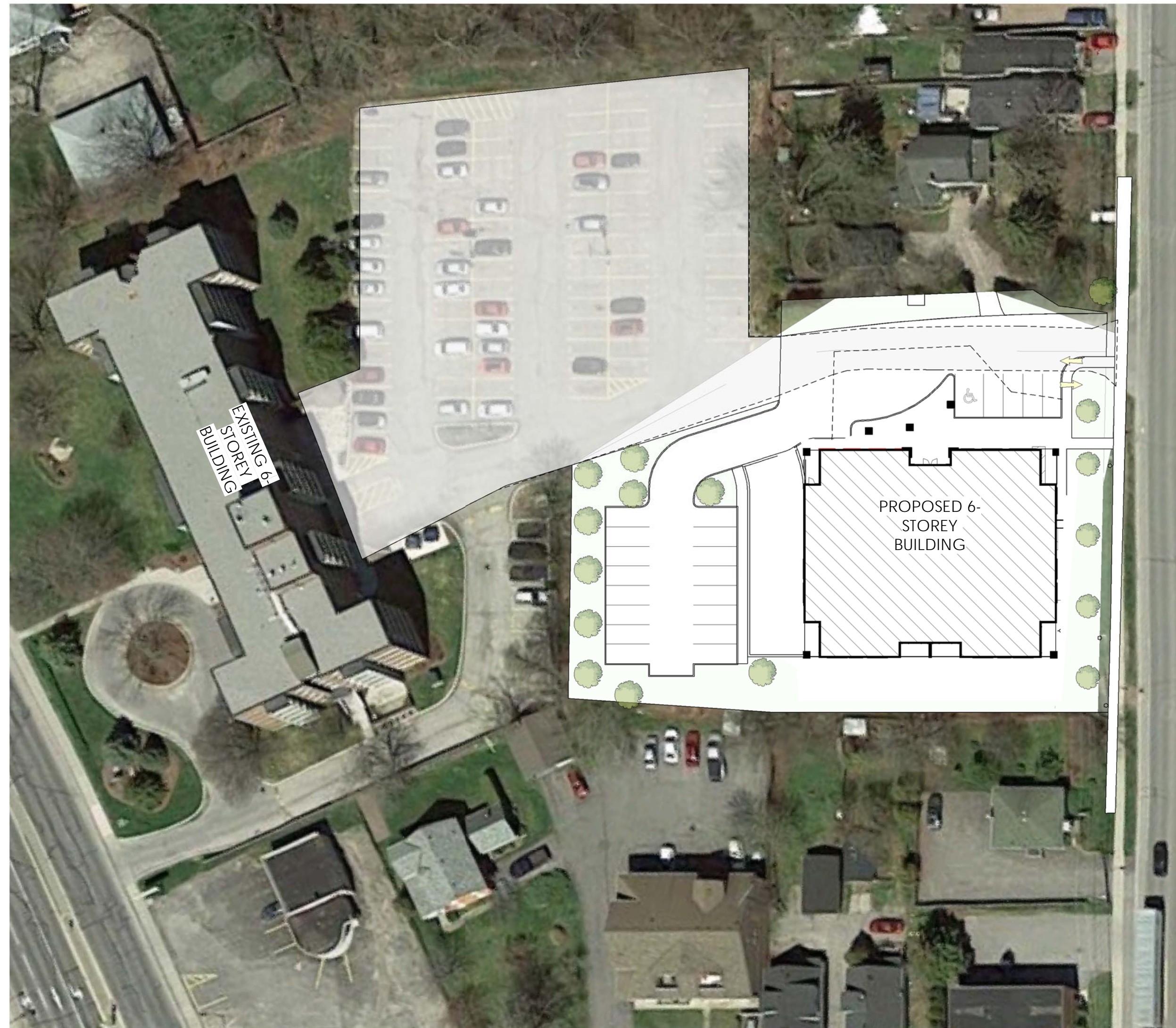
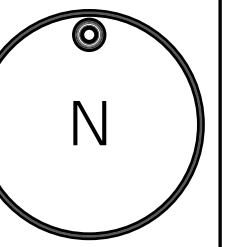


PROPOSED 6-STOREY RESIDENTIAL DEVELOPMENT

#431 ONTARIO STREET | COBOURG | ONTARIO



SITE CONTEXT PLAN

1 : 500



FRONT PERSPECTIVE

Item	ONTARIO BUILDING CODE DATA MATRIX	O.B.C. REFERENCE
1	Project Description: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration	<input type="checkbox"/> Part 11 11.1 - 11.4 <input checked="" type="checkbox"/> Part 3 1.1.2 [A] <input type="checkbox"/> Part 9 1.1.2 [A] - 9.10.1.3
2	Major Occupancy(s): GROUP 'C' & 'F3' (PARKING GARAGE)	3.1.2.1 (1) 9.10.2
3	Building Area (sq.m) 10,457 SQ. FT. (971.48 SQ. M.)	1.4.1.2 [A] 1.4.1.2 [A]
4	Gross Area (sq.m) 59,785 SQ. FT. (5554.20 SQ. M.) (GROUP 'C')	1.4.1.2 [A] 1.4.1.2 [A]
5	Number of Storeys Above Grade: 6 Below Grade: 1	1.4.1.2 [A] & 3.2.1.1. 1.4.1.2 [A] & 9.10.4
6	Height of Building (m): SEE CROSS SECTIONS	
7	Number of Streets/ Access Routes: 1 (ONE)	3.2.2.10 & 3.2.5 9.10.20
8	Building Classification: 3.2.2.43, C 3.2.2.75 F3	3.2.2.20 - 3.2.2.83 9.10.2
9	Sprinkler System Proposed <input type="checkbox"/> Entire Building <input type="checkbox"/> Basement Only <input type="checkbox"/> In Lieu of Roof Rating <input type="checkbox"/> Not Required	3.2.2.20 - 3.2.2.83 3.2.1.5 3.2.2.17 9.10.8.2
10	Standpipe Required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.9 N/A
11	Fire Alarm Required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4 9.10.18
12	Water Service/ Supply is Adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7 N/A
13	High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6 N/A
14	Permitted Construction <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-Combustible <input type="checkbox"/> Both Actual Construction <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-Combustible <input type="checkbox"/> Both	3.2.2.20 - 3.2.2.83 9.10.6
15	Mezzanine(s) Area (sq.m): N/A	3.2.11 (3)-(8) 9.10.4.1
16	Occupant Load Based On: <input type="checkbox"/> sq.m/person <input checked="" type="checkbox"/> Design of Building	3.1.17. 9.9.1.3
	1ST FLOOR - 6th FLOOR (RESIDENTIAL) 2 PERSONS PER SLEEPING ROOM 62 SLEEPING ROOMS TOTAL 124 PERSONS	
17	Barrier-Free Design <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.8 9.5.2
18	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2 & 3.3.1.19 9.10.1.3 (4)
19	Required Fire Resistance Rating (FRR) 3.2.2.43 (C) Horizontal Assemblies FRR: Floors 1 HOUR, Roof --, Mezzanine N/A, FRR of Support Members: Floors --, Roof --, Mezzanine N/A 3.2.2.75 (F3) Horizontal Assemblies FRR: Floors 1 HOUR, Roof --, Mezzanine N/A, FRR of Support Members: Floors --, Roof --, Mezzanine N/A	
20	Spatial Separation - Construction of Exterior Walls	3.2.3
	Wall Area of EBF (sq. m) L.D. (m) L/H or H/L Permitted Max. % of openings Proposed % of openings FRR (Hours) Listed Design or Description Comb. Construction Comb. Construction Non-Comb. Cladding Non-Comb. Construction	
	North LIMITING DISTANCE GREATER THAN 9m THEREFORE 100% UNPROTECTED OPENINGS PERMITTED	
	East LIMITING DISTANCE GREATER THAN 9m THEREFORE 100% UNPROTECTED OPENINGS PERMITTED	
	South LIMITING DISTANCE 7.5m THEREFORE 100% UNPROTECTED OPENINGS PERMITTED BASED ON MAX FIRE COMPARTMENT SIZE OF 30 SQ. M.	
	West LIMITING DISTANCE GREATER THAN 9m THEREFORE 100% UNPROTECTED OPENINGS PERMITTED	

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7	FEB 16 2022	ISSUED FOR SITE PLAN	JMR

