

LOCATED AT THE CORNER OF DODGE STREET
COBOURG, ON



SHEET LIST	
SHEET NUMBER	SHEET NAME
A000	FRONT PAGE AND OBC MATRIX
A001	SITE PLAN AND ZONING STATISTICS
A002	SITE PLAN (ROOF)
A101	FLOOR PLANS
A200	ELEVATIONS
A201	ELEVATIONS
A300	BUILDING SECTIONS

Name of Practice

26th Architecture and Design Inc., 43 Orchard View Bldy,
Oshawa, Ontario, L1G3N8
aaurangozeb@26thAD.com, WWW.26thAD.com

Name of Project: COBA STEEL INDUSTRIAL DEVELOPMENT

Location: AT THE CORNER OF DODGE STREET
COBOURG, ON

Date: JULY 25, 2022

Item	Ontario Building Code Data Matrix- Part 3					Building Code Reference ¹
3.00	Building Code Version:	O. Reg. 332/12		Last Amendment:	O. Reg. 191/14	
3.01	Project Type:	<div><input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Renovation</div> <div><input type="checkbox"/> Change of Use <input type="checkbox"/> Addition and Renovation</div> <div>Description: _____</div>				[A]1.1.2.
3.02	Major Occupancy Classification:	Occupancy Use F3, D				3.1.2.1.(1)
3.03	Superimposed Major Occupancies:	<div><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (for Building-A)</div> <div>Description: F3</div>				3.2.2.7.
3.04	Building Area (m2):	Description:	Existing	New	Total	[A] 1.4.1.2.
		2614 sm	0	2614 sm	2614 sm	
		Total	0	2614 sm	2614 sm	
3.05	Gross Area (m2):	Description:	Existing	New	Total	[A] 1.4.1.2.
		2780 sm	0	2780 sm	2780 sm	
		Total	0	2780 sm	2780 sm	
3.06	Mezzanine Area (m2):	Description:	Existing	New	Total	3.2.1.1.
		181 sm	0	183 sm	183 sm	
		Total	0	183 sm	183 sm	
3.07	Building Height:	1	Storeys above grade	13.0	(m) Above grade	[A] 1.4.1.2. & 3.2.1.1.
		1	Storeys below grade			
3.08	High Building	<div><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</div>				3.2.6.
3.09	Number of Streets/Firefighter access	2 street(s)				3.2.2.10 & 3.2.5.
3.10	Building Classification (Size and Construction Relative to Occupancy)	F3, 3.2.2.80, D. 3.2.2.55.	Group/Div	Group F3, 1 storey Group D up to 2 storeys		3.2.2.80, 3.2.2.55
3.11	Sprinkler System	<div><input type="checkbox"/> Required <input checked="" type="checkbox"/> Proposed:</div>	<div><input checked="" type="checkbox"/> Not Required <input type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> none</div>			3.2.1.5 & 3.2.2.17.
3.12	Standpipe System	<div><input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required</div>				3.2.9.
3.13	Fire Alarm System	<div><input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required</div> <div><input checked="" type="checkbox"/> Proposed: <input type="checkbox"/> Single stage <input type="checkbox"/> Two stage <input type="checkbox"/> None</div>				3.2.4.
3.14	Water Service / Supply is Adequate	<div><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</div>				
3.15	Construction Type	<div><u>Restriction:</u> <input type="checkbox"/> Combustible permitted <input checked="" type="checkbox"/> Non-combustible required</div> <div><u>Actual:</u> <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible required <input type="checkbox"/> Combination</div> <div><u>Heavy Timber Construction:</u> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</div>				3.2.2.20. -83. & 3.2.1.4.
3.16	Importance Category:	<div><input type="checkbox"/> Low <input type="checkbox"/> Low human occupancy <input type="checkbox"/> Post-disaster shelter</div> <div><input checked="" type="checkbox"/> Normal</div> <div><input type="checkbox"/> High <input type="checkbox"/> Minor storage building <input type="checkbox"/> Explosive or hazardous substances</div> <div><input type="checkbox"/> Post-disaster</div>				4.1.2.1.(3) & T4.1.2.1.B
3.18	Occupant Load	Floor Level/Area	Occupancy Type	Area (sm)	Based On DESIGN OF BUILDING	Occupant Load (Persons) 25
3.19	Barrier-free Design:	<div><input checked="" type="checkbox"/> Yes (With the exception at Mezzanine on Building-A)</div> <div><input type="checkbox"/> No Explanation _____</div>				3.8.
3.20	Hazardous Substances:	<div><input type="checkbox"/> Yes Explanation _____</div> <div><input checked="" type="checkbox"/> No</div>				3.3.1.2. & 3.3.1.19
1	All references are to Division B of the OBC unless preceded by [A] for Division A and [C] for Division C.					

*Code matrix subject to review and update at the phase of Permit Drawing

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

26TH ARCHITECTURE AND DESIGN INC.



Revision Schedule		
#	Rev.	Date
1	ISSUED FOR SPA	2022.06.03

1	ISSUED FOR SPA	2002.08.03
---	----------------	------------

ARCHITECTURAL CONSULTANT



43 Orchard View Blvd, Oshawa,
Ontario, L1G3N8
ali.aurangozeb@gmail.com
aaurangozeb@26thAD.com
WWW.26thAD.com

ENGINEERING CONSULTANT



55 BELLCREST ROAD
BIRMINGHAM, ON L4N 5Z2

CIVIL CONSULTANT

LUBAN
7373 Lionshead Ave, Niagara
Falls, ON, L2G7S4
T 226-667-6274

LANDSCAPE

HENRY KORTEKAAS & ASSOCIATES INC.
599 Liverpool Road, Pickering, ON
L1W 1R1
M: (905) 706-1229

