

ROW	REGULATION	REQUIRED	PROPOSED	COMPLIES
A	MAXIMUM LOT AREA	N/A	994.46 SQ.M. OR 0.09946 HA	YES
B	MIN. LOT FRONTAGE	19.2 m	31.50 m	YES
C	MIN. REQUIRED FRONT YARD (NEW AMHERST)	3.0 m (4)	3.64 m	YES
D	MAX. FRONT YARD	N/A	N/A	YES
E	MIN. REQUIRED EXTERIOR SIDE YARD (NORTH)	2.4 m	2.4 m (CHARLES WILSON PKWY)	YES
F	MIN. REQUIRED INTERIOR SIDE YARD (EAST)	1.2 m	6.20 m	YES
G	MIN. REQUIRED INTERIOR SIDE YARD (SOUTH- LANE)	1.2 m	7.71 m	YES
H	MIN. REQUIRED REAR YARD	7.5 m	N/A	N/A
I	MAX. LOT COVERAGE	N/A	344.1m ² (34.6%)	YES
J	MIN. LANDSCAPED OPEN SPACE	N/A	39.2%	YES
K	FLOOR SPACE INDEX (F.S.I.)	1 (98457 m ²) MAX.	(870 m ² Building + 44.1 m ² Garage) / 994.46 m ² Lot Area = 0.92	YES
L	MAX. MD ROOF HEIGHT	12.20 m	11.037 m	YES
M	MAX. BLDG HEIGHT	N/A	19.64 m	YES
PARKING CALCULATION / REQUIREMENTS	1.5 SPACES PER DWELLING UNIT	6 UNITS X 1.5 = 9	9	YES
	VISITOR PARKING: 0.25 PER UNIT ON STREET	6 UNITS X 0.25 = 1.5	N LBU	YES
	ACCESSIBLE PARKING: 1 SPACE FOR THE FIRST 20 PARKING SPACES	1 (24 m ² AREA)	1 PROVIDED	YES
	REQUIRED DIMENSION: REGULAR PARKING	2.7 m X 5.5 m	2.7 m X 5.5 m	YES
	ACCESSIBLE PARKING	24 m ² / MIN. WIDTH 4m	24 m ² / MIN. WIDTH 4m	YES
	DISTANCE FROM STREET LINE (NEW AMHERST)	3 m	3 m	YES
DETACHED GARAGE: FRONT LOT LINE- NEW AMHERST SIDE SIDE LOT LINE- LANE SIDE COVERAGE	1m from Property Line 8% OF LOT AREA (79 m ²)	1m from Property Line 4% (44 m ²)	YES	

NET FLOOR AREA CALCULATIONS
MULTIPLE DWELLING STATISTICS
1. NET AREA OF LOT: 994.46 SQ.M.
2. LOT AREA PER UNIT: 994.46/6 = 175.74
3. NUMBER OF UNITS
GROUND FLOOR: 2 2-BEDROOM UNITS
SECOND FLOOR: 2 2-BEDROOM UNITS
THIRD FLOOR: 1 1-BEDROOM UNIT, 1 2-BEDROOM UNIT
TOTAL: 6 UNITS

SITE STATISTICS	AREA	PERCENTAGE OF TOTAL
A. RESIDENTIAL BUILDING (LEVEL 1) AREA	300.0 SQ.M.	30.1%
B. ACCESSORY BUILDING AREA GARAGE	44.1	4.4%
C. PAVED AREAS	130.5	14%
PARKING	70.0	7.0%
PORCHES	37.7	3.8%
D. LANDSCAPED AREAS	390.6	39.2%
SODDED AREA		

