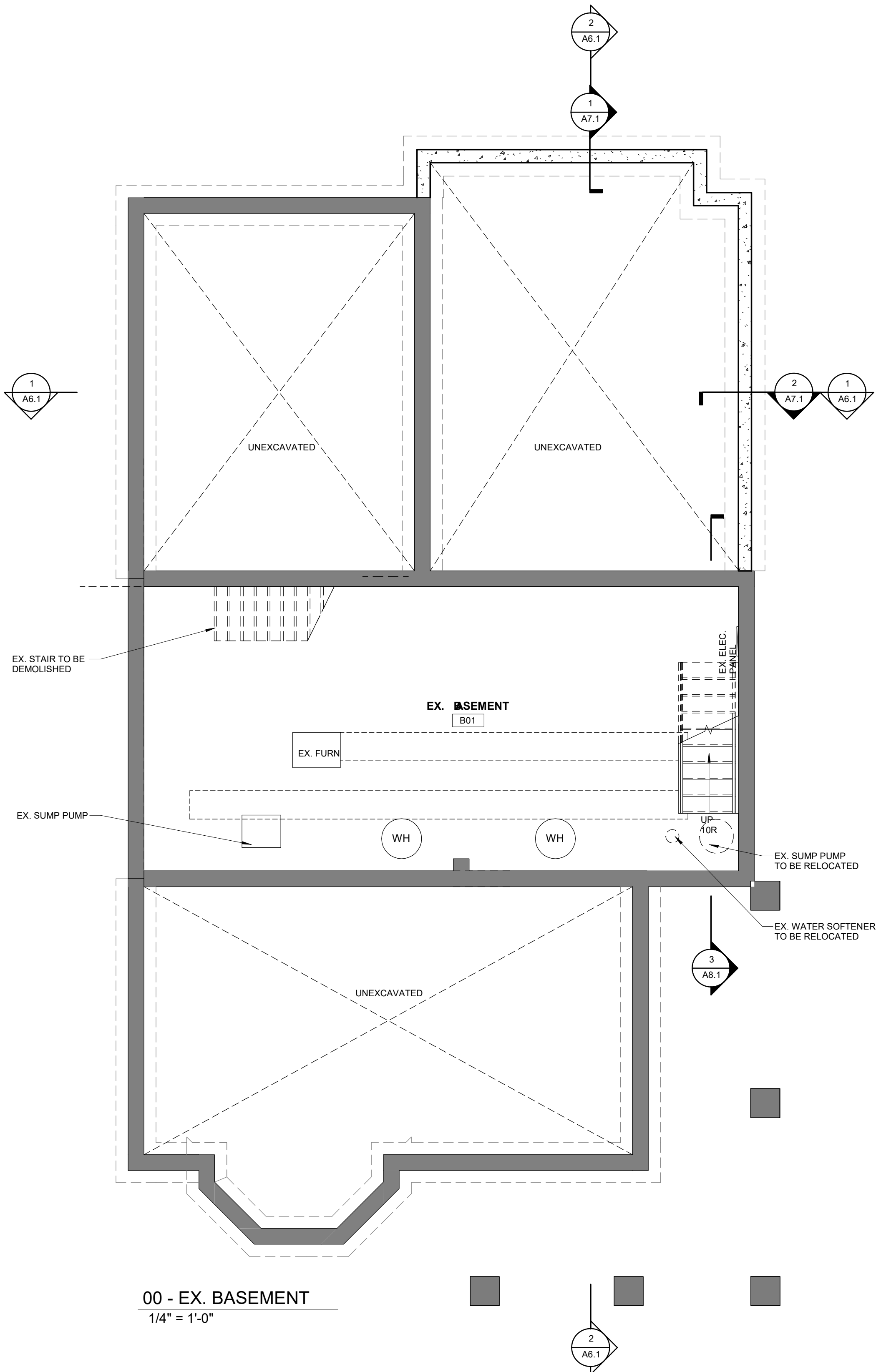
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DATE	2021.04.19
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CHECKED	WG
SCALE	As indicated
DATE PLOTTED	2021-09-24 4:53:28 PM
DRAWING NO.	

