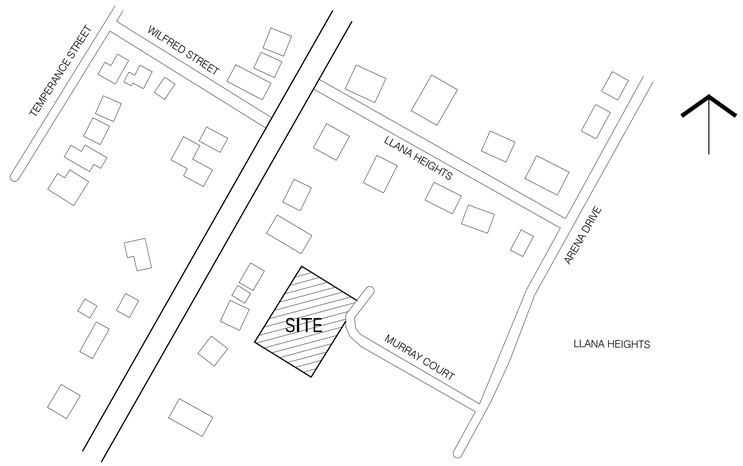
MILVERTON APARTMENT BUILDING

MURRAY COURT - BLOCK 17

MILVERTON ONTARIO



SITE KEY MAP

ORCHARD
DESIGN STUDIO INC.

gb architect inc.

Meritech Engineering
GSP Group
Centric Engineering Corporation
Collins Engineering Group Incorporated
Mighton Engineering Ltd.

INDEX TO DRAWINGS

CIVIL

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4366.17-1 SHEET 2 of 2	BLOCK 17 - SITE GRADING AND SERVICING PLAN

LANDSCAPE

TO FOLLOW - SUBMISSION DATE TO BE DETERMINED

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A2.2	BLOCK 17 SECOND/THIRD FLOOR PLAN, ROOF PLAN
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A3.2	BLOCK 17 WEST ELEVATION
A3.3	BLOCK 17 EAST ELEVATION
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TO FOLLOW - SUBMISSION DATE TO BE DETERMINED

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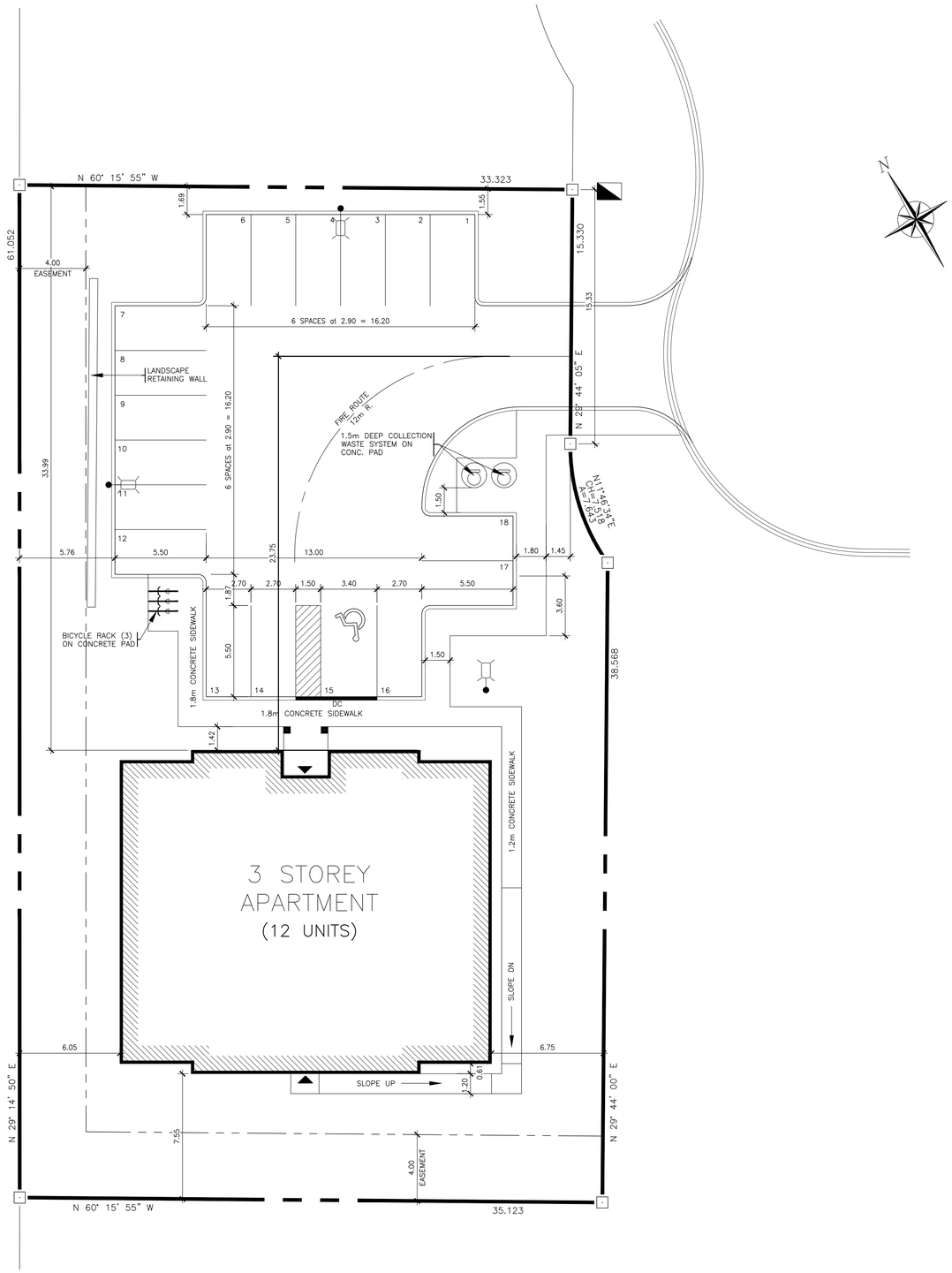
SET No. 14705-21.12.13-R6-BLK 17

ISSUED: BUILDING PERMIT SET - 2021-12-13



Item	Ontario Building Code Data Matrix Parts 3 + 9						OBC Reference	
1	Project Description: Milverton Apartment – Block 17				■ New ☐ Addition ☐ Alteration ☐ Change of Use	☐ Part 11	☐ Part 3	■ Part 9 2.1.1 9.10.1.3
2	Major Occupancy(s)	**Group C – Residential Occupancy**					3.1.2.1.(1)	9.10.2
3	Building Area (m^2)	Existing **N/A**	New **422.50m^2**		Total **422.50m^2**		1.1.3.2	1.1.3.2
4	Gross Area	Existing **N/A**	New **1,262.90m^2**		Total **1,262.90m^2**		1.1.3.2	1.1.3.2
	1st Floor	Existing **N/A**	New **422.50m^2**		Total **422.50m^2**			
	2nd Floor	Existing **N/A**	New **420.20m^2**		Total **420.20m^2**			
	3rd Floor	Existing **N/A**	New **420.20m^2**		Total **420.20m^2**			
5	Number of Storeys Above grade **3**			Below grade **1**			3.2.1.1 & 1.1.3.2	2.1.1.3
6	Height of Building (m) **11.46m from Average Grade to Midpoint of Roof**							2.1.1.3
7	Number of Streets/Access Routes **1**						3.2.2.10 & 3.2.5.5	
8	Building Classification **'C' Residential Occupancies (Table 9.10.2.1.)**						3.2.2.20–.83	9.10.2
9	Sprinkler System Proposed				☐ Entire building ☐ Basement only ☐ In lieu of roof rating ■ Not required		3.2.2.20–.83 3.2.1.5 3.2.2.17	9.10.8
10	Standpipe required				☐ Yes ■ No		3.2.9	
11	Fire Alarm required				■ Yes ☐ No		3.2.4	9.10.18.
12	Water Service/Supply is Adequate				■ Yes ☐ No			
13	High Building				☐ Yes ■ No		3.2.6	
14	Permitted Construction	■ Combustible			☐ Non–combustible		3.2.2.20–.83	9.10.6
	Actual Construction	■ Combustible			☐ Non–combustible			
15	Mezzanine(s) Area m^2 **N/A**						3.2.1.1.(3)–(8)	9.10.4.1
16	Occupant load based on	☐ m^2/person			■ design of building		3.1.1.6	9.9.1.3
	Basement:	Occupancy	**Group C**	Load	**10**	persons		
	1st Floor	Occupancy	**Group C**	Load	**16**	persons		
	2nd Floor	Occupancy	**Group C**	Load	**20**	persons		
	3rd Floor	Occupancy	**Group C**	Load	**20**	persons		
17	Barrier–free Design	■ Yes ☐	No (Explain)				3.8	9.5.2
18	Hazardous Substances	☐ Yes ■	No (Explain)				3.3.1.2.(1) & 3.3.1.19(1)	9.10.1.3
19	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours)			Listed Design No. or Description (SG–2)		3.2.2.20–.83 & 3.2.1.4	9.10.8 9.10.9
		Floors	**3/4** Hour		**OBC – SB–3, F19b**			
		Roof	**1/2** Hour		**OBC – SB–3, R1**			
		Mezzanine	**N/A** Hours		**N/A**			
		FRR of Supporting Members			Listed Design No. Or Description (SG–2)			
		Floors	**3/4** Hour		**OBC – SB–3 F19b**			
		Roof	**1/2** Hour		**OBC – SB–3 F19b**			
		Mezzanine	**N/A** Hours		**N/A**			
20	Spatial Separation – Construction of Exterior Walls						3.2.3	9.10.14

Wall	Area of EBF (m^2)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const	Comb. Constr. Nonc. Cladding	Non–comb. Constr.
North	**206.36**	**>20.0**		**100**	**N/A**	**N/A**	**N/A**	**Yes**	**Yes**	**No**
East	**171.85**	**6.75**		**20.5**	**11.0**	**N/A**	**N/A**	**Yes**	**Yes**	**No**
South	**225.09**	**7.55**		**20.7**	**15.7**	**N/A**	**N/A**	**Yes**	**Yes**	**No**
West	**184.67**	**6.05**		**20.3**	**10.3**	**N/A**	**N/A**	**Yes**	**Yes**	**No**

21 Other **Note: Percentages shown for Permitted max % of openings is a prorated value related to limiting distance**

BLOCK 17 - ZONING - R3-8 (12 UNITS)

REGULATION	REQUIRED	PROPOSED
LOT AREA (MIN.)	N/A	2,113.88 sq.m. / 0.211 ha
DENSITY – 50 UNITS/HA (MAX.)	10 UNITS	*12 UNITS
LOT FRONTAGE (MIN.)	30.0 m	15.33 m
FRONT YARD (MIN.)	7.5 m	33.99 m
INTERIOR SIDE YARD (MIN.)	6.0 m	6.05 m
REAR YARD (MIN.)	7.5 m	7.55 m
LOT COVERAGE (MAX.)	40% (845.55 sq.m.)	20.0% (422.48 sq.m.)
BUILDING HEIGHT (MAX.)	10.0 m	*11.85 m
LANDSCAPE OPEN SPACE (MIN.)	30% (634.16 sq.m..)	52.71% (1,114.14 sq.m)
APARTMENT DWELLING FLOOR AREA PER UNIT (MIN.)	55.0 sq.m.	84.2 sq.m.
PARKING SPACES	1.5 SPACES PER UNIT = 18 SPACES	18 SPACES

*SITE SPECIFIC ZONING REQUIRED

BUILDING DATA

ALL BUILDINGS TO BE DESIGNED IN ACCORDANCE TO PART 9 OF THE ONTARIO BUILDING CODE
COMBUSTIBLE CONSTRUCTION UP TO 3 STOREYS IN BUILDING HEIGHT

LEGEND

IRON BAR

PROPERTY LINE

MAN DOOR ENTRANCE / EXIT.

DROPPED CURB — DC

EXTERIOR LIGHT

PROPERTY DATA

PROPERTY DESCRIPTION: PLAN OF SUBDIVISION COMPOSED OF LOTS 3 TO 30, INCLUSIVE, BLOCK 'B' AND ARENA DRIVE AND MURRAY COURT, REGISTERED PLAN NO. 489 TOWNSHIP O PERTH EAST COUNTY OF PRTY (FORMERY IN THE VILLAGE OF MILVERTON) AS PREPARED BY METZ & LORENTZ LTD. ONTARIO LAND SURVEYORS DATED JANUARY 5, 2016

ORCHARD DESIGN STUDIO INC.
519-620-0414

gb architect inc.
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"Guy R. Bellehumeur B. Arch, OAA, MRAIC, Principal Architect of GB ARCHITECT INC. is the designer of the project shown on this drawing and work identified on the Schedule of Architects sheet. The Ontario Association of Architects has assigned Guy R. Bellehumeur the Ontario Registration Number 4217 to GB ARCHITECT INC. as per requirements of the Ministry of Municipal Affairs & Housing Bill 124."

