

10 Colborne Street East

Summary

	m2	ft2	Ha 0.271
Gross Site Area	2,706.80	29,136	
7.9m Simcoe St. Road Widening	159.70	1,719	
1.6m Colborne St. Road Widening	94.10	1,013	
Net Site Area	2,453.00	26,404	
Total Units	101		
Total GFA	9,489.40	102,144	
Total FSI (gross site)	3.51		
Total FSI (net site)	3.87		
Height	TBD		

Lot Coverage

	m2	% of the site
Gross Coverage	1,326.50	49.01%
Net Coverage	1,326.50	54.08%

Building- condo

Floors	GFA		Units					
	m2	ft2	1B	1B+Den	2B	2B+ Den	3B	Total
UG2	89.50	963	0	0	0	0	0	0
UG1	71.30	767	0	0	0	0	0	0
1	958.60	10,318	1	3	2	1	0	7
2	982.60	10,577	1	2	6	2	0	11
3	1,053.60	11,341	1	2	7	2	0	12
4	1,190.80	12,818	1	3	8	2	0	14
5	1,028.60	11,072	3	1	4	2	2	12
6	1,028.60	11,072	3	1	4	2	2	12
7	1,028.60	11,072	1	2	3	3	2	11
8	1,028.60	11,072	0	3	3	3	2	11
9	1,028.60	11,072	0	3	3	3	2	11
Total	9,489.40	102,144	11	20	40	20	10	101
			10.89%	19.80%	39.60%	19.80%	9.90%	

Parking Required

Units	Number of units	Ratio	Parking spaces
Residents	101	1	101
Visitors	101	0.22	22.22
Total Required			123.22

Parking Provided

Floor	Spaces	Ratio
Grade	0	
UG-1	60	
UG-2	65	
partial	0	
Total Spaces Provided	125	

Definitions as per city of Oshawa Zoning By-law 60-94

*GROSS FLOOR AREA” means the sum total of the horizontal areas of the floors in a building, measured from the exterior faces of the exterior walls or, where calculated individually for one or more uses in a building, measured from the centreline of the common wall separating the uses and, where provided, shall include:

(a) Cellars, basements, corridors and lobbies;

(b) Half-storeys and mezzanines; and

(c) Areas occupied by interior walls or partitions;

but does not include elevator shafts, stairwells, roof areas, crawl spaces, mechanical rooms, electrical rooms, indoor refuse storage or collection areas, mechanical or electrical penthouses, areas used for residential uses nor areas used for parking or loading whether in the main building or in an accessory building.

**HEIGHT” means, when used in reference to a building or structure, the vertical dimension between the grade of such building or structure and:

(a) In the case of a flat roof, the highest point of the roof surface or parapet wall;

(b) In the case of a mansard roof, the deck line;

(c) In the case of a gable, hip, gambrel or one-slope roof, the average level between eaves and ridge, except that a one-slope roof having a slope of less than twenty (20) degrees from the horizontal shall be considered a flat roof for the purposes of this By-law;

(d) In the case of a structure not having a roof, the top of such structure; or

(e) Where an exterior wall other than a required fire wall extends above the top of the roof of a building, the top most part of such exterior wall.

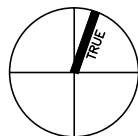
***GRADE” means:

(a) When used with reference to a street, the elevation of the centre line of the street abutting the lot in question, as established by the City for the top of the permanent surface constructed or to be constructed on such street;

(b) When used with reference to a structure, the average elevation of the finished surface of the ground where it meets the structure, exclusive of any artificial embankment;

(c) When used with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of the front of such building, exclusive of any artificial embankment. (The "front of such building" means the main wall of the building facing the front lot line.)

****LOT COVERAGE” means that percentage of the lot area covered by all buildings above ground level, excluding building features that project beyond the main walls of a building such as window sills, cornices, pilasters, cantilevered canopies or roofs, eaves, gutters, bay windows, chimney breasts, unenclosed decks, unenclosed porches or unenclosed platforms, and cantilevered balconies whether open or enclosed.