A1.1

A/C AIR CONDITIONING
AFF ABOVE FINISHED FLOOR
ALUM ALUMINUM
AT ACUSTIC CEILING TILE
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VB VAPOUR BARRIER
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WC WATER CLOSET
WD WOOD
WR WASHROOM
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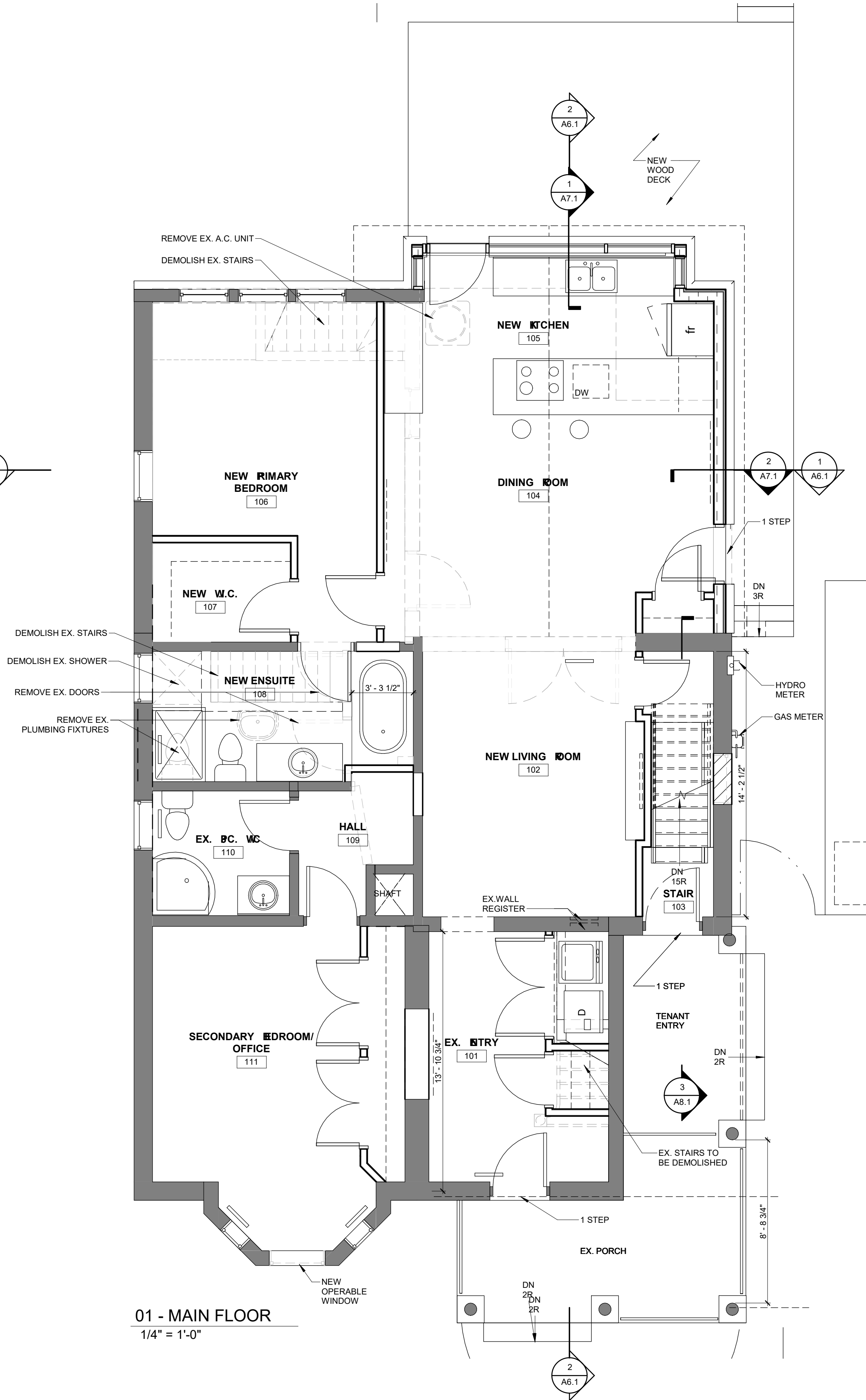
STANDARD ABBREVIATIONS