The Architect above has exercised responsible control with respect to design activities. The Architect's seal number is their RCDA number.

ONTARIO ASSOCIATION OF ARCHITECTS
GUY ROBERT BELLEHUMEUR
LICENCE 4217
DECEMBER 13, 2021

No.	DATE	REVISION
5	21-12-08	ISSUED TO CONSULTANTS
4	21-11-24	ISSUED TO CONSULTANTS
3	21-11-09	REVISED FOR SPA (1st SUBMISSION)
2	21-09-16	ISSUED FOR SPA (1st SUBMISSION)
1	21-08-24	ISSUED FOR OFFICIAL PLAN AMENDMENT

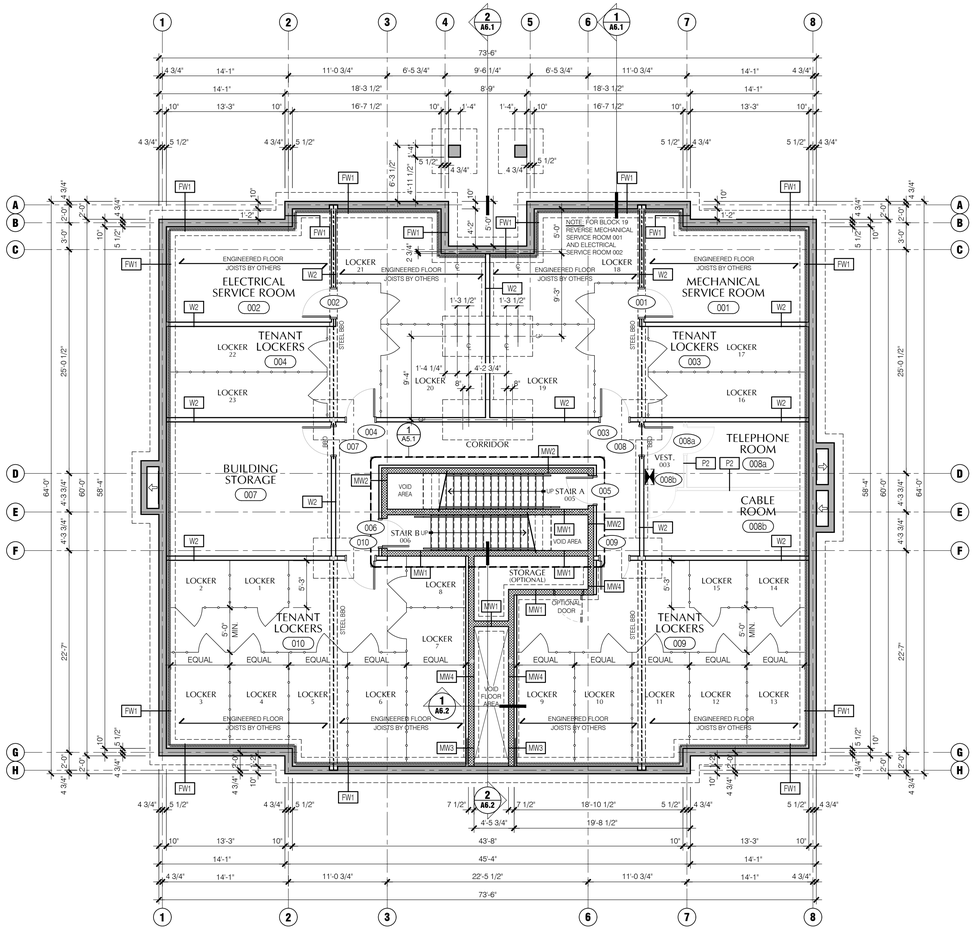
STATUS DESIGN DEVELOPMENT
FOLDER MARTIN–MILVERTON
FILE BLOCK 17 – Siteplan.dwg
SCALE 1:150
DWN BY KSR
DATE APRIL 2021
REVISED
JOB No. 14705

PROJECT
MILVERTON APARTMENT BUILDING
MILVERTON ONTARIO

TITLE
BLOCK 17
SITE PLAN

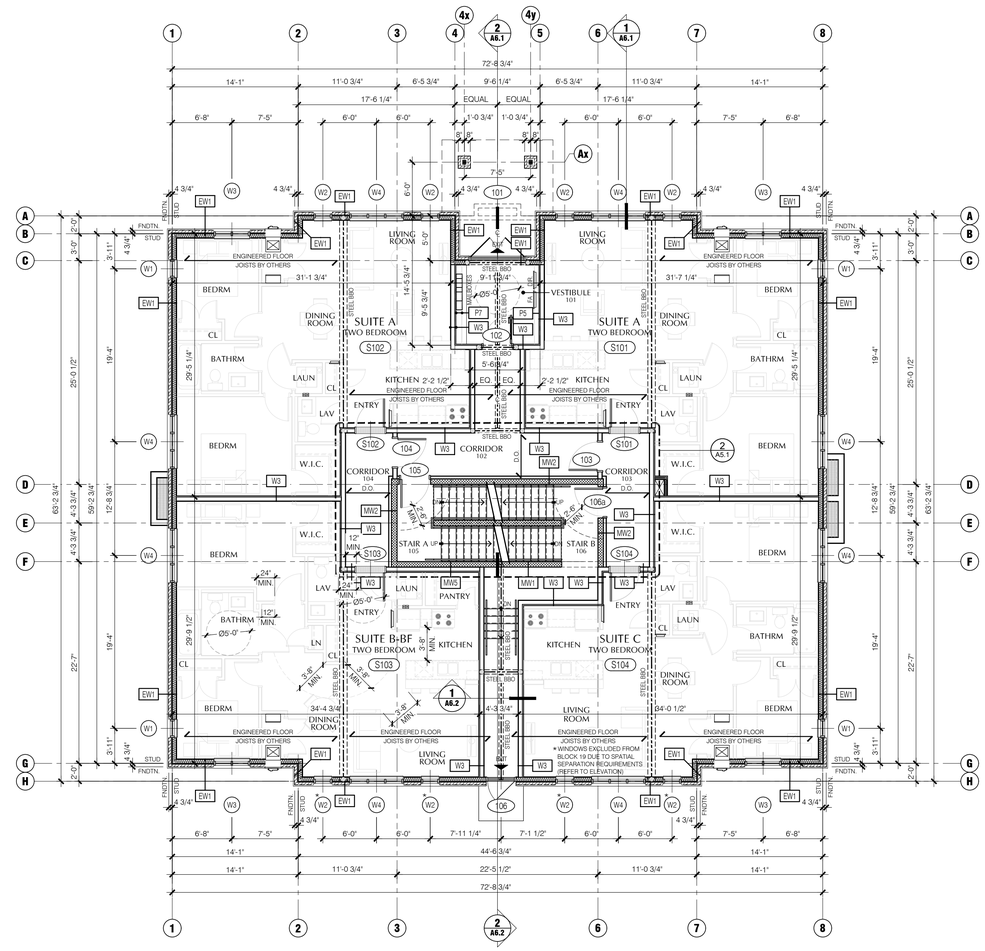
SHEET No.
A1.1

PLOT DATE: 2021/11/24 TIME: 2:52 PM



2 A2.1 OVERALL FLOOR PLAN - BASEMENT FLOOR LEVEL

1/8" = 1'-0"



1 A2.1 OVERALL FLOOR PLAN - FIRST FLOOR LEVEL

1/8" = 1'-0"

* WINDOWS EXCLUDED FROM BLOCK 19 DUE TO SPATIAL SEPARATION REQUIREMENTS (REFER TO ELEVATION)

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ONTARIO ASSOCIATION OF ARCHITECTS
GUY ROBERT BELLEHUMEUR
LICENCE 4217
DECEMBER 15, 2021

No.	REVISION	DATE
6	ISSUED FOR PERMIT	21-12-13
5	ISSUED TO CONSULTANTS	21-12-08
4	ISSUED TO CONSULTANTS	21-11-24
3	REVISED FOR SPA (1st SUBMISSION)	21-11-09
2	ISSUED FOR SPA (1st SUBMISSION)	21-09-16
1	ISSUED FOR OFFICIAL PLAN AMENDMENT	21-08-24

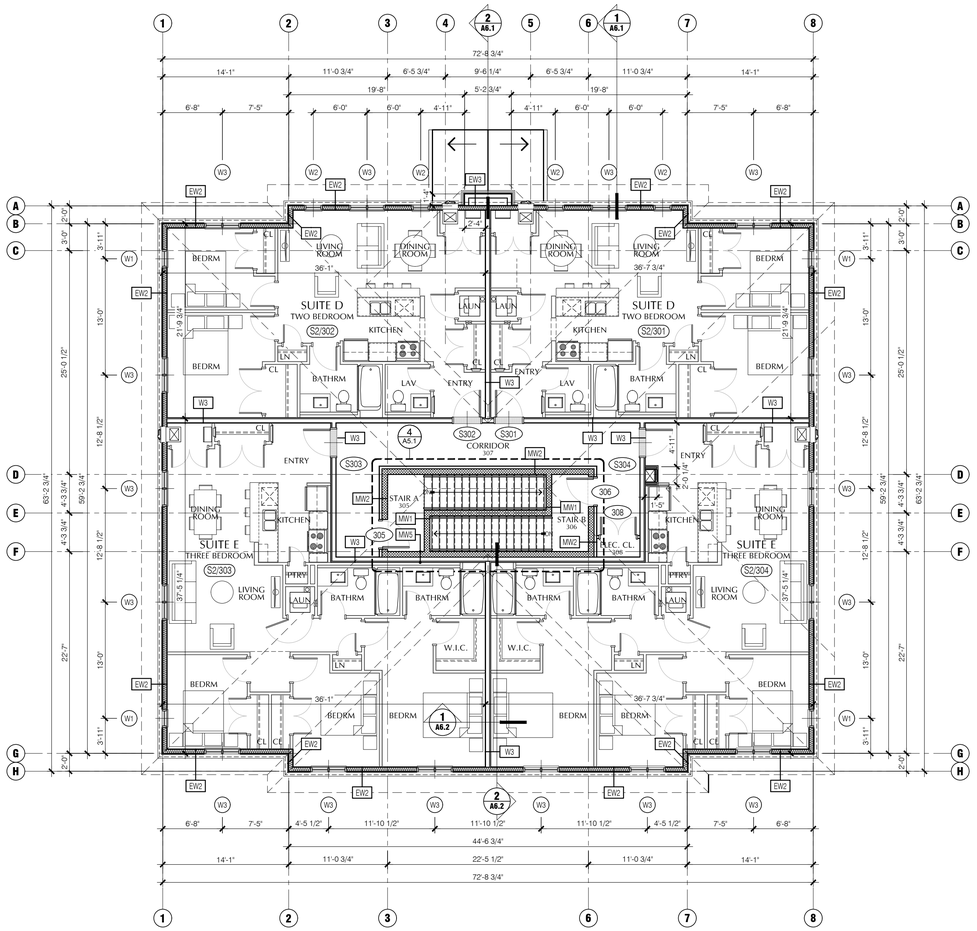
STATUS DESIGN DEVELOPMENT
FOLDER MARTIN-MILVERTON
FILE 14705_A2-PLAN_BLK 17.dwg
SCALE 1/8" = 1'-0"
DWN BY JED
DATE APRIL 2021
REVISED
JOB No. 14705

