

PROPOSED SIX STOREY MIXED USE DEVELOPMENT

109 KING AVENUE EAST, NEWCASTLE, ON

NAME OF PRACTICE: NICK SWERDFEGER ARCHITECTS INC. 12 CLARENCE SQUARE - UNIT #3 TORONTO, ONTARIO, M5V 1H1 nswerdfeger@nsarch.ca www.nsarch.ca	
CERTIFICATE OF PRACTICE NO.: 7117	PER: NICHOLAS B. SWERDFEGER
NAME OF PROJECT: PROPOSED SIX STOREY MIX-USE DEVELOPMENT	
LOCATION OF PROJECT: 109 KING AVE. EAST, NEWCASTLE, ON.	
ITEM	ONTARIO 2006 BUILDING CODE DATA MATRIX - PART 3
1.	PROJECT DESCRIPTION: <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input checked="" type="checkbox"/> PART 3
2.	MAJOR OCCUPANCY(S) GROUP C, D & E
3.	BUILDING AREA (m ²) EXISTING _____ NEW 1318.81 m ² TOTAL 1318.81 m ²
4.	GROSS AREA (m ²) EXISTING _____ NEW 8105.67 m ² TOTAL 8105.67 m ²
5.	NUMBER OF STOREYS ABOVE GRADE 5 BELOW GRADE 1
6.	NUMBER OF STREETS / FIRE FIGHTER ACCESS 2
7.	BUILDING CLASSIFICATION Group C: (3.2.2.43-Up to 6 Storeys Sprinklered) / Minor Occupancy, Group E, D & F2
8.	SPRINKLER SYSTEM PROPOSED <input checked="" 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 RATING <input type="checkbox"/> NOT REQUIRED
9.	STANDPIPE REQUIRED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
10.	FIRE ALARM REQUIRED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
11.	WATER SERVICE SUPPLY IS ADEQUATE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
12.	HIGH BUILDING <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
13.	CONSTRUCTION RESTRICTIONS <input type="checkbox"/> COMBUSTIBLE PERMITTED <input type="checkbox"/> NON-COMBUSTIBLE REQUIRED <input checked="" type="checkbox"/> BOTH
14.	ACTUAL CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH
15.	MEZZANINE(S) AREA (m ²)
16.	OCCUPANT LOAD BASED ON: BASEMENT: OCCUPANCY F2 (PARKING) LOAD 30 PERSONS 4th / PERSON; 1st FLOOR: MERCANTILE OCCUPANCY E (MERCANTILE) LOAD 235 PERSONS 3.7 m ² / PERSON; STORAGE, REFUSE & SERVICE SPACE OCCUPANCY F3 (SERVICE SPACE) LOAD 6 PERSONS 4th / PERSON; 2nd FLOOR: OFFICES OCCUPANCY D LOAD 100 (114) PERSONS 9.3 m ² / PERSON; 3rd FLOOR: 15 Sleeping Rooms OCCUPANCY C LOAD 30 PERSONS 2pp1/Sleeping room; 4th FLOOR: 15 SLEEPING ROOMS OCCUPANCY C LOAD 30 PERSONS 2pp1/Sleeping room; 5th FLOOR: 15 SLEEPING ROOMS OCCUPANCY C LOAD 30 PERSONS 2pp1/Sleeping room; 6th FLOOR: 15 SLEEPING ROOMS OCCUPANCY C LOAD 30 PERSONS 2pp1/Sleeping room; ROOF: OCCUPANCY A LOAD 50 PERSONS
17.	BARRIER FREE DESIGN <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (EXPLAIN)
18.	HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
19.	REQUIRED FIRE RESISTANCE RATING (F.R.R.)
20.	SPATIAL SEPERATION: CONSTRUCTION OF EXTERIOR WALLS
21.	PLUMBING FIXTURE REQUIREMENTS
22.	EXIT WIDTH CALCULATION
23.	RESERVED

4 OBC MATRIX



3 PERSPECTIVE

SITE DATA: 109 KING AVE EAST, NEW CASTLE, ON PROPOSED SIX STOREY MIX-USE BUILDING

LOT 90, PART OF LOTS 4 & 91, BLOCK 42, & PART OF UNSUBDIVIDED LOT 28, CONCESSION 1, C.G. HANNING'S PLAN (FORMER) TOWNSHIP OF NEWCASTLE MUNICIPALITY OF CLARINGTON REGIONAL MUNICIPALITY OF DURHAM

ZONING	MU1(S:5)
SITE AREA	4389.97 m ²
PROP MIXED USE BUILDING AREA	1318.58 m ²
TOTAL BUILDING GFA	7258.72 m ²
TOTAL BUILDING COVERAGE	30.0 %
PAVED AREA	2179.26 (49.6%)
LANDSCAPED AREA	892.13 (20.4%)

PARKING REQUIRED	31 (1/30m ²)
PROP MIXED USE BUILDING	35 (1/30m ²)
FIRST FLOOR COMMERCIAL	24 (1/BDRM)
SECOND FLOOR OFFICE	20 (1.25/2BDRM)
1 BEDROOM APARTMENT (X24)	10 (0.25/UNIT)
2 BEDROOM APARTMENT (X16)	
VISITOR	

EX FIRST FLOOR MASSEY BUILDING	26 (1/30m ²)
1 BEDROOM APARTMENT (X12)	12 (1.00/1BDRM)
2 BEDROOM APARTMENT (X4)	5 (1.25/2BDRM)
EX GROCERY STORE	81 (1/30m ²)

TOTAL PARKING REQUIRED	244
TOTAL PARKING PROVIDED (ON-GRADE)	274
(UNDERGROUND)	(41)
(ACCESSIBLE PARKING REQUIRED)	(7)
(ACCESSIBLE PARKING PROVIDED)	(10)
BICYCLE PARKING REQUIRED	15 (INTERNAL) + 7 (ONSITE)
BICYCLE PARKING PROVIDED	19 (INTERNAL) + 7 (ONSITE)

REFUSE AND RECYCLING TO BE STORED INTERNALLY
PROP FIRE ROUTE PROVIDED IN ACCORDANCE WITH ARTICLES 3.2.5.5 AND 3.2.5.6 OF THE ONTARIO BUILDING CODE

GROSS FLOOR AREA - REFER TO DRAWINGS

GROUND FLOOR:	1174.20 m ²
SECOND FLOOR:	1241.80 m ²
THIRD FLOOR:	1210.68 m ²
FOURTH FLOOR:	1210.68 m ²
FIFTH FLOOR:	1210.68 m ²
SIXTH FLOOR:	1210.68 m ²
TOTAL	7258.72 m ²

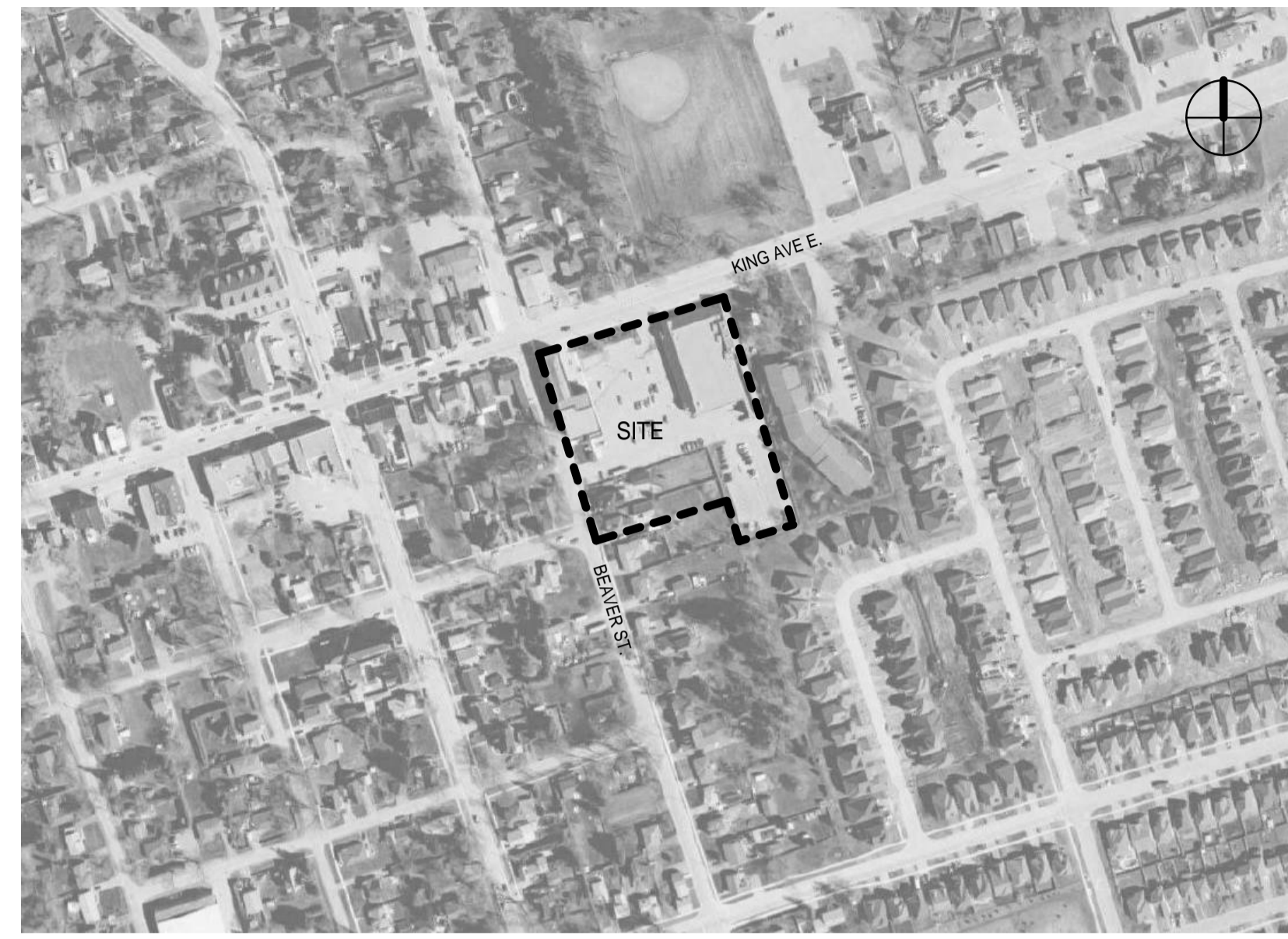
PARKING LEVEL:	1486.00 m ²
ROOF ACCESS PAVILION:	51.98 m ²

UNIT TOTALS & AREAS

UNIT TYPE	AREA	BARRIER-FREE UNITS	REGULAR UNITS	TOTAL UNITS
TYPE A	132.0 m ²	4	4	8
TYPE B	86.0 m ²	4	4	8
TYPE C-1	73.0 m ²	4	4	4
TYPE C-2	69.0 m ²	4	4	4
TYPE D-1	126.0 m ²	4	4	4
TYPE D-2	123.0 m ²	4	4	4
TYPE E	81.0 m ²	4	4	4
TYPE F	123.0 m ²	4	4	4

TOTAL UNITS	8	32	40
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2 SITE DATA



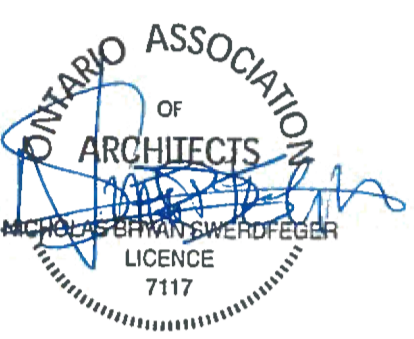
1 LOCATION MAP

PROJECT DRAWING LIST

A000	COVER SHEET
1.CIVIL	
SP-1	SITE PLAN
SS-1	SITE SERVICING PLAN
SG-1	SITE GRADING PLAN
SR-1	SITE REMOVALS PLAN
ES-1	EROSION AND SEDIMENT
TT-1	TRUCK TURNING PLAN
TT-2	TRUCK TURNING PLAN
SE-1	EASEMENT PLAN
SL-1	SITE LIGHTING
LP-1	LANDSCAPE PLAN
LP-2	LANDSCAPE DETAILS
LP-3	LANDSCAPE DETAILS
TP-1	TREE PRESERVATION PLAN
2.ARCHITECTURAL	
A101	PARKING LEVEL PLAN
A102	GROUND FLOOR PLAN
A104	FLOORS 3 - 6 TYPICAL RESIDENTIAL FLOOR
A108	ROOF PLAN
A201	NORTH ELEVATION
A202	WEST ELEVATION
A203	SOUTH ELEVATION
A204	EAST ELEVATION

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4	FOR REVIEW	2017-02-24
5	SITE PLAN AGREEMENT	2017-08-22

109 KING AVENUE PROPOSED SIX STOREY MIX-USE DEVELOPMENT 109 KING AVE EAST, NEWCASTLE, ON

Project no: 114841
Scale: As indicated
Drawn by: NSA
Reviewed by: NSA
Date: 08/04/15



