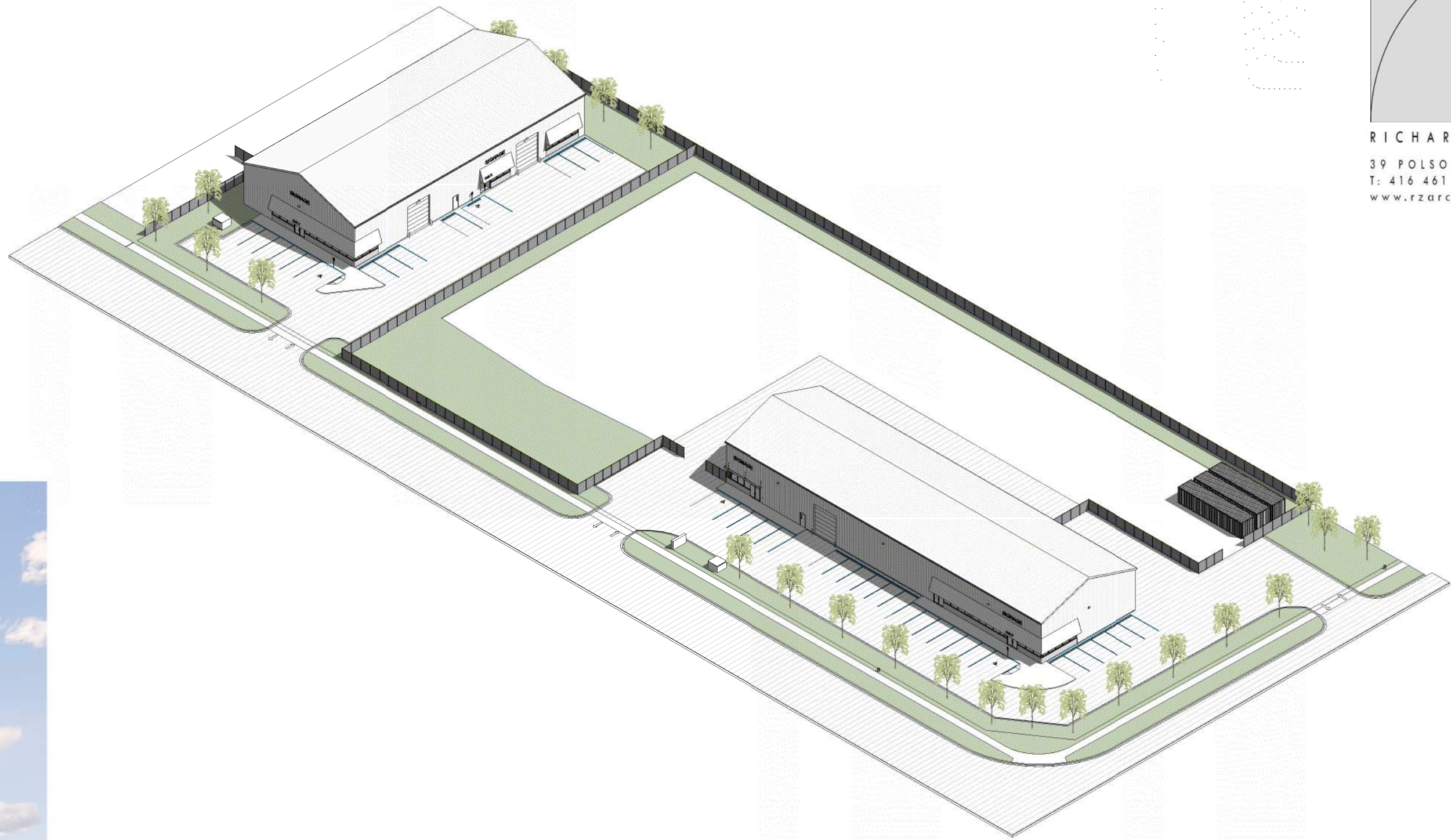
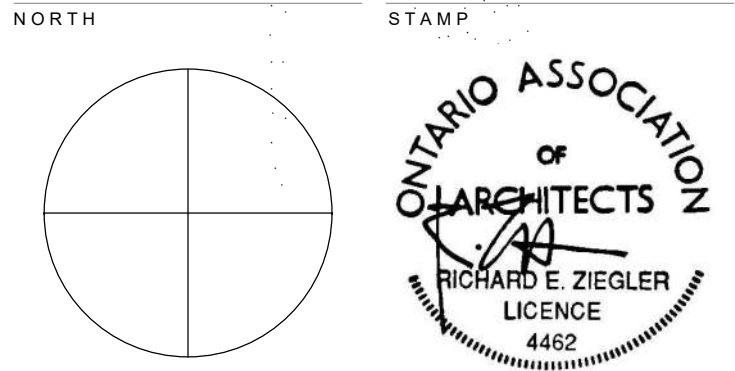




