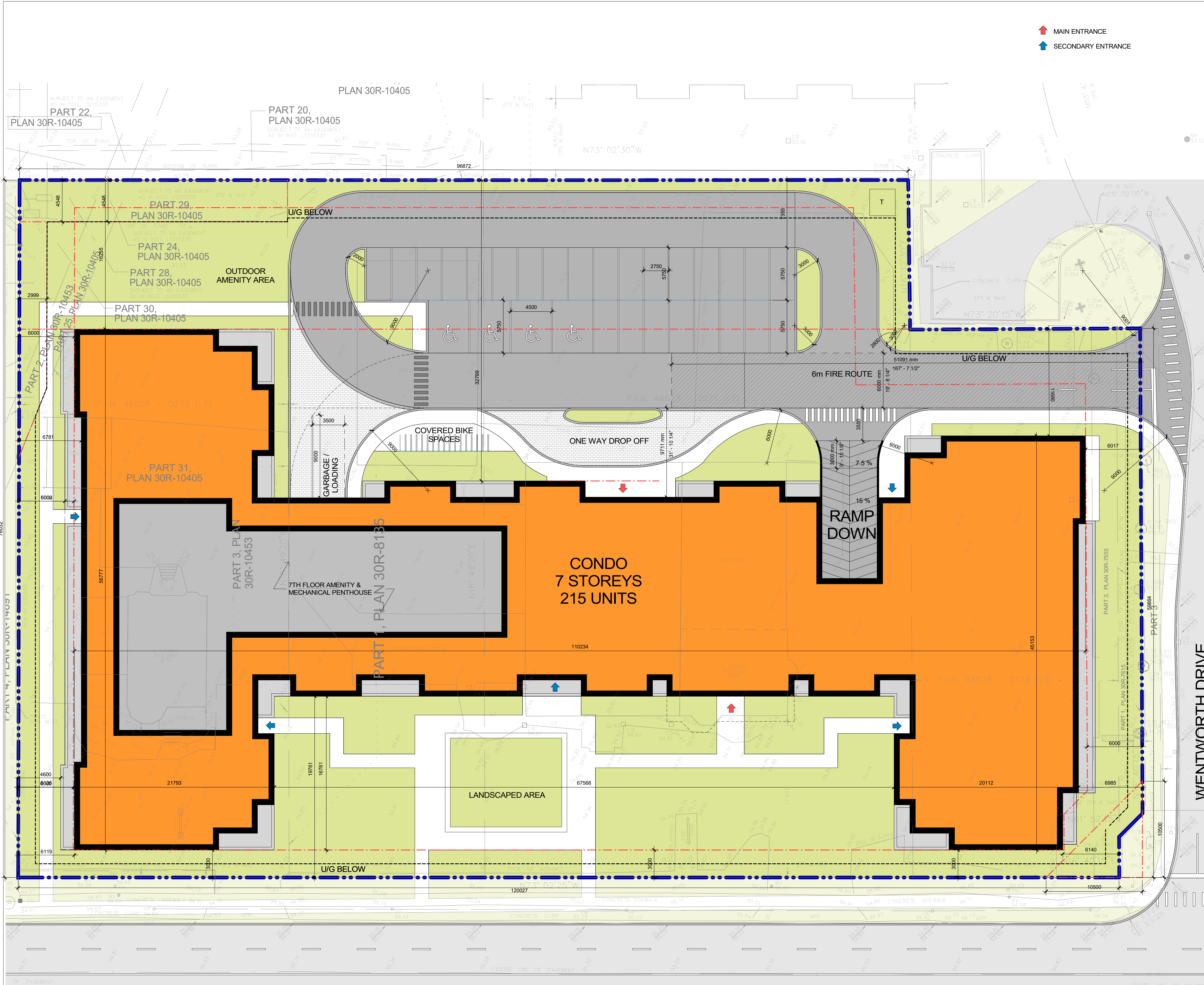


NO.	ISSUED	DATE
1	CLIENT REVIEW	12.04.2018
2	CLIENT REVIEW	03.14.2019
3	CLIENT REVIEW	03.20.2019
4	CLIENT REVIEW	09.27.2019
5	CLIENT REVIEW	12.05.2019
6	CLIENT REVIEW / CITY SUBMISSION	22.05.2020



SITE STATS

SITE STATISTICS - OPTION No. 1			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
BUILDING B	3438.09 m²	37007 ft²	39.9%
	3438.09 m²	37007 ft²	39.9%
HARD LANDSCAPE			
SIDEWALK	907.07 m²	9764 ft²	10.5%
ASPHALT	1654.07 m²	17804 ft²	19.2%
CURB	77.13 m²	830 ft²	0.9%
	2638.28 m²	28398 ft²	30.6%
SOFT LANDSCAPE			
LANDSCAPE	2535.66 m²	27294 ft²	29.4%
	2535.66 m²	27294 ft²	29.4%
TOTAL SITE AREA	8612.03 m²	92699 ft²	100.0%
OVERALL SITE	8879.68 m²	95580 ft²	100.0%

PARKING CHART - REQUIRED

Residential	Number of Units	Parking Rate	Required
Apartment	215	1.25	8,879.68 m²
Visitor	215	0.25	39.4%
Residential Total	323 (322.5)		
Commercial	GFA	Parking Rate	Required
Commercial Total	126.44m2	1/28m2 GFA	4.5 (5)
Total	328		

PARKING CHART - PROPOSED

Use	Units / GFA	Parking Rate	Spaces
Residential Units	215	1.0 / Unit	215
Visitor	215	0.15 / Unit	32.25
Commercial Unit	126.44 m2	1/28m2 GFA	5
Total	253 (252.25Rounded)		

PROPOSED ZONING NC

Regulation	Required	Provided
Minimum lot area	2,000 m²	8,879.68 m²
Maximum lot coverage	30%	39.4%
Minimum lot frontage	30 m	120.027 m
Front yard (Wentworth Dr) Minimum	3 m	6 m
Minimum exterior side yard (Main St E)	3 m	3 m
Minimum interior side yard	4.5 m	6 m
Minimum rear yard	12m where parking is in a rear yard	11.68 m
Maximum building height	8.5 m	23.622m 7 storeys
Minimum Bicycle Parking Required	0.3 spaces per unit (66 spaces)	66
Minimum Centreline Setback (Main St E)	13 m plus front yard setback	16.761 m

PARKING SCHEDULE

TYPE	DESCRIPTION	COUNT
T/O GROUND FLOOR		
ACCESSIBLE PARKING	4.5m x 5.75m	4
TYPICAL PARKING SPACES	2750mm X 5750mm	37
T/O BASEMENT		
ACCESSIBLE PARKING	4.5m x 5.75m	9
TYPICAL PARKING SPACES	2750mm X 5750mm	216
		266

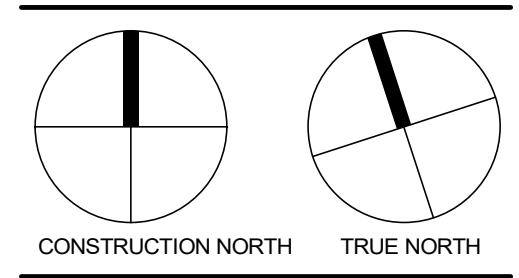
BIKE PARKING SCHEDULE

TYPE	DESCRIPTION	COUNT
T/O GROUND FLOOR		
BIKE PARKING	0.6m x 1.8m	16
T/O BASEMENT		
BIKE PARKING	0.6m x 1.8m	49
		65

FSR

BUILDING AREA	= 19261 m²
SITE AREA	= 8879.68 m²
19261 / 8879	= 2.17

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE REGISTERED PLAN CHAMBERLAIN ARCHITECT SERVICES LIMITED ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION IF ANY.
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GRIMBSY CONDOS

147 MAIN STREET EAST,
GRIMBSY, ON L3M 1P2

SHEET NAME

SITE PLAN

START DATE 11.30.2018
DRAWN BY CMC / ME / DM
CHECKED BY JM
SCALE As indicated
PROJECT NO. 118082
DRAWING

A001

MAIN STREET EAST

1 Site Plan
A001 1:200

118082 - Grimbsy - Condos - Site - no heritage - released.rvt 2020-07-21 12:38:34 PM