PROJECT NAME

DEVELOPMENT
FOR COBA
STEEL,
COBOURG, ON

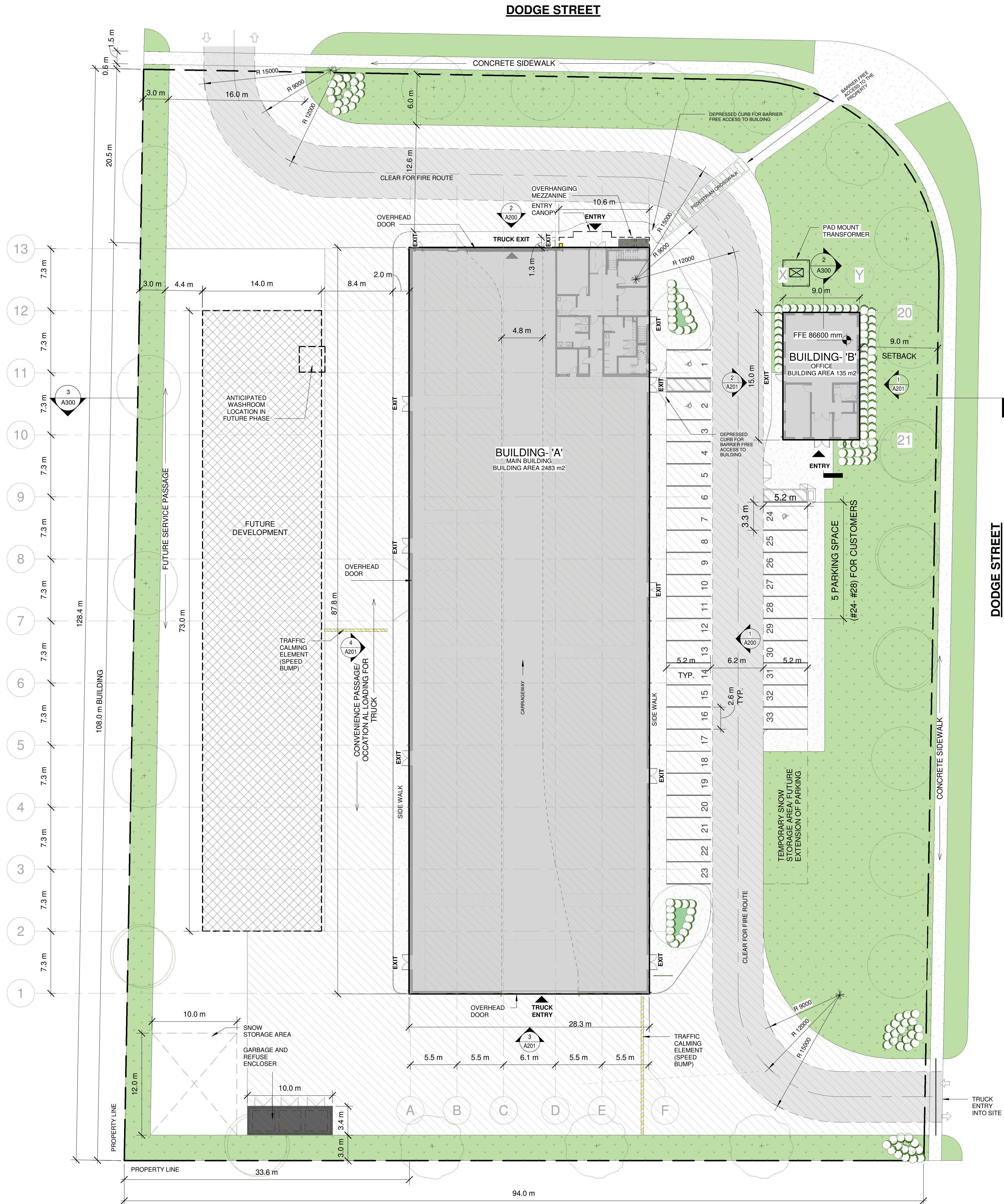
Drawing Title :

FRONT PAGE AND
OBC MATRIX

PROJECT NO: 22-005
SCALE:
DRAWN BY: AP
REVIEWED BY: AA
DATE: 2022.08.08

51.00 4000

PAGE: A000



All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and to the property of Teeple Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned.

26TH ARCHITECTURE AND DESIGN INC.



Revision Schedule		
#	Rev.	Date

ARCHITECTURAL CONSULTANT

26th Architecture & Design

43 Orchard View Blvd, Oshawa, Ontario, L1G3N8
ali.aurangzeb@gmail.com
aurangzeb@26thAD.com
WWW.26thAD.com

ENGINEERING CONSULTANT

ArchEdio Inc
Engineers & Designers

85 BELLICREST ROAD
BARRINGTON, ON L2R 1G7
PH: 905-462-9555

CIVIL CONSULTANT

UBAN
7373 Lionshead Ave, Niagara Falls, ON L2G7S4
T: 226-697-6274

LANDSCAPE

HENRY KORTEKAAS & ASSOCIATES INC.
599 Liverpool Road, Pickering, ON L1W 1R1
M: (905) 706-1229

PROJECT NAME

DEVELOPMENT FOR COBA STEEL, COBORG, ON

Drawing Title :

SITE PLAN AND ZONING STATISTICS

PROJECT NO: 22-005
SCALE: As indicated
DRAWN BY: AP
REVIEWED BY: AA
DATE: 2022.08.08

