

# MADISON RIVERBANK HOLDINGS LTD. SALES OFFICE

NORTHWEST CORNER OF FOUNTAIN ST. & MIDDLE BLOCK RD., CAMBRIDGE, ON

ISSUED FOR TEMPORARY ZONING

2023-07-31

PROJECT NAME	MADISON RIVERBANK HOLDINGS LTD. SALES OFFICE
PROJECT LEGAL ADDRESS	NORTHWEST CORNER OF FOUNTAIN ST. & MIDDLE BLOCK RD., CAMBRIDGE, ON
DESCRIPTION	TEMPORARY BUILDING
ZONING	SEE COVERING DOCS.
PROJECT AREA	517 SQ.M
OCCUPANCY	D BUSINESS & PERSONAL SERVICES - TEMPORARY SALES OFFICE
PLUMBING	BASED ON DESIGN - SEE OBC DATA MATRIX ON THIS SHEET.

dkstudio  
architects inc.  
www.dkstudio.ca

MADISON  
GROUP

A.C. AIR CONDITIONING	LL. LANDLORD
ACOUST. ACOUSTICAL	MANUF. MANUFACTURER
ADJ. ADJUSTABLE	MECH. MECHANICAL
A.E.S. ABOVE EXISTING SLAB	MILL.WK. MILLWORK
AFF. ABOVE FINISH FLOOR	MIN. MINIMUM
BD. BOARD	MTL. METAL
B.O.H. BACK OF HOUSE (STOCK ROOM)	MWC. MILLWORK CONTRACTOR
CH. CEILING HEIGHT	N.I.C. NOT IN CONTRACT
C.L. CENTER LINE	NO. NUMBER
C.M.U. CONCRETE MASONRY UNIT	NTS. NOT TO SCALE
CLG. CEILING	O.C. ON CENTER
COL. COLUMN	OPP. OPPOSITE
CONC. CONCRETE	PCS. PIECES
CONT. CONTINUOUS	PLAS. PLASTIC
DIA. DIAMETER	PLYWD. PLYWOOD
DIM. DIMENSION	POL. POLISHED
DN. DOWN	PTD. PAINTED
DRESS. DRESSING	RAD. RADIUS
DTL. DETAIL	R.C.P. REFLECTED CEILING PLAN
EA. EACH	RE. REFER TO
ELECT. ELECTRICAL	REG. REGISTER (CASH)
ELEV. ELEVATION	REQD. REQUIRED
ENCL. ENCL.	RET. RETARDANT
ENG. ENGINEER	RM. ROOM
EQ. EQUAL	SIM. SIMILAR
EQUIP. EQUIPMENT	S.B.O. SUPPLIED BY OWNER
EXIST. EXISTING	SPECED. SPECIFIED
FFL. FINISHED FLOOR LEVEL	SPECS. SPECIFICATIONS
FIN. FINISH	SQ. SQUARE
FIXT. FIXTURE	SSL. STRUCTURAL SLAB LEVEL
FLOUR. FLUORESCENT	STD. STANDARD
FPSC. FIRE PROOF SELF CLOSING	STL. STEEL
FRT. FIRE RATED	STOR. STORAGE
G.C. GENERAL CONTRACTOR	STRUCT. STRUCTURAL
G.H. GARMENT HOOK	SUSP. SUSPENDED
GL. GLASS	T.C. TERRA COTTA
GYP. BD. GYPSUM BOARD	TEMP. TEMPERED
H.C. HANDICAPPED	TYP. TYPICAL
H.M. HOLLOW METAL	UNEQ. UNEQUAL
HD. HAND	UR. URINAL
HR. HOUR	V.I.F. VERIFY IN FIELD
HT. HEIGHT	VWS. VERIFY WITH SPECIFICATION
INT. INTERIOR	W. WITH
LAM. LAMINATE	W.C. WATER CLOSET
LAV. LAVATORY	W.D. WOOD
LT. LIGHT	WT. WEIGHT
M.C. MARBLE CONTRACTOR	WIND. WINDOW
MTD. MOUNTED	

06 PROJECT STATISTICS SCALE: NTS

DRAWING LIST	
SHEET NUMBER	SHEET NAME
A000	COVER SHEET
A100	SITE PLAN
A200	EXTERIOR ELEVATIONS I
A201	EXTERIOR ELEVATIONS II

THE DRAWINGS AND SPECIFICATIONS ARE COPYRIGHTED PROPERTY OF dkstudio architects inc. AND OTHER RESPECTIVE COPYRIGHT HOLDERS. THEY CANNOT BE REPRODUCED, COPIED, TRANSFERRED, OR USED, IN WHOLE OR IN PART, PHYSICALLY OR ELECTRONICALLY, FOR ANY OTHER PURPOSE THAN FOR REVIEW FOR CONFORMANCE WITH BUILDING CODE AND ZONING BY-LAW OR AS EXPRESSLY AUTHORIZED BY THE ARCHITECT IN WRITING.

DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE.

PROJECT NO. 2135  
DRAWN BY DK TEAM  
CHECKED BY DP  
SHEET SIZE ARCH D (24"X36")

ISSUES

NO.	DATE	DESCRIPTION
1	06/20/2023	ISSUED FOR REVIEW
2	07/31/2023	ISSUED FOR TEMP. ZONING

01 ABBREVIATIONS SCALE: NTS

	CONCRETE		PLYWOOD
	CONCRETE MASONRY UNITS		ACOUSTICAL TILE
	MILLWORK		CONTINUOUS WOOD FRAMING THROUGH MEMBER
	STONE		WOOD FRAMING - INTERRUPTED MEMBER
	METALS		FINISHED WOOD
	COMPACTED GRAVEL		BATT INSULATION
	COMPACTED SOIL		ACOUSTICAL INSULATION
	PARTICLE BOARD		RIGID INSULATION
	ST-01 WHITE MARBLE		GLASS/GLAZING/MIRRORS
	ST-02 BLACK MARBLE		RESIN FLOORING

07 DRAWING LIST SCALE: NTS

**OWNER**  
MADISON GROUP  
181 BAY STREET, SUITE 3650  
TORONTO, ONTARIO  
M5V 1Z4

**ARCHITECT**  
DKSTUDIO ARCHITECTS INC.  
443 ST. GERMAIN AVENUE  
TORONTO, ONTARIO  
CANADA M5M1W9

DMYTRY PEREKLITA, OAA  
PRESIDENT  
TEL. +1 416-342-8017

FILIP SIMPSON  
SENIOR ASSOCIATE  
filip@dkstudio.ca

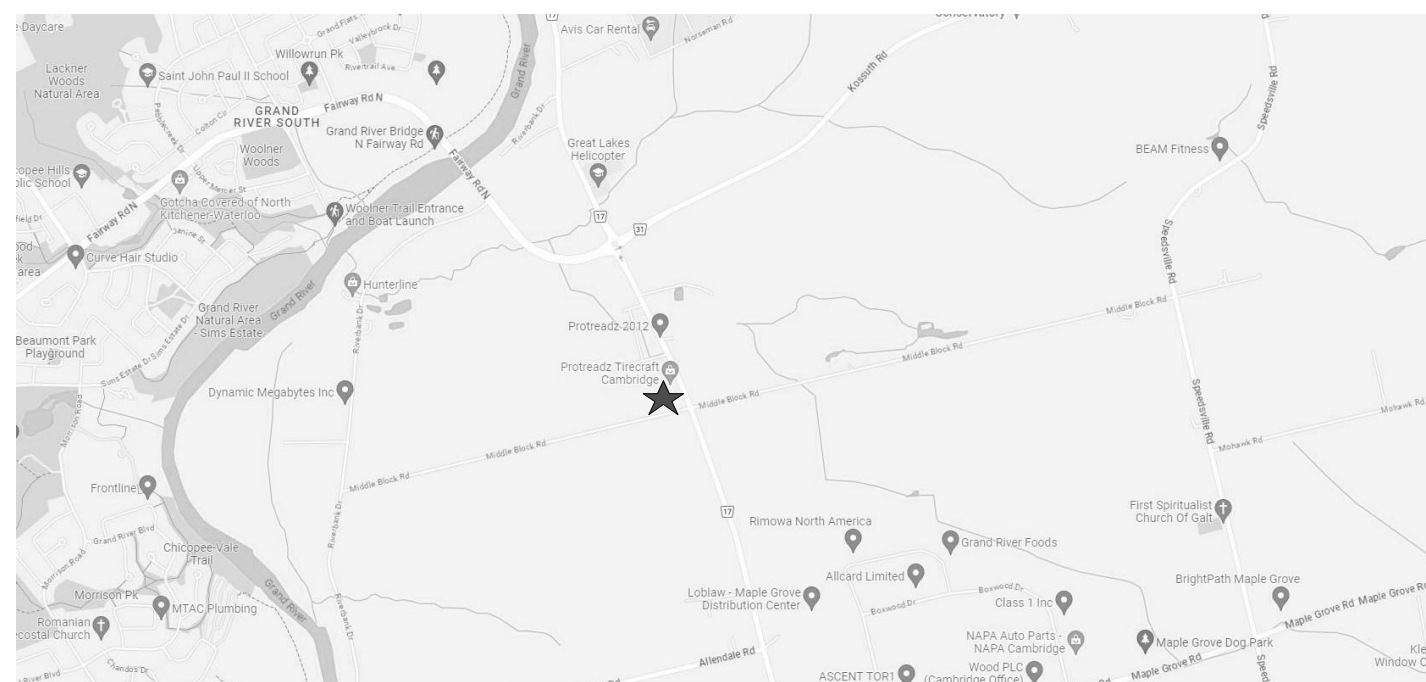
MADISON RIVERBANK  
HOLDINGS LTD. SALES OFFICE

