



Community Improvement Program Accessibility Plan Submission

Project Identification

Location of the Project: 39 Athol Street West

Developer: Central Clear View Developments

Date of Submission: June 11, 2025

External Features

1. Accessible Parking Stall Location, Signage, Type, and Size

Reference: Oshawa Accessibility Design Standards (OADS) 3.1 Pages 55-59

OADS Requirements

Meets Standards

Explain: Accessible parking spaces Type A & Type B have been evenly provided across parking levels P1, L1, L2, & L3 in proximity to lobby entrances. Pavement and vertical signage will be provided per OADS. PDO's are provided on door entrances from parking areas to elevator lobbies.

2. Number of Accessible Parking Stalls

Reference: Oshawa Accessibility Design Standards (OADS) 3.1.2 Page 56

OADS Requirements

Meets Standards

Explain: There are a total of 127 parking spaces which generates a requirement of two (2) type A and three (3) type B parking spaces (as per OADS). Two (2) type A and three (3) type B parking spaces are to be provided across parking levels. All

parking spaces are provided with access aisles, with pavement markings and signage posted in front of the stalls (wall mounted).

3. Accessible Parking Space - Access Aisle

Reference: Oshawa Accessibility Design Standards (OADS) 3.1.3 Pages 57-58

OADS Requirements

Meets Standards

Explain: Accessible parking spaces meet OADS requirements including surface material and lighting. Parking spaces located in proximity to elevator lobbies. Type A spaces dimensions are 3400mm X 5400mm X 2100H and Type B spaces dimensions are 2600mm X 5400mm X 2100H. There will be a 1500mm access aisle adjacent of the accessible parking spaces.

4. External Accessible Routes, Paths and Amenity Areas

Reference: Oshawa Accessibility Design Standards (OADS) 2.6; 2.7; 2.8; 3.3; 6.17; 6.18; 6.19 Pages 37-38; 39-40; 41-44; 65-69; 215-226

OADS Requirements

Meets Standards

Explain: The residential lobby entrance is accessed directly from the sidewalk along Centre Street South, and commercial unit have direct access from the sidewalk along Athol Street West. All sidewalk cuts will include curb ramps per OADS details.

5. Passenger/Transit Loading and Drop Off Zones

Reference: Oshawa Accessibility Design Standards (OADS) 3.2 Page 61-63

OADS Requirements

Not Applicable

Explain: There are no designated passenger/transit loading or drop-off zones at the site.

6. Curb Ramps

Reference: Oshawa Accessibility Design Standards (OADS) 3.4 Pages 71-75

OADS Requirements

Meets Standards

Explain: All sidewalk curb cuts to employ curb ramps per OADS details. Curb ramps will be provided at existing intersection curb cut. All curb ramps will have tactile identification strips. It was requested by engineering that a continuous sidewalk be provided at the driveway entrance off Athol St, eliminating the need for a grade change, curb ramps and tactile plates.

7. Ramps

Reference: Oshawa Accessibility Design Standards (OADS) 2.2; 2.7 Pages 21-26; 39-40

OADS Requirements

Meets Standard

Explain: The parking garage ramps will accommodate accessible van access. Ramps in the back of house servicing ground floor lobby, bulky waste & moving room will be built with a max 7.1% slope and proper accessibility handrails as per drawing OADS-51.

8. External Ground Surfaces, Colour Contrast

Reference: Oshawa Accessibility Design Standards (OADS) 2.1 Pages 17-20

OADS Requirements

Meets Standards

Explain: The external ground surfaces meet the OADS requirements. All accessible routes will have either cast-in-place saw-cut concrete as stable, firm, slip resistant and glare-free, tactile walking surface indicators will be located at each curb ramp as per City standards.

9. External Signage

Reference: Oshawa Accessibility Design Standards (OADS) 5.8 Pages 143-148

OADS Requirements

Meets Standards

Explain: As per OADS 5.8, Directional signage placed in the ground level area to direct traffic to parking garage entrance and fire routes, all with required contrasting colours, characters, and symbols. Commercial signage will be properly provided as per OADS when appropriate tenants are in place. Prior to installation, the project team will submit for the Oshawa Community Improvement Program Approval. A sign will be placed on the building to reference the location of the main accessible

entrance on Centre Street East designed as per Oshawa Accessibility Design Standards (OADS). Additional signage may be considered to direct visitors to the nearest City Parking Lot.

10. External Lighting

Reference: Oshawa Accessibility Design Standards (OADS) 5.7 Page 139-141

OADS Requirements

Meets Standards

Explain: Existing Street lighting is by the City. Exterior paths will meet the standards per OADS 5.7. The primary accessible route will be lit to 30 lux, and accessible entrances to 100 lux

11. External Doors

Reference: Oshawa Accessibility Design Standards (OADS) 4.2 Pages 81-91

OADS Requirements

Meets Standards

Explain: The main residential entrance (including vestibules) and all interior and exterior common amenity space doors (on Ground Level, 2nd, 6th & 18th floor) will be equipped with power door operators. The main entrance door will be 910mm clear wide swing door, which is large enough to permit an accessibility device to pass through unimpeded. A sliding door with auto activation will be considered. The commercial space door will be a minimum clear width of 910mm. All doors will have the minimum OADS requirements for maneuvering space as a front approach of 1525mm x 1600mm, with sufficient 1370 x 1250mm space on the push side. Vestibules will also include sufficient clearance in series with 1500mm

12. External Facility Amenity Areas - Furniture/Play/Social Areas

Reference: Oshawa Accessibility Design Standards (OADS) 2.6; 2.10 Pages 37-38, 49-51

OADS Requirements

Meets Standards

Explain: Resting benches will be provided adjacent to the main residential entrance as per OADS. Residents and visitors will be able to use these when travelling along Centre Street South & Athol Street West

Internal Features

A. Accessible Suites – Quantity

Total Number of Suites: 204

Total Number of Accessible Suites: 31, 3 of which are upgraded accessible suites.

Percentage of Suites that are Accessible: 15%

Total Number of Bedrooms: 304

Total Number of Accessible Bedrooms: 31

Percentage of Bedrooms that are Accessible: 10%

B. Common Entrances, Vestibules, Hallways, Doors and Exits

Reference: Oshawa Accessibility Design Standards (OADS) 4.1; 4.2; 4.3 Pages 79-80, 81-91, 93-96

Number of entrances: One Residential Lobby & one retail space at ground floor.

Number of accessible entrances: One accessible entrance to residential lobby & one accessible entrance to retail space.

Ease of access/egress: The residential entrance (**not suite doors**) swing door is 910mm clear with a power door operator as per OADS. The entrance door will have the minimum OADS requirements for maneuvering space as a side approach of 1370 x 1830mm, with a sufficient front approach of 1525mm x 1600mm, unless provided with power door operators. The entrance will lead into a vestibule with internal doors **also connected to power door operators**. Vestibules will also include sufficient clearance in series with 1600mm. Hallways will all be 1100mm wide as per OADS. There will be a 1800mm x 1800mm area in levels 6-18 where the length of the hallway is more than 30m. Accessible signage following OADS standards (including braille, color contrast, etc.) to be provided throughout to assist guests with hearing or vision disabilities.

Power Door Operators: Explain (location, type) A power door operator will be provided at the main entrance and all interior & exterior amenity doors on level 1, 2, 6 & 18.

C. Common Facility Entrance - Lobby, Reception Area, Mailroom

Reference: Oshawa Accessibility Design Standards (OADS) 2.10; 5.1; 5.2; 5.3; 5.5 Pages 49-51, 123-125, 127-128, 129-130

Counter heights of each: The on-site management office has a reception desk that will include a lowered counter set at a maximum height of 850MM and with a floor

clearance for 915 x 1370 x 685. The resident mailboxes, with a number of mailboxes set between 900 and 1200mm that can be assigned to accessible units.

Dimensions of each: Lobby Area 6.5m x 14.0m. Mailroom Area 1.6m x 3.2m

Accessible features of Guest/Suite Notification System (i.e. audio, visual, Braille): There will be audio and visual systems in place from the main door and the individual suites to notify residents if they have a guest present. This will be in place for both residents and guests with hearing or vision disabilities.

Ease of access/egress: (dimensions, curb ramps, path of travel) Hallway will be 1600mm and there will be space beside doors in the path of travel as per OBC requirements.

Access to commercial areas (street access; within building access; power door operators): Level entrance to building will be provided from sidewalk with power door operators. Lobby doors are also power operated.

Power Door Operators: Explain (location, type): Power Door Operators will be installed on the commercial unit and lobby entrance doors. Conforming to OADS

D. Common Facility Areas – Laundry, TV/Party, Game Rooms

Reference: Oshawa Accessibility Design Standards (OADS) 5.4; 6.2; 6.7; 6.10
Pages

There are several common areas proposed in the building:

The common areas in parking levels include tenant lockers and elevator lobbies. PDO's to be provided to all doors servicing elevator lobbies at parking levels. Locker room at P1 to be equipped with PDO's. P1 Locker room will accommodate lockers associated with accessible units. These lockers will conform to AODA/OADS requirements including accessible path/turning radius.