PROJECT
MILVERTON APARTMENT BUILDING
MILVERTON ONTARIO

TITLE
BLOCK 17
FOUNDATION FLOOR PLAN, MAIN FLOOR PLAN

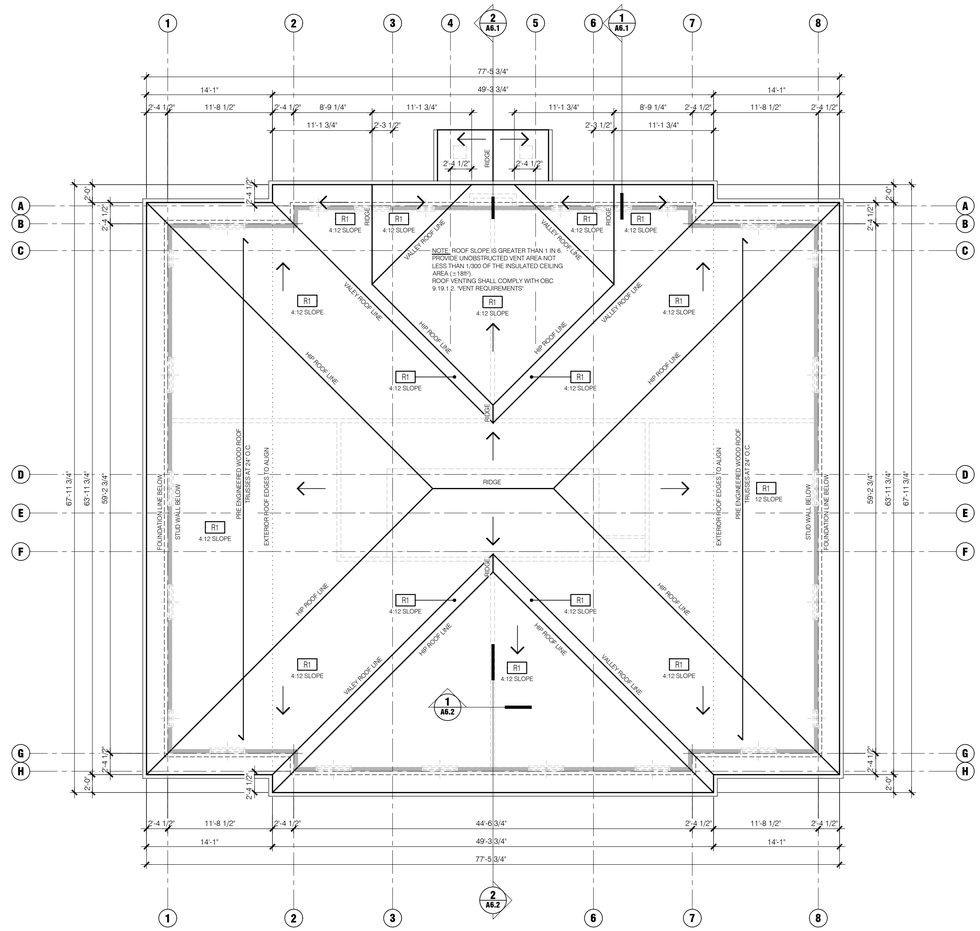
SHEET No.
A2.1

PLOT DATE: 2021/12/14 TIME: 10:10 AM



2 A2.2 OVERALL FLOOR PLAN - THIRD FLOOR LEVEL

1/8" = 1'-0" (SECOND FLOOR PLAN SIMILAR)



1 A2.2 ROOF PLAN

1/8" = 1'-0"

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ONTARIO ASSOCIATION OF ARCHITECTS
GUY ROBERT BELLEHUMEUR
LICENCE
4217
DECEMBER 13, 2021

No.	REVISION	DATE
1	ISSUED FOR OFFICIAL PLAN AMENDMENT	21-08-24
2	ISSUED FOR SPA (1st SUBMISSION)	21-09-16
3	REVISED FOR SPA (1st SUBMISSION)	21-09-29
4	ISSUED TO CONSULTANTS	21-11-24
5	ISSUED TO CONSULTANTS	21-12-08
6	ISSUED FOR PERMIT	21-12-13

STATUS DESIGN DEVELOPMENT
FOLDER MARTIN-MILVERTON
FILE 14705_A2-PLAN_BLK 17.dwg
SCALE 1/8" = 1'-0"
DWN BY JED
DATE APRIL 2021
REVISED
JOB No. 14705

PROJECT
MILVERTON APARTMENT BUILDING
MILVERTON ONTARIO

TITLE
BLOCK 17
SECOND/THIRD FLOOR PLAN
ROOF PLAN

SHEET No.
A2.2

PLOT DATE: 2021/12/14 TIME: 10:10 AM

MATERIALS LEGEND:

1. CAST-IN-PLACE CONCRETE FOOTING (REFER TO STRUCTURAL)
2. CAST-IN-PLACE CONCRETE FOUNDATION WALL (REFER TO STRUCTURAL)
3. EXPOSED CONCRETE FOUNDATION MIN. 6" FROM GRADE TO MASONRY VENEER
4. APPROXIMATE FINISHED GRADE
5. BRICK VENEER 1
   COLOUR: AS PER ARCHITECT/OWNER
   GROUT: AS PER ARCHITECT/OWNER
6. BRICK VENEER 2
   COLOUR: AS PER ARCHITECT/OWNER
   GROUT: AS PER ARCHITECT/OWNER
7. PRECAST SILL BETWEEN MASONRY VENEERS AND SIDING (TYPICAL)
8. BRICK VENEER SOLDIER COURSE
   COLOUR: AS PER ARCHITECT/OWNER
   GROUT: AS PER ARCHITECT/OWNER
9. COMPOSITE WINDOW TRIM
   COLOUR: AS PER ARCHITECT/OWNER
10. COMPOSITE PANEL SYSTEM AND MATCHING TRIM OR APPROVED ALTERNATE
    COLOUR: AS PER ARCHITECT/OWNER
11. HORIZONTAL COMPOSITE SIDING OR APPROVED ALTERNATE
    COLOUR: AS PER ARCHITECT/OWNER
12. VERTICAL COMPOSITE TRIM AT BUILDING CORNERS (TYPICAL)
    COLOUR: AS PER ARCHITECT/OWNER
13. VINYL WINDOW THERMALLY BROKEN, SEALED DOUBLE GLAZED UNITS WITH OPERABLE CASEMENT AS SHOWN (TYPICAL)
    COLOUR: WHITE
14. METAL CLAD TERRACE DOOR THERMALLY BROKEN, SEALED DOUBLE GLAZED UNITS AS SHOWN (TYPICAL)
    COLOUR: WHITE
15. METAL INSULATED MANDOOR. REFER TO PLAN FOR SIZE AND LOCATION
16. HVAC VENT/LOUVER (TYPICAL)
    AT HVAC WALL SLEEVE PROVIDE INSULATION KIT TO INCLUDE THREE SECTIONS OF 5/8" FOIL FACED DUCTBOARD PAINTED BLACK ON SITE
    (REFER TO MECHANICAL)
17. PREFINISHED METAL FASCIA, TRIM AND EAVESTROUGH
18. PREFINISHED METAL FLASHING
19. ASPHALT SHINGLE OR APPROVED ALTERNATE
    COLOUR: AS PER ARCHITECT/OWNER
20. LANDSCAPE RETAINING WALL
    (REFER TO SITE PLAN AND CIVIL)
21. HIGH WALL MOUNTED LOW PROFILE VENT KIT.
    COLOUR: AS PER ARCHITECT/OWNER
    (REFER TO MECHANICAL)
22. CAST IN PLACE CONCRETE MECHANICAL WELL. C/W REMOVABLE GALVANIZED METAL GRATE(S) FLUSH WITH TOP OF CONCRETE.
    (REFER TO MECHANICAL)
23. INTAKE/EXHAUST LOUVERS AT MECHANICAL WELL. EXACT LOCATION AND HEIGHT ABOVE FLOOR LEVEL TO BE DETERMINED BY OWNER/CONTRACTOR.
    (REFER TO MECHANICAL)

1 / A3.1 NORTH ELEVATION - BLOCK 17

1/4" = 1'-0"

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ONTARIO ASSOCIATION OF ARCHITECTS
GUY ROBERT BELLEHUMEUR
LICENCE
4217
DECEMBER 13, 2021

No.	DATE	REVISION
6	21-12-13	ISSUED FOR PERMIT
5	21-12-08	ISSUED TO CONSULTANTS
4	21-11-24	ISSUED TO CONSULTANTS
3	21-11-09	REVISED FOR SPA (1st SUBMISSION)
2	21-09-16	ISSUED FOR SPA (1st SUBMISSION)
1	21-08-24	ISSUED FOR OFFICIAL PLAN AMENDMENT

STATUS DESIGN DEVELOPMENT
FOLDER MARTIN-MILVERTON
FILE 14705_A3-ELEV_BLK 17.dwg
SCALE 1/4" = 1'-0"
DWN BY JED
DATE APRIL 2021
REVISED
JOB No. 14705

PROJECT
MILVERTON APARTMENT BUILDING
MILVERTON ONTARIO

TITLE
BLOCK 17
NORTH ELEVATION

SHEET No.
A3.1

PLOT DATE: 2021/12/14 TIME: 10:09 AM

MATERIALS LEGEND:

1. CAST-IN-PLACE CONCRETE FOOTING (REFER TO STRUCTURAL)
2. CAST-IN-PLACE CONCRETE FOUNDATION WALL (REFER TO STRUCTURAL)
3. EXPOSED CONCRETE FOUNDATION MIN. 6" FROM GRADE TO MASONRY VENEER
4. APPROXIMATE FINISHED GRADE
5. BRICK VENEER 1
   COLOUR: AS PER ARCHITECT/OWNER
   GROUT: AS PER ARCHITECT/OWNER
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   COLOUR: AS PER ARCHITECT/OWNER
   GROUT: AS PER ARCHITECT/OWNER
7. PRECAST SILL BETWEEN MASONRY VENEERS AND SIDING (TYPICAL)
8. BRICK VENEER SOLDIER COURSE
   COLOUR: AS PER ARCHITECT/OWNER
   GROUT: AS PER ARCHITECT/OWNER
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   COLOUR: AS PER ARCHITECT/OWNER
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18. PREFINISHED METAL FLASHING
19. ASPHALT SHINGLE OR APPROVED ALTERNATE
    COLOUR: AS PER ARCHITECT/OWNER
20. LANDSCAPE RETAINING WALL (REFER TO SITE PLAN AND CIVIL)
21. HIGH WALL MOUNTED LOW PROFILE VENT KIT.
    COLOUR: AS PER ARCHITECT/OWNER (REFER TO MECHANICAL)
22. CAST IN PLACE CONCRETE MECHANICAL WELL. C/W REMOVABLE GALVANIZED METAL GRATE(S) FLUSH WITH TOP OF CONCRETE. (REFER TO MECHANICAL)
23. INTAKE/EXHAUST LOUVERS AT MECHANICAL WELL. EXACT LOCATION AND HEIGHT ABOVE FLOOR LEVEL TO BE DETERMINED BY OWNER/CONTRACTOR. (REFER TO MECHANICAL)

1 / A3.2 WEST ELEVATION - BLOCK 17

1/4" = 1'-0"

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ONTARIO ASSOCIATION OF ARCHITECTS
GUY ROBERT BELLEHUMEUR
LICENCE
4217
DECEMBER 13, 2021

No.	REVISION	DATE
6	ISSUED FOR PERMIT	21-12-13
5	ISSUED TO CONSULTANTS	21-12-08
4	ISSUED TO CONSULTANTS	21-11-24
3	REVISED FOR SPA (1st SUBMISSION)	21-11-09
2	ISSUED FOR SPA (1st SUBMISSION)	21-09-16
1	ISSUED FOR OFFICIAL PLAN AMENDMENT	21-08-24

STATUS DESIGN DEVELOPMENT
FOLDER MARTIN-MILVERTON
FILE 14705_A3-ELEV_BLK 17.dwg
SCALE 1/4" = 1'-0"
DWN BY JED
DATE APRIL 2021
REVISED
JOB No. 14705