NORTHWEST CORNER OF  
FOUNTAIN ST. & MIDDLE BLOCK  
RD., CAMBRIDGE, ON

SEAL



02 GRAPHIC LEGEND SCALE: NTS



03 SITE LOCATION SCALE: NTS

	NUMBER INDICATES SECTION NUMBER.		COLUMN LINE/ GRID KEY		WALL TYPE		ELEVATION TAG
	LETTER INDICATES ELEVATION NUMBER.		CLG. HEIGHT KEY		REFERENCE SHEET A-XXX.0.0		DETAIL PLAN NUMBER
	INDICATES SHEET NUMBER.		ROOM NUMBER		CENTERLINE OR N.I.C.		SHEET NUMBER
	LETTER INDICATES SHEET NUMBER.		DOOR NUMBER		NORTH ARROW		BENCHMARK
	LETTER INDICATES ELEVATION NUMBER.		INTERIOR WALL ELEVATION NUMBERS		DETAIL NUMBER		ROOM NAME KEY
	INDICATES SHEET NUMBER.		WINDOW TYPE		REVISION MARK		REFERENCE SHEET A-XXX.XX
	WORK SCOPE NOTE				REFERENCE POINT		BUILDING SECTION

05 SYMBOLS LEGEND SCALE: NTS

08 PROJECT DIRECTORY SCALE: NTS

**SCOPE OF WORK**

WORK UNDER THIS APPLICATION IS LIMITED TO SALES CENTRE PREMISES NOTED ABOVE.

THE PREMISES CONSIST OF SALES DISPLAY, OFFICE, AND SUPPORTING SPACES.

THE PROJECT INVOLVES NEW ARCHITECTURE, FINISHES, MILLWORK FIXTURES, MECHANICAL, ELECTRICAL, PLUMBING, FIRE AND LIFE SAFETY.

THE G.C. SHALL PROVIDE ALL LABOUR, MATERIAL, EQUIPMENT AND SERVICES AND PERFORM ALL OPERATIONS REQUIRED TO COMPLETE WORK AND RELATED WORK DESCRIBED AND SPECIFIED HEREIN, AND AS MAYBE REASONABLY IMPLIED AS NECESSARY TO COMPLETE THE WORK IN ALL RESPECTS.

THE G.C. SHALL EXAMINE ALL SPECIFICATIONS, PLANS, APPENDICES AND ALL OTHER CONTRACT DOCUMENTS OF THE WORK AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT. WHERE CONTRACT DOCUMENTS VARY INTERNALLY OR WITH APPLICABLE LAW THE MORE STRINGENT REQUIREMENT SHALL APPLY. ALL DRAWING SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS SHALL BE READ IN CONJUNCTION WITH EACH OTHER. AWAIT CLARIFICATION FROM ARCHITECT PRIOR TO PROCEEDING AS APPLICABLE.

THE G.C. IS RESPONSIBLE FOR COORDINATION OF THE WORK OF ALL TRADES WITH ALL OF THE INFORMATION CONTAINED WITHIN THIS SET BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS. NOTE: ALL OF THE INFORMATION IS NOT LOCATED IN ANY ONE DRAWING. IF THE A SERIES OF DRAWINGS CONTAINS INFORMATION RELEVANT TO THE CONTRACTOR OR SUB-CONTRACTOR AND IS NOT SHOWN IN THE S.M.F.P. OR E SERIES DRAWINGS THE G.C. IS STILL RESPONSIBLE FOR THAT INFORMATION, AND VICE VERSA. NO VARIATION IN PRICE WILL BE ALLOWED SHOULD THE CONTRACTOR OR SUBCONTRACTOR OMIT ANY INFORMATION ON EITHER SETS OF DRAWINGS.

