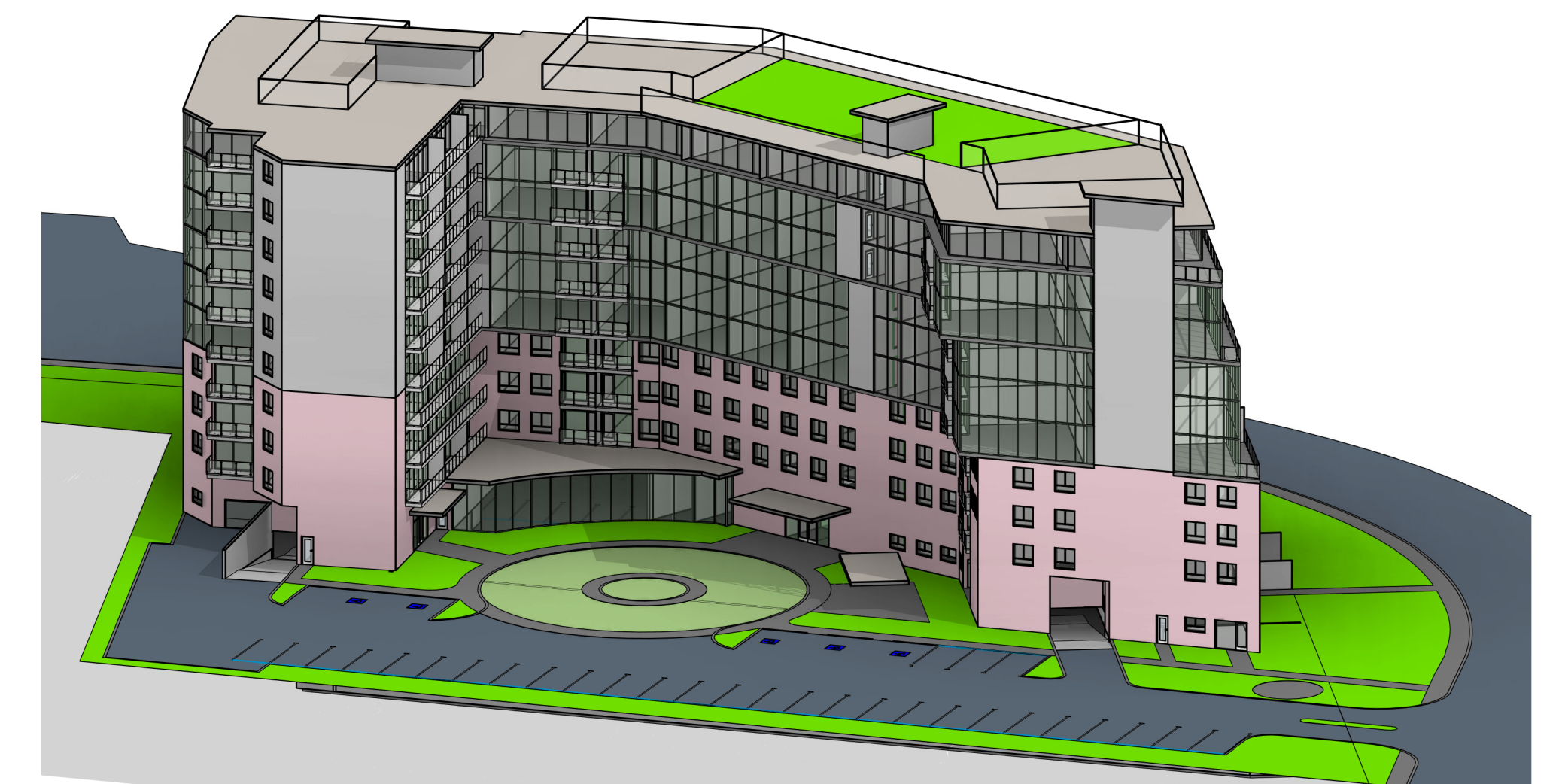
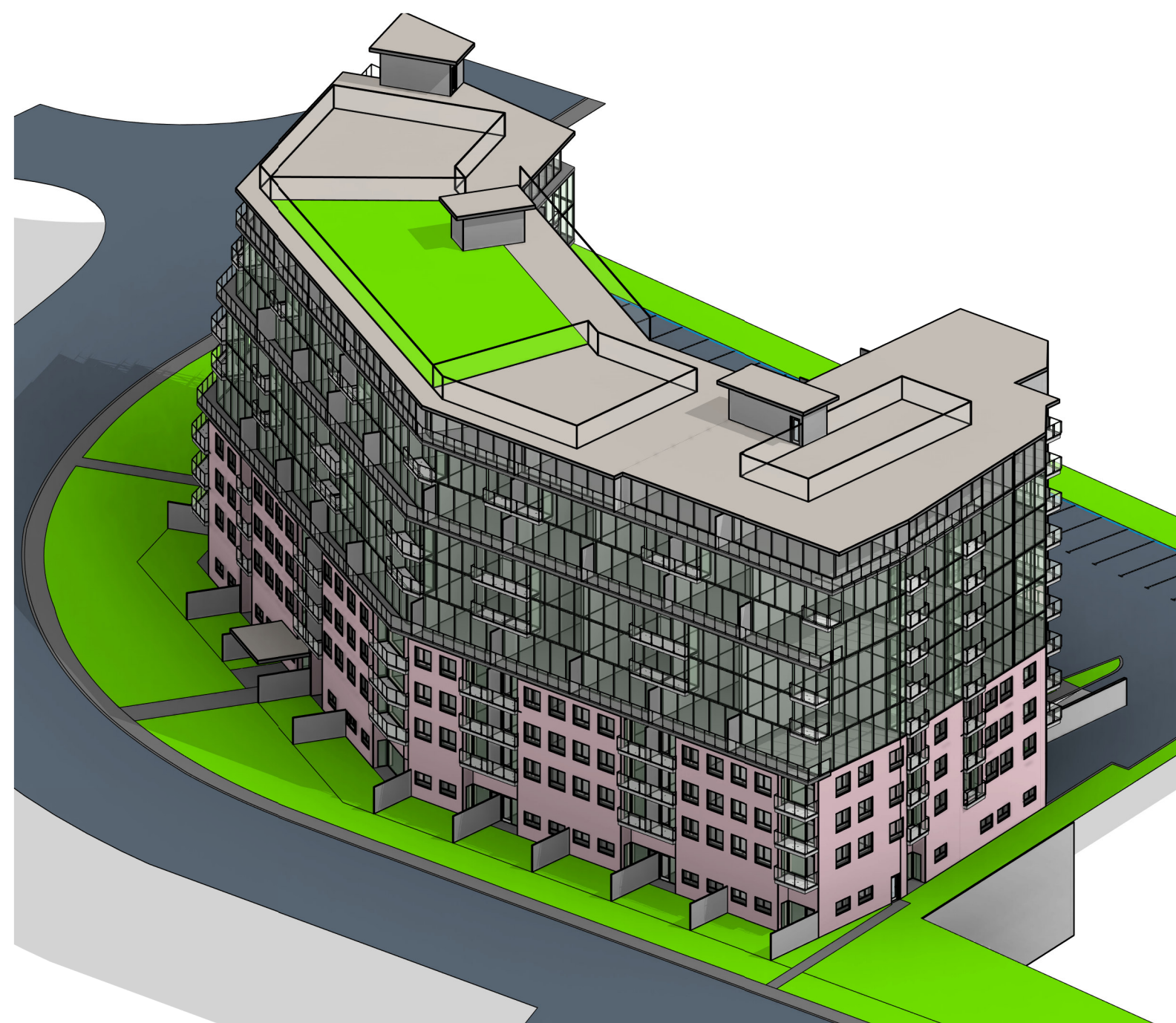