The common area in level 1 includes residential lobbies with a lounge for residents, pet wash, and retail area. An accessible washroom is provided at level 1 for residents. All level 1 common amenity areas to be equipped with PDO's. Accessible path of travel to be maintained, with space provided between furniture. Colour contrasting finishes to be selected in accordance with OADS standards. Directional signage to be provided throughout following OADS standards.

The level 2 common area is a gym with an accessible washroom being provided for residents. All level 2 common amenity areas to be equipped with PDO's. .

Accessible fitness equipment to be considered, with accessible path of travel maintained. Colour contrasting finishes to be selected in accordance with OADS standards. Directional signage to be provided throughout following OADS standards.

The level 6 common area includes a kids play room and business center. A accessible washroom is provided at this level for residents. An outdoor amenity terrace will be accessible with barrier free access and doors equipped with PDO. All level 6 common amenity areas to be equipped with PDO's. Accessible path of travel to be maintained, with space provided between furniture. Colour contrasting finishes to be selected in accordance with OADS standards. Directional signage to be provided throughout following OADS standards. All outdoor amenity spaces to be provided with an accessible path (i.e step-free access and/or threshold cover ramps to be provided).

The level 18 common area includes an entertainment room and party room. Two washrooms are provided for residents with one being universal. The universal washroom will be fully equipped with emergency call system and adult change table. An outdoor amenity terrace will be accessible with barrier free access and doors equipped with PDO. All level 18 common amenity areas to be equipped with PDO's. Accessible path of travel to be maintained, with space provided between furniture. Colour contrasting finishes to be selected in accordance with OADS standards. Directional signage to be provided throughout following OADS standards. All outdoor amenity spaces to be provided with an accessible path (i.e step-free access and/or threshold cover ramps to be provided).

All common areas and accessible washrooms will have power door operators. All common amenity rooms will have appropriate maneuvering spaces at entry/exit. A minimum of 1100mm clearance will be provided throughout the spaces as a barrier-free path of travel. All tables will be as per OADS. The party room kitchen will have a counter set at 860mm (34' tall), with a sink.

Each floor will have a garbage chute room with barrier-free access. A PDO to be provided on the corridor side with a hold-open timer allowing occupant to drop-off waste while door remains open avoiding entrapment.

Acoustics: Acoustics will be as per acoustic report and will meet OADS requirements

E. Common Facility Areas – Accessible Washroom

Reference: Oshawa Accessibility Design Standards (OADS) 4.5; 4.6 Pages 101-115, 117-120

Accessible Washrooms will be provided:

- a) One accessible washroom will be provided in the lobby.
The ground floor washroom will be fully OADS compliant and will include a toilet and sink.
- b) One accessible washroom will be provided in at level 2.
The second-floor washroom will be fully OADS compliant and will include a toilet and sink.
- c) One accessible washroom will be provided at level 6.
The sixth-floor washroom will be fully OADS compliant and will include a toilet and sink.
- d) One universal washroom will be provided at level 18
The eighteenth-floor washroom will be designed as a universal washroom and include an adult change table. Emergency call system to be provided. All washroom fixtures/features to be in compliance with OADS.

Turning Radius: Universal Washroom – 1700mm. Accessible washrooms – 1500mm

Power Door Operators: Power door hardware will be provided for all accessible washrooms.

Emergency Alert System: As per OADS requirements in universal washrooms

Grab Bars: As per OADS requirements

Placement of Items: As per OADS requirements

F. Common Facility Floor Surfaces, Colour Contrast

Reference: Oshawa Accessibility Design Standards (OADS) 2.1; 4.3; 5.6 Page 17-20, 93-96, 135-138

OADS Requirements

Meets Standards

Explain: As per OADS requirements. The vestibule and lobby are to utilize slip-resistant tiles. The corridors are to utilize carpet as per OADS. Both spaces will utilize pronounced color contrast between floors and walls to assist a person with a visual impairment.

G. Common Facility Areas – Signage

Reference: Oshawa Accessibility Design Standards (OADS) 5.8; Pages 143-148

Signage Type (i.e. directional; tv/party room, washroom): Common areas will have signage posted outside the rooms, mounted beside doorways and at a height between 1200mm and 1500mm as per OADS. Signs should be posted on the same side of the door as the accessible door buttons.

Features (i.e. tactile, Braille, size, font, contrast): Sans Serif Arabic numbers will conform to the design standards and intent of OADS including tactile, Braille, and color contrast and raised fonts.

H. Common Facility Areas - Visual and Audible Emergency Alarms

Reference: Oshawa Accessibility Design Standards (OADS) 5.6; Pages 135-138

Locations: Visual alarms, in addition to the audible alarm requirements, shall be provided in all common corridors, the lobby, amenities and the stairways. The alarms shall conform to the OADS design requirements.

Features: As per design requirements.

I. Common Facility Lighting

Reference: Oshawa Accessibility Design Standards (OADS) 5.7 Pages 139-141

Locations: Lighting in common areas (hallways, parking garages, lobby, amenities and back of house) will be selected based to meet OADS requirements.

Features: Lighting will be selected to minimize direct glare on reflective surfaces. Controls and operation mechanisms shall be as per OADS. Lighting levels as per OADS recommendations.

J. Elevator, Stairs

Reference: Oshawa Accessibility Design Standards (OADS) 2.3; 4.4 Pages 27-32

Accessible Features: All elevators are accessible via barrier free corridors (1.6m width) and elevator lobby (1.8m width). Buttons, controls, finishes and signage for elevator to be to OADS. All controls (external at each floor and internally) will be provided between 890-1200mm from the floor and have audio call-outs and braille adjacent to buttons as per OADS. All proposed stairs are to be designed as exit stairs (and not open communication stairs). However, detectable warning surfaces will be provided at each landing, no open risers will be provided, and any nosing will meet OADS requirements. Guardrails and handrails will be installed as per OBC requirements

Dimensions: Elevator cabs: 1.4m X 2.0m. There is no interior stairs in hallways or common space areas.

K. Emergency Exits, Fire Evacuation and Areas of Refuge Assistance

Reference: Oshawa Accessibility Design Standards (OADS) 5.6 Pages 135-138

Fire Evacuation: As per OBC requirements, the building is to have a full sprinkler system and units are fire separated. There will be a designated firefighter elevator. Fire safety and evacuation plans will be provided as per OADS in the building. The alarm system will be as per OBC requirements.

Areas of Refuge Assistance: No distinct areas of refuge provided.

Explain: In the event of a fire, someone with accessible needs would wait in their unit. All accessible units would be marked on an evacuation plan so that firefighters can assist with evacuation from these units in the event of an emergency as per the approved fire plan.

L. Accessible Suite/Bedroom – Visual and Audible Emergency Alarms

Reference: Oshawa Accessibility Design Standards (OADS) 5.6; Pages 135-138

Locations: Visual alarms will be provided in all units on all levels. Audible Emergency Alarms will be located in each unit as designed by the Building Fire Warning System. Visual and audible alarms will be placed centrally in the main living spaces. This applied to ALL units. Additional visual & audible alarms will be provided in all accessible bedrooms.

Features: Visual and Audible Emergency Alarms devices will meet OBC and OADS requirements.

M. Accessible Suite – Suite Guest Notification System

Reference: Oshawa Accessibility Design Standards (OADS) 5.1; 5.2; 5.3; 5.5 Pages 123-125, 127-128, 129-130

Accessible features of Guest/Suite Notification System (i.e. audio, visual, Braille): Controls and required audio and visual system meet OBC and OADS requirements.

Explain: There is an audible and visual system in place from the main door and the individual suites to notify residents if they have a guest present. This will be in place for both residents and guests with hearing or vision disabilities. This assumes the resident has a compatible cellular device.

N. Accessible Suite - Signage

Reference: Oshawa Accessibility Design Standards (OADS) 5.8; Pages 143-148

Location: All suites will have identification signage outside their suite doors.

Features (i.e. tactile, Braille, size, font, contrast): Signs will be both in colour contrasting, large font letters, raised fonts and braille that will meet the OADS standards/ requirements.

O. Accessible Suite Lighting

Reference: Oshawa Accessibility Design Standards (OADS) 5.7 Pages 139-141

Locations: All rooms and spaces inside the suites.

Features: Lighting design meets OADS requirements. In-suite lighting will be selected to minimize direct glare on reflective surfaces. Light spectrum will be considered inside accessible suites, with incandescent lights

P. Accessible Suite - Floor Surfaces, Colour Contrast

Reference: Oshawa Accessibility Design Standards (OADS) 2.1; 4.3 Pages 17-20, 93-96

OADS Requirements

Meets Standards

Suite flooring will be slip resistant floor finish throughout. Bathrooms will be tiled.