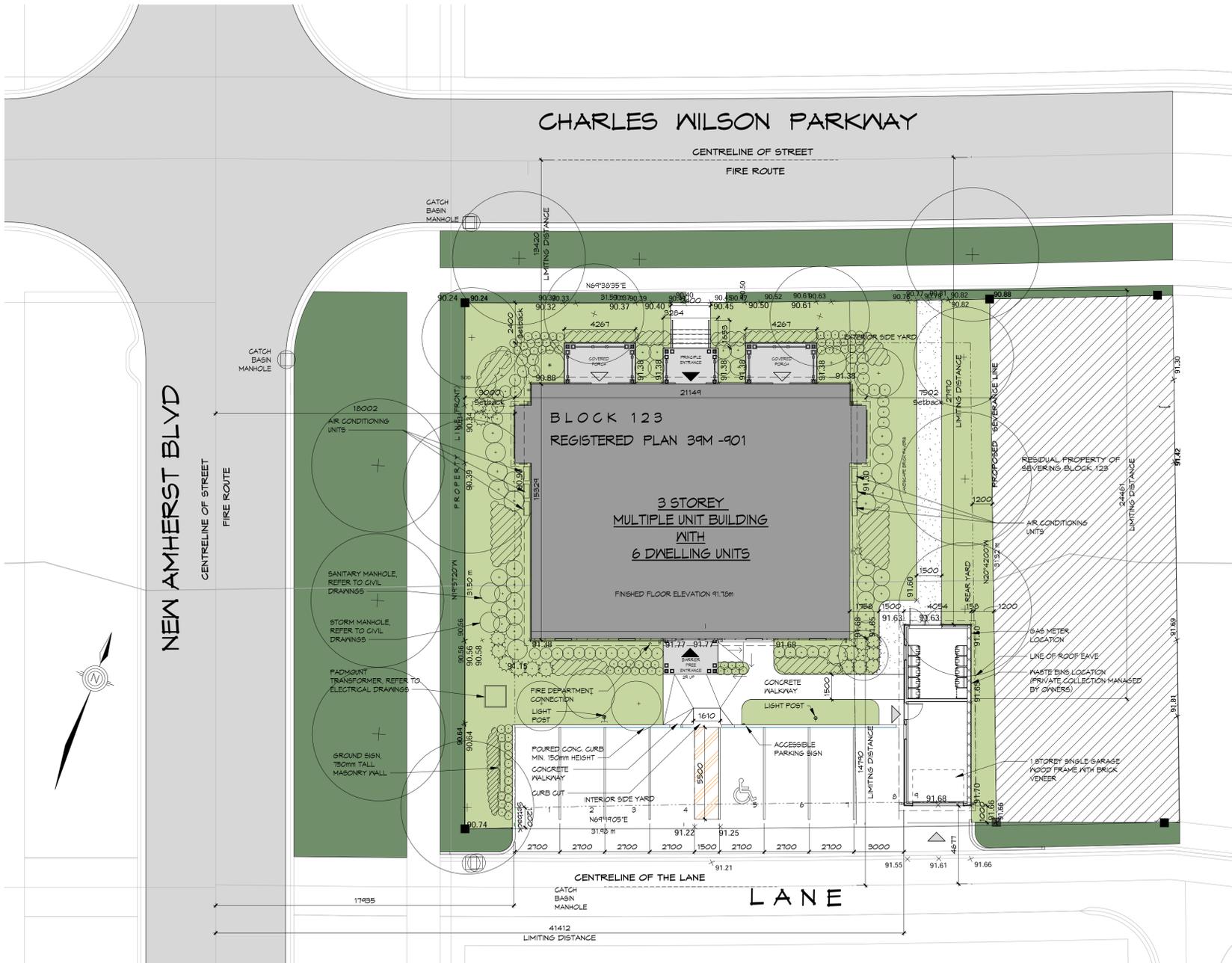


2 Context Plan
A1.0 Not to Scale



3 Zoning Map
A1.0 Not to Scale

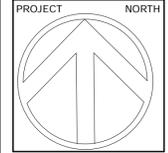
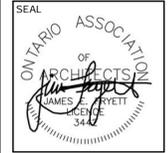
ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 4	OBC REFERENCE
1	PROJECT DESCRIPTION: <input type="checkbox"/> CHANGE OF USE <input checked="" type="checkbox"/> MAJOR OCCUPANCY(S) <input type="checkbox"/> EXISTING 0.00 m ² NEW 327.0 m ² TOTAL 327.0 m ² <input type="checkbox"/> ABOVE GRADE 3 BELOW GRADE 1 <input type="checkbox"/> NUMBER OF STOREYS / FIRE FIGHTER ACCESS 2 <input type="checkbox"/> BUILDING CLASSIFICATION 3.2.2.47. Group C, up to 3 Storeys <input type="checkbox"/> SPRINKLER SYSTEM PROPOSED <input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> BASEMENT COMPARTMENTS <input type="checkbox"/> N LBU OF ROOF RATINGS <input type="checkbox"/> NOT REQUIRED	<input checked="" type="checkbox"/> PART 4 11.2 (DIV A) 4.10.1.3. 4.10.2 1.4.1.2 (DIV A) 1.4.1.2 (DIV A) 4.10.4 4.10.20 4.10.2 4.10.2.2
4	STANDPIPE REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	N/A
10	FIRE ALARM REQUIRED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	4.10.19.2
11	WATER SERVICE / SUPPLY IS ADEQUATE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	N/A
12	HIGH BUILDING <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	N/A
13	PERMITTED CONSTRUCTION ACTUAL CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON COMBUSTIBLE <input checked="" type="checkbox"/> BOTH <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON COMBUSTIBLE <input checked="" type="checkbox"/> BOTH	4.1.1, 4.1.2.1(3), 5.2.2.1(2)
14	IMPORTANCE FACTOR <input type="checkbox"/> LOW <input checked="" type="checkbox"/> NORMAL <input type="checkbox"/> HIGH <input type="checkbox"/> POST-DISASTER	4.1.1, 4.1.2.1(3), 5.2.2.1(2)
15	SITE CLASS (A,B,C,D,E FROM GEOTECHNICAL REPORT) EARTHQUAKE IMPORTANCE FACTOR (I) ACCELERATION BASED COEFFICIENT (Fa) 5% SPECTRAL RESPONSE ACCELERATION Sa(0.2)	4.1.8.4 1.4.1.8.5 1.4.1.8.4B 4.1.8.4(1) & 5B-11.2 4.1.8.18(1) 4.1.8.18(2) 4.20.1.2, 4.31.6.2(3)
16	MEZZANINE(S) AREA m ² N/A TOTAL OCCUPANCY LOAD BASED ON <input checked="" type="checkbox"/> m ² /PERSON <input type="checkbox"/> DESIGN OF BUILDING	4.10.4.1 4.11.3
17	BARRIER-FREE DESIGN <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (EXPLAIN)	4.5.2
18	HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	4.10.13(4)
19	REQUIRED FIRE RESISTANCE (FRR) HORIZONTAL ASSEMBLIES FRR (HOURS) FLOORS 45 min. ROOF 45 min. MEZZANINE N/A HOURS FRR OF SUPPORTING MEMBERS FLOORS 45 min. ROOF 0.00 HOURS MEZZANINE N/A HOURS	LISTED DESIGN NO. OR DESCRIPTION (5G-2) 4.10.6 4.10.4 LISTED DESIGN NO. OR DESCRIPTION (5G-2)
20	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS MALL AREA OF L.D. (m) L/H OR H/L PERMITTED MAX % OF OPENINGS PROPOSED % OF OPENINGS FRR (HOURS) LISTED DESIGN OR DESCRIPTION COMB CONST NON-COMB CONST	4.10.14 & 4.10.15
21	OTHER - DESCRIBE	



1 Site
A1.0 1:150

2 SPA Resubmission
1 Site Plan Approval
REVISIONS DATE

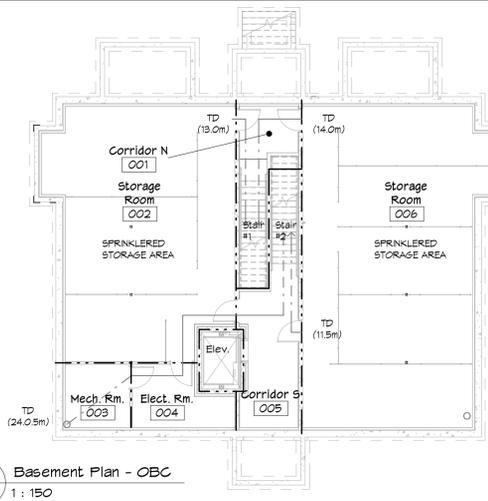
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COORDINATE UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.
ALL DIMENSIONS AND SPECIFICATIONS PREPARED BY THE ARCHITECT TO BE RETURNED AT HIS REQUEST.
DO NOT SCALE DRAWINGS.



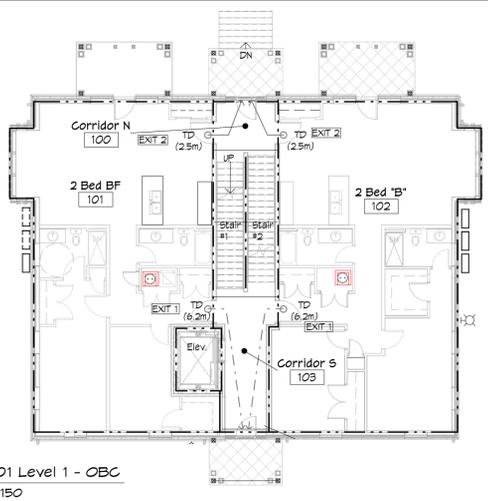
PROJECT: New Amherst, 6 Plex
Block 123 - New Amherst, Cobourg, ON
Site Plan

STATUS	SPA
PROJECT #	190556
CHKD	JEF
DRAWN	JMC
SCALE	As Indicated
DATE DWN	20190326
ISSUED	20200421

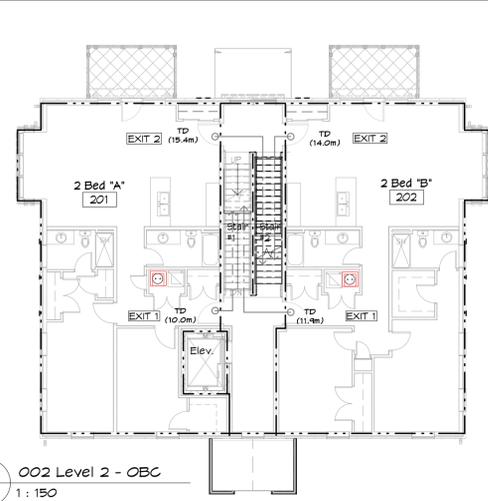
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DATE



