

To be held on Monday, March 6, 2017 at **2:00 p.m.** Committee Members are asked to meet in the **Council Chambers** at 395 Mulock Drive, Newmarket, Ontario.

Mayor Van Bynen, Chair.

**NEW BUSINESS**

**1. APPLICATION FOR SITE PLAN APPROVAL  
470 CROSSLAND GATE (BLOCK 160) – WARD 7  
(SOUTH SIDE OF DAVIS DRIVE, EAST OF CROSSLAND GATE)  
OUR FILE NO.: D14-NP16-18  
MARIANNEVILLE DEVELOPMENTS LIMITED**

---

Application for Site Plan Approval to permit the construction of 140 townhouse dwelling units within 22 buildings on the subject lands.

Joanne Barnett of Marianneville Developments Limited; Richard Zelinka of Zelinka Priamo Ltd.; Richard Vink of VA3 Design; and Peter Slama of Cole Engineering Group Limited will be present to address the Committee.

Plans attached:	Coloured Renderings
	Site Plan (Drawing No. 1A) Rev. 1 dated July 8, 2016
	Site Plan (Drawing No. 1B) Rev. 1 dated July 8, 2016
	Landscape Key Plan (Drawing No. L100) Rev. 2 dated February 3, 2017
	Landscape Concept Plan (West) (Drawing No. L101) Rev. 2, dated February 3, 2017
	Landscape Concept Plan (East) (Drawing No. L102) Rev. 2 dated February 3, 2017
	Landscape Details (Drawing No. L200) Rev. 2 dated February 3, 2017
	Building 1 Floor Plans (Drawing No. 1/12) Rev. 1 dated December 16, 2014
	Building 1 Elevations (Drawing No. 2/12) Rev. 1 dated December 16, 2014
	Building 6 Floor Plans (Drawing No. 3/12) Rev. 1 dated December 16, 2014
	Building 6 Elevations (Drawing No. 4/12) Rev. 1 dated December 16, 2014
	Building 7 Floor Plans (Drawing No. 5/12) Rev. 1 dated December 16, 2014
	Building 7 Elevations (Drawing No. 6/12) Rev. 1 dated December 16, 2014
	Building 8 Floor Plans (Drawing No. 7/12) Rev. 1 dated December 16, 2014
	Building 8 Elevations (Drawing No. 8/12) Rev. 1 dated December 16, 2014
	Building 9 Floor Plans (Drawing No. 9/12) Rev. 1 dated December 16, 2014
	Building 9 Elevations (Drawing No. 10/12) Rev. 1 dated December 16, 2014
	Building 10 Floor Plans (Drawing No. 11/12) Rev. 1 dated December 16, 2014

Building 10 Elevations (Drawing No. 12/12) Rev. 1 dated  
December 16, 2014  
Survey dated June 28, 2016, prepared by J. D. Barnes  
Limited

Documents attached: GIS photograph overlay map  
Site Plan Accessibility Checklist  
Convenience Commercial Development Standards  
Checklist together with a letter from Joanne Barnett of  
Marianneville Developments Limited dated November  
2, 2016  
Notes to Committee

**Full-size drawings are available for viewing by contacting the  
Councillors Office or Planning and Building Services**

**THE KING'S HIGHWAY NO. 9**

**PLANTING SCHEDULE**

KEY	QTY.	BUTTERFLY NAME	COMMON NAME	HEIGHT	SPACING	COL.	REMARKS
14	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
15	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
16	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
17	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
18	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
19	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
20	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
21	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
22	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
23	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
24	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
25	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
26	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
27	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
28	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
29	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
30	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
31	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
32	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
33	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
34	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
35	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
36	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
37	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
38	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
39	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
40	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
41	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
42	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
43	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
44	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
45	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
46	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
47	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
48	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
49	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
50	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
51	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
52	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
53	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
54	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
55	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
56	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
57	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
58	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
59	12	Plum Tree	Prunus domestica	4000	2000	10	10' x 10'
60	12	Plum Tree	Prunus domestica	4000	2000	10	

MAY 2017 - BUDGETAL DATA									
KEY	MTY	BUDGETAL NAME	CURRENT STATE	HEART	SPINAL	LEG	ARM/NECK	OTHER	REMARKS
14	27	Ear, nose, throat, tongue	Extended stay	4,000	2,000	80	10	0	See P11, P12
15	28	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
16	29	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
17	30	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
18	31	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
19	32	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
20	33	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
21	34	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
22	35	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
23	36	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
24	37	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
25	38	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
26	39	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
27	40	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
28	41	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
29	42	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
30	43	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
31	44	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
32	45	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
33	46	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
34	47	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
35	48	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
36	49	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
37	50	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
38	51	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
39	52	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
40	53	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
41	54	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
42	55	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
43	56	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
44	57	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
45	58	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
46	59	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
47	60	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
48	61	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
49	62	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
50	63	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
51	64	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
52	65	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
53	66	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
54	67	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
55	68	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
56	69	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
57	70	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
58	71	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
59	72	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
60	73	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
61	74	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
62	75	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
63	76	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
64	77	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
65	78	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
66	79	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
67	80	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
68	81	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
69	82	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
70	83	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
71	84	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
72	85	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
73	86	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
74	87	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
75	88	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
76	89	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
77	90	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
78	91	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
79	92	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
80	93	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
81	94	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
82	95	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
83	96	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
84	97	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
85	98	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
86	99	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
87	100	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
88	101	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
89	102	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
90	103	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
91	104	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
92	105	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
93	106	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
94	107	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
95	108	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
96	109	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
97	110	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
98	111	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
99	112	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
100	113	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
101	114	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
102	115	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
103	116	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
104	117	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
105	118	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
106	119	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
107	120	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
108	121	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
109	122	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
110	123	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
111	124	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
112	125	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
113	126	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
114	127	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
115	128	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
116	129	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
117	130	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
118	131	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
119	132	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
120	133	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
121	134	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
122	135	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
123	136	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
124	137	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
125	138	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
126	139	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
127	140	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
128	141	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
129	142	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
130	143	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
131	144	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
132	145	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
133	146	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
134	147	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
135	148	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
136	149	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
137	150	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
138	151	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
139	152	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
140	153	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
141	154	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
142	155	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
143	156	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
144	157	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
145	158	Ear, nose, throat, tongue	Post-Op Pain	4,000	2,000	80	10	0	See P11, P12
146	159	Ear, nose, throat, tongue	Post						

**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.

01	LANDSCAPE KEY PLAN		
02	LANDSCAPE PLAN - WEST		
03	LANDSCAPE PLAN - EAST		
04	LANDSCAPE DETAIL N		
05			
06			
07			
08			
09			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

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



**SBK** 2770 WILKINSON STREET, SUITE 201  
CHICAGO, ILLINOIS 60640  
TEL: 312.467.4444 FAX: 312.467.2169  
WWW.SBKDESIGN.COM

**STRYBOS BARRON KING**  
**LANDSCAPE ARCHITECTURE**

**PROJECT**  
**PROPOSED RESIDENTIAL**  
**DEVELOPMENT**  
**GLENWAY CONDO BLOCK 100**  
SOUTH EAST TIGERPOLE ROADWAY SEC 2  
AND DAIRY CREEK  
DOWNTOWN WILMINGTON, DELAWARE

LANDSCAPE CONCEPT PLAN  
(WEST)

02A62 I - Z98	190-4841 No.
I-6 RST S. 3074	16-4841
(B) 4841 (B) 55	190-4841 No.
(C) 4841 (C) (B)	L101



# THE KING'S HIGHWAY NO. 9

MATCH-LINE SEE L101



KEY	QTY	PLANT NAME	COMMON NAME	HEIGHT	SPREAD	NO. PLANTS	CODE	REMARKS
<b>DECIDUOUS TREES</b>								
11	22	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
12	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
13	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
14	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
15	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
16	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
17	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
18	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
19	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
20	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
21	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
22	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
<b>CONIFEROUS TREES</b>								
23	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
24	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
25	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
26	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
27	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
28	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
29	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
30	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
31	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
32	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
<b>SHRUBS</b>								
33	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
34	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
35	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
36	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
37	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
38	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
39	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
40	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
41	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
42	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
43	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
44	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
45	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
46	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
47	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
48	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
49	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
50	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
51	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
52	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
53	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
54	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
55	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
56	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
57	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
58	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
59	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
60	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
61	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
62	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
63	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
64	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
65	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
66	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
67	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
68	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
69	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
70	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
71	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
72	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
73	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
74	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
75	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
76	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
77	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
78	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
79	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
80	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
81	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
82	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
83	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
84	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
85	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
86	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
87	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
88	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
89	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
90	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
91	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
92	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
93	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
94	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
95	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
96	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
97	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
98	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
99	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000
100	10	Low Spreading Tree	Low Spreading Tree	4500	2000	40	1100	1000

**GENERAL NOTES**  
 VERIFY ALL DIMENSIONS.  
 REPORT ANY DISCREPANCIES DISCOVERED  
 BEFORE PROCEEDING.  
 IT IS THE RESPONSIBILITY OF THE LANDSCAPE  
 ARCHITECT TO ENSURE THE USE OF THE  
 LATEST REVISED DRAWINGS.  
 DRAWINGS AND SPECIFICATIONS ARE THE  
 PROPERTY OF THE LANDSCAPE ARCHITECT.