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

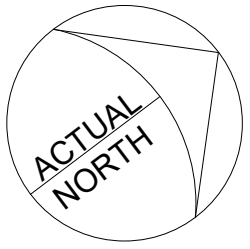
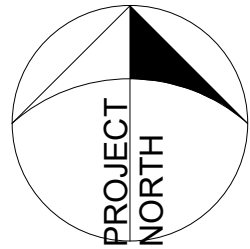
NOTES:
1. STRAPPING - PROVIDE 50mm
GAPS IN THE STRAPPING @ 1220
O.C. FOR VENTILATION &
DRAINAGE OF MOISTURE. ENSURE
ALL FASTENERS FOR STRAPPING
ARE SECURED INTO WALL STUDS.
2. 13mm AQUA-TOUGH WALL
BOARD TO BE USED IN LIEU OF
REGULAR GYPSUM BOARD IN HIGH
MOISTURE AREAS AND
ELSEWHERE AS NOTED ON
DRAWINGS.

- 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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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

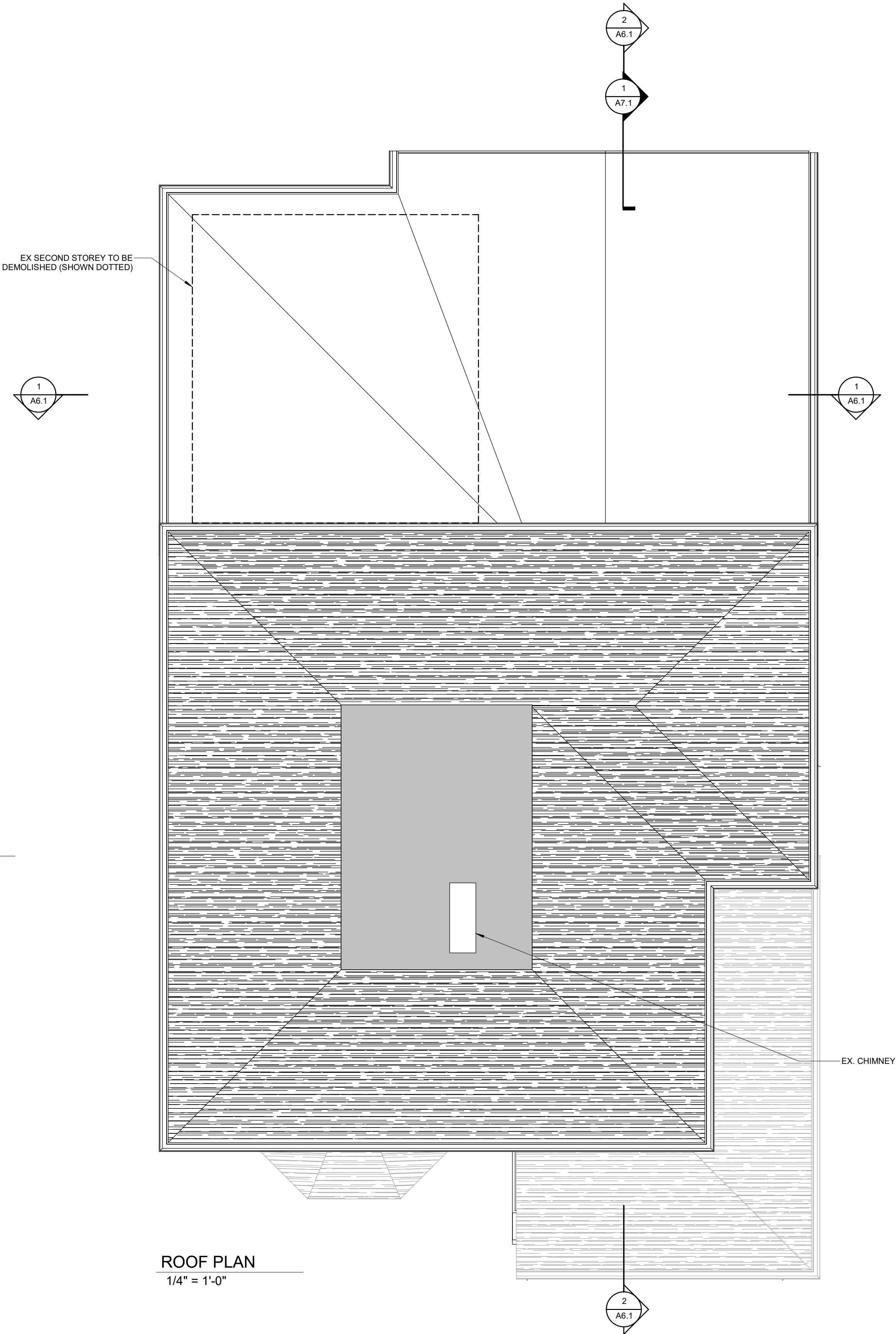
PROJ. NO.	20-134
DATE	2021.04.19
DRAWN BY	MW
CHECKED	WG
SCALE	As indicated
DATE PLOTTED	2021-09-24 4:53:29 PM
DRAWING NO.	