PROJECT
MILVERTON APARTMENT BUILDING
MILVERTON ONTARIO

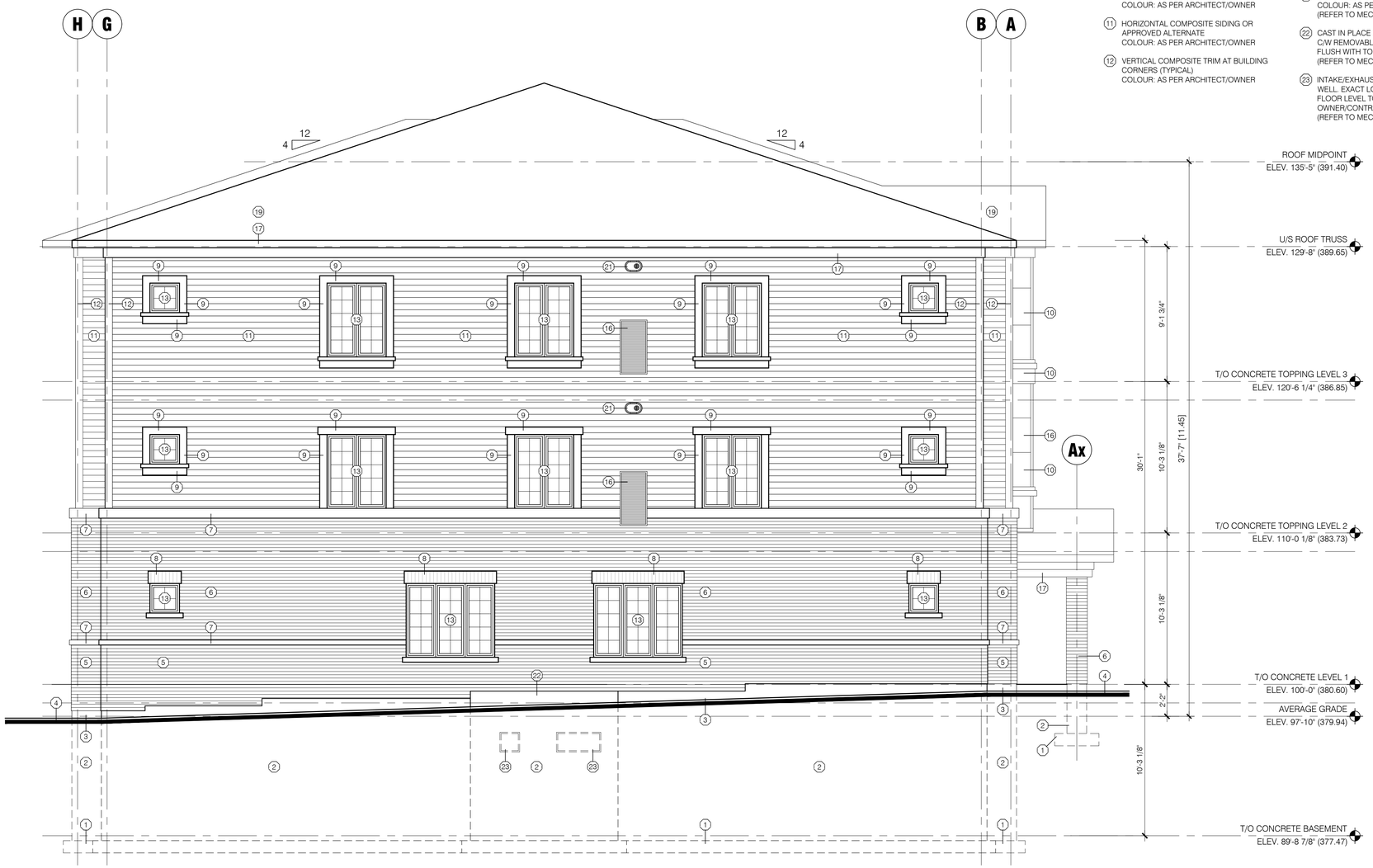
TITLE
BLOCK 17
WEST ELEVATION

SHEET No.
A3.2

PLOT DATE: 2021/12/14 TIME: 10:09 AM

MATERIALS LEGEND:

1. CAST-IN-PLACE CONCRETE FOOTING (REFER TO STRUCTURAL)
2. CAST-IN-PLACE CONCRETE FOUNDATION WALL (REFER TO STRUCTURAL)
3. EXPOSED CONCRETE FOUNDATION MIN. 6" FROM GRADE TO MASONRY VENEER
4. APPROXIMATE FINISHED GRADE
5. BRICK VENEER 1
   COLOUR: AS PER ARCHITECT/OWNER
   GROUT: AS PER ARCHITECT/OWNER
6. BRICK VENEER 2
   COLOUR: AS PER ARCHITECT/OWNER
   GROUT: AS PER ARCHITECT/OWNER
7. PRECAST SILL BETWEEN MASONRY VENEERS AND SIDING (TYPICAL)
8. BRICK VENEER SOLDIER COURSE
   COLOUR: AS PER ARCHITECT/OWNER
   GROUT: AS PER ARCHITECT/OWNER
9. COMPOSITE WINDOW TRIM
   COLOUR: AS PER ARCHITECT/OWNER
10. COMPOSITE PANEL SYSTEM AND MATCHING TRIM OR APPROVED ALTERNATE
    COLOUR: AS PER ARCHITECT/OWNER
11. HORIZONTAL COMPOSITE SIDING OR APPROVED ALTERNATE
    COLOUR: AS PER ARCHITECT/OWNER
12. VERTICAL COMPOSITE TRIM AT BUILDING CORNERS (TYPICAL)
    COLOUR: AS PER ARCHITECT/OWNER
13. VINYL WINDOW THERMALLY BROKEN, SEALED DOUBLE GLAZED UNITS WITH OPERABLE CASEMENT AS SHOWN (TYPICAL)
    COLOUR: WHITE
14. METAL CLAD TERRACE DOOR THERMALLY BROKEN, SEALED DOUBLE GLAZED UNITS AS SHOWN (TYPICAL)
    COLOUR: WHITE
15. METAL INSULATED MANDOOR. REFER TO PLAN FOR SIZE AND LOCATION
16. HVAC VENT/LOUVER (TYPICAL)
    AT HVAC WALL SLEEVE PROVIDE INSULATION KIT TO INCLUDE THREE SECTIONS OF 5/8" FOIL FACED DUCTBOARD PAINTED BLACK ON SITE
    (REFER TO MECHANICAL)
17. PREFINISHED METAL FASCIA, TRIM AND EAVESTROUGH
18. PREFINISHED METAL FLASHING
19. ASPHALT SHINGLE OR APPROVED ALTERNATE
    COLOUR: AS PER ARCHITECT/OWNER
20. LANDSCAPE RETAINING WALL
    (REFER TO SITE PLAN AND CIVIL)
21. HIGH WALL MOUNTED LOW PROFILE VENT KIT.
    COLOUR: AS PER ARCHITECT/OWNER
    (REFER TO MECHANICAL)
22. CAST IN PLACE CONCRETE MECHANICAL WELL. C/W REMOVABLE GALVANIZED METAL GRATE(S) FLUSH WITH TOP OF CONCRETE.
    (REFER TO MECHANICAL)
23. INTAKE/EXHAUST LOUVERS AT MECHANICAL WELL. EXACT LOCATION AND HEIGHT ABOVE FLOOR LEVEL TO BE DETERMINED BY OWNER/CONTRACTOR.
    (REFER TO MECHANICAL)



1 / A3.3 EAST ELEVATION - BLOCK 17

1/4" = 1'-0"

ORCHARD DESIGN STUDIO INC.
519-420-0414

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430 ONTARIO STREET
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"Guy R. Bellehumeur, B. Arch., OAA, MRAIC, Principal Architect of GB ARCHITECT INC. is the designer of the project shown on this drawing and work identified on the attached sheet. The Ontario Association of Architects has assigned Guy R. Bellehumeur **Reg. Number 4217** as per requirements of the Ontario Municipal Affairs & Housing Bill 124."

The Architect above has exercised responsible control with respect to design activities. The Architect's seal number is their BCDN number.

ONTARIO ASSOCIATION OF ARCHITECTS
GUY ROBERT BELLEHUMEUR
LICENCE
4217
DECEMBER 13, 2021

No.	REVISION	DATE
6	ISSUED FOR PERMIT	21-12-13
5	ISSUED TO CONSULTANTS	21-12-08
4	ISSUED TO CONSULTANTS	21-11-24
3	REVISED FOR SPA (1st SUBMISSION)	21-11-09
2	ISSUED FOR SPA (1st SUBMISSION)	21-09-16
1	ISSUED FOR OFFICIAL PLAN AMENDMENT	21-08-24

STATUS DESIGN DEVELOPMENT
FOLDER MARTIN-MILVERTON
FILE 14705_A3-ELEV_BLK 17.dwg
SCALE 1/4" = 1'-0"
DWN BY JED
DATE APRIL 2021
REVISED
JOB No. 14705

PROJECT
MILVERTON APARTMENT BUILDING
MILVERTON ONTARIO

TITLE
BLOCK 17
EAST ELEVATION

SHEET No.
A3.3

PLOT DATE: 2021/12/14 TIME: 10:09 AM

MATERIALS LEGEND:

1. CAST-IN-PLACE CONCRETE FOOTING (REFER TO STRUCTURAL)
2. CAST-IN-PLACE CONCRETE FOUNDATION WALL (REFER TO STRUCTURAL)
3. EXPOSED CONCRETE FOUNDATION MIN. 6" FROM GRADE TO MASONRY VENEER
4. APPROXIMATE FINISHED GRADE
5. BRICK VENEER 1
   COLOUR: AS PER ARCHITECT/OWNER
   GROUT: AS PER ARCHITECT/OWNER
6. BRICK VENEER 2
   COLOUR: AS PER ARCHITECT/OWNER
   GROUT: AS PER ARCHITECT/OWNER
7. PRECAST SILL BETWEEN MASONRY VENEERS AND SIDING (TYPICAL)
8. BRICK VENEER SOLDIER COURSE
   COLOUR: AS PER ARCHITECT/OWNER
   GROUT: AS PER ARCHITECT/OWNER
9. COMPOSITE WINDOW TRIM
   COLOUR: AS PER ARCHITECT/OWNER
10. COMPOSITE PANEL SYSTEM AND MATCHING TRIM OR APPROVED ALTERNATE
    COLOUR: AS PER ARCHITECT/OWNER
11. HORIZONTAL COMPOSITE SIDING OR APPROVED ALTERNATE
    COLOUR: AS PER ARCHITECT/OWNER
12. VERTICAL COMPOSITE TRIM AT BUILDING CORNERS (TYPICAL)
    COLOUR: AS PER ARCHITECT/OWNER
13. VINYL WINDOW THERMALLY BROKEN, SEALED DOUBLE GLAZED UNITS WITH OPERABLE CASEMENT AS SHOWN (TYPICAL)
    COLOUR: WHITE
14. METAL CLAD TERRACE DOOR THERMALLY BROKEN, SEALED DOUBLE GLAZED UNITS AS SHOWN (TYPICAL)
    COLOUR: WHITE
15. METAL INSULATED MANDOOR. REFER TO PLAN FOR SIZE AND LOCATION
16. HVAC VENT/LOUVER (TYPICAL)
    AT HVAC WALL SLEEVE PROVIDE INSULATION KIT TO INCLUDE THREE SECTIONS OF 5/8" FOIL FACED DUCTBOARD PAINTED BLACK ON SITE (REFER TO MECHANICAL)
17. PREFINISHED METAL FASCIA, TRIM AND EAVESTROUGH
18. PREFINISHED METAL FLASHING
19. ASPHALT SHINGLE OR APPROVED ALTERNATE
    COLOUR: AS PER ARCHITECT/OWNER
20. LANDSCAPE RETAINING WALL (REFER TO SITE PLAN AND CIVIL)
21. HIGH WALL MOUNTED LOW PROFILE VENT KIT.
    COLOUR: AS PER ARCHITECT/OWNER
    (REFER TO MECHANICAL)
22. CAST IN PLACE CONCRETE MECHANICAL WELL. C/W REMOVABLE GALVANIZED METAL GRATE(S) FLUSH WITH TOP OF CONCRETE.
    (REFER TO MECHANICAL)
23. INTAKE/EXHAUST LOUVERS AT MECHANICAL WELL. EXACT LOCATION AND HEIGHT ABOVE FLOOR LEVEL TO BE DETERMINED BY OWNER/CONTRACTOR.
    (REFER TO MECHANICAL)

1 / A3.4 SOUTH ELEVATION - BLOCK 17

1/4" = 1'-0"

* WINDOWS EXCLUDED FROM BLOCK 19 DUE TO SPATIAL SEPARATION REQUIREMENTS (REFER TO ELEVATION)

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"Guy R. Bellehumeur, B. Arch., OAA, MRAIC, Principal Architect of GB ARCHITECT INC. is the designer of this project, and the author of the attached work identified on the attached sheet. The Ontario Association of Architects has assigned Guy R. Bellehumeur the Ref. # 4217 ARCHITECT INC. **Reg. Number 4217** as per requirements of the Ontario Municipal Affairs & Housing Bill 124."

The Architect above has exercised responsible control with respect to design activities. The Architect's seal number is their BCDN number.