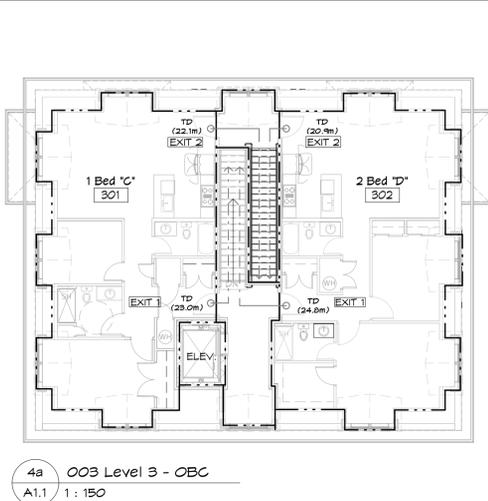
1a Basement Plan - OBC
A1.1 1:150



2a 001 Level 1 - OBC
A1.1 1:150



3a 002 Level 2 - OBC
A1.1 1:150



4a 003 Level 3 - OBC
A1.1 1:150

OBC LEGEND

FIRE SEPARATIONS/FIRE RESISTANCE RATINGS

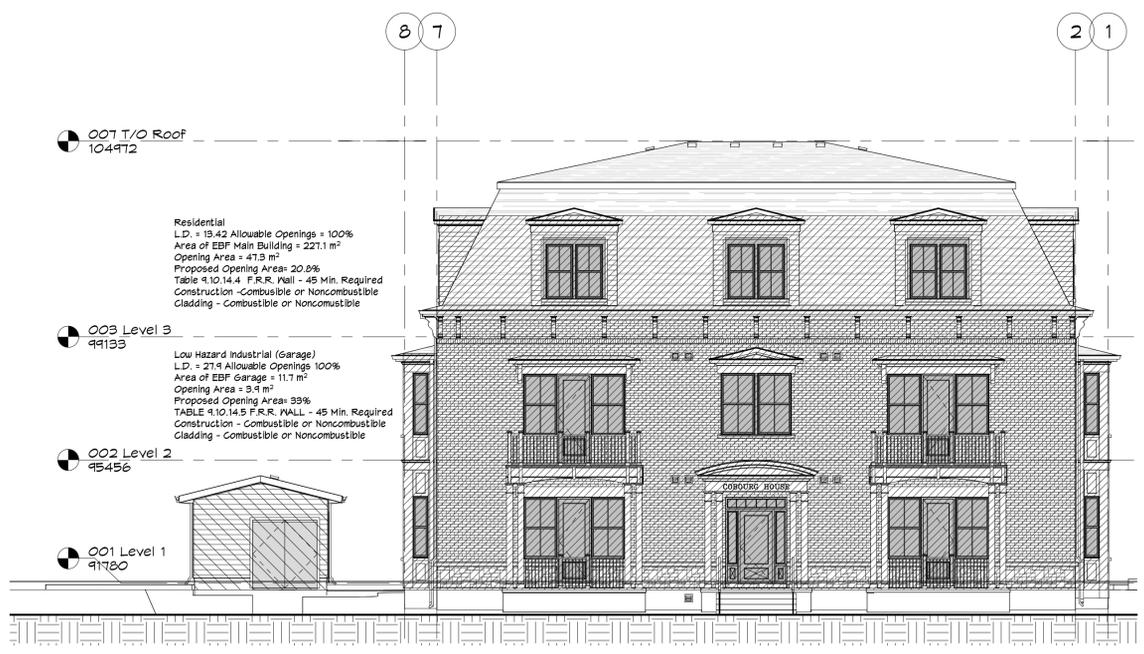
- 0 Hr. F.R.R. - FIRE SEPARATION OBC 9.10.14.4 (1), 9.10.14.5
- 45 Min. F.R.R. - FIRE SEPARATION
- 1 Hr. F.R.R. - FIRE SEPARATION OBC 9.10.14.4 (1), 9.10.14.5

TRAVEL DISTANCES / EXITING

- 45m MAX TRAVEL DISTANCE TO ONE EXIT. OBC 9.9.1.1 (2), 9.9.1.2 (1)(b)
- Door: 1118/18.4 = 60 OCCUPANT LOAD FOR EXIT

OTHER REGULATIONS

- REQUIRED AREA OF 2.5m²/PERSON FOR ADDITIONAL OCCUPANT LOAD FROM ADJACENT FIRE COMPARTMENT OBC 3.3.3.3 (b)



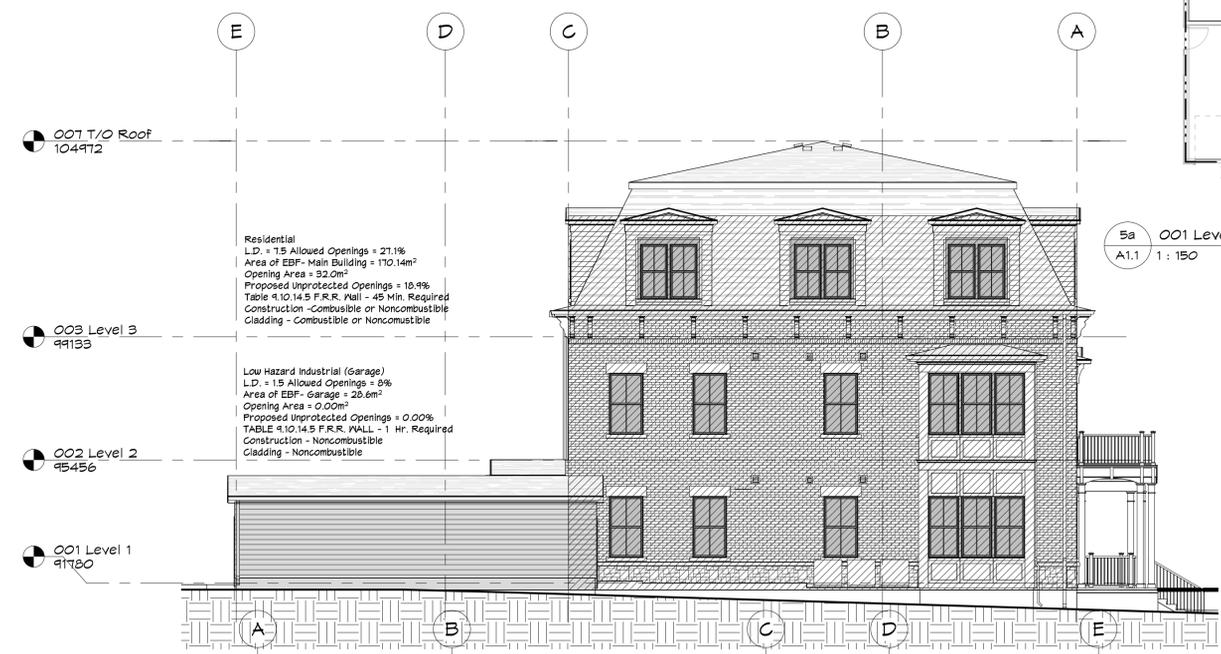
1 Limiting Distance - North Elevation
A1.1 1:100



3 Limiting Distance - South Elevation
A1.1 1:100

Residential
L.D. = 14.79 Allowable Openings = 80.1%
Area of EBF Main Building = 227.1m²
Opening Area = 32.8m²
Proposed Unprotected Openings = 14.3%
Table 9.10.14.5 F.R.R. Wall - 45 Min. Required Construction - Combustible or Noncombustible Cladding - Combustible or Noncombustible

Low Hazard Industrial (Garage)
L.D. = 4.1 Allowable Openings 86.8%
Area of EBF Garage = 11.7m²
Opening Area = 6m²
Proposed Unprotected Openings 51.2%
TABLE 9.10.14.5 F.R.R. WALL - 1 Hr. Required Construction - Combustible or Noncombustible Cladding - Combustible or Noncombustible



2 Limiting Distance - East Elevation
A1.1 1:100



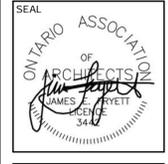
4 Limiting Distance - West Elevation
A1.1 1:100

Residential
L.D. = 18.0 Allowed Openings = 92%
Area of EBF - Main Building = 170.14 m²
Opening Area - 32.0 m²
Proposed Unprotected Openings = 18.9%
Table 3.2.3.7 F.R.R. Wall - 45 Min. Required Construction - Combustible or Noncombustible Cladding - Combustible or Noncombustible

Low Hazard Industrial
L.D. = 41.4 Allowed Openings = 100%
Area of EBF - Garage = 28.6 m²
Opening Area - 4.03 m²
Proposed Unprotected Openings = 14.0%
Table 3.2.3.7 F.R.R. Wall - 45 Min. Required Construction - Combustible or Noncombustible Cladding - Combustible or Noncombustible

5a 001 Level 1 - Garage OBC
A1.1 1:150

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CONCRETE UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.
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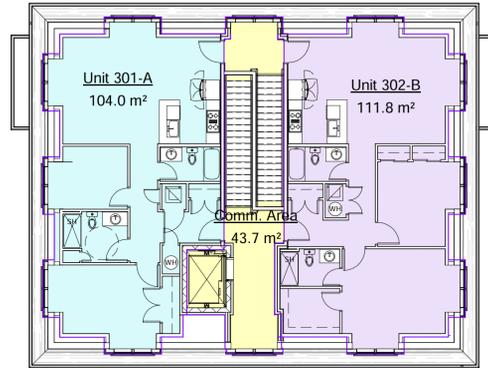
PROJECT NORTH

New Amherst, 6 Plex
Block 123 - New Amherst, Cobourg, ON
OBC Floor Plans and Limiting Distance Elevations