COVER SHEET

A000

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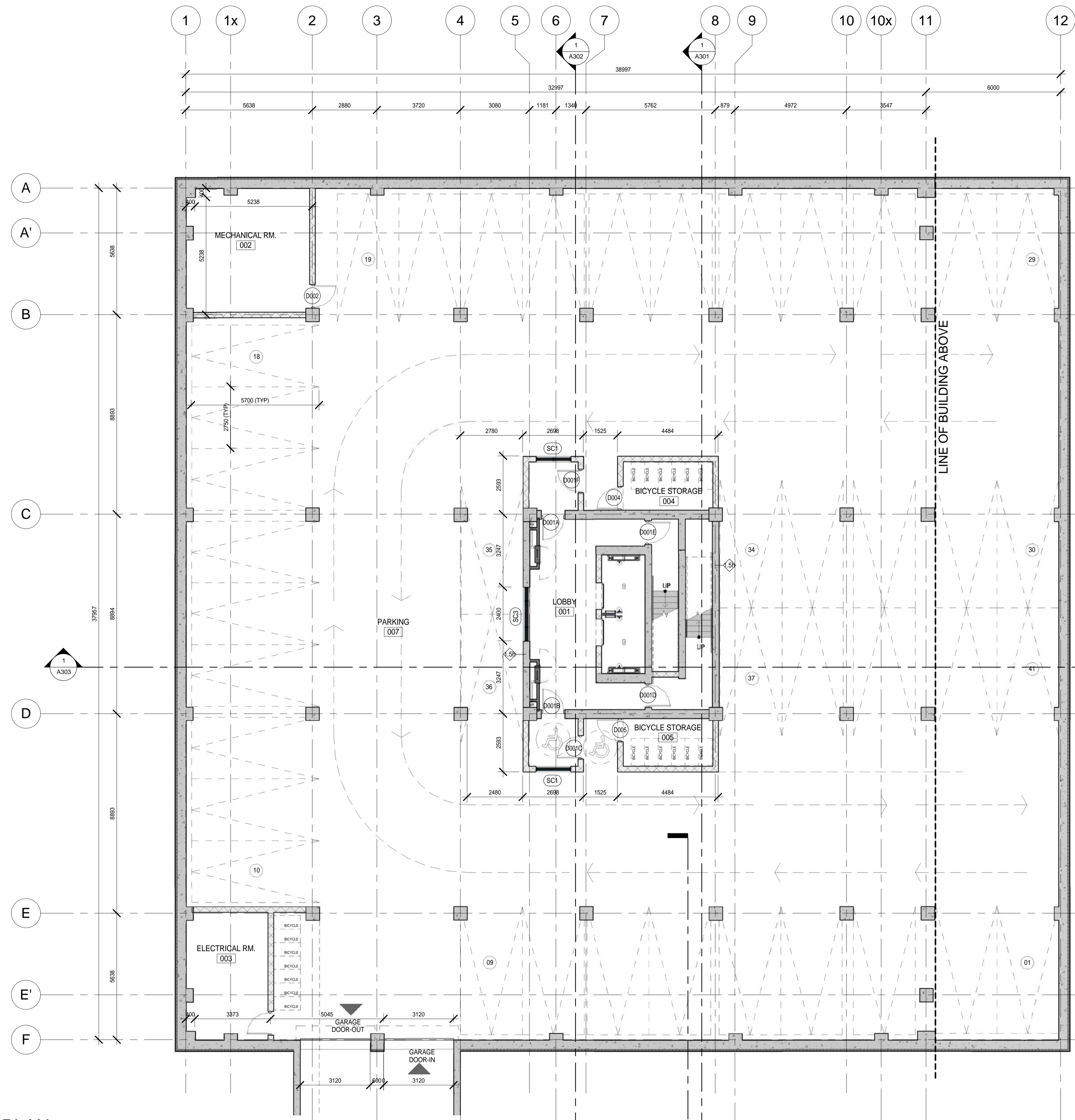
**109 KING AVENUE
PROPOSED SIX STOREY
MIX-USE DEVELOPMENT**
109 KING AVE EAST, NEWCASTLE, ON

Project no:	114841
Scale:	1:100
Drawn by:	Author
Reviewed by:	Checker
Date:	01/28/16



PARKING LEVEL PLAN

A101



1 1.0. PARKING LEVEL PLAN
1 : 100

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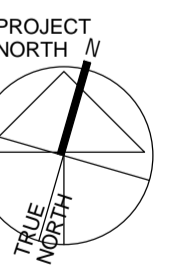
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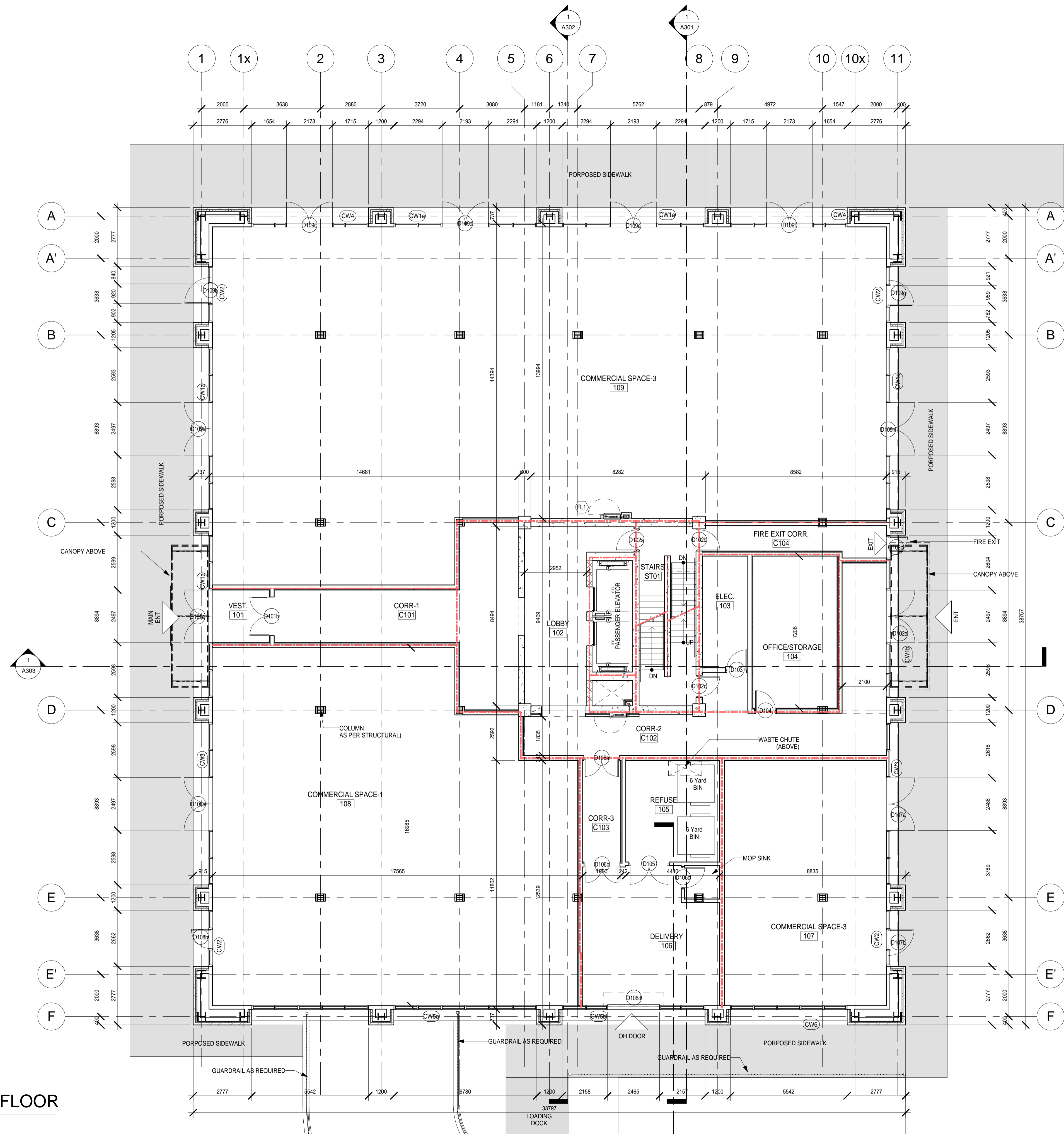
109 KING AVENUE
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Project no: 114841
Scale: 1:100
Drawn by: Author
Reviewed by: Checker
Date: 02/11/16



GROUND FLOOR PLAN
BASE PLAN

A102



1.1. GROUND FLOOR
1 : 100

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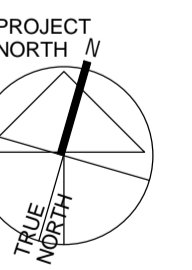
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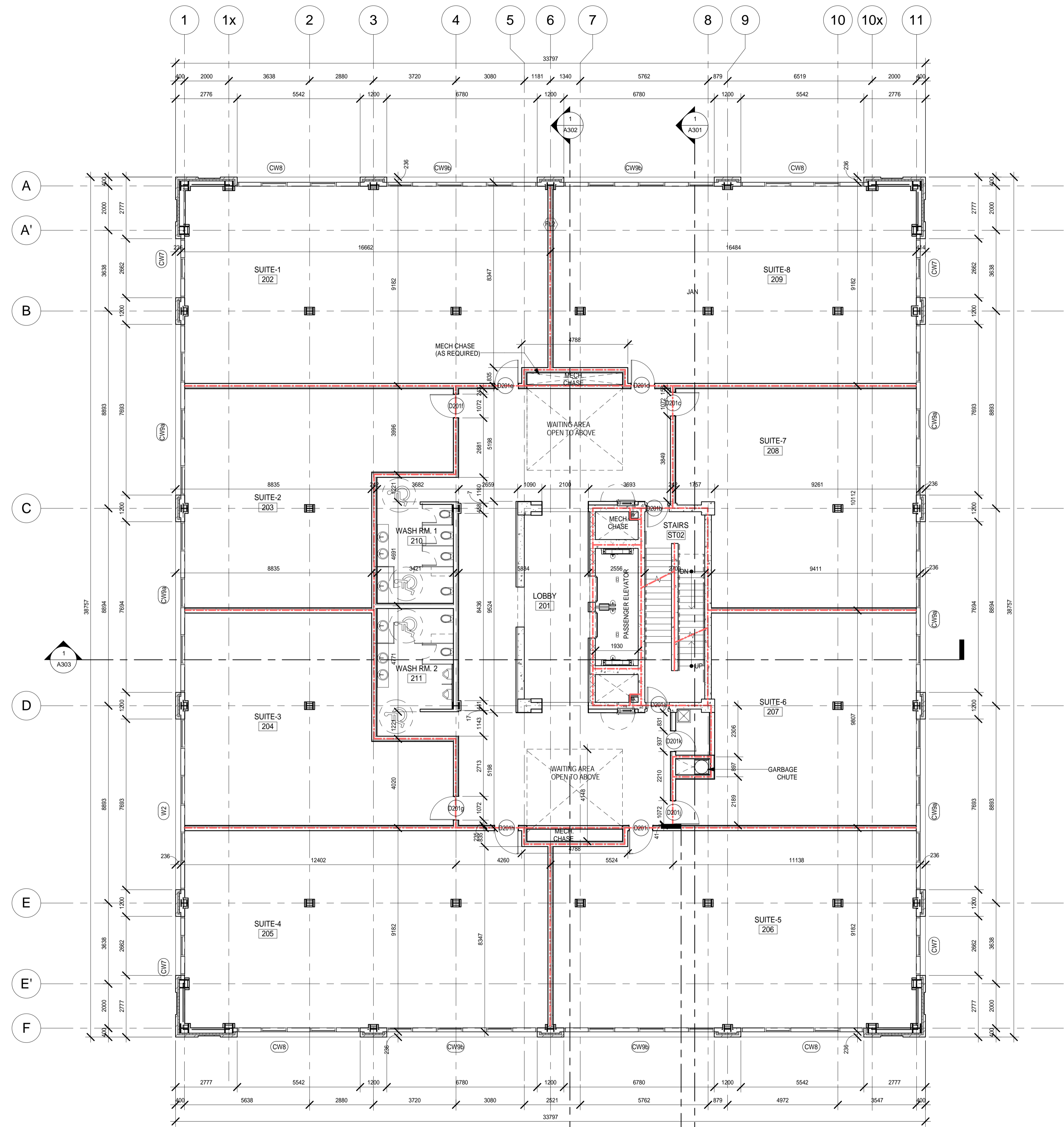
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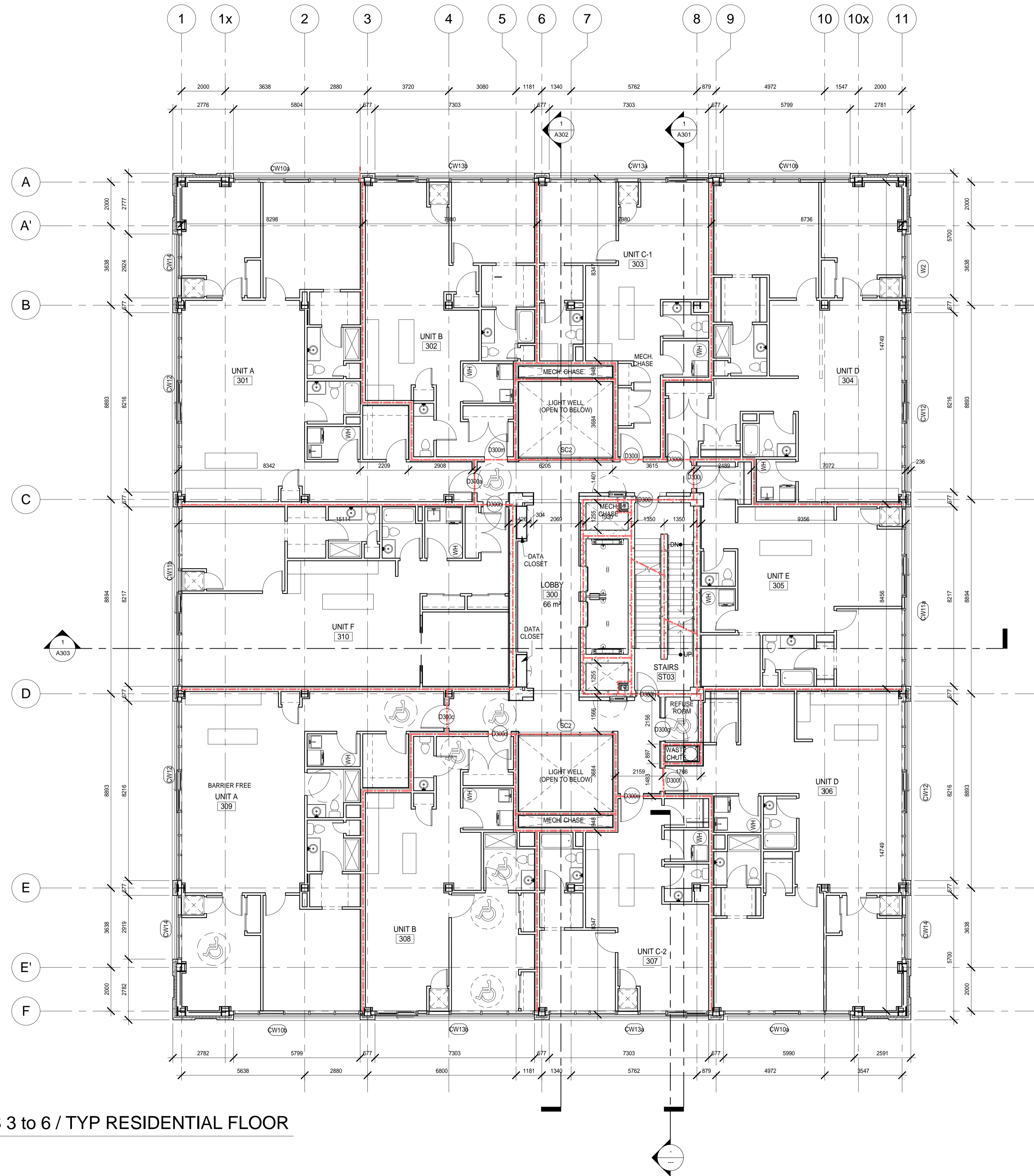
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SECOND FLOOR PLAN