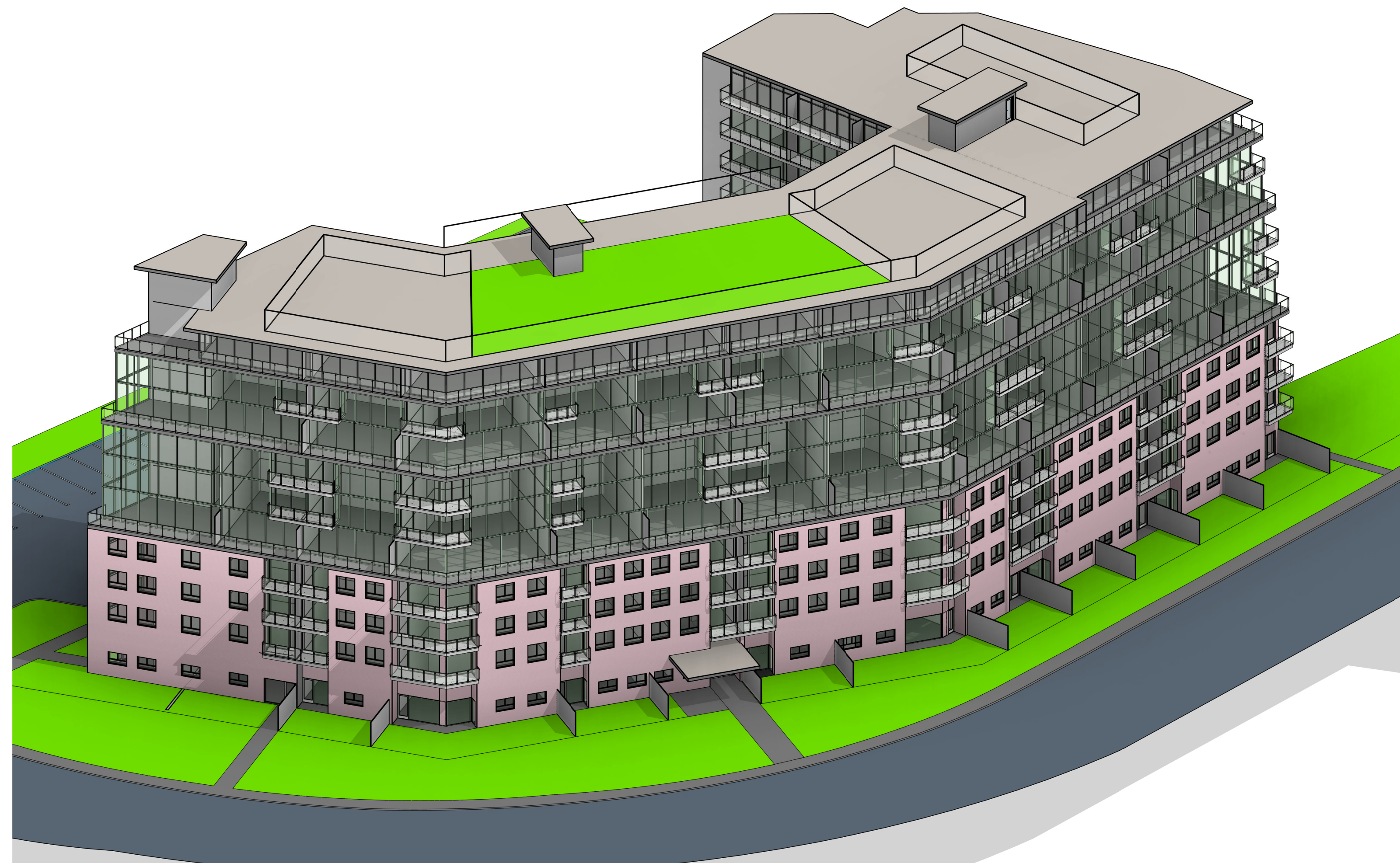
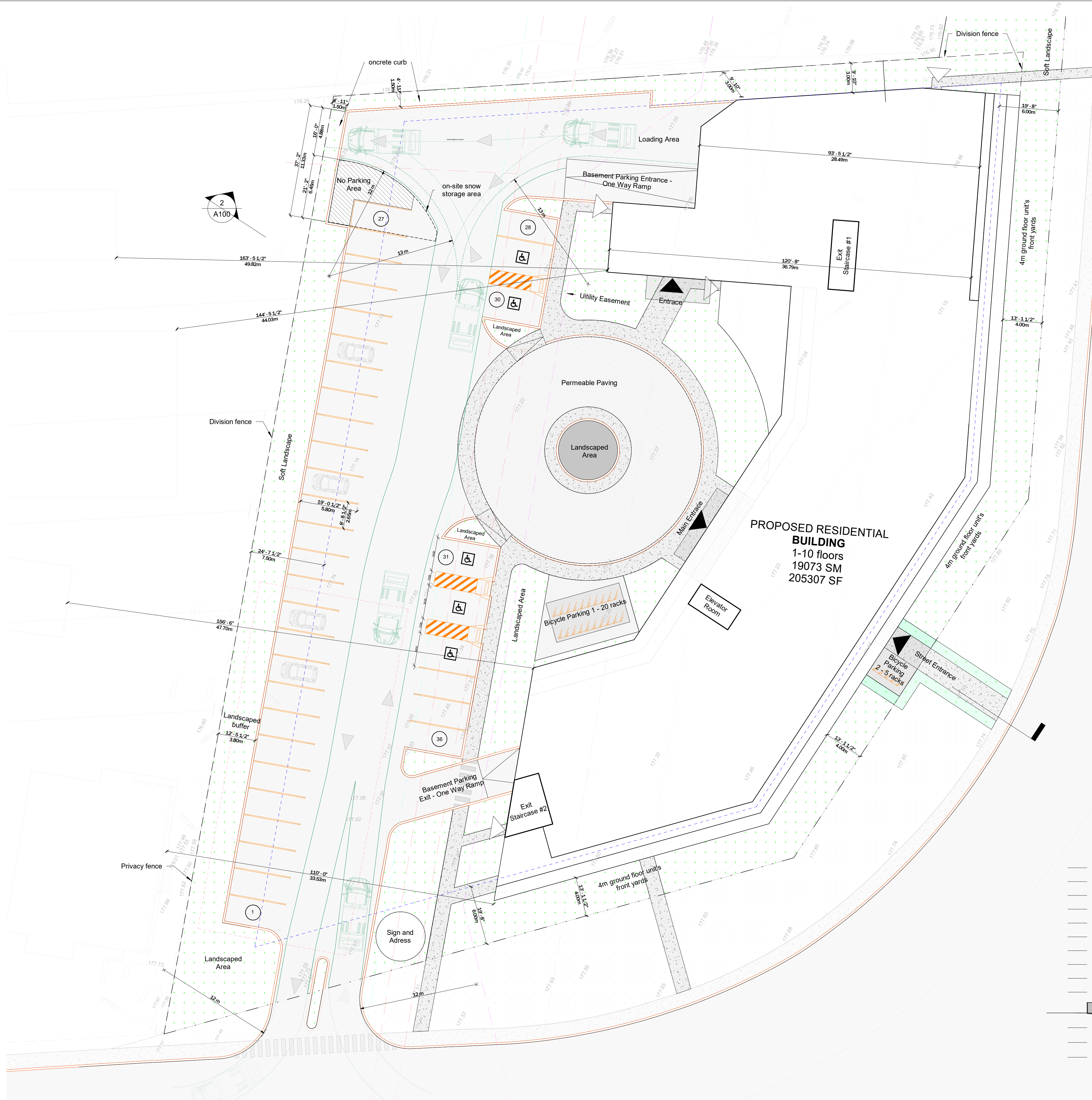