PAGE: **A001**

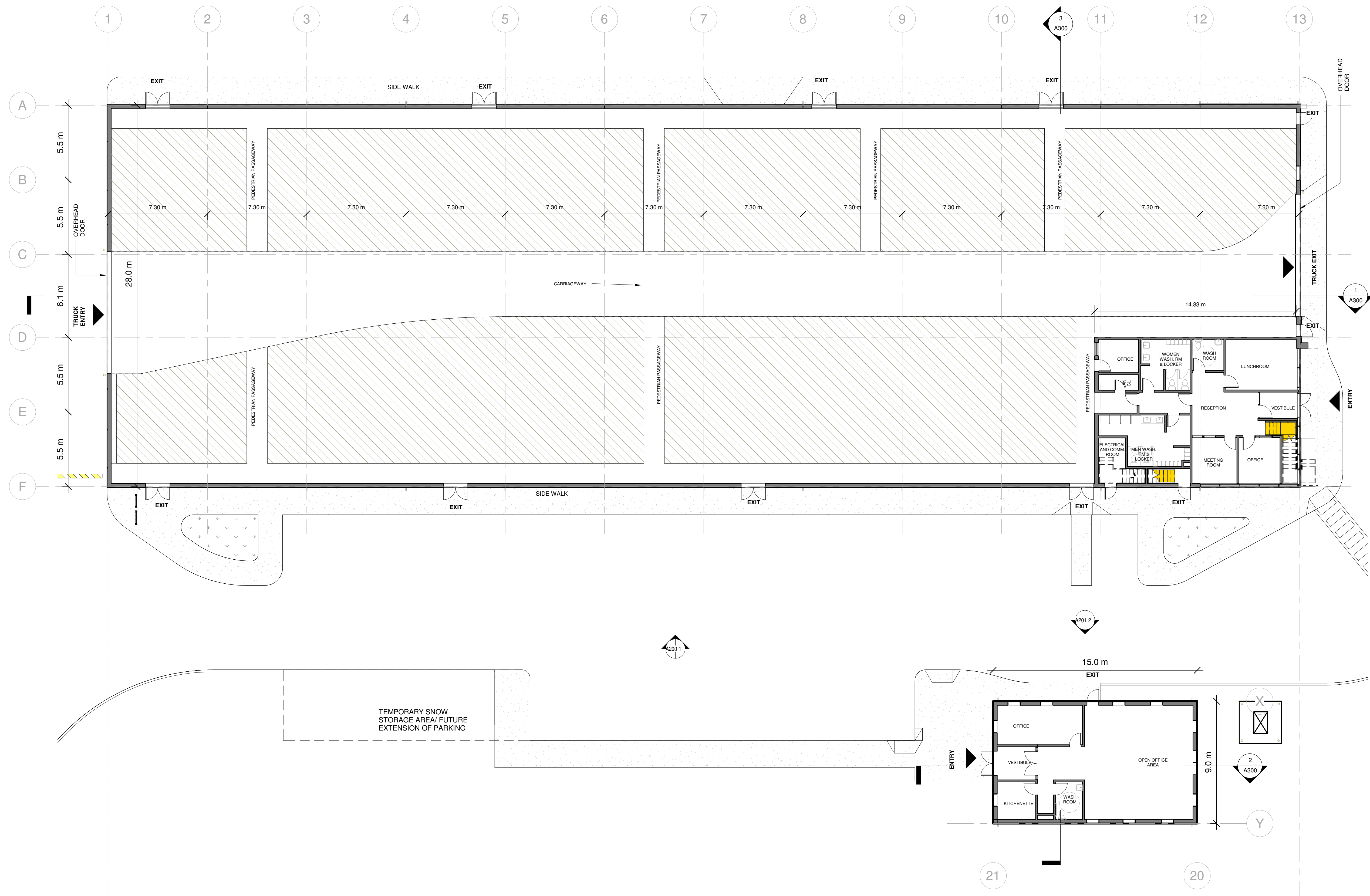
INDUSTRIAL DEVELOPMENT AT THE CORNER OF DODGE STREET		
ZONING: LM1		
	REQUIRED	PROVIDED
LOT AREA	1 400 m2	11 879 m2
BUILDING- A GROSS FLOOR AREA (GROUND FLOOR + MEZZANINE)		2648 m²
BUILDING- A INDUSTRIAL AREA		2 300 m2
BUILDING- A TOTAL OFFICE AREA		348 m2
BUILDING- B (OFFICE)		183 m²
TOTAL GFA (GROSS FLOOR AREA)		2783 m²
TOTAL BUILDING AREA		2600 m²
COVERAGE	40% maximum	21.89% for current phase. 31% with future extension
LANDSCAPE AREA	20% minimum (2375 m2)	22.4% 2665 m²
BUILDING HEIGHT	13 m	13 m
FRONT YARD SETBACK (NORTH)	9m	20m
SIDE YARD SETBACK (EAST)	9m	9m
SIDE YARD SETBACK (WEST)	3m	31.7m (minimum for current phase)
REAR YARD SETBACK (SOUTH)	7.5m	20m
PARKING	33 Spaces	33 Spaces
B.F. PARKING (INCLUDED IN TOTAL PARKING COUNT ABOVE)	2 Spaces	3 Spaces
EXTERIOR REFUSE AREA		Yes
SNOW STORAGE AREA		Yes