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10 COLBORNE ST. EAST OSHAWA

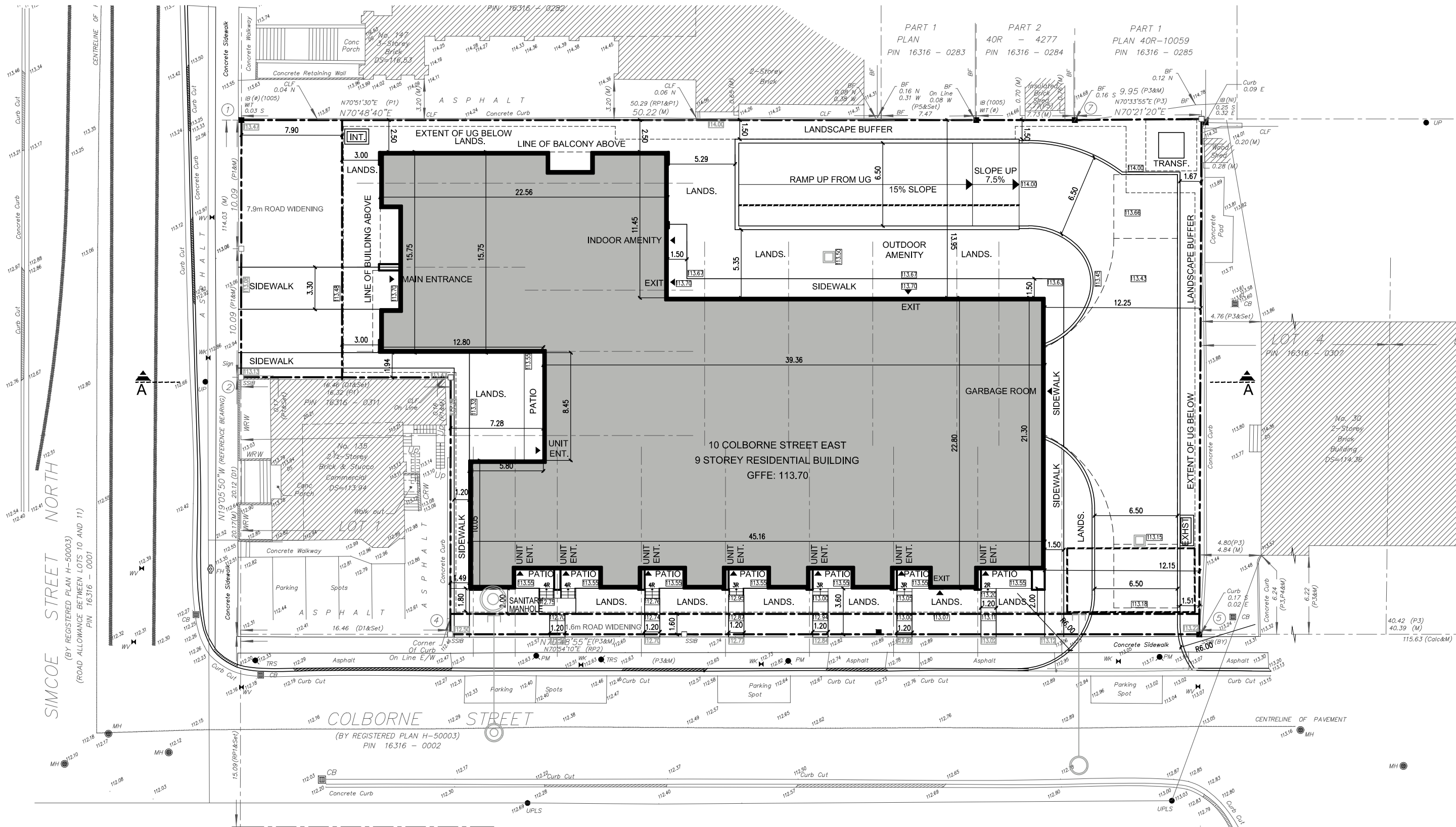
SITE PLAN

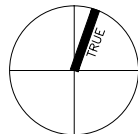
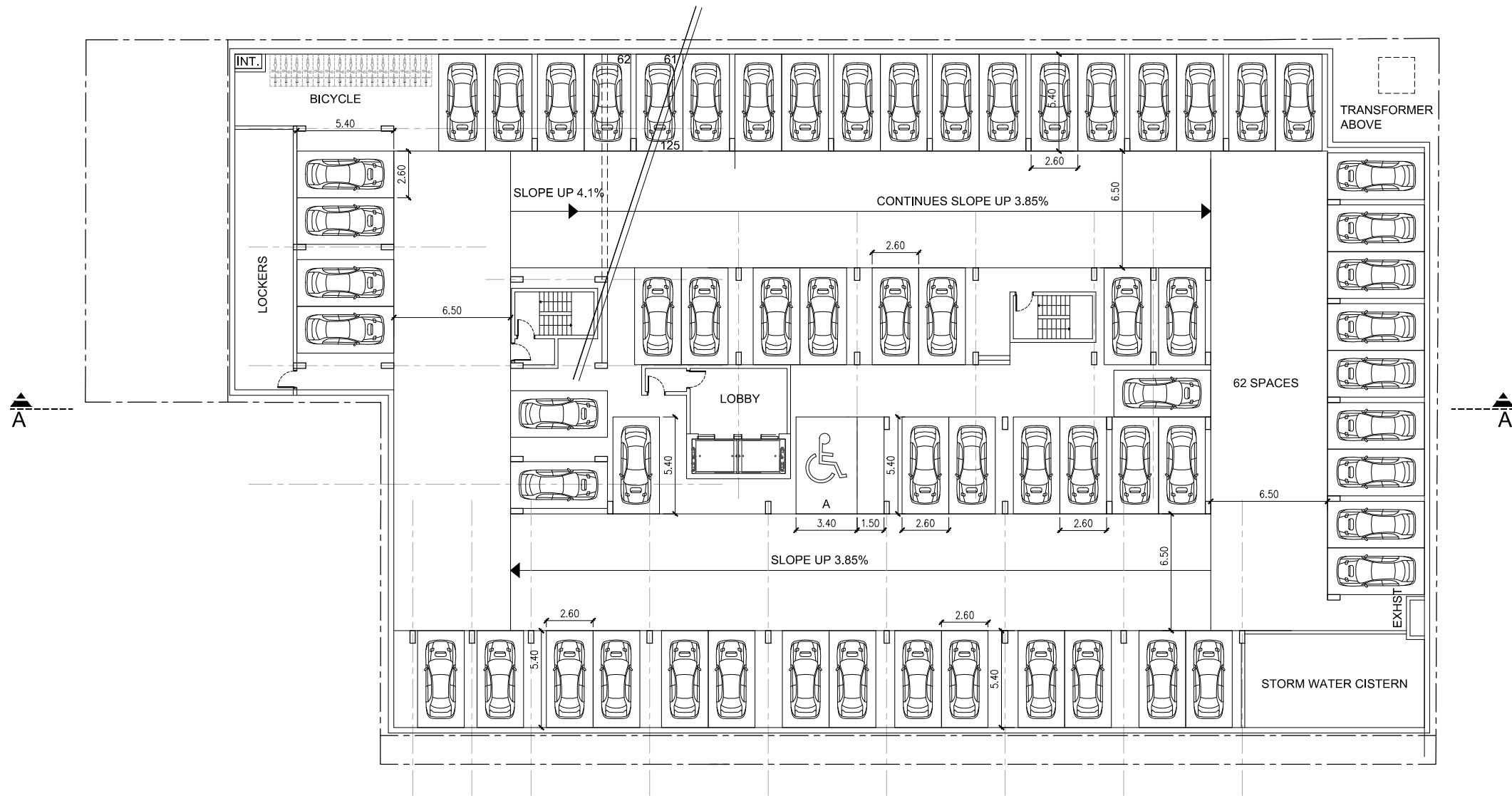
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01