ONTARIO ASSOCIATION OF ARCHITECTS
GUY ROBERT BELLEHUMEUR
LICENCE
4217
DECEMBER 13, 2021

No.	REVISION	DATE
6	ISSUED FOR PERMIT	21-12-13
5	ISSUED TO CONSULTANTS	21-12-08
4	ISSUED TO CONSULTANTS	21-11-24
3	REVISED FOR SPA (1st SUBMISSION)	21-11-09
2	ISSUED FOR SPA (1st SUBMISSION)	21-09-16
1	ISSUED FOR OFFICIAL PLAN AMENDMENT	21-08-24

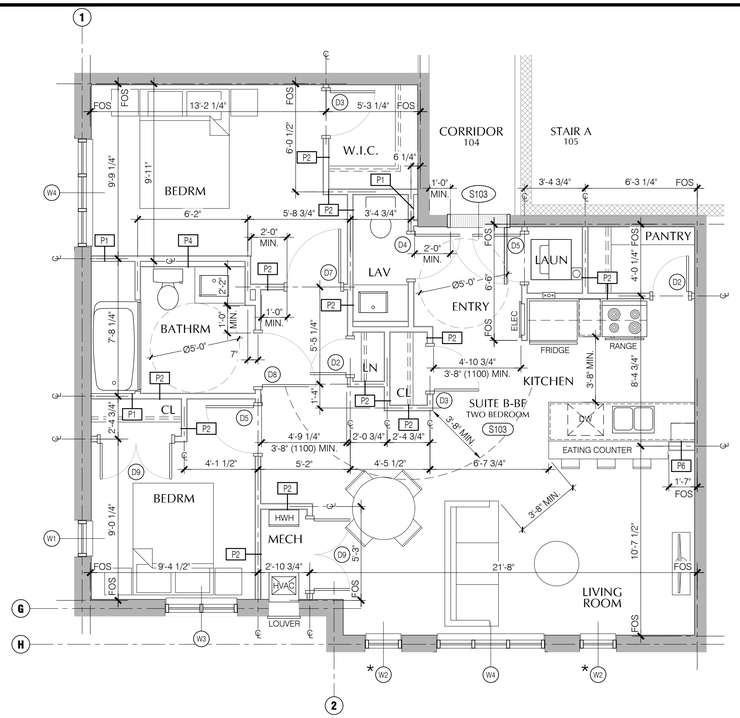
STATUS DESIGN DEVELOPMENT
FOLDER MARTIN-MILVERTON
FILE 14705_A3-ELEV_BLK 17.dwg
SCALE 1/4" = 1'-0"
DWN BY JED
DATE APRIL 2021
REVISED
JOB No. 14705

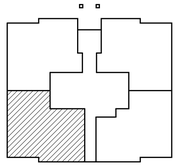
PROJECT
MILVERTON APARTMENT BUILDING
MILVERTON ONTARIO

TITLE
BLOCK 17
SOUTH ELEVATION

SHEET No.
A3.4

PLOT DATE: 2021/12/14 TIME: 10:09 AM





LEVEL 1 KEY PLAN

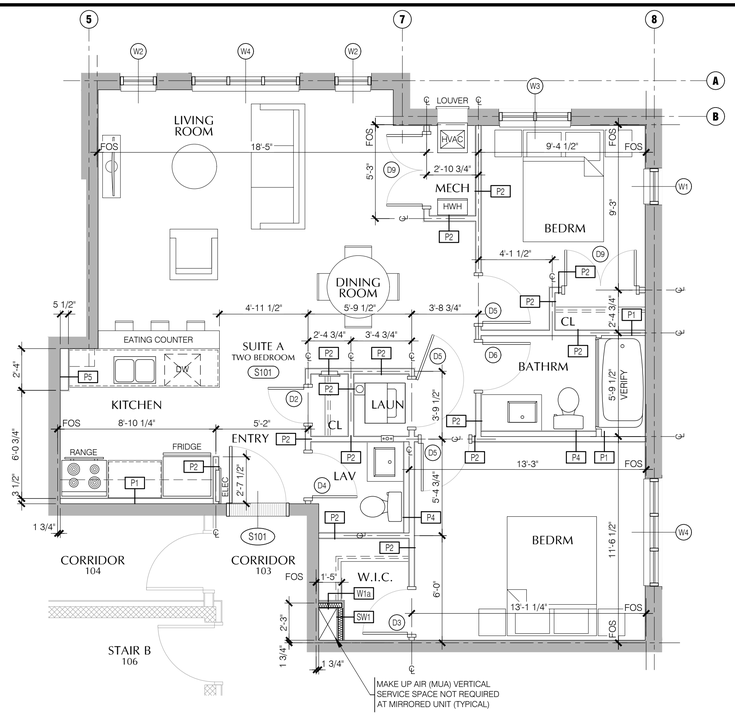
* WINDOWS EXCLUDED FROM BLOCK 19 DUE TO SPATIAL SEPARATION REQUIREMENTS (REFER TO ELEVATION)

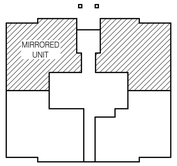
2a A4.1 SUITE B-BF (S103) - ENLARGED FLOOR PLAN

1/4" = 1'-0"

SUITE B-BF - AREA CALCULATIONS

GROSS FLOOR AREA (TARION STANDARDS)	985.20 ft^2	91.5 m^2
NET FLOOR AREA	886.95 ft^2	82.4 m^2
BALCONY AREA	N/A ft^2	N/A m^2





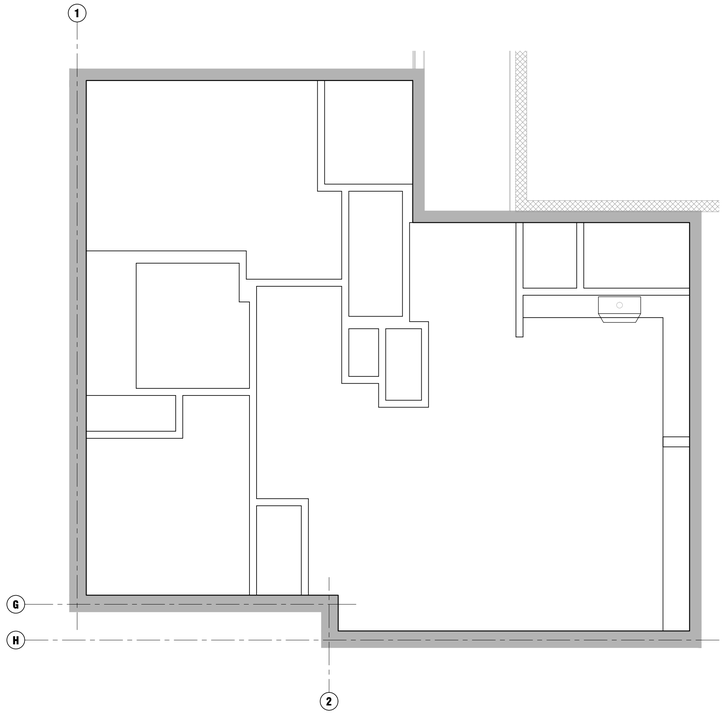
LEVEL 1 KEY PLAN

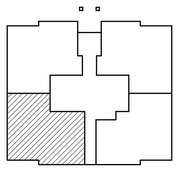
1a A4.1 SUITE A (S101) - ENLARGED FLOOR PLAN

1/4" = 1'-0"

SUITE A - AREA CALCULATIONS

GROSS FLOOR AREA (TARION STANDARDS)	935.60 ft^2	86.9 m^2
NET FLOOR AREA	837.30 ft^2	77.8 m^2
BALCONY AREA	N/A ft^2	N/A m^2

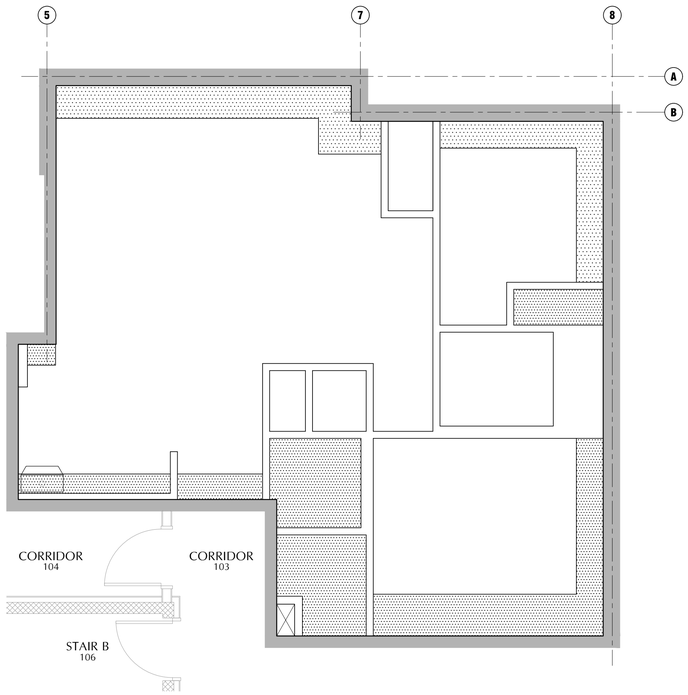


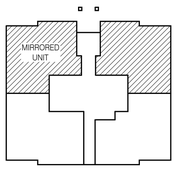


LEVEL 1 KEY PLAN

2b A4.1 SUITE B-BF (S103) - REFLECTED CEILING PLAN

1/4" = 1'-0"





LEVEL 1 KEY PLAN

1b A4.1 SUITE A (S101) - REFLECTED CEILING PLAN

1/4" = 1'-0"

ORCHARD DESIGN STUDIO INC. 519-620-0414

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430 ONTARIO STREET
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ONTARIO ASSOCIATION OF ARCHITECTS
GUY ROBERT BELLEHUMEUR
LICENCE 4217
DECEMBER 13, 2021

No.	REVISION	DATE	
1	ISSUED FOR OFFICIAL PLAN AMENDMENT	21-08-24	
2	ISSUED FOR SPA (1st SUBMISSION)	21-09-16	
3	REVISED FOR SPA (1st SUBMISSION)	21-11-09	
4	ISSUED TO CONSULTANTS	21-11-24	
5	ISSUED TO CONSULTANTS	21-12-08	
6	ISSUED FOR PERMIT	21-12-13	

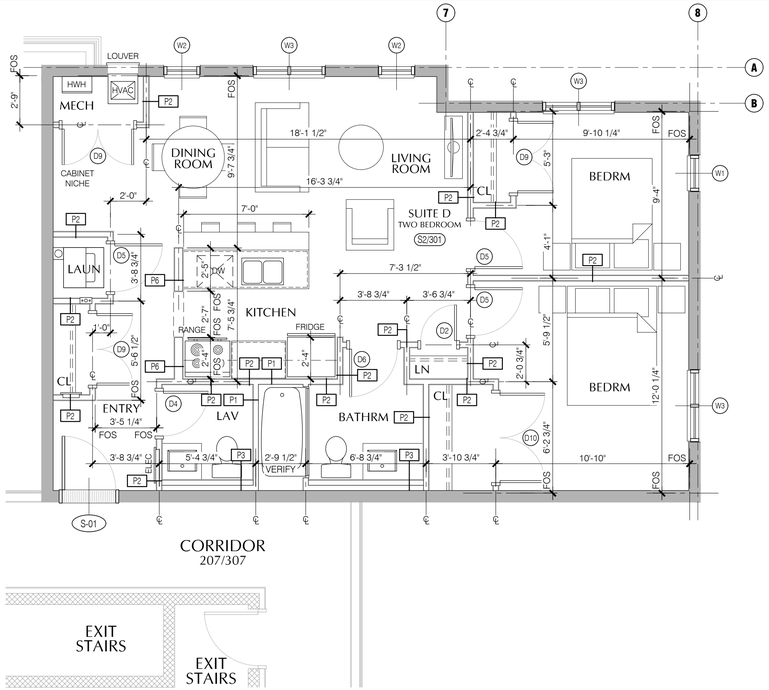
STATUS DESIGN DEVELOPMENT
FOLDER MARTIN-MILVERTON
FILE 14705_A4-SUITE_BLK 17.dwg
SCALE 1/4" = 1'-0"
DWN BY JED
DATE APRIL 2021
REVISED
JOB No. 14705