Q. Accessible Suites - Kitchen, Living Room, Laundry

Reference: Oshawa Accessibility Design Standards (OADS) 2.10; 4.3; 5.1; 6.5 Pages 49-51, 93-96; 123-125, 165-172

Dimensions: See Page AS251 or OADS presentation page 22 for the 3 upgraded barrier-free units, these are our 3 3-bedroom Suites.

Suite Power Door Operators: Pre wiring for the suite entry power door operators will be provided for all the barrier free suites. We will provide power doors at no cost to the tenants requiring accommodation upon written request. The three (3) fully barrier free units we will provide with power door operators.

Cupboard/Counter Height: Cupboards/counters will be installed at standard height for the barrier-free suites. The three fully barrier-free suites will have all cupboards/counters installed as per the OADS requirements.

Clearances (i.e. under sink, at counters): Sink and counters will be installed at standard heights for all the barrier-free suites. The three fully accessible suites will have the sinks and counters installed as per the OADS requirements.

Appliance Accessible Features: All barrier-free suites will have the standard appliance package. The three fully barrier-free suites will all be the ADA approved appliances. Consideration to be given to providing ADA appliances in other accessible suites upon written request.

Path of Travel: 1100MM

Electric Outlet Height: As per OADS requirements.

R. Accessible Suites – Accessible Bedroom

Reference: Oshawa Accessibility Design Standards (OADS) 2.10; 4.3; 5.1; 5.6
Pages 49-51, 93-96, 123-125, 135-138

Room Dimensions: See attached drawings for dimensions.

Design and height of furniture: Furniture is for reference/display purposes only and furnishings will not be provided by the developer. Final furnishings by the tenant(s). Closets will meet the OADS requirements.

Lift adaptability: Not applicable.

Accessible Door Access: We propose 860MM clear width doors (exceed OBC standards) to access bedrooms on all accessible units. This will ensure adequate access to each bedroom and still allow for privacy if desired.

Electric Outlet Height: Meets OADS requirements

Path of Travel: 1100 mm

Compatible communication (i.e. telephone, computer) if supplied: Units will be connected to the smart home and common building vestibule phone system. As the units are accessed from a secure corridor, random visitors will not be able to visit each suite but instead will have to traverse the ground floor entry and announce themselves through the lobby call system, connected to the suites.

S. Accessible Suites – Accessible Washroom

Reference: Oshawa Accessibility Design Standards (OADS) 2.1; 4.2; 4.3; 4.5; 5.1; 5.6; 5.7 Pages

Turning Radius: A 1500mm turning radius is proposed to at least one washroom in all accessible suites. This standard meets the OBC & CSA standard. In the three upgraded barrier-free washrooms this increased to 1700mm.

Accessible Door Access: A 965mm clear door opening is to be provided to access at least one washroom in all accessible suites. The three (3) fully barrier free units we will be provided with power door operators for the accessible washroom.

Emergency Alert System: No emergency alert systems are proposed. The project team recommends personal safety devices.

Grab Bars: Accessible units will have grab bar supports blocked in during construction for future grab bar installation and they will be installed at no cost upon written request from the tenant. Washrooms in accessible units meet the general OBC (3.8) requirements. We will provide grab bars for the three fully upgraded barrier-free suites.

Accessible bathing feature (roll in shower or tub): Blocking will be installed during construction for the future installation of grab bars in shower or tub areas. The grab bars will be installed at no cost in the barrier-free units upon a written request from the tenant. There will be only 3 roll-in showers inside the 3 fully upgraded barrier-free units in this project.

Non slip flooring: Meets OADS requirements. The flooring will be non-slip tile in all the bathrooms within the entire building and will include the accessible bathroom units as well.

Placement of Items: As per attached drawings & OADS.

T. Commercial Units

Reference: Oshawa Accessibility Design Standards (OADS) 4.4.2; 4.4.16; 4.4.15; 4.4.16 Pages 66, 80-82

Power Door Operators: Power door operators will be provided to commercial suites

Access to Multi-levels: No multi-levels are planned.

Additional Information

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City Centre Residences

39 Athol Street W, Oshawa, ON

Issued for ACCESSIBILITY
COMMITTEE REVIEW
June 11, 2025

AS000	Cover Page
AS001	Context Plan & Project Statistics
AS002	GFA Diagrams
AS003	Spatial Separation
AS020	Survey
AS101	Site Plan
AS201	Level 1 Floor Plan
AS202	Level 2 Floor Plan
AS203	Level 3 Floor Plan
AS204	Level 4 Floor Plan
AS205	Level 5 Floor Plan
AS206	Level 6 Floor Plan
AS207	Level 7 Floor Plan
AS208	Level 8-16 Floor Plan
AS209	Level 17 Floor Plan
AS210	Level 18 -MPH and Amenity
AS211	Roof Plan
AS212	P1 Floor Plan
AS251	Enlarged Barrier-free Details
AS401	North and West Elevations
AS402	South and East Elevations
AS501	Building Sections
AS1100	Shadow Studies_March 21
AS1101	Shadow Studies_June 21
AS1102	Shadow Studies_September 21
AS1103	Shadow Studies_December 21

OWNER
Central Clear View Developments Inc.
1295 Morningside Avenue, Unit #19
Scarborough, ON M1B 4Z4
(416) 491-1711

MECHANICAL & ELECTRICAL
MCW Consultants
207 Queens Quay W, Suite 615,
Toronto, ON M5J 1A7
(416) 598-2920

STRUCTURAL
Thornton Tomasetti
116 Spadina Ave, Suite 301,
Toronto, ON M5V 2K6
(416) 306-8112

WASTE MANAGEMENT
Cini-Little
2300 Yonge St, Suite 1600,
Toronto, ON M4P 1E4
(416) 480-9777

**ENVIRONMENTAL & GEOTECH
& HYDROGEOLOGICAL**
Toronto Inspection Ltd.
110 Konrad Crescent,
Markham, ON L3R 9X2
(905) 940-8509

SHORING
Thornton Tomasetti
116 Spadina Ave, Suite 301,
Toronto, ON M5V 2K6
(416) 306-8107

ARCHITECT
Sweeny & Co Architects Inc.
134 Peter St., Suite 1601
Toronto, ON M5V 2H2
(416) 971-6252

CIVIL
SITEPLANTECH INC.
50 Clements Avenue
Concord, ON M4R 1G9
(416) 270-7515

SURVEYOR
Schaeffer Dzaldov Purcell
64 Jardin Drive, Unit 1,
Concord, ON L4K 3P3
(416) 987-0101 x232

TRAFFIC:
Nexttrans Consulting Engineers
520 Industrial Parkway South, Suite 201,
Aurora, ON L4G 6W8
(905) 503-2563

ARCHAEOLOGICAL
AS&G Archaeological Consulting
34 Leith Hill Rd #805
Toronto, ON M2J 1Z4
(647) 680-3280

BUILDING CODE
Jensen Hughes
2680 Skymark Avenue, Suite 411,
Mississauga, ON L4W 5L6
(416) 762-3808

PLANNING
Independent Project Managers
286 King Street West, Suite 201,
Oshawa, ON L1J 2J9
(905) 723-9300
Meredith Consulting Services
(905) 424-0804

LANDSCAPE
JDB Associates Ltd.
274 Burton Avenue, Unit 1201
Barrie, Ontatio L4N 5W4
(705) 722-6278

ACOUSTIC
Thornton Tomasetti
116 Spadina Ave, Suite 301,
Toronto, ON M5V 2K6
(905) 271-7888

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362 Davenport Road, Suite 200,
Toronto, ON M5R 1K6
(416) 929-6556 x 114

ELEVATOR
Soberman Engineering Inc.
60 St. Clair Avenue East, Suite 806,
Toronto, ON M4T 1N5
(416) 323-2133

DRAWING NOT TO BE SCALED
Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.
This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeny & Co. Architects.
yy-mm-dd **ISSUED / REVISED**
24-05-24 For SPA
24-08-29 For SPA
25-06-11 For Accessibility Committee

**Sweeny&Co
Architects**

134 PETER STREET | SUITE 1601
TORONTO, ONTARIO | M5V 2H2 | CANADA
P: 416-971-6252 | F: 416-971-5420
E: info@sweenyandco.com | www.sweenyandco.com

PROJ. NAME
City Centre Residences
39 Athol Street W, Oshawa ON

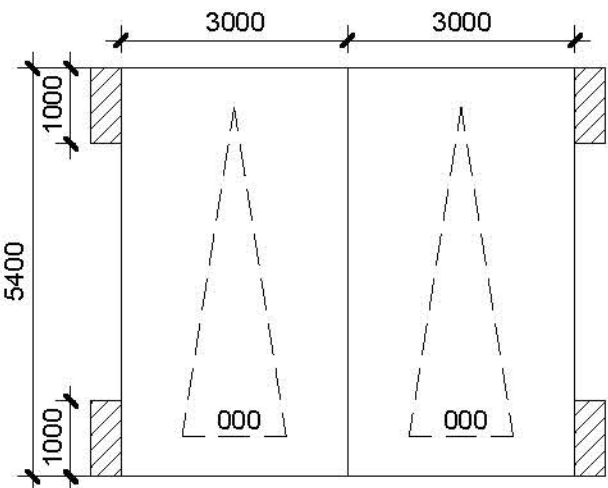
**CITY CENTRE
RESIDENCES**
OWNER
Central Clear View
Developments Inc.