PLOT DATE

May 02, 2018





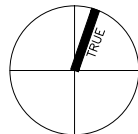
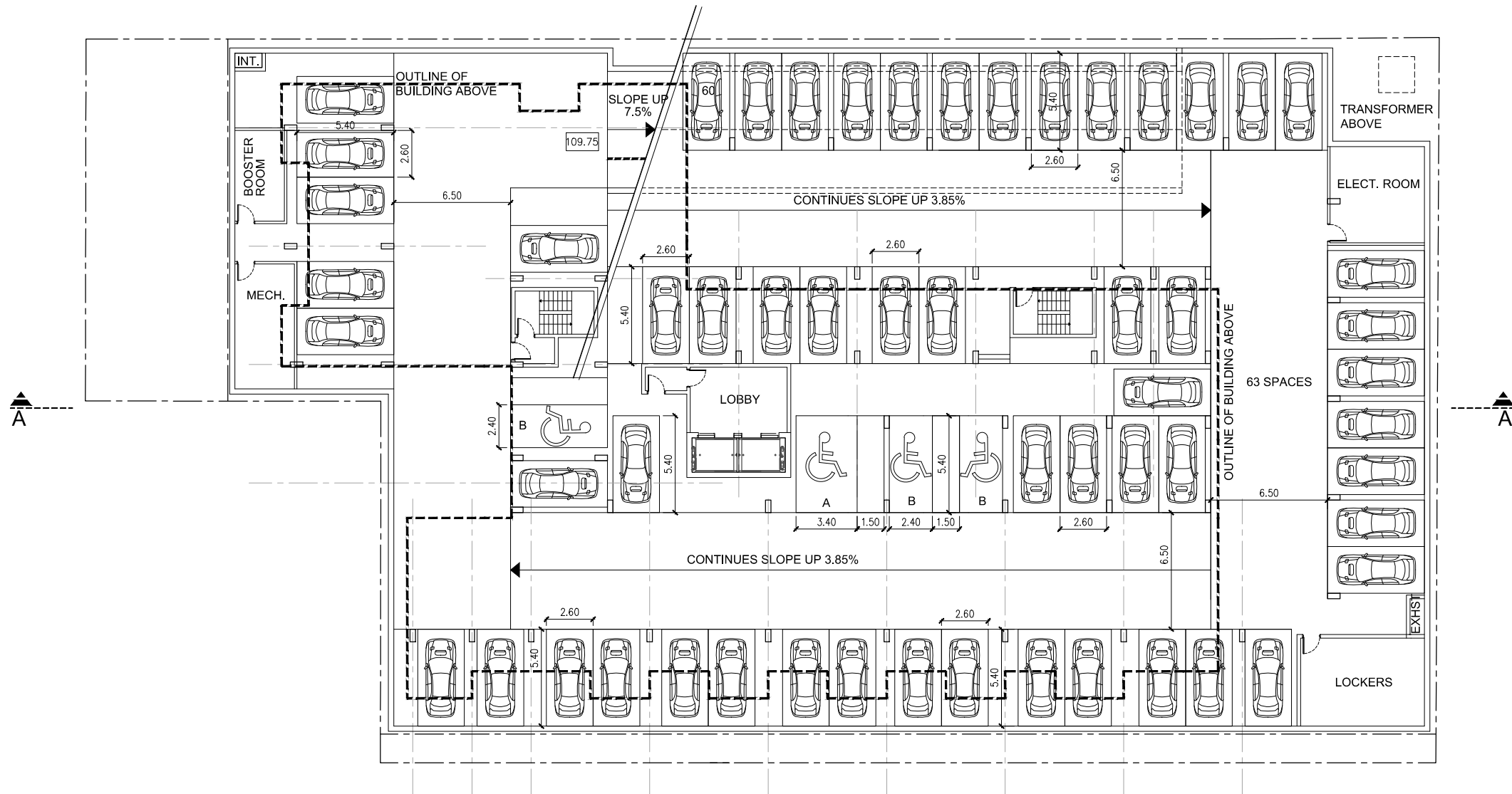
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10 COLBORNE ST. EAST
OSHAWA

PARTIAL UG PARKING 2

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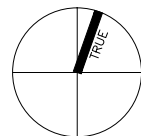
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10 COLBORNE ST. EAST
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UG PARKING 1