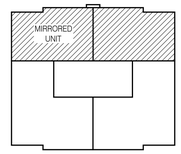
PROJECT
MILVERTON APARTMENT BUILDING
MILVERTON ONTARIO

TITLE
BLOCK 17
ENLARGED SUITE PLANS

SHEET No.
A4.1

PLOT DATE: 2021/12/14 TIME: 10:13 AM





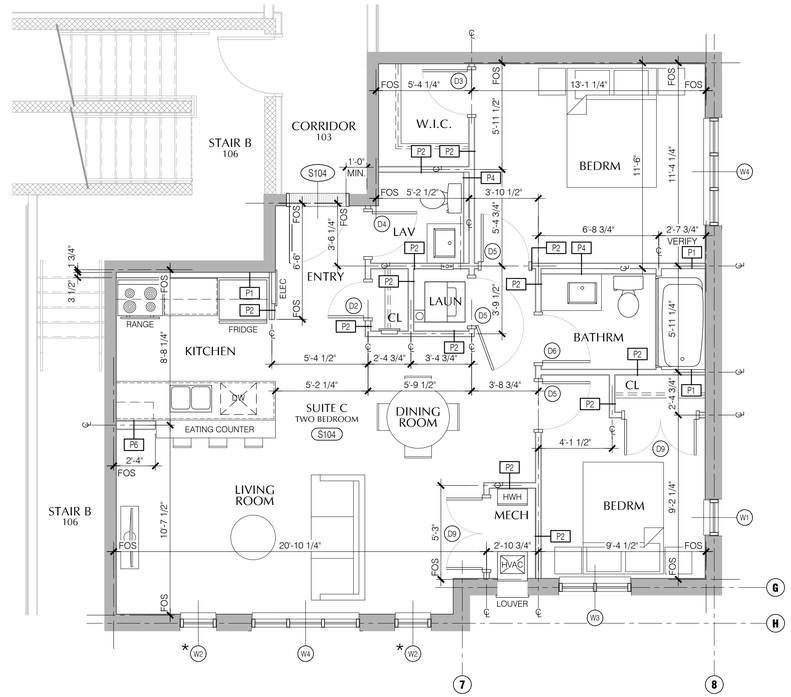
LEVEL 2 & 3 KEY PLAN

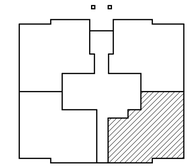
2a A4.2 SUITE D (S2/301) - ENLARGED FLOOR PLAN

1/4" = 1'-0"

SUITE D - AREA CALCULATIONS

GROSS FLOOR AREA (TARION STANDARDS)	857.80 ft^2	79.7 m^2
NET FLOOR AREA	794.10 ft^2	73.8 m^2
BALCONY AREA	N/A ft^2	N/A m^2





LEVEL 1 KEY PLAN

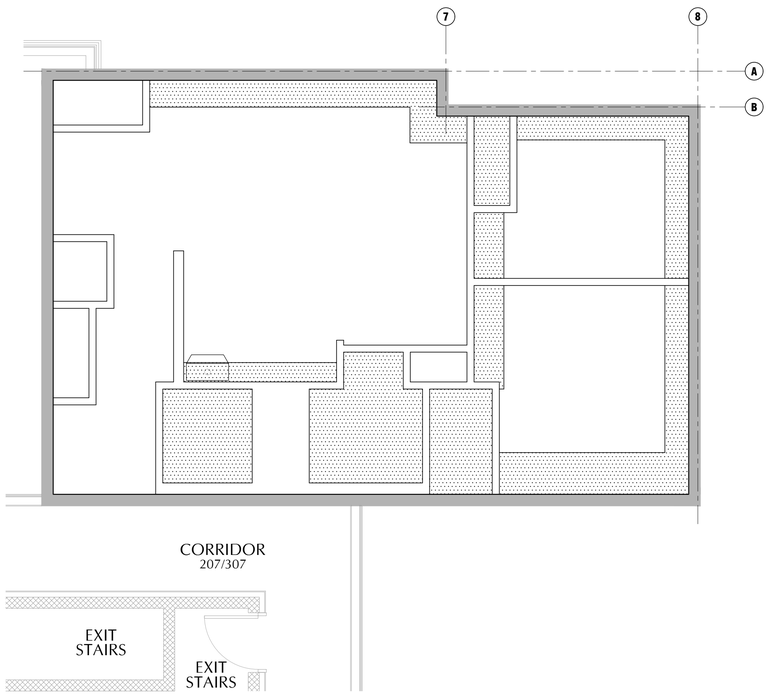
* WINDOWS EXCLUDED FROM BLOCK 19 DUE TO SPATIAL SEPARATION REQUIREMENTS (REFER TO ELEVATION)

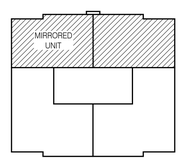
1a A4.2 SUITE C (S104) - ENLARGED FLOOR PLAN

1/4" = 1'-0"

SUITE C - AREA CALCULATIONS

GROSS FLOOR AREA (TARION STANDARDS)	932.85 ft^2	86.7 m^2
NET FLOOR AREA	835.30 ft^2	77.6 m^2
BALCONY AREA	N/A ft^2	N/A m^2

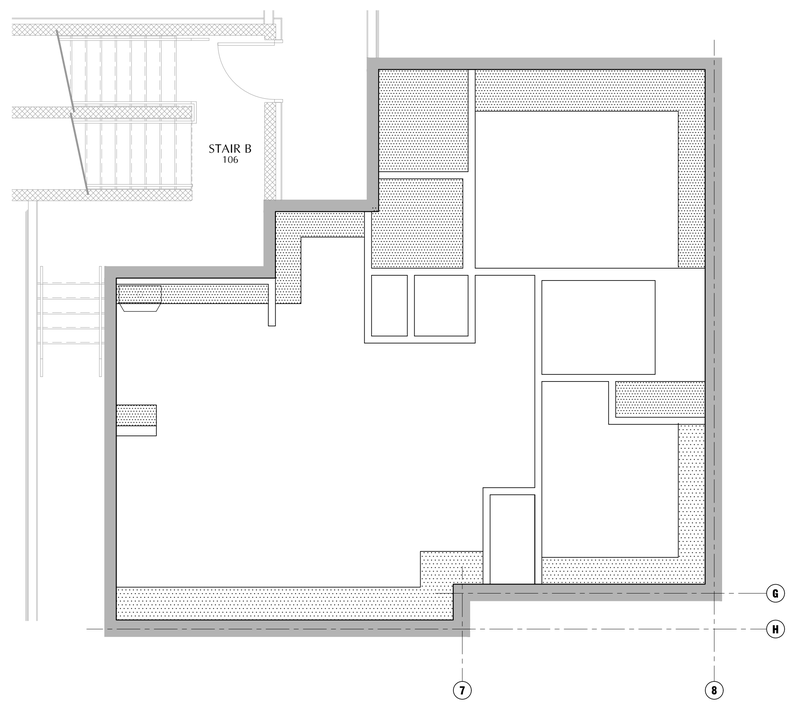


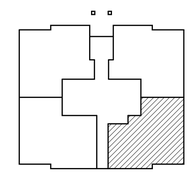


LEVEL 2 & 3 KEY PLAN

2b A4.2 SUITE D (S2/301) - REFLECTED CEILING PLAN

1/4" = 1'-0"





LEVEL 1 KEY PLAN

1b A4.2 SUITE C (S104) - REFLECTED CEILING PLAN

1/4" = 1'-0"

PLOT DATE: 2021/12/14 TIME: 10:13 AM

ORCHARD DESIGN STUDIO INC. 519-620-0414

gb architect inc.
430 ONTARIO STREET
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The Architect above has exercised responsible control with respect to design activities. The Architect's seal number is their BCDA number.

ONTARIO ASSOCIATION OF ARCHITECTS
GUY ROBERT BELLEHUMEUR
LICENCE
4217
DECEMBER 13, 2021

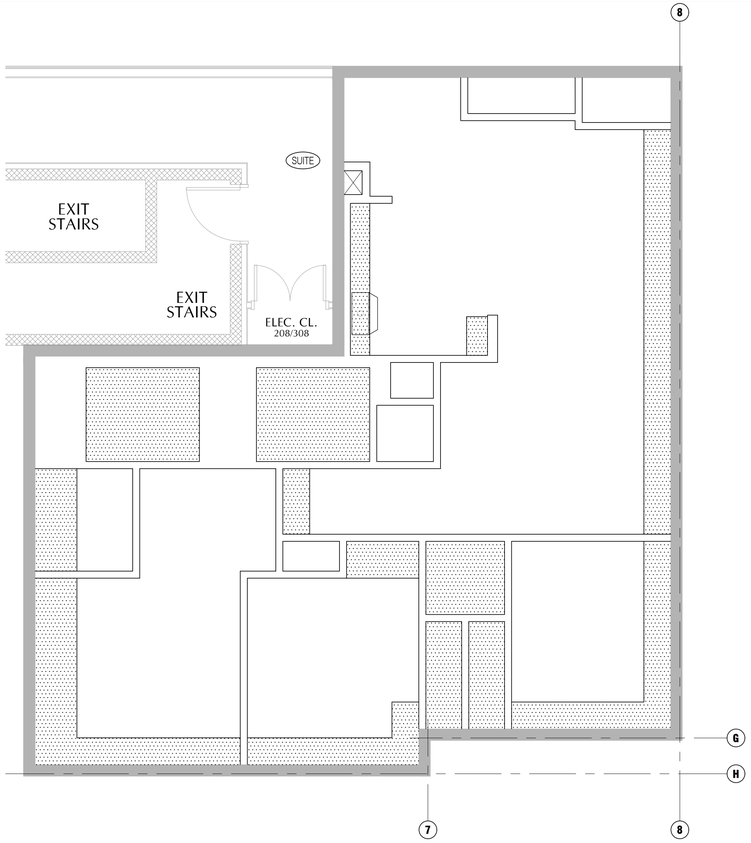
No.	REVISION	DATE
6	ISSUED FOR PERMIT	21-12-13
5	ISSUED TO CONSULTANTS	21-12-08
4	ISSUED TO CONSULTANTS	21-11-24
3	REVISED FOR SPA (1st SUBMISSION)	21-11-09
2	ISSUED FOR SPA (1st SUBMISSION)	21-09-16
1	ISSUED FOR OFFICIAL PLAN AMENDMENT	21-08-24

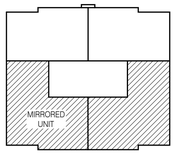
STATUS DESIGN DEVELOPMENT
FOLDER MARTIN-MILVERTON
FILE 14705_A4-SUITE_BLK 17.dwg
SCALE 1/4" = 1'-0"
DWN BY JED
DATE APRIL 2021
REVISED
JOB No. 14705

PROJECT
MILVERTON APARTMENT BUILDING
MILVERTON ONTARIO

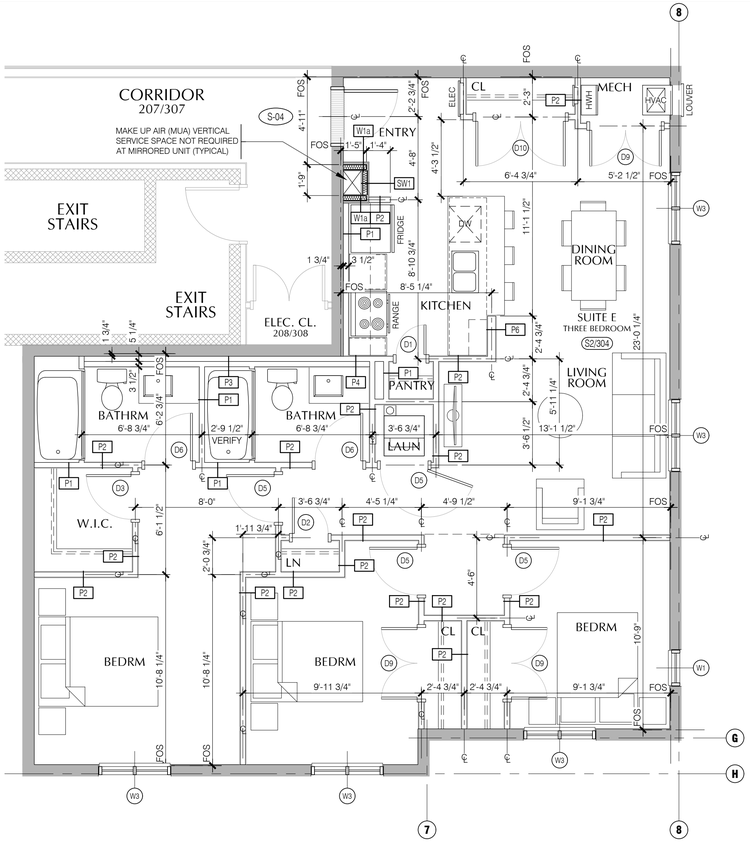
TITLE
BLOCK 17
ENLARGED SUITE PLANS

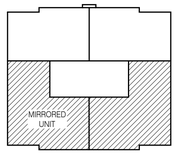
SHEET No.
A4.2





LEVEL 2 & 3 KEY PLAN





LEVEL 2 & 3 KEY PLAN

1b / A4.3 SUITE E (S2/304) - REFLECTED CEILING PLAN

1/4" = 1'-0"