COMMISSION:
PROPOSED 6-STOREY MULTI-RESIDENTIAL DEVELOPMENT

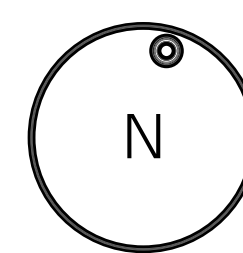
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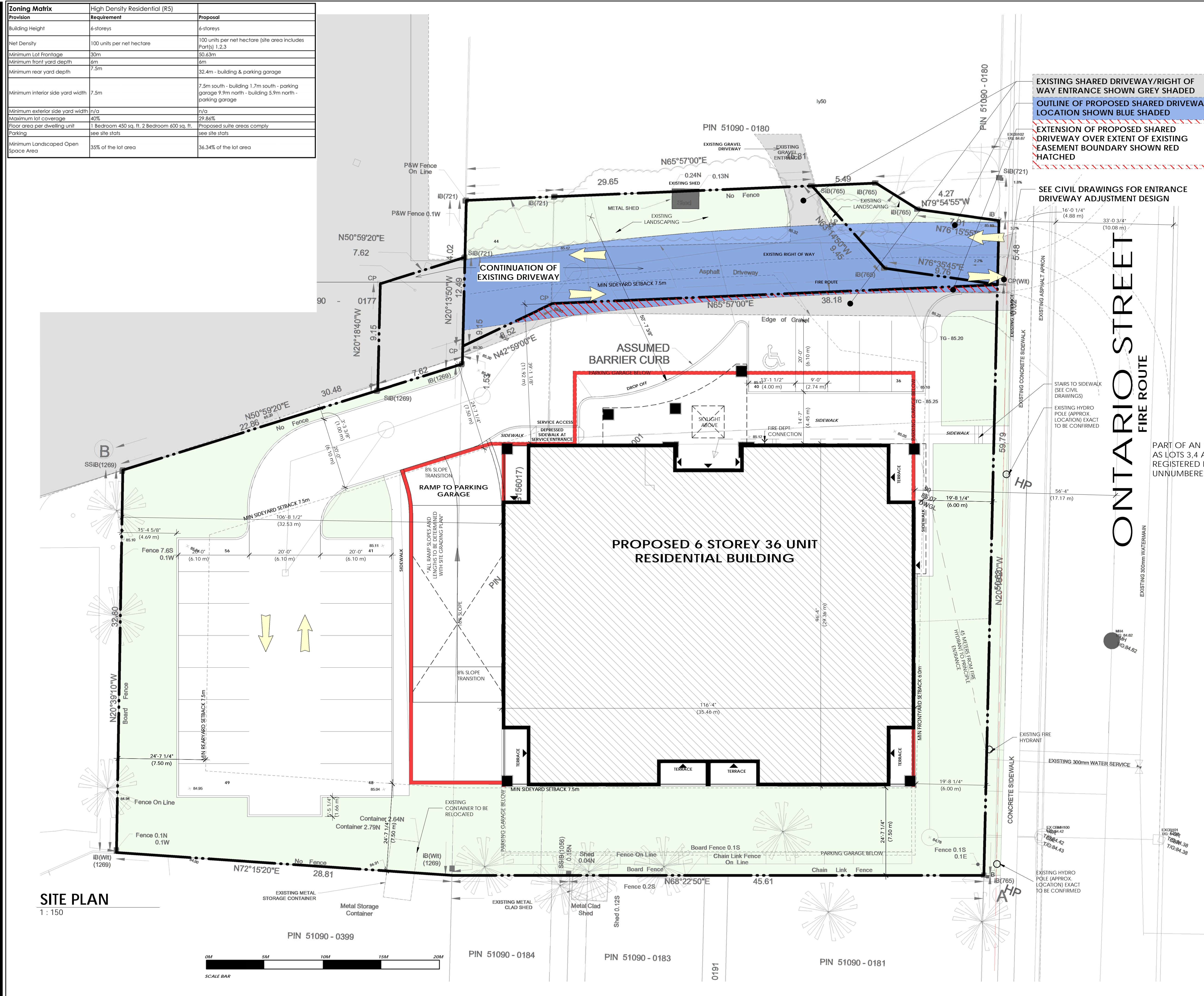
SHEET TITLE:
COVER PAGE

Issued for Re-Zoning	
Issued for Site Plan Agreement:	
Issued for Permit:	
Issued for Tender:	
Issued for Construction:	
DRAWN BY: JMR/CL	DWG. No.
CHECKED BY: MDA	
DATE: MARCH 2021	A0
SCALE: AS SHOWN	
PROJECT No.: 2020-313	

Zoning Matrix	High Density Residential (R5)	Proposal
Building Height	6-stories	6-stories
Net Density	100 units per net hectare	100 units per net hectare (site area includes Part(s) 1,2,3)
Minimum Lot Frontage	30m	30.63m
Minimum front yard depth	6m	6m
Minimum rear yard depth	7.5m	32.4m - building & parking garage
Minimum interior side yard width	7.5m	7.5m south - building 1.7m south - parking garage 9.9m north - building 5.9m north - parking garage
Minimum exterior side yard width	n/a	n/a
Maximum lot coverage	40%	29.86%
Floor area per dwelling unit	1 Bedroom 450 sq. ft. 2 Bedroom 600 sq. ft.	Proposed suite areas comply
Parking	see site stats	see site stats
Minimum Landscaped Open Space Area	35% of the lot area	36.34% of the lot area



PRELIMINARY SITE STATS		ft²	m²	%
Lot Area	0.3687 Hectares	39689.8	3,687.3	(includes Part(s) 1,2,3)
Units / Hectare = maximum 36 units (100u/H zoning maximum)				
Lot Coverage				
Building Coverage (Including Balconies)		11850.0	1,100.9	29.86%
Landscape Coverage (INCL. CONC. WALKWAYS)		14077.0	1,307.8	35.47%
Paved Asphalt Areas		13762.8	1,278.6	34.68%
Building Height		24.6m to roof peak (6 Storeys)		
Parking	Underground Parking	35 spaces		
	Above Ground Parking	21 spaces		
	Total Spaces	56		
Parking Provided		1.56 Spaces/unit		
1ST FLOOR - 4 UNITS 2ND FLOOR - 7 UNITS 3RD FLOOR - 7 UNITS 4TH FLOOR - 7 UNITS 5TH FLOOR - 7 UNITS 6TH FLOOR - 4 UNITS TOTAL 36 UNITS PROPOSED				



EXISTING SHARED DRIVEWAY/RIGHT OF WAY ENTRANCE SHOWN GREY SHADED
 OUTLINE OF PROPOSED SHARED DRIVEWAY LOCATION SHOWN BLUE SHADED
 EXTENSION OF PROPOSED SHARED DRIVEWAY OVER EXTENT OF EXISTING EASEMENT BOUNDARY SHOWN RED HATCHED

SEE CIVIL DRAWINGS FOR ENTRANCE DRIVEWAY ADJUSTMENT DESIGN

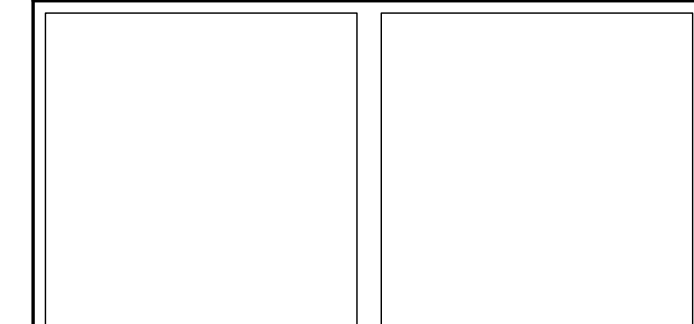
ONTARIO STREET
FIRE ROUTE

PART OF AN UNNUMBERED LOT DESIGNATED AS LOTS 3,4 AND 5 AND PART OF A LANE - REGISTERED PLAN 34 AND PART OF AN UNNUMBERED LOT, BLOCK A CADDY PLAN

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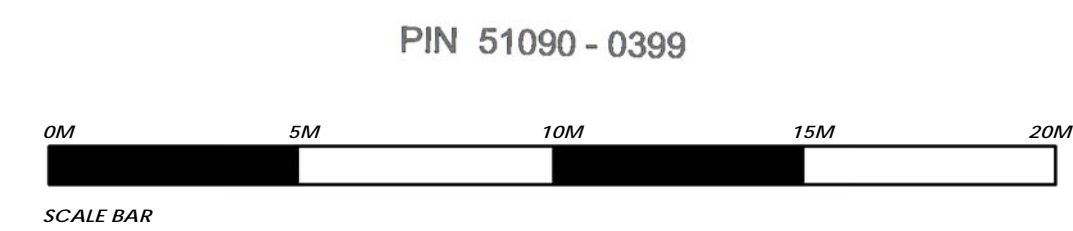
COMMISSION:
PROPOSED 6-STORY MULTI-RESIDENTIAL DEVELOPMENT
 #431 ONTARIO STREET | COBOURG | ONTARIO