- LEGEND**
- PROPOSED DECIDUOUS TREE
  - PROPOSED CONIFEROUS TREE
  - PROPOSED SHRUBS
  - PROPOSED PERENNIALS / ORNAMENTALS
  - PROPOSED GRASS
  - 1000mm HT DECORATIVE METAL FENCE
  - 1500mm HT CHAIN LINK FENCE
  - 1800mm HT WOOD PRIVACY FENCE (ON SKULLIPI)
  - PRECAST CONCRETE UNIT FENCING
  - PRECAST CONCRETE PAVE SLAB
  - PROPOSED PAVING WALL
  - FINISH
  - BASELINE FLOOR

## LIST OF DRAWINGS

1.00	LANDSCAPE KEY PLAN
1.01	LANDSCAPE PLAN - WEST
1.02	LANDSCAPE PLAN - EAST
1.03	LANDSCAPE PLAN - NORTH

1	REV. 01	DATE: 10/10/2018	BY: [Signature]
2	REV. 02	DATE: 10/10/2018	BY: [Signature]
3	REV. 03	DATE: 10/10/2018	BY: [Signature]
4	REV. 04	DATE: 10/10/2018	BY: [Signature]
5	REV. 05	DATE: 10/10/2018	BY: [Signature]

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

**PROPOSED RESIDENTIAL DEVELOPMENT**  
 GLENWAY CONDO BLOCK 160  
 160 GLENWAY RD. (N. SIDE OF HWY 9)  
 (N. SIDE OF HWY 9)

DATE: 10/10/2018

LANDSCAPE CONCEPT PLAN (EAST)

DATE: 10/10/2018  
 PROJECT NO: 16-4841  
 DRAWING NO: L101









NEEZO  RENDERS





NEEZO  RENDERS









NEEZO  RENDERS





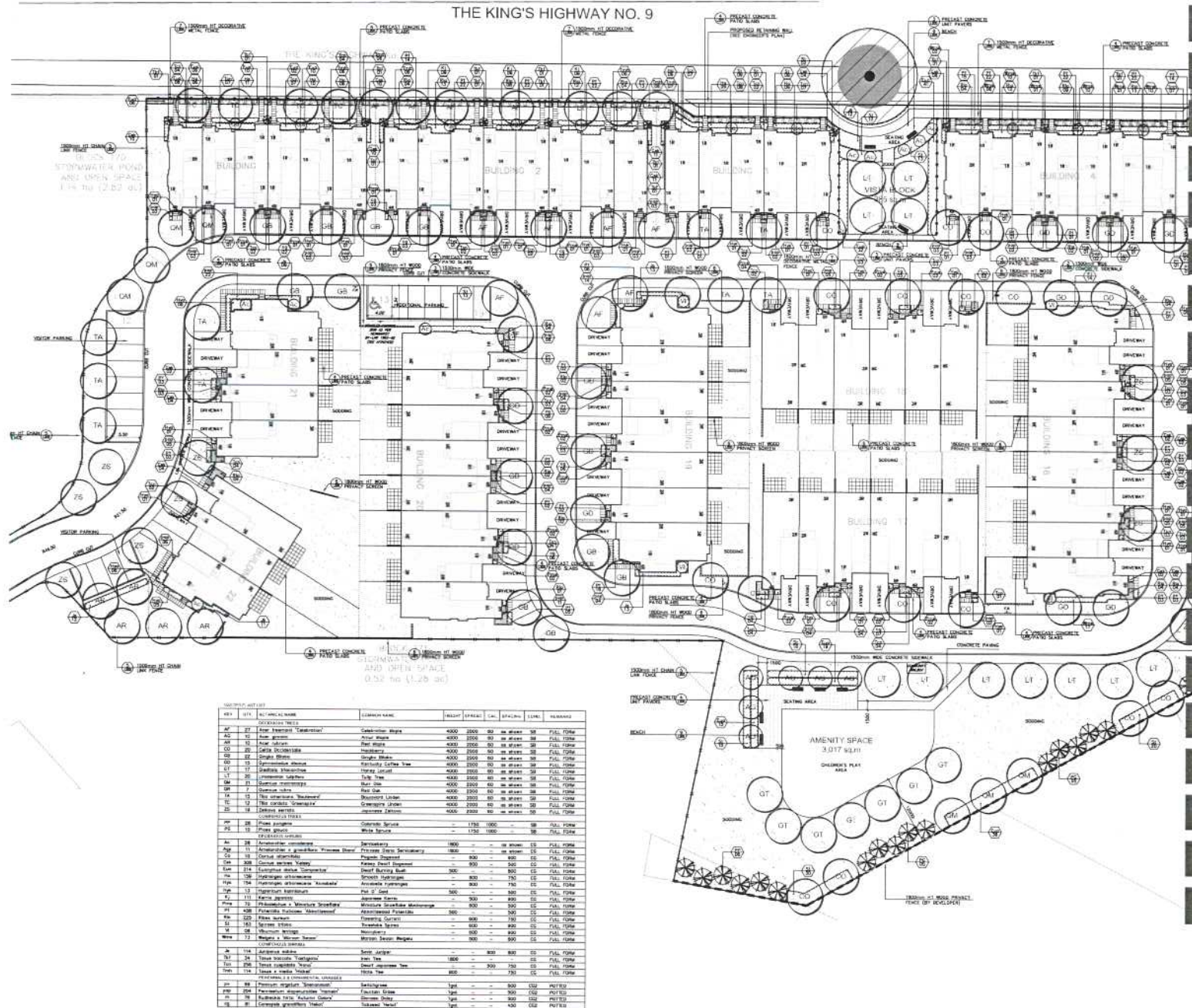












MATCHLINE SEE L102

**GENERAL NOTES**

1. VERIFY ALL DIMENSIONS AND REPORT SCALE DRAWINGS. REPORT ANY DISCREPANCIES DISCOVERED BEFORE OR DURING TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.

2. IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISIONS DRAWINGS.

3. DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.

- LEGEND**
- PROPOSED DECIDUOUS TREE
  - PROPOSED CONIFEROUS TREE
  - PROPOSED SHRUBS
  - PERENNIALS / GRASSES
  - SEEDING
  - 1800mm HT DECORATIVE METAL FENCE
  - 1800mm HT CHAIN LINK FENCE
  - 1800mm HT WOOD PRIVACY FENCE / SCREEN
  - 1800mm HT WOOD PRIVACY FENCE (BY DEVELOPER)
  - PRECAST CONCRETE UNIT PAVERS
  - PRECAST CONCRETE PAVEMENT SLABS
  - PROPOSED RETAINING WALL
  - BENCH
  - MASONRY PILLAR

**LIST OF DRAWINGS**

NO.	DATE	DESCRIPTION	BY	CHKD	APPD
1	2017-05-14	LANDSCAPE CONCEPT PLAN	SBK		
2	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
3	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
4	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
5	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
6	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
7	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
8	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
9	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
10	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
11	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
12	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
13	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
14	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
15	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
16	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
17	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
18	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
19	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
20	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
21	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
22	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
23	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
24	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
25	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
26	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
27	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
28	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
29	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
30	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
31	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
32	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
33	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
34	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
35	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
36	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
37	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
38	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
39	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
40	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
41	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
42	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
43	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
44	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
45	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
46	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
47	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
48	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
49	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
50	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
51	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
52	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
53	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
54	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
55	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
56	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
57	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
58	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
59	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
60	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
61	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
62	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
63	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
64	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
65	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
66	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
67	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
68	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
69	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
70	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
71	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
72	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
73	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
74	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
75	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
76	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
77	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
78	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
79	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
80	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
81	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
82	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
83	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
84	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
85	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
86	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
87	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
88	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
89	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
90	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
91	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
92	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
93	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
94	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
95	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
96	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		
97	2017-05-14	LANDSCAPE PLAN - SOUTH	SBK		
98	2017-05-14	LANDSCAPE PLAN - WEST	SBK		
99	2017-05-14	LANDSCAPE PLAN - EAST	SBK		
100	2017-05-14	LANDSCAPE PLAN - NORTH	SBK		

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



**PROJECT**



PROPOSED RESIDENTIAL DEVELOPMENT  
GLENWAY CONDO BLOCK 160  
160 GLENWAY RD, GLENWAY, ONTARIO L4H 1G1  
GLENWAY CONDO BLOCK 160

DRAWING TITLE	
LANDSCAPE CONCEPT PLAN (WEST)	
SCALE: 1" = 20'	PROJECT No.  16-4841
DATE: MAY 18, 2016	
DRAWN BY: S.S.	DRAWING No.  L101
CHECKED BY: G.B.	



[illegible]

VERIFY ALL DIMENSIONS, DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES, OMISSIONS OR 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 DRAWING. DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.

-  PROPOSED DECIDUOUS TREE  
 PROPOSED CONIFEROUS TREE  
 PROPOSED SHRUBS  
 PERENNIALS / GRASSES  
 SOOBOM  
 1800mm HT DECORATIVE METAL FENCE  
 1200mm HT CHAIN LINK FENCE  
 1800mm HT WOOD PRIVACY FENCE/SCREEN  
 1800mm HT WOOD PRIVACY FENCE (B&B SIDELOW)  
 PRECAST CONCRETE UNIT PAVERS  
 PRECAST CONCRETE PATIO SLABS  
 PROPOSED RETAINING WALL  
 BENCH  
 MASONRY PILLAR

100	LANDSCAPE KEY PLAN
101	LANDSCAPE PLAN - WEST
102	LANDSCAPE PLAN - EAST
000	LANDSCAPE DETAILS

[illegible]

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



**S B K**  
5475 HAWTHORNE STREET, SUITE 202  
MIDLANDTOWN, DARTMOUTH, NS A6B 3G8  
T: 416.882.9999 F: 802.712.2021  
WWW.SBK-DESIGN.COM

**STRYBOS BARRON KING**  
LANDSCAPE ARCHITECTURE

**PROJECT**  
**PROPOSED RESIDENTIAL**  
**DEVELOPMENT**  
**GLENWAY CONDO BLOCK 160**  
 367 TILLYS THE RESIDENTIAL SOCIETY  
 AND BUILDING  
 TOWN OF NEWARK, N. J. 07102

LANDSCAPE CONCEPT PLAN  
(EAST)