2 AERIAL VIEW OF SITE

Firm Name: Richard Ziegler Architect Inc. Certificate of Practice Number: 4280 39 Polson Street, Toronto, Ontario M5A 1A4 Telephone 416 461 1494 Fax 866 895 1488 mail@rzarchitect.com The Certificate of Practice Number of the holder is the holder's BCDN.		 The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCDN.	
Name of Project: LUCAS POINT BUSINESS PARK: BUILDING A			
Location: 115 DODGE STREET, COBOURG			
Item	Ontario's 2006 Building Code Data Matrix Part 3 or 9	OBC Reference References are to Division B unless noted (A) for Division A or (C) for Division C.	
1	Project Descriptions: ☒ New ☐ Part 11 ☐ Addition ☐ 11.1 to 11.4 ☐ Change of Use ☐ Alteration	☒ Part 3 1.1.2. [A]	☐ Part 9 1.1.2. [A] & 9.10.1.3
2	Major Occupancy(s): Group F2	3.1.2.1. (1)	9.10.2.
3	Building Area (m²) Existing: 0 m² New: 1,115m² Total: 1,115 m²	1.4.1.2 [A]	1.4.1.2 [A]
4	Gross Area Existing: 0 m² New: 1,115m² Total: 1,115 m²	1.4.1.2 [A]	1.4.1.2 [A]
5	Number of Storeys Above Grade: 1 Below Grade: N/A	1.4.1.2 [A] & 3.2.1.1	1.4.1.2 [A] & 9.10.4
6	Number of Streets/Fire Fighter Access: 3	3.2.2.10. & 3.2.5.	9.10.20.
7	Building Classification: Group F, Division 2 (3.2.2.71.)	3.2.2.20. -83	9.10.2.
8	Sprinkler System Proposed ☐ entire building ☐ basement ☐ in lieu of roof rating ☐ selected compartments ☒ not required ☐ selected floor areas	3.2.2.20. -83 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2. 3.2.2.17. INDEX
9	Standpipe required ☐ Yes ☒ No	3.2.9.	N/A
10	Fire Alarm required ☐ Yes ☒ No	3.2.4.	9.10.18.
11	Water Service/Supply is Adequate ☒ Yes ☐ No	3.2.5.7.	N/A
12	High Building ☐ Yes ☒ No	3.2.6.	N/A
13	Construction Restrictions ☐ Combustible permitted ☒ Non-combustible required ☐ Both	3.2.2.20. -83	9.10.6.
14	Actual Construction: ☐ Combustible ☒ Non-combustible ☐ Both		
15	Mezzanine Area: 267m²	3.2.1.1. (3)-(8)	9.10.4.1.
16	Occupant load based on ☐ m²/person ☒ design of building	3.1.17.	9.9.1.3.
17	Basement: Occupancy _____ Load _____ persons 1st Floor: Occupancy: _____ Load 15 persons 2nd Floor: Occupancy: _____ Load 0 persons 3rd Floor: Occupancy _____ Load _____ persons (Additional floor areas continued below)	3.1.17.1.	
18	Barrier-free Design ☒ Yes ☐ No (Explain)	3.8.	9.5.2.
19	Hazardous Substances ☐ Yes ☒ No	3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)
20	Required Fire Resistance Rating (FRR) Horizontal Assemblies FRR (Hours) Floors: 3/4 Hours Roof: N/A Hours Mezzanine 3/4 Hours Listed Design No. or Description (SG-2) N/A	3.2.2.20. -83 & 3.2.1.4.	9.10.8. 9.10.9.
21	Spatial Separation - Construction of Exterior Walls Wall Area of EBF (m²) 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.	3.2.3.	9.10.14.
22	North 421 m² 33.5 m 11.3:1 100% 21% N/A		X
23	South 421 m² 26.5 m 11.3:1 78% 12% N/A		X
24	East 112 m² 26.0 m 3:1 100% 19% N/A		X
25	West 112 m² 36.0 m 3:1 100% 19% N/A		X
26	Other - Describe _____		

01	ISSUED FOR PLANNING APPROVALS	2021.08.10
NO.	ISSUANCE	DATE
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DO NOT USE THIS DRAWING FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT.		



DODGER INVESTMENTS INC.