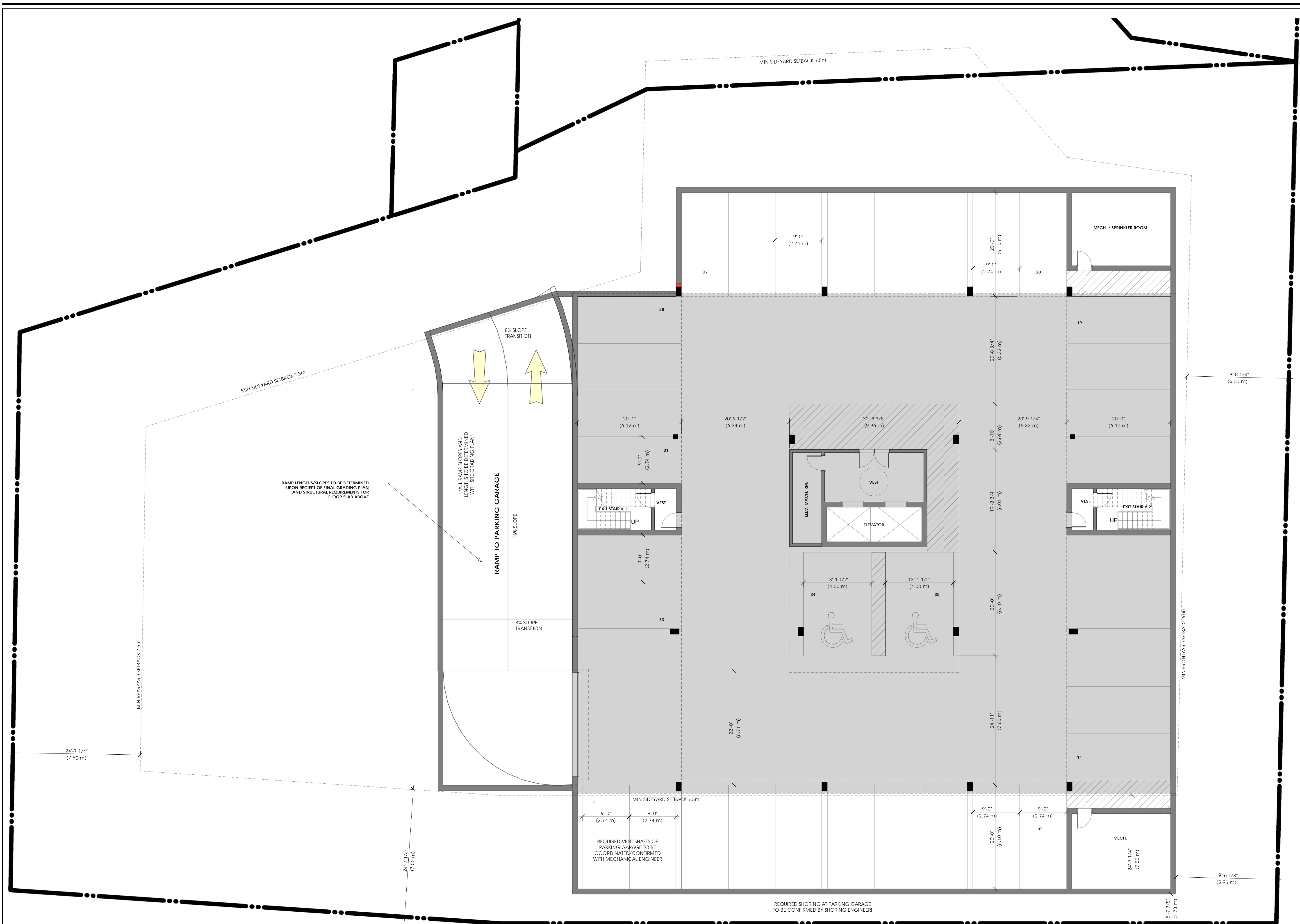
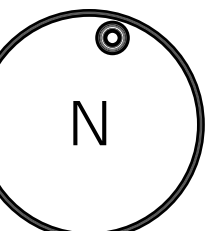
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SITE PLAN

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Issued for Site Plan Agreement	
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DATE: MARCH 2021	
SCALE: AS SHOWN	
PROJECT No: 2020-313	

SITE PLAN
1 : 150



.SP1



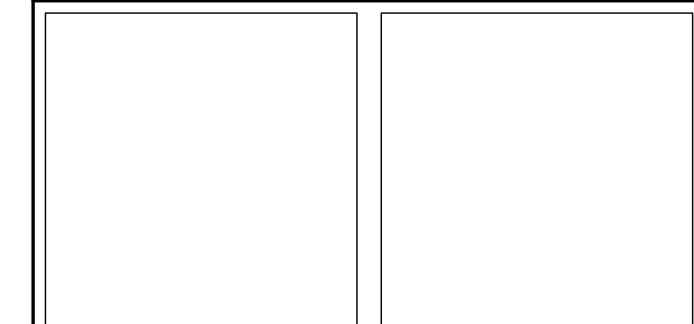
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PROPOSED 6-STORY MULTI-RESIDENTIAL DEVELOPMENT

#431 ONTARIO STREET | COBOURG | ONTARIO



SHEET TITLE:

UNDERGROUND PARKING PLAN

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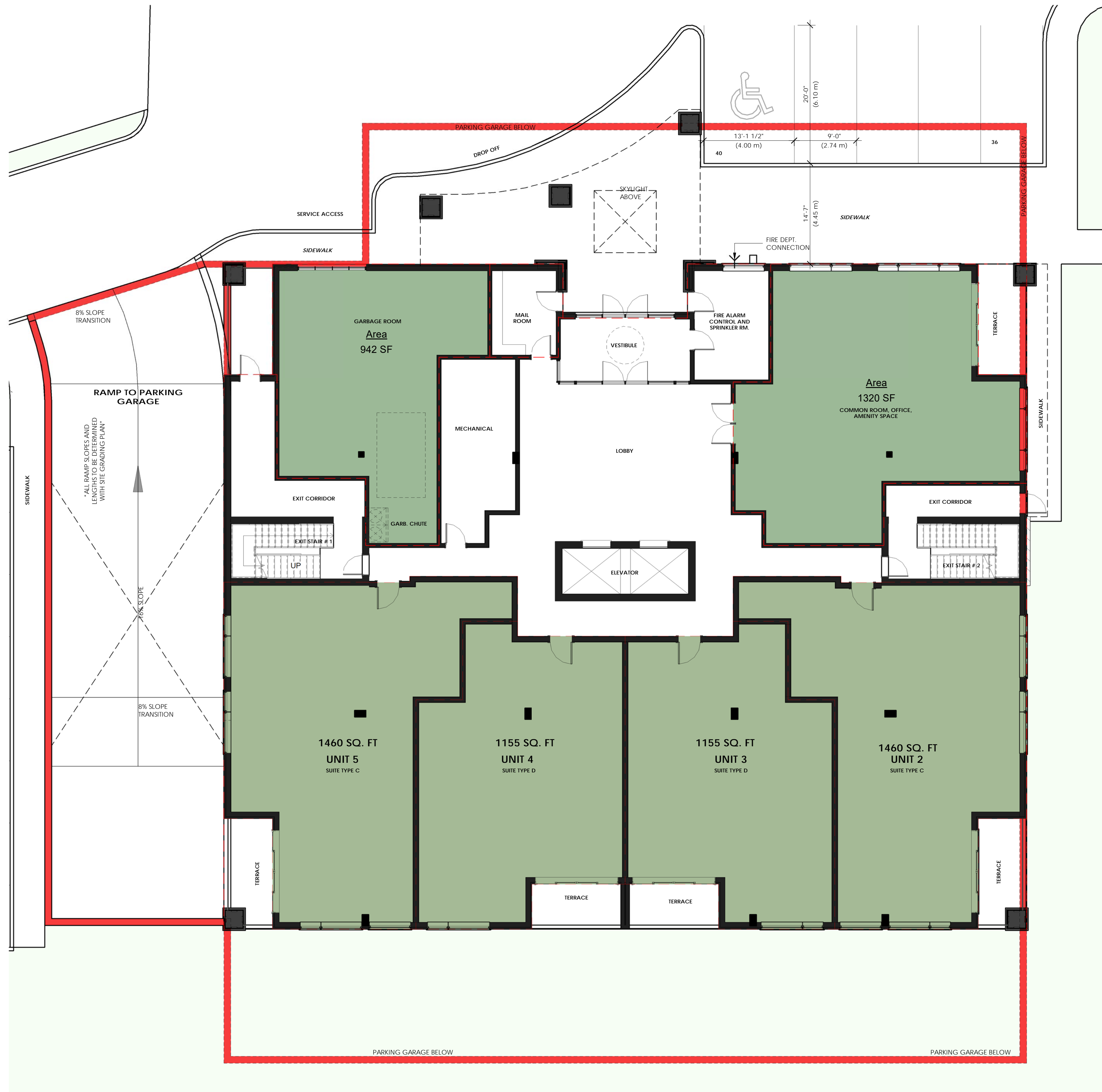
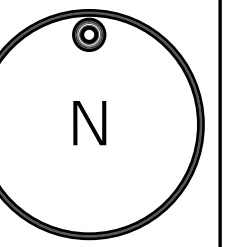
Issued for Tender:

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DATE:	MARCH 2021		
SCALE:	AS SHOWN		
PROJECT No.:	2020-313		

P1 FLOOR

1 : 100



FIRST FLOOR PLATE
1 : 100

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**PROPOSED 6-STOREY
MULTI-RESIDENTIAL
DEVELOPMENT**

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SHEET TITLE:

FIRST FLOOR PLATE

Issued for Re-Zoning

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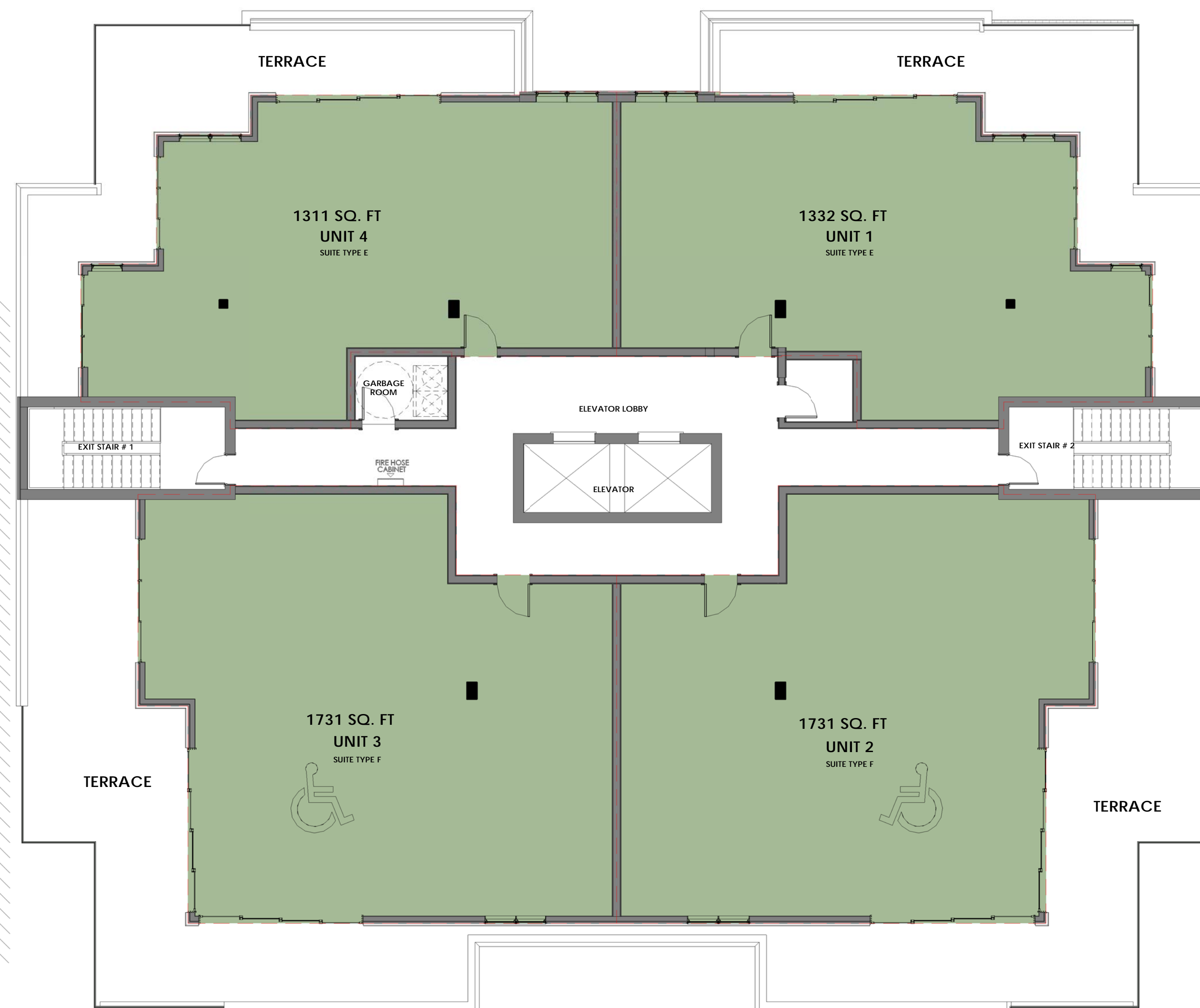
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2nd - 5th FLOOR PLATES

1 : 100



6TH FLOOR

1 : 100

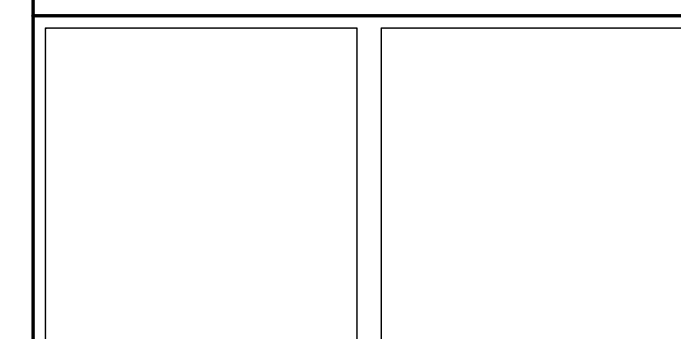
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MULTI-RESIDENTIAL
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SHEET TITLE:

**2ND - 6TH FLOOR
PLATES**

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FRONT (EAST) ELEVATION

1 : 100



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COMMISSION:
**PROPOSED 6-STORY
 MULTI-RESIDENTIAL
 DEVELOPMENT**

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SHEET TITLE:
**FRONT AND SIDE
 ELEVATIONS**

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Issued for Permit:	
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CHECKED BY: MDA	A3
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SCALE: AS SHOWN	
PROJECT No.: 2020-313	



RIGHT SIDE (FRONT ENTRY NORTH) ELEVATION

1 : 100



REAR (WEST) ELEVATION

1 : 100



LEFT SIDE (SOUTH) ELEVATION

1 : 100

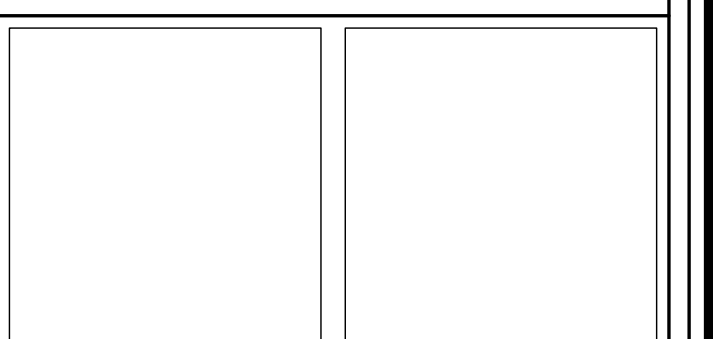
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COMMISSION:

**PROPOSED 6-STORY
MULTI-RESIDENTIAL
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SHEET TITLE:

**REAR AND SIDE
ELEVATIONS**

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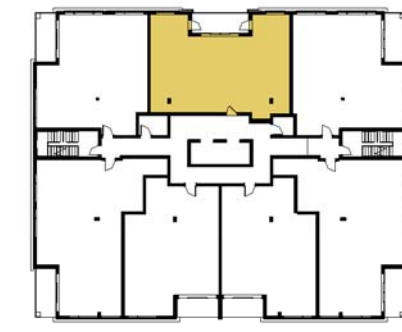
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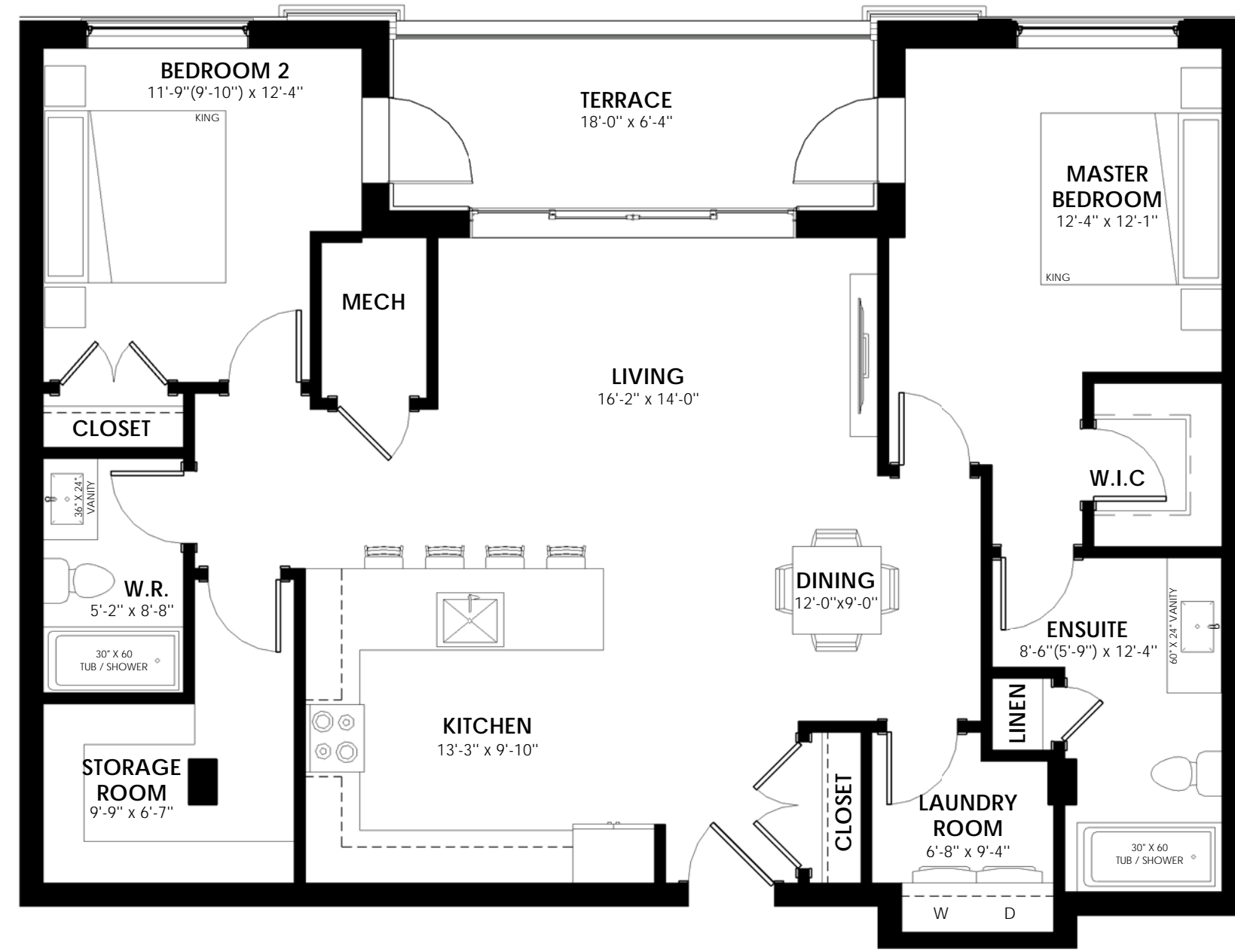
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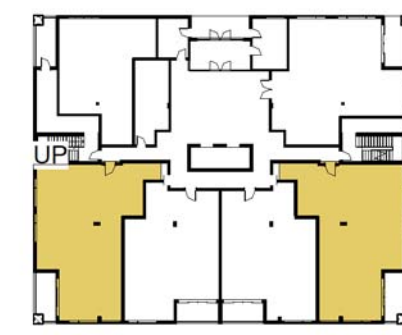
SECOND - FIFTH FLOOR



SUITE TYPE A

3/16" = 1'-0"

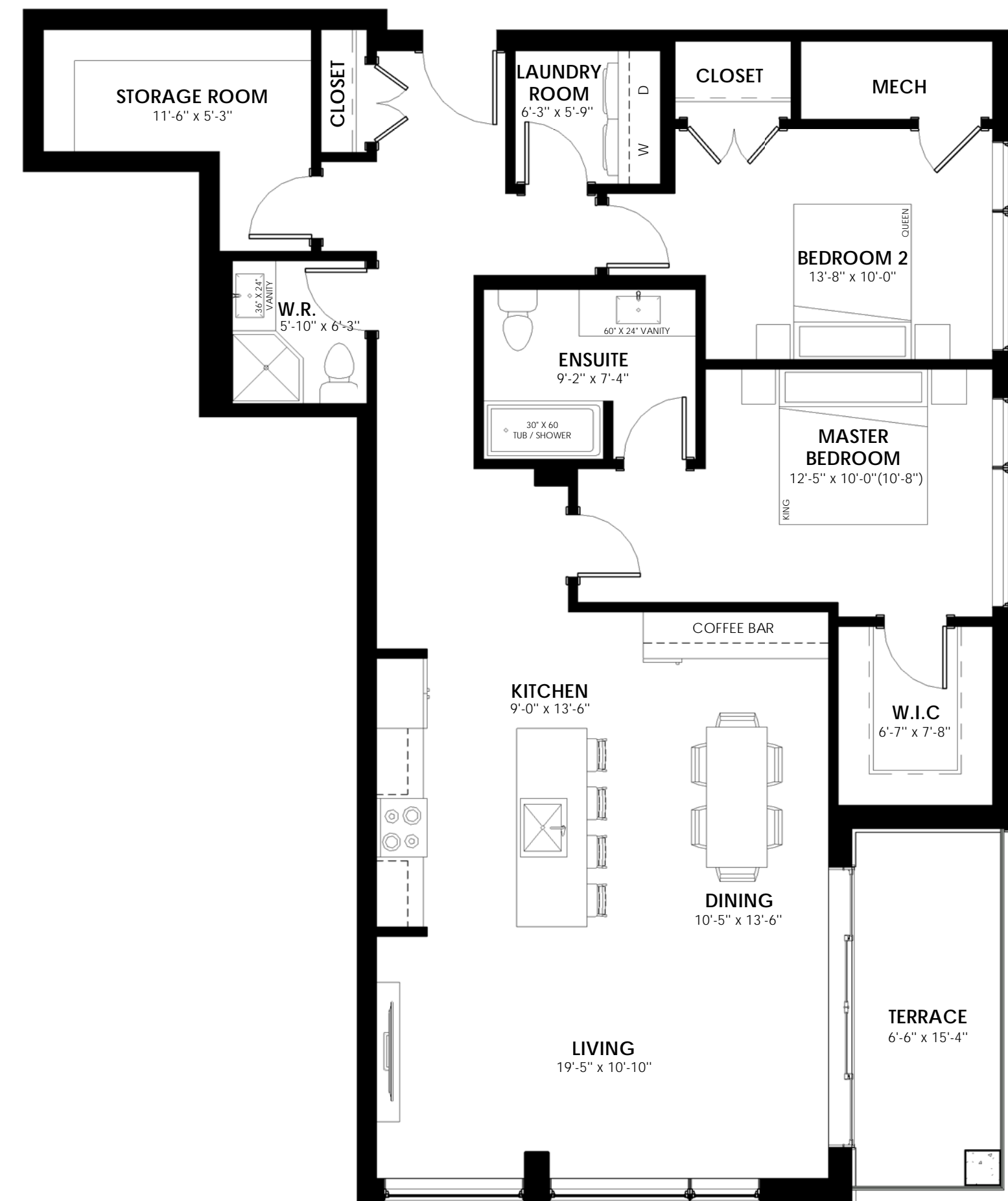
UNIT	1,334 SQ. FT
TERRACE	117 SQ. FT
TOTAL	1,451 SQ. FT