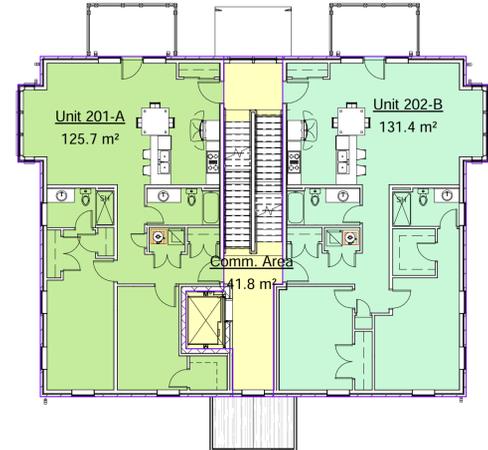
STATUS	SPR	PROJECT #	19056
CHKD	JEF	DRAWN	JMC
SCALE	As Indicated	DATE DWN	20190419
ISSUED	20200421	TITLE	

2 SPA Resubmittal
1 Site Plan Approval
REVISIONS DATE

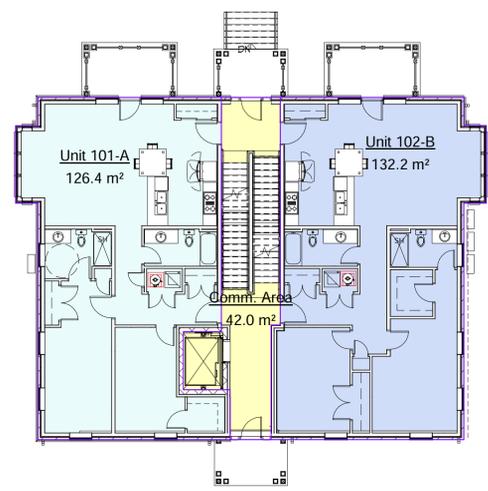
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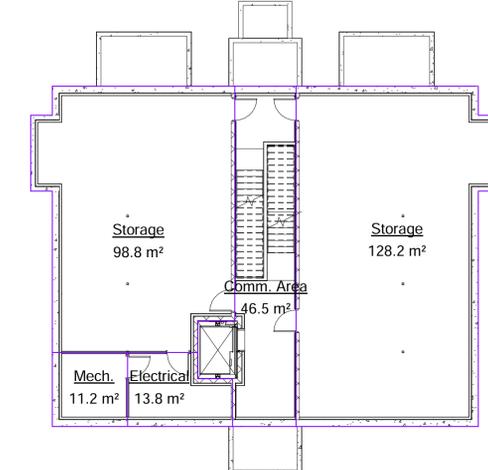
1 003 Level 3
A1.2 1:150



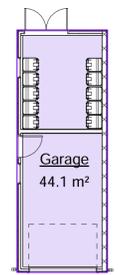
2 002 Level 2
A1.2 1:150



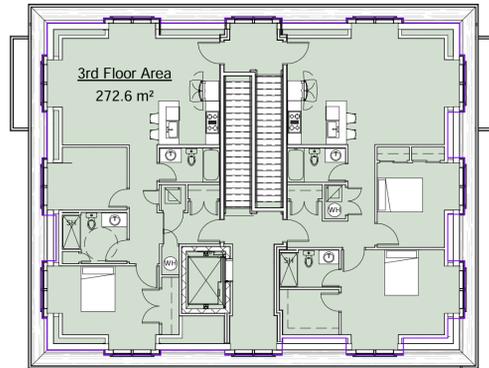
3 001 Level 1
A1.2 1:150



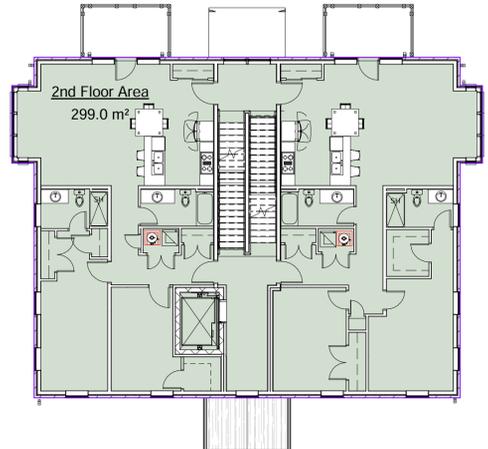
4 000 Basement
A1.2 1:150



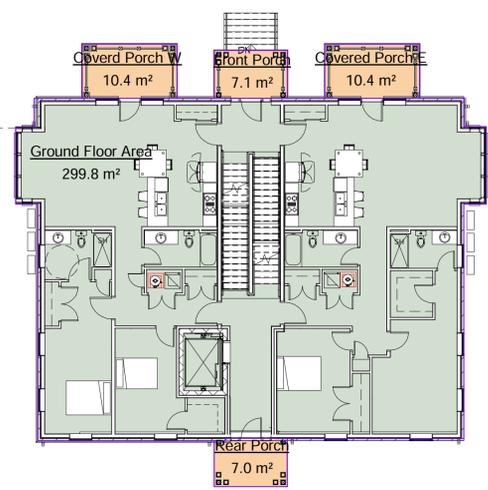
Area Schedule - Totals (Units)			
Level	Name	Area	Area SF
000 Basement	Storage	128 m²	1380 ft²
000 Basement	Storage	99 m²	1064 ft²
000 Basement	Mech.	11 m²	121 ft²
000 Basement	Electrical	14 m²	148 ft²
000 Basement	Comm. Area	46 m²	500 ft²
000 Basement		299 m²	3214 ft²
001 Level 1	Unit 101-A	126 m²	1361 ft²
001 Level 1	Unit 102-B	132 m²	1423 ft²
001 Level 1	Comm. Area	42 m²	453 ft²
001 Level 1	Garage	44 m²	475 ft²
001 Level 1		345 m²	3711 ft²
002 Level 2	Unit 201-A	126 m²	1353 ft²
002 Level 2	Unit 202-B	131 m²	1414 ft²
002 Level 2	Comm. Area	42 m²	450 ft²
002 Level 2		299 m²	3218 ft²
003 Level 3	Unit 301-A	104 m²	1120 ft²
003 Level 3	Comm. Area	44 m²	470 ft²
003 Level 3	Unit 302-B	112 m²	1203 ft²
003 Level 3		259 m²	2793 ft²
Grand total: 15		1202 m²	12936 ft²



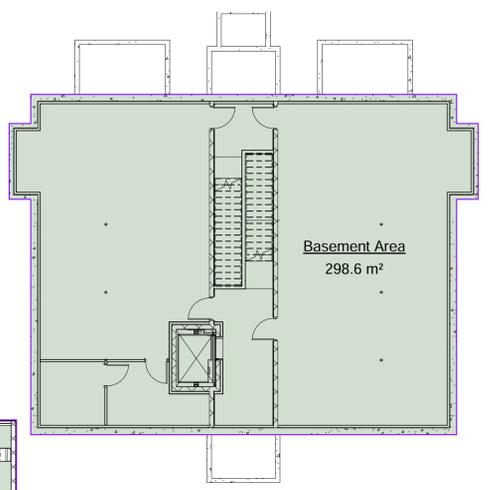
5 003 Level 3
A1.2 1:150



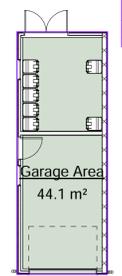
6 002 Level 2
A1.2 1:150



7 000 Garage Level
A1.2 1:150

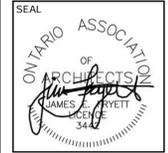


8 000 Basement
A1.2 1:150



Area Schedule (Gross Building)			
Name	Area	Area SF	Area Total
Ground Floor Area	300 m²	3227 ft²	300 m²
Garage Area	44 m²	475 ft²	44 m²
2nd Floor Area	299 m²	3218 ft²	299 m²
3rd Floor Area	273 m²	2934 ft²	273 m²
Basement Area	299 m²	3214 ft²	299 m²
Grand total		1214 m²	

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE WORK UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR BE HELD LIABLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.
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DO NOT SCALE DRAWINGS.