PARKING REQUIREMENTS

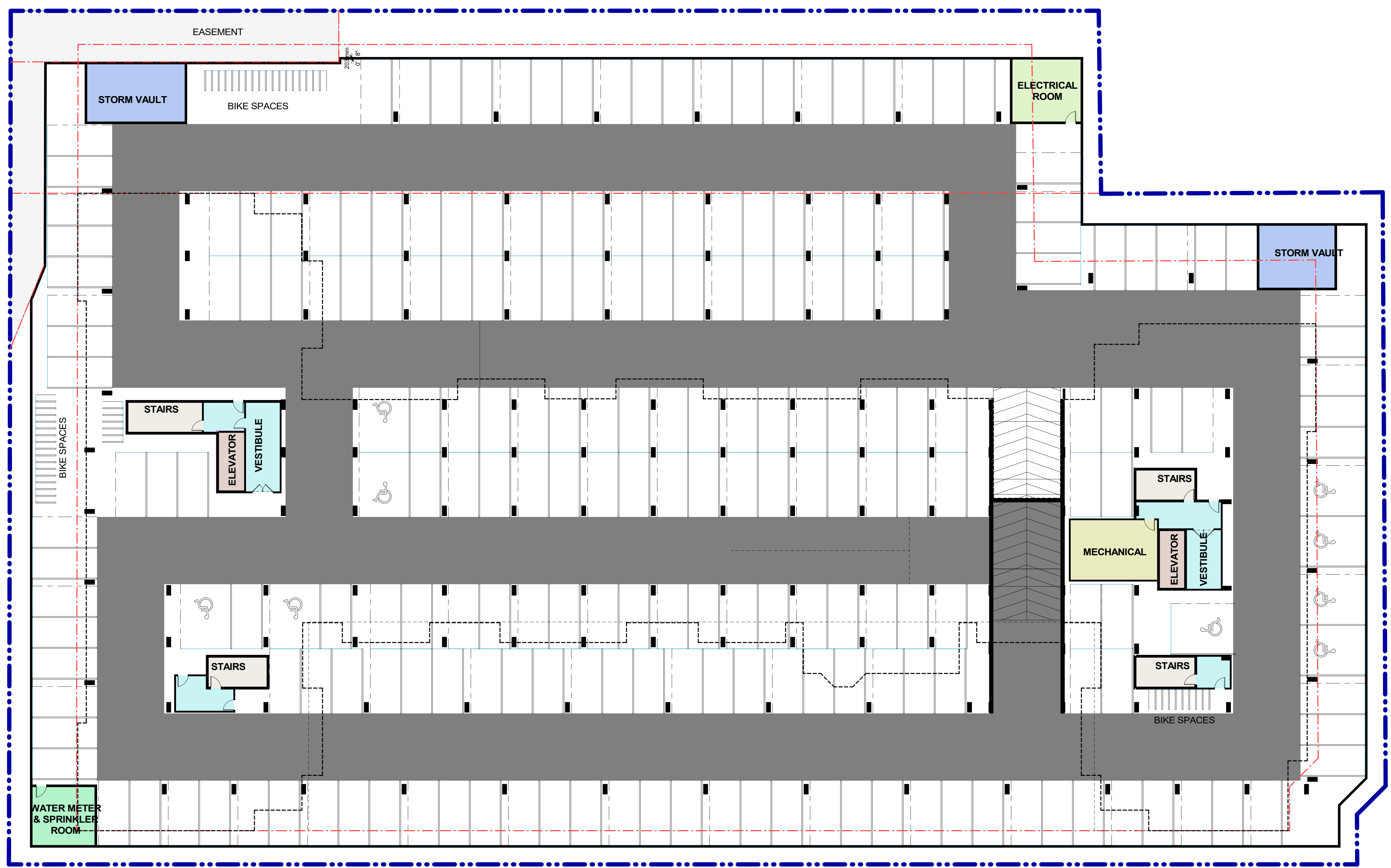
217 UNITS X 1.25 = 271.25 SPACES REQUIRED
+
217 X 0.25 = 54.25 SPACES NEEDED
TOTAL 1.50 X 217 = 325.5 (326) TOTAL SPACES NEEDED
326 / 20 = 16.30 (17) ACCESSIBLE PARKING SPACES NEEDED

BIKE PARKING SCHEDULE		
TYPE	DESCRIPTION	COUNT
T/O GROUND FLOOR		
BIKE PARKING	0.6m x 1.8m	16
T/O BASEMENT		
BIKE PARKING	0.6m x 1.8m	49
		65

PARKING SCHEDULE		
TYPE	DESCRIPTION	COUNT
T/O GROUND FLOOR		
ACCESSIBLE PARKING	4.5m x 5.75m	4
TYPICAL PARKING SPACES	2750mm X 5750mm	37
T/O BASEMENT		
ACCESSIBLE PARKING	4.5m x 5.75m	9
TYPICAL PARKING SPACES	2750mm X 5750mm	216
		266

GFA		
Level	Area sf	Area m2
T/O BASEMENT		
	85277 SF	7923 m ²
	85277 SF	7923 m ²

NO.	ISSUED	DATE
1	CLIENT REVIEW	09.27.2019
2	CLIENT REVIEW	12.05.2019
3	CLIENT REVIEW / CITY SUBMISSION	22.05.2020



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SEAL

GRIMBSY CONDOS

147 MAIN STREET EAST,
GRIMBSY, ON L3M 1P2

SHEET NAME

UNDERGROUND PLAN

START DATE	11.30.2018
DRAWN BY	CMC, ME
CHECKED BY	JM
SCALE	1 : 192
PROJECT NO.	118082
DRAWING	

118082 - Grimbsy - Condo - Site - no heritage_detailed.rvt 2020/07/21 12:28:34 PM

NO.	ISSUED	DATE
1	CLIENT REVIEW	12.04.2018
2	CLIENT REVIEW	03.14.2019
3	CLIENT REVIEW	03.20.2019
4	CLIENT REVIEW	09.27.2019
5	CLIENT REVIEW	12.05.2019
6	CLIENT REVIEW/CITY SUBMISSION	22.05.2020

SELLABLE VS NON-SELLABLE				
SELLABLE / NON-SELLABLE	COUNT	SM	SF	PERCENT
NON-SELLABLE				
NON-SELLABLE CHUTE	5	21.91 m ²	236 SF	0.1%
NON-SELLABLE COORIDOR	6	1506.99 m ²	16221 SF	7.5%
NON-SELLABLE ELEC.	12	30.37 m ²	327 SF	0.2%
NON-SELLABLE ELEVATOR	6	79.70 m ²	858 SF	0.4%
NON-SELLABLE GARBAGE / LOADING	1	128.94 m ²	1388 SF	0.6%
NON-SELLABLE INDOOR AMENITY	2	611.16 m ²	6578 SF	3.1%
NON-SELLABLE LOBBY	2	209.49 m ²	2255 SF	1.0%
NON-SELLABLE LOCKERS	8	175.70 m ²	1891 SF	0.9%
NON-SELLABLE MECH.	12	24.31 m ²	262 SF	0.1%
NON-SELLABLE MECHANICAL	1	0.00 m ²	0 SF	0.0%
NON-SELLABLE OUTDOOR AMENITY	1	364.77 m ²	3928 SF	1.8%
NON-SELLABLE STAIRS	19	257.27 m ²	2769 SF	1.3%
NON-SELLABLE: 75	75	3410.63 m²	36712 SF	17.0%
SELLABLE				
SELLABLE 1 BR	60	3423.27 m ²	36848 SF	17.1%
SELLABLE 1 BR + DEN	74	5822.49 m ²	62673 SF	29.1%
SELLABLE 2 BR	81	7231.68 m ²	77841 SF	36.1%
SELLABLE RETAIL	1	126.41 m ²	1361 SF	0.6%
SELLABLE: 216	216	16603.85 m²	178722 SF	83.0%
TOTAL	291	20014.49 m²	215434 SF	100.0%