A103



1.2. SECOND FLOOR
1 : 100



1 1.3. FLOORS 3 to 6 / TYP RESIDENTIAL FLOOR
1 : 100

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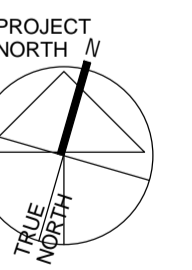
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FLOORS 3 - 6 TYPICAL
RESIDENTIAL FLOOR

A104

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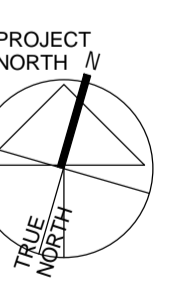
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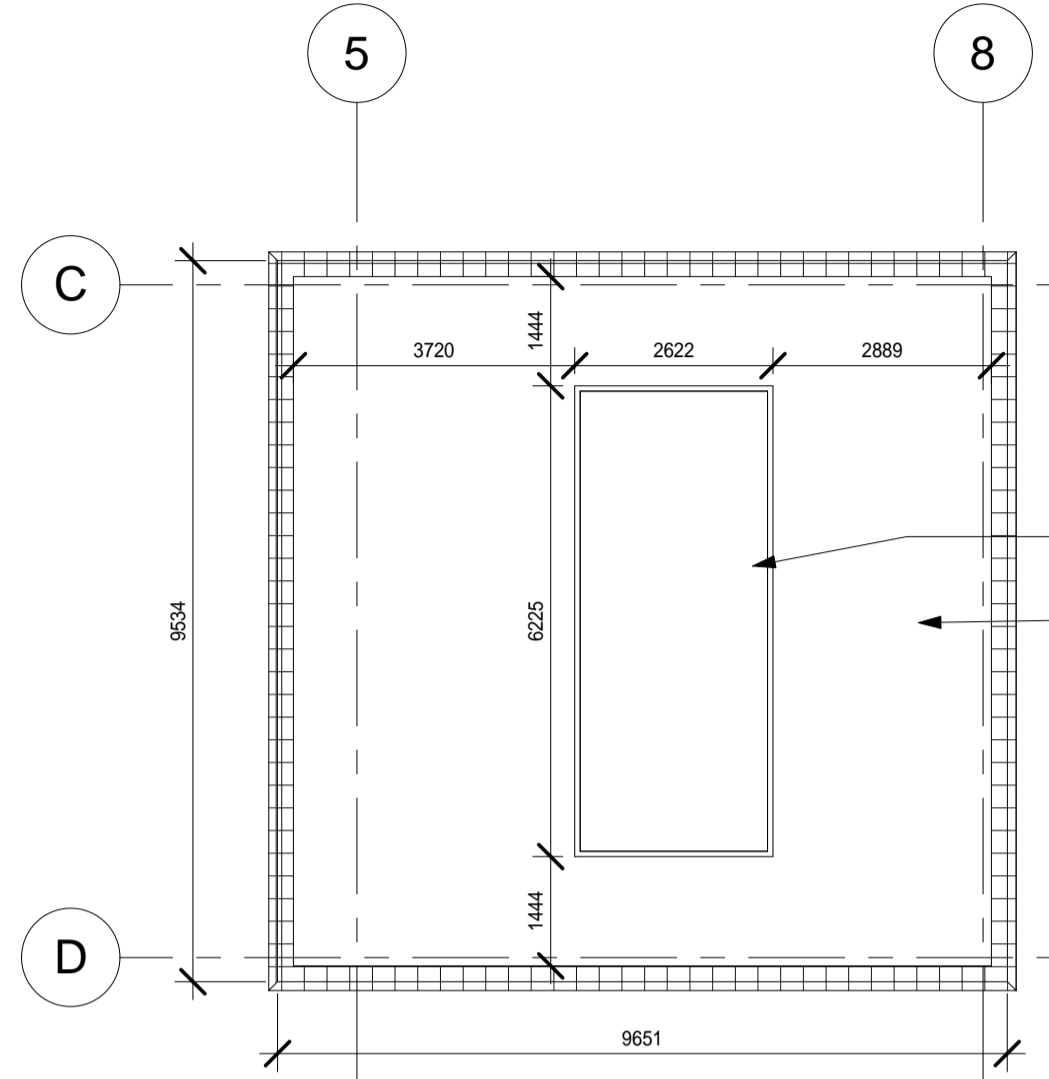
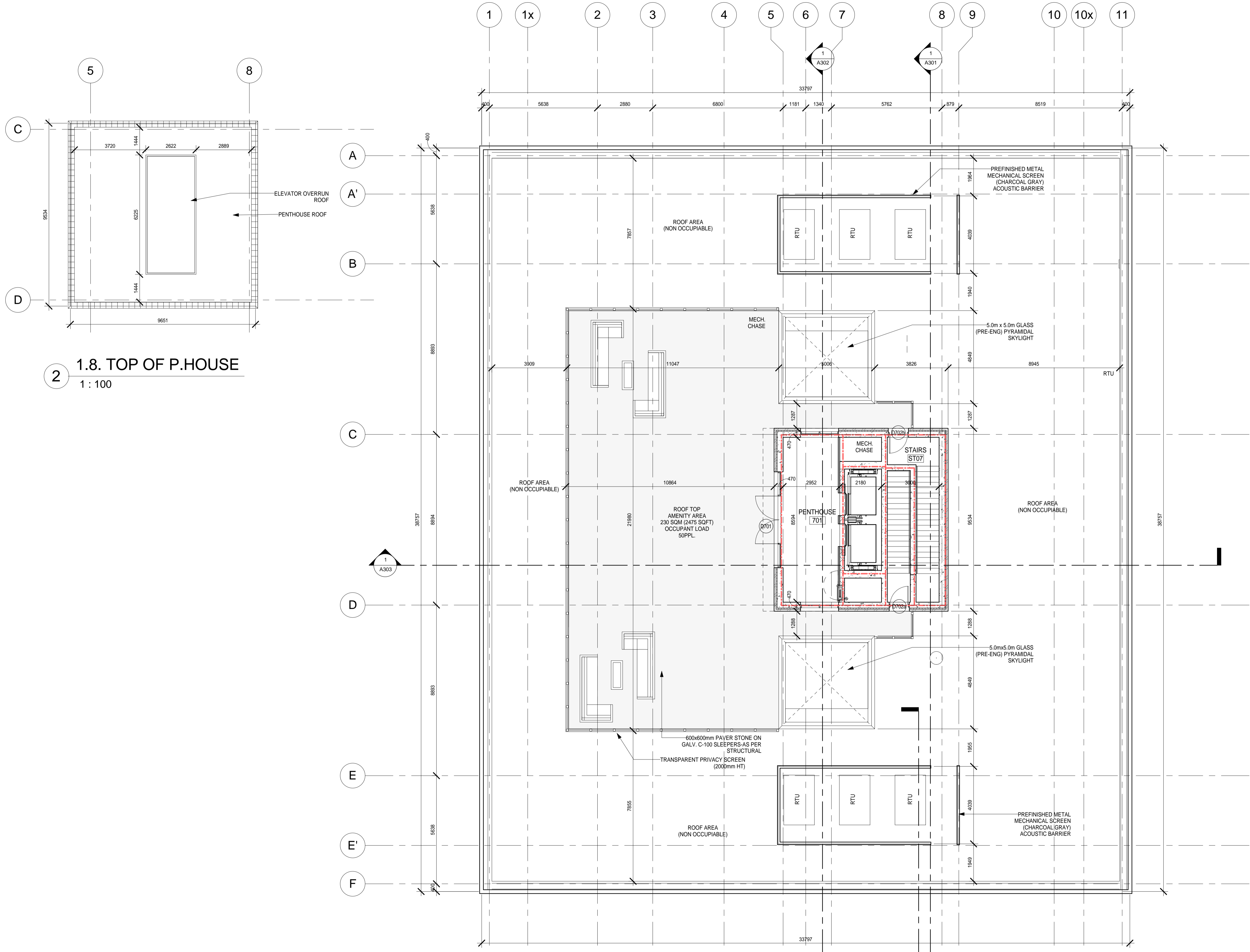
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ROOF PLAN

A108



1.8. TOP OF P.HOUSE
1 : 100

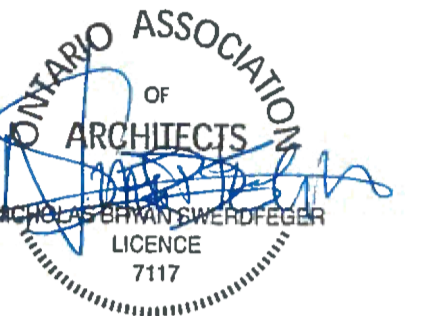
1.7. TOP OF ROOF
1 : 100

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MATERIAL LEGEND	
	TRANSPARENT GLAZING
	SPANDREL PANEL GLAZING
	PREFINISHED METAL LOUVERS (TO MATCH CURTAIN WALL FRAMING)
	PREFINISHED METAL CLADDING (TO MATCH CURTAIN WALL FRAMING)
	BRICK VENEER
	ARCHITECTURAL BLOCK



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NORTH ELEVATION

A201

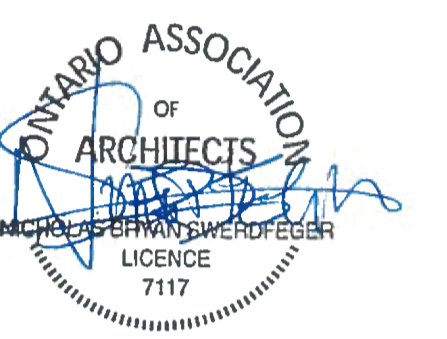
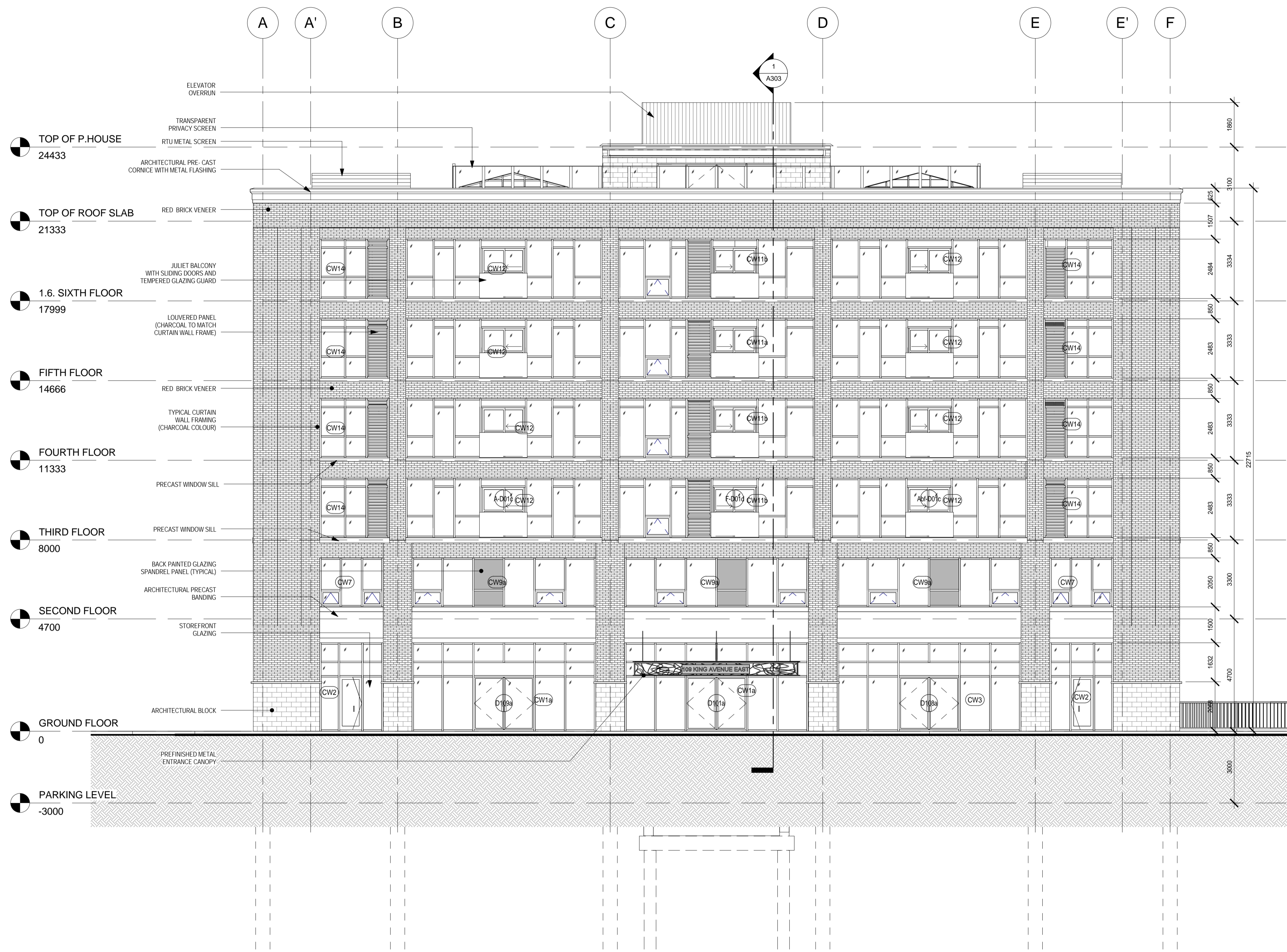
2.4. NORTH ELEVATION
 1 : 100