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10 COLBORNE ST. EAST
OSHAWA

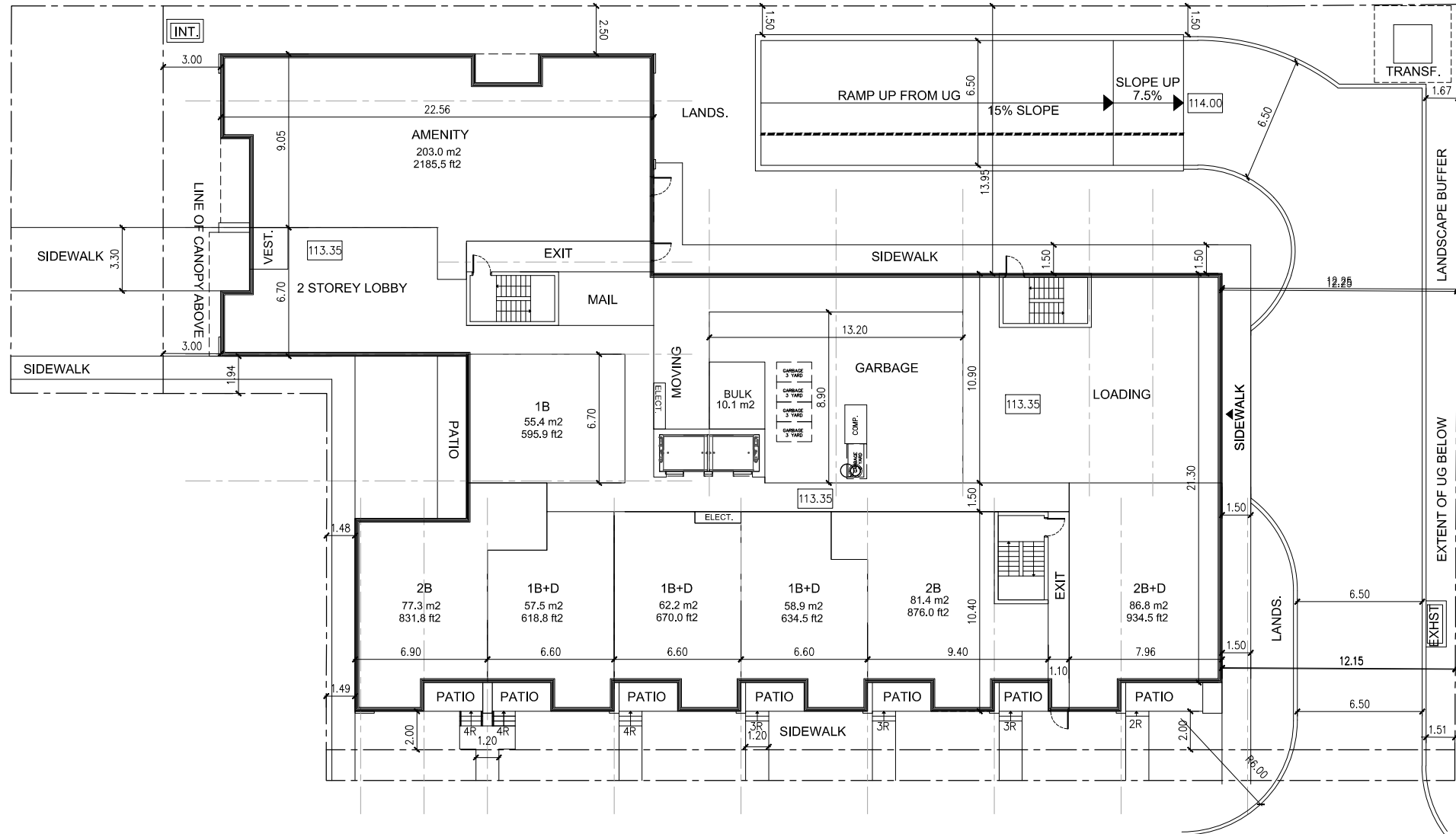
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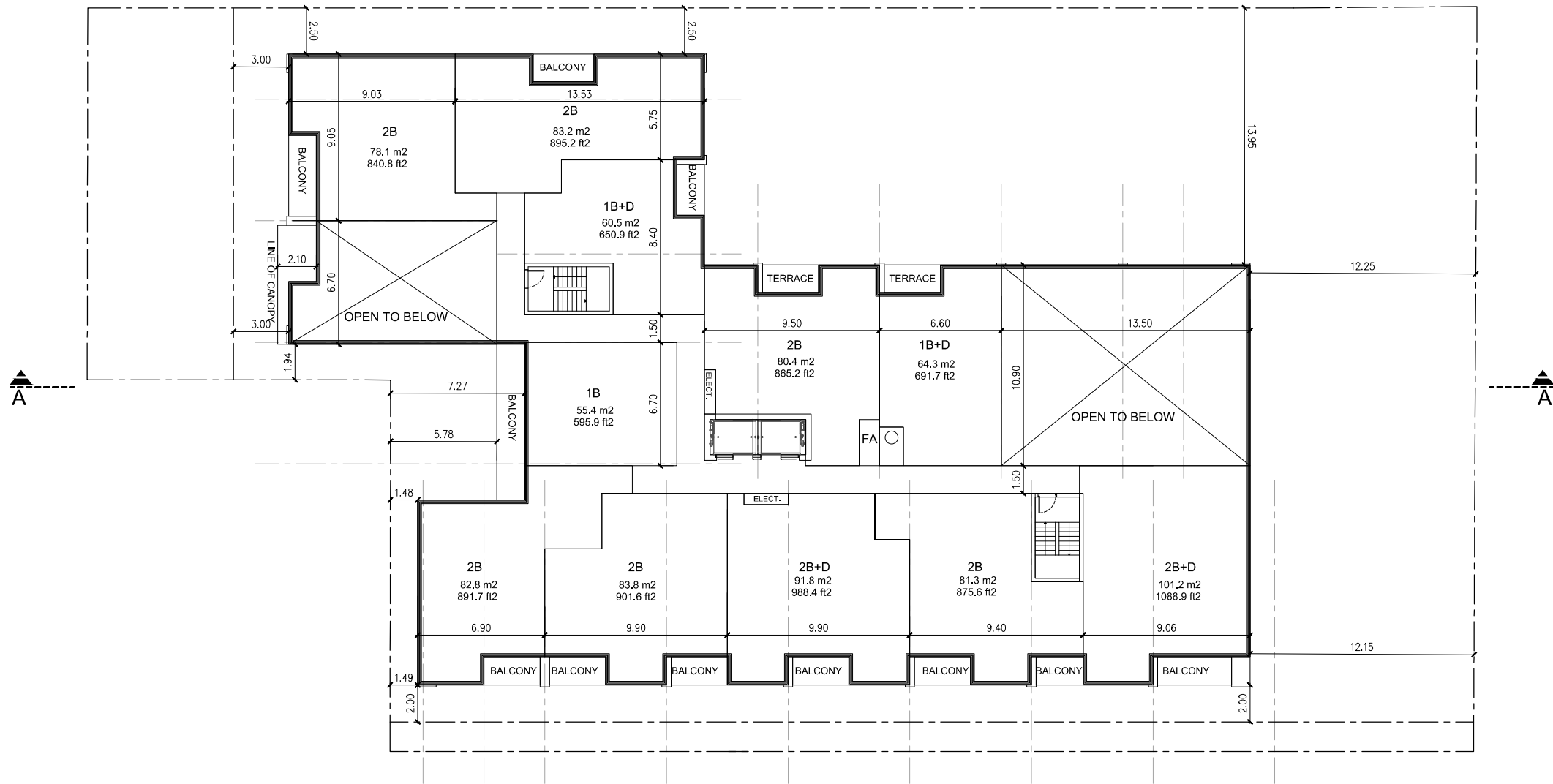
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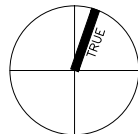