Residential multi-family development
75 Ormond St. South
Thorold, ON





ZONING CRITERIA	AREA (S.F)	AREA (S.M)	%
SITE AREA	73917.26 SF	6867.14 SM	100.00%
GFA	226904.00 SF	21079.90 SM	
FLOOR SPECE INDEX - FSI	3.07		
LOT COVERAGE - LC	26171.47 SF	2431.47 SM	35.41%
SOFTLANDSCAPE %	26220.65 SF	2435.98 SM	35.47%

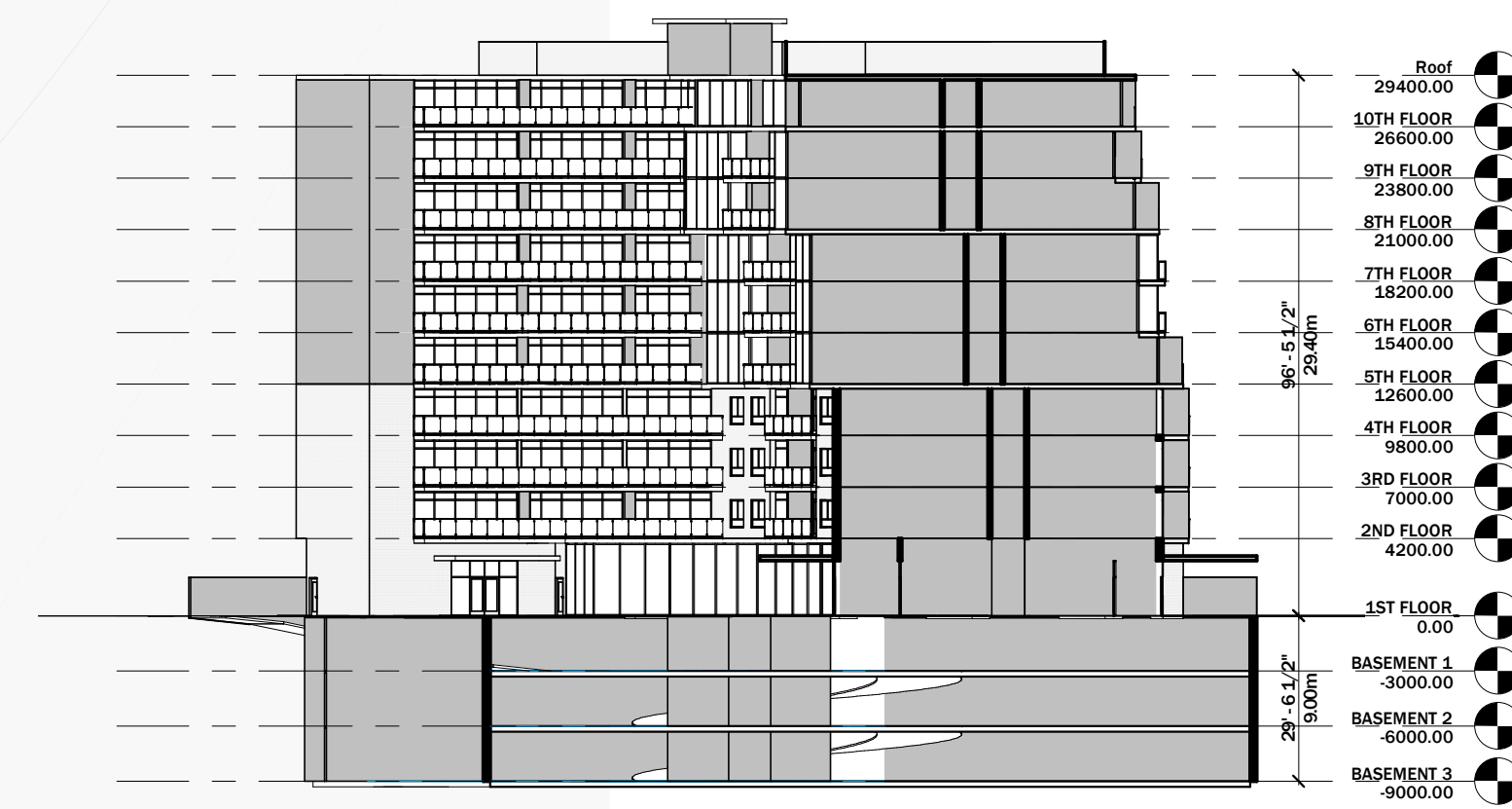
BIKE PARKING	
SHORT TERM - OUTDOOR	25
LONG TERM - INDOOR	120

