



1 SITC PLAN
DP-03 SCALE: 1:250

PROJECT INFORMATION																																																							
MUNICIPAL ADDRESS	48-50 BROADWAY, ORANGEVILLE, ON																																																						
LEGAL ADDRESS	PLAN 138 BLK 2 LOT 4 PT LOTS:3,5,6,7 RP TR1866 PARTS 1 TO 8																																																						
ZONING	MIXED USE (MU) ZONE - PROPOSED																																																						
SITE AREA	4,316 m ² 0.432 ha 1.07 ac.																																																						
SITE COVERAGE	34%																																																						
FRONTAGE	76.3 m																																																						
LANDSCAPE	LANDSCAPE OPEN AREA 1,698 m ² LANDSCAPE COVERAGE 39%																																																						
SETBACKS	FRONT YARD 1.0m EAST SIDE YARD 3.0m WEST SIDE YARD nil REAR SETBACK 6.9 m FROM 31m MEANDER BELT																																																						
BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT = 23m PROPOSED BUILDING HEIGHT = 23m (EXCLUDING MECHANICAL PENTHOUSE)																																																						
RESIDENTIAL UNITS	<table border="1"> <thead> <tr> <th></th> <th>1 BD</th> <th>1+DEN</th> <th>2 BD</th> <th>3 BD</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>LEVEL 7</td> <td>10</td> <td>10</td> <td></td> <td></td> <td>20</td> </tr> <tr> <td>LEVEL 6</td> <td>17</td> <td>2</td> <td>2</td> <td>1</td> <td>22</td> </tr> <tr> <td>LEVEL 5</td> <td>17</td> <td>2</td> <td>2</td> <td>1</td> <td>22</td> </tr> <tr> <td>LEVEL 4</td> <td>17</td> <td>2</td> <td>2</td> <td>1</td> <td>22</td> </tr> <tr> <td>LEVEL 3</td> <td>17</td> <td>2</td> <td>2</td> <td>1</td> <td>22</td> </tr> <tr> <td>LEVEL 2</td> <td>17</td> <td>2</td> <td>2</td> <td>1</td> <td>22</td> </tr> <tr> <td>LEVEL 1</td> <td>8</td> <td>1</td> <td></td> <td></td> <td>9</td> </tr> <tr> <td>TOTAL</td> <td>93</td> <td>11</td> <td>20</td> <td>5</td> <td>129</td> </tr> </tbody> </table>		1 BD	1+DEN	2 BD	3 BD	TOTAL	LEVEL 7	10	10			20	LEVEL 6	17	2	2	1	22	LEVEL 5	17	2	2	1	22	LEVEL 4	17	2	2	1	22	LEVEL 3	17	2	2	1	22	LEVEL 2	17	2	2	1	22	LEVEL 1	8	1			9	TOTAL	93	11	20	5	129
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GROSS FLOOR AREA - GFA	<table border="1"> <thead> <tr> <th>LEVEL</th> <th>GFA (m²)</th> </tr> </thead> <tbody> <tr> <td>LEVEL 7</td> <td>1,079 m²</td> </tr> <tr> <td>LEVEL 6</td> <td>1,485 m²</td> </tr> <tr> <td>LEVEL 5</td> <td>1,485 m²</td> </tr> <tr> <td>LEVEL 4</td> <td>1,485 m²</td> </tr> <tr> <td>LEVEL 3</td> <td>1,485 m²</td> </tr> <tr> <td>LEVEL 2</td> <td>1,485 m²</td> </tr> <tr> <td>LEVEL 1</td> <td>1,482 m²</td> </tr> <tr> <td>TOTAL ABOVE GRADE</td> <td>9,966 m²</td> </tr> <tr> <td>P1</td> <td>1,957 m²</td> </tr> <tr> <td>P2</td> <td>1,957 m²</td> </tr> <tr> <td>TOTAL BELOW GRADE</td> <td>3,751 m²</td> </tr> </tbody> </table>	LEVEL	GFA (m ²)	LEVEL 7	1,079 m ²	LEVEL 6	1,485 m ²	LEVEL 5	1,485 m ²	LEVEL 4	1,485 m ²	LEVEL 3	1,485 m ²	LEVEL 2	1,485 m ²	LEVEL 1	1,482 m ²	TOTAL ABOVE GRADE	9,966 m²	P1	1,957 m ²	P2	1,957 m ²	TOTAL BELOW GRADE	3,751 m²																														
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RESIDENTIAL INDOOR AMENITY AREA	AMENITY GFA = 129 m ²																																																						
RETAIL AREA	RETAIL GFA = 408 m ²																																																						
VEHICLE PARKING	SURFACE 26 STALLS P1 56 STALLS P2 56 STALLS P2 90 STALLS TOTAL 209 STALLS																																																						
PARKING ALLOCATION	RESIDENTIAL SUITES 146 STALLS RESIDENTIAL VISITORS 33 STALLS RETAIL 21 STALLS																																																						

SITE NOTES

• ALL DRAWING ELEMENTS PROVIDED UNLESS OTHERWISE NOTED

SITE LEGEND

— — — — — PROPERTY LINE
- - - - - REQUIRED SETBACK

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48-50 BROADWAY
ORANGEVILLE, ON