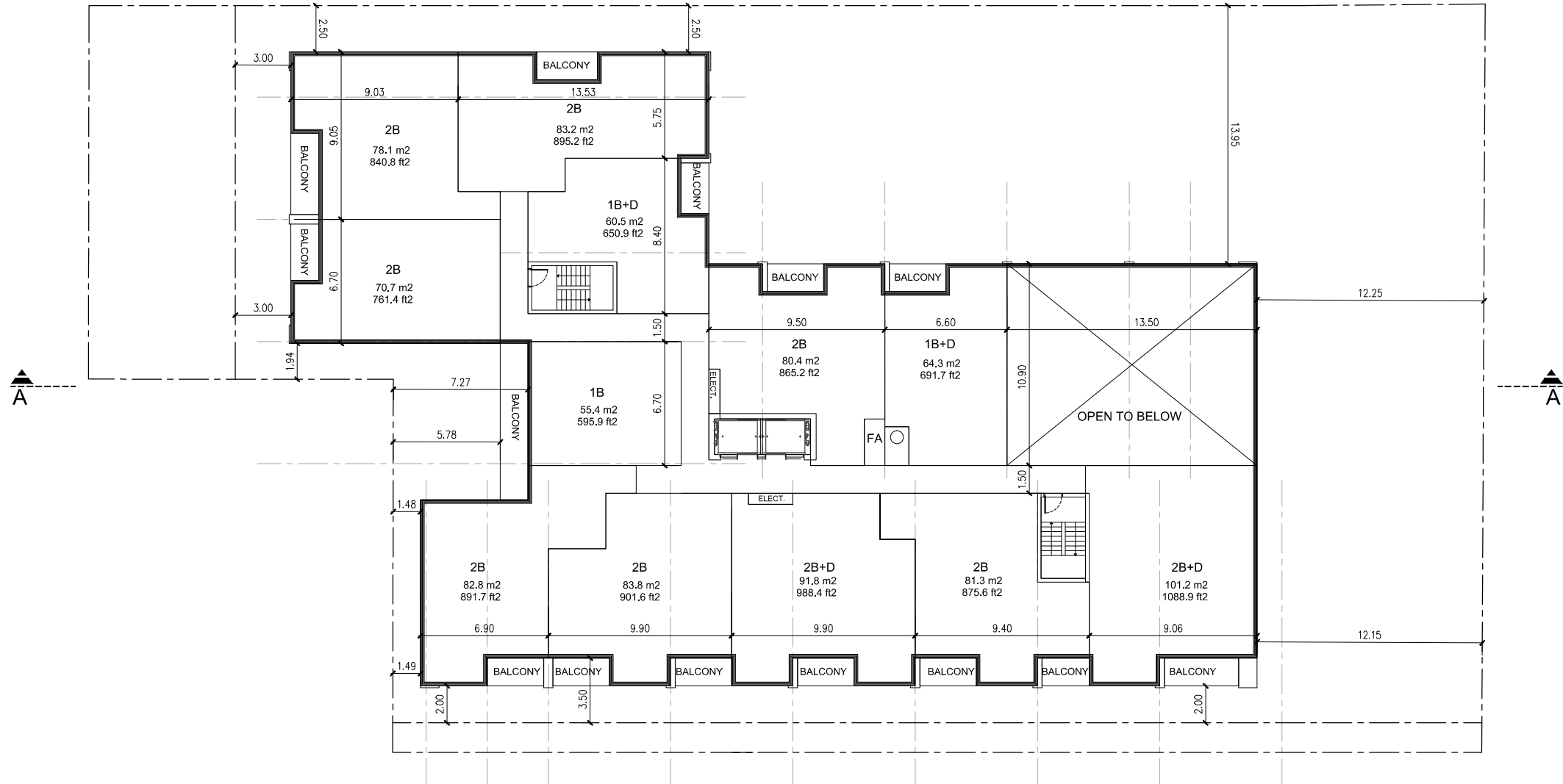
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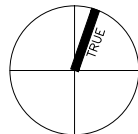
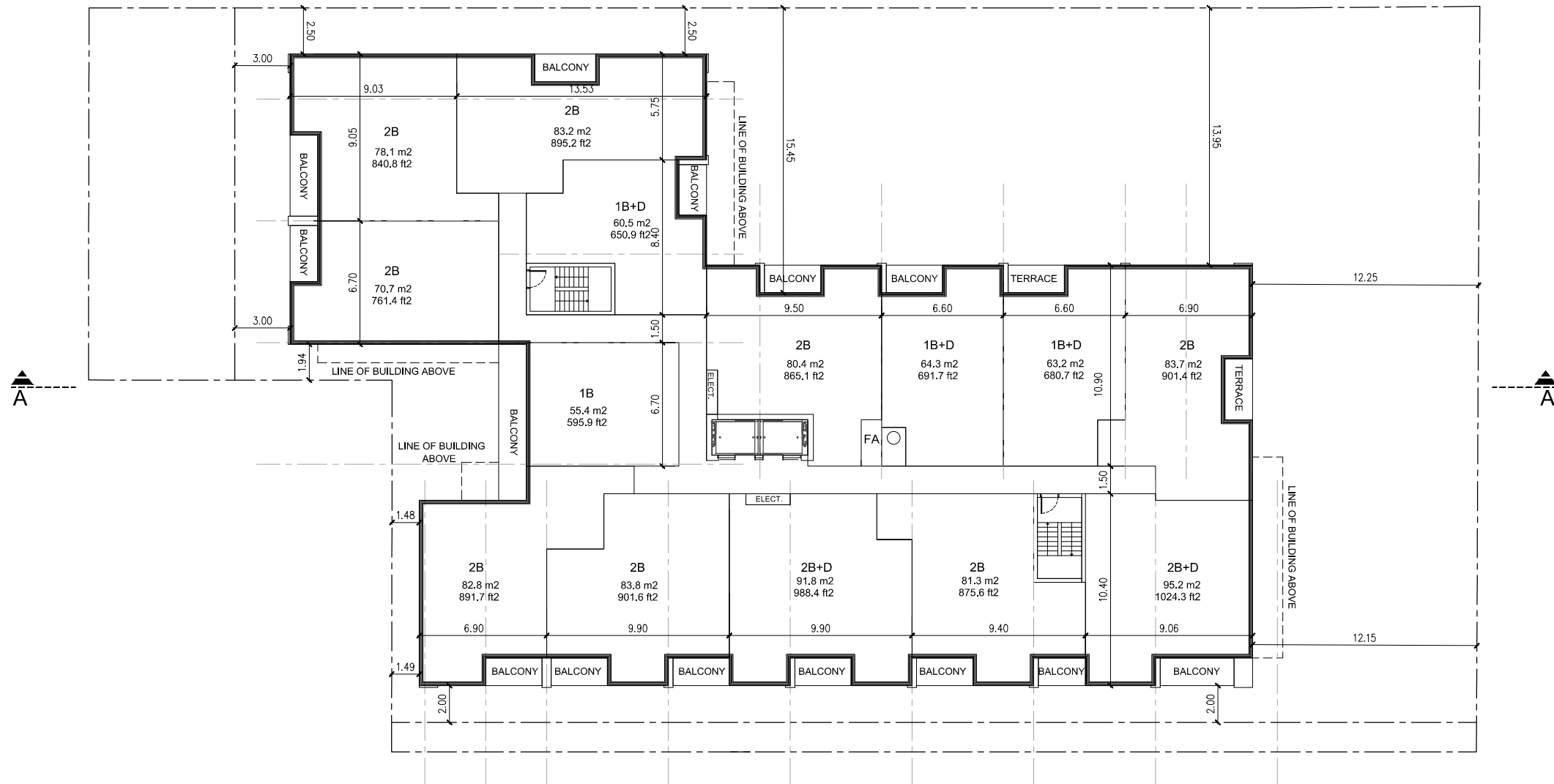
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10 COLBORNE ST. EAST
OSHAWA