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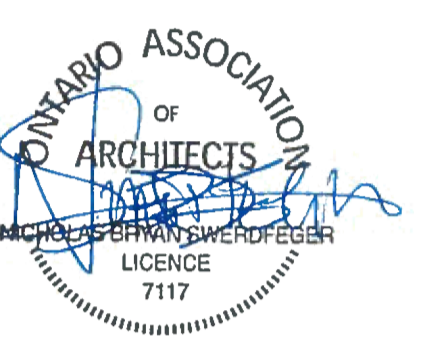
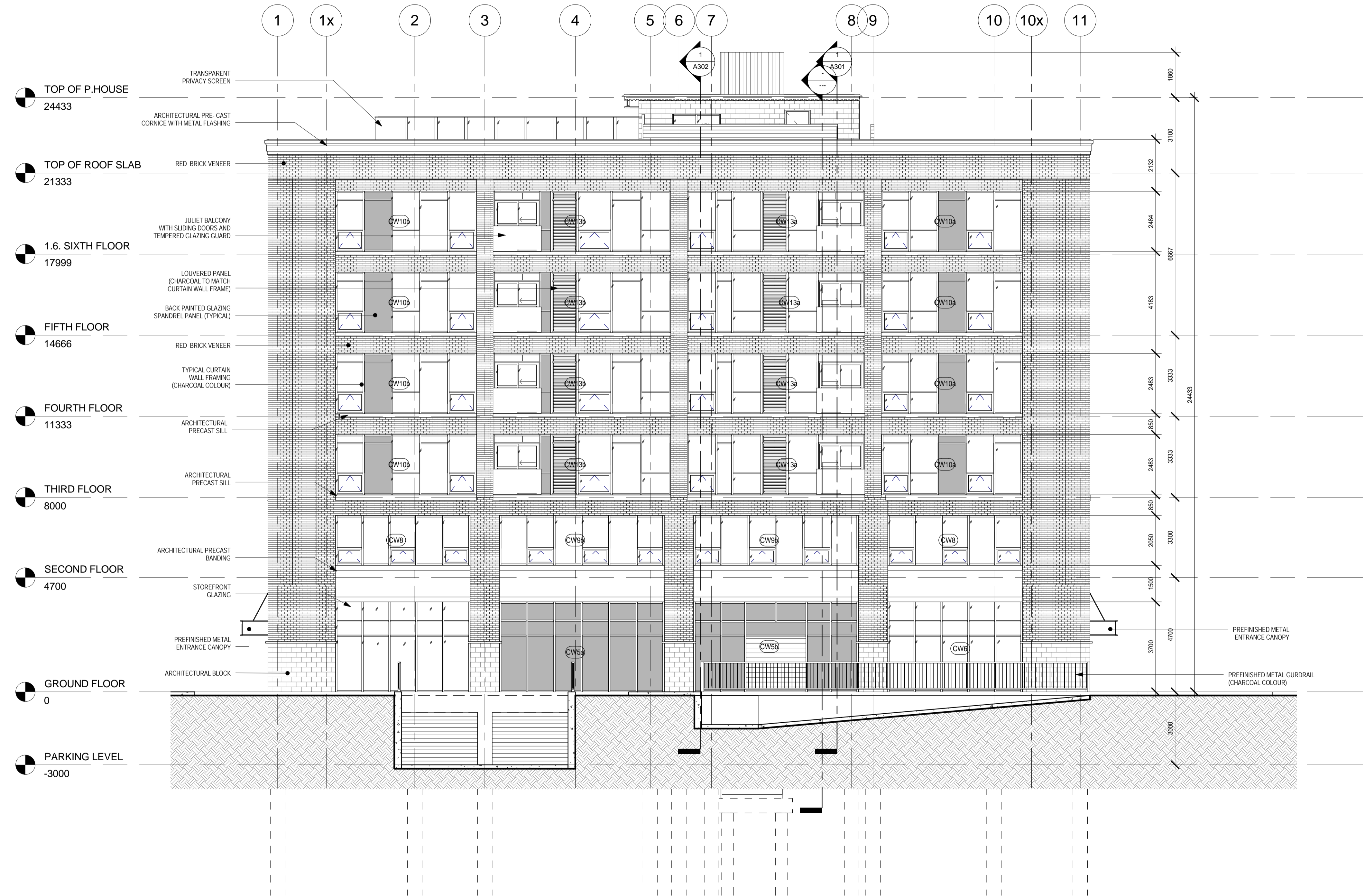
WEST ELEVATION

A202

1 2.2. WEST ELEVATION
1:100

MATERIAL LEGEND

- ✓ TRANSPARENT GLAZING
- SPANDREL PANEL GLAZING
- ▨ PREFINISHED METAL LOUVERS (TO MATCH CURTAIN WALL FRAMING)
- ▧ PREFINISHED METAL CLADDING (TO MATCH CURTAIN WALL FRAMING)
- ▩ PREFINISHED METAL CLADDING (TO MATCH CURTAIN WALL FRAMING)
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- ARCHITECTURAL BLOCK



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SOUTH ELEVATION

A203

1 2.1. SOUTH ELEVATION
 1:100

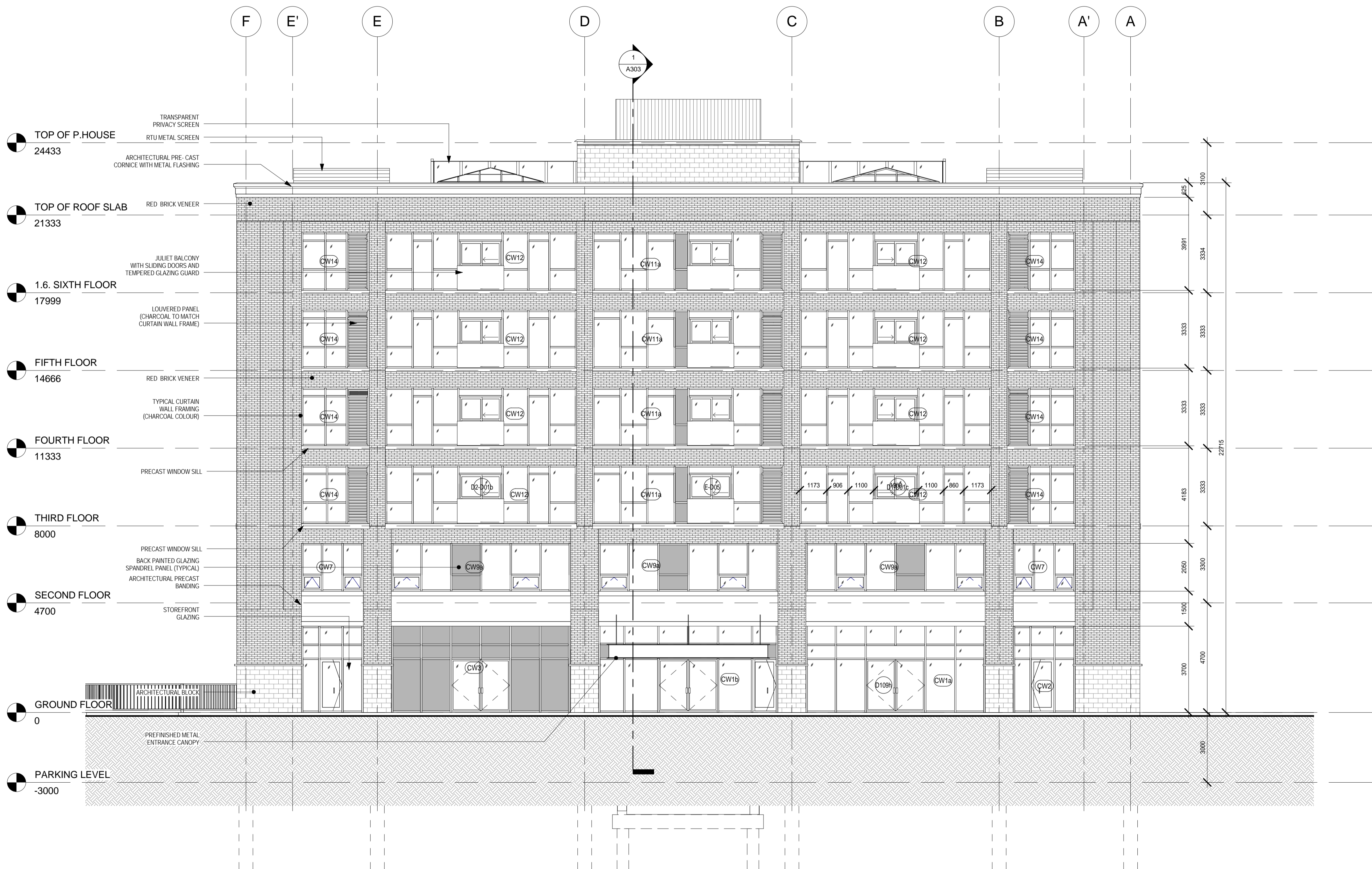
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	PREFINISHED METAL LOUVERS (TO MATCH CURTAIN WALL FRAMING)
	PREFINISHED METAL CLADDING (TO MATCH CURTAIN WALL FRAMING)
	PREFINISHED METAL CLADDING (TO MATCH CURTAIN WALL FRAMING)
	BRICK VENEER
	ARCHITECTURAL BLOCK



METRIC SCALE DRAWING		
no.	issued / revised	date:
1	FOR CLIENT REVIEW	2015-04-20
2	FOR CLIENT REVIEW	2015-07-22
3	FOR ZONING BY LAW AMENDMENT / OFFICIAL PLAN AMENDMENT	2015-07-30
4	FOR REVIEW	2017-02-24
5	SITEPLAN AGREEMENT	2017-08-22

**109 KING AVENUE
 PROPOSED SIX STOREY
 MIX-USE DEVELOPMENT**
 109 KING AVE EAST, NEWCASTLE, ON

Project no: 114841
 Scale: 1:100
 Drawn by: Author
 Reviewed by: Checker
 Date: 02/11/16



EAST ELEVATION

A204

2.3. EAST ELEVATION
 1 : 100

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



METRIC SCALE DRAWING

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4	FOR REVIEW	2017-02-24
5	SITEPLAN AGREEMENT	2017-08-22
6	FOR PERMIT	2017-09-01
7	FOR FOUNDATION TENDER	2017-10-06
8	REV. SITEPLAN AGREEMENT	2017-10-16
9	FOR TENDER (PACKAGE #2)	2017-12-01
10	IFC-FOUNDATIONS	2018-02-01
11	POST TENDER ADDENDUM #1 / REV. PERMIT	2018-04-13
12	ISSUED FOR CONSTRUCTION	2018-04-13
13	POST TENDER ADDENDUM #2	2018-06-29

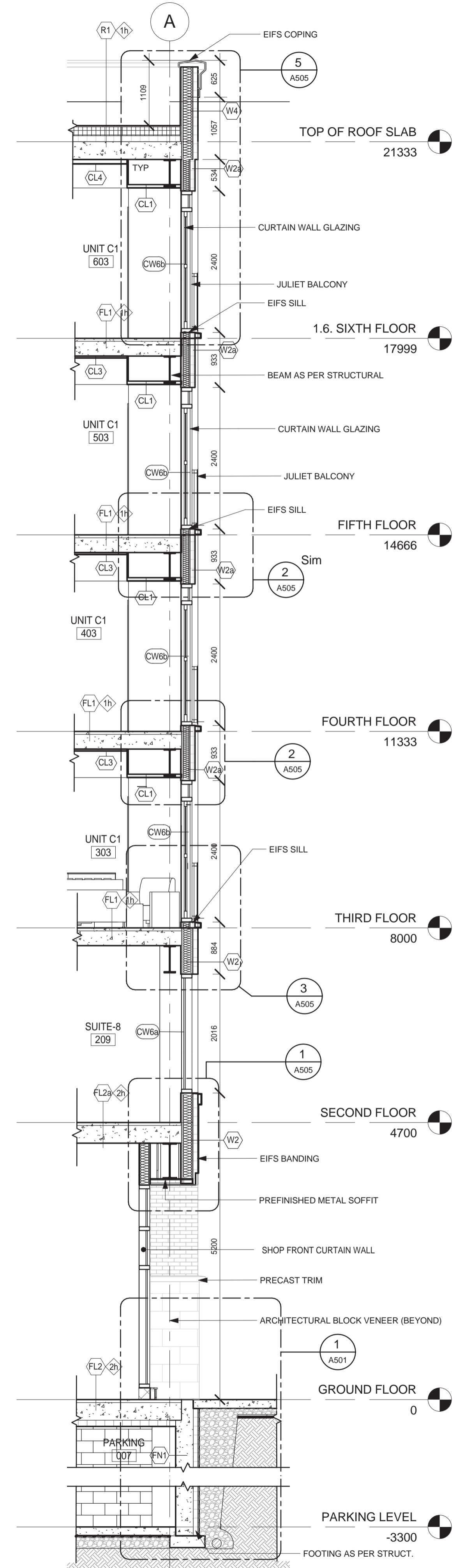
109 KING AVENUE
PROPOSED SIX STOREY
MIX-USE DEVELOPMENT
109 KING AVE EAST, NEWCASTLE, ON

Project no: 114841
Scale: 1 : 50
Drawn by: Author
Reviewed by: Checker
Date: 02/29/16