FIRST FLOOR



SECOND - FIFTH FLOOR



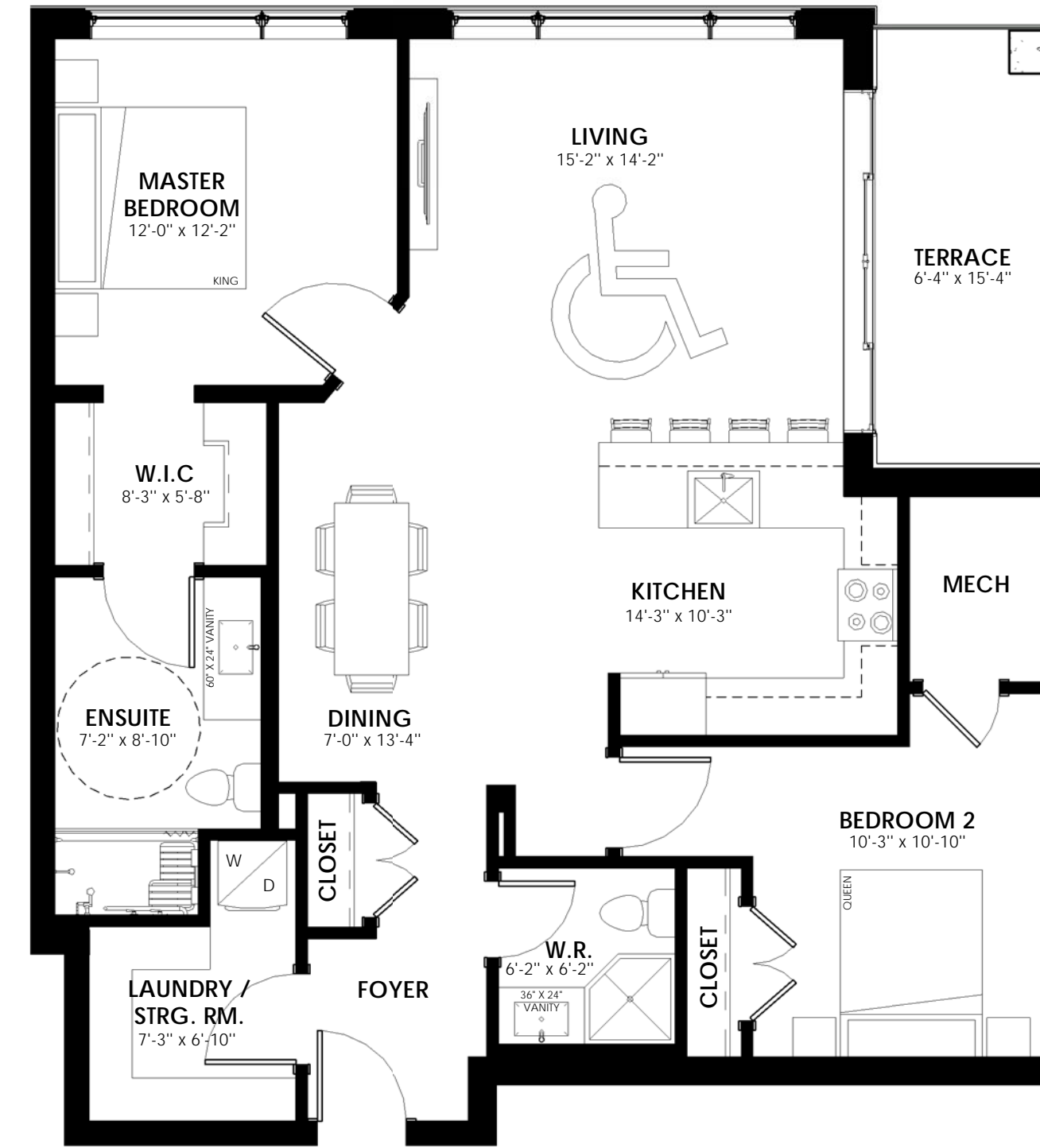
SUITE TYPE C

3/16" = 1'-0"

UNIT	1,460 SQ. FT
TERRACE	100 SQ. FT
TOTAL	1,560 SQ. FT



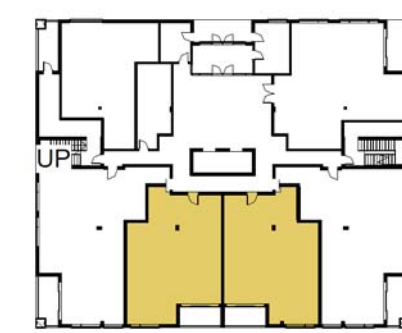
SECOND - FIFTH FLOOR



SUITE TYPE B (BARRIER-FREE)

3/16" = 1'-0"

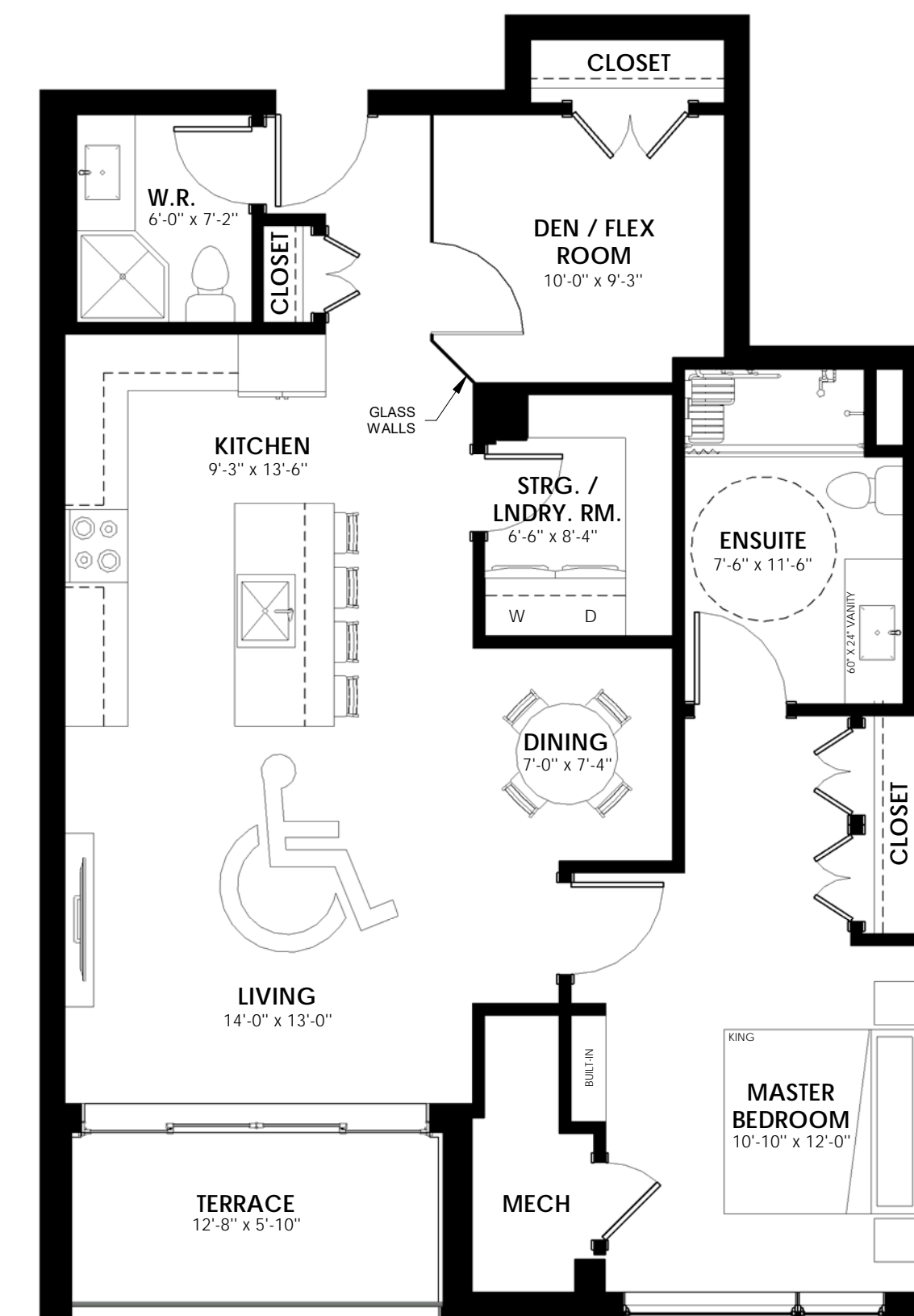
UNIT	1,255 SQ. FT
TERRACE	100 SQ. FT
TOTAL	1,355 SQ. FT



FIRST FLOOR



SECOND - FIFTH FLOOR

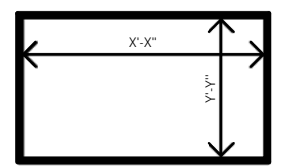


SUITE TYPE D (BARRIER-FREE)

3/16" = 1'-0"

UNIT	1,155 SQ. FT
TERRACE	80 SQ. FT
TOTAL	1,235 SQ. FT

ROOM NAME
X'-X" x Y'-Y"



ALL MEASUREMENTS ARE TAKEN BASE X HEIGHT IN REFERENCE TO FLOOR PLAN ORIENTATION

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PROPOSED 6-STORY MULTI-RESIDENTIAL DEVELOPMENT

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SHEET TITLE:

2ND - 5TH SUITE PLANS

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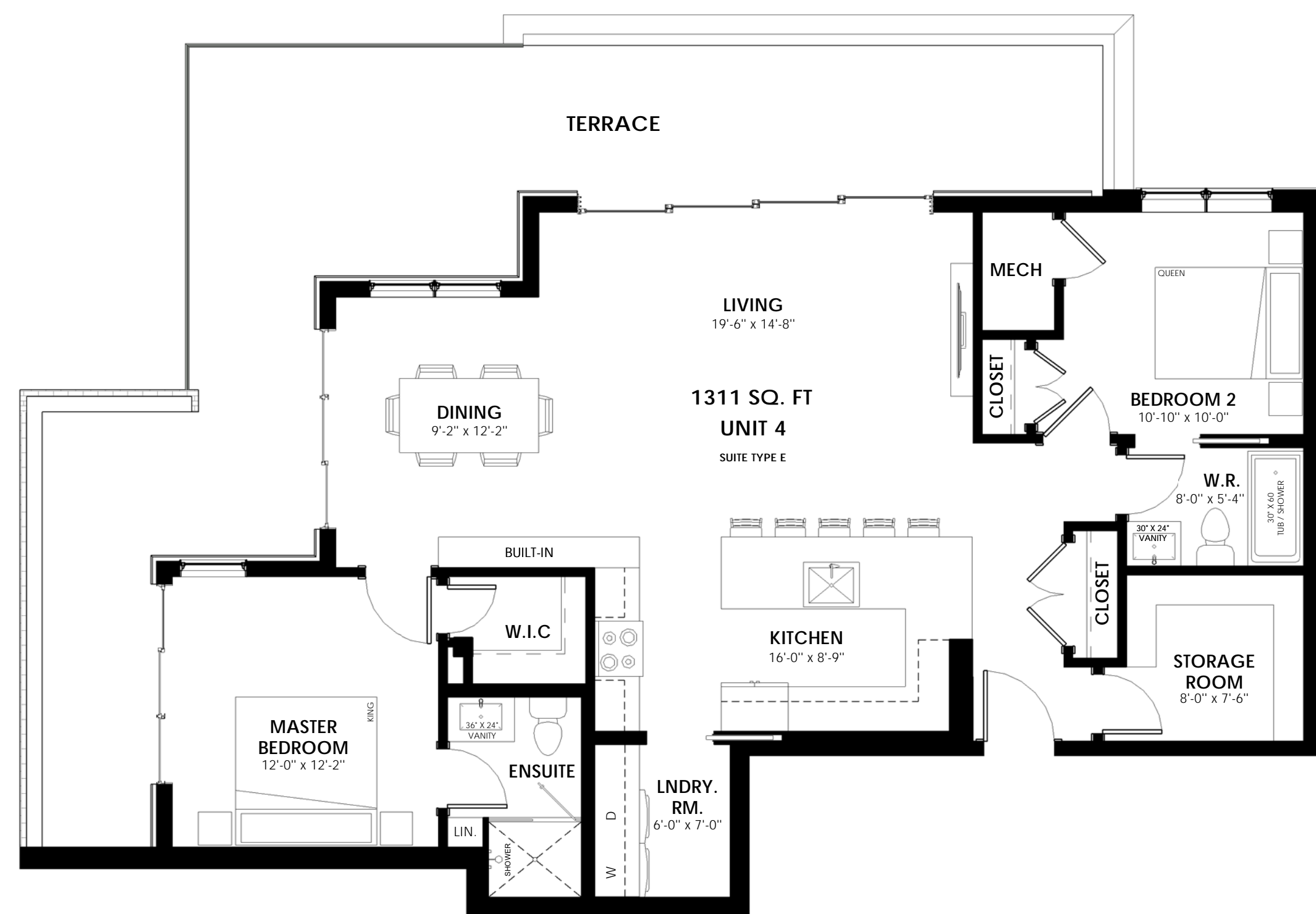
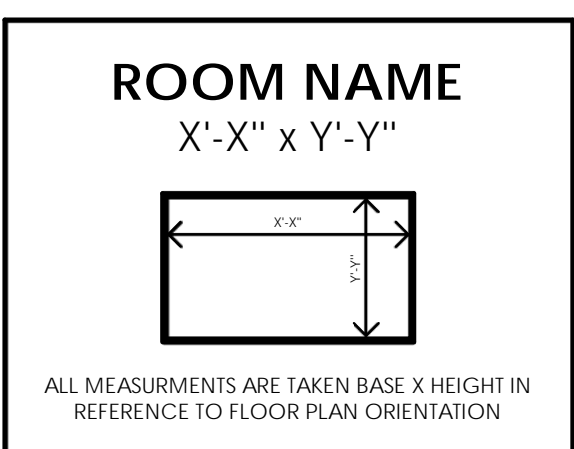
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Issued for Construction:

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PROJECT No.:	2020-313		

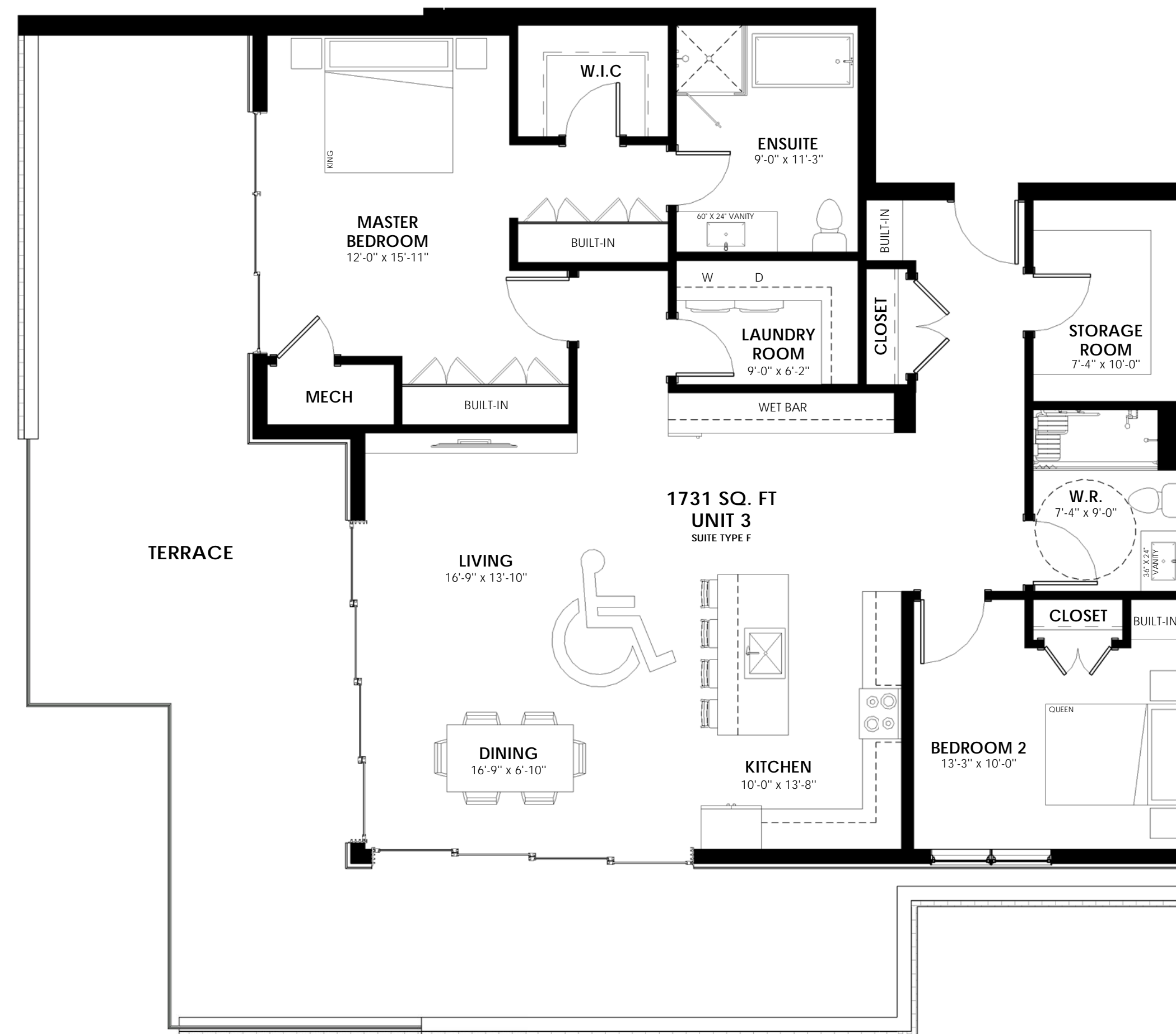
*SUBJECT TO CERTAIN TERMS AND CONDITIONS AS DEFINED IN THE AGREEMENT OF PURCHASE AND SALE. FEATURES, FINISHES, SIZES, AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.