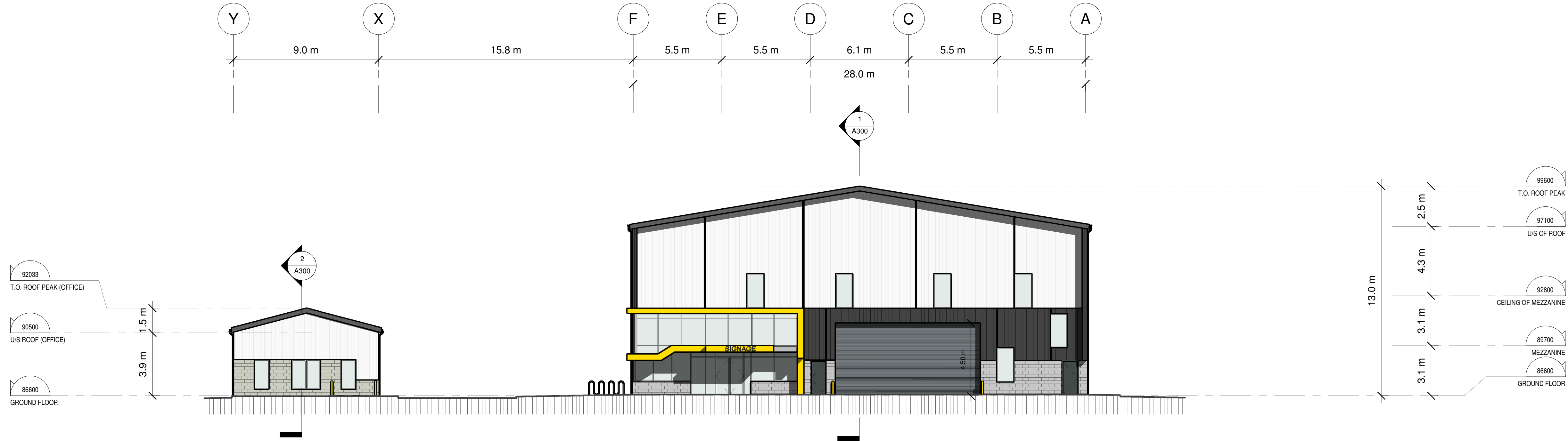
[illegible]

PROJECT NO: 22-005
SCALE: 1 : 250
DRAWN BY: AP
REVIEWED BY: AA
DATE: 2022.08.08

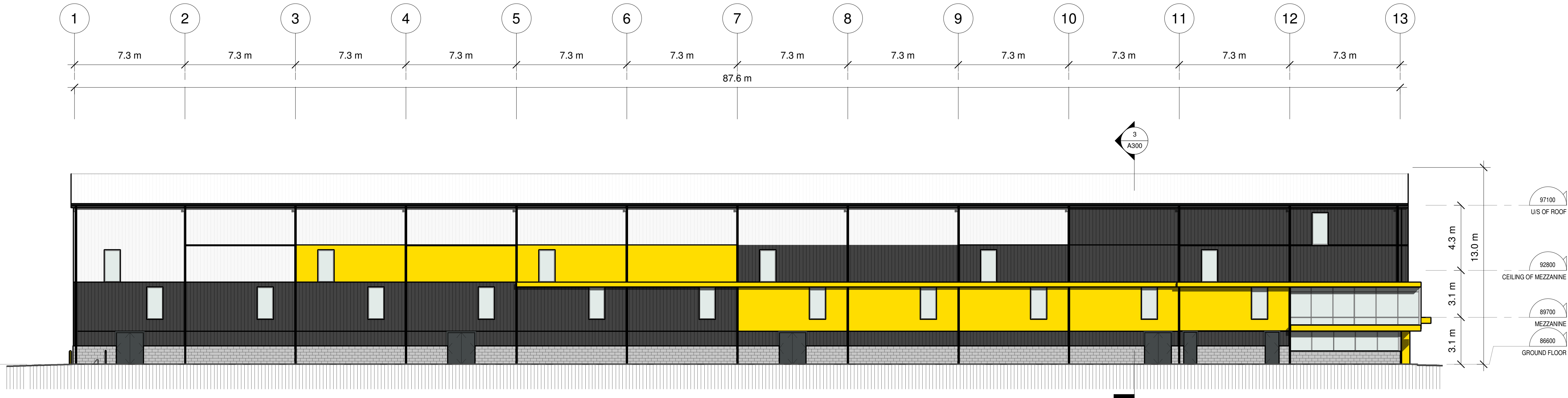
PAGE: A002

This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.





2 NORTH ELEVATION
1 : 150



1 EAST ELEVATION
1 : 150

ELEVATION LEGEND	
	WHITE METAL PANEL
	DEEP YELLOW METAL PANEL
	DARK GREY METAL PANEL
	GREY MASONRY BLOCK WALL

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING
This drawing shall not be used for construction purposes unless countersigned.
26TH ARCHITECTURE AND DESIGN INC.



Revision Schedule		
#	Rev.	Date
1	ISSUED FOR SPA	2022.08.03

FOR COORDINATION

ARCHITECTURAL CONSULTANT
26th Architecture & Design
43 Orchard View Blvd, Oshawa, Ontario, L1G3N8
ali.aurangjozeb@gmail.com
aurangjozeb@26thAD.com
WWW.26thAD.com

ENGINEERING CONSULTANT
ArchEdio Inc
Engineers & Designers
85 BELLICREST ROAD,
BARRINGTON, ON L3T 1G7
PH: 905-467-8500

CIVIL CONSULTANT
LUBAN
7373 Lionshead Ave, Niagara Falls, ON L2G7S4
T: 226-697-6274

LANDSCAPE
HENRY KORTEKAAS & ASSOCIATES INC.
599 Liverpool Road, Pickering, ON L1W 1R1
MT: (905) 706-1229

PROJECT NAME
DEVELOPMENT FOR COBA STEEL, COBOURG, ON

Drawing Title :
ELEVATIONS

PROJECT NO: 22-005
SCALE: As indicated
DRAWN BY: AP
REVIEWED BY: AA
DATE: 2022.08.08

PAGE: **A200**

2022.08.08 10:05:59 AM

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned.
26TH ARCHITECTURE AND DESIGN INC.