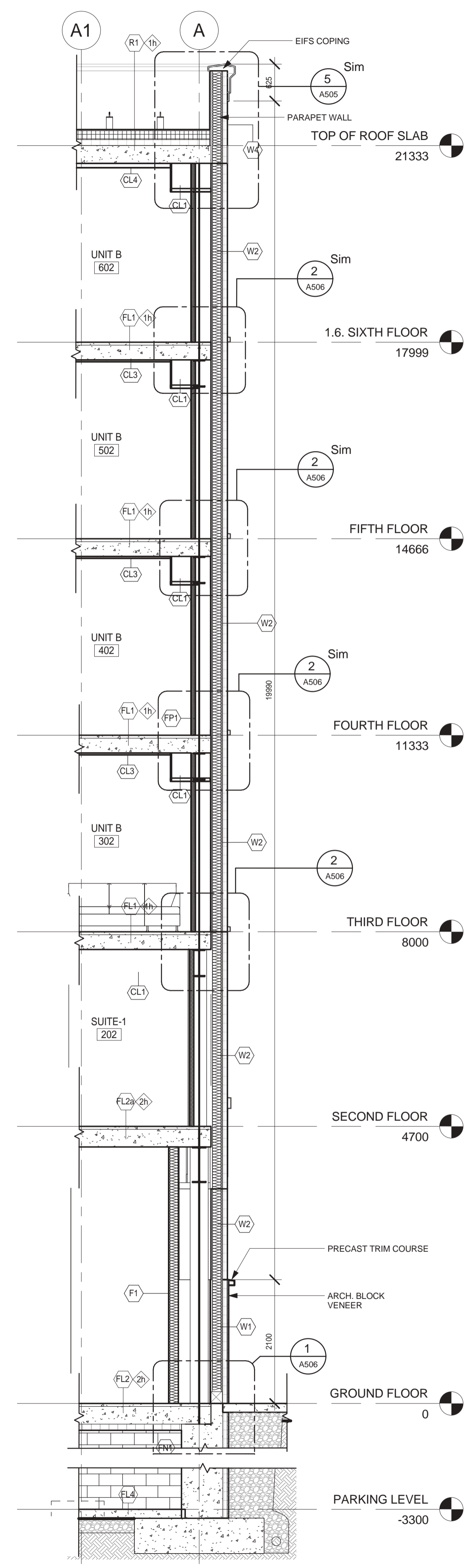


WALL SECTIONS

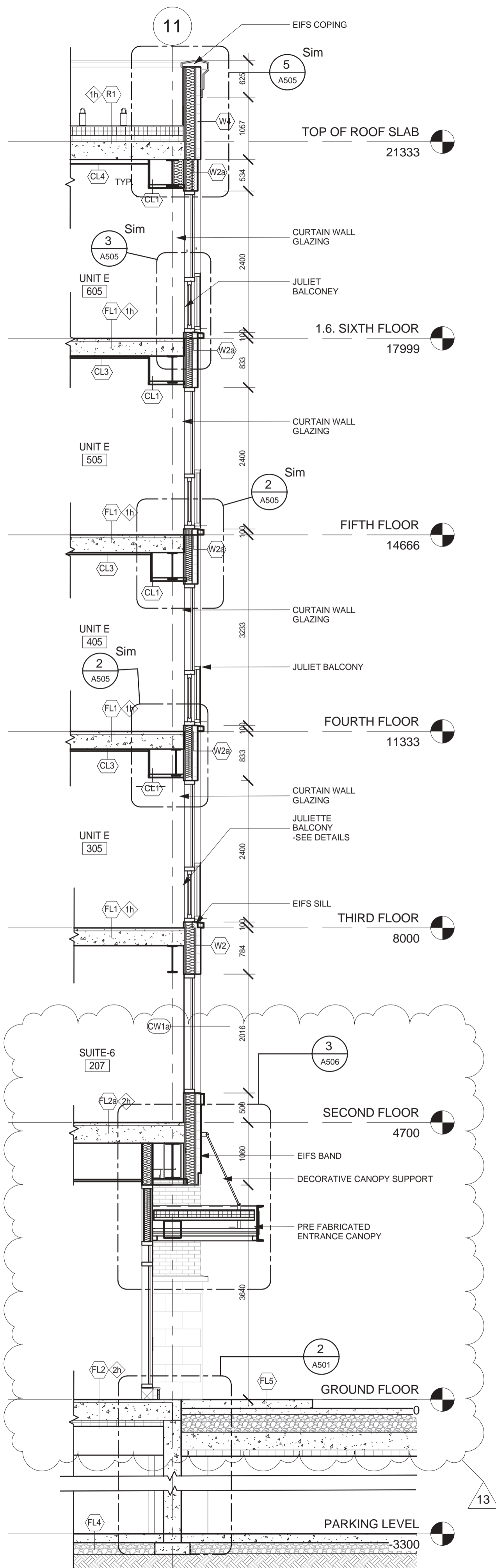
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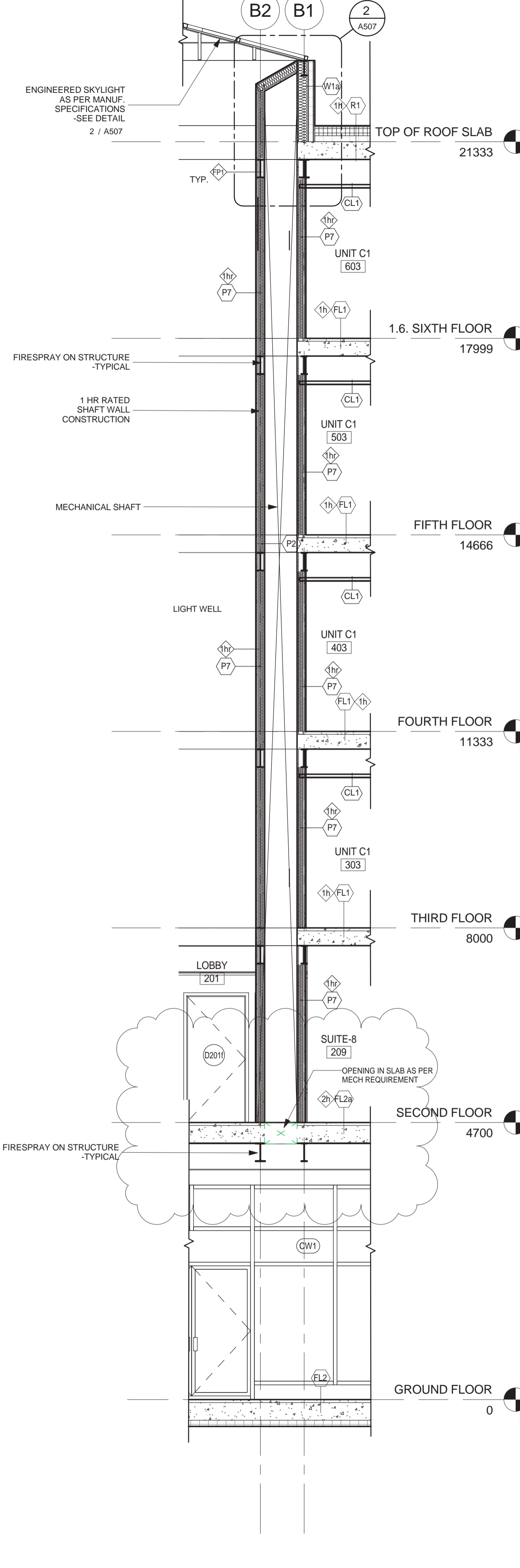
1 3.4 WALL SECTION-1
1 : 50



2 3.5 WALL SECTION-2
1 : 50



3 3.7 WALL SECTION-4
1 : 50



4 3.6 WALL SECTION-3
1 : 50

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9	FOR TENDER (PACKAGE #2)	2017-12-01
10	IFC-FOUNDATIONS	2018-02-01
11	POST TENDER ADDENDUM #1 / REV. PERMIT	2018-04-13