BUILDING HEIGHT	
	29.40 M

TOTAL NUMBER OF UNITS	
	241
UNIT MIX - %	
1 BED	24.90%
2 BED	58.92%
3 BED	16.18%

CAR PARKING	
REQUIRED FOR RESID.	301
REQUIRED FOR COMM.	5
Total	306
PROVIDED	303
SURFACE PARKING	36
B/G PARKING PARKING - 3 LEVELS	267
HANDICAPPED STALLS TOTAL	6

APARTMENT TYPE COUNT		
Name	Count	Avg. Net Area
1 BED APARTMENT	60	527 SF
2 BED APARTMENT	142	622 SF
3 BED APARTMENT	39	776 SF
	241	



2 Section 1
A100 A100 1:400

1 Site Plan
A100 A100 1:200

* Revision's are clouded

Description	Date
REVISION 8	04/11/2024
REVISION 7	01/11/2024
ISSUED FOR CITY REVIEW	14/05/2024
REVISION 6	08/05/2024
ISSUED FOR CITY REVIEW	08/11/2023
ISSUED FOR OWNERS REVIEW	06/11/2023
REVISION 5	08/10/2023
REVISION 4	05/10/2023
REVISION 3	04/10/2023
REVISION 2	27/09/2023
REVISION 1	23/09/2023
ISSUED FOR COORDINATION	20/09/2023

NOTE TO CONTRACTOR

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www.isdarchitects.com Email: team@isdarchitects.com

Project:
Residential Development

75 ORMOND ST.S
THOROLD, ON

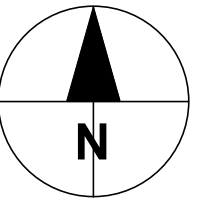
Drawing:
SITE PLAN

Concept:
Drawn by: MHS
Checked by: SS
Date: 04.11.2024
Project number: 22017
Scale: As indicated

A100

Room Legend

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT



1 1ST FLOOR
A100 A101 1:200



2 2ND, 3RD & 4TH FLOOR
A100 A101 1:200

APARTMENT TYPE COUNT	
Name	Count
1 BED APARTMENT	60
2 BED APARTMENT	142
3 BED APARTMENT	39
	241

* Revision's are clouded

Description	Date
REVISION 8	04/11/2024
ISSUED FOR CITY REVIEW	14/05/2024
REVISION 2	08/05/2024
ISSUED FOR CITY REVIEW	08/11/2023
ISSUED FOR OWNERS REVIEW	06/11/2023
REVISION 1	08/10/2023
ISSUED FOR COORDINATION	04/10/2023

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Project:

Residential Development

75 ORMOND ST.S
THOROLD, ON

Drawing:

FLOOR PLANS

Concept:

Drawn by: MHS

Checked by: SS

Date: 04.11.2024

Project number: 22017

Scale: 1:200

A101

Room Legend

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT



1 5TH FLOOR
A100 A102 1:200



2 6TH & 7TH FLOOR
A100 A102 1:200

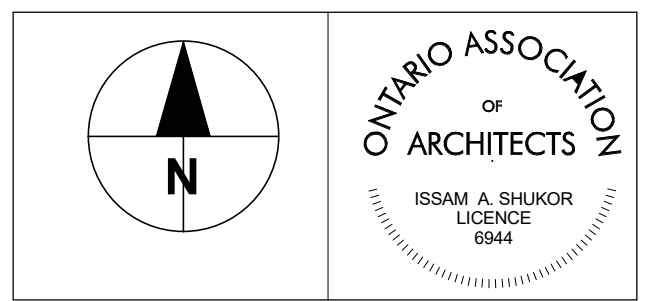
APARTMENT TYPE COUNT	
Name	Count
1 BED APARTMENT	60
2 BED APARTMENT	142
3 BED APARTMENT	39
241	

Description	Date
REVISION 8	04/11/2024
ISSUED FOR CITY REVIEW	14/05/2024
ISSUED FOR CITY REVIEW	08/11/2023
ISSUED FOR OWNERS REVIEW	06/11/2023
REVISION 1	08/10/2023
ISSUED FOR COORDINATION	04/10/2023

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Project:
Residential Development

75 ORMOND ST.S
THOROLD, ON

Drawing:
FLOOR PLANS

Concept:
Drawn by: MHS
Checked by: SS
Date: 04.11.2024
Project number: 22017
Scale: 1:200

A102

Room Legend

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT



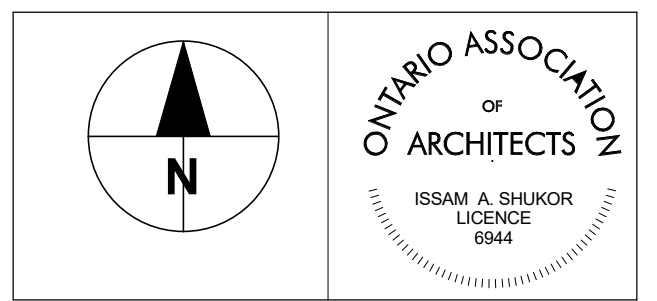
APARTMENT TYPE COUNT	
Name	Count
1 BED APARTMENT	60
2 BED APARTMENT	142
3 BED APARTMENT	39
	241

Description	Date
ISSUED FOR CITY REVIEW	14/05/2024
ISSUED FOR CITY REVIEW	08/11/2023
ISSUED FOR OWNERS REVIEW	08/11/2023
REVISION 1	08/10/2023
ISSUED FOR COORDINATION	04/10/2023

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Project:
Residential Development