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
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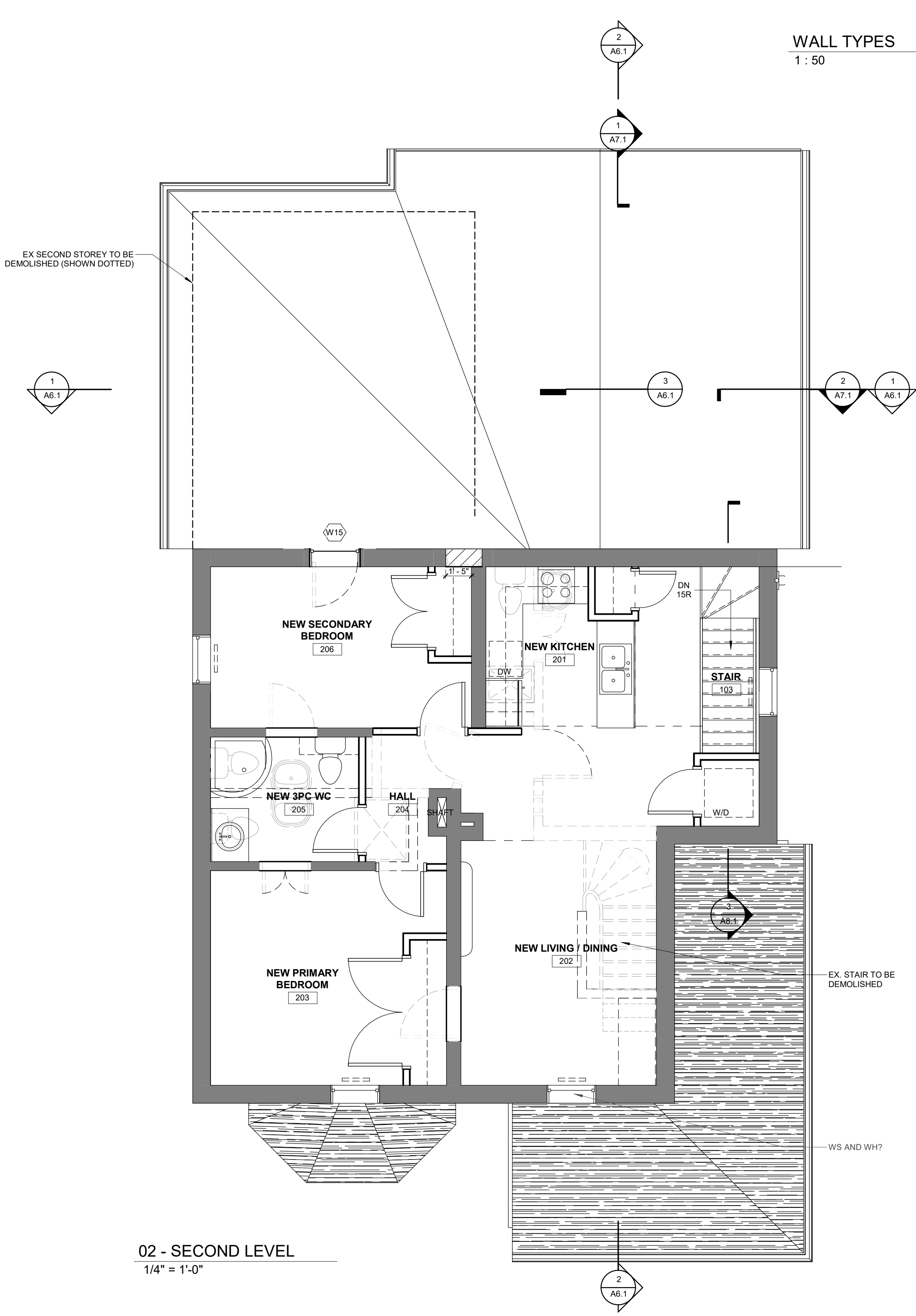
STANDARD ABBREVIATIONS