DWG TITLE
Cover Page

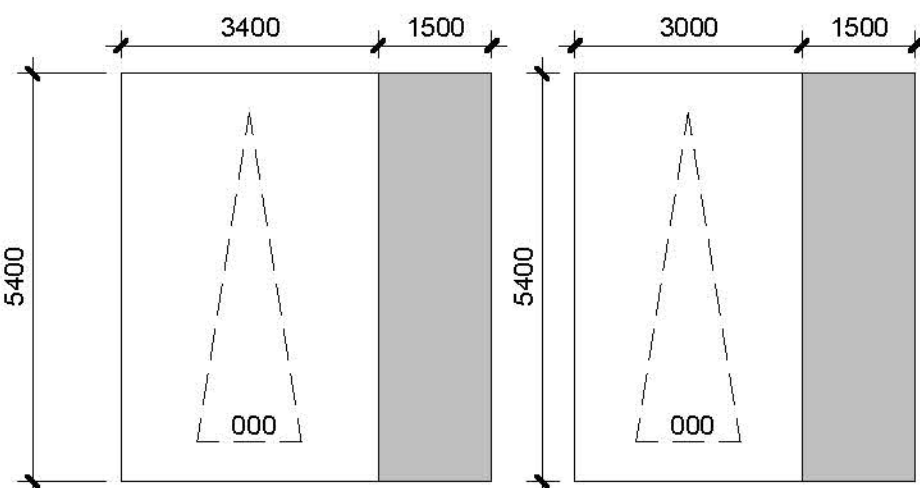
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CHECKED: HS
PROJ. No.: 2412 DWG No.

AS000

MINIMUM PERMITTED DIMENSION AS PER BY-LAW 60-94



REGULAR PARKING SPACE



ACCESSIBLE PARKING SPACE TYPE 'A'

ACCESSIBLE PARKING SPACE TYPE 'B'

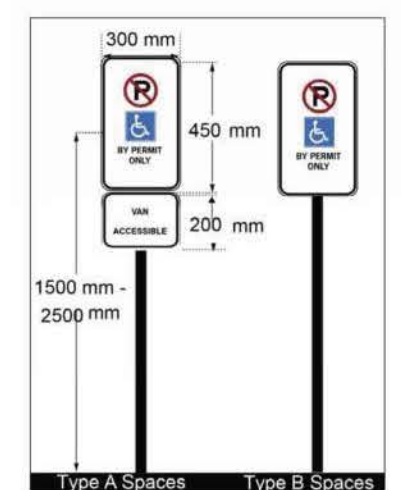


Figure 26: Accessible Parking Vertical Signage

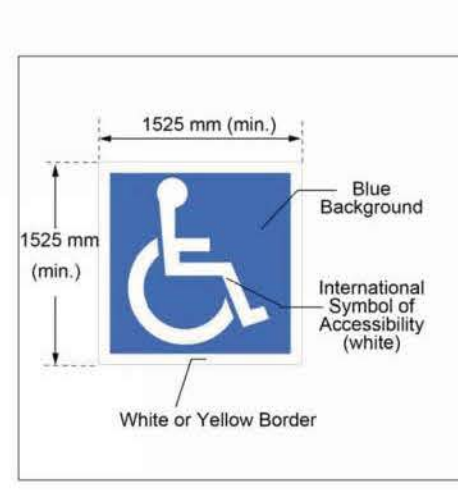
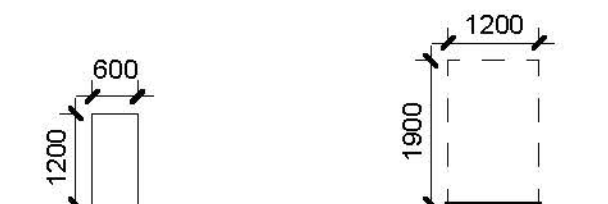


Figure 27: Accessible Parking Pavement Marking

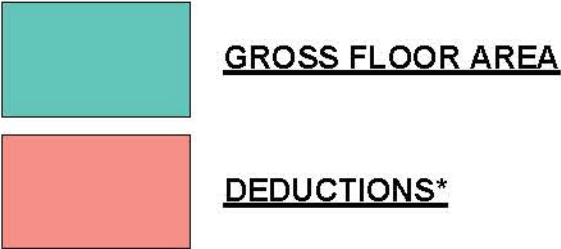


ZONING REQUIREMENTS						
SITE						
TYPE	NOTES				PROVIDED	
GROSS SITE AREA					2,324.44 m²	
NET SITE AREA					2,324.44 m²	
COVERAGE						
TYPE	NOTES				PROVIDED	
BUILDING COVERAGE*	*percentage of NET SITE AREA				1,830.00 m²	78.73%
PAVED AREA*					314.44 m²	13.53%
LANDSCAPING*					180.00 m²	7.74%
NET SITE AREA					2,324.44 m²	100.00%
FSI						
TYPE	NOTES				PROVIDED	
TOTAL RES GFA					14,876.55 m²	99.07%
TOTAL RETAIL GFA					139.26 m²	0.93%
TOTAL GFA					15,015.82 m²	100.00%
RESIDENTIAL AMENITY						
TYPE			REQUIRED (m²/unit)	REQUIRED (m²)	PROVIDED (m²/unit)	PROVIDED (m²)
INDOOR	204 units		-		3.86 m²	787.80 m²
OUTDOOR	204 units		-		3.41 m²	695.49 m²
TOTAL RES. AMENITY			4.00	816.00 m²	7.27 m²	1,483.29 m²
VEHICULAR PARKING						
TYPE	PROPOSED REQUIREMENT				PROVIDED	
Residential	204 units	0.62	spaces/unit	=	127	127
Residential Visitor	204 units	0	spaces/unit	=	0	0
Retail	139.26 m²	0	per 100.00 m²	=	0	0
TOTAL PARKING						127
LEVEL	RESIDENT	TANDEM	BF	EV Rough-In	LVL TOTAL	
P1	32	4	2	10	36	
L1	5	0	1	5	5	
L2	17	0	1	11	17	
L3	22	0	1	11	22	
L4	22	0	1	11	22	
L5	25	0	0	12	25	
TOTAL PARKING	123	4	5	60	127	
*Accessible parking spaces & EV Rough-In Spaces included in Total						
BICYCLE PARKING						
TYPE	REQUIRED				PROVIDED	
Res LONG TERM	204 units	0.68	spaces/unit		139	140
Res SHORT TERM	204 units	0.1	spaces/unit		21	22
TOTAL BICYCLES					160	162
LEVEL BREAKDOWN	RES. LT.	RES. ST.	LVL TOTAL			
L1 - At Grade	0	12	12			
L1 - Interior	118	10	118			
TOTAL BICYCLES	118	22	130			
LOADING & STAGING						
TYPE	REQUIRED				PROVIDED	
Type G					1	
Type C					1	
STAGING					25.00 m²	26.52 m²
NOTE - Private waste haulers for waste pick-up. Refer to Waste Management Report						
NOTE - Loading space is combined Type G & Type C.						
GARBAGE ROOM						
TYPE	REQUIRED				PROVIDED	
BUILDING					55.00 m²	80.80 m²
BULKY					10.00 m²	13.60 m²
RETAIL					9.00 m²	10.00 m²
TOTAL GARBAGE					74.00 m²	104.40 m²
NOTE - Refer to Waste Management Report for full details & calculations.						