75 ORMOND ST. S
THOROLD, ON

Drawing:
FLOOR PLANS

Concept:
 Drawn by: MHS
 Checked by: SS
 Date: 04.11.2024
 Project number: 22017
 Scale: 1 : 200

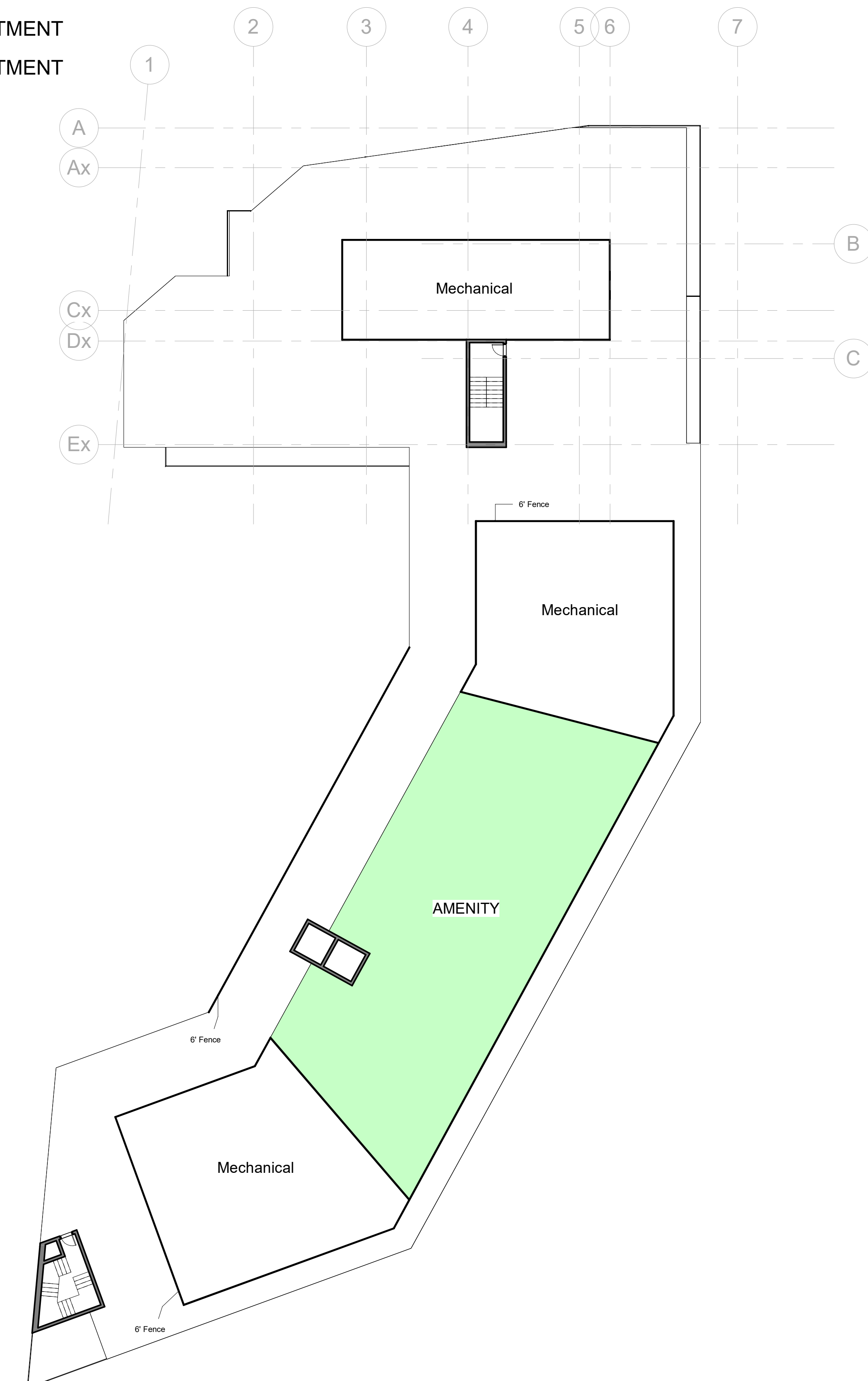
A103

Room Legend

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT



1 10TH FLOOR
A100 A104
1 : 200



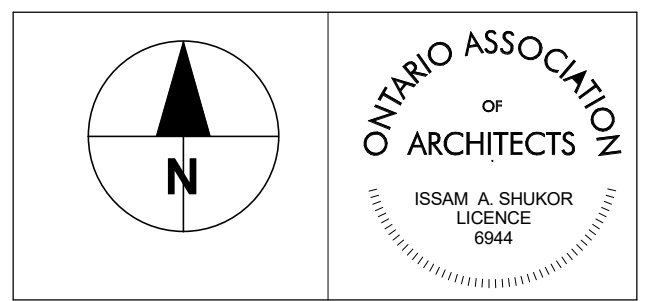
2 ROOF PLAN
A100 A104
1 : 200

APARTMENT TYPE COUNT	
Name	Count
1 BED APARTMENT	60
2 BED APARTMENT	142
3 BED APARTMENT	39
	241

Description	Date
REVISION 8	04/11/2024
REVISION 7	01/11/2024
ISSUED FOR CITY REVIEW	14/05/2024
ISSUED FOR CITY REVIEW	08/11/2023
ISSUED FOR OWNERS REVIEW	06/11/2023
REVISION 1	08/10/2023
ISSUED FOR COORDINATION	04/10/2023

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Project:
Residential Development