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

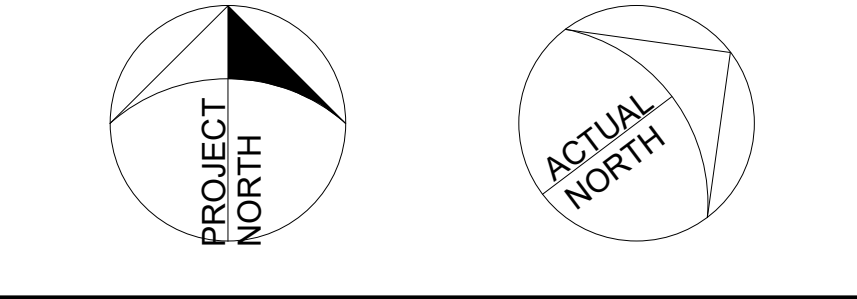
NOTES:
1. STRAPPING - PROVIDE 50mm
SAPS IN THE STRAPPING @ 1220
O.C. FOR VENTILATION &
DRAINAGE OF MOISTURE. ENSURE
ALL FASTENERS FOR STRAPPING
ARE SECURED IN TO THE STUD WALL
2. 13mm AQUA-TOUGH WALL
BOARD TO BE USED OVER
REGULAR GYPSUM BOARD
MOISTURE AREAS AND
ELSEWHERE AS NOTED ON
DRAWINGS.