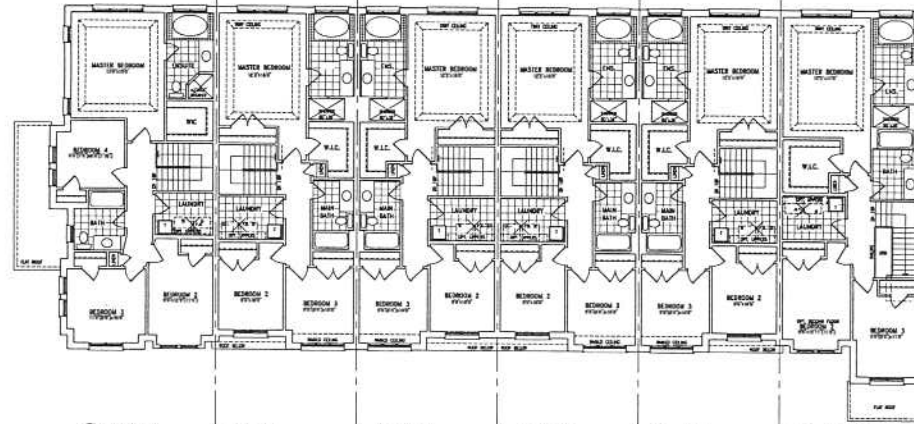
SCALE 1" = 250'	PROJECT No. 16-4841
DRAWN BY J.S.	DRAWING No. 1102





BUILDING AREA (EXCL. PORCH)  
5831 S.F. (541.72 m2)

THIS IS A PRELIMINARY DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF V&B DESIGN. IT IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF V&B DESIGN.



1 TH-5 COR.  
ELEV. 'B'  
SECOND FLOOR PLAN

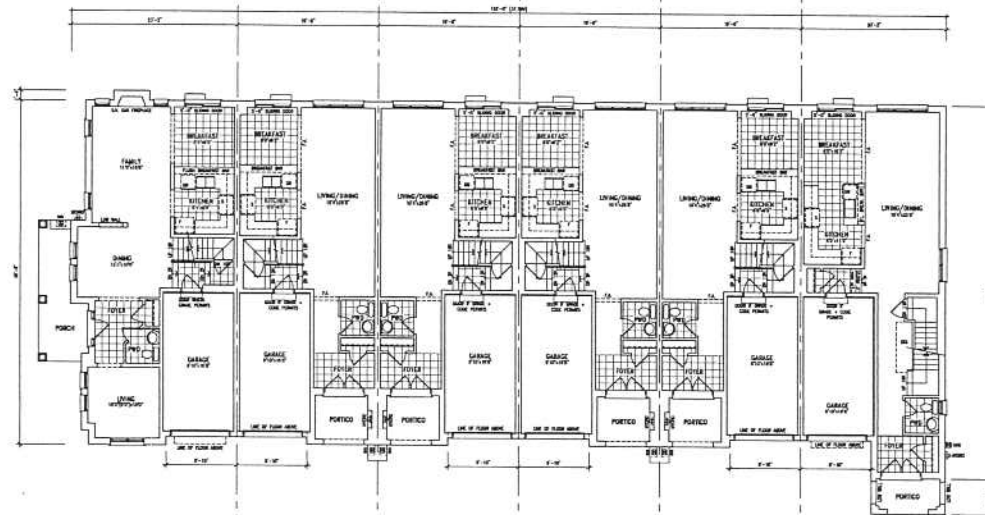
2 TH-3  
ELEV. 'B' REV.

3 TH-3  
ELEV. 'B'

4 TH-3  
ELEV. 'B' REV.

5 TH-3  
ELEV. 'B'

6 TH-4 END  
ELEV. 'B' REV.



1 TH-5 COR.  
ELEV. 'B'  
GROUND FLOOR PLAN

2 TH-3  
ELEV. 'B' REV.

3 TH-3  
ELEV. 'B'

4 TH-3  
ELEV. 'B' REV.

5 TH-3  
ELEV. 'B'

6 TH-4 END  
ELEV. 'B' REV.

BUILDING 1

**V&B  
DESIGN**

3000 Wilson Avenue  
Cincinnati, OH 45202  
416.630.2222  
416.630.2222  
v&bdesign.com

MARIANNEVILLE DEVELOPMENTS LTD.

3000 Wilson Avenue  
Cincinnati, OH 45202  
416.630.2222  
416.630.2222  
v&bdesign.com

3000 Wilson Avenue  
Cincinnati, OH 45202  
416.630.2222  
416.630.2222  
v&bdesign.com

3000 Wilson Avenue  
Cincinnati, OH 45202  
416.630.2222  
416.630.2222  
v&bdesign.com

3000 Wilson Avenue  
Cincinnati, OH 45202  
416.630.2222  
416.630.2222  
v&bdesign.com

3000 Wilson Avenue  
Cincinnati, OH 45202  
416.630.2222  
416.630.2222  
v&bdesign.com

3000 Wilson Avenue  
Cincinnati, OH 45202  
416.630.2222  
416.630.2222  
v&bdesign.com

3000 Wilson Avenue  
Cincinnati, OH 45202  
416.630.2222  
416.630.2222  
v&bdesign.com

3000 Wilson Avenue  
Cincinnati, OH 45202  
416.630.2222  
416.630.2222  
v&bdesign.com

3000 Wilson Avenue  
Cincinnati, OH 45202  
416.630.2222  
416.630.2222  
v&bdesign.com



BUILDING 1

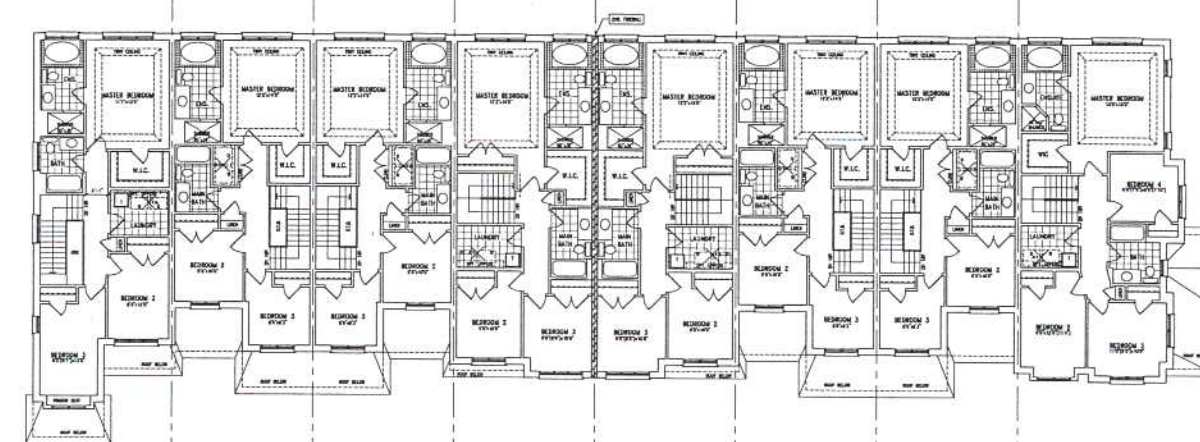
NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
 4. ALL DIMENSIONS ARE TO OUTLINE UNLESS NOTED OTHERWISE.  
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
 6. ALL DIMENSIONS ARE TO OUTLINE UNLESS NOTED OTHERWISE.  
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
 8. ALL DIMENSIONS ARE TO OUTLINE UNLESS NOTED OTHERWISE.  
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
 10. ALL DIMENSIONS ARE TO OUTLINE UNLESS NOTED OTHERWISE.

**VAS DESIGN**  
 2024 West Avenue  
 Lansing, MI 48906  
 517.432.2725  
 517.432.2726  
 vasdesign.com

**MARIANNEVILLE DEVELOPMENTS LTD.**  
 2024 West Avenue  
 Lansing, MI 48906  
 517.432.2725  
 517.432.2726  
 mardev.com

**PROJECT:** BUILDING 1  
**DATE:** 2/12/2024  
**BY:** [Signature]  
**CHECKED BY:** [Signature]  
**APPROVED BY:** [Signature]



[illegible]

This is a detailed architectural floor plan for a 12-unit apartment building. The plan is symmetrical, with a central corridor and two main wings. Each unit includes a living/dining area, kitchen, bathroom, and bedroom. Common areas include a central entrance, stairs, and a laundry room. The plan is labeled with dimensions and room names.

**Room Labels and Dimensions:**

- Unit 1 (Leftmost):** GREAT ROOM 11'x11'0", BREAKFAST 8'x10'0", KITCHEN 8'x10'0", BATH 5'x7'0", BED 11'x11'0", GARAGE 8'x10'0".
- Unit 2:** LIVING/DINING 11'x11'0", BREAKFAST 8'x10'0", KITCHEN 8'x10'0", BATH 5'x7'0", BED 11'x11'0", GARAGE 8'x10'0".
- Unit 3:** LIVING/DINING 11'x11'0", BREAKFAST 8'x10'0", KITCHEN 8'x10'0", BATH 5'x7'0", BED 11'x11'0", GARAGE 8'x10'0".
- Unit 4:** LIVING/DINING 11'x11'0", BREAKFAST 8'x10'0", KITCHEN 8'x10'0", BATH 5'x7'0", BED 11'x11'0", GARAGE 8'x10'0".
- Unit 5:** LIVING/DINING 11'x11'0", BREAKFAST 8'x10'0", KITCHEN 8'x10'0", BATH 5'x7'0", BED 11'x11'0", GARAGE 8'x10'0".
- Unit 6:** LIVING/DINING 11'x11'0", BREAKFAST 8'x10'0", KITCHEN 8'x10'0", BATH 5'x7'0", BED 11'x11'0", GARAGE 8'x10'0".
- Unit 7:** LIVING/DINING 11'x11'0", BREAKFAST 8'x10'0", KITCHEN 8'x10'0", BATH 5'x7'0", BED 11'x11'0", GARAGE 8'x10'0".
- Unit 8:** LIVING/DINING 11'x11'0", BREAKFAST 8'x10'0", KITCHEN 8'x10'0", BATH 5'x7'0", BED 11'x11'0", GARAGE 8'x10'0".
- Unit 9:** LIVING/DINING 11'x11'0", BREAKFAST 8'x10'0", KITCHEN 8'x10'0", BATH 5'x7'0", BED 11'x11'0", GARAGE 8'x10'0".
- Unit 10:** LIVING/DINING 11'x11'0", BREAKFAST 8'x10'0", KITCHEN 8'x10'0", BATH 5'x7'0", BED 11'x11'0", GARAGE 8'x10'0".
- Unit 11:** LIVING/DINING 11'x11'0", BREAKFAST 8'x10'0", KITCHEN 8'x10'0", BATH 5'x7'0", BED 11'x11'0", GARAGE 8'x10'0".
- Unit 12 (Rightmost):** LIVING/DINING 11'x11'0", BREAKFAST 8'x10'0", KITCHEN 8'x10'0", BATH 5'x7'0", BED 11'x11'0", GARAGE 8'x10'0".