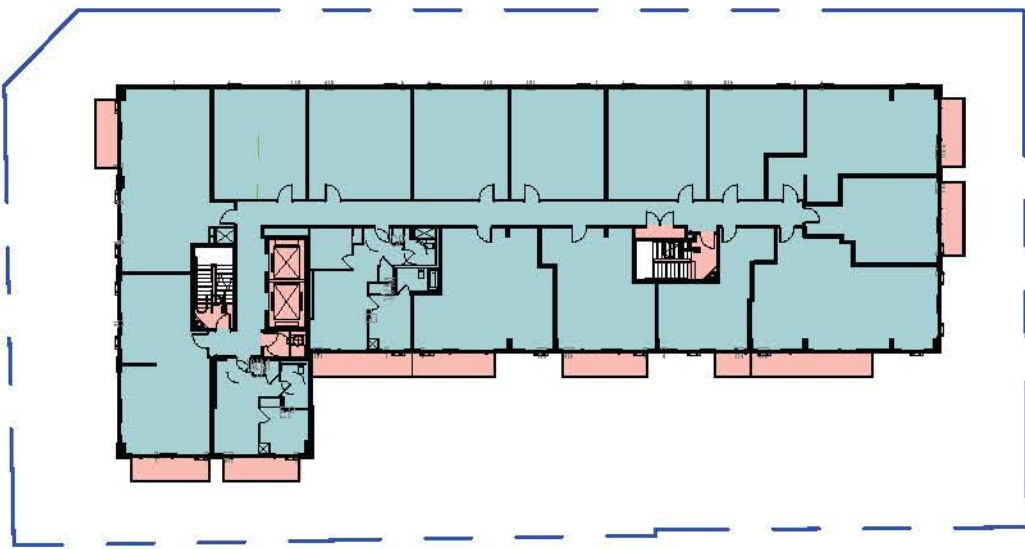
	TFA				TFA + OTHER				GFA (City of Oshawa By-law 60-94)										SALEABLE / RENTABLE					
	Area m²		Area SF		Area m²		Area SF		RESIDENTIAL		RETAIL		GFA TOTAL		INDOOR AMENITY		OUTDOOR AMENITY		RESIDENTIAL		RETAIL			
									Area m²		Area SF		Area m²		Area SF		Area m²		Area SF		Area m²		Area SF	
UNDERGROUND PARKING																								
Level -1	562.35 m²		6,053 SF		1,986.91 m²		21,387 SF		40.69 m²		438 SF		--		40.69 m²		438 SF		--		--			
PARKING TOTAL	562.35 m²		6,053 SF		1,986.91 m²		21,387 SF		40.69 m²		438 SF		--		40.69 m²		438 SF		--		--			
UNDERGROUND TOTAL	562.35 m²		6,053 SF		1,986.91 m²		21,387 SF		40.69 m²		438 SF		--		40.69 m²		438 SF		--		--			
	TFA				TFA + PARKING				GFA (City of Oshawa By-law 60-94)										SALEABLE / RENTABLE					
	Area m²		Area SF		Area m²		Area SF		RESIDENTIAL		RETAIL		GFA TOTAL		INDOOR AMENITY		OUTDOOR AMENITY		RESIDENTIAL		RETAIL			
									Area m²		Area SF		Area m²		Area SF		Area m²		Area SF		Area m²		Area SF	
ABOVE GRADE																								
POURUM																								
Level 01	1,768.68 m²		19,038 SF		1,768.68 m²		19,038 SF		325.25 m²		3,501 SF		98.17 m²		1,057 SF		423.43 m²		4,558 SF		15.80 m²		1,057 SF	
Level 02	1,600.88 m²		17,232 SF		1,600.88 m²		17,232 SF		425.69 m²		4,584 SF		43.26 m²		466 SF		469.14 m²		5,050 SF		214.82 m²		2,312 SF	
Level 03	1,652.59 m²		17,788 SF		1,652.59 m²		17,788 SF		497.92 m²		5,360 SF		--		--		497.92 m²		5,360 SF		--		377.84 m²	
Level 04	1,652.55 m²		17,788 SF		1,652.55 m²		17,788 SF		484.57 m²		5,216 SF		--		--		484.57 m²		5,216 SF		--		377.75 m²	
Level 05	1,653.36 m²		17,797 SF		1,653.36 m²		17,797 SF		477.68 m²		5,142 SF		--		--		477.68 m²		5,142 SF		--		377.79 m²	
Level 06	1,164.80 m²		12,538 SF		1,164.80 m²		12,538 SF		1,097.74 m²		11,816 SF		--		--		1,097.74 m²		11,816 SF		--		795.99 m²	
SUBTOTAL	9,492.86 m²		102,180 SF		9,492.86 m²		102,180 SF		3,309.04 m²		35,618 SF		141.43 m²		1,522 SF		3,450.47 m²		37,141 SF		410.47 m²		4,418 SF	
MID-RISE																								
Level 07	1,048.98 m²		11,291 SF		1,048.98 m²		11,291 SF		996.92 m²		10,731 SF		--		--		996.92 m²		10,731 SF		--		--	
Level 08 to 16	9,440.92 m²		101,630 SF		9,440.92 m²		101,630 SF		8,972.30 m²		96,977 SF		--		--		8,972.30 m²		96,977 SF		--		--	
Level 17	1,048.36 m²		11,284 SF		1,048.36 m²		11,284 SF		996.95 m²		10,731 SF		--		--		996.95 m²		10,731 SF		--		--	
Level 18 (MPH & Amenity)	746.44 m²		8,035 SF		746.44 m²		8,035 SF		487.10 m²		5,243 SF		--		--		487.10 m²		5,243 SF		--		--	
SUBTOTAL	12,284.70 m²		132,260 SF		12,284.70 m²		132,260 SF		11,453.22 m²		123,282 SF		--		--		11,453.22 m²		123,282 SF		--		--	
ABOVEGRADE TOTAL	21,777.47 m²		234,411 SF		21,777.47 m²		234,411 SF		14,762.32 m²		158,900 SF		141.43 m²		1,522 SF		14,903.75 m²		160,423 SF		778.20 m²		8,468 SF	
GRAND TOTAL	22,339.82 m²		240,464 SF		22,339.82 m²		240,464 SF		14,803.01 m²		159,338 SF		141.43 m²		1,522 SF		14,944.44 m²		160,951 SF		778.20 m²		8,468 SF	
	TFA				TFA + OTHER				GFA (City of Oshawa By-law 60-94)										SALEABLE / RENTABLE					
	Area m²		Area SF		Area m²		Area SF		RESIDENTIAL		RETAIL		GFA TOTAL		INDOOR AMENITY		OUTDOOR AMENITY		RESIDENTIAL		RETAIL			
Level -1	562.35 m²		6,053 SF		1,986.91 m²		21,387 SF		40.69 m²		438 SF		--		40.69 m²		438 SF		--		--			
PARKING TOTAL	562.35 m²		6,053 SF		1,986.91 m²		21,387 SF		40.69 m²		438 SF		--		40.69 m²		438 SF		--		--			
UNDERGROUND TOTAL	562.35 m²		6,053 SF		1,986.91 m²		21,387 SF		40.69 m²		438 SF		--		40.69 m²		438 SF		--		--			
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Level 03	1,652.59 m²		17,788 SF		1,652.59 m²		17,788 SF		497.92 m²		5,360 SF		--		--		497.92 m²		5,360 SF		--		377.84 m²	
Level 04	1,652.55 m²		17,788 SF		1,652.55 m²		17,788 SF		484.57 m²		5,216 SF		--		--		484.57 m²		5,216 SF		--		377.75 m²	
Level 05	1,653.36 m²		17,797 SF		1,653.36 m²		17,797 SF		477.68 m²		5,142 SF		--		--		477.68 m²		5,142 SF		--		377.79 m²	
Level 06	1,164.80 m²		12,538 SF		1,164.80 m²		12,538 SF		1,097.74 m²		11,816 SF		--		--		1,097.74 m²		11,816 SF		--		795.99 m²	
SUBTOTAL	9,492.86 m²		102,180 SF		9,492.86 m²		102,180 SF		3,309.04 m²		35,618 SF		141.43 m²		1,522 SF		3,450.47 m²		37,141 SF		410.47 m²		4,418 SF	
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Level 07	1,048.98 m²		11,291 SF		1,048.98 m²		11,291 SF		996.92 m²		10,731 SF		--		--		996.92 m²		10,731 SF		--		--	
Level 08 to 16	9,440.92 m²		101,630 SF		9,440.92 m²		101,630 SF		8,972.30 m²		96,977 SF		--		--		8,972.30 m²		96,977 SF		--		--	
Level 17	1,048.36 m²		11,284 SF		1,048.36 m²		11,284 SF		996.95 m²		10,731 SF		--		--		996.95 m²		10,731 SF		--		--	
Level 18 (MPH & Amenity)	746.44 m²		8,035 SF		746.44 m²		8,035 SF		487.10 m²		5,243 SF		--		--		487.10 m²		5,243 SF		--		--	
SUBTOTAL	12,284.70 m²		132,260 SF		12,284.70 m²		132,260 SF		11,453.22 m²		123,282 SF		--		--		11,453.22 m²		123,282 SF		--		--	
ABOVEGRADE TOTAL	21,777.47 m²		234,411 SF		21,777.47 m²		234,411 SF		14,762.32 m²		158,900 SF		141.43 m²		1,522 SF		14,903.75 m²		160,423 SF		778.20 m²		8,468 SF	
GRAND TOTAL	22,339.82 m²		240,464 SF		22,339.82 m²		240,464 SF		14,803.01 m²		159,338 SF		141.43 m²		1,522 SF		14,944.44 m²		160,951 SF		778.20 m²		8,468 SF	

GROSS FLOOR AREA (City of Oshawa By-law 60-94)