Revision Schedule		
#	Rev.	Date
1	ISSUED FOR SPA	2022.08.03

ARCHITECTURAL CONSULTANT



43 Orchard View Blvd, Oshawa,
Ontario, L1G3N8
ali.aurangzeb@gmail.com
aurangzeb@26thAD.com
WWW.26thAD.com

ENGINEERING CONSULTANT



85 BELLICREST ROAD,
BARRINGTON, ON L1P 1G7
PH: 905-467-6274

CIVIL CONSULTANT

LUBAN
7373 Lionshead Ave, Niagara
Falls, ON L2G7S4
T.226-667-6274

LANDSCAPE

HENRY KORTEKAAS & ASSOCIATES INC.
599 Liverpool Road, Pickering, ON
L1W 1R1
M: (905) 706-1229

PROJECT NAME
**DEVELOPMENT
FOR COBA
STEEL,
COBOURG, ON**

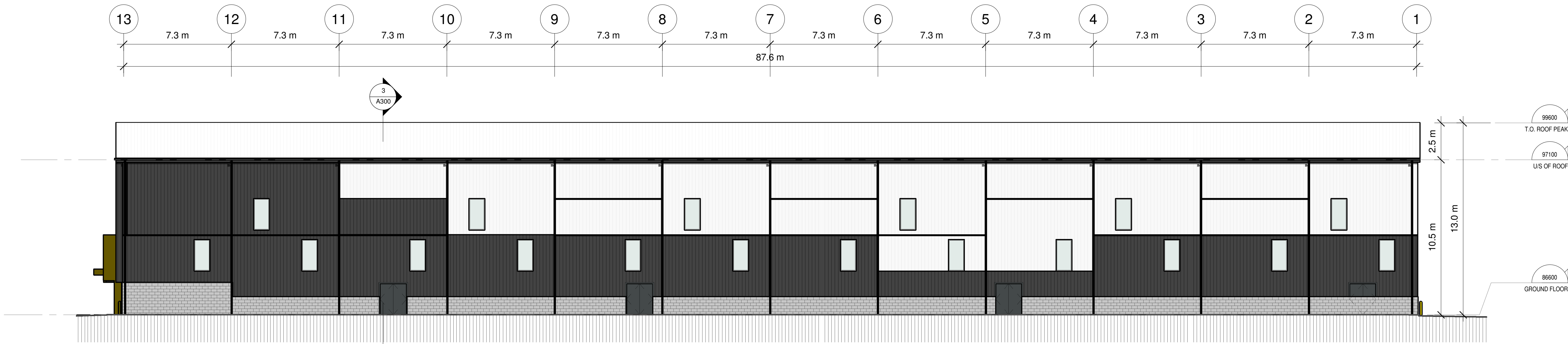
Drawing Title :

ELEVATIONS

PROJECT NO: 22-005
SCALE: As indicated
DRAWN BY: AP
REVIEWED BY: AA
DATE: 2022.08.08