THIS AREA INTENTIONALLY LEFT BLANK

1a / A4.3 SUITE E (S2/304) - ENLARGED FLOOR PLAN

1/4" = 1'-0"

THIS AREA INTENTIONALLY LEFT BLANK

SUITE E - AREA CALCULATIONS

GROSS FLOOR AREA (TARION STANDARDS)	1150.25 ft^2	106.9 m^2
NET FLOOR AREA	1067.20 ft^2	99.1 m^2
BALCONY AREA	N/A ft^2	N/A m^2

ORCHARD DESIGN STUDIO INC.
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ONTARIO ASSOCIATION of ARCHITECTS
GUY ROBERT BELLEHUMEUR
LICENCE
4217
DECEMBER 13, 2021

No.	REVISION	DATE
6	ISSUED FOR PERMIT	21-12-13
5	ISSUED TO CONSULTANTS	21-12-08
4	ISSUED TO CONSULTANTS	21-11-24
3	REVISED FOR SPA (1st SUBMISSION)	21-11-09
2	ISSUED FOR SPA (1st SUBMISSION)	21-09-16
1	ISSUED FOR OFFICIAL PLAN AMENDMENT	21-08-24

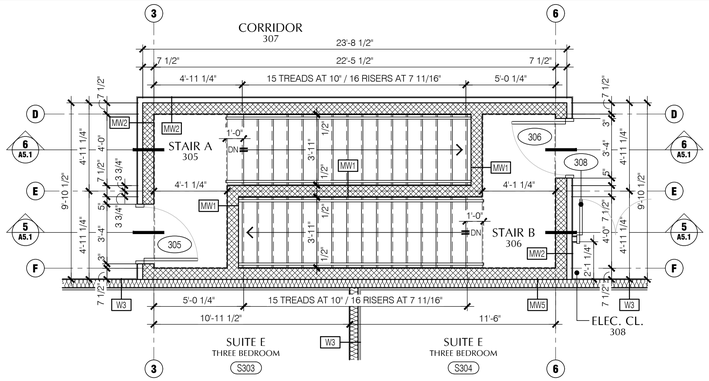
STATUS DESIGN DEVELOPMENT
FOLDER MARTIN-MILVERTON
FILE 14705_A4-SUITE_BLK 17.dwg
SCALE 1/4" = 1'-0"
DWN BY JED
DATE APRIL 2021
REVISED
JOB No. 14705

PROJECT
MILVERTON APARTMENT BUILDING
MILVERTON ONTARIO

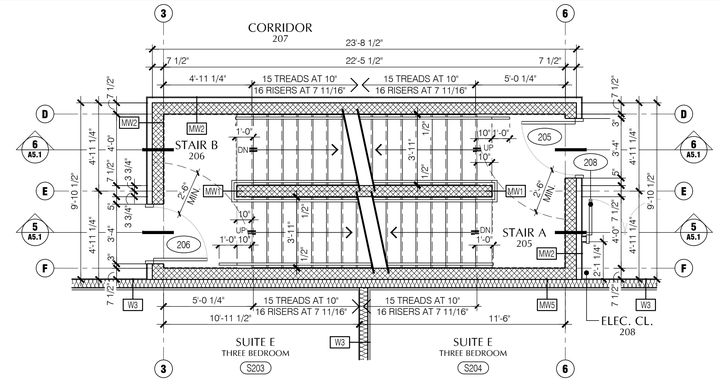
TITLE
BLOCK 17
ENLARGED SUITE PLANS

SHEET No.
A4.3

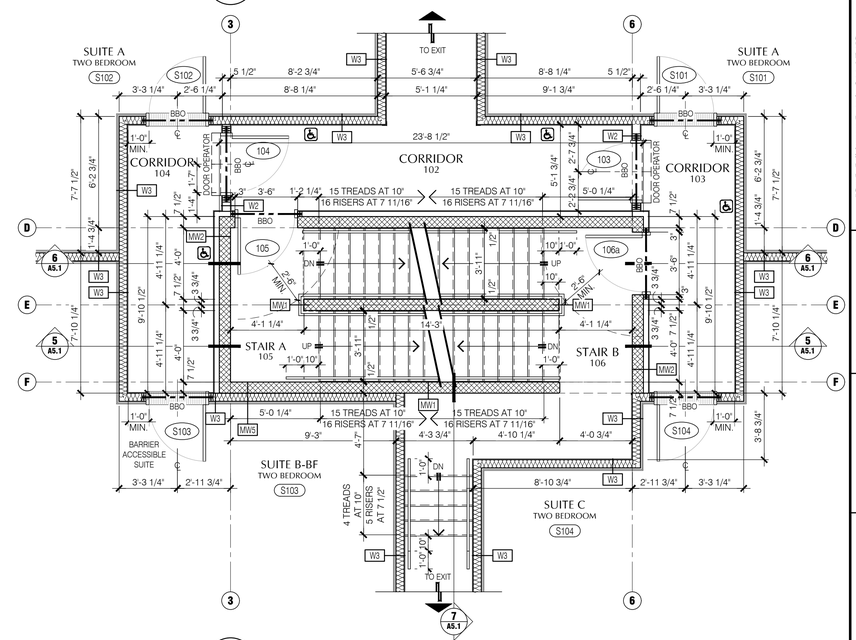
PLOT DATE: 2021/12/14 TIME: 10:13 AM



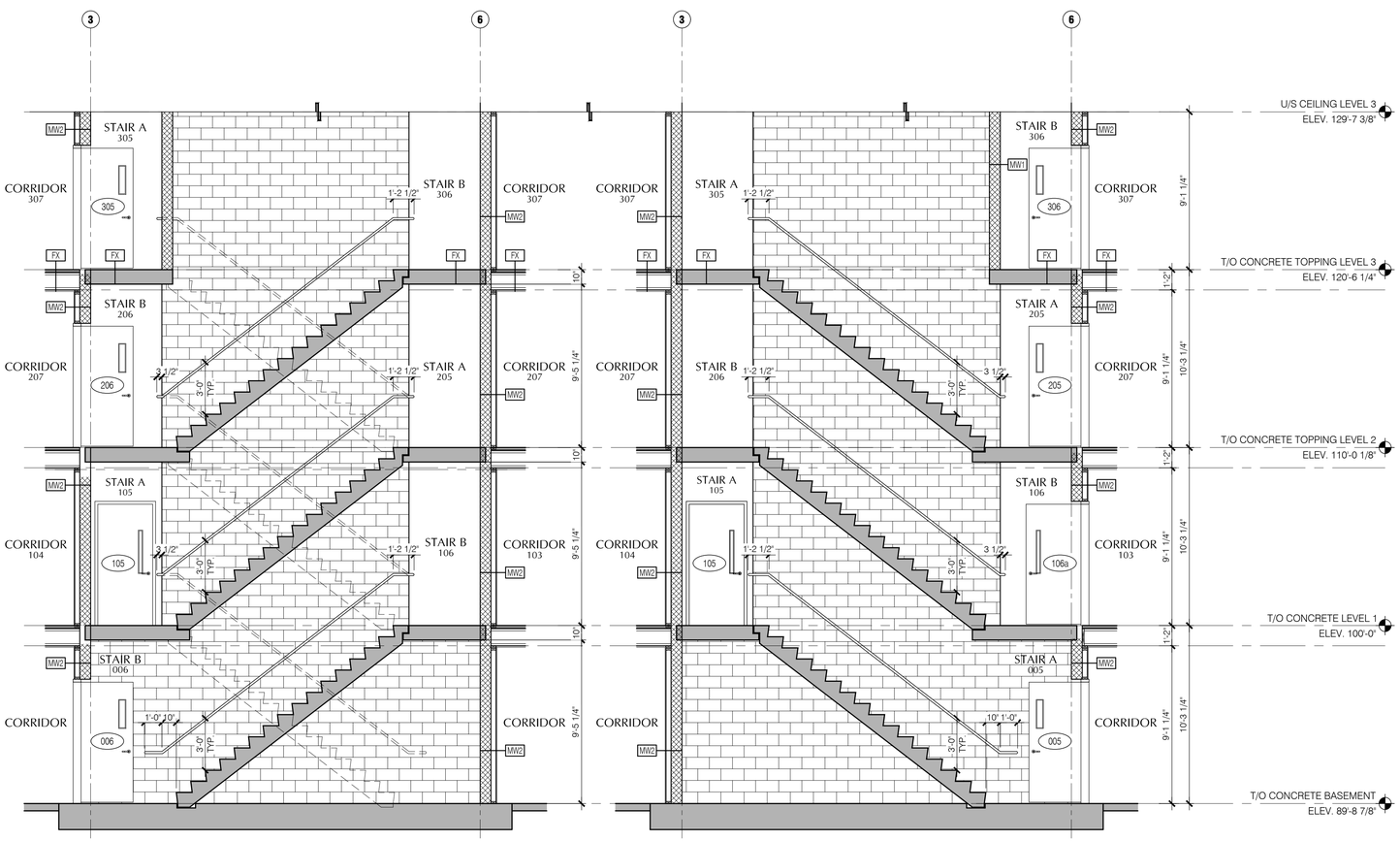
4 A5.1 THIRD FLOOR STAIRS - ENLARGED PLAN
1/4" = 1'-0"



3 A5.1 SECOND FLOOR STAIRS - ENLARGED PLAN
1/4" = 1'-0"

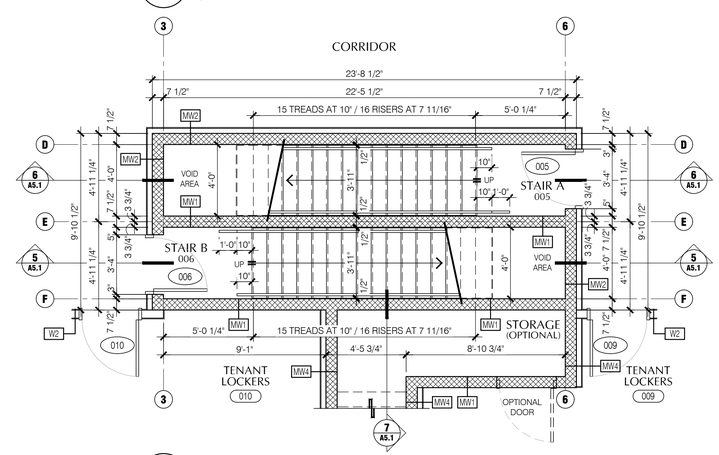


2 A5.1 MAIN FLOOR STAIRS - ENLARGED PLAN
1/4" = 1'-0"



5 A5.1 STAIR SECTION
1/4" = 1'-0"

6 A5.1 STAIR SECTION
1/4" = 1'-0"



1 A5.1 BASEMENT STAIRS - ENLARGED PLAN
1/4" = 1'-0"

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ONTARIO ASSOCIATION OF ARCHITECTS
GUY ROBERT BELLEHUMEUR
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1	ISSUED FOR OFFICIAL PLAN AMENDMENT	21-08-24