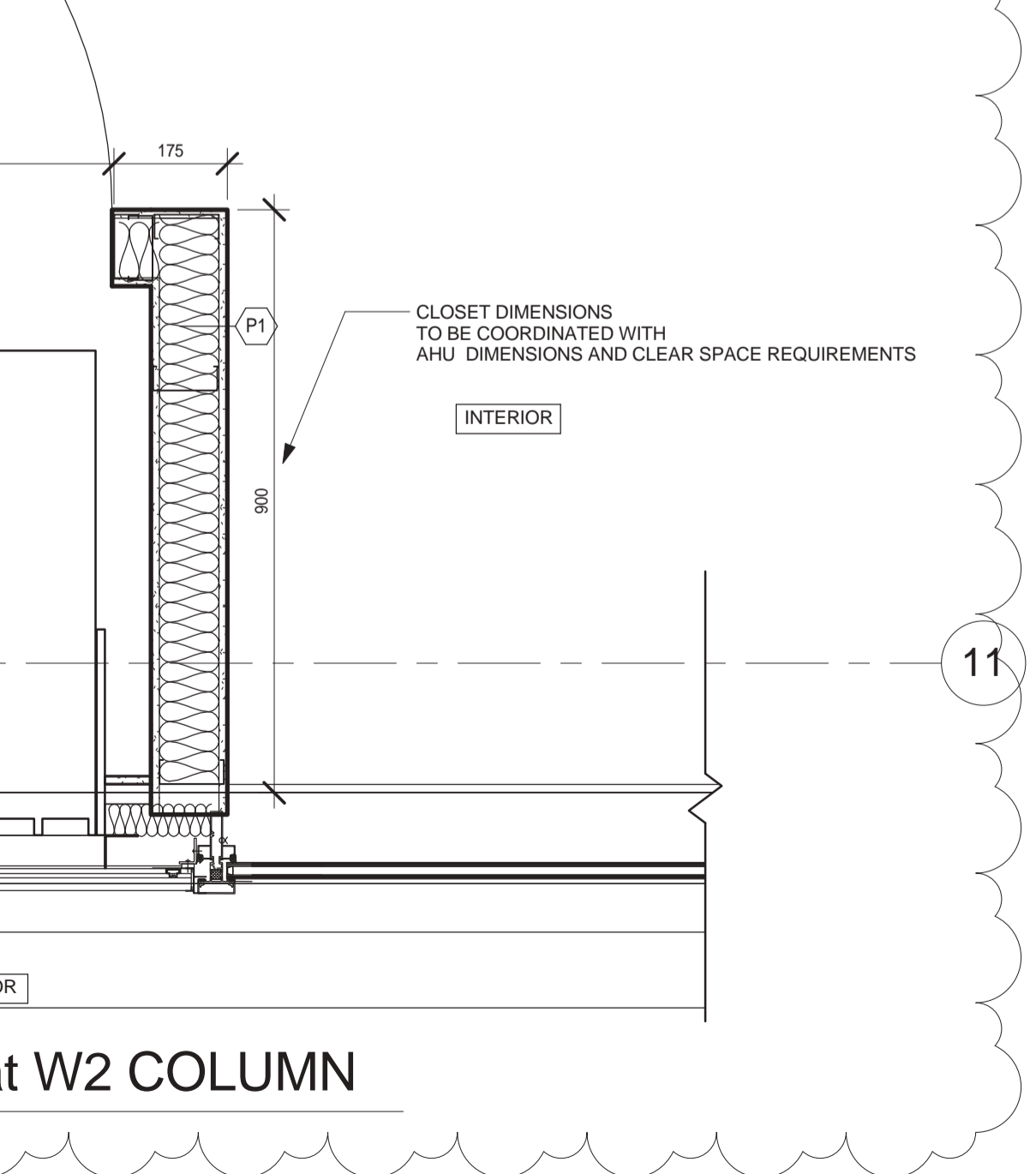
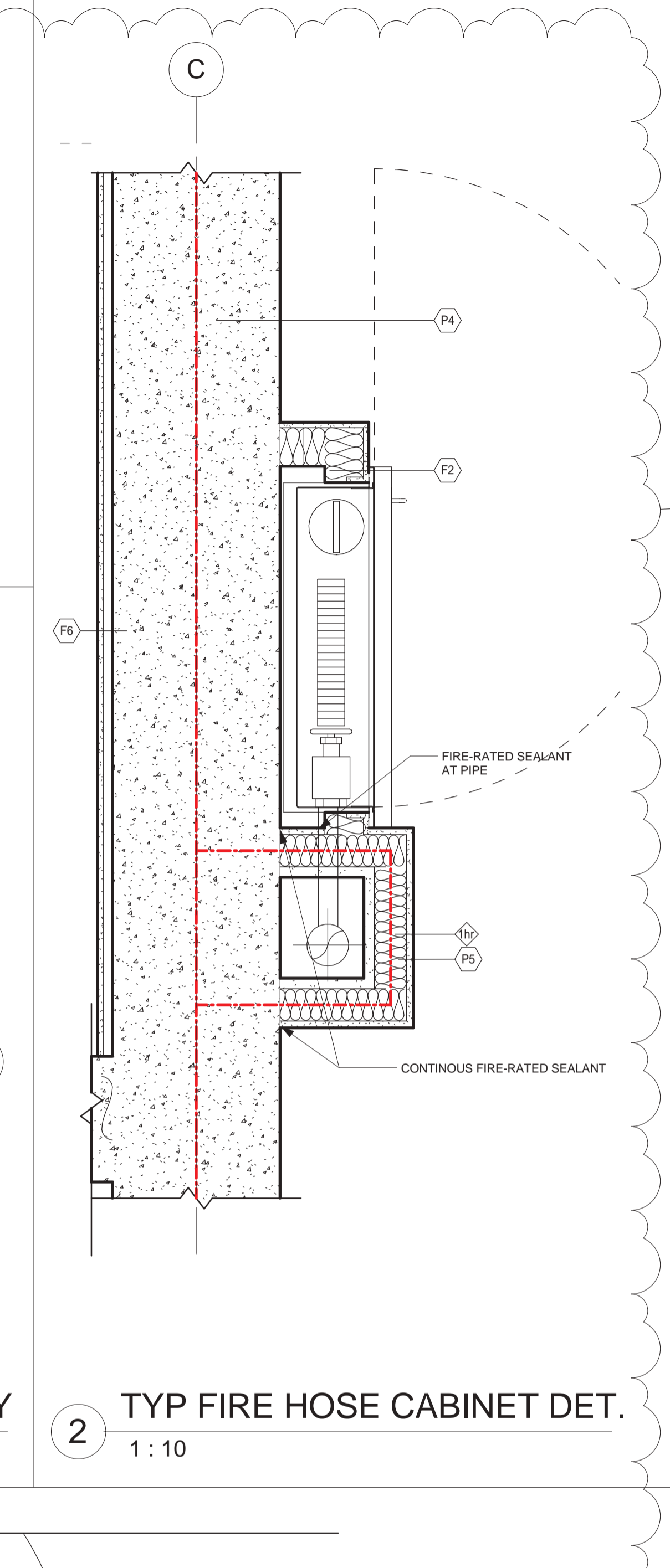
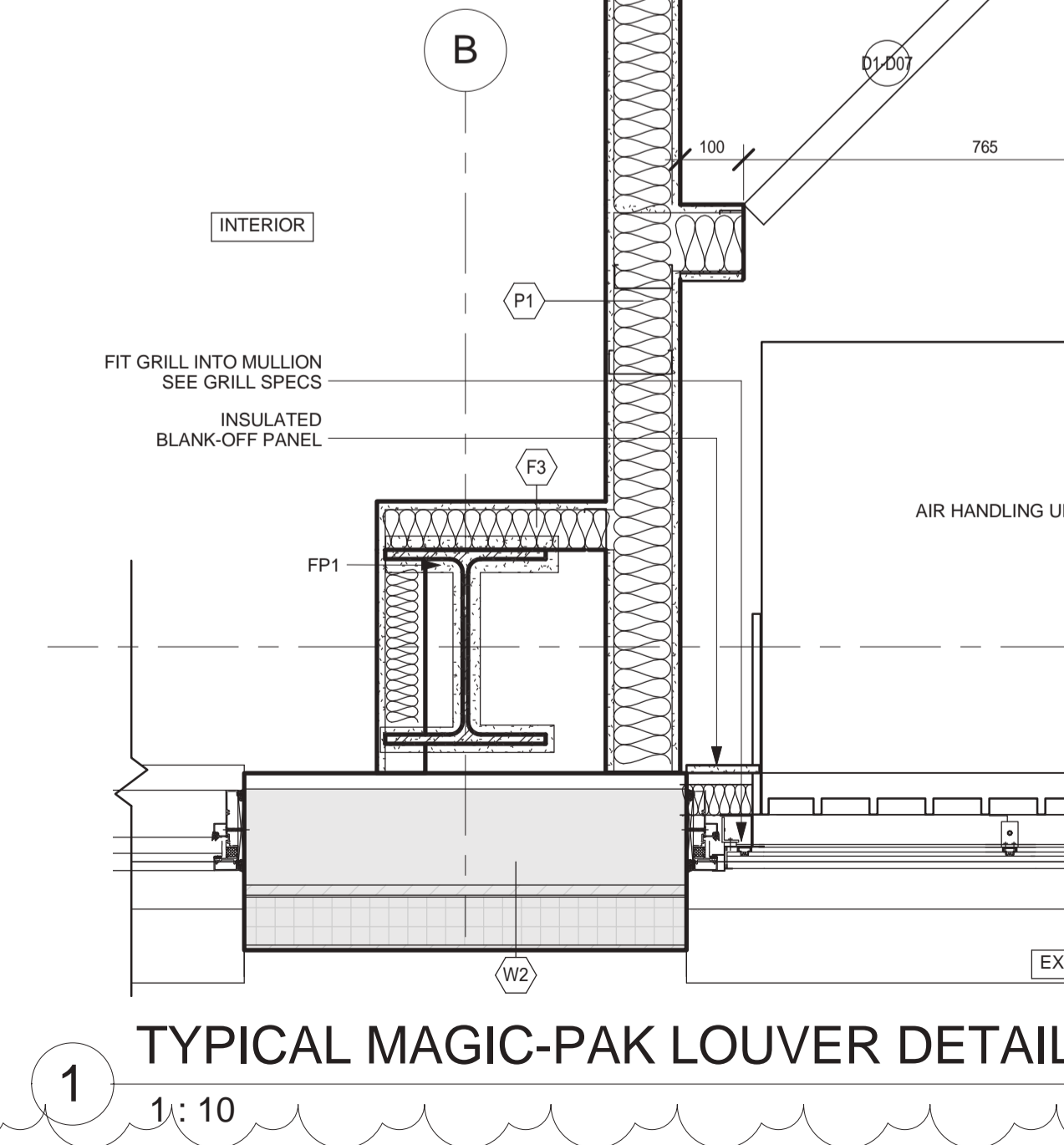
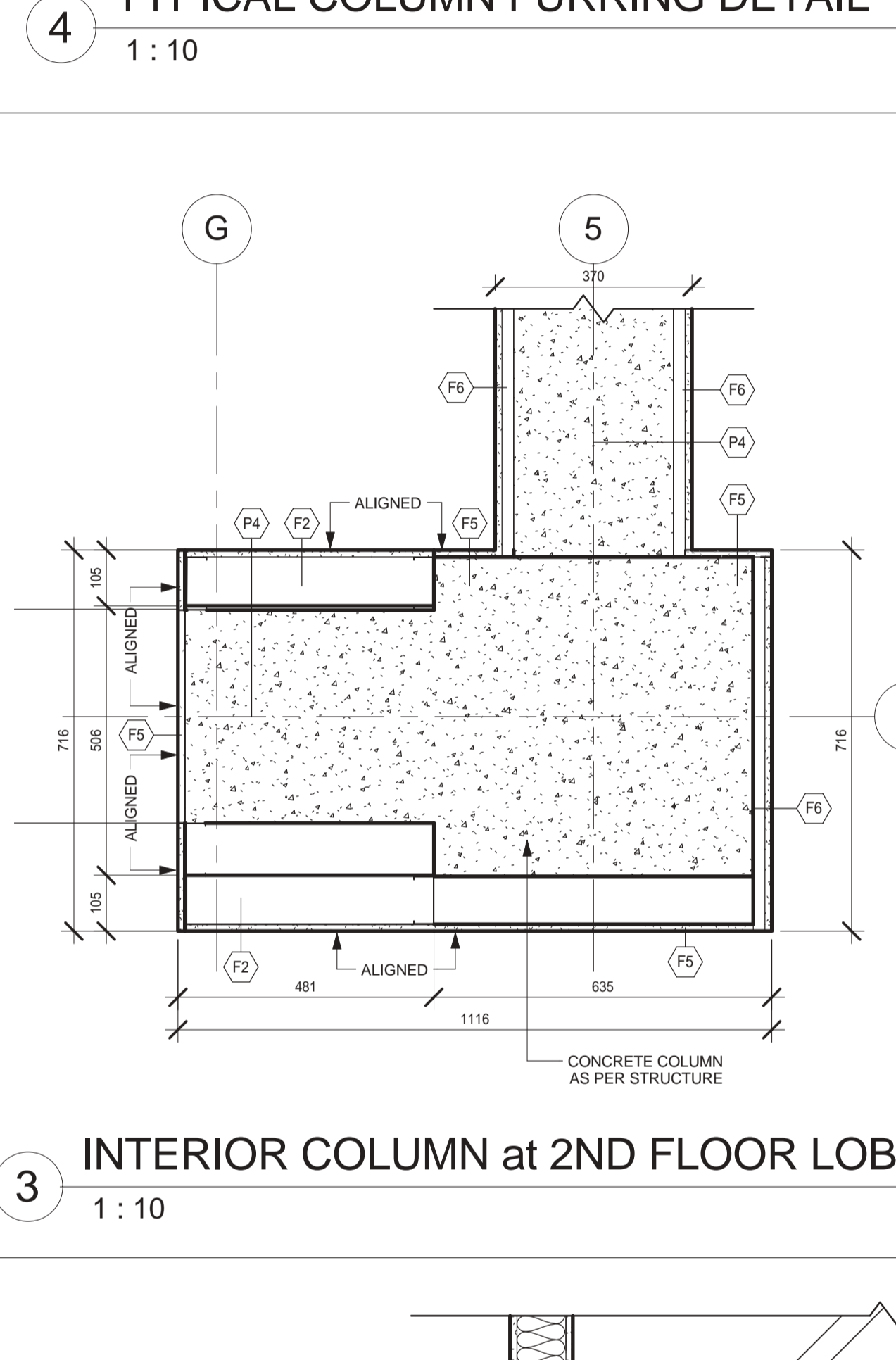
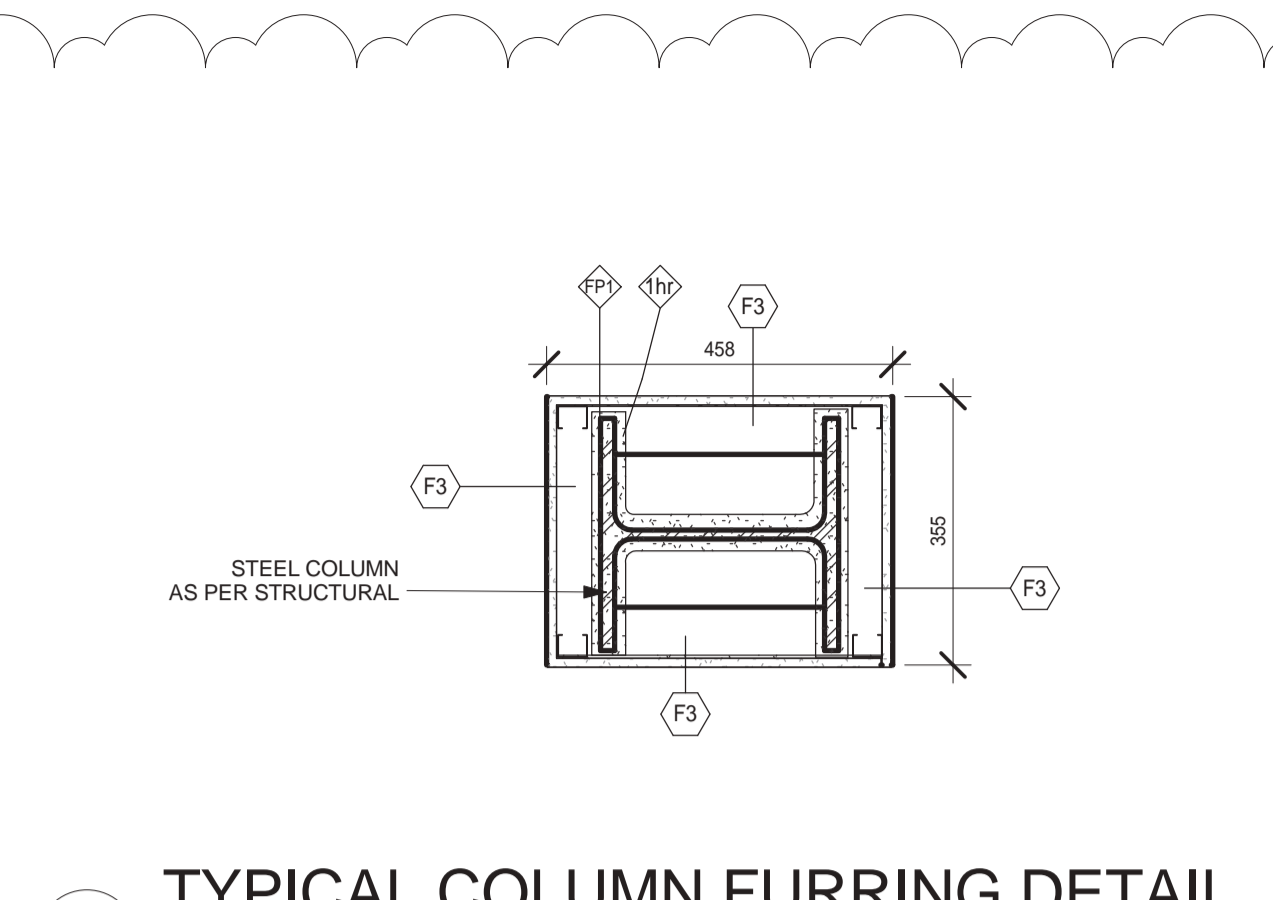
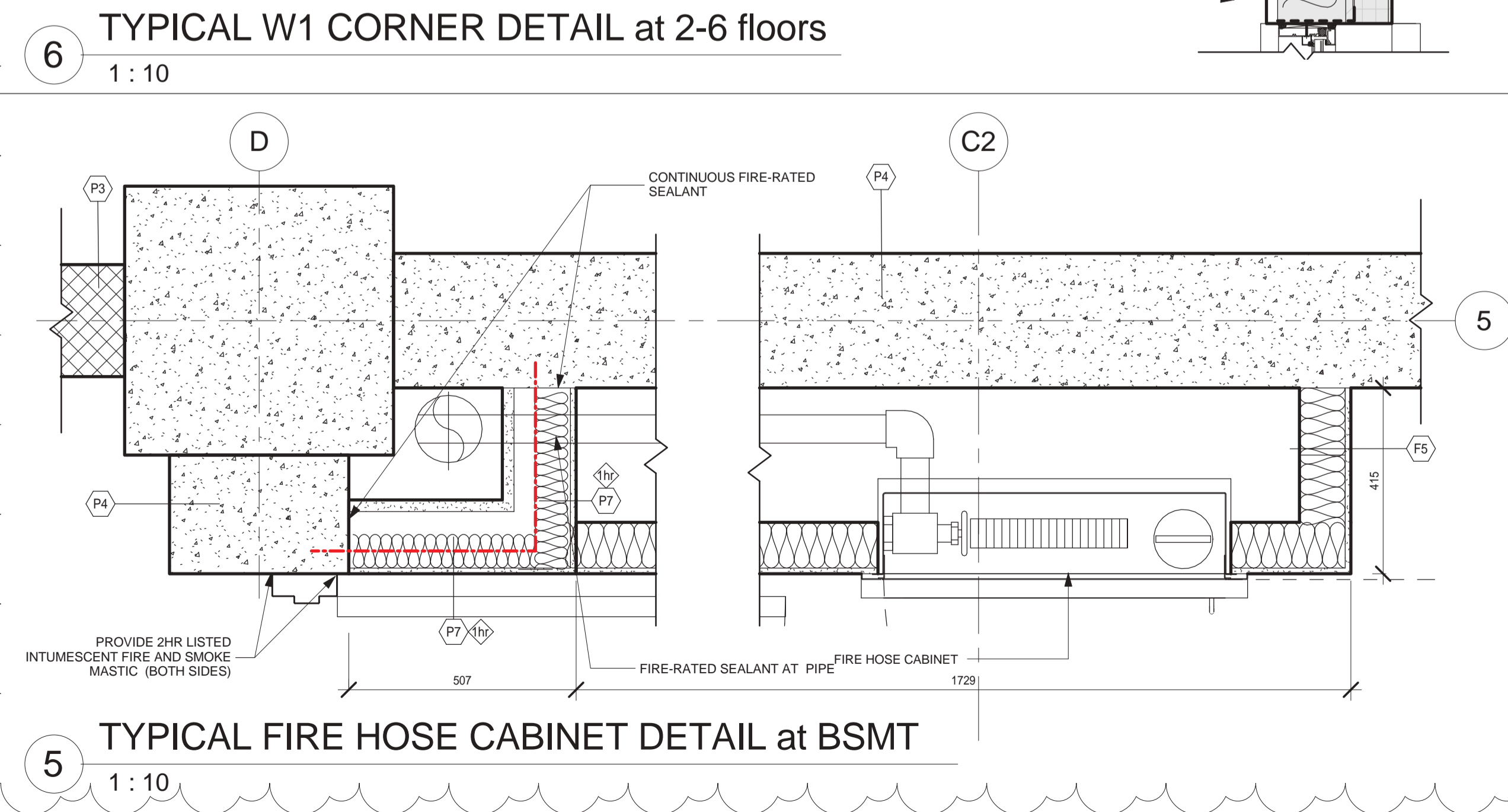
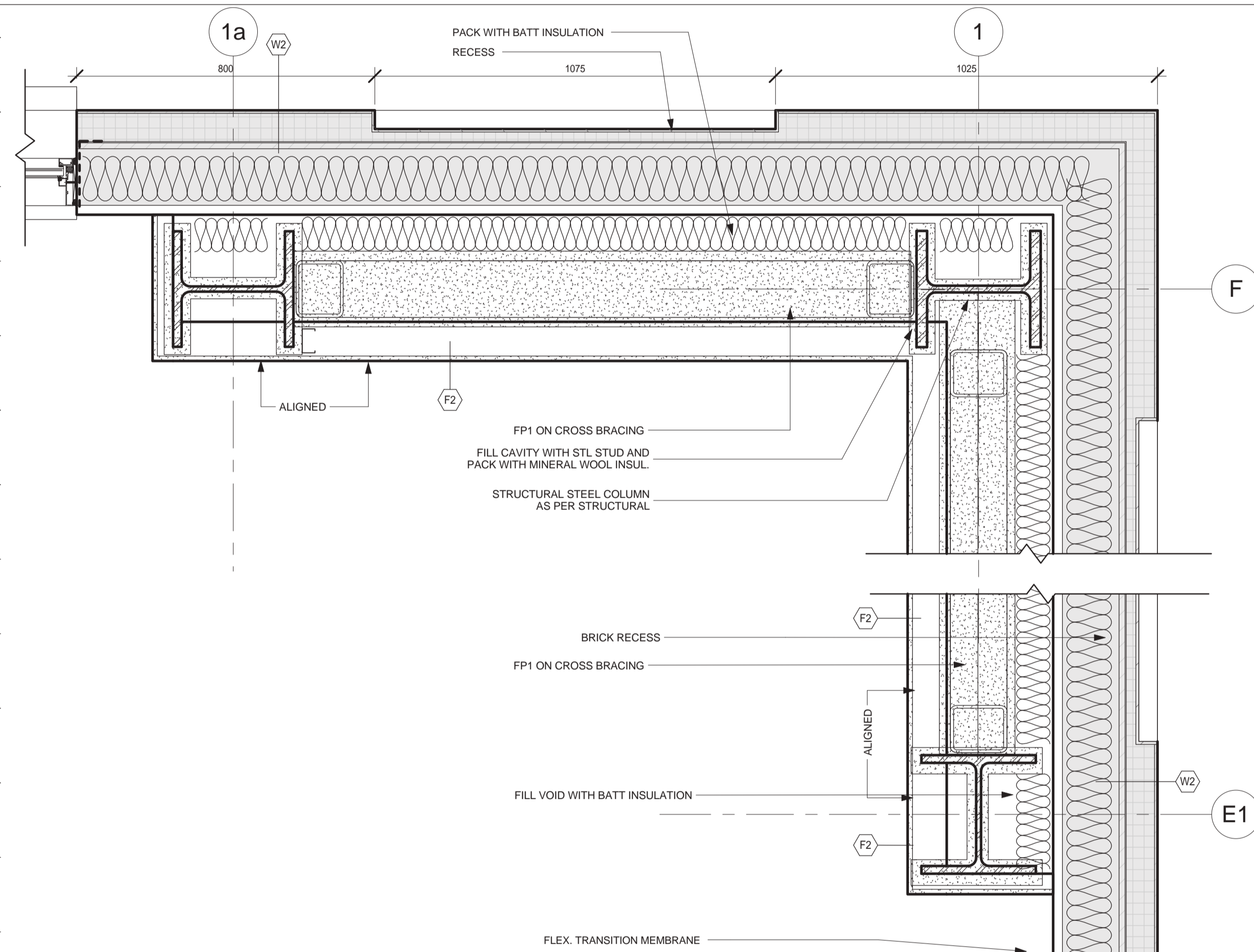
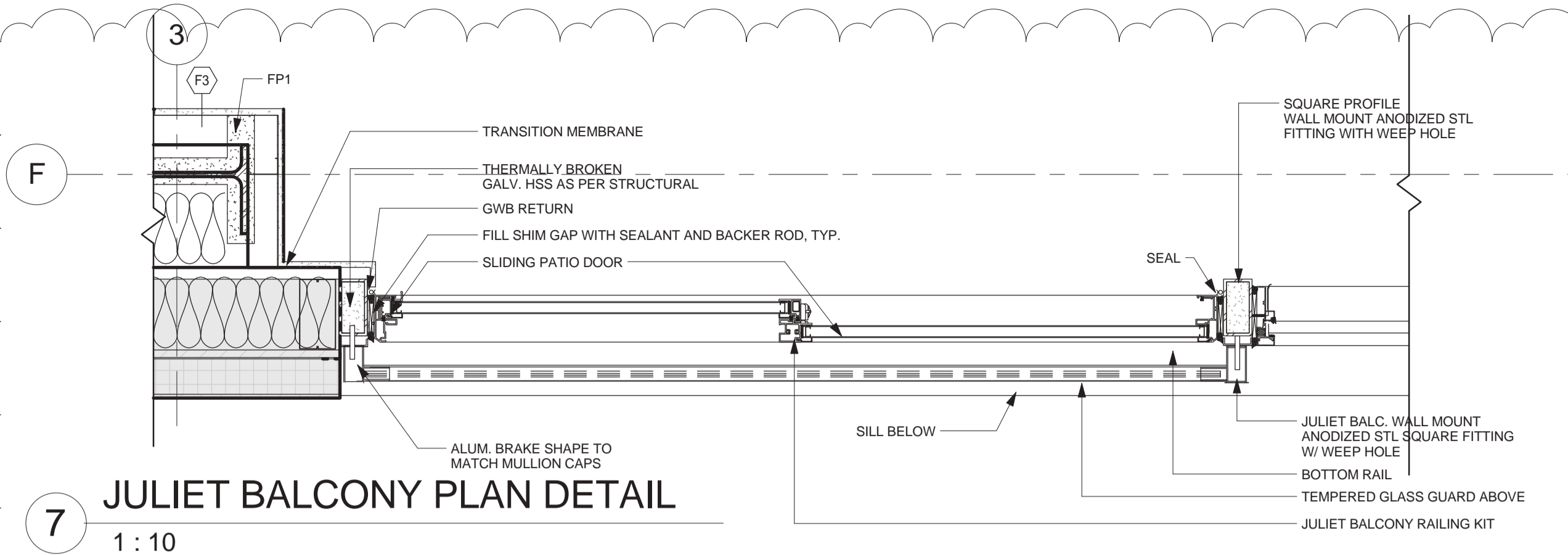
109 KING AVENUE
PROPOSED SIX STOREY
MIX-USE DEVELOPMENT
109 KING AVE EAST, NEWCASTLE, ON