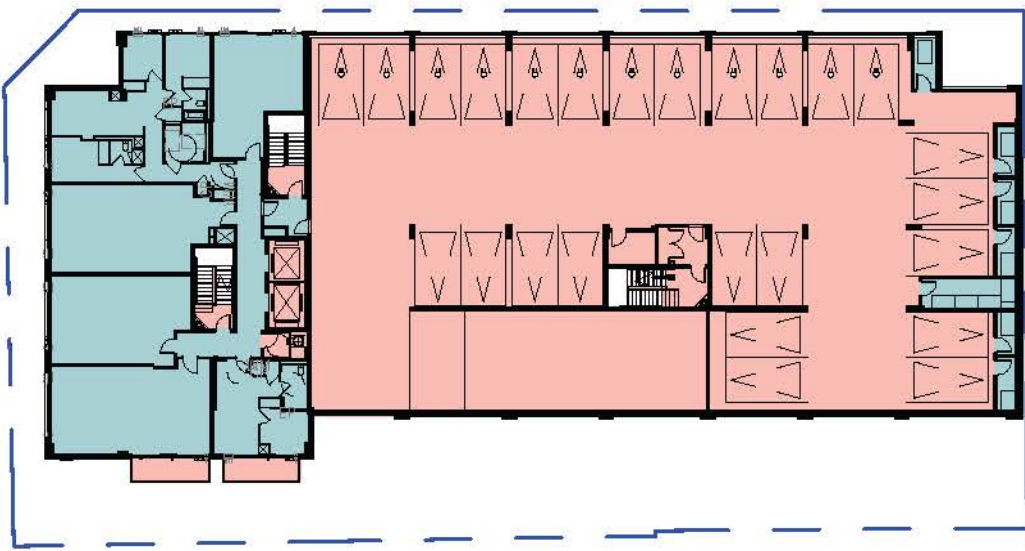


*Deductions Include:
(A) Elevator Shafts;
(B) Stairwells;
(C) Roof Areas and or crawl spaces;
(D) Mechanical & Electrical Rooms;
(E) Indoor refuse storage or collection areas;
(F) Mechanical or Electrical Penthouses;
(G) Areas used for parking or loading (including bicycle parking)

Refer to Section 2: Definitions Gross Floor Area in By-law 60-94



9 GFA Level 08-16
AS002 1 : 500



6 GFA Level 05
AS002 1 : 500



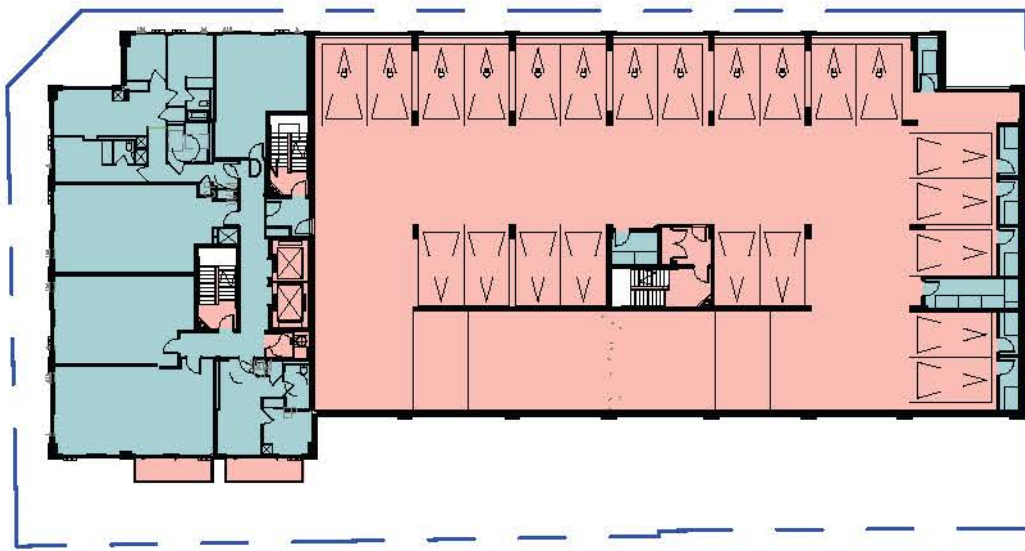
3 GFA Level 02
AS002 1 : 500



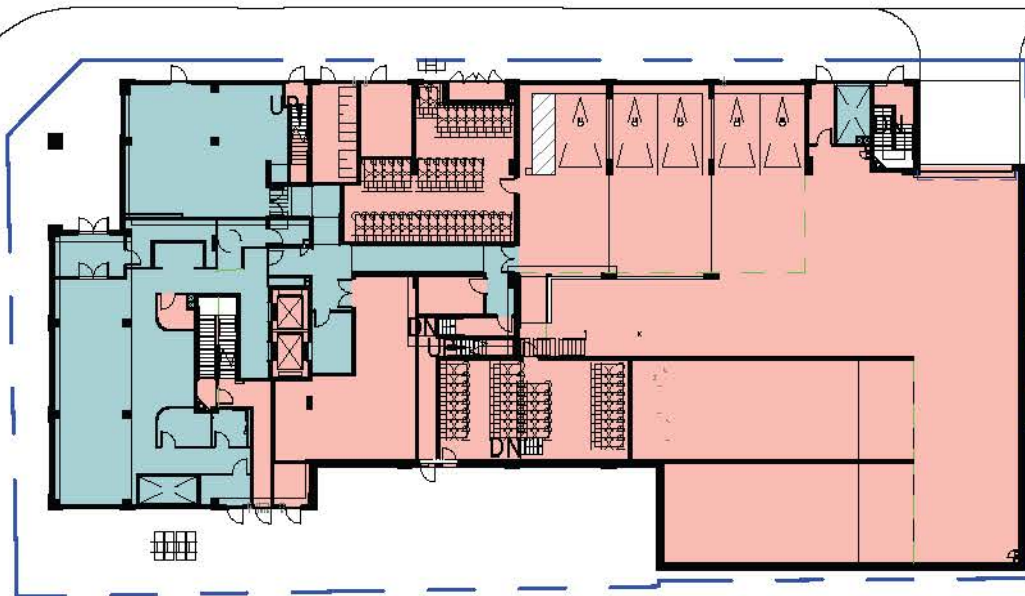
11 GFA Level 18 - MPH & Amenity
AS002 1 : 500



8 GFA Level 07
AS002 1 : 500



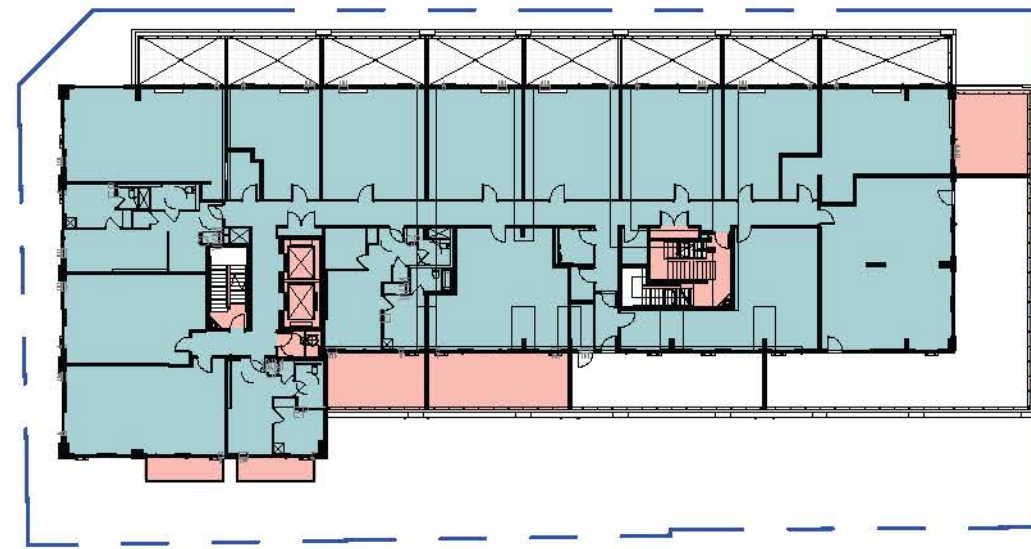
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AS002 1 : 500