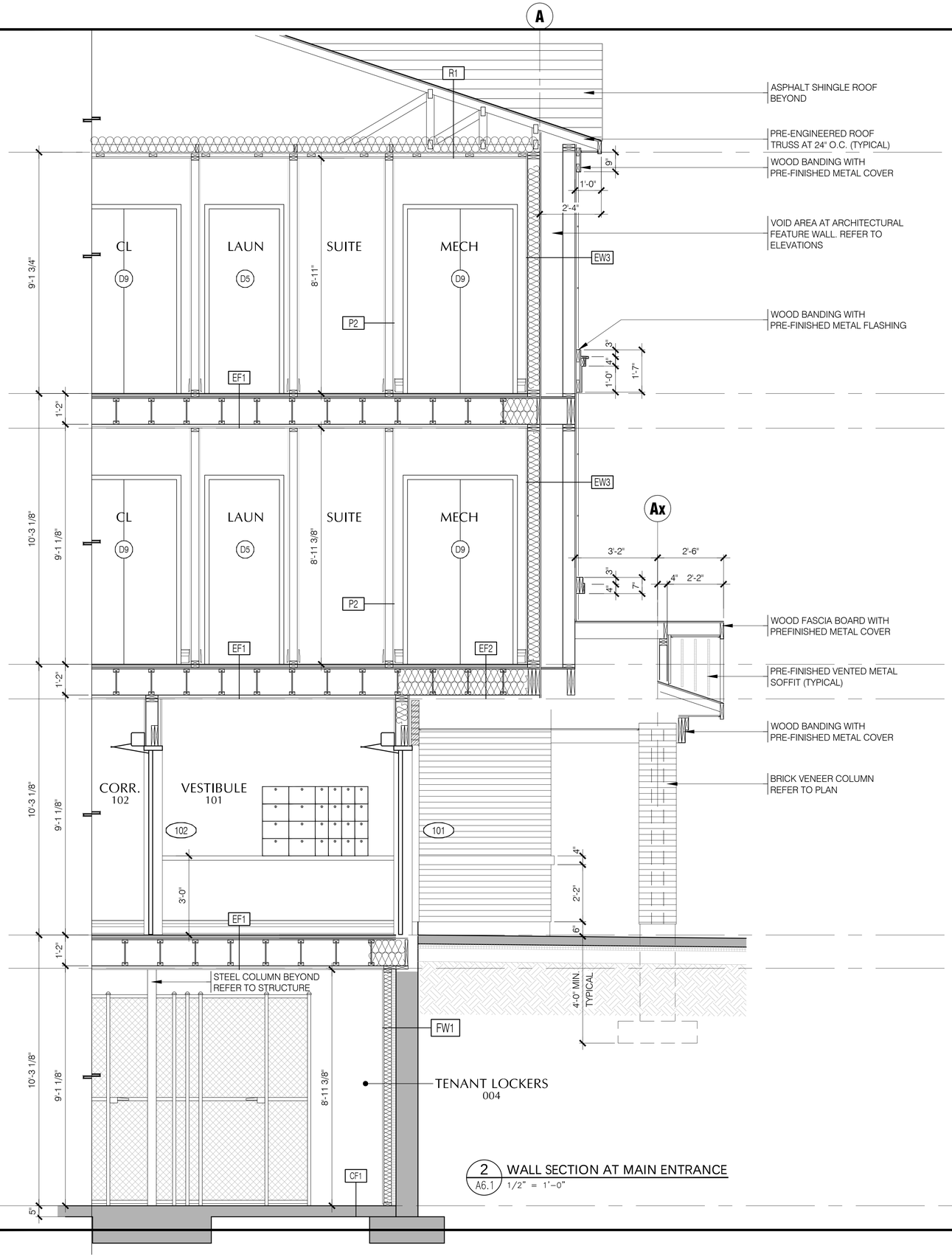
STATUS DESIGN DEVELOPMENT
FOLDER MARTIN-MILVERTON
FILE 14705_A5-STAIR_BLK 17.dwg
SCALE 1/4" = 1'-0"
DWN BY JED
DATE APRIL 2021
REVISED
JOB No. 14705

PROJECT
MILVERTON APARTMENT BUILDING
MILVERTON ONTARIO

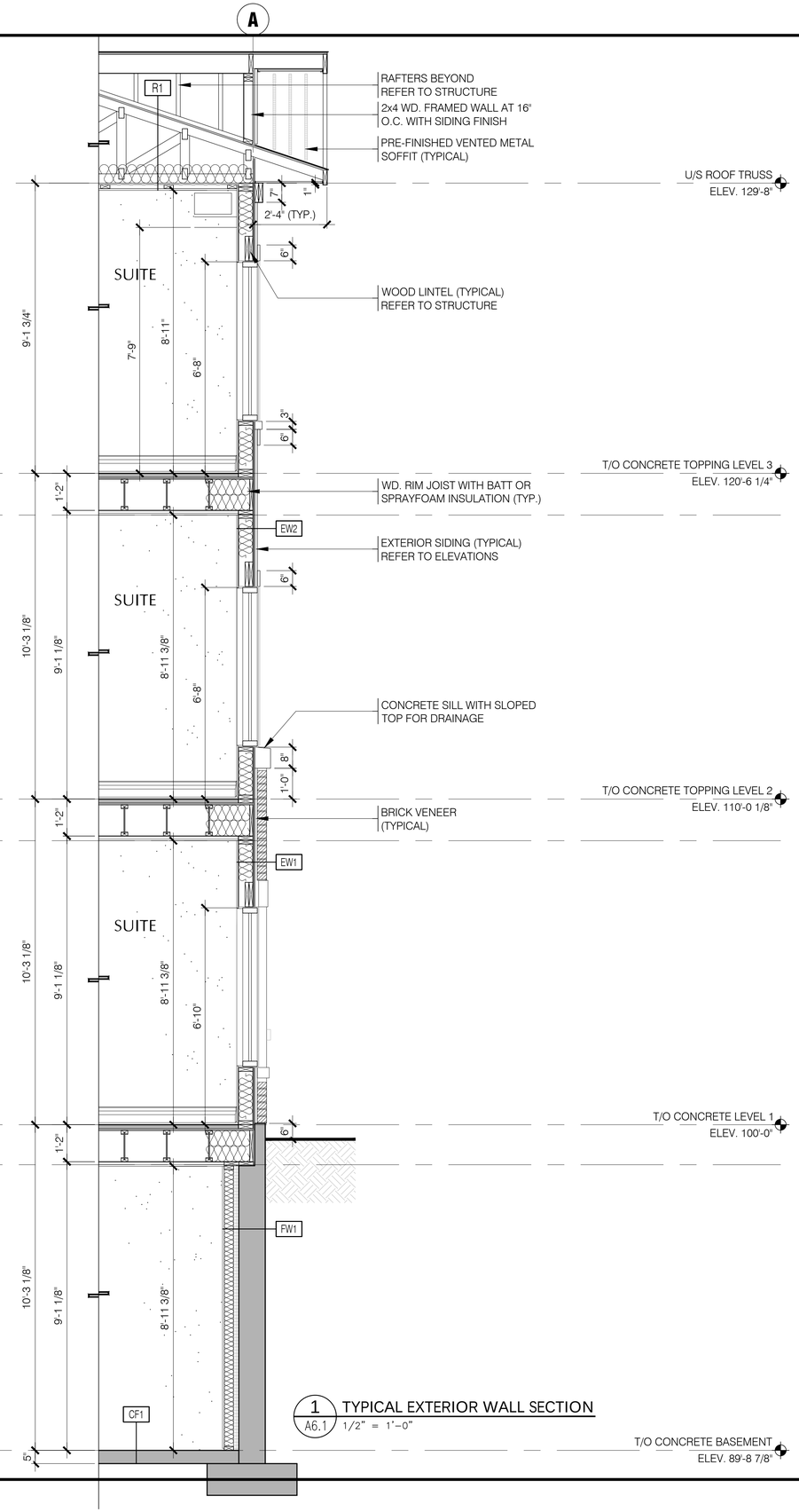
TITLE
BLOCK 17
STAIR PLANS & SECTIONS

SHEET No.
A5.1

PLOT DATE: 2021/12/08 TIME: 3:23 PM



2 A6.1 WALL SECTION AT MAIN ENTRANCE
1/2" = 1'-0"



1 A6.1 TYPICAL EXTERIOR WALL SECTION
1/2" = 1'-0"

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STATUS DESIGN DEVELOPMENT
FOLDER MARTIN-MILVERTON
FILE 14705_A6-SECT_BLK 17.dwg
SCALE 1/4" = 1'-0"
DWN BY JED
DATE APRIL 2021
REVISED
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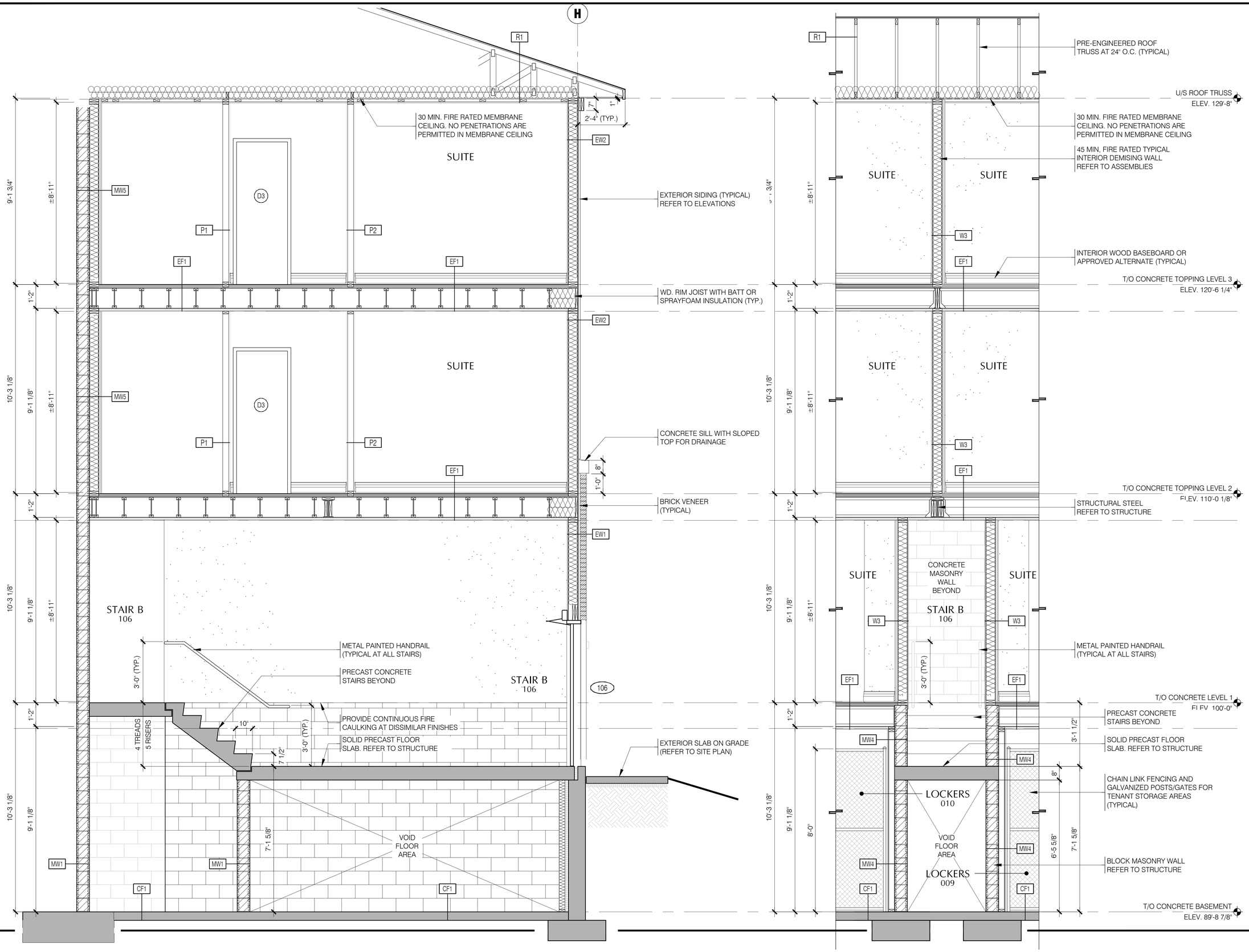
PROJECT
MILVERTON APARTMENT BUILDING
MILVERTON ONTARIO

TITLE
BLOCK 17
WALL SECTIONS

SHEET No.
A6.1

PLOT DATE: 2021/12/08 TIME: 3:25 PM



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2	21-09-16	ISSUED FOR SPA (1st SUBMISSION)
1	21-08-24	ISSUED FOR OFFICIAL PLAN AMENDMENT

STATUS DESIGN DEVELOPMENT
FOLDER MARTIN-MILVERTON
FILE 14705_A6-SECT_BLK 17.dwg
SCALE 1/4" = 1'-0"
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PROJECT
MILVERTON APARTMENT BUILDING
MILVERTON ONTARIO

TITLE
BLOCK 17 WALL SECTIONS

SHEET No.
A6.2

PLOT DATE: 2021/12/08 TIME: 3:25 PM