75 ORMOND ST.S
THOROLD, ON

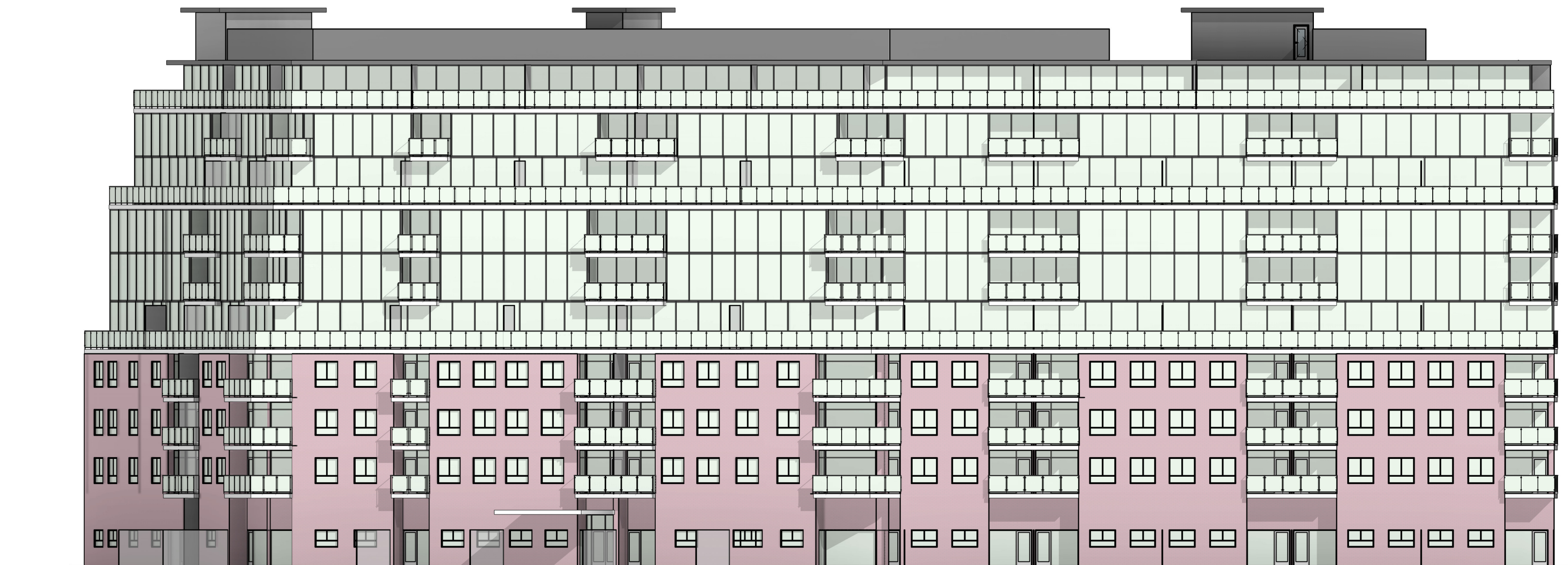
Drawing:
FLOOR PLANS

Concept:
 Drawn by: MHS
 Checked by: SS
 Date: 04.11.2024
 Project number: 22017
 Scale: 1 : 200

A104



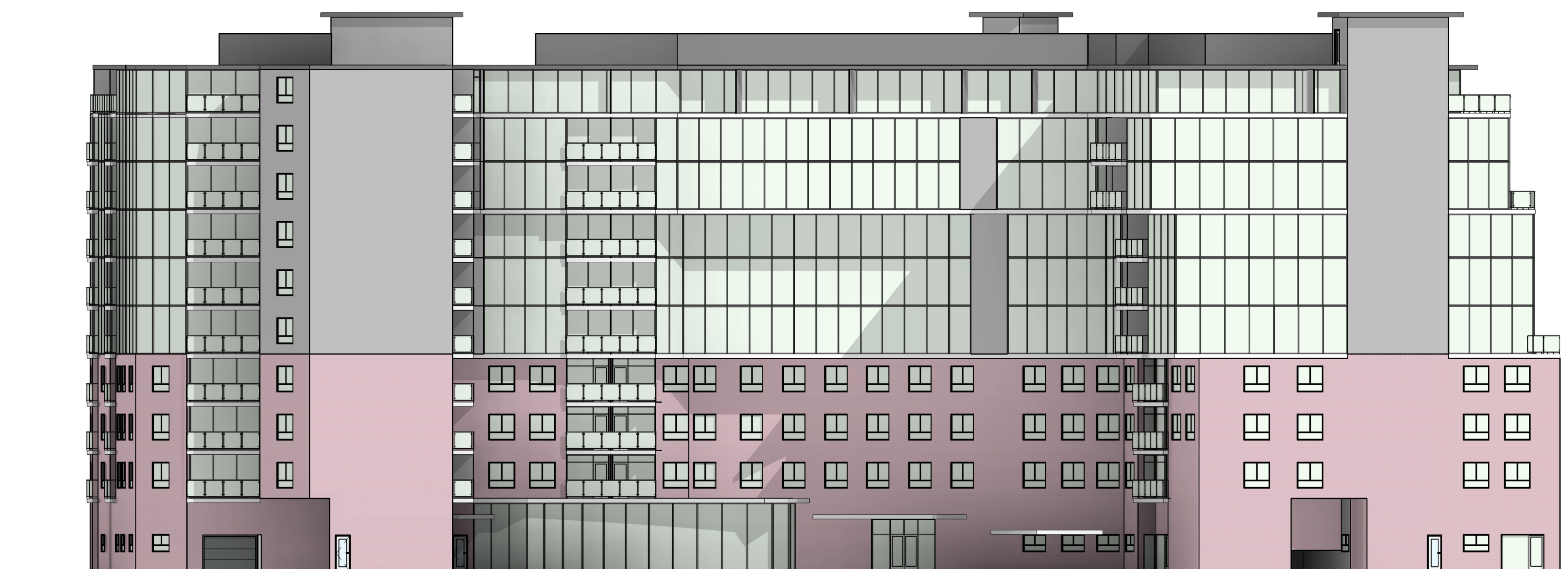
3 NORTH ELEVATION
A201 1:200



4 EAST ELEVATION
A201 1:200



1 SOUTH ELEVATION
A201 1:200

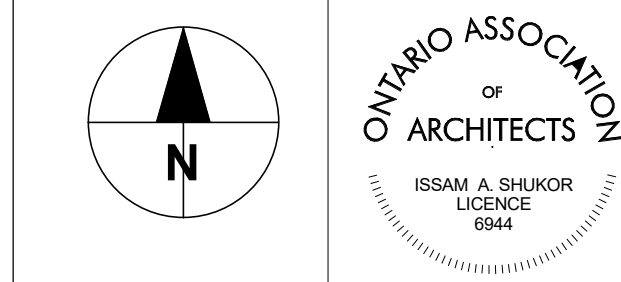


5 WEST ELEVATION
A201 1:200

Description	Date
REVISION 8	04/11/2024
REVISION 7	01/11/2024
ISSUED FOR CITY REVIEW	14/05/2024
ISSUED FOR CITY REVIEW	08/11/2023
ISSUED FOR OWNERS REVIEW	06/11/2023
REVISION 1	08/10/2023
ISSUED FOR COORDINATION	04/10/2023

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Project:
Residential Development