2 GFA Level 01
AS002 1 : 500



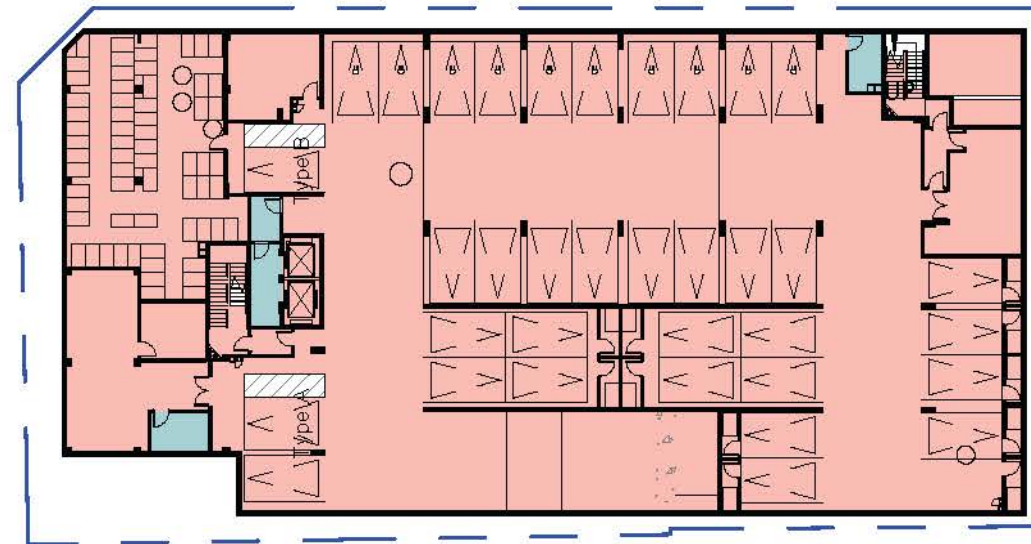
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7 GFA Level 06
AS002 1 : 500



4 GFA Level 03
AS002 1 : 500



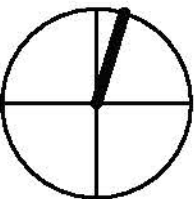
1 GFA Level -1
AS002 1 : 500

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24-05-24	For SPA
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25-06-11	For Accessibility Committee



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E: info@sweenyandco.com | www.sweenyandco.com

PROJ. NAME

City Centre Residences
39 Athol Street W, Oshawa ON



OWNER
Central Clear View
Developments Inc.

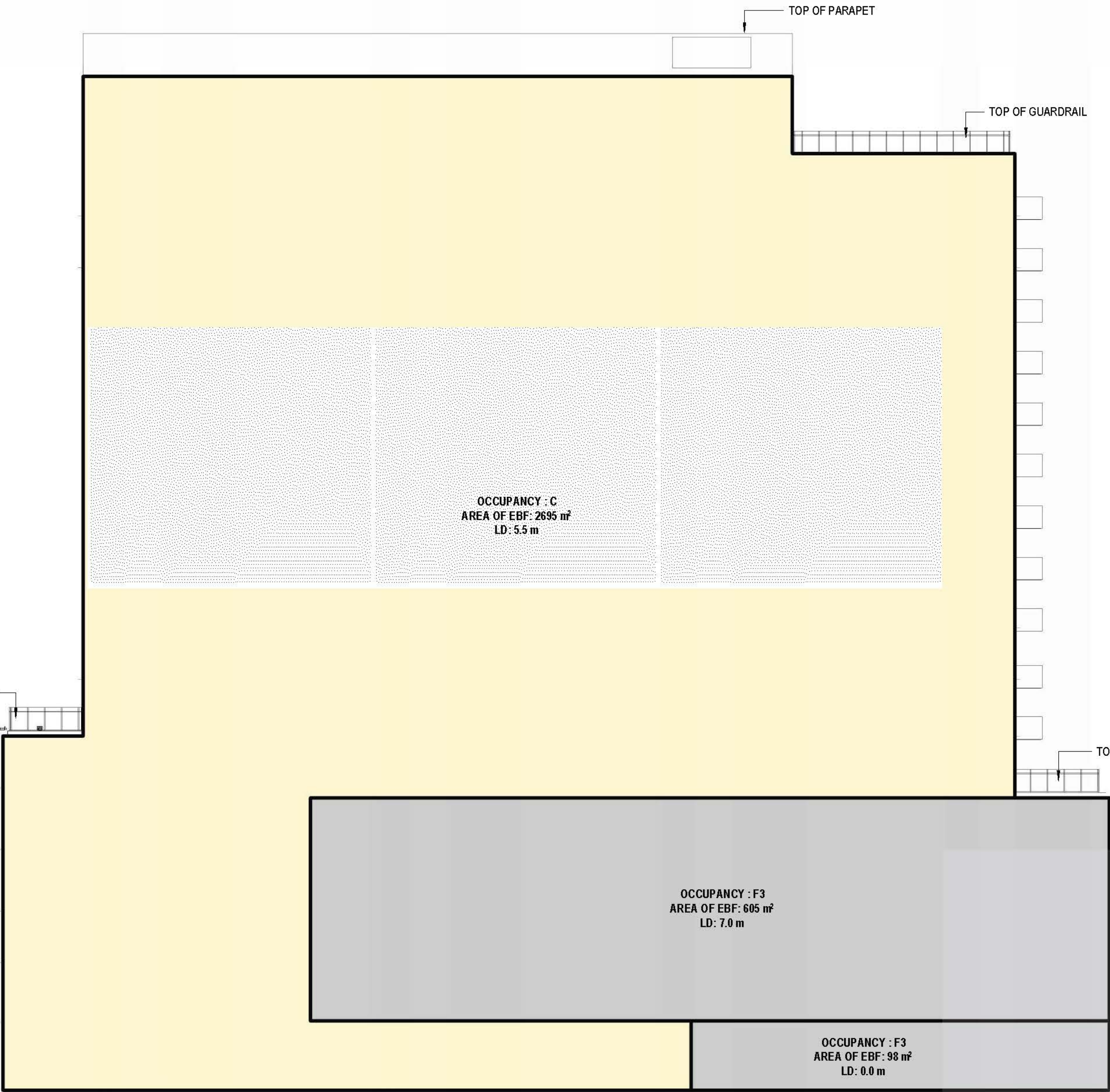
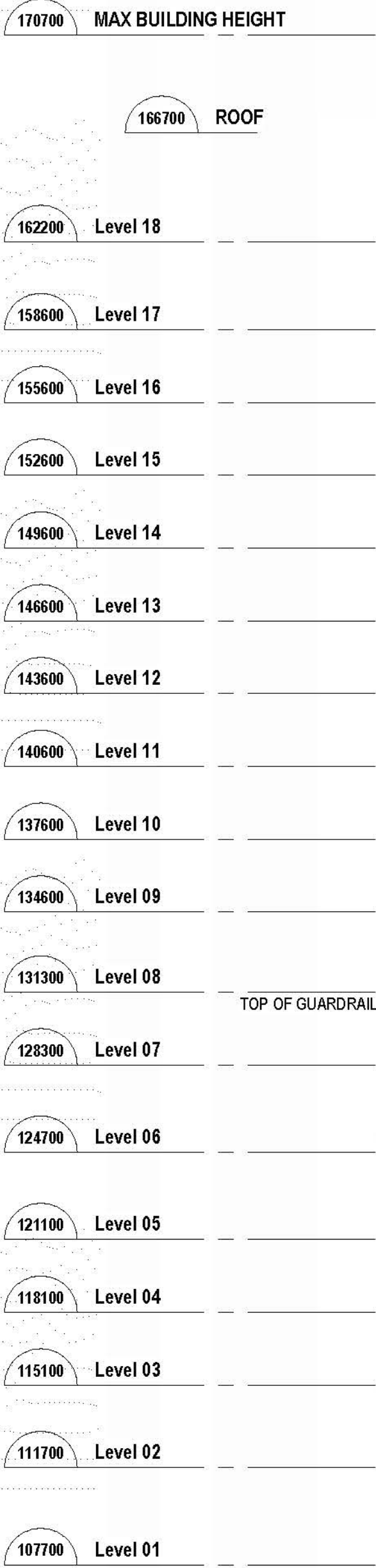
DWG TITLE
GFA Diagrams

DATE: 2024-08-29
SCALE: As indicated
DRAWN: HK
CHECKED: HS
PROJ. No.: 2412

DWG No.