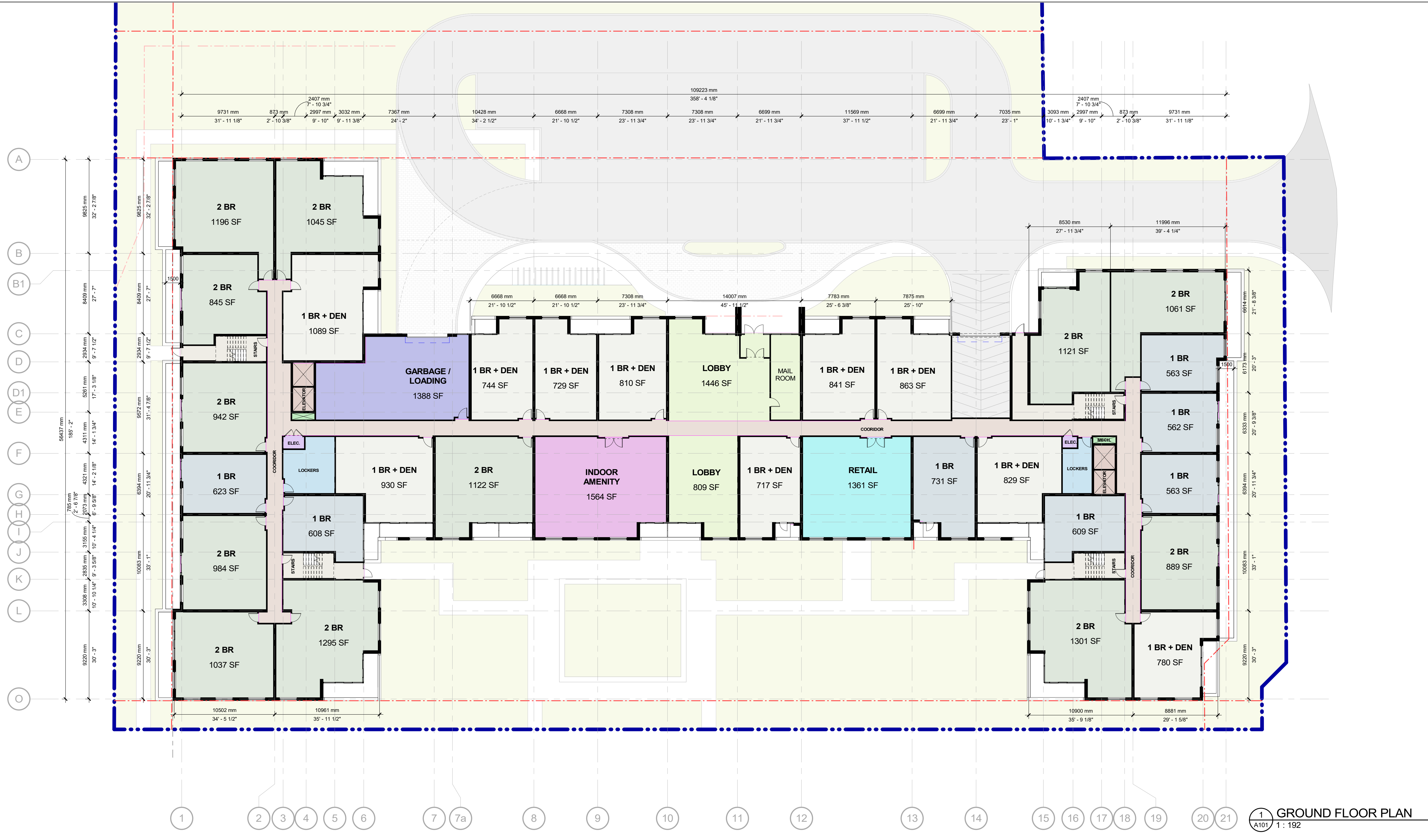
GFA		
Level	Area sf	Area m2
T/O GROUND FLOOR	35938 SF	3339 m ²
T/O SECOND FLOOR	35821 SF	3328 m ²
T/O THIRD FLOOR	34093 SF	3167 m ²
T/O FOURTH FLOOR	33305 SF	3094 m ²
T/O FIFTH FLOOR	33557 SF	3118 m ²
T/O SIXTH FLOOR	33557 SF	3118 m ²
	206271 SF	19163 m ²

BALCONY AREA		
Level	Area sf	Area m2
T/O GROUND FLOOR	2961 SF	275 m ²
T/O SECOND FLOOR	2840 SF	264 m ²
T/O THIRD FLOOR	4407 SF	409 m ²
T/O FOURTH FLOOR	3495 SF	325 m ²
T/O FIFTH FLOOR	3495 SF	325 m ²
T/O SIXTH FLOOR	3004 SF	279 m ²
	20202 SF	1877 m ²

UNIT MIX			
Area	Name	Count	%
474 SF ... 735 SF	1 BR	60	28%
555 SF ... 1089 SF	1 BR + DEN	74	34%
650 SF ... 1301 SF	2 BR	81	38%
		215	100%

UNIT BREAK DOWNS			
Area	Name	Count	%
T/O GROUND FLOOR			
562 SF ... 731 SF	1 BR	7	3%
717 SF ... 1089 SF	1 BR + DEN	10	5%
845 SF ... 1301 SF	2 BR	12	6%
		29	13%
T/O SECOND FLOOR			
538 SF ... 735 SF	1 BR	9	4%
555 SF ... 1056 SF	1 BR + DEN	16	7%
886 SF ... 1290 SF	2 BR	13	6%
		38	18%
T/O THIRD FLOOR			
532 SF ... 694 SF	1 BR	11	5%
721 SF ... 1016 SF	1 BR + DEN	12	6%
885 SF ... 1144 SF	2 BR	14	7%
		37	17%

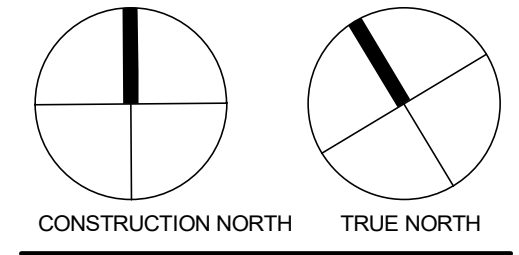
UNIT BREAK DOWNS			
Area	Name	Count	%
T/O FOURTH FLOOR			
532 SF ... 694 SF	1 BR	11	5%
721 SF ... 1002 SF	1 BR + DEN	12	6%
772 SF ... 1144 SF	2 BR	14	7%
		37	17%
T/O FIFTH FLOOR			
474 SF ... 694 SF	1 BR	11	5%
721 SF ... 1002 SF	1 BR + DEN	12	6%
650 SF ... 1144 SF	2 BR	14	7%
		37	17%
T/O SIXTH FLOOR			
474 SF ... 694 SF	1 BR	11	5%
721 SF ... 1002 SF	1 BR + DEN	12	6%
650 SF ... 1144 SF	2 BR	14	7%
		37	17%
		215	100%



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GRIMBSY CONDOS

147 MAIN STREET EAST,
GRIMBSY, ON L3M 1P2

SHEET NAME

GROUND FLOOR

START DATE	11.30.2018
DRAWN BY	CMC / ME
CHECKED BY	JM
SCALE	1 : 192
PROJECT NO.	118082

DRAWING

A101

GROUND FLOOR PLAN
1 : 192

C:\Users\ccoval\Documents\118082 - Grimbsy - Condos - Building - No Heritage - 2020-07-26_coval@chamberlainipd.com.rvt

NO.	ISSUED	DATE
1	CLIENT REVIEW	09.27.2019
2	CLIENT REVIEW	12.05.2019
3	CLIENT REVIEW CITY SUBMISSION	22.05.2020

SELLABLE VS NON-SELLABLE				
SELLABLE / NON-SELLABLE	COUNT	SM	SF	PERCENT
NON-SELLABLE				
NON-SELLABLE CHUTE	5	21.91 m ²	236 SF	0.1%
NON-SELLABLE COORIDOR	6	1506.99 m ²	16221 SF	7.5%
NON-SELLABLE ELEC.	12	30.37 m ²	327 SF	0.2%
NON-SELLABLE ELEVATOR	6	79.70 m ²	858 SF	0.4%
NON-SELLABLE GARBAGE / LOADING	1	128.94 m ²	1388 SF	0.6%
NON-SELLABLE INDOOR AMENITY	2	611.16 m ²	6579 SF	3.1%
NON-SELLABLE LOBBY	2	209.49 m ²	2255 SF	1.0%
NON-SELLABLE LOCKERS	8	175.70 m ²	1891 SF	0.9%
NON-SELLABLE MECH.	12	24.31 m ²	262 SF	0.1%
NON-SELLABLE MECHANICAL	1	0.00 m ²	0 SF	0.0%
NON-SELLABLE OUTDOOR AMENITY	1	364.77 m ²	3926 SF	1.8%
NON-SELLABLE STAIRS	19	257.27 m ²	2769 SF	1.3%
NON-SELLABLE: 75	75	3410.63 m²	36712 SF	17.0%
SELLABLE				
SELLABLE 1 BR	60	3423.27 m ²	36848 SF	17.1%
SELLABLE 1 BR + DEN	74	5822.49 m ²	62673 SF	29.1%
SELLABLE 2 BR	81	7231.68 m ²	77841 SF	36.1%
SELLABLE RETAIL	1	126.41 m ²	1361 SF	0.6%
SELLABLE: 216	216	16603.85 m²	178722 SF	83.0%
TOTAL	291	20014.49 m²	215434 SF	100.0%