560 THOMPSON STREET, COBOURG

OBC DATA MATRIX, SCHEDULES

SCALE	PROJECT NUMBER
DATE	2021-08-10 9:00:46 AM
DRAWN	REZ
CHECKED	REZ
SHEET	REVISION

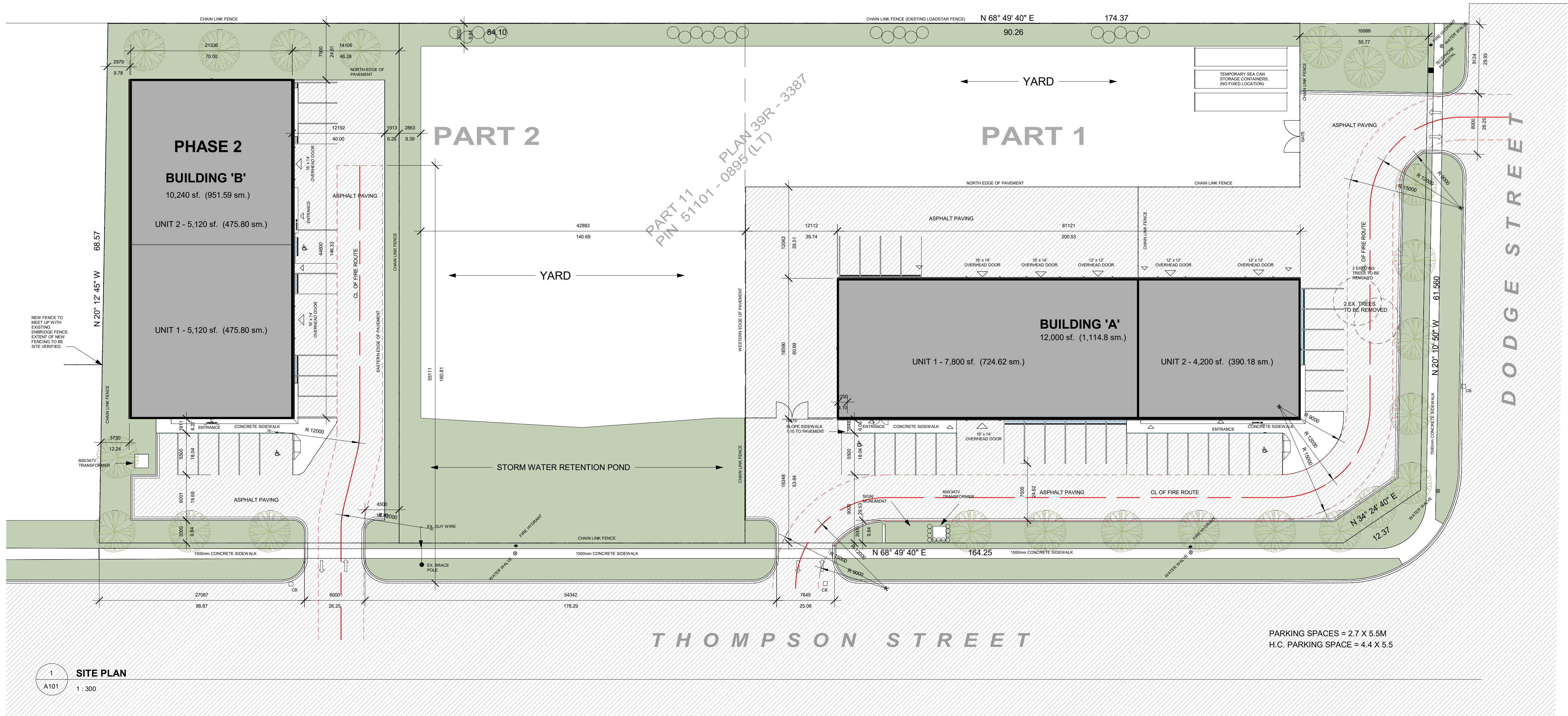
A100



BUILDING B



BUILDING A

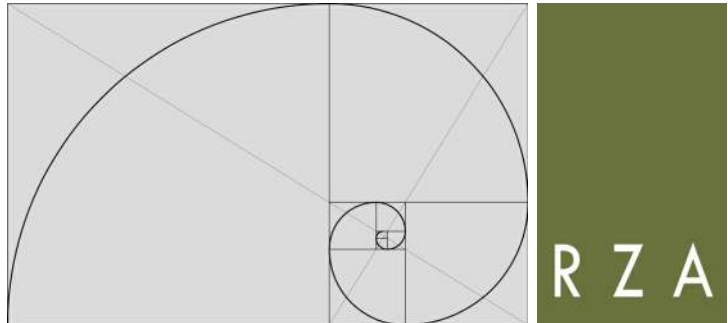


THOMPSON STREET PROJECT - ZONING STATISTICS

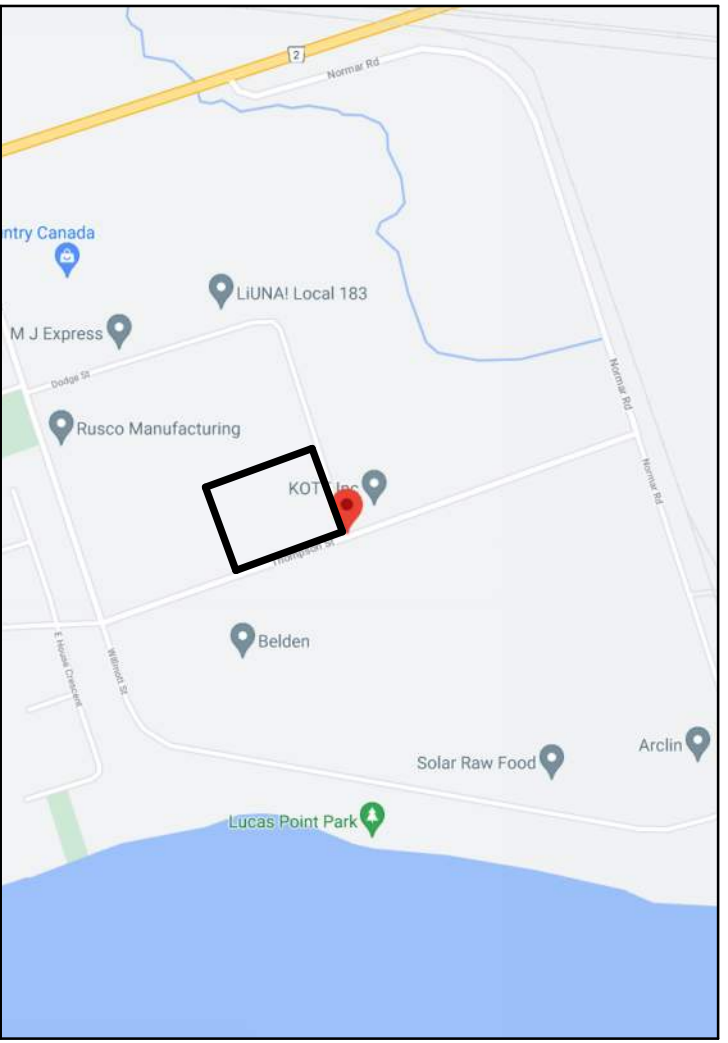
ZONING: LM1	ZONING REQUIREMENT	PROVIDED	
SITE AREA	1,400 sm. Minimum	11,917.07	sm.
BUILDING A		1,114.80	sm. Footprint
BUILDING B		951.60	sm. Footprint
TOTAL BUILDING AREA		2,066.40	sm.
COVERAGE	40% Maximum	17%	
LANDSCAPED AREA	20% Min.	2,384.00	sm. 20%
CONCRETE SIDEWALKS		171.08	sm. 1%
ASPHALT PAVING		3,785.00	sm. 32%
YARD (GRANULAR)		3,510.59	sm. 29%
BUILDING HEIGHT	13.0 m	10.00	m
FRONT YARD SETBACK	9.0m (Thompson Street)	16.50	m
REAR YARD SETBACK	7.5 m	7.50	m
INTERIOR SIDE YARD SETBACK	3.0 m	3.00	m
EXTERIOR SIDE YARD SETBACK	9.0 m	16.00	m

BUILDING A - PARKING (Including 2 Barrier Free Spaces)	12	28
BUILDING A - LOADING	2	2

BUILDING B - PARKING (Including 2 Barrier Free Spaces)	9	14
BUILDING B - LOADING	2	2



RICHARD ZIEGLER ARCHITECT INC.
39 POLSON STREET TORONTO, ONTARIO M5A 1A4
T: 416 461 1494 or 1 800 413 7992 F: 866 895 1488
www.rzarchitect.com E: mail@rzarchitect.com