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

FLOOR PLAN LEGEND

1 : 100

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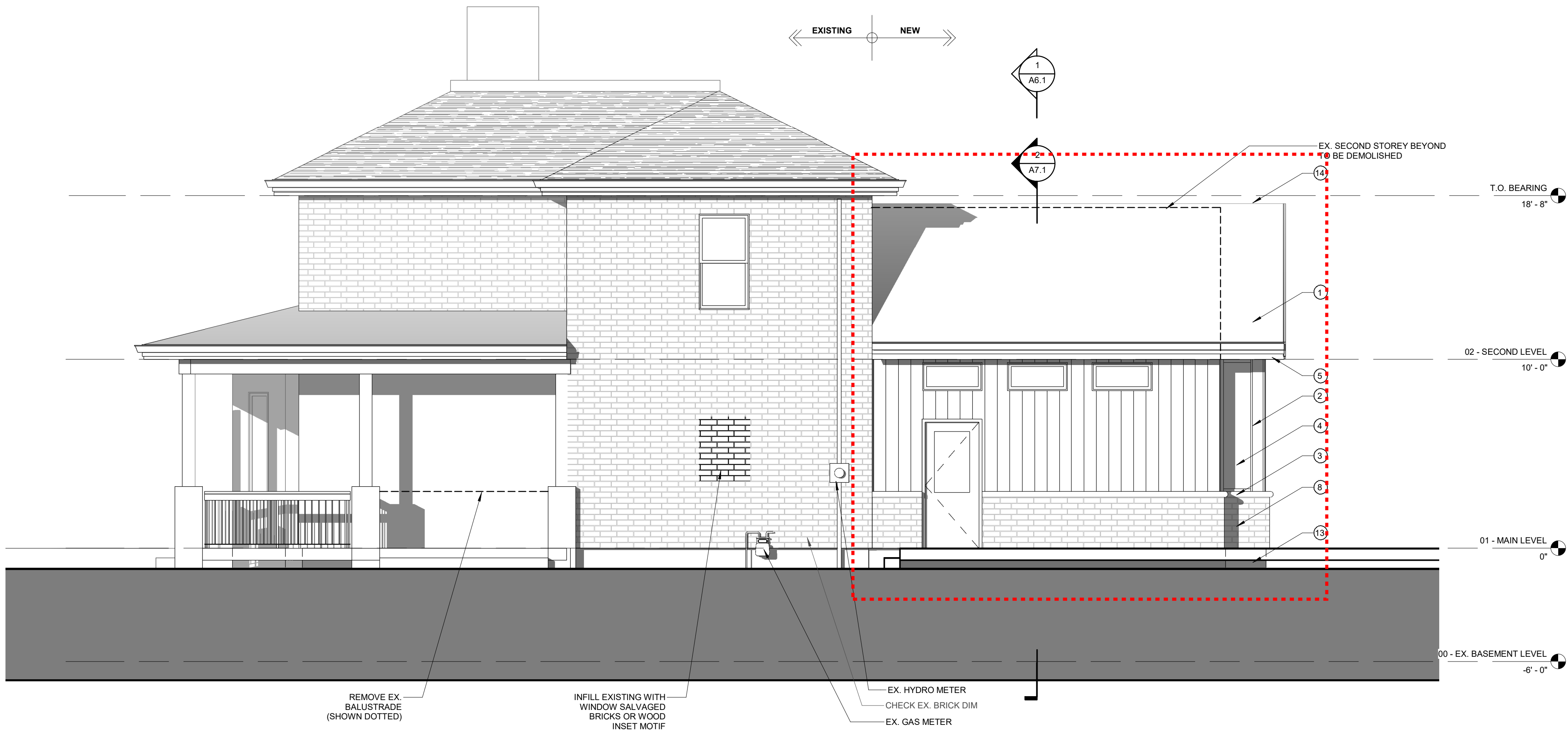
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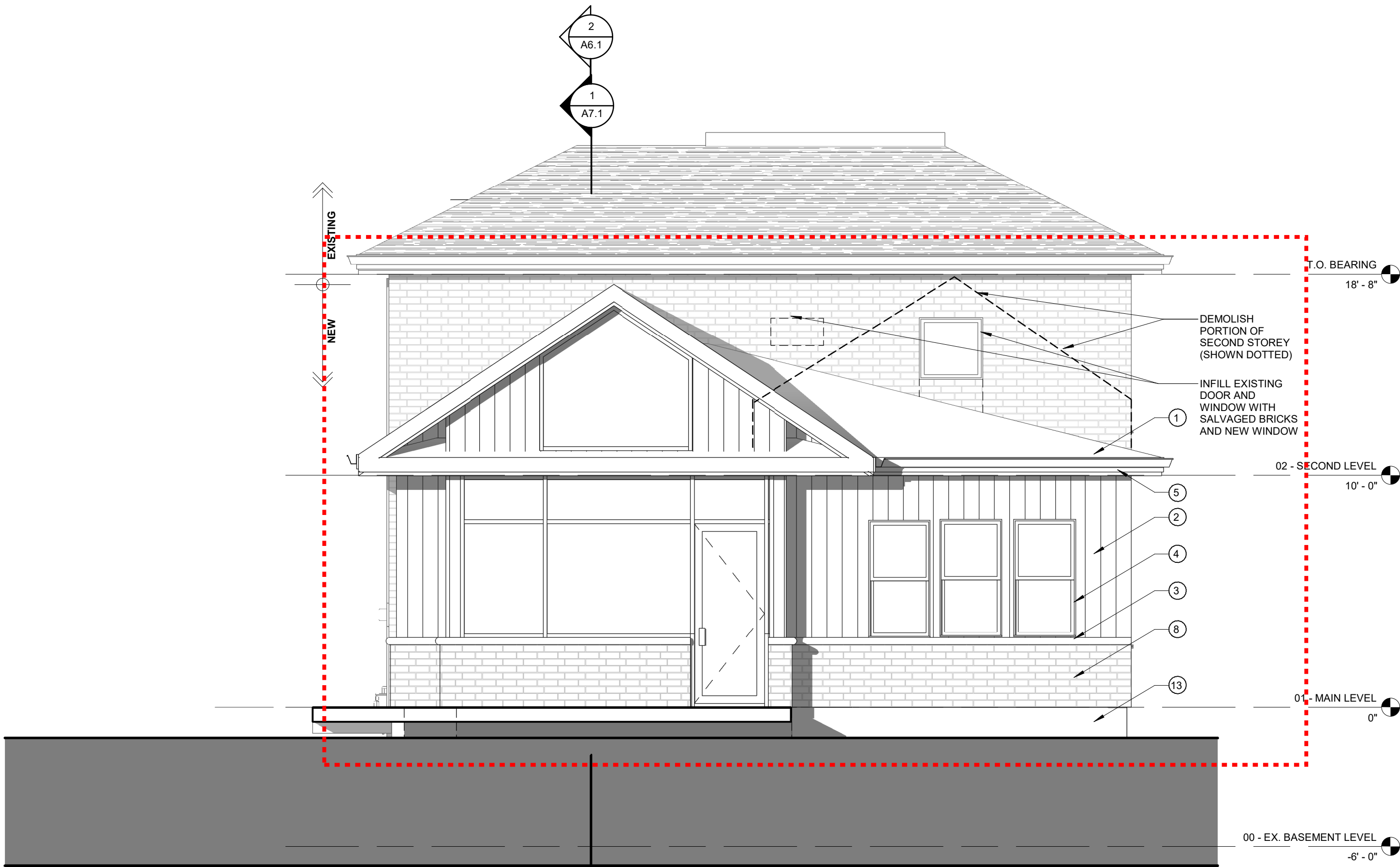
CONSULTANT