DETAIL DRAWINGS TO PREVAIL OVER GENERAL DRAWINGS.

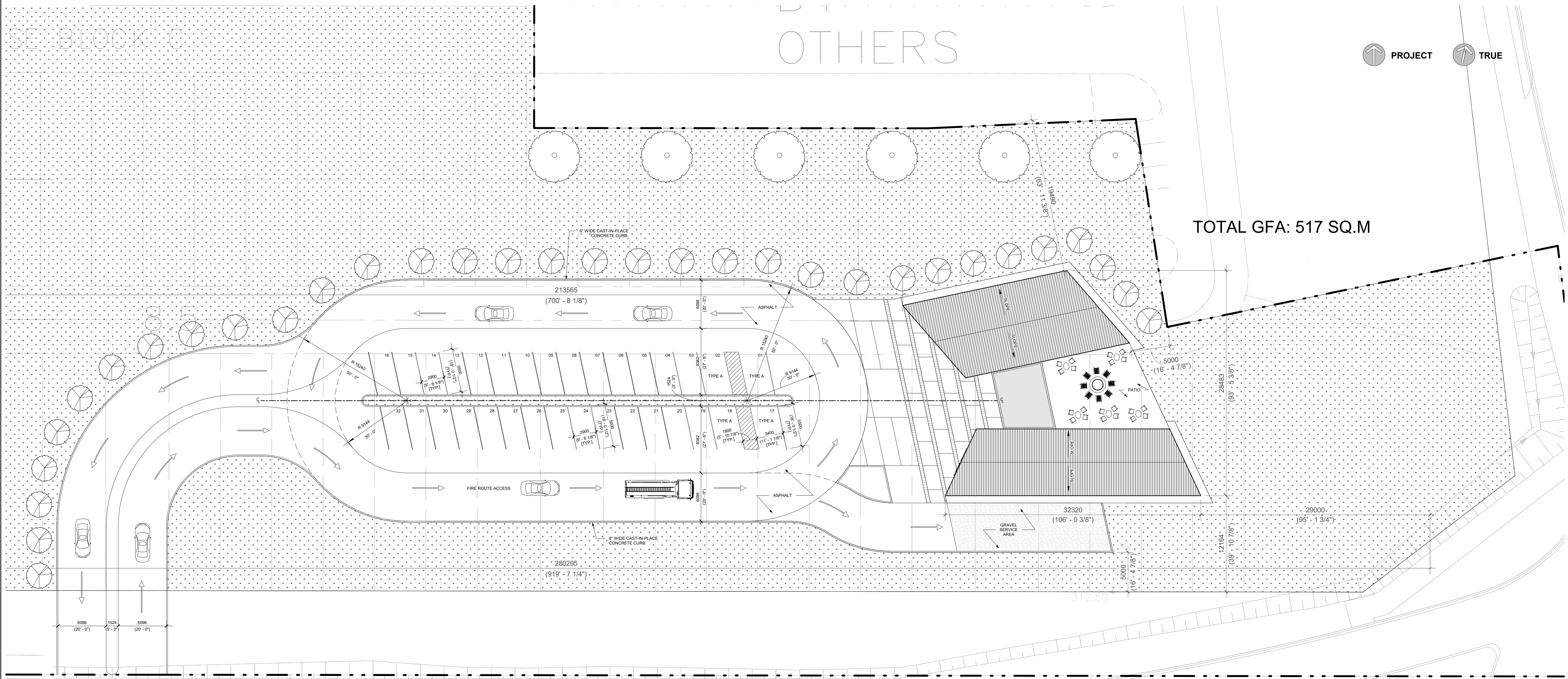
09 SCOPE OF WORK SCALE: NTS

SHEET TITLE

COVER SHEET

SHEET NUMBER REV.