Project no: 114841
Scale: 1:10
Drawn by: Author
Reviewed by: Checker
Date: 11/15/16



PLAN DETAILS-2

A503



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This drawing, as an instrument of service, is provided by and is the property of Nick Swerdtger 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.



METRIC SCALE DRAWING

no.	issued / revised	date:
1	FOR CLIENT REVIEW	2015-04-20
2	FOR CLIENT REVIEW	2015-07-22
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9	FOR TENDER (PACKAGE #2)	2017-12-01
10	IFC-FOUNDATIONS	2018-02-01
11	POST TENDER ADDENDUM#1 / REV. PERMIT	2018-04-13

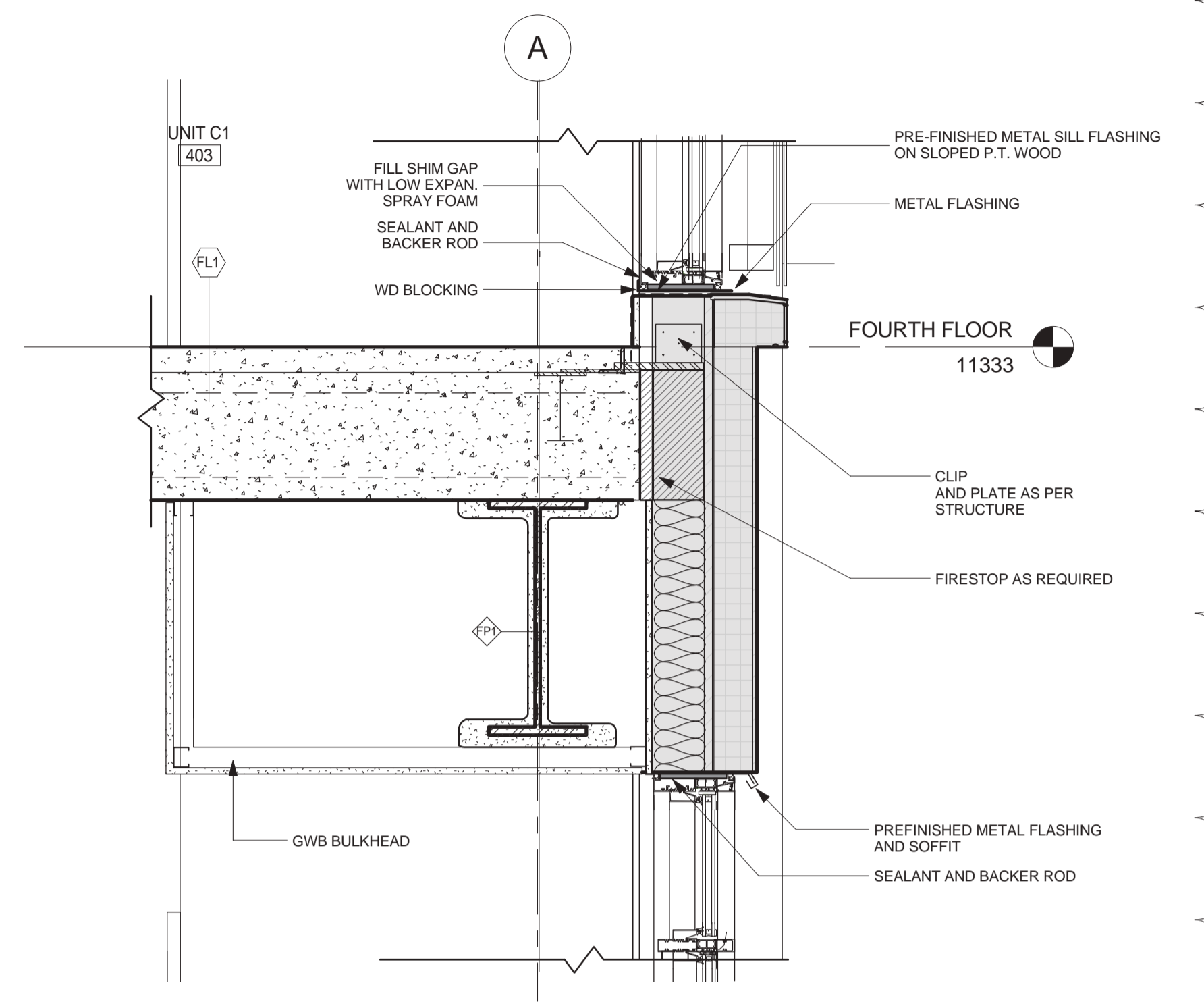
109 KING AVENUE
PROPOSED SIX STOREY
MIX-USE DEVELOPMENT
109 KING AVE EAST, NEWCASTLE, ON

Project no: 114841
Scale: 1:10
Drawn by: Author
Reviewed by: Checker
Date: 04/07/16