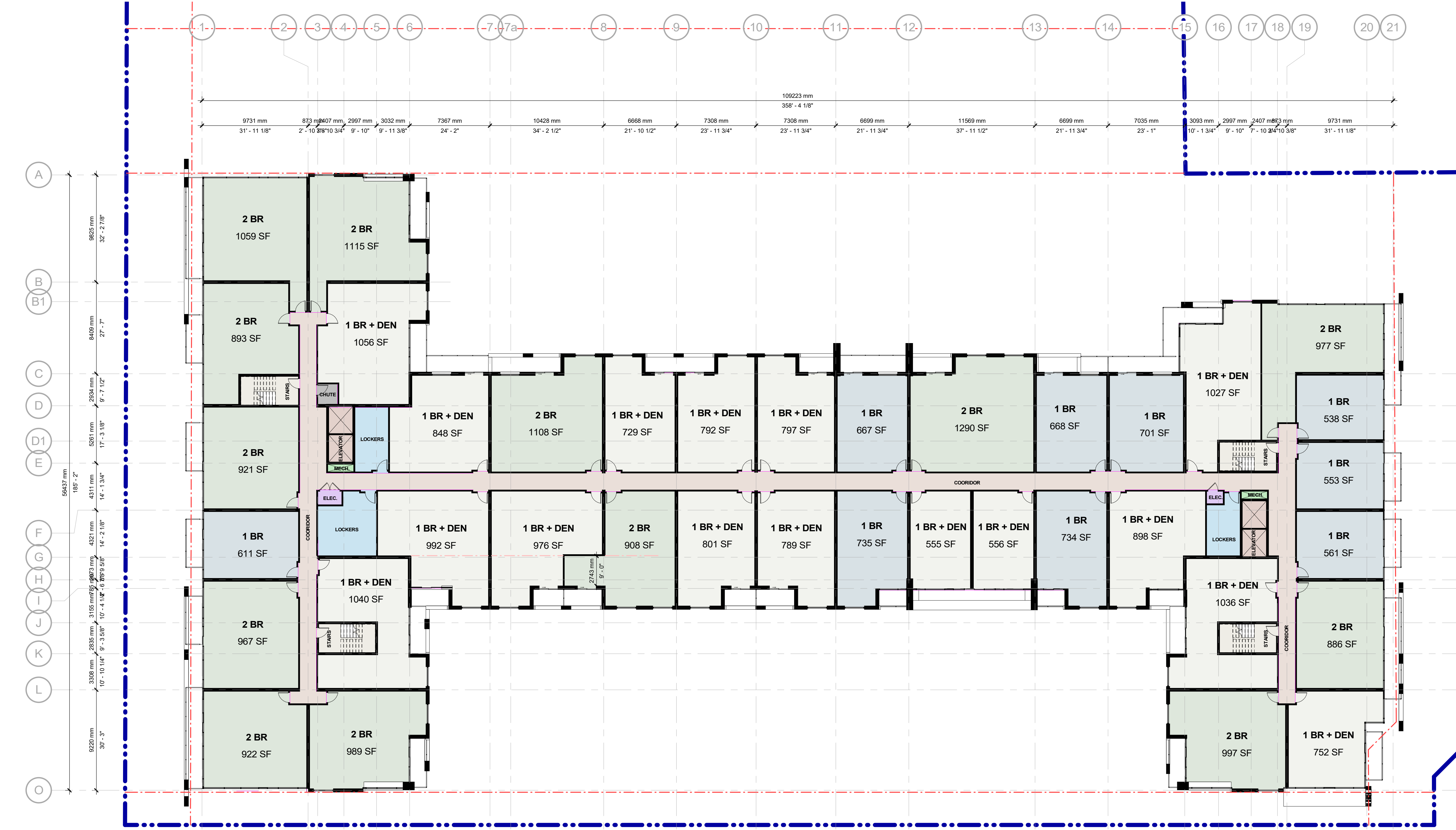
GFA		
Level	Area sf	Area m2
T/O GROUND FLOOR	35938 SF	3339 m ²
T/O SECOND FLOOR	35821 SF	3328 m ²
T/O THIRD FLOOR	34093 SF	3167 m ²
T/O FOURTH FLOOR	33305 SF	3094 m ²
T/O FIFTH FLOOR	33557 SF	3118 m ²
T/O SIXTH FLOOR	33557 SF	3118 m ²
TOTAL	206271 SF	19163 m²

BALCONY AREA		
Level	Area sf	Area m2
T/O GROUND FLOOR	2961 SF	275 m ²
T/O SECOND FLOOR	2840 SF	264 m ²
T/O THIRD FLOOR	4407 SF	409 m ²
T/O FOURTH FLOOR	3495 SF	325 m ²
T/O FIFTH FLOOR	3495 SF	325 m ²
T/O SIXTH FLOOR	3004 SF	279 m ²
TOTAL	20202 SF	1877 m²

UNIT MIX			
Area	Name	Count	%
474 SF ... 735 SF	1 BR	60	28%
555 SF ... 1089 SF	1 BR + DEN	74	34%
650 SF ... 1301 SF	2 BR	81	38%
TOTAL		215	100%

UNIT BREAK DOWNS			
Area	Name	Count	%
T/O GROUND FLOOR			
562 SF ... 731 SF	1 BR	7	3%
717 SF ... 1089 SF	1 BR + DEN	10	5%
845 SF ... 1301 SF	2 BR	12	6%
TOTAL		29	13%
T/O SECOND FLOOR			
538 SF ... 735 SF	1 BR	9	4%
555 SF ... 1056 SF	1 BR + DEN	16	7%
886 SF ... 1290 SF	2 BR	13	6%
TOTAL		38	18%
T/O THIRD FLOOR			
532 SF ... 694 SF	1 BR	11	5%
721 SF ... 1016 SF	1 BR + DEN	12	6%
885 SF ... 1144 SF	2 BR	14	7%
TOTAL		37	17%

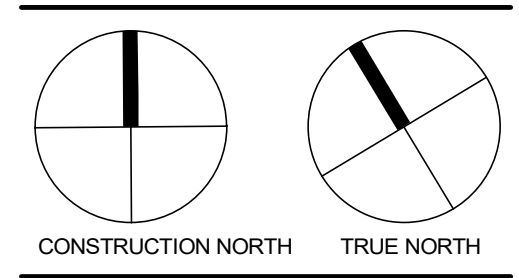
UNIT BREAK DOWNS			
Area	Name	Count	%
T/O FOURTH FLOOR			
532 SF ... 694 SF	1 BR	11	5%
721 SF ... 1002 SF	1 BR + DEN	12	6%
772 SF ... 1144 SF	2 BR	14	7%
TOTAL		37	17%
T/O FIFTH FLOOR			
474 SF ... 694 SF	1 BR	11	5%
721 SF ... 1002 SF	1 BR + DEN	12	6%
650 SF ... 1144 SF	2 BR	14	7%
TOTAL		37	17%
T/O SIXTH FLOOR			
474 SF ... 694 SF	1 BR	11	5%
721 SF ... 1002 SF	1 BR + DEN	12	6%
650 SF ... 1144 SF	2 BR	14	7%
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GRIMBSY CONDOS

147 MAIN STREET EAST,
GRIMBSY, ON L3M 1P2

SHEET NAME

SECOND FLOOR

START DATE	11.30.2018
DRAWN BY	CMC / ME
CHECKED BY	JM
SCALE	1 : 192
PROJECT NO.	118082

DRAWING

1 SECOND FLOOR PLAN
A102 1 : 192

A102

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NO.	ISSUED	DATE
1	CLIENT REVIEW	09.27.2019
2	CLIENT REVIEW	12.05.2019
3	CLIENT REVIEW CITY SUBMISSION	22.05.2020

SELLABLE VS NON-SELLABLE				
SELLABLE / NON-SELLABLE	COUNT	SM	SF	PERCENT
NON-SELLABLE				
NON-SELLABLE CHUTE	5	21.91 m ²	236 SF	0.1%
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NON-SELLABLE MECHANICAL	1	0.00 m ²	0 SF	0.0%
NON-SELLABLE OUTDOOR AMENITY	1	364.77 m ²	3928 SF	1.8%
NON-SELLABLE STAIRS	19	257.27 m ²	2769 SF	1.3%
NON-SELLABLE: 75	75	3410.63 m ²	36712 SF	17.0%
SELLABLE				
SELLABLE 1 BR	60	3423.27 m ²	36848 SF	17.1%
SELLABLE 1 BR + DEN	74	5822.49 m ²	62673 SF	29.1%
SELLABLE 2 BR	81	7231.68 m ²	77841 SF	36.1%
SELLABLE RETAIL	1	126.41 m ²	1361 SF	0.6%
SELLABLE: 216	216	16603.85 m ²	178722 SF	83.0%
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GFA		
Level	Area sf	Area m2
T/O GROUND FLOOR	35938 SF	3339 m ²
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T/O FIFTH FLOOR	33557 SF	3118 m ²
T/O SIXTH FLOOR	33557 SF	3118 m ²
	206271 SF	19163 m ²

BALCONY AREA		
Level	Area sf	Area m2
T/O GROUND FLOOR	2961 SF	275 m ²
T/O SECOND FLOOR	2840 SF	264 m ²
T/O THIRD FLOOR	4407 SF	409 m ²
T/O FOURTH FLOOR	3495 SF	325 m ²
T/O FIFTH FLOOR	3495 SF	325 m ²
T/O SIXTH FLOOR	3004 SF	279 m ²
	20202 SF	1877 m ²

UNIT MIX			
Area	Name	Count	%
474 SF ... 735 SF	1 BR	60	28%
555 SF ... 1089 SF	1 BR + DEN	74	34%
650 SF ... 1301 SF	2 BR	81	38%
		215	100%

UNIT BREAK DOWNS			
Area	Name	Count	%
T/O GROUND FLOOR			
562 SF ... 731 SF	1 BR	7	3%
717 SF ... 1089 SF	1 BR + DEN	10	5%
845 SF ... 1301 SF	2 BR	12	6%
		29	13%