A000



PROJECT TRUE

dkstudio  
architects inc.  
www.dkstudio.ca

MADISON  
GROUP

THE DRAWINGS AND SPECIFICATIONS ARE COPYRIGHTED PROPERTY OF dkstudio architects inc. AND OTHER RESPECTIVE COPYRIGHT HOLDERS. THEY CANNOT BE REPRODUCED, COPIED, TRANSFERRED, OR USED, IN WHOLE OR IN PART, PHYSICALLY OR ELECTRONICALLY, FOR ANY OTHER PURPOSE THAN FOR REVIEW FOR CONFORMANCE WITH BUILDING CODE AND ZONING BY-LAW OR AS EXPRESSLY AUTHORIZED BY THE ARCHITECT IN WRITING.

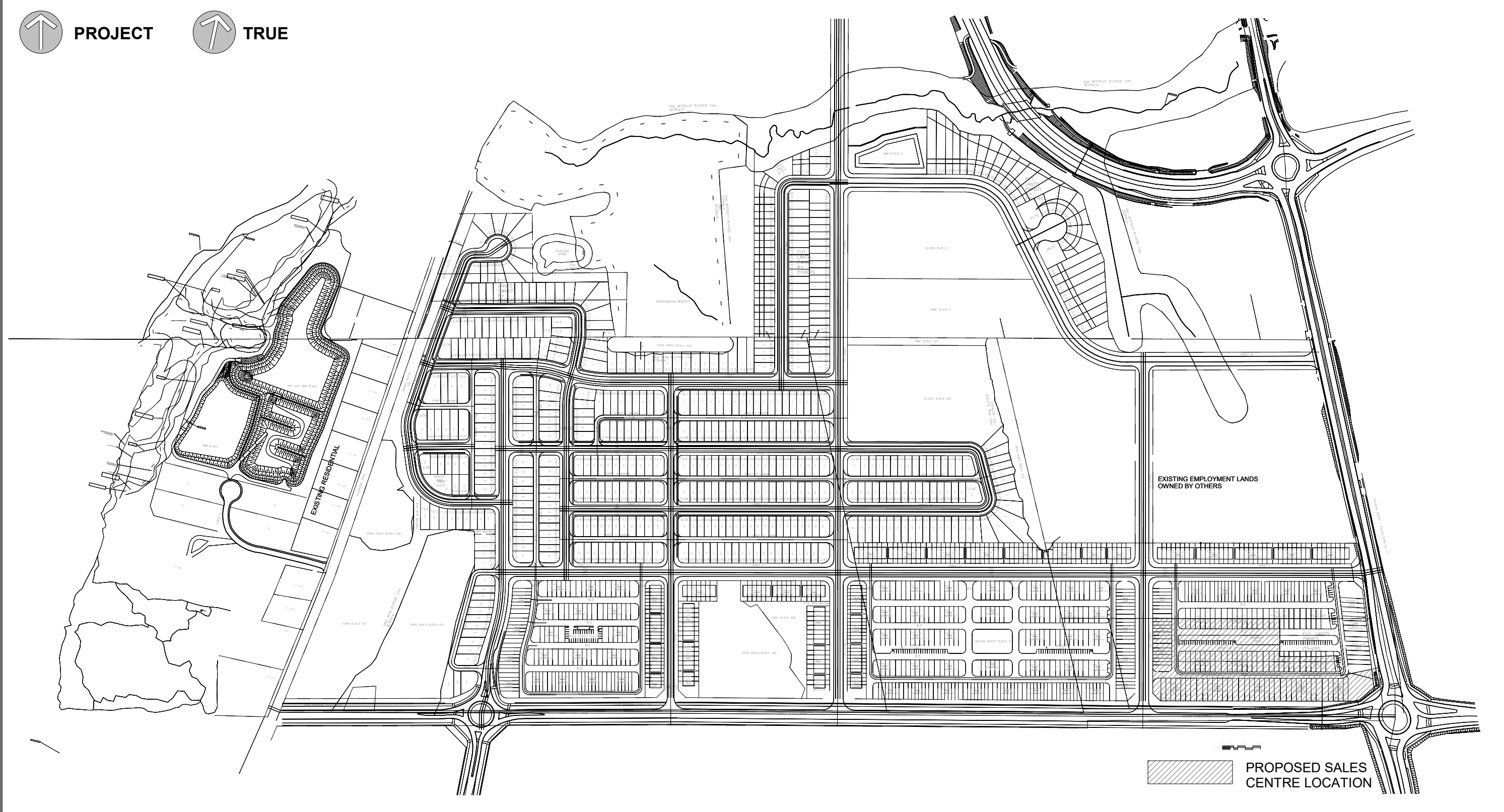
DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE.