SIXTH FLOOR

SUITE TYPE E

3/16" = 1'-0"	
UNIT	1,311 SQ. FT
TERRACE	544 SQ. FT
TOTAL	1,855 SQ. FT



SIXTH FLOOR

SUITE TYPE F (BARRIER-FREE)

3/16" = 1'-0"	
UNIT	1,731 SQ. FT
TERRACE	813 SQ. FT
TOTAL	2,544 SQ. FT

All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

NO.	DATE:	REVISION:	BY:
1	FEB 4 2021	INITIAL CONCEPT	JMR
2	MARCH 5 2021	CONCEPT RE-DESIGN	JMR
3	MAR. 17 2021	REVISED CONCEPT	JMR
4	MAR. 18 2021	REVISED CONCEPT	JMR
5	JUL. 23 2021	SUITE PLANS	JMR/EH
6	JAN 7 2022	COORD W/ PRELIM HAMBRO	JMR
7	FEB 16 2022	ISSUED FOR SITE PLAN	JMR

COMMISSION:

PROPOSED 6-STOREY MULTI-RESIDENTIAL DEVELOPMENT

#431 ONTARIO STREET | COBOURG | ONTARIO



SHEET TITLE:

6TH FLOOR SUITE PLANS

Issued for Re-Zoning

Issued for Site Plan Agreement:

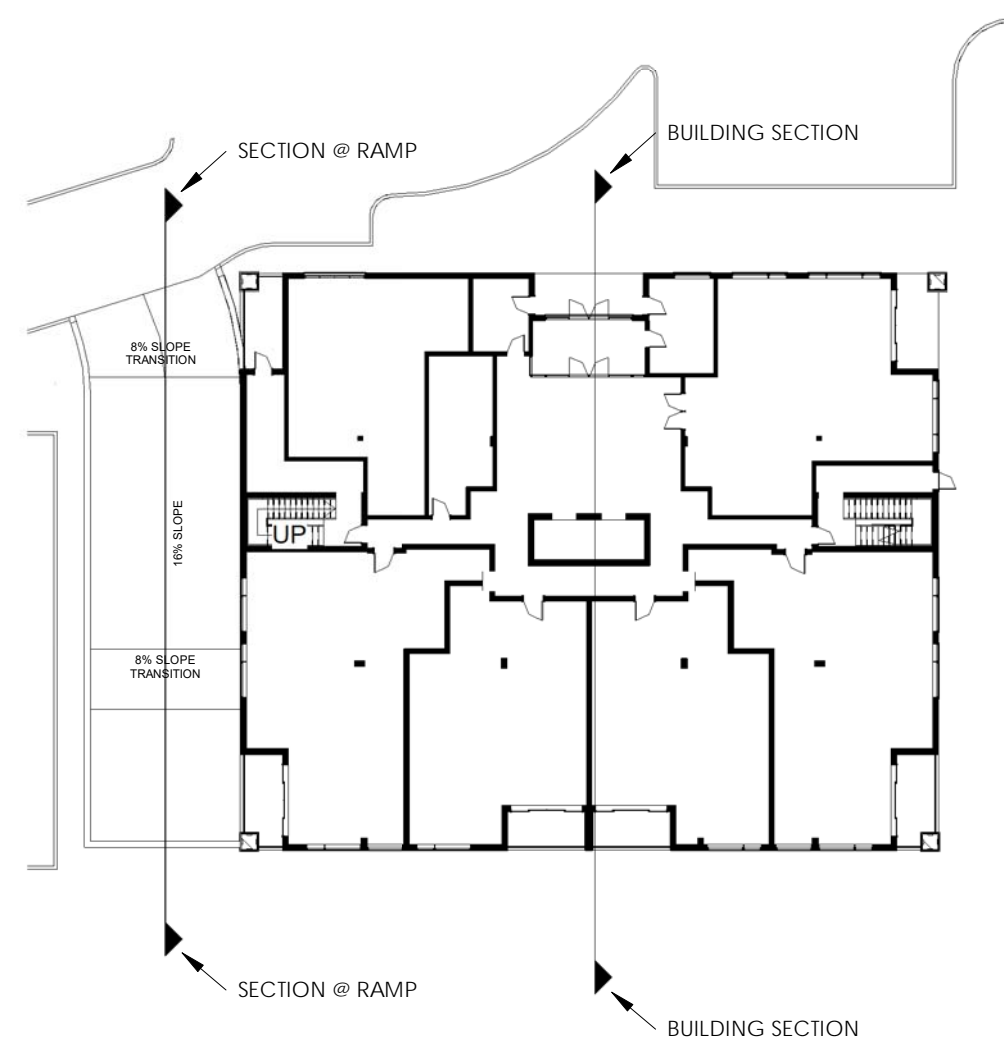
Issued for Permit:

Issued for Tender:

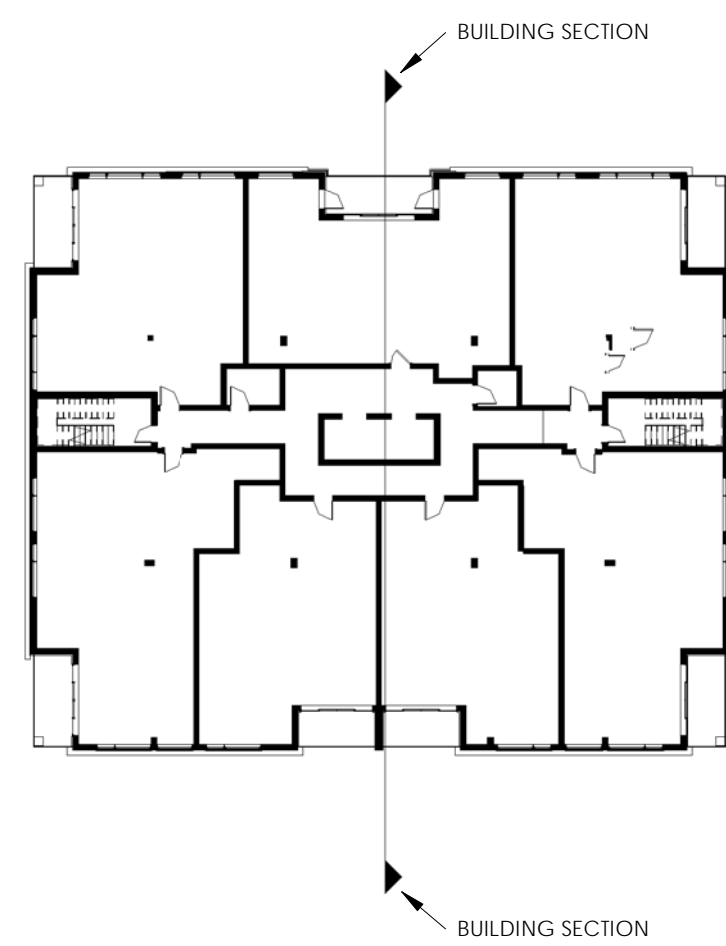
Issued for Construction:

DRAWN BY:	JMR/CL	DWG. No.	A6
CHECKED BY:	MDA		
DATE:	MARCH 2021		
SCALE:	AS SHOWN		
PROJECT No.:	2020-313		

*SUBJECT TO CERTAIN TERMS AND CONDITIONS AS DEFINED IN THE AGREEMENT OF PURCHASE AND SALE. FEATURES, FINISHES, SIZES, AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.



FIRST FLOOR KEY PLAN

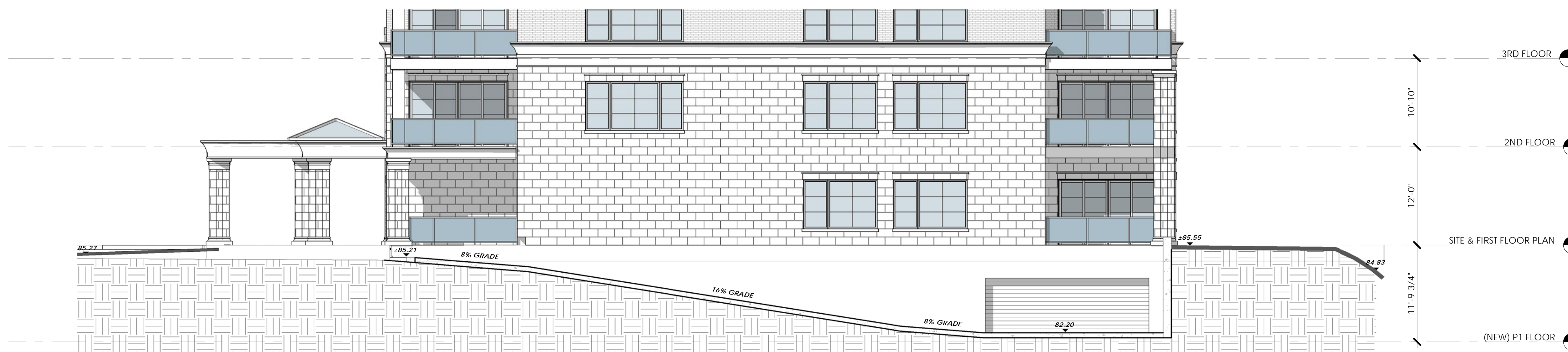


FLOORS 2-5 KEY PLAN



BUILDING SECTION

1 : 100



SECTION @ RAMP

1 : 100

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7	FEB 16 2022	ISSUED FOR SITE PLAN	JMR

COMMISSION:

PROPOSED 6-STORY
MULTI-RESIDENTIAL
DEVELOPMENT

#431 ONTARIO STREET | COBOURG | ONTARIO

A · C · K
architects
STUDIO INC.

SHEET TITLE:

SECTIONS

Issued for Re-Zoning

Issued for Site Plan Agreement:

Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY:	JMR/CL	DWG. No.	A7
CHECKED BY:	MDA		
DATE:	MARCH 2021		
SCALE:	AS SHOWN		
PROJECT No.:	2020-313		