**Common Areas:**

- Central Corridor:** 11'x11'0"
- Stairs:** 11'x11'0"
- Laundry Room:** 11'x11'0"
- Garage:** 8'x10'0"
- Porch:** 11'x11'0"

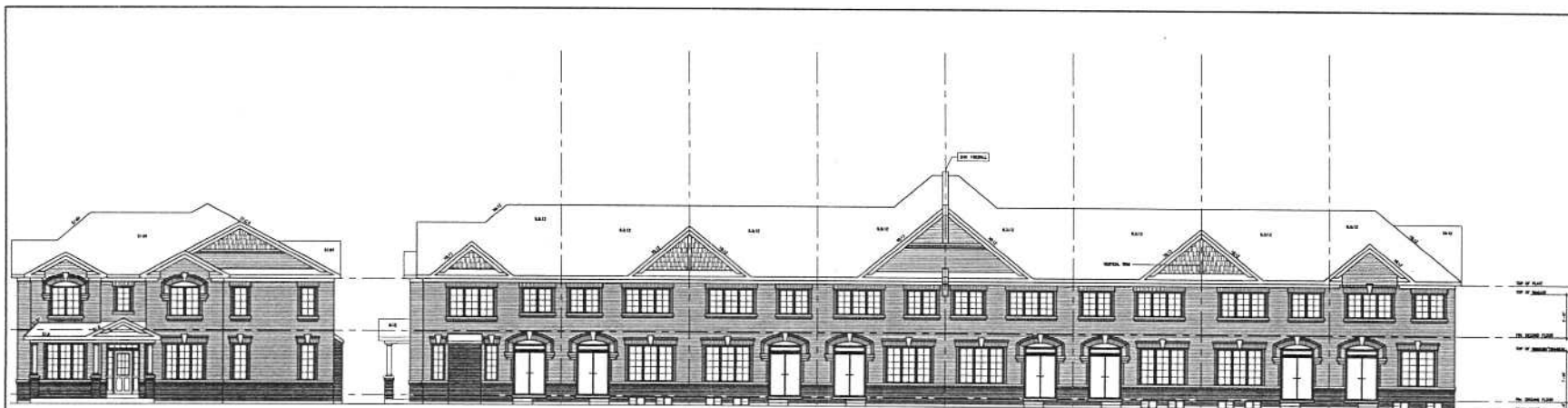
**Dimensions:**

- Overall Width:** 11'0"
- Overall Depth:** 11'0"
- Unit Width:** 11'0"
- Unit Depth:** 11'0"

GROUND FLOOR PLAN

BUILDING 6

1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			



39 TH-3 COR  
ELEV. 'A' REV.  
RIGHT SIDE ELEVATION

59 TH-5 COR  
ELEV. 'A' REV.  
REAR ELEVATION

38 TH-1  
ELEV. 'A'

37 TH-1  
ELEV. 'A' REV.

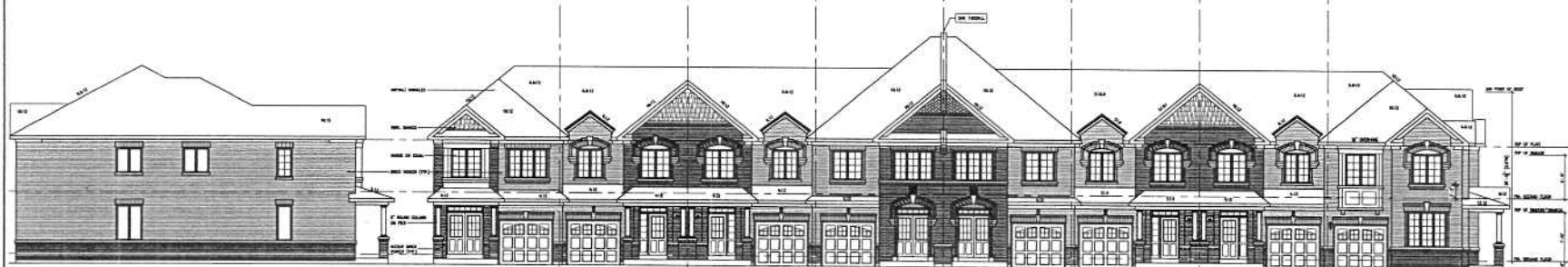
36 TH-3  
ELEV. 'A'

35 TH-3  
ELEV. 'A' REV.

34 TH-1  
ELEV. 'A'

33 TH-1  
ELEV. 'A' REV.

32 TH-2 END  
ELEV. 'A'



32 TH-2 END  
ELEV. 'A'  
LEFT SIDE ELEVATION

32 TH-2 END  
ELEV. 'A'  
FRONT ELEVATION

33 TH-1  
ELEV. 'A' REV.

34 TH-1  
ELEV. 'A'

35 TH-3  
ELEV. 'A' REV.

36 TH-3  
ELEV. 'A'

37 TH-1  
ELEV. 'A' REV.

38 TH-1  
ELEV. 'A'

39 TH-3 COR  
ELEV. 'A' REV.

THIS IS A PRELIMINARY DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THIS DRAWING IS THE PROPERTY OF V&B DESIGN AND SHALL REMAIN SO. IT IS TO BE KEPT IN THE OFFICE OF THE CLIENT AND NOT TO BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER DISSEMINATED WITHOUT THE WRITTEN CONSENT OF V&B DESIGN.

**V&B DESIGN**  
2000 Wilson Avenue  
Kitchener, ON N2H 1L8  
T 416.532.2722  
F 416.532.4192  
v&bdesign.com

**MARIANNEVILLE DEVELOPMENTS LTD.**  
Project: CLINCH  
Client: MARIANNEVILLE, ON  
Site: 4000  
Scale: 1/8" = 1'-0"  
Drawing: 47/12  
Date: 2018-07-12

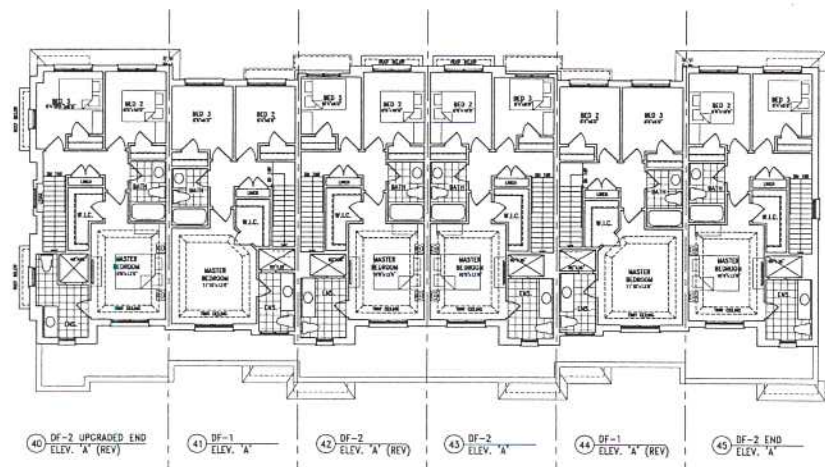
**BUILDING 6**  
BLOCK 1/1000000  
TOWN HEADS

BUILDING 6



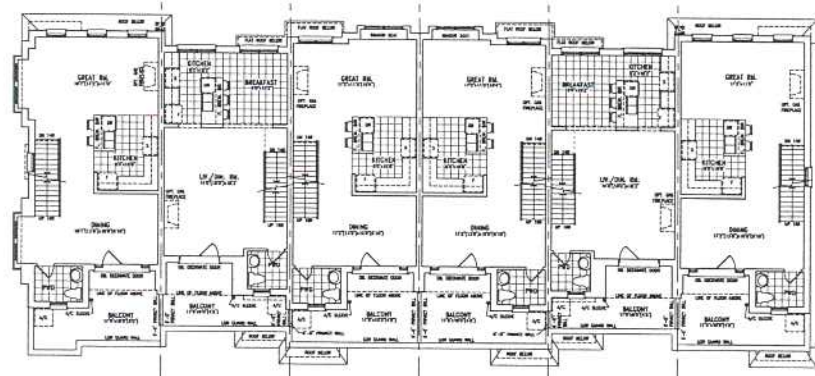
BUILDING AREA (EXCL. PORCH)  
4205 S.F. (390.65 m2)

THIS DOCUMENT IS THE PROPERTY OF V&B DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF V&B DESIGN.