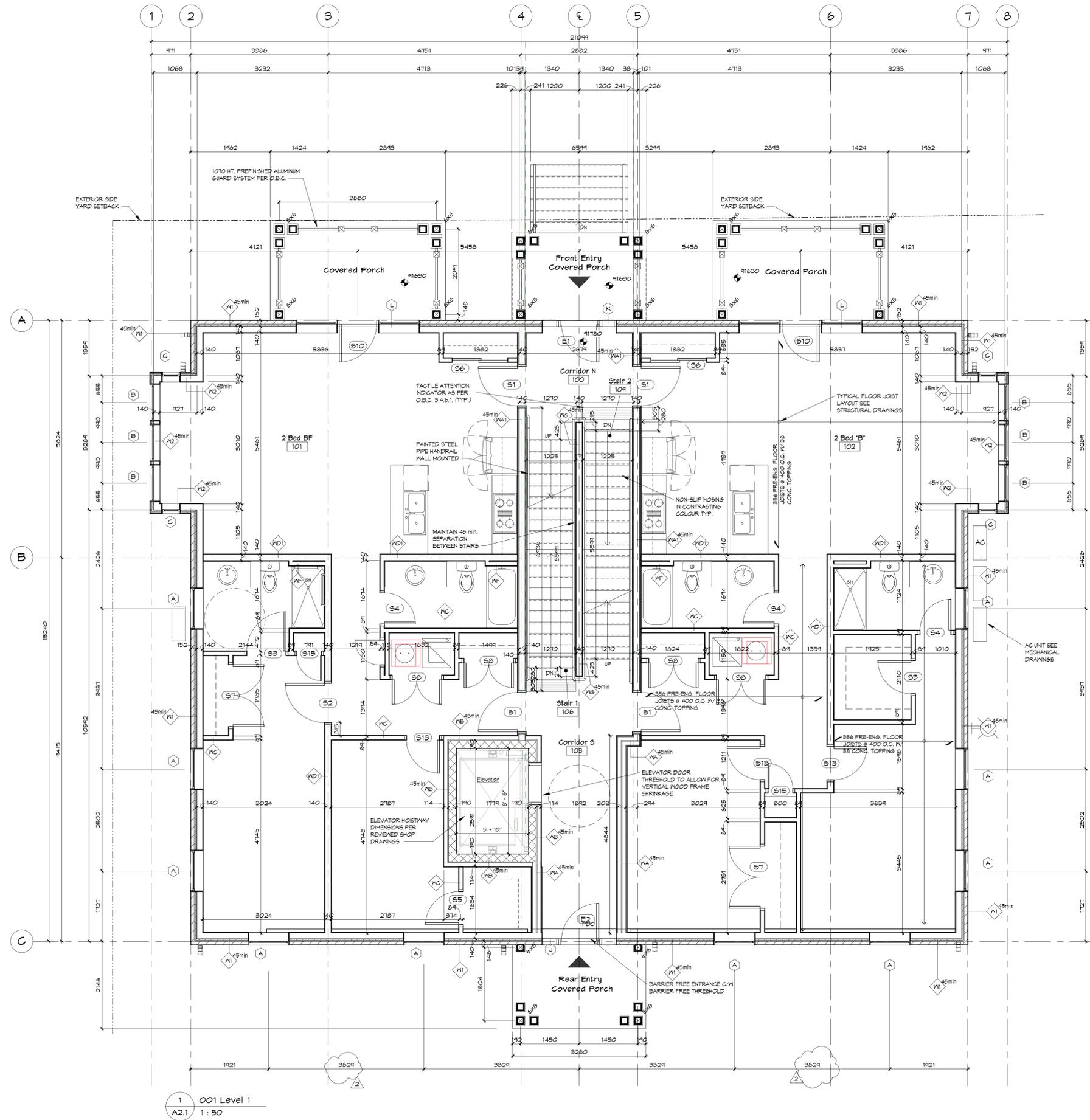
PROJECT NORTH

New Amherst, 6 Plex
Block 123 - New Amherst, Cobourg, ON
Area Plans

STATUS	SPA
PROJECT #	19056
CHKD	Checker
DRAWN	Author
SCALE	1:150
DATE DWN	08/20/19
ISSUED	20200421

2 SPA Resubmittal
1 Site Plan Approval
REVISIONS DATE

2020-04-21 12:47:19 PM



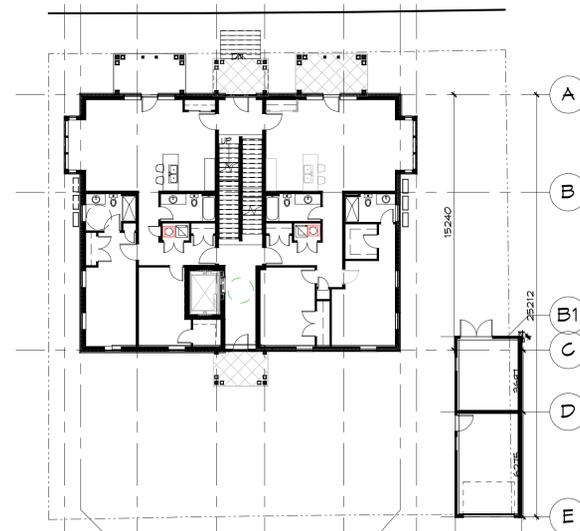
1 OO1 Level 1
A2.1 1:50

PLAN LEGEND

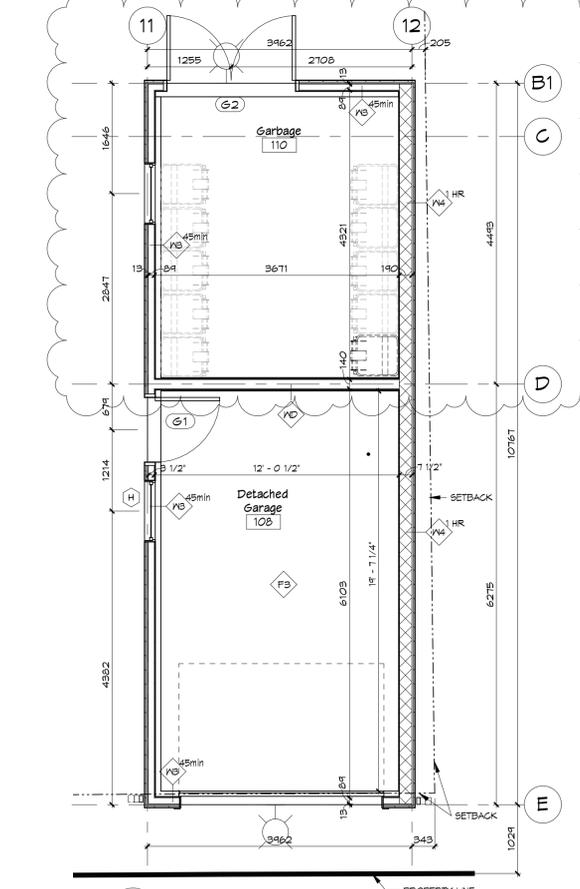
- 45min (N) WALL TYPES SEE A1.0
- XX + FIRE RESISTANCE RATING
- (A) WINDOW TYPES SEE A1.0
- (D) DOOR TYPES SEE A1.0

NOTES:

- 1) STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DWGS FOR ALL STRUCTURAL ITEMS.
- 2) ALL BEAMS, WALLS AND COLUMNS SUPPORTING 45 MIN. RATED FLOORS ABOVE SHALL BE 45 MIN. F.R.R.
- 3) ROOF AND SHELF TYPICAL ALL CLOSETS.