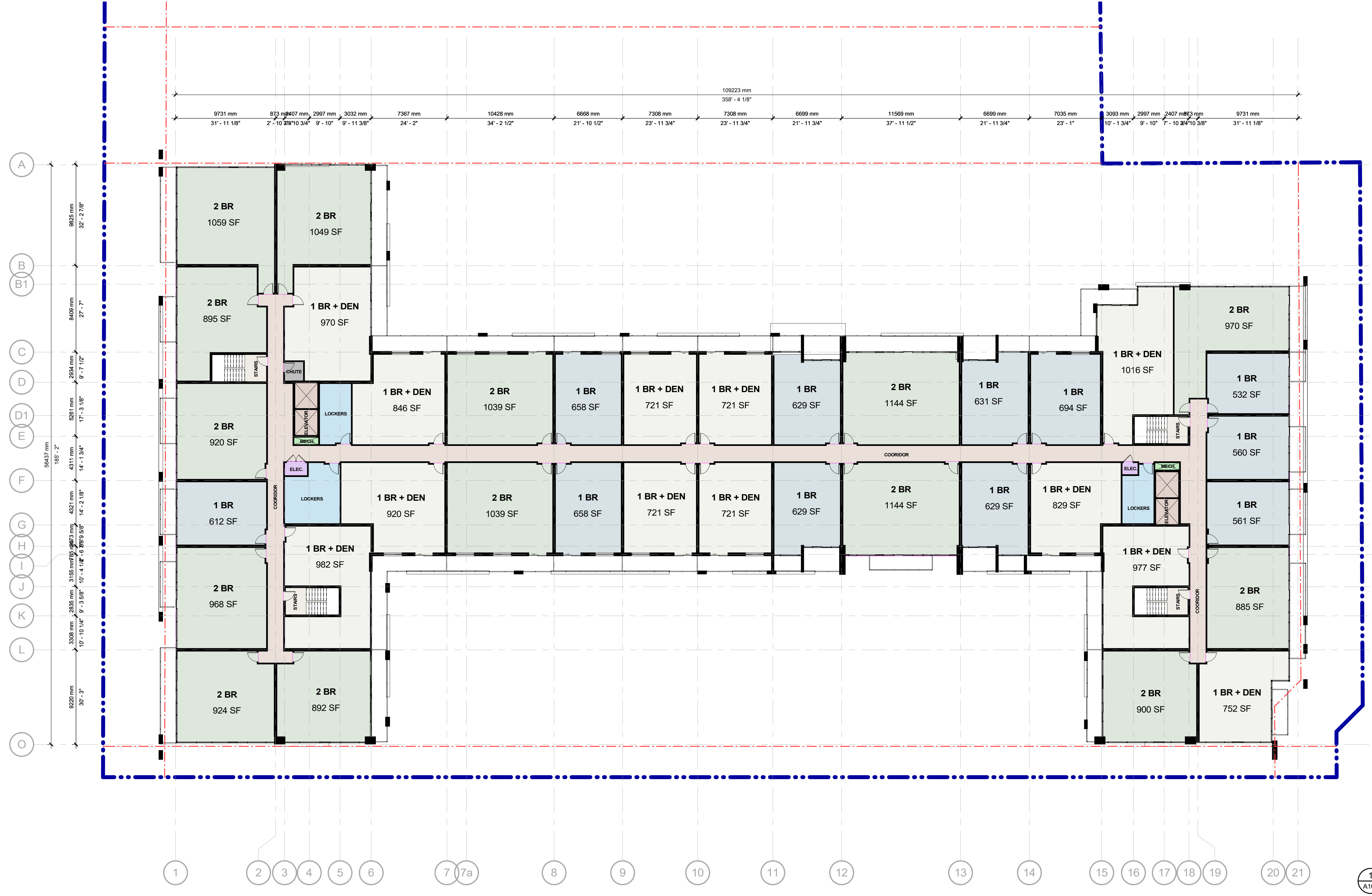
UNIT BREAK DOWNS			
Area	Name	Count	%
T/O SECOND FLOOR			
538 SF ... 735 SF	1 BR	9	4%
555 SF ... 1056 SF	1 BR + DEN	16	7%
886 SF ... 1290 SF	2 BR	13	6%
		38	18%

UNIT BREAK DOWNS			
Area	Name	Count	%
T/O THIRD FLOOR			
532 SF ... 694 SF	1 BR	11	5%
721 SF ... 1016 SF	1 BR + DEN	12	6%
885 SF ... 1144 SF	2 BR	14	7%
		37	17%

UNIT BREAK DOWNS			
Area	Name	Count	%
T/O FOURTH FLOOR			
532 SF ... 694 SF	1 BR	11	5%
721 SF ... 1002 SF	1 BR + DEN	12	6%
772 SF ... 1144 SF	2 BR	14	7%
		37	17%

UNIT BREAK DOWNS			
Area	Name	Count	%
T/O FIFTH FLOOR			
474 SF ... 694 SF	1 BR	11	5%
721 SF ... 1002 SF	1 BR + DEN	12	6%
650 SF ... 1144 SF	2 BR	14	7%
		37	17%

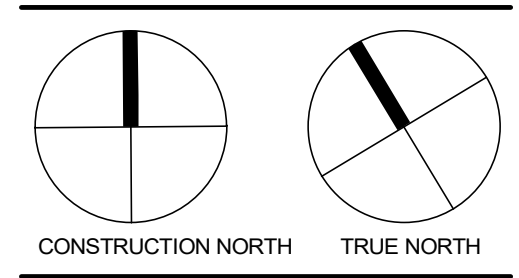
UNIT BREAK DOWNS			
Area	Name	Count	%
T/O SIXTH FLOOR			
474 SF ... 694 SF	1 BR	11	5%
721 SF ... 1002 SF	1 BR + DEN	12	6%
650 SF ... 1144 SF	2 BR	14	7%
		37	17%



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GRIMBSY CONDOS

147 MAIN STREET EAST,
GRIMBSY, ON L3M 1P2

SHEET NAME

THIRD FLOOR

START DATE	11.30.2018
DRAWN BY	CMC / ME
CHECKED BY	JM
SCALE	1 : 192
PROJECT NO.	118082

DRAWING

1 THIRD FLOOR PLAN
A103 1:192

A103

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NO.	ISSUED	DATE
1	CLIENT REVIEW	09.27.2019
2	CLIENT REVIEW	12.05.2019
3	CLIENT REVIEW CITY SUBMISSION	22.05.2020

SELLABLE VS NON-SELLABLE				
SELLABLE / NON-SELLABLE	COUNT	SM	SF	PERCENT
NON-SELLABLE				
NON-SELLABLE CHUTE	5	21.91 m ²	236 SF	0.1%
NON-SELLABLE COORDINATOR	6	1506.99 m ²	16221 SF	7.5%
NON-SELLABLE ELEC.	12	30.37 m ²	327 SF	0.2%
NON-SELLABLE ELEVATOR	6	79.70 m ²	858 SF	0.4%
NON-SELLABLE GARBAGE / LOADING	1	128.94 m ²	1388 SF	0.6%
NON-SELLABLE INDOOR AMENITY	2	611.16 m ²	6579 SF	3.1%
NON-SELLABLE LOBBY	2	209.49 m ²	2255 SF	1.0%
NON-SELLABLE LOCKERS	8	175.70 m ²	1891 SF	0.9%
NON-SELLABLE MECH.	12	24.31 m ²	262 SF	0.1%
NON-SELLABLE MECHANICAL	1	0.00 m ²	0 SF	0.0%
NON-SELLABLE OUTDOOR AMENITY	1	364.77 m ²	3928 SF	1.8%
NON-SELLABLE STAIRS	19	257.27 m ²	2769 SF	1.3%
NON-SELLABLE: 75	75	3410.63 m ²	36712 SF	17.0%
SELLABLE				
SELLABLE 1 BR	60	3423.27 m ²	36848 SF	17.1%
SELLABLE 1 BR + DEN	74	5822.49 m ²	62673 SF	29.1%
SELLABLE 2 BR	81	7231.68 m ²	77841 SF	36.1%
SELLABLE RETAIL	1	126.41 m ²	1361 SF	0.6%
SELLABLE: 216	216	16603.85 m ²	178722 SF	83.0%
TOTAL	291	20014.49 m²	215434 SF	100.0%