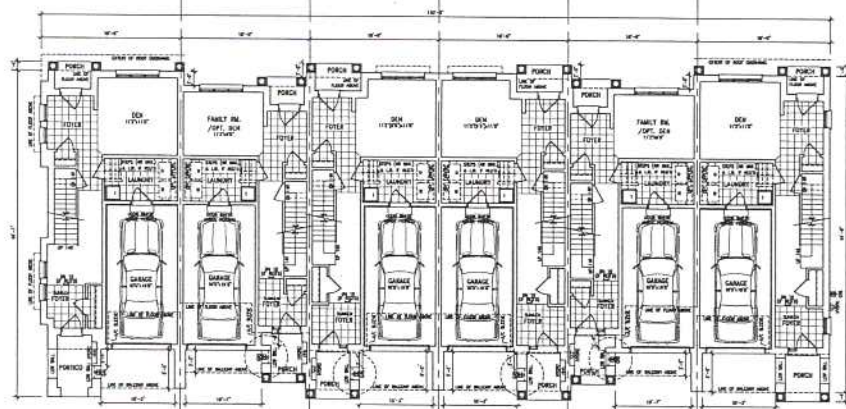
40 DF-2 UPGRADED END ELEV. 'A' (REV) 41 DF-1 ELEV. 'A' 42 DF-2 ELEV. 'A' (REV) 43 DF-2 ELEV. 'A' 44 DF-1 ELEV. 'A' (REV) 45 DF-2 END ELEV. 'A'

UPPER LEVEL PLAN



40 DF-2 UPGRADED END ELEV. 'A' (REV) 41 DF-1 ELEV. 'A' 42 DF-2 ELEV. 'A' (REV) 43 DF-2 ELEV. 'A' 44 DF-1 ELEV. 'A' (REV) 45 DF-2 END ELEV. 'A'

MAIN LEVEL PLAN

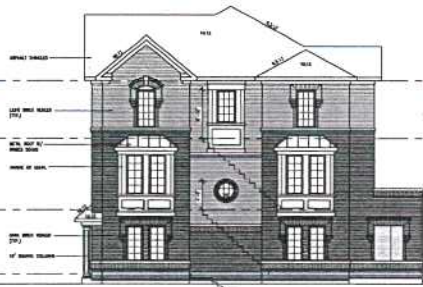


40 DF-2 UPGRADED END ELEV. 'A' (REV) 41 DF-1 ELEV. 'A' 42 DF-2 ELEV. 'A' (REV) 43 DF-2 ELEV. 'A' 44 DF-1 ELEV. 'A' (REV) 45 DF-2 END ELEV. 'A'

LOWER LEVEL PLAN

BUILDING 7

<b>V&amp;B DESIGN</b> 3324 Wilson Avenue Louisville, KY 40218 1 418.630.2725 1 418.630.1925 vbdesigns.com	
MARIANNEVILLE DEVELOPMENTS LTD. 3324 Wilson Avenue Louisville, KY 40218 1 418.630.2725 1 418.630.1925 vbdesigns.com	
PROJECT NO. SHEET NO. DATE	CLIENT ARCHITECT ENGINEER DESIGNER
PROJECT NO. SHEET NO. DATE	CLIENT ARCHITECT ENGINEER DESIGNER



40 DF-2 UPGRADED END  
ELEV. 'A' (REV)

RIGHT SIDE ELEVATION



40 DF-2 UPGRADED END  
ELEV. 'A' (REV)

REAR ELEVATION

41 DF-1  
ELEV. 'A'

42 DF-2  
ELEV. 'A' (REV)

43 DF-2  
ELEV. 'A'

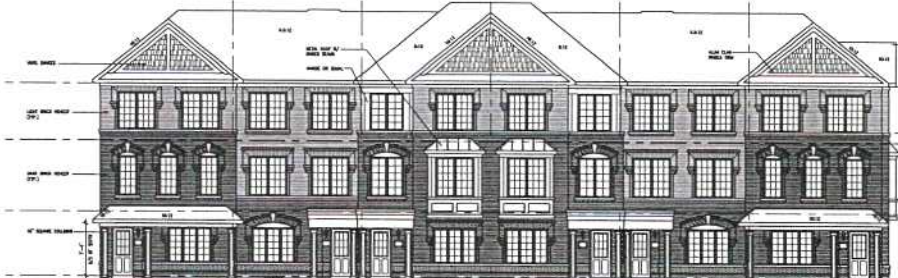
44 DF-1  
ELEV. 'A' (REV)

45 DF-2 END  
ELEV. 'A'



45 DF-2 END  
ELEV. 'A'

LEFT SIDE ELEVATION



45 DF-2 END  
ELEV. 'A'

FRONT ELEVATION

44 DF-1  
ELEV. 'A' (REV)

43 DF-2  
ELEV. 'A'

42 DF-2  
ELEV. 'A' (REV)

41 DF-1  
ELEV. 'A'

40 DF-2 UPGRADED END  
ELEV. 'A' (REV)



THIS DOCUMENT IS THE PROPERTY OF V&B DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF V&B DESIGN. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

**V&B DESIGN**  
3000 Wilson Avenue  
Toronto, ON M2H 1S8  
416-593-2722  
416-593-4182  
vabdesign.com

**MARIANNEVILLE DEVELOPMENTS LTD.**  
100 WILSON AVENUE  
TORONTO, ONTARIO  
M2H 1S8  
416-593-4182  
marianneville.com

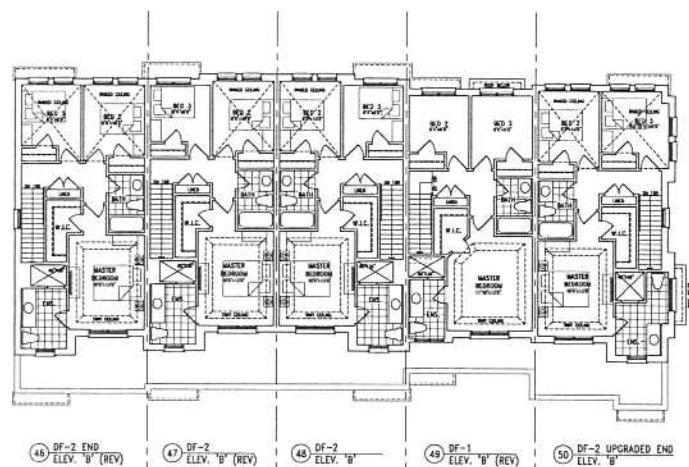
**BUILDING 7**  
6/12

BUILDING 7

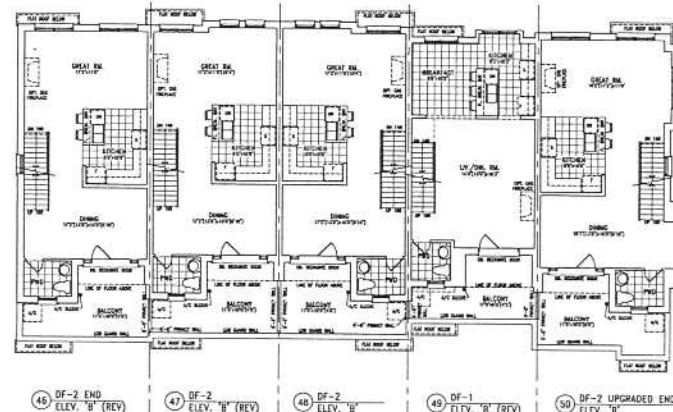


BUILDING AREA (EXCL. PORCH)  
3570 S.F. (331.70 m2)

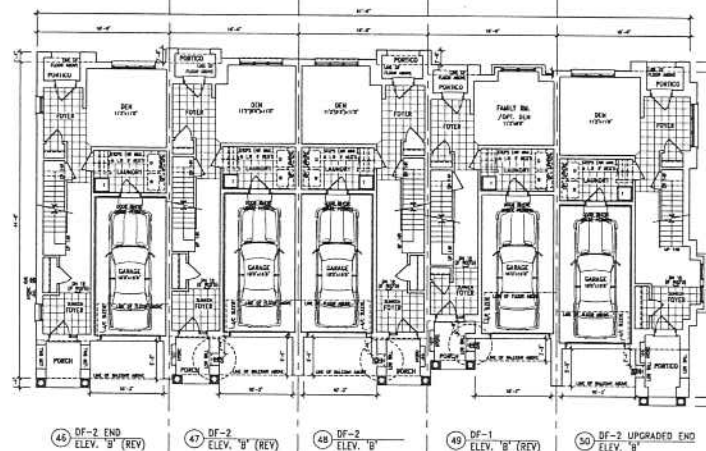
THIS PLAN IS THE PROPERTY OF V&B DESIGN AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF V&B DESIGN. ANY VIOLATION OF THIS AGREEMENT SHALL BE SUBJECT TO LEGAL ACTION.