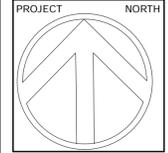
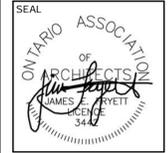


3 OO1 Level 1 - Key Plan
A2.1 1:200



2 OO1 Level 1 - Garage
A2.1 1:50

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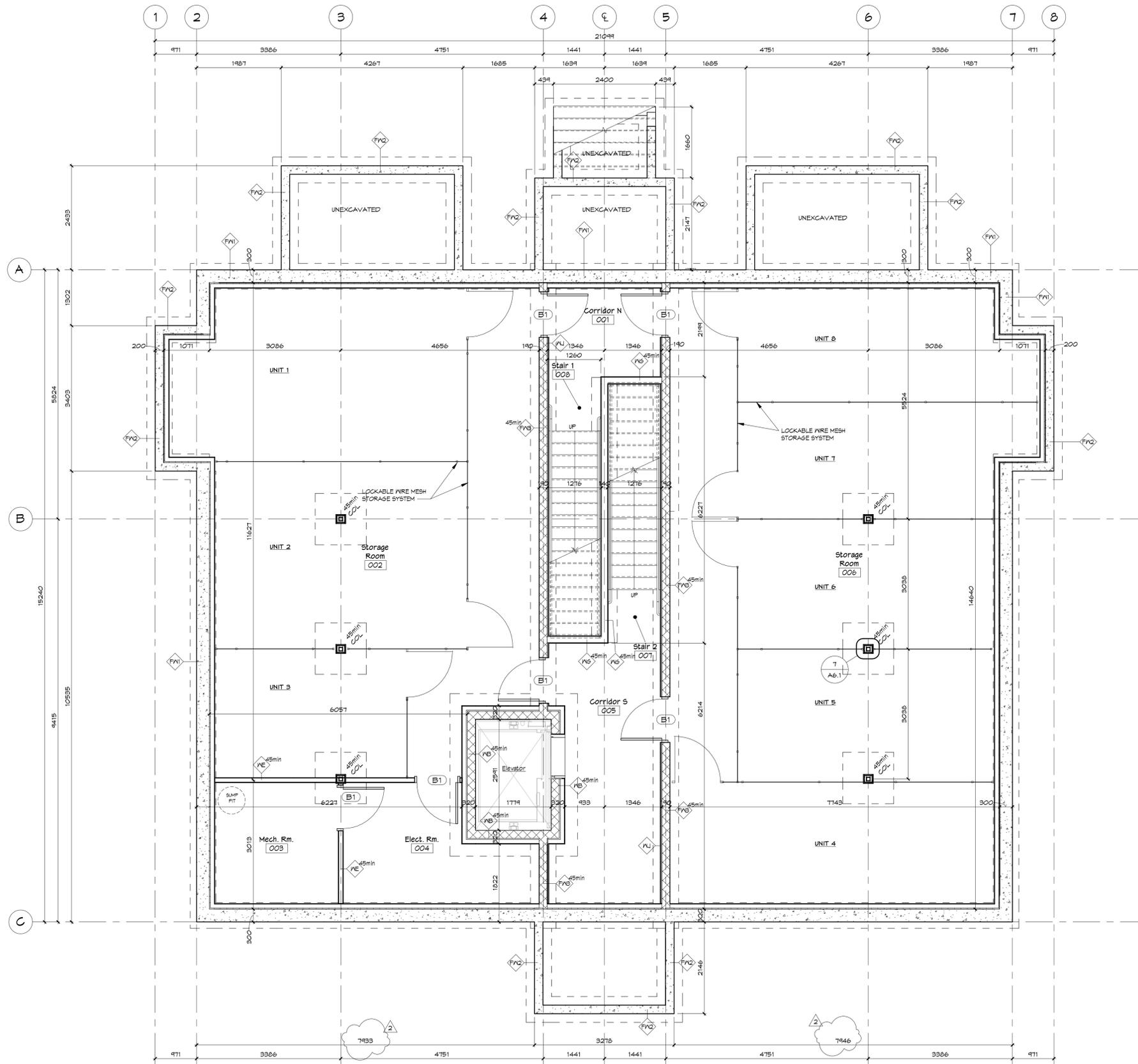


New Amherst, 6 Plex
 Block 123 - New Amherst, Cobourg, ON
 Level 1 Plans

STATUS	SPA
PROJECT #	19056
CHKD	JEF
DRAWN	JMC
SCALE	As Indicated
DATE DWN	20190419
ISSUED	20200421

REVISIONS	DATE
1 Site Plan Approval	20200116
2 SPA Resubmission	20200420

2020-04-21 12:27:16 PM

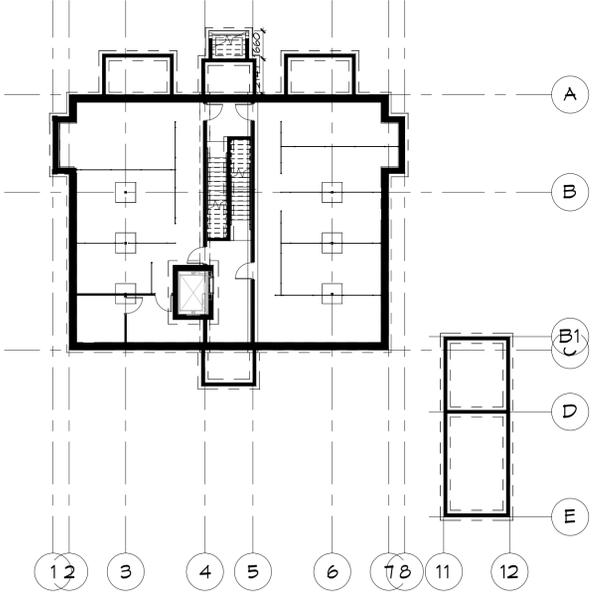


Elevators
Elevators must be approved by the Technical Standards & Safety Authority (TSSA) prior to their operation, as required by the Technical Safety Act, and provide a copy of report to the building inspector. Elevator dimensions must conform to CBC 3.3.4.1.
Passenger elevators shall conform to Appendix E of ASME A17.1/CSA-B44, 'Safety Code for Elevators and Escalators', (Article B-3.5.2.2. of the CBC).
3.1.19.11. Elevator Cars
(1) The wall and ceiling surfaces of elevator cars shall have a flame-spread rating of not more than 75.
(2) The wall, ceiling and floor surfaces of elevator cars shall have a smoke developed classification not more than 450.

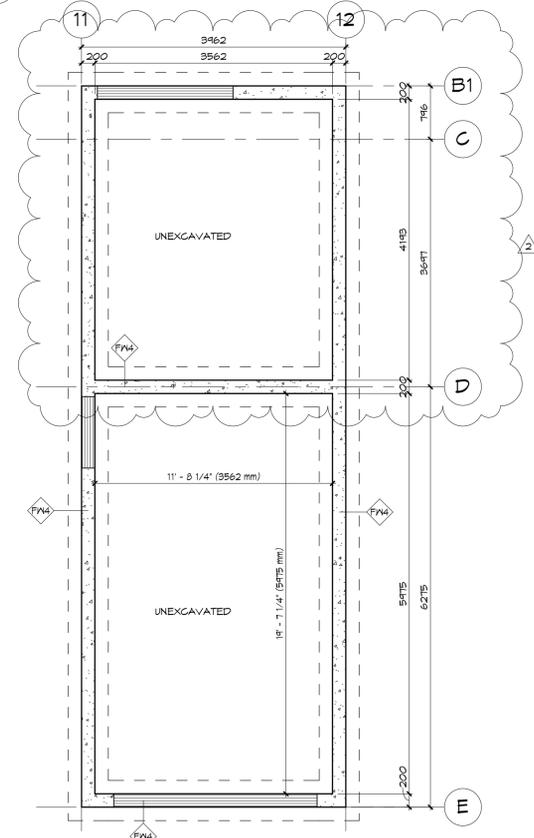
PLAN LEGEND

- (XX) HR. WALL TYPES SEE A7.0
XX = FIRE RESISTANCE RATINGS
- (A) WINDOW TYPES SEE A7.0
- (D1) DOOR TYPES SEE A7.0

NOTES:
1) STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DWGS FOR ALL STRUCTURAL ITEMS.
2) ALL BEAMS, WALLS AND COLUMNS SUPPORTING 45 min. RATED FLOORS ABOVE SHALL BE 45 min. F.R.R.
3) ROD AND SHELF TYPICAL ALL CLOSETS.