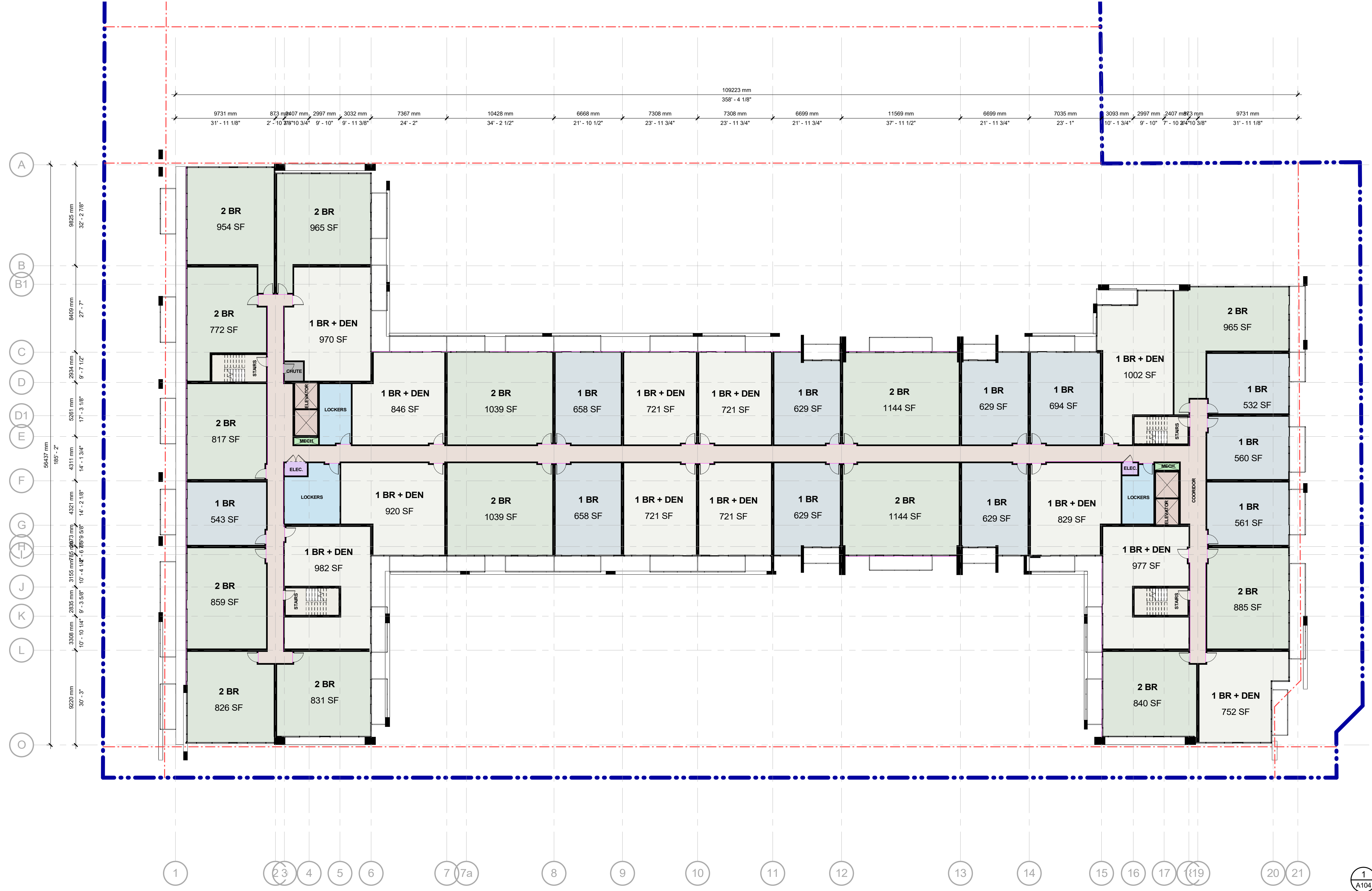
GFA		
Level	Area sf	Area m2
T/O GROUND FLOOR	35938 SF	3339 m ²
T/O SECOND FLOOR	35821 SF	3328 m ²
T/O THIRD FLOOR	34093 SF	3167 m ²
T/O FOURTH FLOOR	33305 SF	3094 m ²
T/O FIFTH FLOOR	33557 SF	3118 m ²
T/O SIXTH FLOOR	33557 SF	3118 m ²
	206271 SF	19163 m ²

BALCONY AREA		
Level	Area sf	Area m2
T/O GROUND FLOOR	2961 SF	275 m ²
T/O SECOND FLOOR	2840 SF	264 m ²
T/O THIRD FLOOR	4407 SF	409 m ²
T/O FOURTH FLOOR	3495 SF	325 m ²
T/O FIFTH FLOOR	3495 SF	325 m ²
T/O SIXTH FLOOR	3004 SF	279 m ²
	20202 SF	1877 m ²

UNIT MIX			
Area	Name	Count	%
474 SF ... 735 SF	1 BR	60	28%
555 SF ... 1089 SF	1 BR + DEN	74	34%
650 SF ... 1301 SF	2 BR	81	38%
		215	100%

UNIT BREAK DOWNS			
Area	Name	Count	%
T/O GROUND FLOOR			
562 SF ... 731 SF	1 BR	7	3%
717 SF ... 1089 SF	1 BR + DEN	10	5%
845 SF ... 1301 SF	2 BR	12	6%
		29	13%
T/O SECOND FLOOR			
538 SF ... 735 SF	1 BR	9	4%
555 SF ... 1056 SF	1 BR + DEN	16	7%
886 SF ... 1290 SF	2 BR	13	6%
		38	18%
T/O THIRD FLOOR			
532 SF ... 694 SF	1 BR	11	5%
721 SF ... 1016 SF	1 BR + DEN	12	6%
885 SF ... 1144 SF	2 BR	14	7%
		37	17%

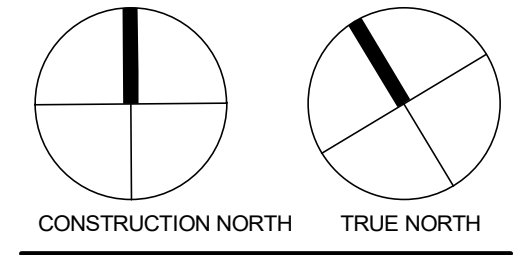
UNIT BREAK DOWNS			
Area	Name	Count	%
T/O FOURTH FLOOR			
532 SF ... 694 SF	1 BR	11	5%
721 SF ... 1002 SF	1 BR + DEN	12	6%
772 SF ... 1144 SF	2 BR	14	7%
		37	17%
T/O FIFTH FLOOR			
474 SF ... 694 SF	1 BR	11	5%
721 SF ... 1002 SF	1 BR + DEN	12	6%
650 SF ... 1144 SF	2 BR	14	7%
		37	17%
T/O SIXTH FLOOR			
474 SF ... 694 SF	1 BR	11	5%
721 SF ... 1002 SF	1 BR + DEN	12	6%
650 SF ... 1144 SF	2 BR	14	7%
		37	17%
		215	100%



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GRIMBSY CONDOS

147 MAIN STREET EAST,
GRIMBSY, ON L3M 1P2

SHEET NAME

FOURTH - SIXTH FLOOR (TYPICAL PLANS)

START DATE	11.30.2018
DRAWN BY	CMC / ME
CHECKED BY	JM
SCALE	1 : 192
PROJECT NO.	118082

DRAWING

1 FOURTH FLOOR PLAN
A104 1 : 192

A104

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NO.	ISSUED	DATE
1	CLIENT REVIEW	09.27.2019
2	CLIENT REVIEW	12.05.2019
3	CLIENT REVIEW CITY SUBMISSION	22.05.2020

SELLABLE VS NON-SELLABLE					
SELLABLE / NON-SELLABLE		COUNT	SM	SF	PERCENT
NON-SELLABLE					
NON-SELLABLE	CHUTE	5	21.91 m ²	236 SF	0.1%
NON-SELLABLE	COORIDOR	6	1506.99 m ²	16221 SF	7.5%
NON-SELLABLE	ELEC.	12	30.37 m ²	327 SF	0.2%
NON-SELLABLE	ELEVATOR	6	79.70 m ²	858 SF	0.4%
NON-SELLABLE	GARBAGE / LOADING	1	128.94 m ²	1388 SF	0.6%
NON-SELLABLE	INDOOR AMENITY	2	611.16 m ²	6578 SF	3.1%
NON-SELLABLE	LOBBY	2	209.49 m ²	2255 SF	1.0%
NON-SELLABLE	LOCKERS	8	175.70 m ²	1891 SF	0.9%
NON-SELLABLE	MECH.	12	24.31 m ²	262 SF	0.1%
NON-SELLABLE	MECHANICAL	1	0.00 m ²	0 SF	0.0%
NON-SELLABLE	OUTDOOR AMENITY	1	364.77 m ²	3926 SF	1.8%
NON-SELLABLE	STAIRS	19	257.27 m ²	2769 SF	1.3%
NON-SELLABLE: 75		75	3410.63 m ²	36712 SF	17.0%
SELLABLE					
SELLABLE	1 BR	60	3423.27 m ²	36848 SF	17.1%
SELLABLE	1 BR + DEN	74	5822.49 m ²	62673 SF	29.1%
SELLABLE	2 BR	81	7231.68 m ²	77841 SF	36.1%
SELLABLE	RETAIL	1	126.41 m ²	1361 SF	0.6%
SELLABLE: 216		216	16603.85 m ²	178722 SF	83.0%
TOTAL		291	20014.49 m²	215434 SF	100.0%