UPPER LEVEL PLAN



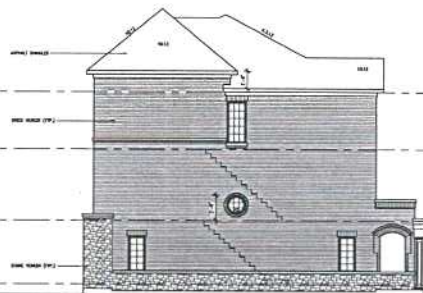
MAIN LEVEL PLAN



LOWER LEVEL PLAN

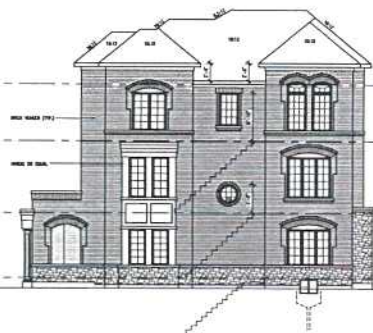
<p>DESIGNED BY: <b>V&amp;B DESIGN</b></p> <p>DATE: <b>07/12</b></p> <p>PROJECT: <b>3570 S.F. (331.70 m2)</b></p> <p>CLIENT: <b>MARIANNEVILLE DEVELOPMENTS LTD.</b></p> <p>LOCATION: <b>3570 S.F. (331.70 m2)</b></p> <p>SCALE: <b>1/8" = 1'-0"</b></p> <p>NOTES: <b>SEE PLAN FOR DETAILS</b></p>	
<p><b>V&amp;B DESIGN</b></p> <p>3570 S.F. (331.70 m2)</p> <p>1 416.5.5.2.212</p> <p>1 416.5.5.2.412</p> <p>1 416.5.5.2.412</p>	
<p><b>MARIANNEVILLE DEVELOPMENTS LTD.</b></p> <p>3570 S.F. (331.70 m2)</p> <p>1 416.5.5.2.212</p> <p>1 416.5.5.2.412</p> <p>1 416.5.5.2.412</p>	
<p><b>BUILDING 8</b></p> <p>7/12</p>	

BUILDING 8



45 DF-2 END  
ELEV. 'B' (REV)

RIGHT SIDE ELEVATION



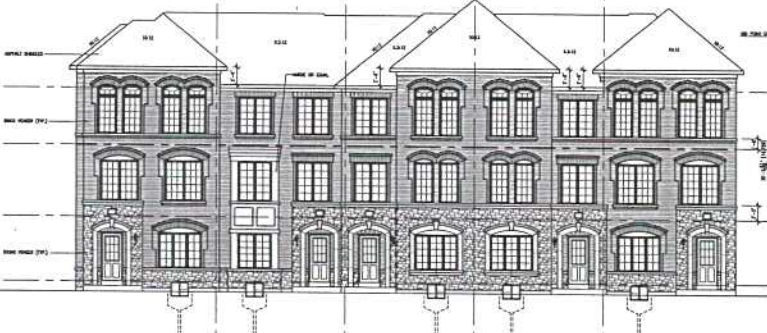
50 DF-2 UPGRADED END  
ELEV. 'B'

LEFT SIDE ELEVATION



46 DF-2 END  
ELEV. 'B' (REV)

REAR ELEVATION



50 DF-2 UPGRADED END  
ELEV. 'B'

FRONT ELEVATION

47 DF-2  
ELEV. 'B' (REV)

48 DF-2  
ELEV. 'B'

49 DF-1  
ELEV. 'B' (REV)

50 DF-2 UPGRADED END  
ELEV. 'B'

49 DF-1  
ELEV. 'B' (REV)

48 DF-2  
ELEV. 'B'

47 DF-2  
ELEV. 'B' (REV)

46 DF-2 END  
ELEV. 'B' (REV)

BUILDING 8

1. This drawing is a preliminary drawing and is not to be used for construction purposes without the approval of the architect. 2. The architect is not responsible for the accuracy of the information provided by the client. 3. The architect is not responsible for the accuracy of the information provided by the client. 4. The architect is not responsible for the accuracy of the information provided by the client. 5. The architect is not responsible for the accuracy of the information provided by the client. 6. The architect is not responsible for the accuracy of the information provided by the client. 7. The architect is not responsible for the accuracy of the information provided by the client. 8. The architect is not responsible for the accuracy of the information provided by the client. 9. The architect is not responsible for the accuracy of the information provided by the client. 10. The architect is not responsible for the accuracy of the information provided by the client.

**VAB DESIGN**

3024 River Avenue  
Cincinnati, OH 45202  
1-414-833-4722  
vabdesign.com

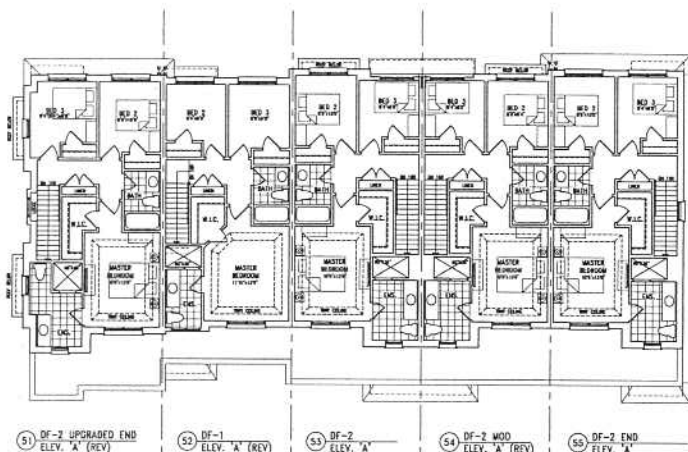
MARIANNEVILLE DEVELOPMENTS LTD.

Project: BUILDING 8  
Location: CLEVELAND, OH  
Date: 8/12

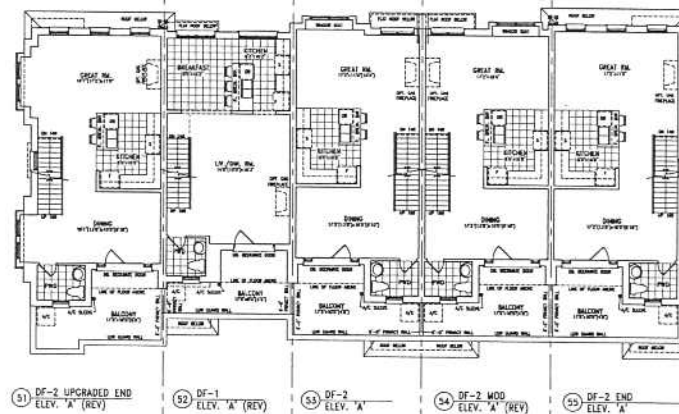


BUILDING AREA (EXCL. PORCH)  
3547 S.F. (329.49 m2)

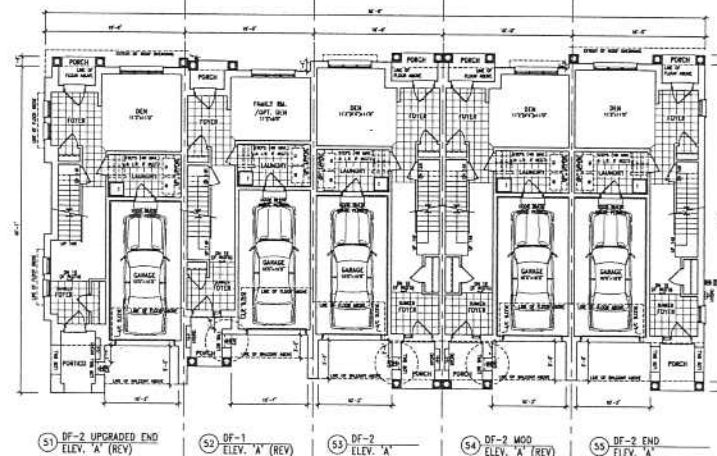
Notes:  
1. All dimensions are in feet and inches.  
2. All dimensions are to the centerline of the wall unless otherwise noted.  
3. All dimensions are to the finished surface unless otherwise noted.  
4. All dimensions are to the centerline of the wall unless otherwise noted.  
5. All dimensions are to the finished surface unless otherwise noted.



UPPER LEVEL PLAN



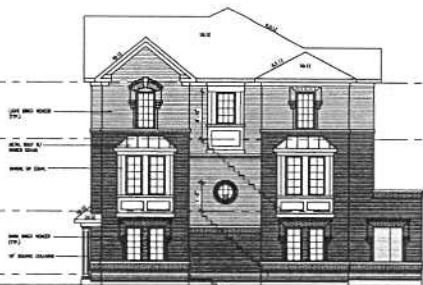
MAIN LEVEL PLAN



LOWER LEVEL PLAN

BUILDING 9

<b>V&amp;B DESIGN</b> 300A Water Avenue Raleigh, NC 27601 415.830.2725 415.830.1562 info@vdesign.com	
MARIANNEVILLE DEVELOPMENTS LTD. 400 W. HARRIS ST. RALEIGH, NC 27601 415.830.2725 415.830.1562 info@vdesign.com	
DATE: 09/12/12 DRAWN BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]	PROJECT: BUILDING 9 SHEET: 01 OF 01 SCALE: AS SHOWN DATE: 09/12/12



51 DF-2 UPGRADED END  
ELEV. 'A' (REV)

RIGHT SIDE ELEVATION



51 DF-2 UPGRADED END  
ELEV. 'A' (REV)

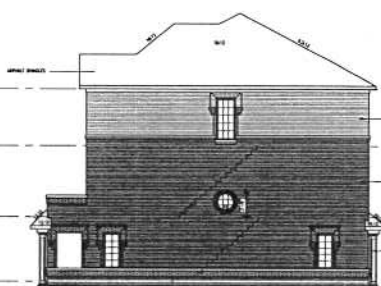
52 DF-1  
ELEV. 'A' (REV)

53 DF-2  
ELEV. 'A'

54 DF-2 MOD  
ELEV. 'A' (REV)

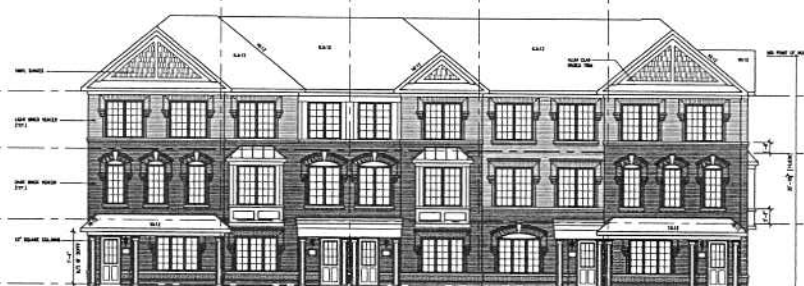
55 DF-2 END  
ELEV. 'A'

REAR ELEVATION



55 DF-2 END  
ELEV. 'A'

LEFT SIDE ELEVATION



55 DF-2 END  
ELEV. 'A'

54 DF-2 MOD  
ELEV. 'A' (REV)

53 DF-2  
ELEV. 'A'

52 DF-1  
ELEV. 'A' (REV)

51 DF-2 UPGRADED END  
ELEV. 'A' (REV)

FRONT ELEVATION



NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2018 INTERNATIONAL BUILDING CODE (IBC).  
2. ALL MATERIALS SHALL BE OF QUALITY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.  
5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL FIRE DEPARTMENT.  
6. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HEALTH DEPARTMENT.  
7. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL ENVIRONMENTAL AGENCY.  
8. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HISTORIC COMMISSION.  
9. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL PLANNING COMMISSION.  
10. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL ZONING COMMISSION.