PROJECT NO. 2135  
DRAWN BY DK TEAM  
CHECKED BY DP  
SHEET SIZE ARCH D (24"x36")

ISSUES

NO.	DATE	DESCRIPTION
1	06/20/2023	ISSUED FOR REVIEW
2	07/31/2023	ISSUED FOR TEMP. ZONING

01 SITE PLAN SCALE: 1:250



02 KEY PLAN SCALE: 1:4000

CITY OF CAMBRIDGE ZONING BY-LAW

ZONING	RR1 ZONE - TEMP. SALES OFFICE REQUIRED	RR1-XXX ZONE PROPOSED
LOT FRONTAGE	30m	280.30m
LOT AREA	4000 m <sup>2</sup>	24171 m <sup>2</sup>
LOT COVERAGE	MAX. 40%	2%
FRONT YARD	6m	12.16m
REAR YARD	2.75m	19.49m
INTERIOR SIDE YARD	3m	213.57m
EXTERIOR SIDE YARD	6m	29m
LANDSCAPED OPEN SPACE	MIN. 30%	84%
HEIGHT OF BUILDING	MAX 9.5m	7.62m
PARKING	1 SPOT PER 30m <sup>2</sup> GFA	18 28
ACCESSIBLE PARKING	1 + 4% OF PARKING	1 4
TOTAL PARKING		19 32

BUILDING STATS:  
TOTAL AREA = 517 SQM (5565 SQFT)  
SALES AREA DISPLAY = 100 SQM (1076 SQFT)  
FLOOR SPACE INDEX = 0.02 (2%)  
BUILDING HEIGHT: = 7.62M  
BUILDING LENGTH: 32.32M

03 ZONING AND STATISTICS SCALE: NTS

MADISON RIVERBANK  
HOLDINGS LTD. SALES OFFICE

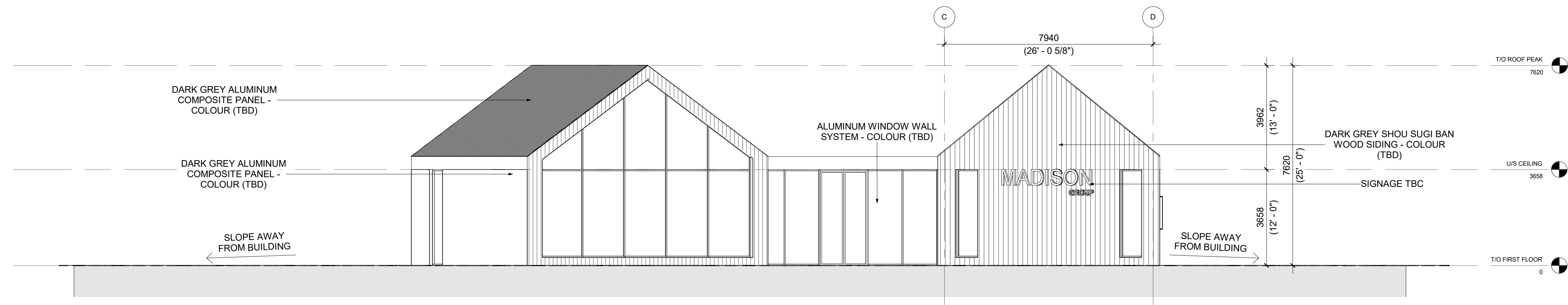
NORTHWEST CORNER OF  
FOUNTAIN ST. & MIDDLE BLOCK  
RD., CAMBRIDGE, ON



SHEET TITLE  
SITE PLAN

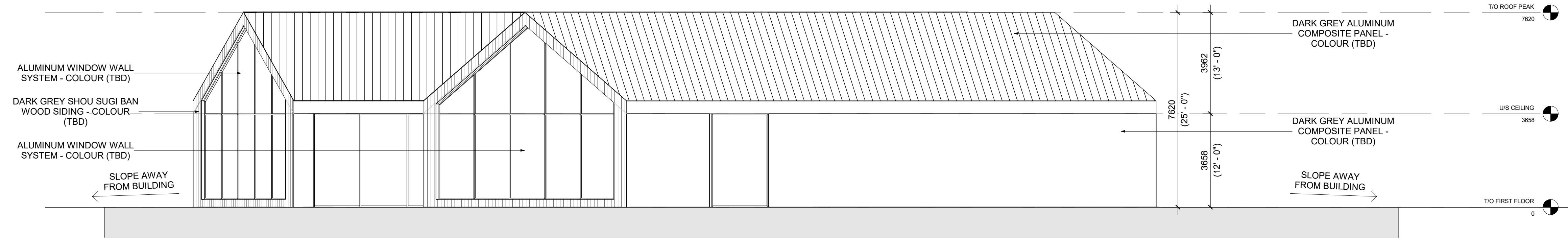
SHEET NUMBER  
A100

REV.