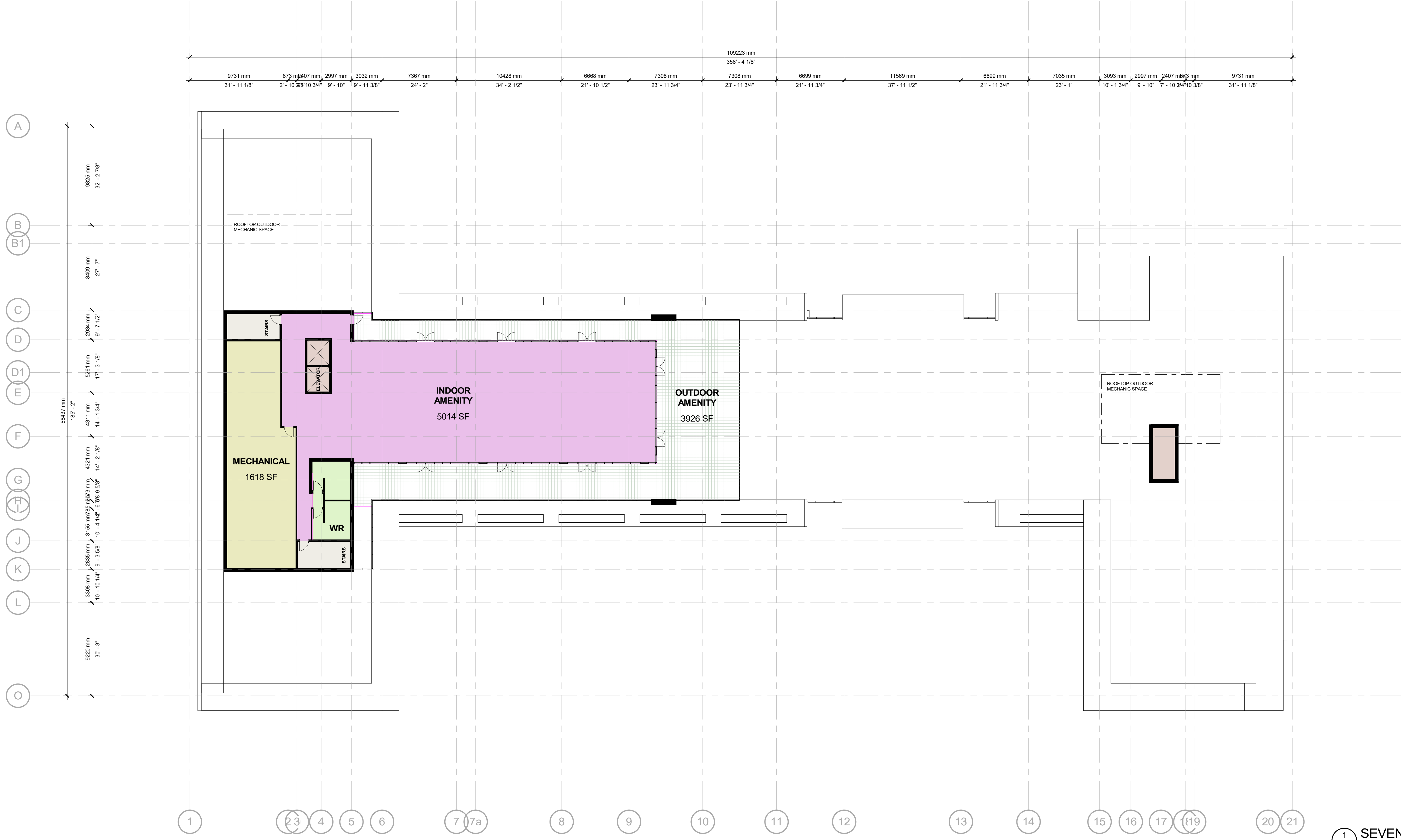
GFA		
Level	Area sf	Area m ²
T/O GROUND FLOOR	35938 SF	3339 m ²
T/O SECOND FLOOR	35821 SF	3328 m ²
T/O THIRD FLOOR	34093 SF	3167 m ²
T/O FOURTH FLOOR	33305 SF	3094 m ²
T/O FIFTH FLOOR	33557 SF	3118 m ²
T/O SIXTH FLOOR	33557 SF	3118 m ²
	206271 SF	19163 m ²

BALCONY AREA		
Level	Area sf	Area m ²
T/O GROUND FLOOR	2961 SF	275 m ²
T/O SECOND FLOOR	2840 SF	264 m ²
T/O THIRD FLOOR	4407 SF	409 m ²
T/O FOURTH FLOOR	3495 SF	325 m ²
T/O FIFTH FLOOR	3495 SF	325 m ²
T/O SIXTH FLOOR	3004 SF	279 m ²
	20202 SF	1877 m ²

UNIT MIX				
Area	Name	Count	%	
474 SF ... 735 SF	1 BR	60	28%	
555 SF ... 1089 SF	1 BR + DEN	74	34%	
650 SF ... 1301 SF	2 BR	81	38%	
		215	100%	

UNIT BREAK DOWNS				
Area	Name	Count	%	
T/O GROUND FLOOR				
562 SF ... 731 SF	1 BR	7	3%	
717 SF ... 1089 SF	1 BR + DEN	10	5%	
845 SF ... 1301 SF	2 BR	12	6%	
		29	13%	
T/O SECOND FLOOR				
538 SF ... 735 SF	1 BR	9	4%	
555 SF ... 1056 SF	1 BR + DEN	16	7%	
886 SF ... 1290 SF	2 BR	13	6%	
		38	18%	
T/O THIRD FLOOR				
532 SF ... 694 SF	1 BR	11	5%	
721 SF ... 1016 SF	1 BR + DEN	12	6%	
885 SF ... 1144 SF	2 BR	14	7%	
		37	17%	

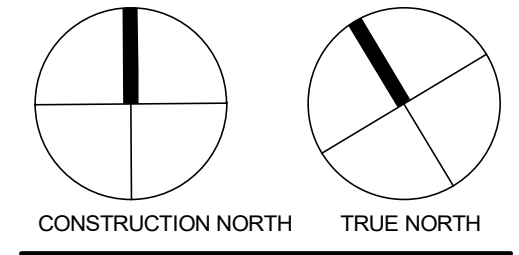
UNIT BREAK DOWNS				
Area	Name	Count	%	
T/O FOURTH FLOOR				
532 SF ... 694 SF	1 BR	11	5%	
721 SF ... 1002 SF	1 BR + DEN	12	6%	
772 SF ... 1144 SF	2 BR	14	7%	
		37	17%	
T/O FIFTH FLOOR				
474 SF ... 694 SF	1 BR	11	5%	
721 SF ... 1002 SF	1 BR + DEN	12	6%	
650 SF ... 1144 SF	2 BR	14	7%	
		37	17%	
T/O SIXTH FLOOR				
474 SF ... 694 SF	1 BR	11	5%	
721 SF ... 1002 SF	1 BR + DEN	12	6%	
650 SF ... 1144 SF	2 BR	14	7%	
		37	17%	
		215	100%	



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GRIMBSY CONDOS

147 MAIN STREET EAST,
GRIMBSY, ON L3M 1P2

SHEET NAME

SEVENTH FLOOR

START DATE	11.30.2018
DRAWN BY	CMC / ME
CHECKED BY	JM
SCALE	1 : 192
PROJECT NO.	118082

DRAWING

1 SEVENTH FLOOR
A105 1 : 192

A105

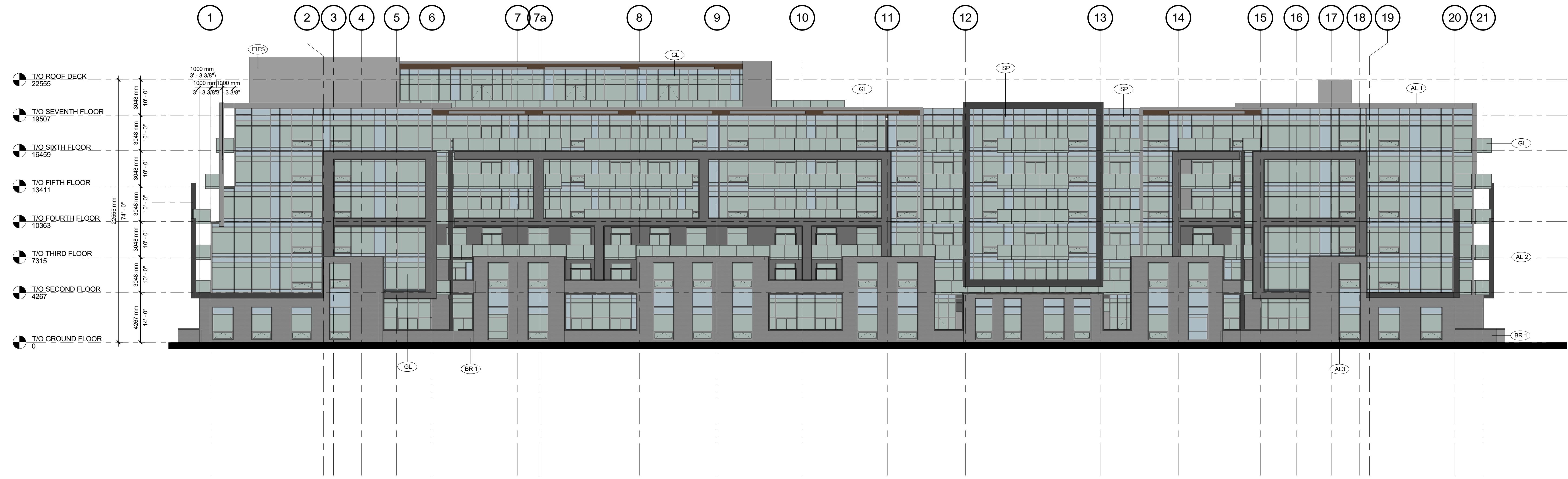
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NO.	ISSUED	DATE
1	CLIENT REVIEW CITY SUBMISSION	22.05.2020