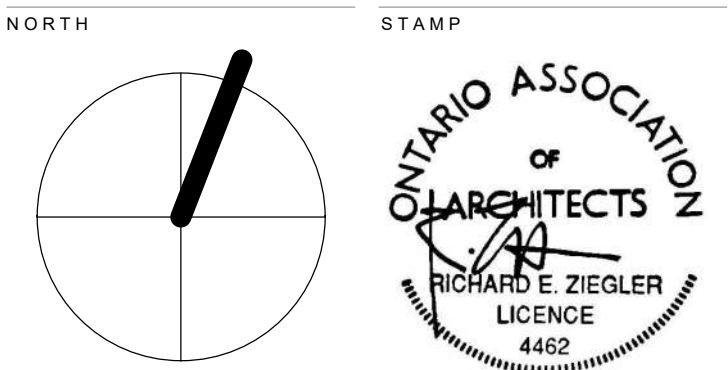
CONTEXT PLAN

SITE PLAN INFORMATION FROM:
PLAN OF SURVEY OF
PART OF LOT 10 CONCESSION 'B' AND
FORMERLY GEOGRAPHIC TOWNSHIP OF HAMILTON,
NOW: TOWN OF COBOURG
COUNTY OF NORTHUMBERLAND

SYLVESTER & BROWN
LAND SURVEYING
191 TORONTO ROAD
PORT HOPE, ONTARIO L1A 3V5
905 885 2280

02	ISSUED FOR PLANNING APPROVALS	2021.08.10
01	ISSUED FOR PLANNING PRE-CONSULT	2021.05.10

NO. ISSUANCE DATE
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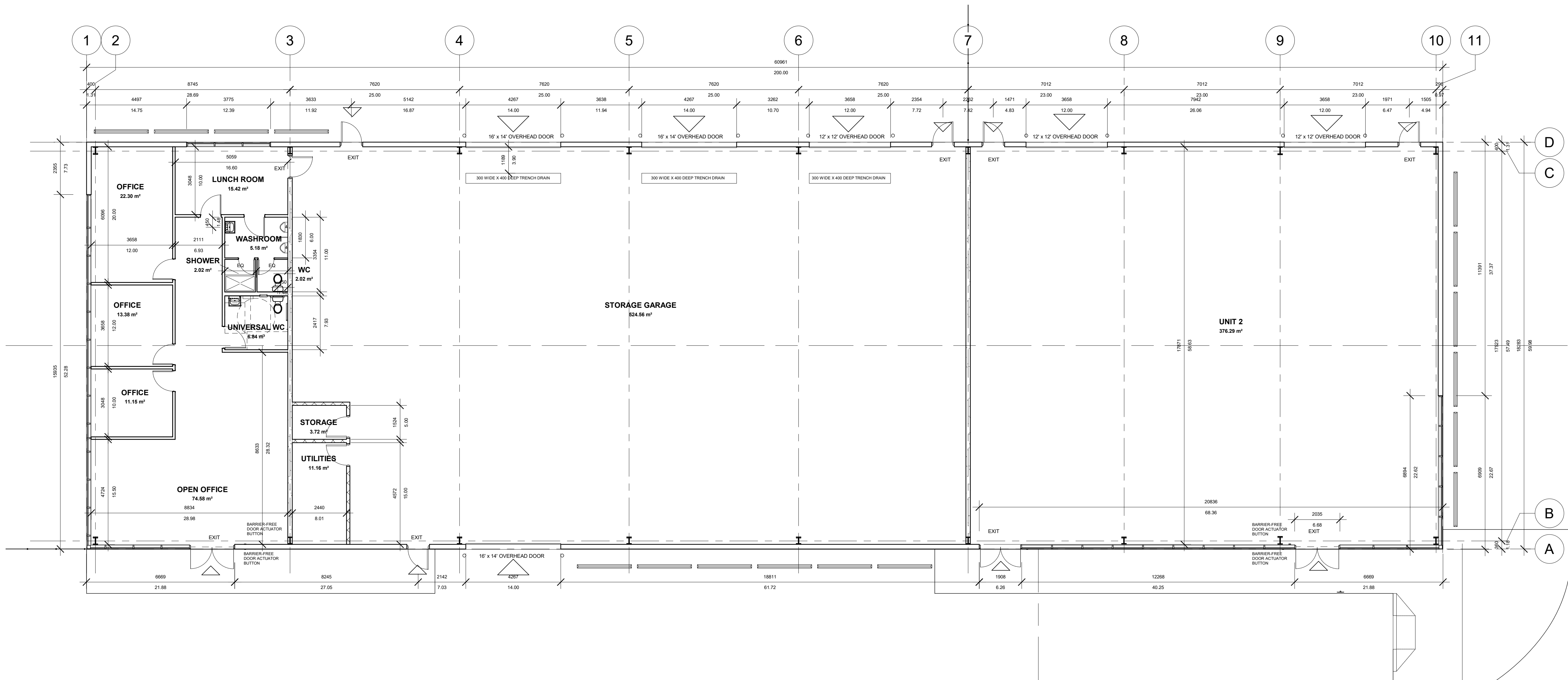
DODGER INVESTMENTS INC.