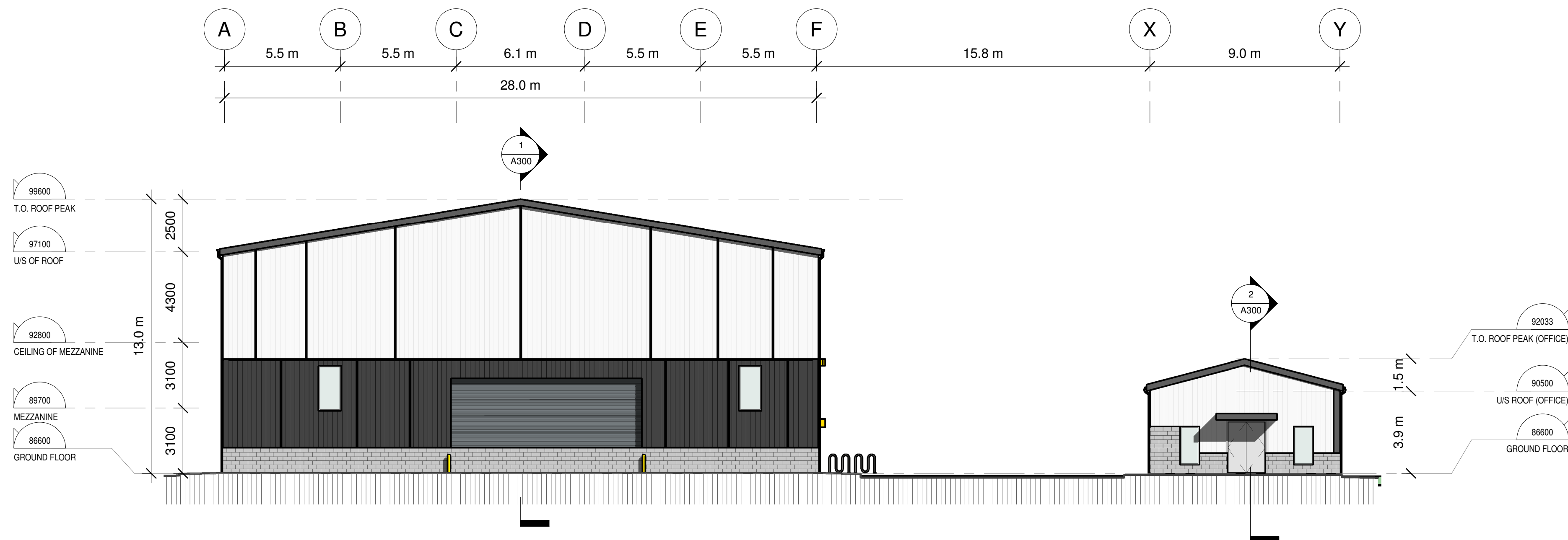
PAGE: **A201**

2022.08.08 10:01:09 AM



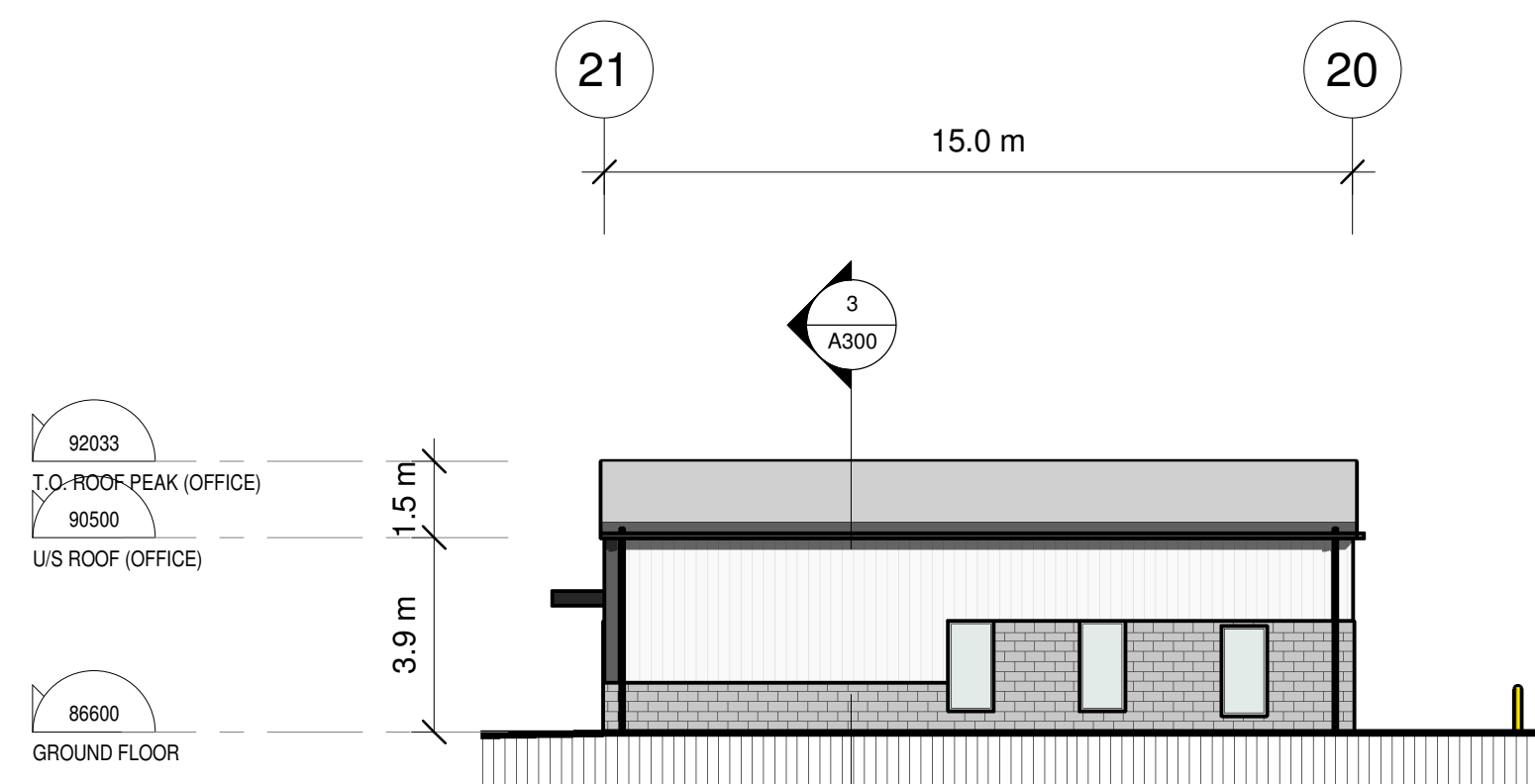
4 WEST ELEVATION

1 : 150



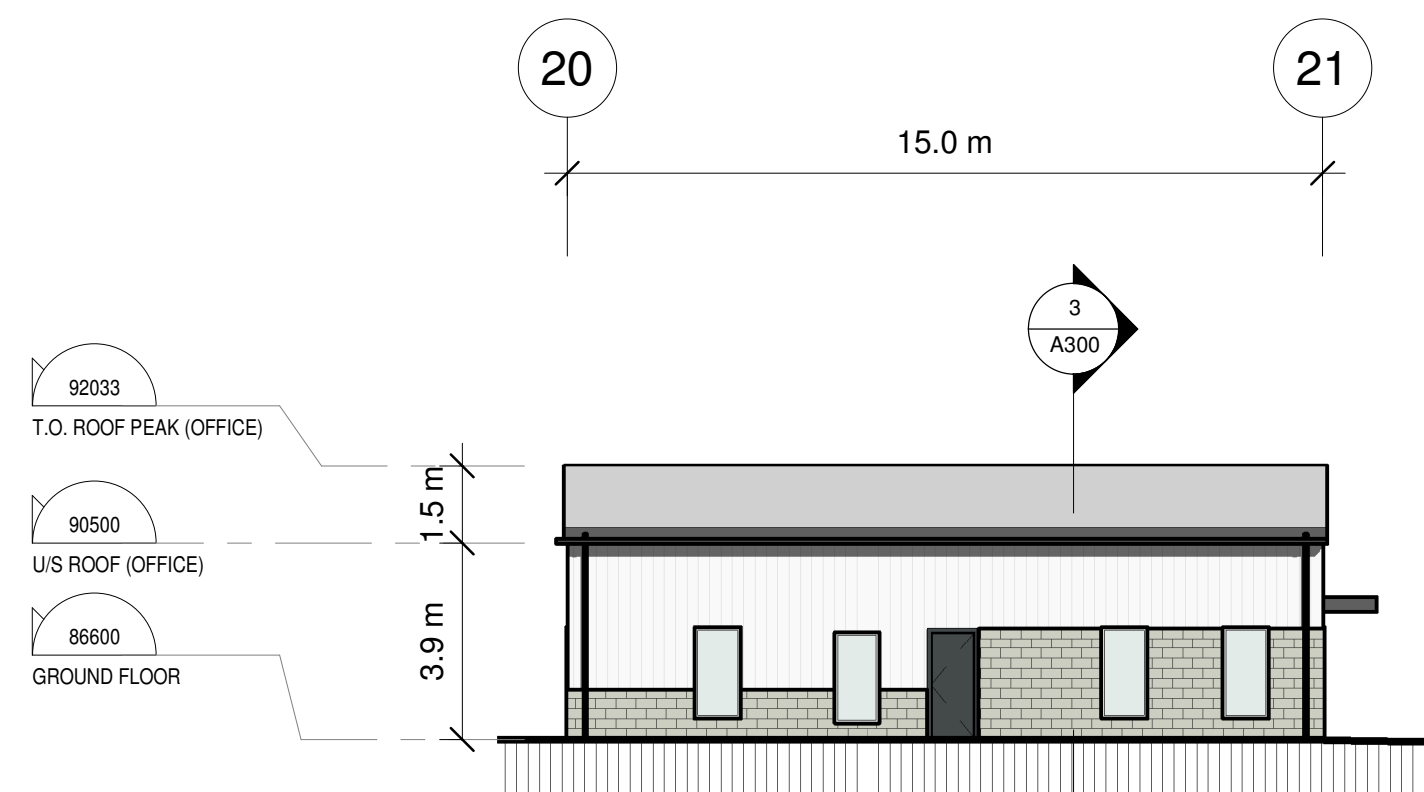
3 SOUTH ELEVATION

1 : 150



1 EAST ELEVATION (OFFICE)

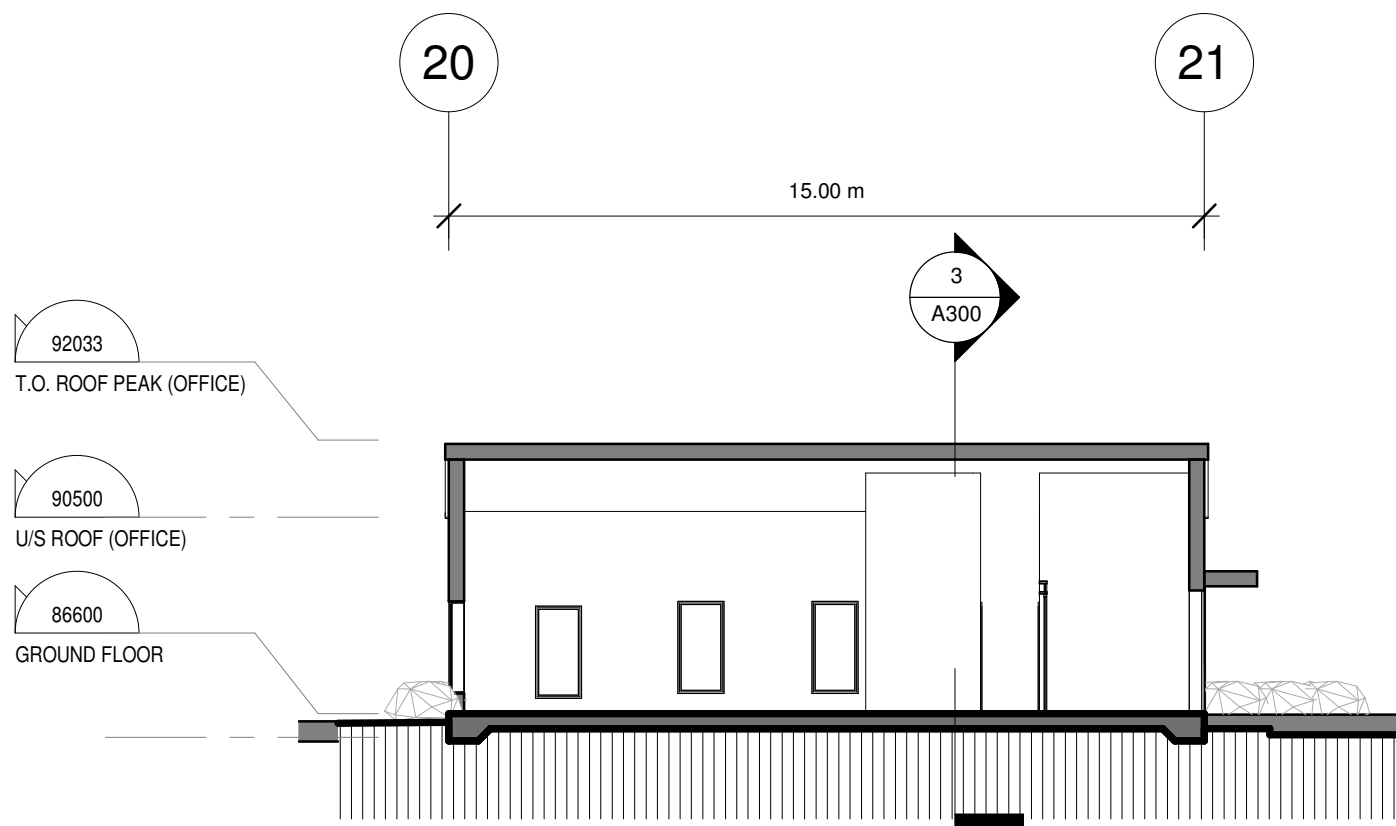
1 : 150



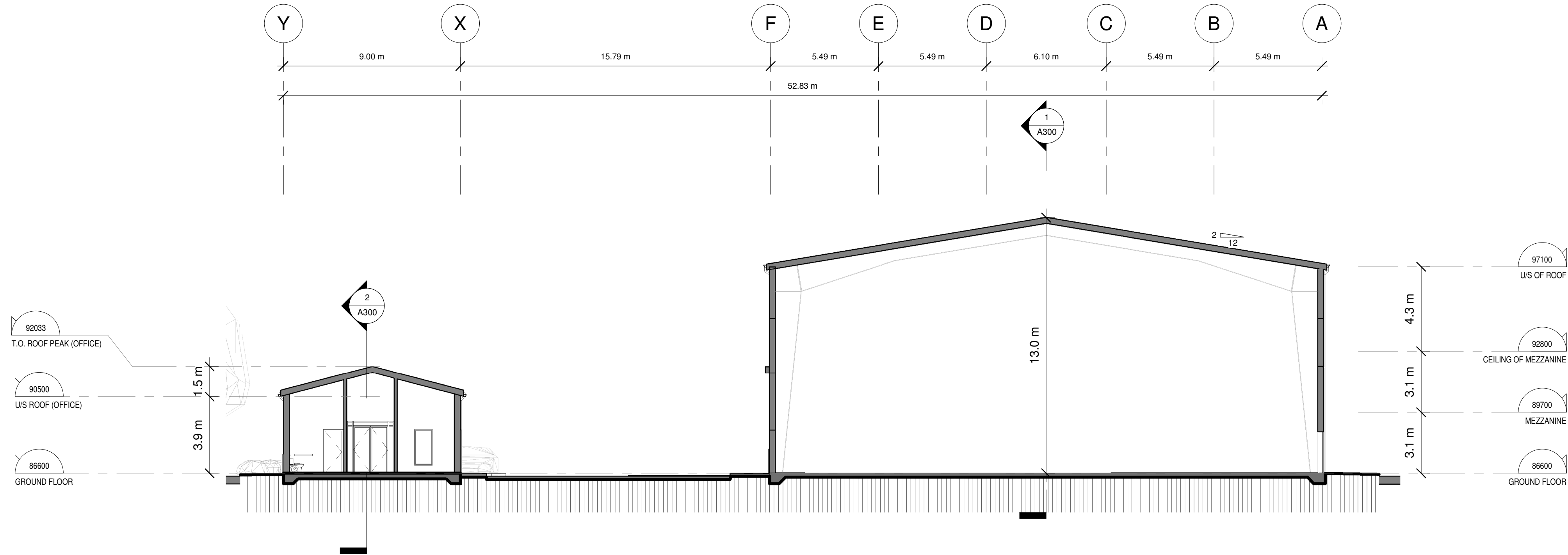
2 WEST ELEVATION (OFFICE)

1 : 150

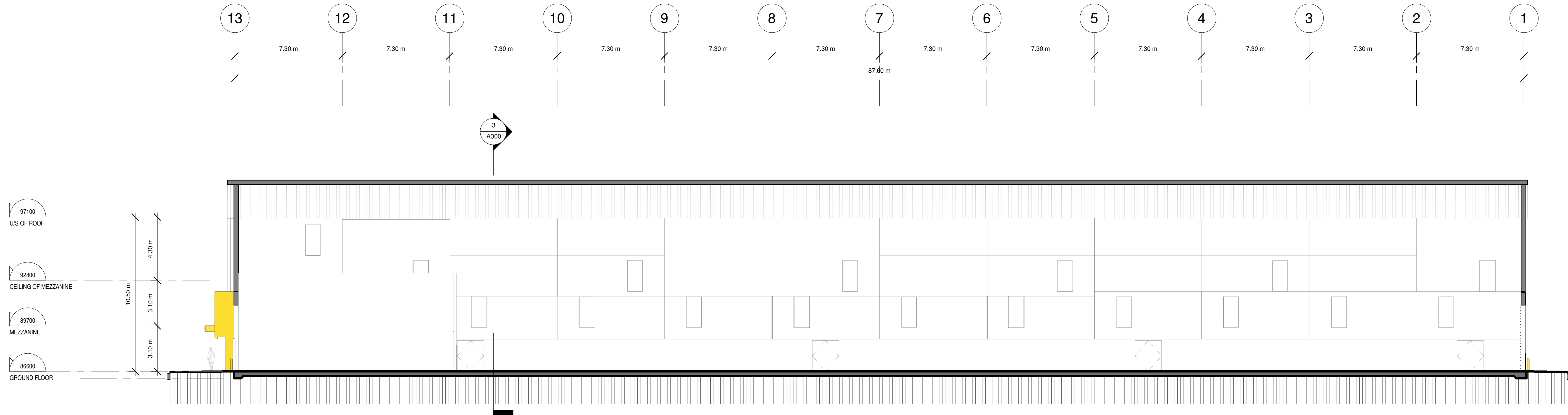
ELEVATION LEGEND	
	WHITE METAL PANEL
	DEEP YELLOW METAL PANEL
	DARK GREY METAL PANEL
	GREY MASONRY BLOCK WALL