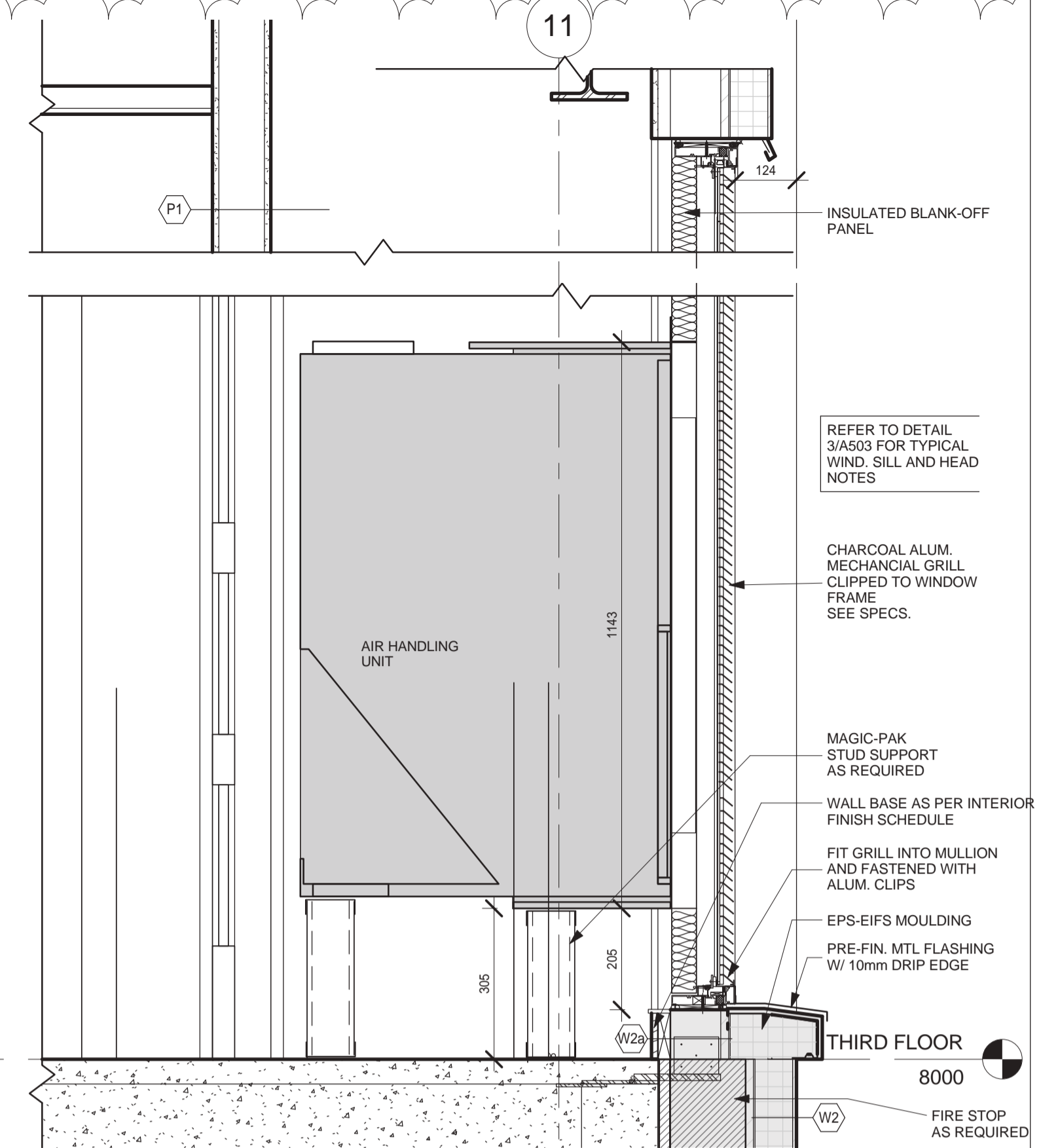


SECTION DETAILS-1

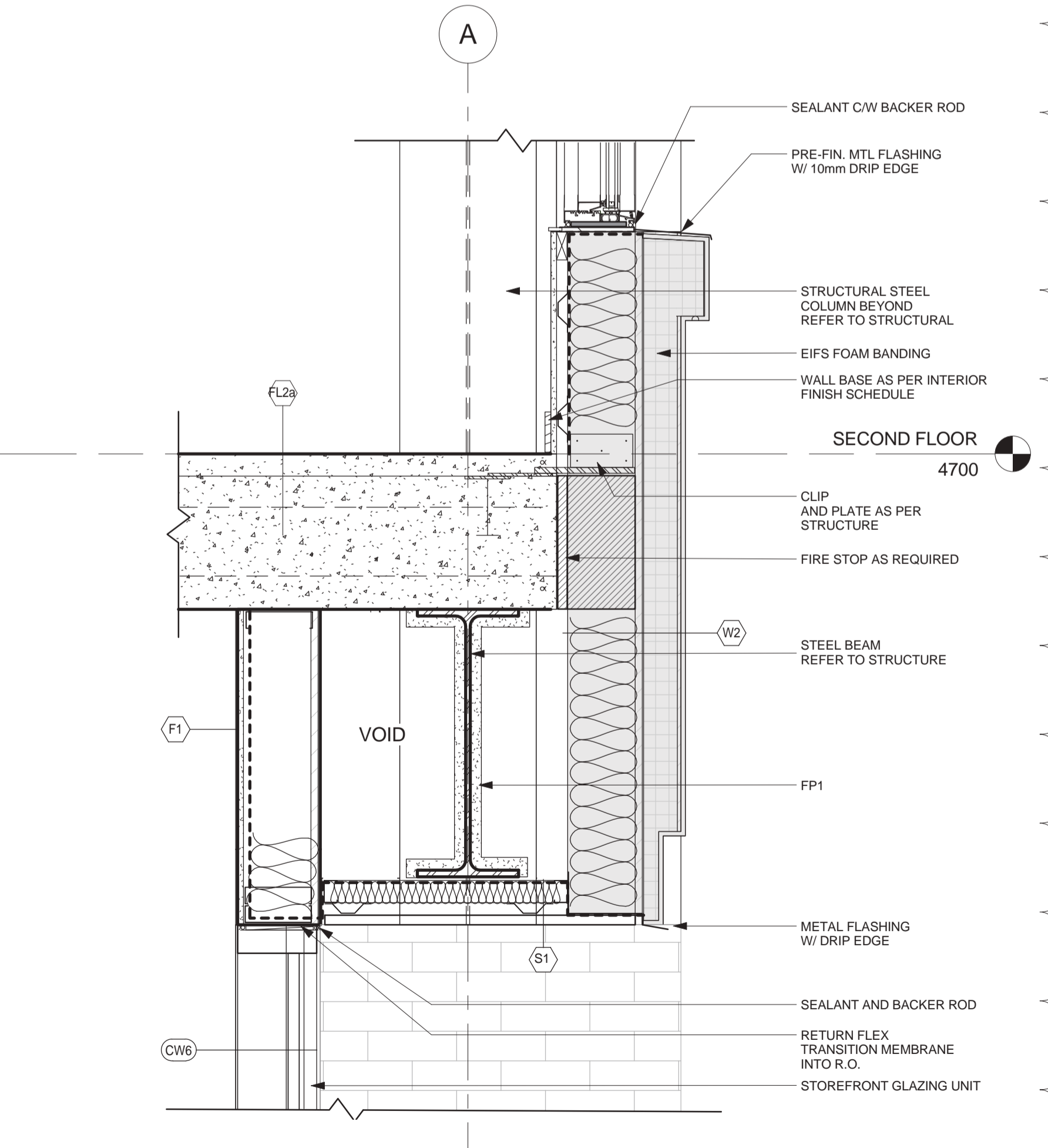
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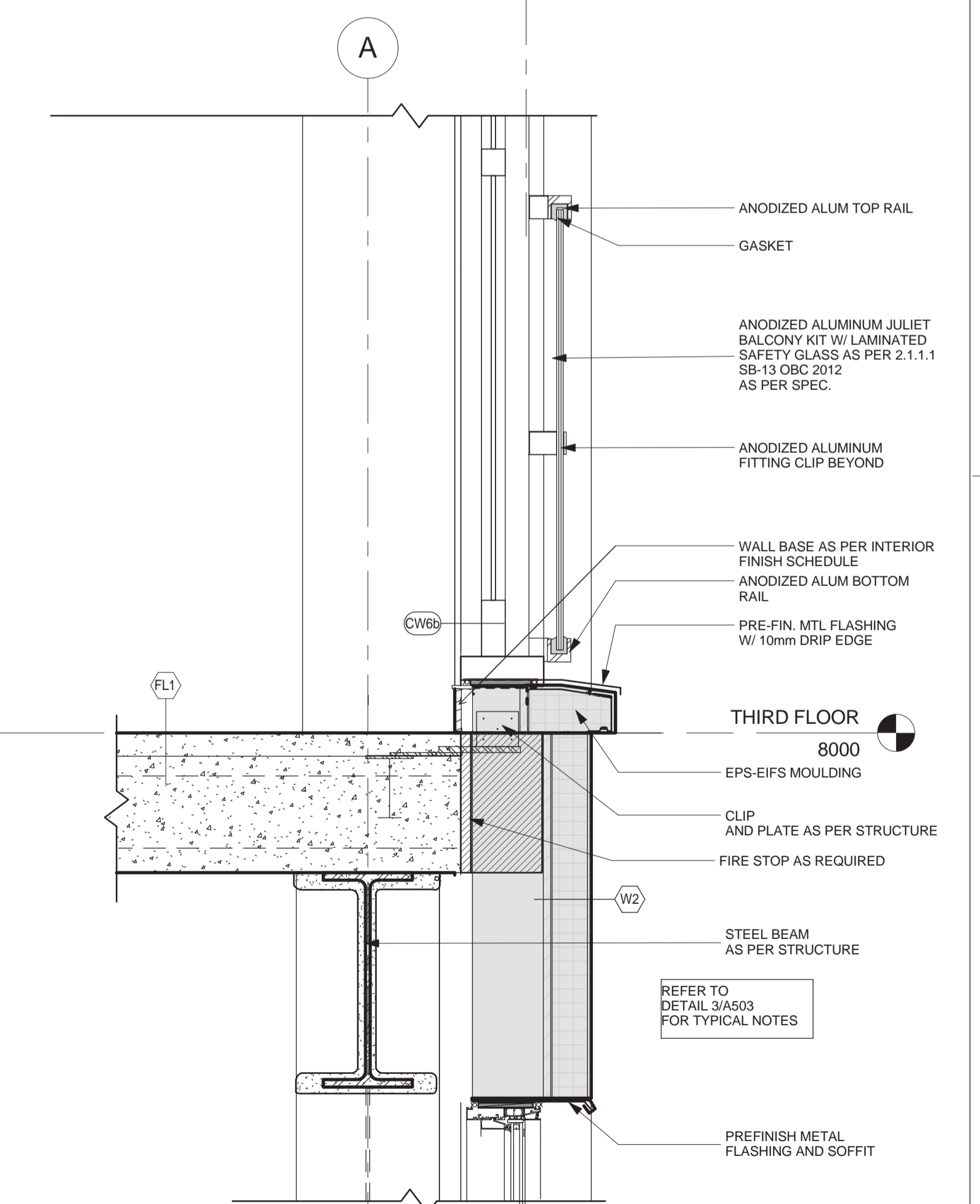
2 TYPICAL W2 WINDOW SILL TYPE 2 DETAIL
1:10



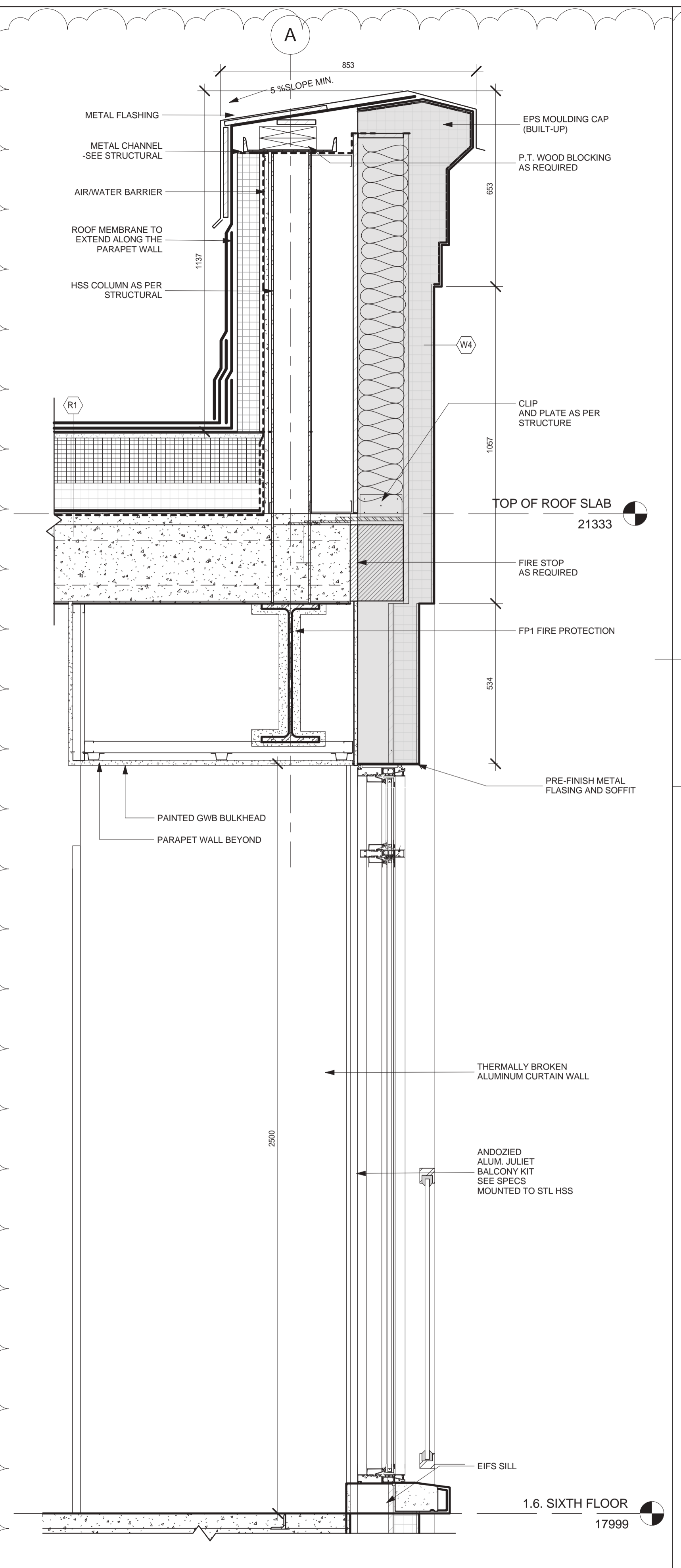
4 TYPICAL MECHANICAL LOUVER DETAIL
1:10



1 TYPICAL W2 EIFS SPANDREL BAND DETAIL
1:10



3 TYPICAL W2 JULIET BALCONY GUARD DETAIL
1:10



5 TYPICAL PARAPET DETAIL
1:10