3 000 Basement - Key Plan
A2.0 1:200

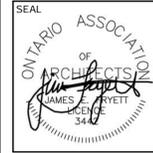
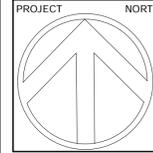


2 000 Basement - Garage
A2.0 1:50

STATUS	SPA
PROJECT #	19056
CHKD	JEF
DRAWN	JMC
SCALE	As Indicated
DATE DWN	20190820
ISSUED	20200421

SHEET #	20200420
REVISIONS	DATE
1	Site Plan Approval
2	SPA Resubmittal

New Amherst, 6 Plex
Block 123 - New Amherst, Cobourg, ON
Basement Plans

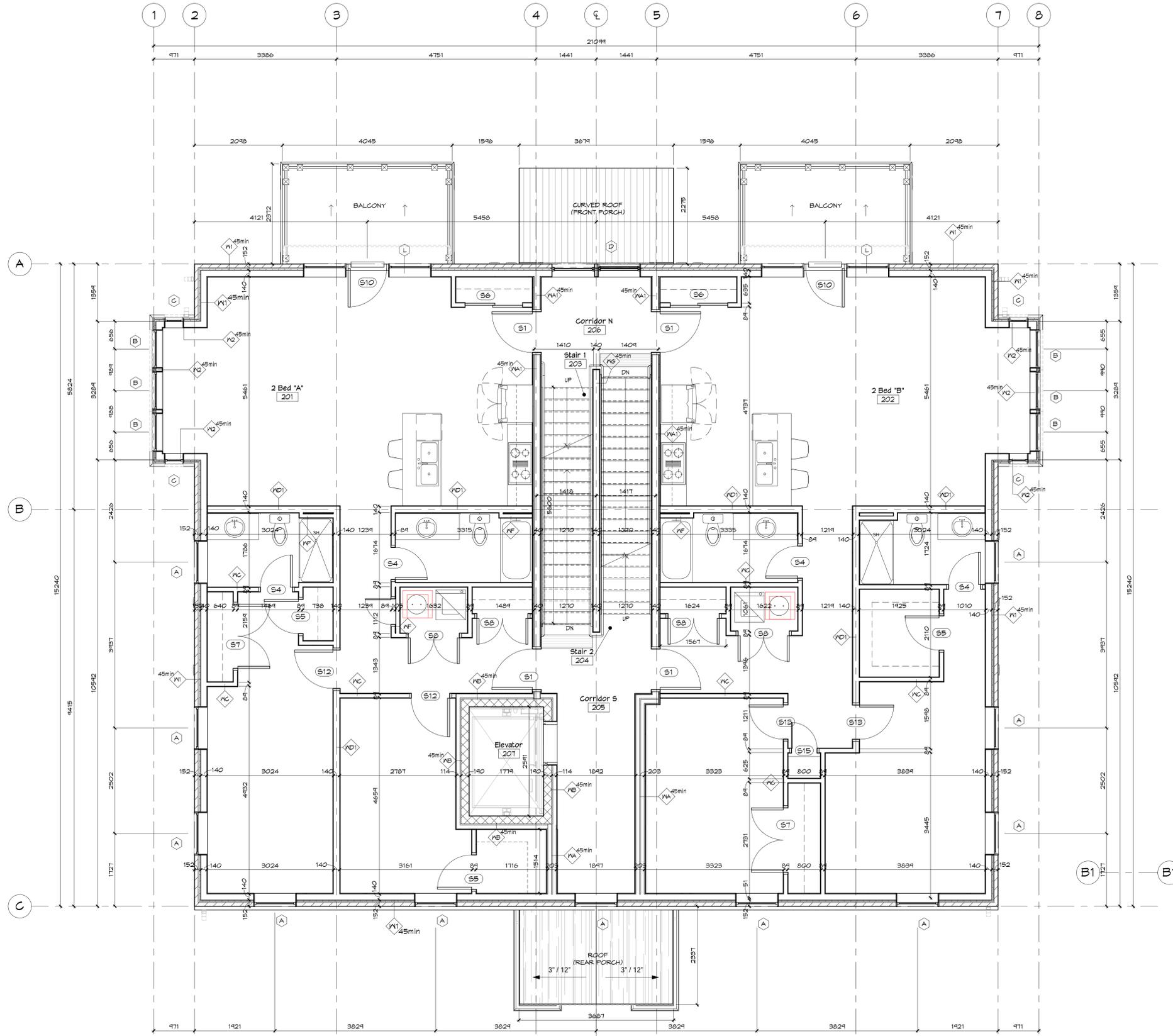


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JAMES FRYETT ARCHITECT INC.
115 Mercatelle Street
Elora, Ontario N0B 1S0
Tel: 519-846-2201
Fax: 519-846-0943
www.jfryetarchitect.com

A2.0

2020-04-21 1:18:06 PM



1 002 Level 2
A2.2 1:50

PLAN LEGEND

(M) XX HR. WALL TYPES SEE A1.0
 XX = FIRE RESISTANCE RATING
 (A) WINDOW TYPES SEE A1.0
 (B) DOOR TYPES SEE A1.0

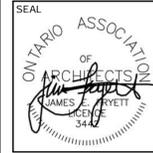
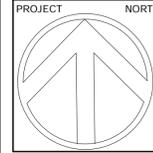
NOTES:

- 1) STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DWGS FOR ALL STRUCTURAL ITEMS.
- 2) ALL BEAMS, WALLS AND COLUMNS SUPPORTING 45 MIN. RATED FLOORS ABOVE SHALL BE 45 MIN. F.R.R.
- 3) ROD AND SHELF TYPICAL ALL CLOSETS.