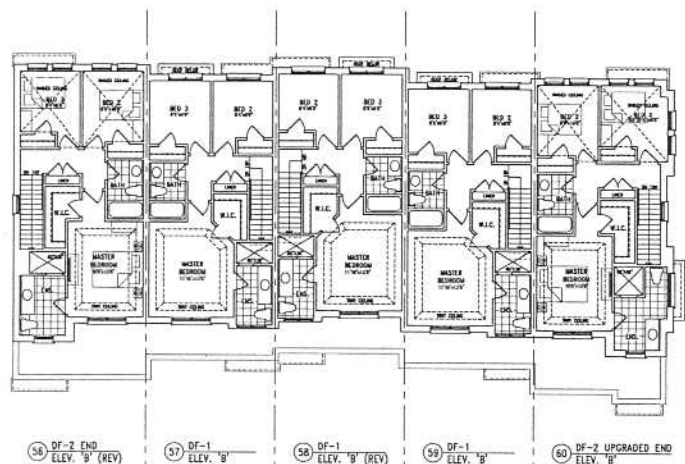
<b>VAS DESIGN</b> 2008 Wilson Avenue Toronto, ON M6H 1S6 T 416.532.7722 F 416.532.4782 info@vasdesign.com	
MARIANNEVILLE DEVELOPMENTS LTD. 2008 Wilson Avenue Toronto, ON M6H 1S6 T 416.532.7722 F 416.532.4782 info@vasdesign.com	
PROJECT NO. CLIENT LOCATION DATE SCALE DRAWN BY CHECKED BY APPROVED BY	BUILDING 9 BLOCK ELEVATION 10/12

BUILDING 9

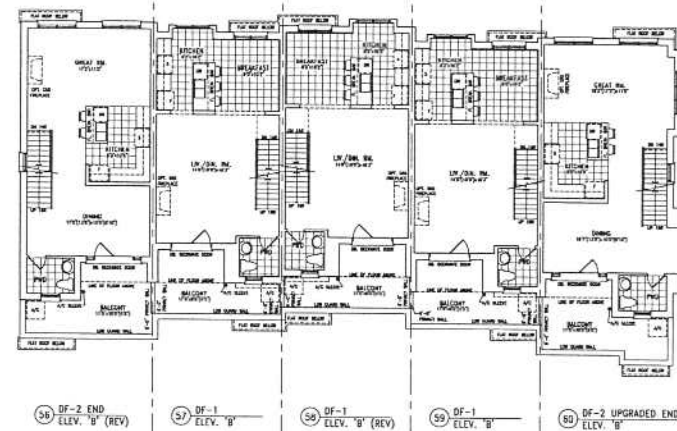


BUILDING AREA (EXCL. PORCH)  
3493 S.F. (324.54 m2)

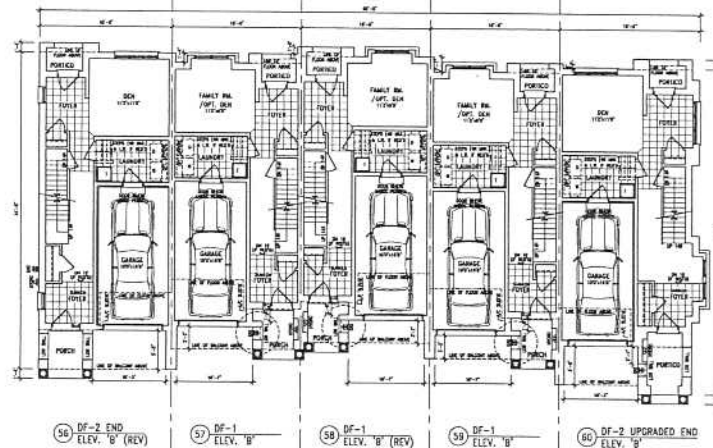
THIS IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT AGREES TO HOLD THE DESIGNER HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DESIGN, WHETHER OR NOT SUCH CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARE CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OF THE DESIGNER.



UPPER LEVEL PLAN



MAIN LEVEL PLAN



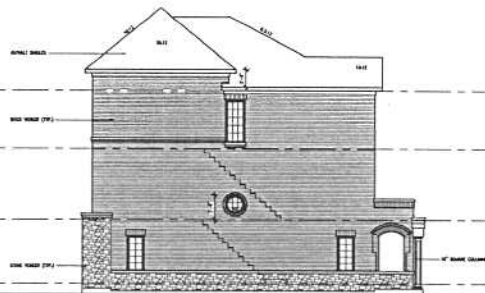
LOWER LEVEL PLAN

BUILDING 10

**V&B DESIGN**  
2008 E. Main Street  
Tampa, FL 33601  
1-813-530-2722  
info@vnbdesign.com

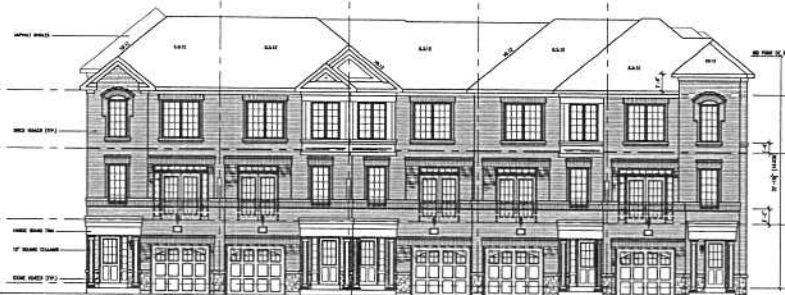
**MARIANNEVILLE DEVELOPMENTS LTD.**  
1000 E. Main Street  
Tampa, FL 33601  
1-813-530-2722  
info@mardev.com

DATE: 11/12  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]



58 DF-2 END  
ELEV. 'B' (REV)

RIGHT SIDE ELEVATION



56 DF-2 END  
ELEV. 'B' (REV)

57 DF-1  
ELEV. 'B'

58 DF-1  
ELEV. 'B' (REV)

59 DF-1  
ELEV. 'B'

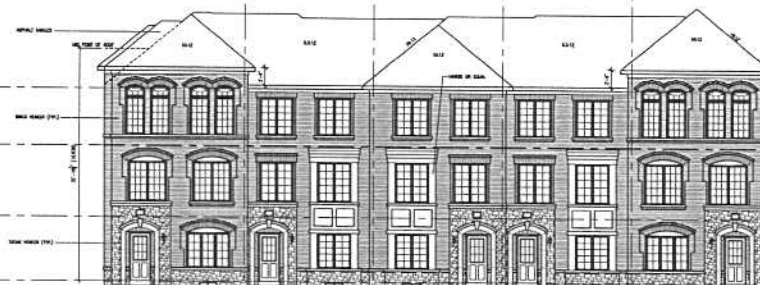
60 DF-2 UPGRADED END  
ELEV. 'B'

REAR ELEVATION



60 DF-2 UPGRADED END  
ELEV. 'B'

LEFT SIDE ELEVATION



60 DF-2 UPGRADED END  
ELEV. 'B'

59 DF-1  
ELEV. 'B'

58 DF-1  
ELEV. 'B' (REV)

57 DF-1  
ELEV. 'B'

56 DF-2 END  
ELEV. 'B' (REV)

FRONT ELEVATION

BUILDING 10

NOTES:  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE FIELD ENGINEER.  
4. ALL DIMENSIONS ARE TO BE VERIFIED BY THE FIELD ENGINEER.  
5. ALL DIMENSIONS ARE TO BE VERIFIED BY THE FIELD ENGINEER.

<b>VAB DESIGN</b> 2008 Wilson Avenue Louisville, KY 40203 502.452.2222 502.452.4182 info@vabdesign.com	
MARIANNEVILLE DEVELOPMENTS LTD. 2008 Wilson Avenue Louisville, KY 40203 502.452.2222 502.452.4182 info@mardev.com	
PROJECT NO. SHEET NO. DATE DRAWN BY CHECKED BY APPROVED BY	BUILDING TO BLOCK ELEVATIONS 2/12









## Location Map Block 160 Glenway Lands



Designed & produced by Information Technology - GIS  
Printed: 11/7/2016

### Legend

- Subject Lands
- Proposed Road
- Land Parcel
- Municipal Boundary



SOURCES: 2016 Colour Ortho Imagery - First Base Solutions Inc.; 2016 Orthophotography; Land Parcel Boundaries - © Teranet Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2016. Roads, Railway, Water Features - Geomatics Division © 2016 The Regional Municipality of York. All other data - Town of Newmarket 2016. **DISCLAIMER:** This mapping is based on the POLARIS parcel fabric product compiled using Land Registry System records and recent surveys and control points where available. This mapping is a representation of the earth's surface and provides estimates of area and distance. The information depicted on this map has been compiled from various sources. While every effort has been made to accurately depict the information, data/mapping errors may exist. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey.