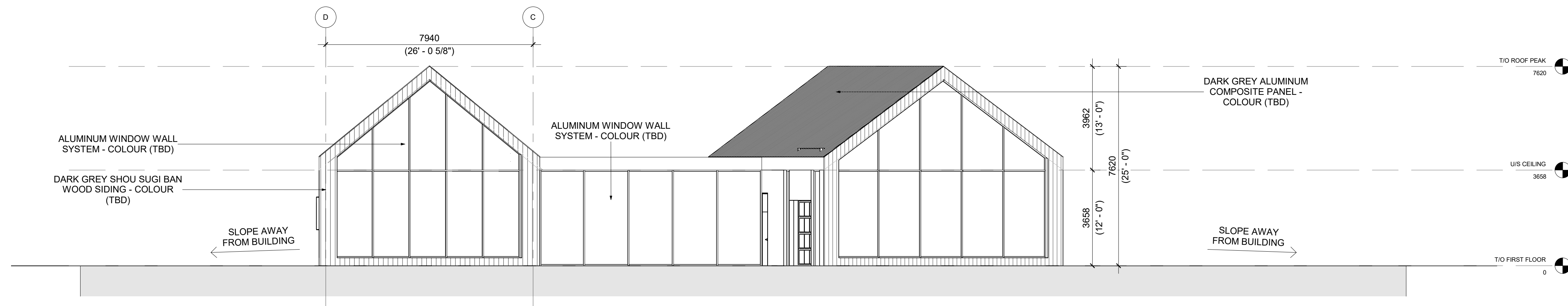
01 FRONT (WEST) ELEVATION

SCALE: 1:100



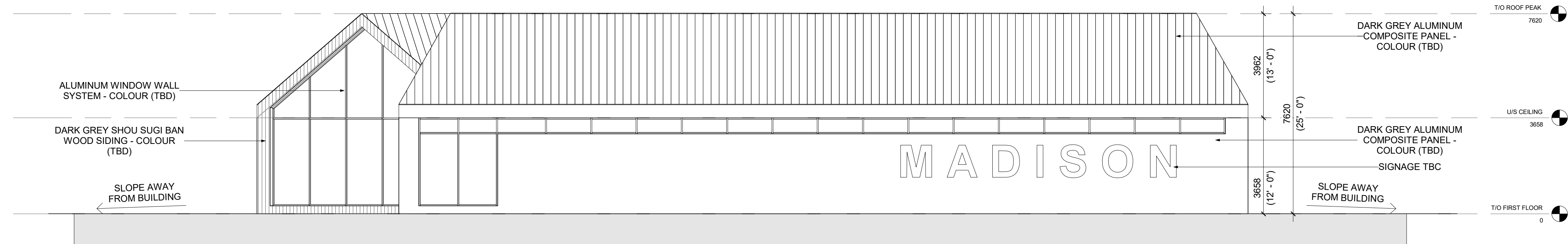
02 SIDE (NORTH) ELEVATION

SCALE: 1:100



03 REAR (EAST) ELEVATION

SCALE: 1:100



04 SIDE (SOUTH) ELEVATION

SCALE: 1:100

THE DRAWINGS AND SPECIFICATIONS ARE COPYRIGHTED PROPERTY OF dkstudio architects inc. AND OTHER RESPECTIVE COPYRIGHT HOLDERS. THEY CANNOT BE REPRODUCED, COPIED, TRANSFERRED, OR USED, IN WHOLE OR IN PART, PHYSICALLY OR ELECTRONICALLY, FOR ANY OTHER PURPOSE THAN FOR REVIEW FOR CONFORMANCE WITH BUILDING CODE AND ZONING BY-LAW OR AS EXPRESSLY AUTHORIZED BY THE ARCHITECT IN WRITING.

DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE.  
PROJECT NO. 2135  
DRAWN BY DK TEAM  
CHECKED BY DP  
SHEET SIZE ARCH D (24"X36")

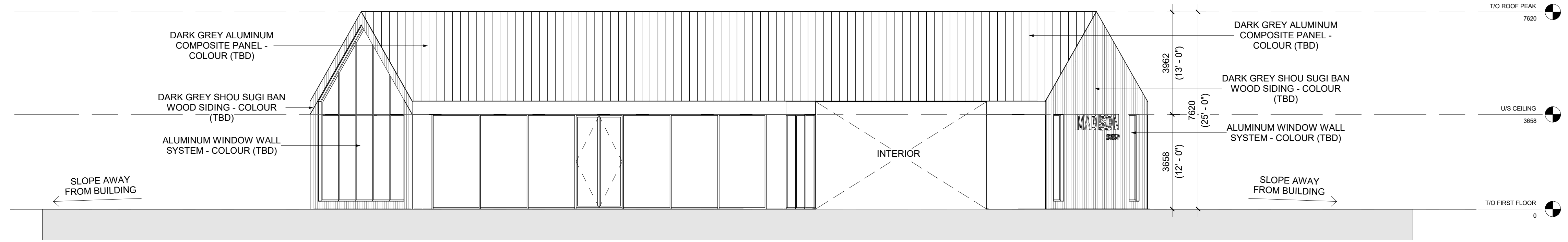
ISSUES

NO.	DATE	DESCRIPTION
1	06/20/2023	ISSUED FOR REVIEW
2	07/31/2023	ISSUED FOR TEMP. ZONING

MADISON RIVERBANK HOLDINGS LTD. SALES OFFICE  
NORTHWEST CORNER OF FOUNTAIN ST. & MIDDLE BLOCK RD., CAMBRIDGE, ON

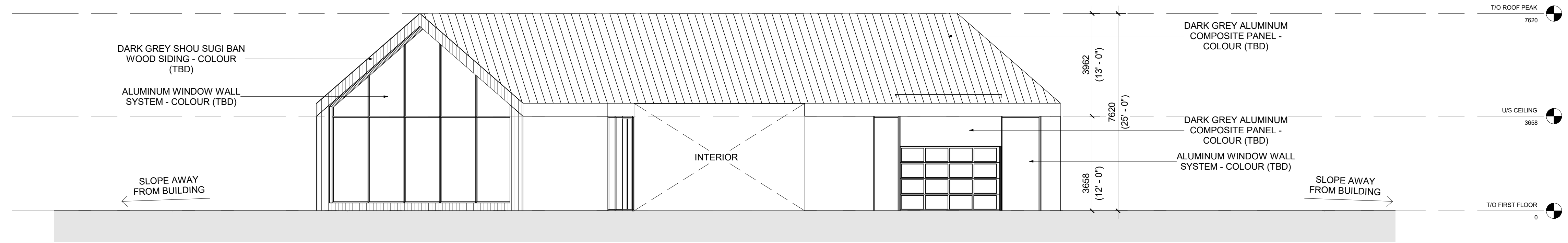


SHEET TITLE  
**EXTERIOR ELEVATIONS I**  
SHEET NUMBER REV.  
**A200**



01 SIDE (NORTH) ELEVATION - PARTIAL

SCALE: 1:100



02 SIDE (SOUTH) ELEVATION - PARTIAL

SCALE: 1:100

THE DRAWINGS AND SPECIFICATIONS ARE COPYRIGHTED PROPERTY OF dkstudio architects inc. AND OTHER RESPECTIVE COPYRIGHT HOLDERS. THEY CANNOT BE REPRODUCED, COPIED, TRANSFERRED, OR USED, IN WHOLE OR IN PART, PHYSICALLY OR ELECTRONICALLY, FOR ANY OTHER PURPOSE THAN FOR REVIEW FOR CONFORMANCE WITH BUILDING CODE AND ZONING BY-LAW OR AS EXPRESSLY AUTHORIZED BY THE ARCHITECT IN WRITING.

DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE.

PROJECT NO. 2135  
DRAWN BY DK TEAM  
CHECKED BY DP  
SHEET SIZE ARCH D (24"X36")

ISSUES

NO.	DATE	DESCRIPTION
1	06/20/2023	ISSUED FOR REVIEW
2	07/31/2023	ISSUED FOR TEMP. ZONING

MADISON RIVERBANK  
HOLDINGS LTD. SALES OFFICE

NORTHWEST CORNER OF  
FOUNTAIN ST. & MIDDLE BLOCK  
RD., CAMBRIDGE, ON

SEAL



SHEET TITLE

EXTERIOR  
ELEVATIONS II

SHEET NUMBER REV.

A201