3RD FLOOR PLAN

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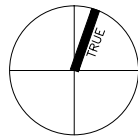
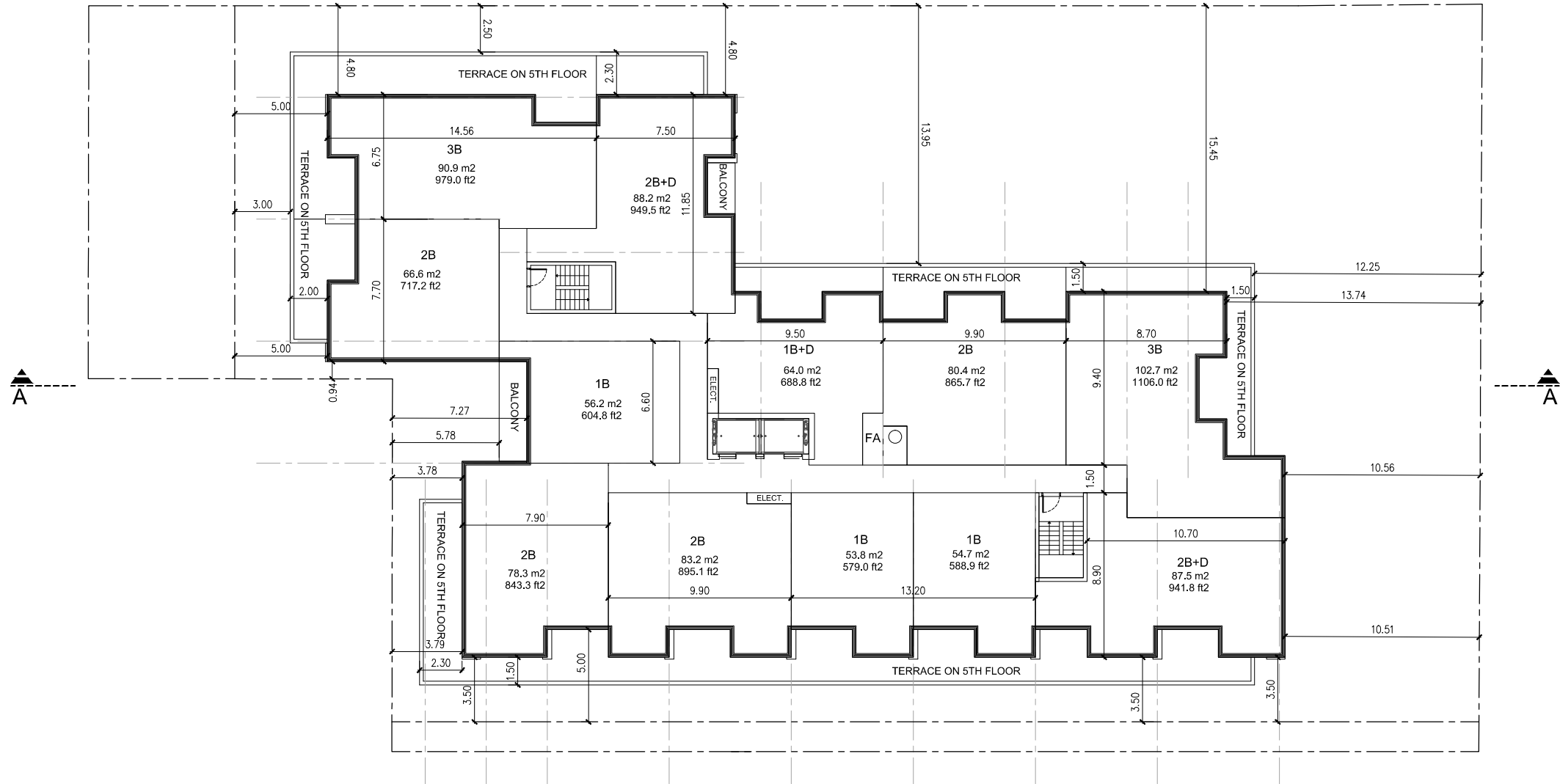
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4TH FLOOR PLAN

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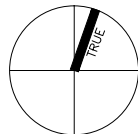
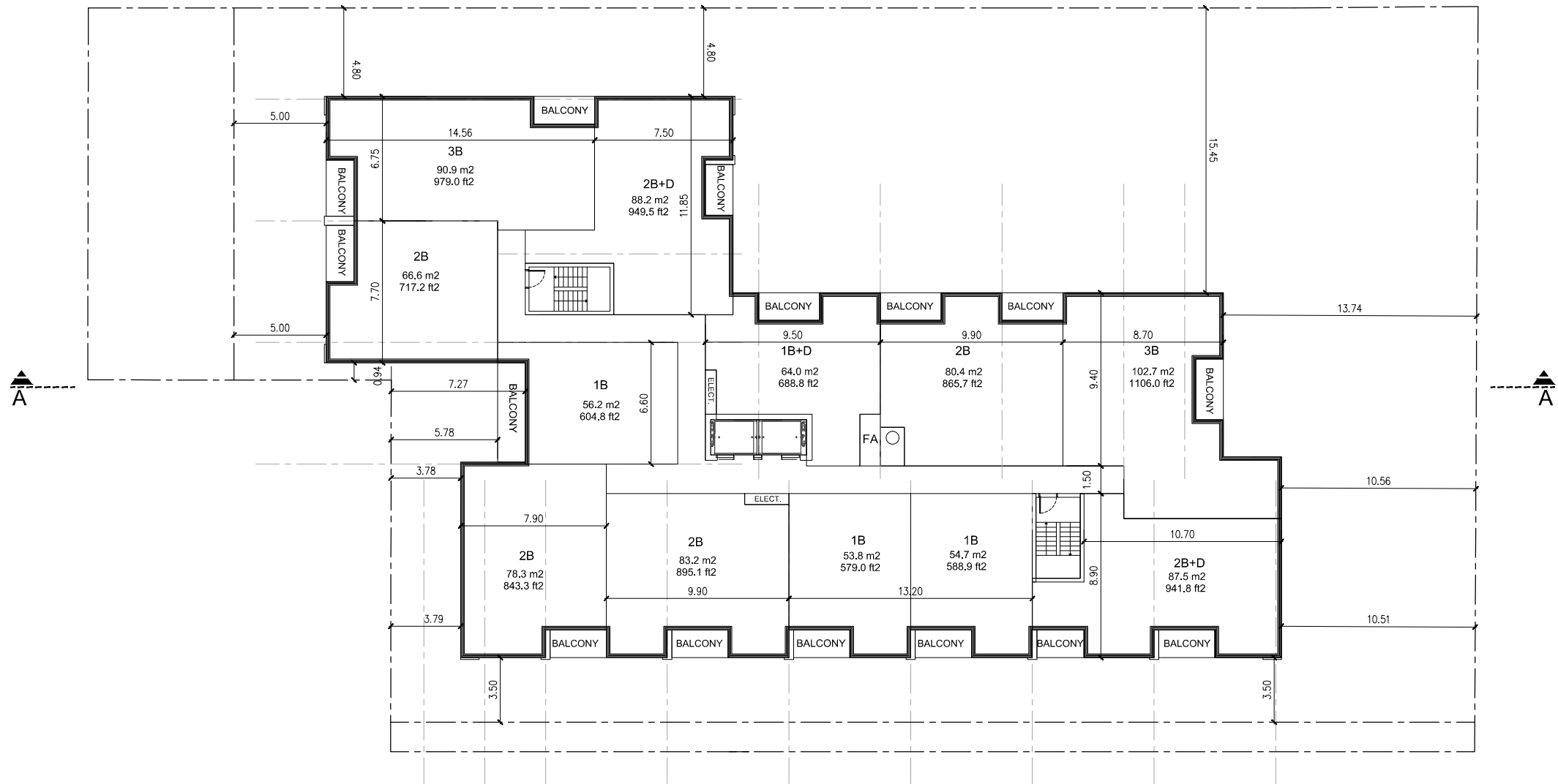
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10 COLBORNE ST. EAST OSHAWA