Site Plan Accessibility Checklist		Yes	No
➤ Minimum number of required barrier-free parking spaces as per Zoning Bylaw?		✓	
➤ Minimum size of barrier-free parking stall as per Zoning Bylaw?		✓	
➤ Location of required signage – maximum distance from stall as per Sign Bylaw?		✓	
➤ Location of parking space within reasonable proximity of barrier-free building entrance?*		✓	
➤ Parking space allows immediate access to barrier-free walkway?		✓	
➤ Opportunity for primary location with drop-off or with no vehicle lane crossing?		✓	
➤ Parking space designated with a vertical sign and pavement markings with the International Symbol of Access and detail of signage illustrated on site plan as per Sign Bylaw?		✓	
➤ Provision for dedicated pedestrian walkways to promote safe access to facilities?		✓	
➤ Provision for dedicated pedestrian walkways to promote safe access to facilities?		✓	
<b>Access to parking areas (OBC 3.8.2.2)</b>			
➤ Barrier-free path of travel from entrance to parking		✓	
<b>Barrier-free walkway requirements (OBC 3.8.3.2):</b>			
➤ Exterior walkway is slip resistant, continuous and even surfaced?		✓	
➤ Exterior walkway designed to drain easily?		✓	
➤ Minimum width of 1100 mm and a gradient not exceeding 1:20?		✓	
➤ Gradient exceeding 1:20 to be of barrier free path designed as a ramp?		✓	
➤ <i>Guideline:</i> Provision of change of surface materials or painted lines in locations where a barrier-free access traverses a driveway, fire route or parking aisle?		✓	
<b>Curb Ramp Requirements (OBC 3.8.3.2(3) &amp; (4)):</b>			
➤ Provision of curb ramps where difference in elevation between levels in the access route is not more than 200 mm? <sup>†</sup>		✓	
<b>Barrier-Free Ramp Requirements (OBC 3.8.3.4):</b>			
➤ Maximum ramp slope is 1:12?		✓	
➤ Minimum ramp width between handrails is 900 mm?		✓	
➤ Minimum level area at top and bottom of ramp is 1,670 mm x 1,670 mm?		✓	
➤ Provision of level landing areas with a minimum dimension of 1,670 mm x width of ramp at intervals of not more than 9 m along its length?		✓	
➤ Handrails not less than 865mm and not more than 965 mm high?		✓	
➤ Extension of handrails horizontally not less than 300 mm beyond top and bottom of ramp?		✓	
<b>Barrier-Free Entrance Requirements (OBC 3.8.1.2 and 3.8.3.3):</b>			
➤ Is principal entrance to building barrier-free compliant?		✓	
<i>Minimum number of barrier-free entrances are not less than specified in the table below and shall lead from the outdoors at sidewalk level or a ramp</i>			
Number of Pedestrian Entrances		Minimum Number of Barrier-Free Entrances Required	
1 to 3		1	
4 to 5		2	
6 and above		Not less than 50 %	
➤ Threshold at accessible entrance does not exceed 13 mm?		✓	
➤ Is the width of the door opening a minimum of 860 mm?		✓	
➤ If required, does main accessible entrance have a power door operator?		✓	
<b>Accessibility Signage Requirements (OBC 3.8.3.1)</b>			
➤ Signs incorporating the International Symbol of Access required to be permanently mounted to identify barrier-free building entrances and ramps?		✓	

\* Criteria: consider visibility from building, orientation

† Curb cuts/ramps should not cross into traffic lanes or other parked vehicles and be signed to prevent obstruction

## Convenience Commercial Development Standards Checklist (includes Hospital Transition Area)

	Yes	No
--	-----	----

### Green Initiatives:

* Provide bicycle storage racks	✓	
* Provide anti-idling signage	✓	
* Parking supply does not exceed minimum required by zoning bylaw	✓	
* Provide each tree with appropriate volume of high quality soil	✓	
* Provide energy efficient exterior lighting	✓	
* Rainwater collected, treated (if necessary) and used for irrigation	✓	
Provide storage facilities for recyclable materials and organic wastes		
Building to be oriented and designed to take advantage of passive solar heating and shading for cooling		
Provide dedicated parking spaces for high occupancy vehicles		
Provide landscaped areas and trees within parking lot to provide shade and break-up expanse of paved areas – consider stands of trees		
Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable)	✓	
Provide alternative power sources, i.e. wind and/or solar power		
Provide green roof with 100% coverage		
Provide green roof with 50% minimum coverage and balance of roof space covered with light coloured roofing materials		
Innovative methods of reducing stormwater flows		
Provide alternative paving materials	✓	

### Character:

* Buildings to be designed to complement the residential architecture in neighbourhood, including projections such as bay features, cornices, canopies, patios, porches, and porticos are encouraged	✓	
Provide pitched roof designs to integrate commercial buildings into residential community	✓	
* Buildings should be constructed of high quality materials such as clay brick, stone or comparable material	✓	
* Glazed areas should be maximized along street frontages to encourage safe and comfortable pedestrian use	✓	
* Provide safe and convenient pedestrian connections between parking and buildings	✓	
* Building signage must complement overall design of building architecture and surrounding buildings		n/a
* Rooftop mechanical equipment and loading areas must be screened visually and acoustically on all sides		n/a
□ Explore opportunities for public art		
□ Provide façade treatments that break down massing and articulates depth, verticality and street edge		
□ Align buildings close to street/sidewalk to help define street edge and enhance access to public realm		
□ Avoid conflicts between pedestrian and vehicular routes, e.g. when possible, avoid locating parking along major drive aisles, street access driveways or in front of building entrances and service areas.	✓	
□ Lighting for individual buildings should be integrated into architecture		
□ Provide connection to Town's trail system	✓	

### Boulevard Enhancements:

* All trees that are 30cm or more DBH retained	✓	
* New trees planted on boulevard conform with Town's planting guidelines	✓	
□ Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable)	✓	
□ Provide benches, garbage and/or recycling receptacles, public art, planters and/or bicycle racks <sup>1</sup>		
□ Provide alternatives to grass		
□ Provide alternative paving materials <sup>1</sup>		

\* **Mandatory**

<sup>1</sup> subject to Public Works Services and/or Engineering Services acceptance

□ **Optional – select one from each category**





KERBEL GROUP INC.

November 2, 2016

Ms. Linda Travis, Senior Planner - Development  
Town of Newmarket – Planning & Building Services  
395 Mulock Drive  
Newmarket, ON L3Y 4X7

**Reference:**      **Application for Site Plan Approval**  
                         **Glenway Subdivision – Block 159**  
                         **Memo re: Appendix E Checklist**

Ms. Travis,

Further to the preconsultation meeting on September 30, 2015, Marianneville Developments has completed 'Appendix E' from the Town's Site Plan Manual with respect to the Site Plan application for Block 160 of the Glenway subdivision. While this checklist is not geared to low or medium-density residential developments, it has been completed to the best of our ability.

#### **Green Initiatives**

- All of the mandatory items have been achieved where appropriate for a townhouse development
- Landscaping elements have been included in the design of this block to provide breaks between paved areas and drought-tolerant plants are proposed – please refer to the landscape plans included with this submission
- Alternative paving materials will be considered where practical and appropriate

#### **Character**

- Many of the mandatory items have been addressed and incorporated into the design. However, items pertaining to building signage and rooftop mechanical equipment are not applicable to this townhouse development
- Nearly all of the optional items are agreed to and have been considered; every attempt has been made to respect pedestrians' safety and security while providing connections to the trail system and between buildings and parking areas

#### **Boulevard Enhancements**

- A large elm tree along the Davis Drive frontage has been retained and considered in the site layout. Due to the previous use of the site (golf course) and layout, it is not possible to retain other trees.
- Marianneville will provide suitable plant materials that are drought resistant – refer to the landscape plans included with this submission

Sincerely,

**MARIANNEVILLE DEVELOPMENTS LIMITED**

*for*  
**Joanne Barnett, MCIP, RPP**  
Vice President

KERBEL GROUP INC.

26 Lesmill Road, Unit 3, Toronto, Ontario M3B 2T5  
Telephone: 416-733-2202      Fax: 416-733-3129

## **NOTES TO COMMITTEE**

Property:

470 Crossland Gate (Block 160)  
(south side of Davis Drive, east of Crossland Gate

Owner:

Marianneville Developments Limited

Application:

Site Plan Approval to permit the construction of 140 townhouse dwelling units within 22 buildings.

### **STAFF RECOMMENDATION**

The Site Plan Review Committee directs:

1. That the Application for Site Plan Approval to permit the construction of 140 townhouse dwelling units within 22 buildings be approved in principle and referred to staff for processing, subject to the following:
  - a. That the preliminary review comments be addressed to the satisfaction of Town staff.

### **Preliminary Staff Comments to be Addressed**

- Property is zoned Residential Townhouse Dwelling 1 Exception 124 (H) (R4-N-124) by By-law Number 2010-40, as amended by By-law Number 2014-25 approved by Ontario Municipal Board
- Land use will be permitted at such time as Council passes a by-law removing 'H' prefix – removal of holding provision subject to applicant addressing conditions for removal (servicing allocation granted by Town, executing site plan agreement and posting performance securities)
- Servicing allocation was granted by Council on June 7, 2016
- Record of Site Condition required
- Elm tree within Region road allowance to be protected
- Construction Management Plan required prior to work commencing



## **Next Steps**

If Committee approves the application in principle and refers it to staff for processing, the next step in the process is for the applicant to submit to the Town the first technical submission which will be reviewed by staff.

The following plans and reports are required as part of the first technical submission :

- Site Plan
- Landscape Plan
- Building Elevations Plan
- Record of Site Condition
- Stormwater Management Report
- Functional Servicing Report
- Servicing Plan
- Grading Plan
- Geotechnical Report
- Sediment and Erosion Control Plan
- Construction Management Plan
- Cost Estimates (civil and landscaping)