2 LONGITUDINAL SECTION (OFFICE)
1 : 150



3 TRANSVERSE BUILDING SECTION
1 : 150



1 LONGITUDINAL SECTION (INDUSTRIAL BUILDING)
1 : 150

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING
This drawing shall not be used for construction purposes unless countersigned.
26TH ARCHITECTURE AND DESIGN INC.



Revision Schedule		
#	Rev.	Date
1	ISSUED FOR SPA	2022.08.03

ARCHITECTURAL CONSULTANT
26th Architecture & Design
43 Orchard View Blvd, Oshawa, Ontario, L1G3N8
ali.aurangzeb@gmail.com
aurangzeb@26thAD.com
WWW.26thAD.com

ENGINEERING CONSULTANT
ArchEdio Inc
Engineers & Designers
85 BELLICREST ROAD,
BARRINGTON, ON L1R 1G7
PH: 905-462-9590

CIVIL CONSULTANT
LUBAN
7373 Lionshead Ave, Niagara Falls, ON L2G7S4
T.226-697-6274

LANDSCAPE
HENRY KORTEKAAS & ASSOCIATES INC.
599 Liverpool Road, Pickering, ON L1W 1R1
M. (905) 706-1229

PROJECT NAME
DEVELOPMENT FOR COBA STEEL, COBOURG, ON

Drawing Title :

BUILDING SECTIONS

PROJECT NO: 22-005
SCALE: 1 : 150
DRAWN BY: AP
REVIEWED BY: AP
DATE: 2022.08.08
PAGE: **A300**

2022.08.08 10:01:15 AM