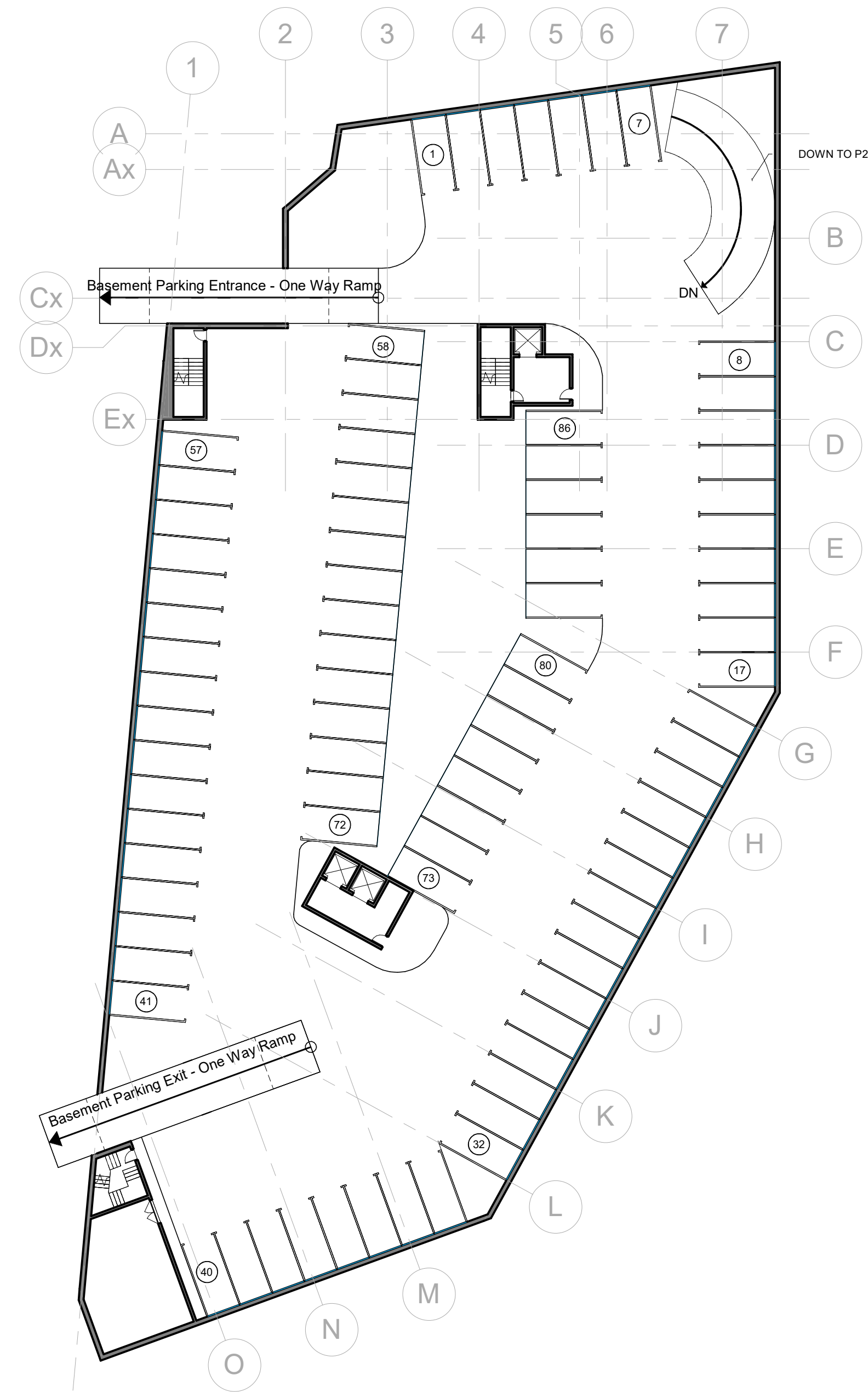
75 ORMOND ST. S
THOROLD, ON

Drawing:
BUILDING ELEVATIONS

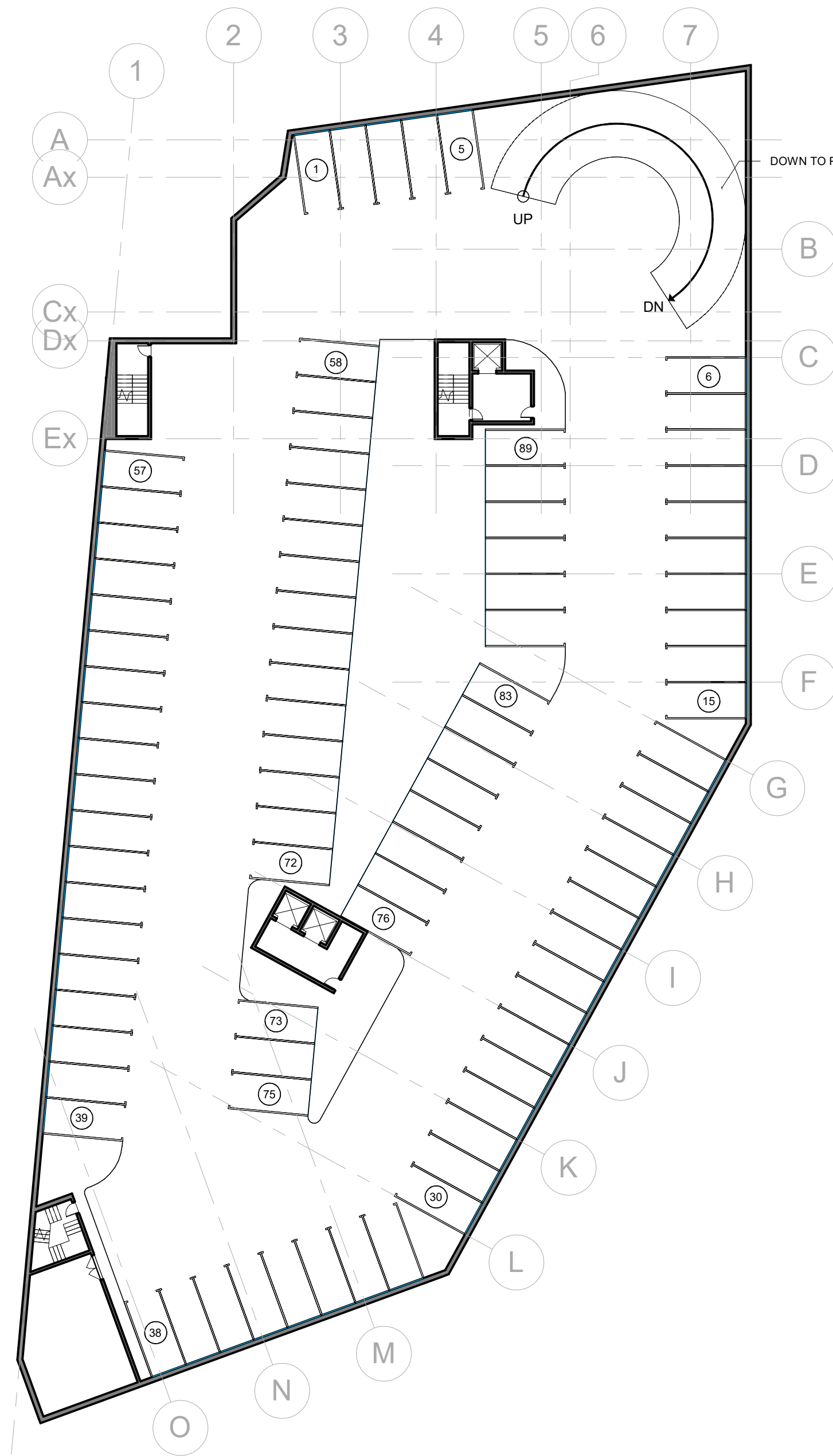
Concept:
 Drawn by: MHS
 Checked by: SS
 Date: 04.11.2024
 Project number: 22017
 Scale: 1:200