560 THOMPSON STREET, COBOURG

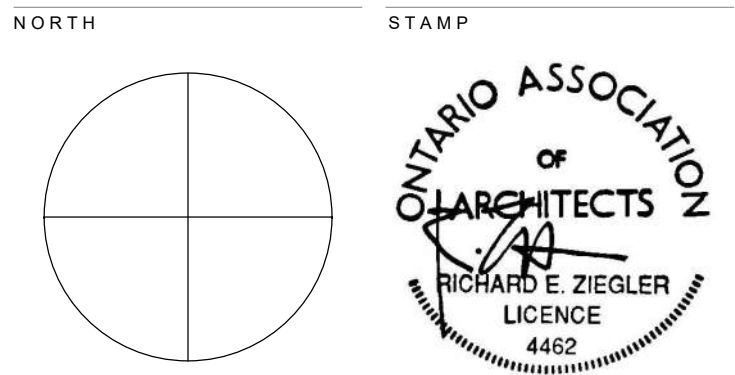
SITE PLAN

SCALE	As Indicated	PROJECT NUMBER
DATE	2021-08-18 12:59:51 PM	202120
DRAWN	REZ	
CHECKED	REZ	
SHEET		REVISION

A101



01	ISSUED FOR PLANNING APPROVALS	2021.08.10
NO.	ISSUANCE	DATE
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DO NOT USE THIS DRAWING FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT.		



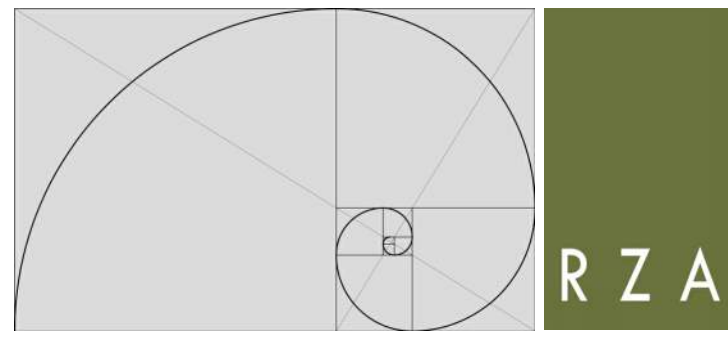
DODGER INVESTMENTS INC.