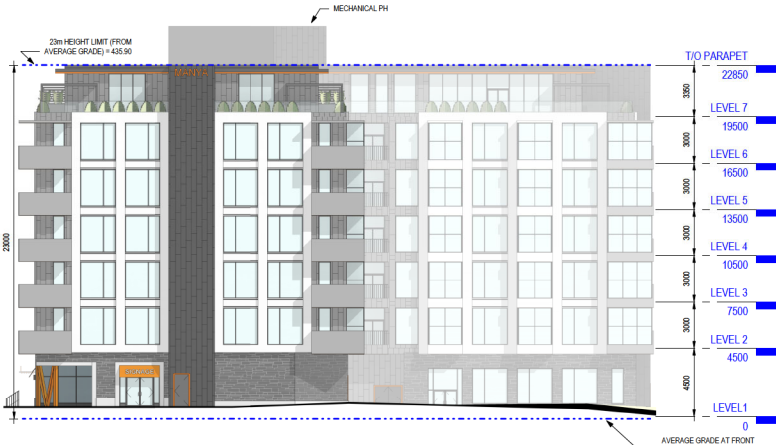
CONCEPT SITE PLAN

Project number 21-087
Date 2021-12-22 4:45:09 PM

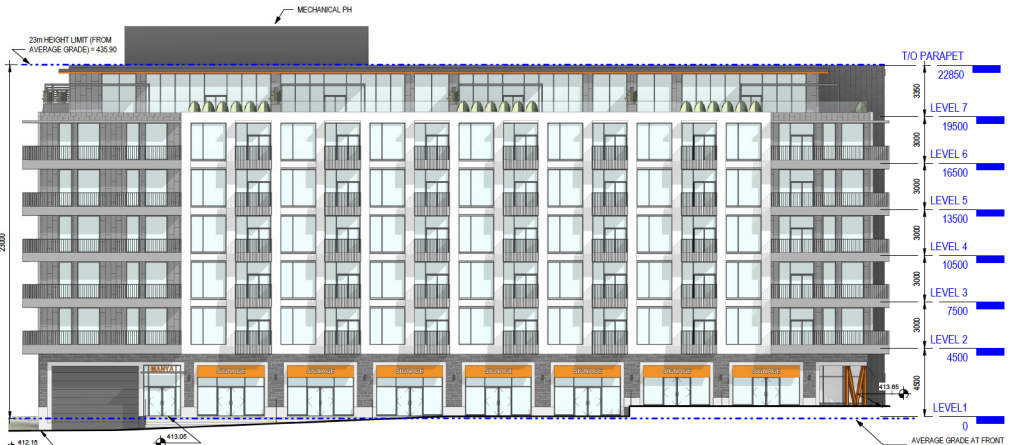
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DP-03
Scale As indicated

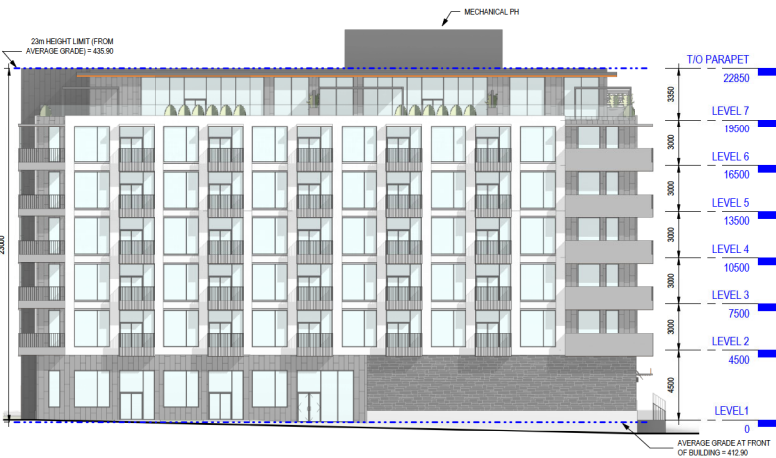
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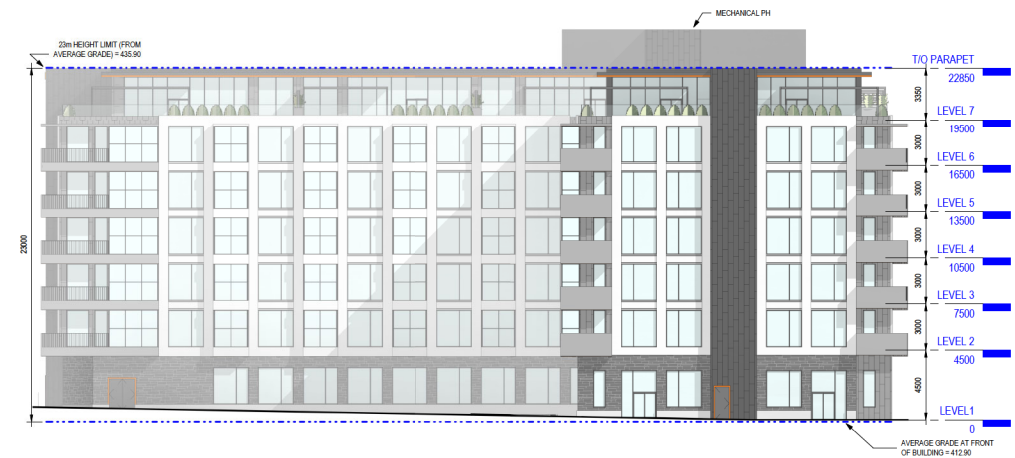
2 WEST ELEVATION
DP-04 SCALE: 1:150



1 NORTH ELEVATION
DP-04 SCALE: 1:150



4 EAST ELEVATION
DP-04 SCALE: 1:150



3 SOUTH ELEVATION
DP-04 SCALE: 1:150

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ELEVATIONS

Project number: 21-087
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Checked by: CC

DP-04
Scale: 1:150

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2 3D - NORTH
DP-05 SCALE



1 3D - OVERALL
DP-05 SCALE



5 3D - SW VIEW
DP-05 SCALE



4 3D - MATERIAL DETAIL
DP-05 SCALE



3 3D - STREET LEVEL
DP-05 SCALE

Legends:



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RENDERINGS

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DP-05

Scale: _____