A201

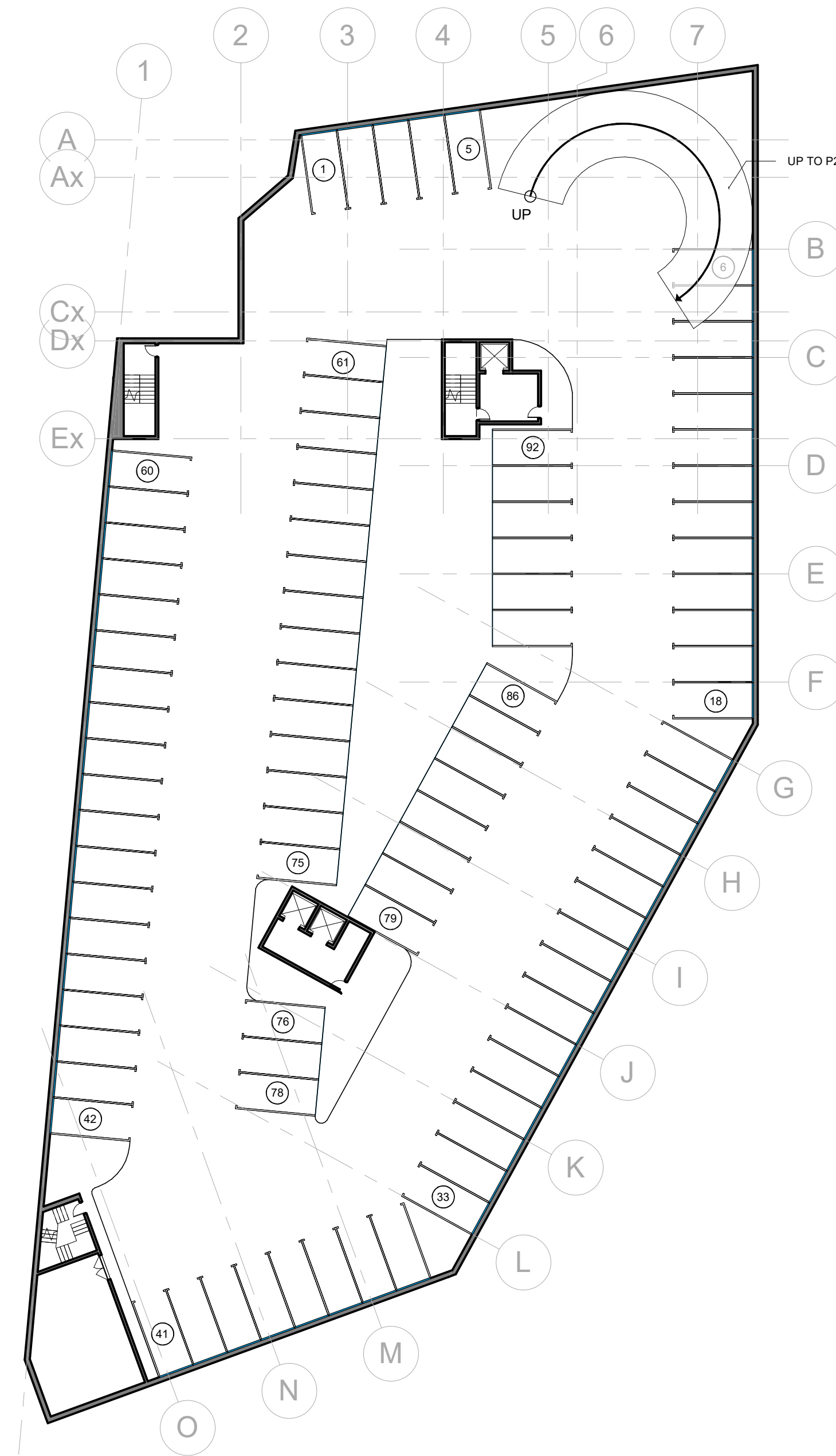
Basement Parking	
Level	Parking count
BASEMENT 1	86
BASEMENT 2	89
BASEMENT 3	92
	267



1 BASEMENT 1 (P1)
A100 A401 1:300



2 BASEMENT 2 (P2)
A100 A401 1:300



3 BASEMENT 3 (P3)
A100 A401 1:300

Description	Date
ISSUED FOR CITY REVIEW	14/05/2024
ISSUED FOR CITY REVIEW	08/11/2023
ISSUED FOR OWNERS REVIEW	08/11/2023
REVISION 1	08/10/2023
ISSUED FOR COORDINATION	04/10/2023

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Project:
Residential Development
 75 ORMOND ST. S
 THOROLD, ON

Drawing:
BASEMENT FLOOR PLANS

Concept:
 Drawn by: MHS
 Checked by: SS
 Date: 04.11.2024
 Project number: 22017
 Scale: 1:300