560 THOMPSON STREET, COBOURG

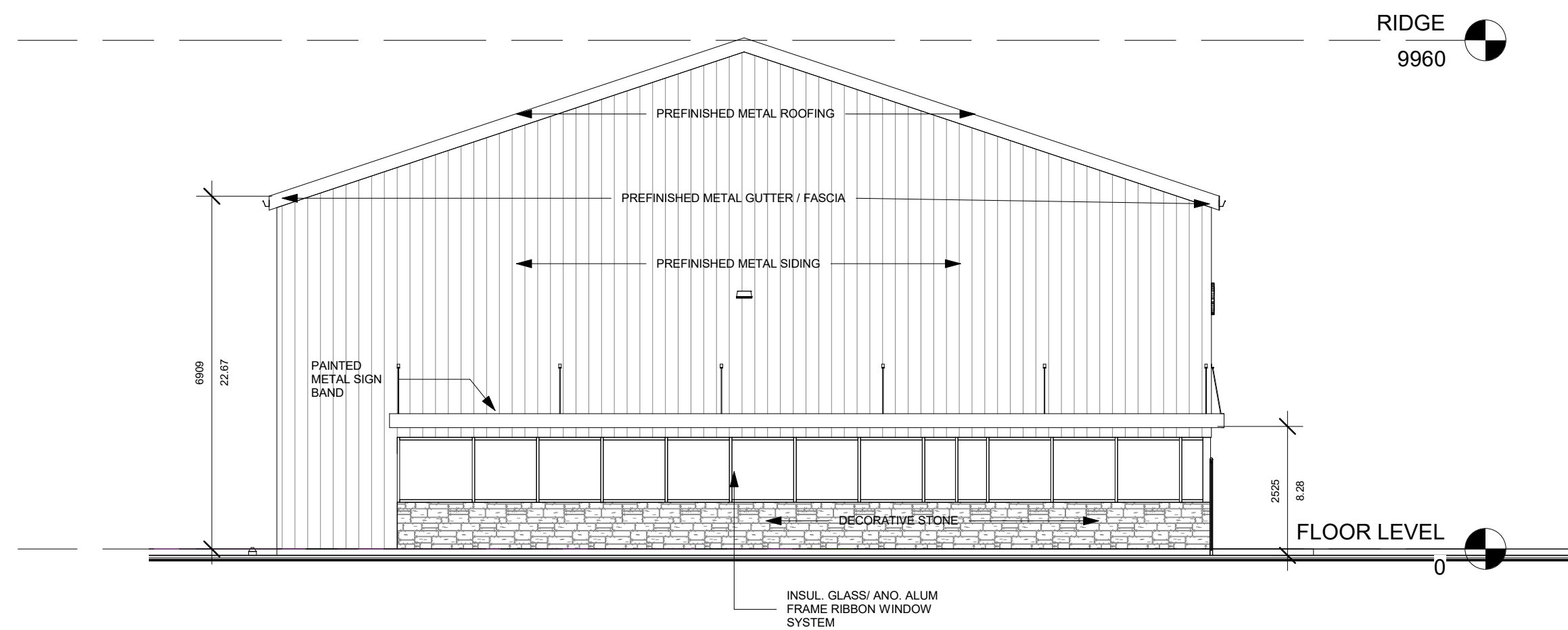
FLOOR PLAN - BUILDING A

SCALE	1:100	PROJECT NUMBER
DATE	2021-08-10 9:00:47 AM	202120
DRAWN	REZ	
CHECKED	REZ	
SHEET		REVISION

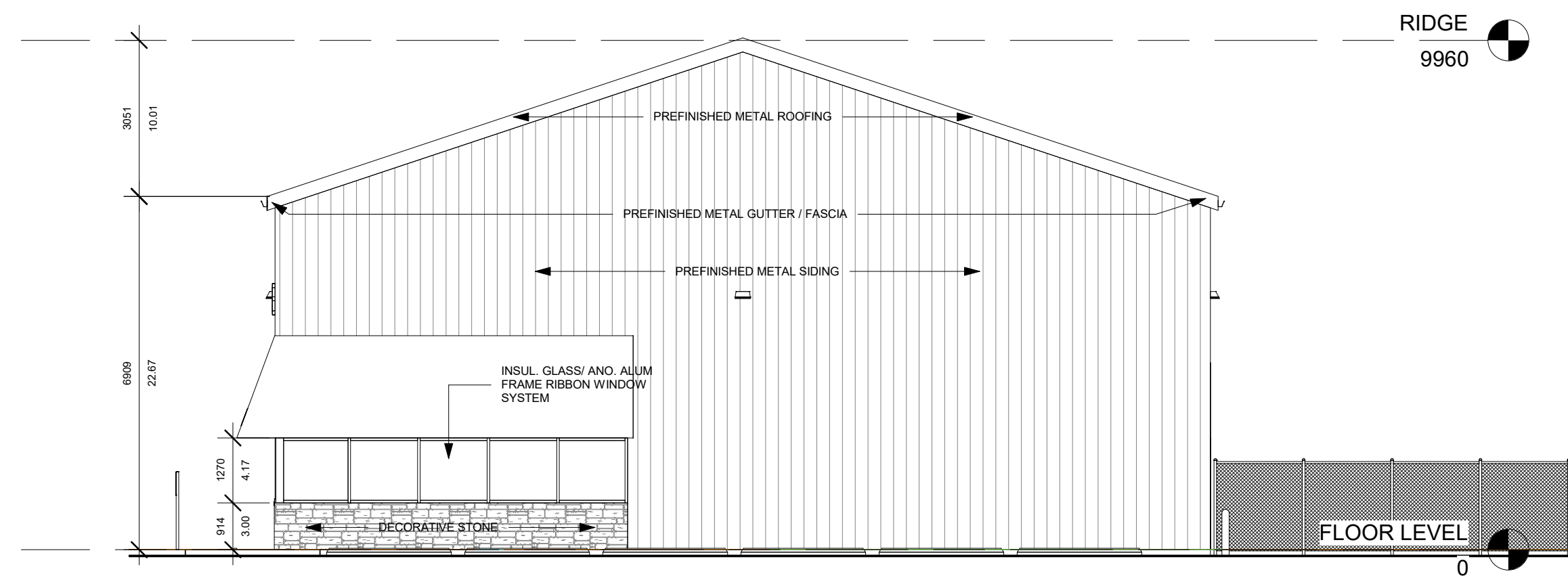
A102



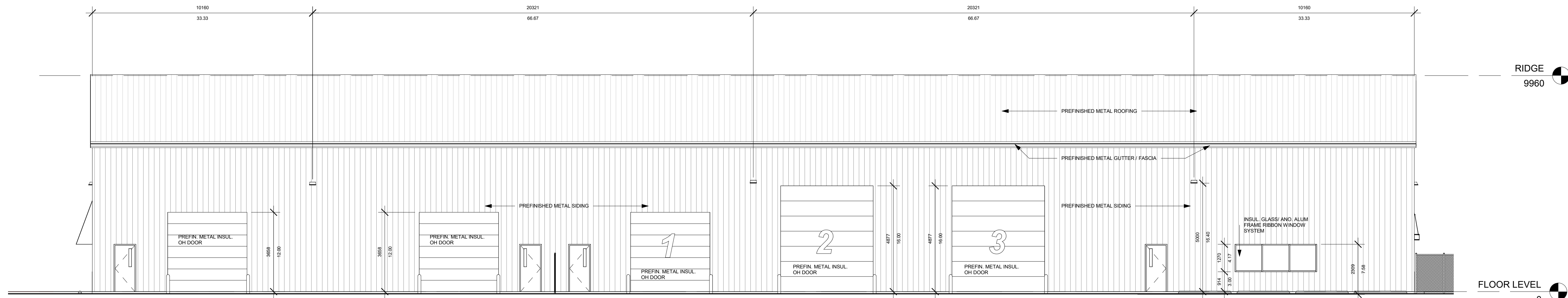
RICHARD ZIEGLER ARCHITECT INC.
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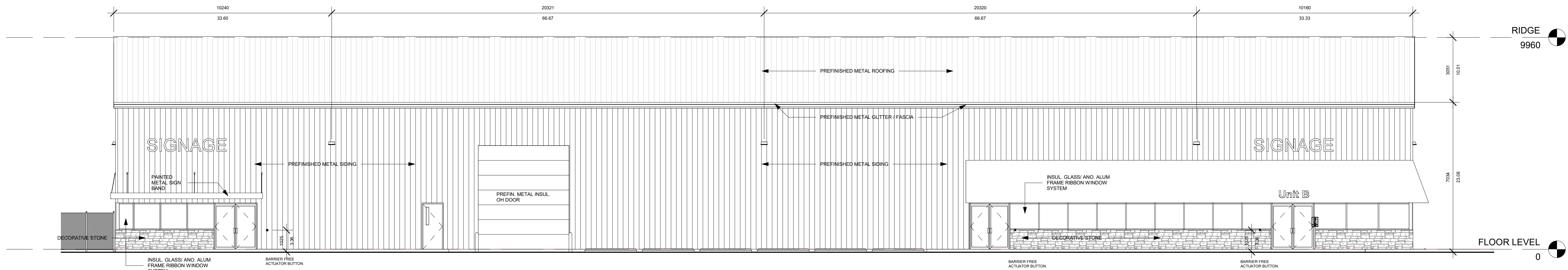
4 WEST ELEVATION
A103 1:100