5TH FLOOR PLAN

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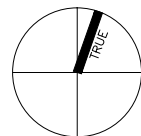
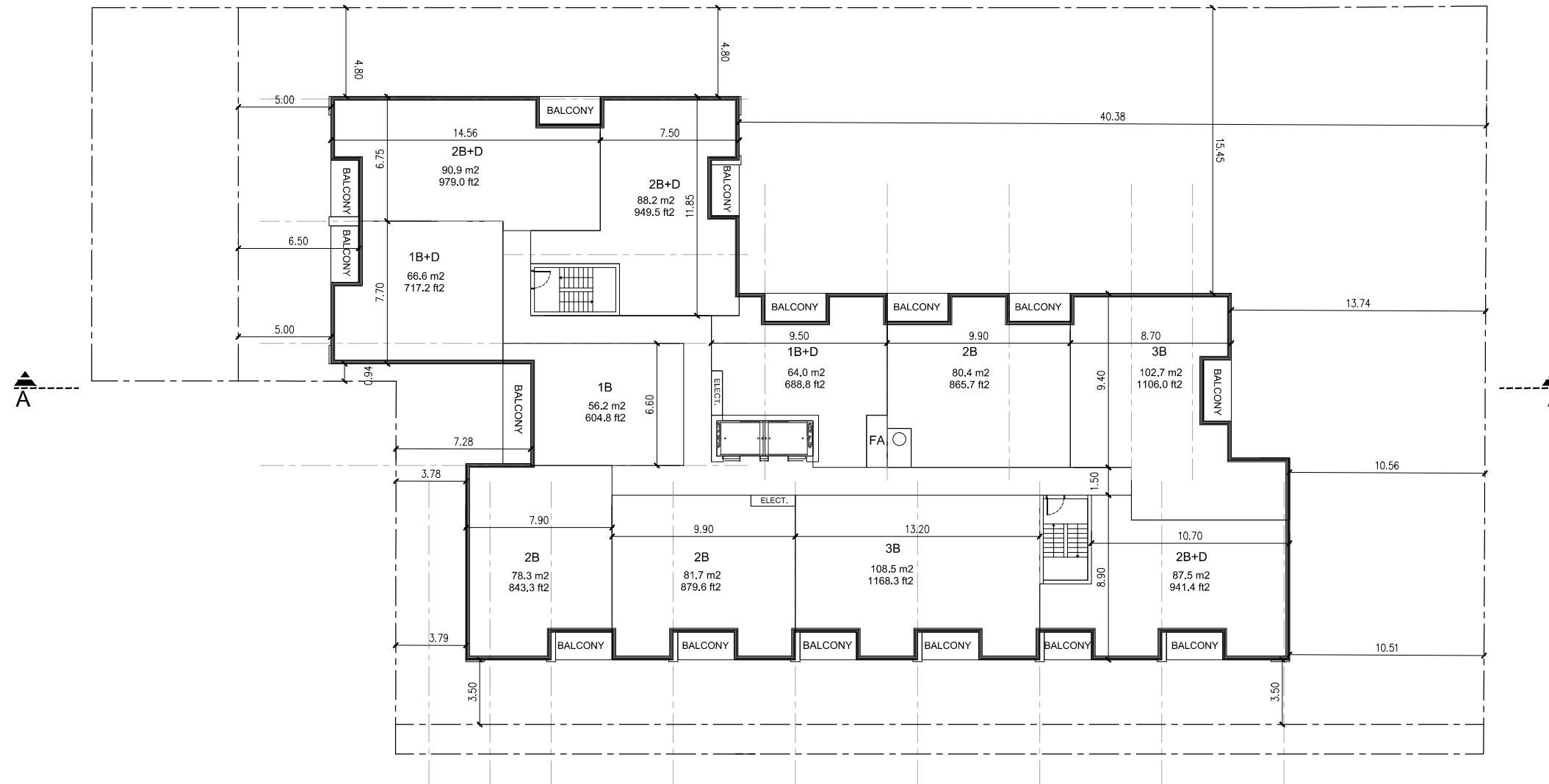
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10 COLBORNE ST. EAST OSHAWA