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

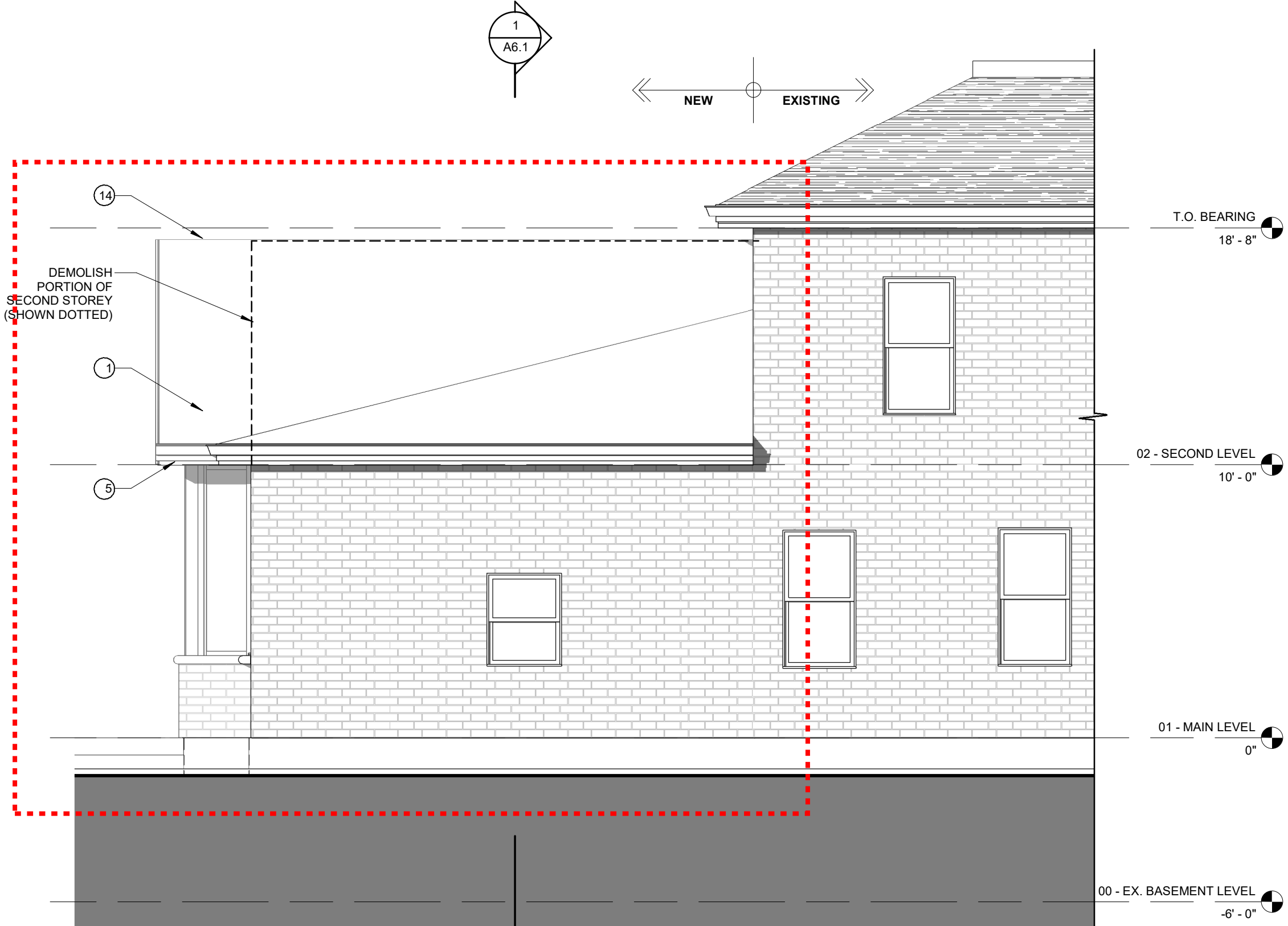
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DRAWING NO.	A2.2



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



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



PARTIAL WEST ELEVATION

1. PREFINISHED HARDIE BOARD (BOARD & BATTEN). 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 (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) & LEAD COLOUR: T.B.D. BY OWNER
11. NOT USED
12. NOT USED
13. CEMENTITIOUS PARGING (WHERE FOUNDATION IS EXPOSED...CARRY TO 300mm BELOW GRADE, TY
14. CONTINUOUS RIDGE VENT. MULTI-PITCH FILTERVENT INC. (18in2 FREE AIR PER LINEAR FOOT). COLOUR: E
15. NOT USED
16. NOT USED.

**** ALL PREFINISHED WOOD TO BE PRESSURE TREATED

MATERIAL LIST (ELEVATIONS)

1 : 50

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1	ISSUED TO HERITAGE ORANGEVILLE FOR REVIEW	

DICKINSON + HICKS
ARCHITECTS INC.
45 MILL STREET, ORANGEVILLE, ON. L9
TEL: (519) 941-0912 FAX: (519) 941-0913

CONSULTANT

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

PROJ. NO.	
DATE	
DRAWN BY	
CHECKED	
SCALE	/
DATE PLOTTED	2021-09-24