STATUS	SPA
PROJECT #	19056
CHKD	JEF
DRAWN	JMC
SCALE	As Indicated
DATE DWN	20190419
ISSUED	20200421

2	SPA Resubmittal	20200420
1	Site Plan Approval	20200116
	REVISIONS	DATE

New Amherst, 6 Plex
 Block 123 - New Amherst, Cobourg, ON
 Level 2 Plan

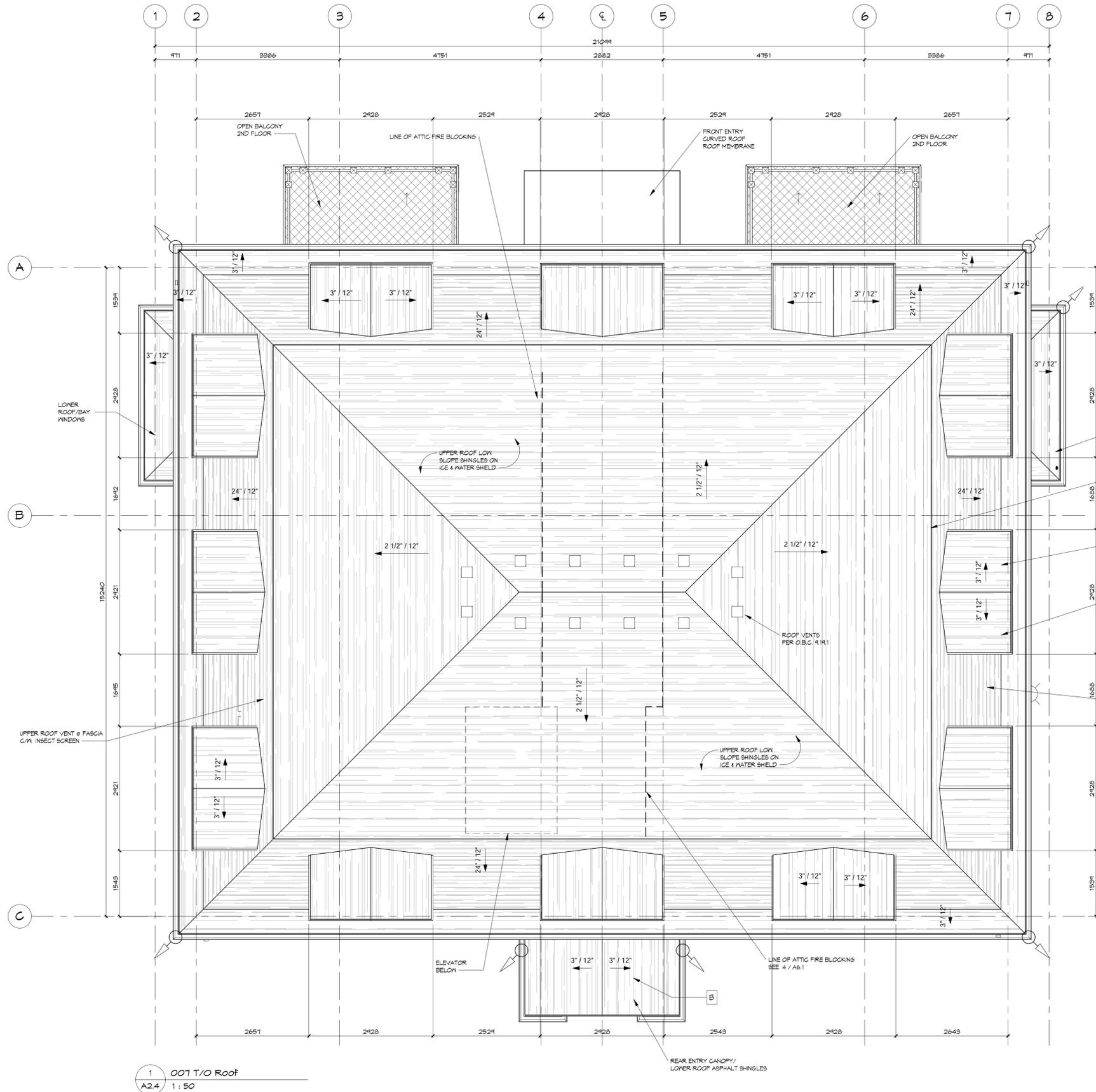


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A2.2

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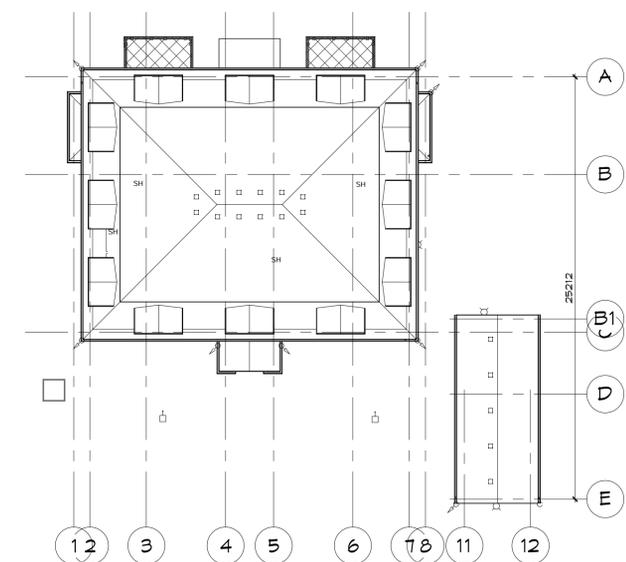


1 001 T/O Roof
A2.4 1 : 50

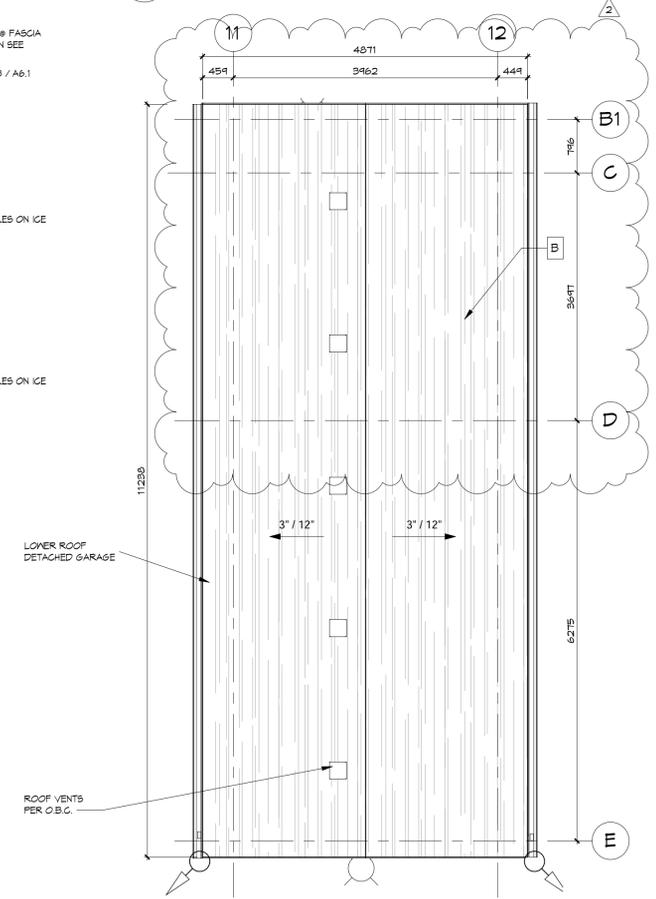
ROOF PLAN NOTES

1. LOW SLOPE SHINGLES TO BE INSTALLED PER O.B.C. 9.26.8

ROOF DOWNSPOUT



2 001 T/O Roof - Key Plan
A2.4 1 : 200



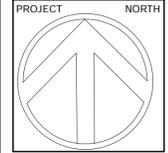
3 001 T/O Roof - Garage
A2.4 1 : 50

2 SPA Resubmission
1 Site Plan Approval
REVISIONS DATE

STATUS	SPA
PROJECT #	19056
CHKD	JEF
DRAWN	D-JL
SCALE	As Indicated
DATE DWN	20190820
ISSUED	20200421

New Amherst, 6 Plex
Block 123 - New Amherst, Cobourg, ON

Roof Plans



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115 Mercalle Street
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www.jfryettarchitect.com
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A2.4

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1 Building Elevation North
A4.0 1: 100



3 Building Elevation West
A4.0 1: 100

MATERIAL LEGEND

- A BRICK 1 - BRAMPTON BRICK - HISTORIC CRIMSON
- A1 BRICK 1 - BRAMPTON BRICK - HISTORIC CRIMSON - STACK COURSE
- A2 STONE VENEER - VINAGE SENIA
- B ROOF SHINGLE - DARK GREY
- C PAINTED CORBEL - CHARCOAL GREY
- D PAINTED WOOD PANELING - CHARCOAL GREY
- E PRE-FINISHED STUCCO MOLDING - CHARCOAL GREY FINISH C/W UV INHIBITOR
- F PRECAST CONCRETE LINTEL / SILL
- G VINYL WINDOW - ALMOND
- H VINYL SIDING - CHARCOAL GREY
- K PRECAST SILL - PREFINISHED METAL FASCIA / GUTTER

OTHER ELEMENTS
 PATIO DOORS - ALMOND
 FLASHING - TO MATCH ADJACENT SURFACE
 BALCONY GUARDS - BLACK

NOTE: CONFIRM FINAL COLOUR SELECTIONS WITH OWNER

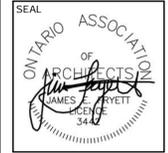


2 Building Elevation South
A4.0 1: 100



4 Building Elevation East
A4.0 1: 100

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PROJECT NORTH

New Amherst, 6 Plex
 Block 123 - New Amherst, Cobourg, ON
 Building Elevations

STATUS	SPA
PROJECT #	19056
CHKD	JEF
DRAWN	JMC
SCALE	As Indicated
DATE DWN	20190820
ISSUED	20200421
SHEET #	

2 SPA Resubmittal
 1 Site Plan Approval
 REVISIONS
 20200420
 20200116
 DATE