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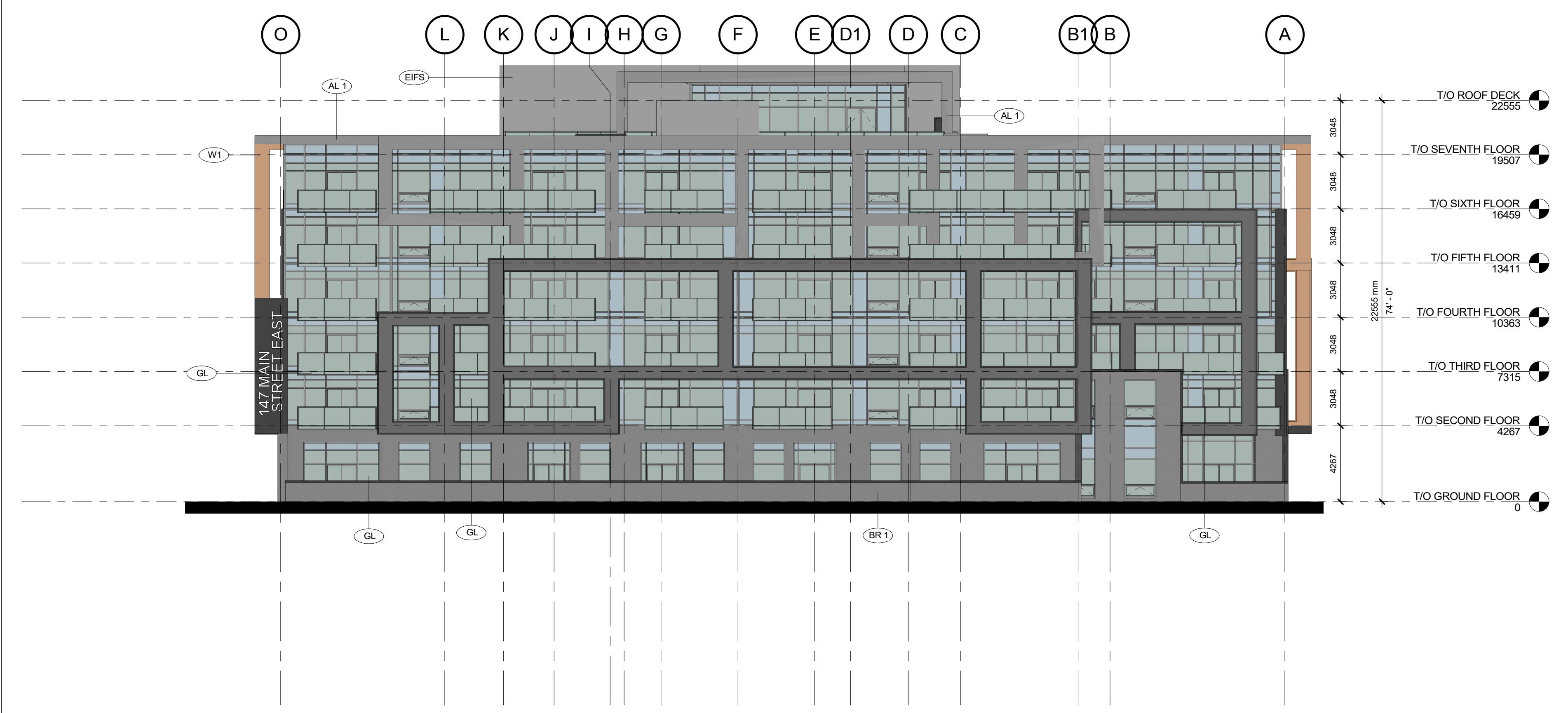
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1 SOUTH ELEVATION
A201 1 : 175

MATERIAL SUMMARY	
DESCRIPTION	CODE
ALUMINUM - BLACK	AL 2
ALUMINUM - GREY	AL 1
BRICK - GREY	BR 1
BRICK - RED	BR 2
EIFS - LIGHT GREY	EIF
WINDOW GLAZING CLEAR	GL
WINDOW SPANDREL	SP
WOOD REVEAL	W1



2 EAST ELEVATION
A201 1 : 175

GRIMBSY CONDOS

147 MAIN STREET EAST,
GRIMBSY, ON L3M 1P2

SHEET NAME

EXTERIOR ELEVATION I

START DATE	11.30.2018
DRAWN BY	CMC
CHECKED BY	JM
SCALE	1 : 175
PROJECT NO.	118082

DRAWING

A201

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NO.	ISSUED	DATE
1	CLIENT REVIEW CITY SUBMISSION	22.05.2020

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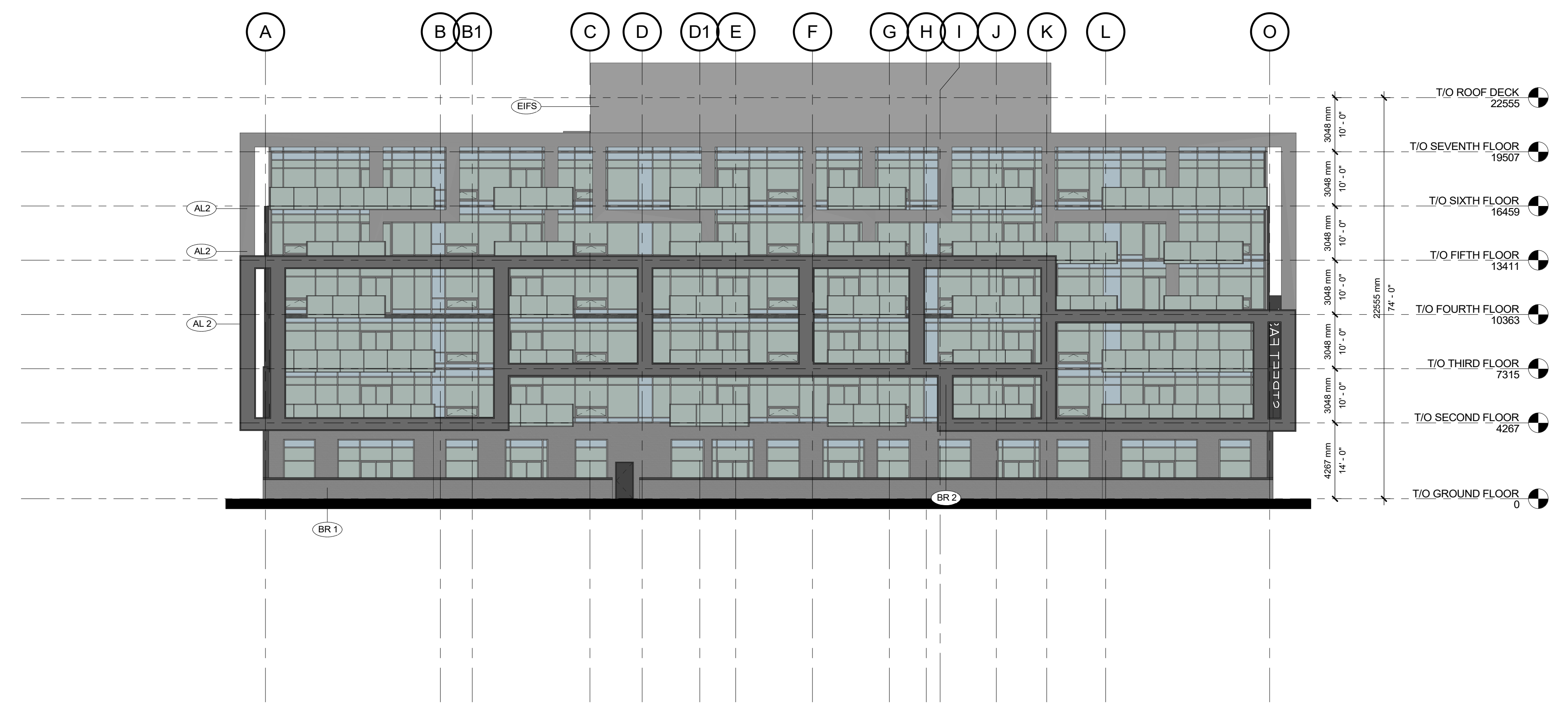
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1 NORTH ELEVATION
A202 1:175

MATERIAL SUMMARY	
DESCRIPTION	CODE
ALUMINUM - BLACK	AL 2
ALUMINUM - GREY	AL 1
BRICK - GREY	BR 1
BRICK - RED	BR 2
EIFS - LIGHT GREY	EIF
WINDOW GLAZING CLEAR	GL
WINDOW SPANDREL	SP
WOOD REVEAL	W1



2 WEST ELEVATION
A202 1:175

GRIMBSY CONDOS

147 MAIN STREET EAST,
GRIMBSY, ON L3M 1P2

SHEET NAME

EXTERIOR ELEVATION II

START DATE	11.30.2018
DRAWN BY	CMC
CHECKED BY	JM
SCALE	1 : 175
PROJECT NO.	118082

DRAWING

A202

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