6TH FLOOR PLAN

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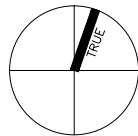
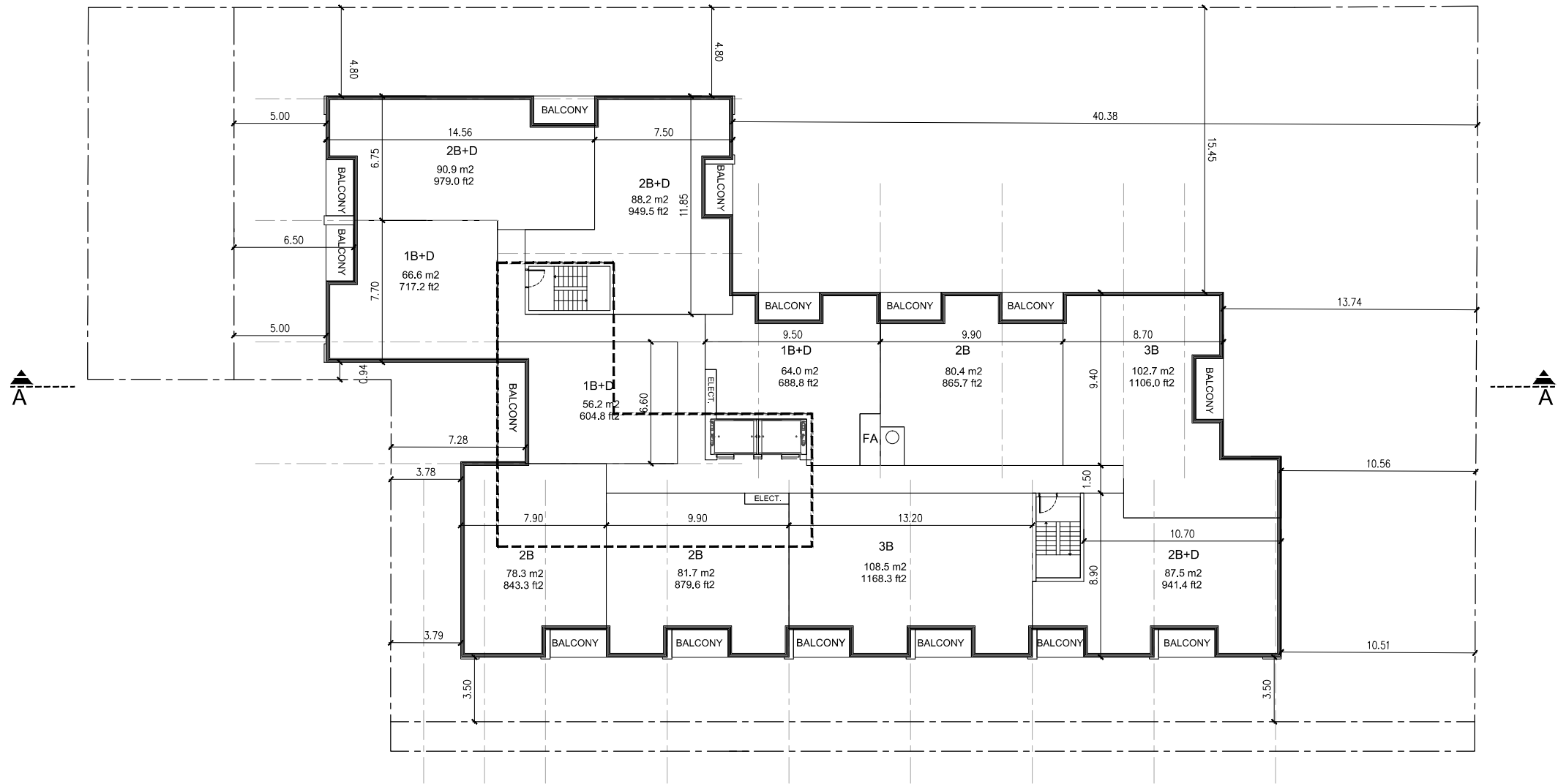
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10 COLBORNE ST. EAST OSHAWA

7TH FLOOR PLAN

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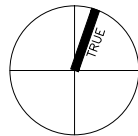
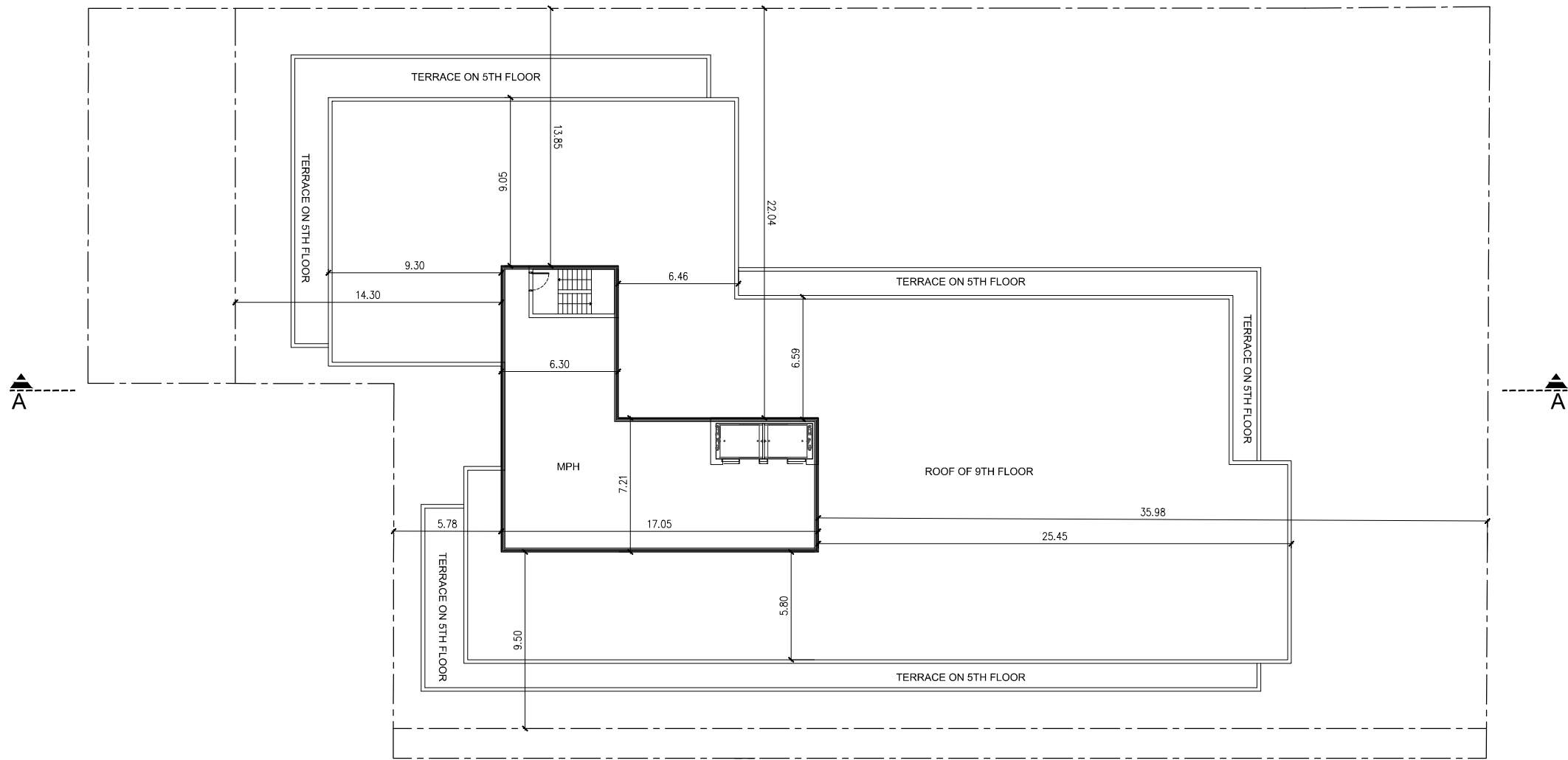
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8TH AND 9TH FLOOR PLAN

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10 COLBORNE ST. EAST
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ROOF AND MPH FLOOR PLAN

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SECTION A-A

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