3 EAST ELEVATION
A103 1:100

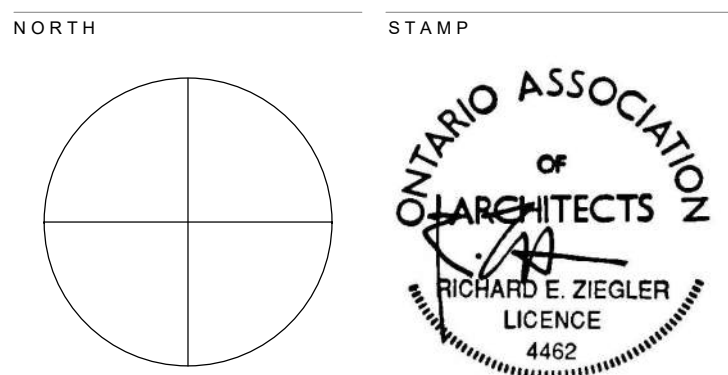


2 NORTH ELEVATION
A103 1:100



1 SOUTH ELEVATION
A103 1:100

01	ISSUED FOR PLANNING APPROVALS	2021.08.10
NO.	ISSUANCE	DATE
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DODGER INVESTMENTS INC.
560 THOMPSON STREET, COBOURG

BUILDING A - ELEVATIONS

SCALE	1:100	PROJECT NUMBER
DATE	2021-08-10 9:00:48 AM	202120
DRAWN	REZ	
CHECKED	REZ	
SHEET		REVISION

A103



A104 