AS002

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1 SPA_Building Elev_South Separation Diagram
1 : 200

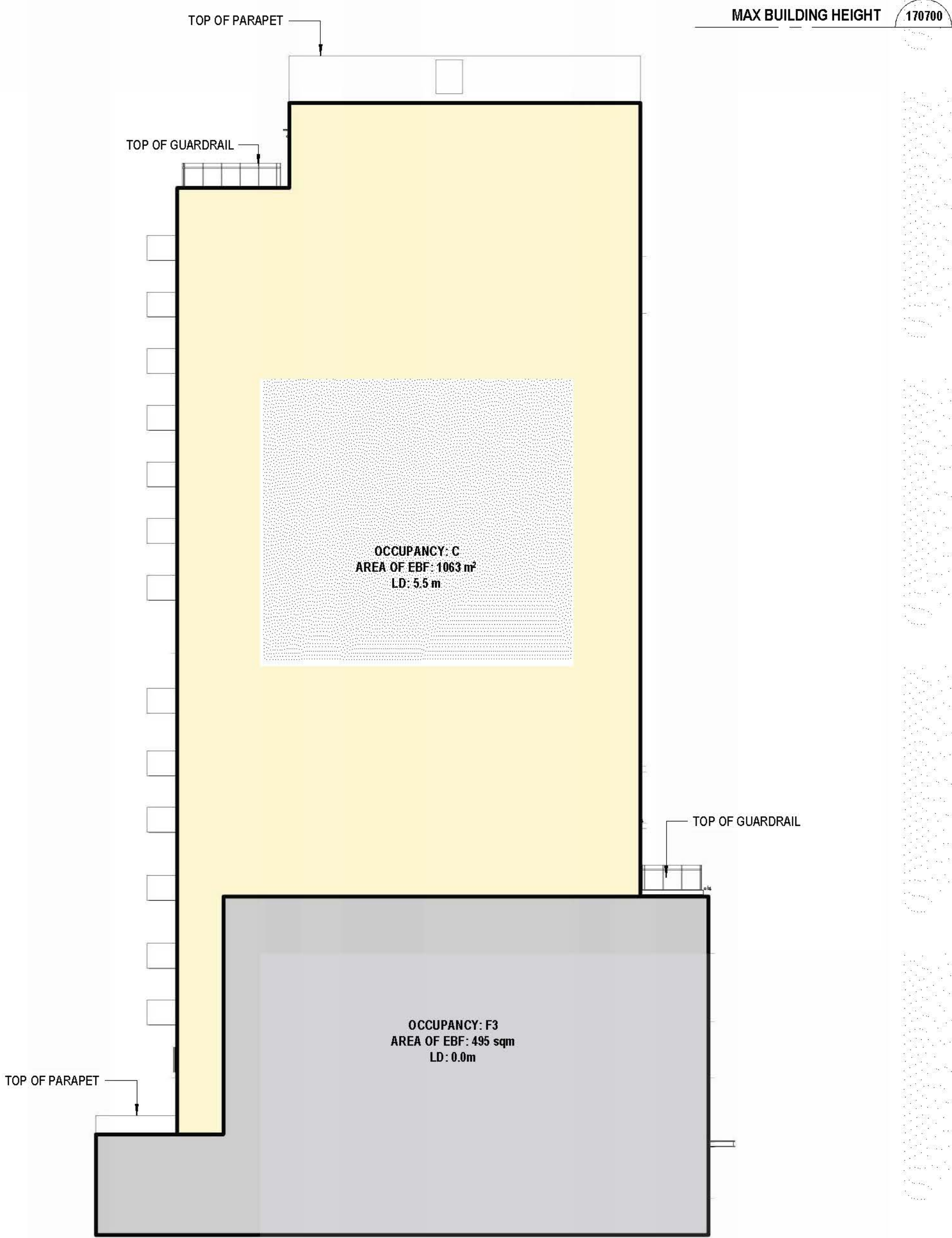
Spatial Separation – Construction of Exterior Walls

Wall	Occupancy	Area of EBF (m2)	L.D. (m)	L/H (m)	Permitted % of Unprotected Openings	Proposed % of Unprotected Openings	FRR (hr)	Listed Design or Description	Construction Type
NORTH	varies	-	≥9.0	-	100	100	-	-	-
SOUTH								Precast concrete panel cladding (1HR FRR metal stud wall backup per OBC SB-2 2.3.4.A. (Also see Note 1) Window wall system (1HR FRR shaft wall UL W452) Prefinished metal panel (1HR FRR metal stud wall backup UL W424)	Non-combustible construction and non-combustible cladding per OBC 3.2.3.7
Level 1	F3	98	0	40 / 4	0	0	1		
Level 2-5	F3	605	7.0	18 /13	66	66	1		
Levels 1-16	C	2695	5.5	54.5/43.5	46	46	1		
EAST								Precast concrete panel cladding (1HR FRR metal stud wall backup per OBC SB-2 2.3.4.A. (Also see Note 1) Window wall system (1HR FRR shaft wall UL W452) Prefinished metal panel (1HR FRR metal stud wall backup UL W424)	Non-combustible construction and non-combustible cladding per OBC 3.2.3.7
Level 1-5	F3	495	0	32.5 /18	0	0	1		
Level 2-16	C	1063	5.5	24.5/56.5	46	46	1		
WEST	varies	-	≥9.0	-	100	100	-	-	-

Note 1: If applicable, foam plastic insulation used in an exterior wall shall be protected on its exterior surface by:

Min. 25mm thick concrete/masonry cladding per OBC 3.2.3.8.

Non-combustible cladding material meeting ULC-S101 per OBC 3.2.3.8.



2 SPA_Building Elev_East Separation Diagram
1 : 200

S
A

134
TOP
P: 4
E: 1r

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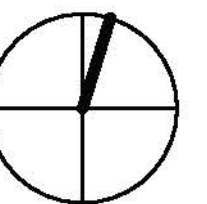
DW
Sp

DAT
SCA
DRA
CHE
PRC

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04-07	For SPA
06-11	For Accessibility Committee



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PROJ. NAME
City Centre Residences
39 Athol Street W, Oshawa ON



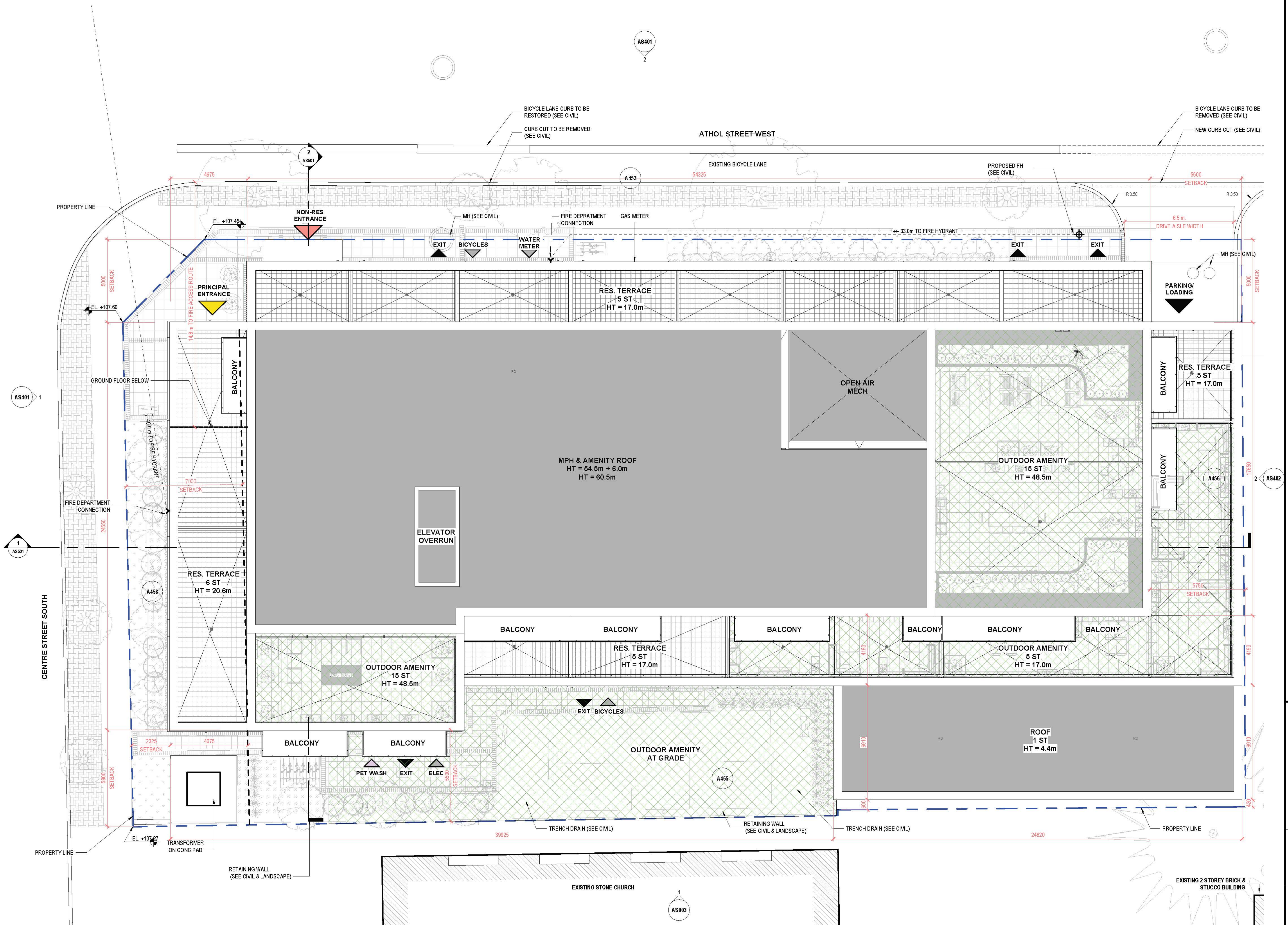
OWNER
Central Clear View
Developments Inc.

DWG TITLE
Site Plan

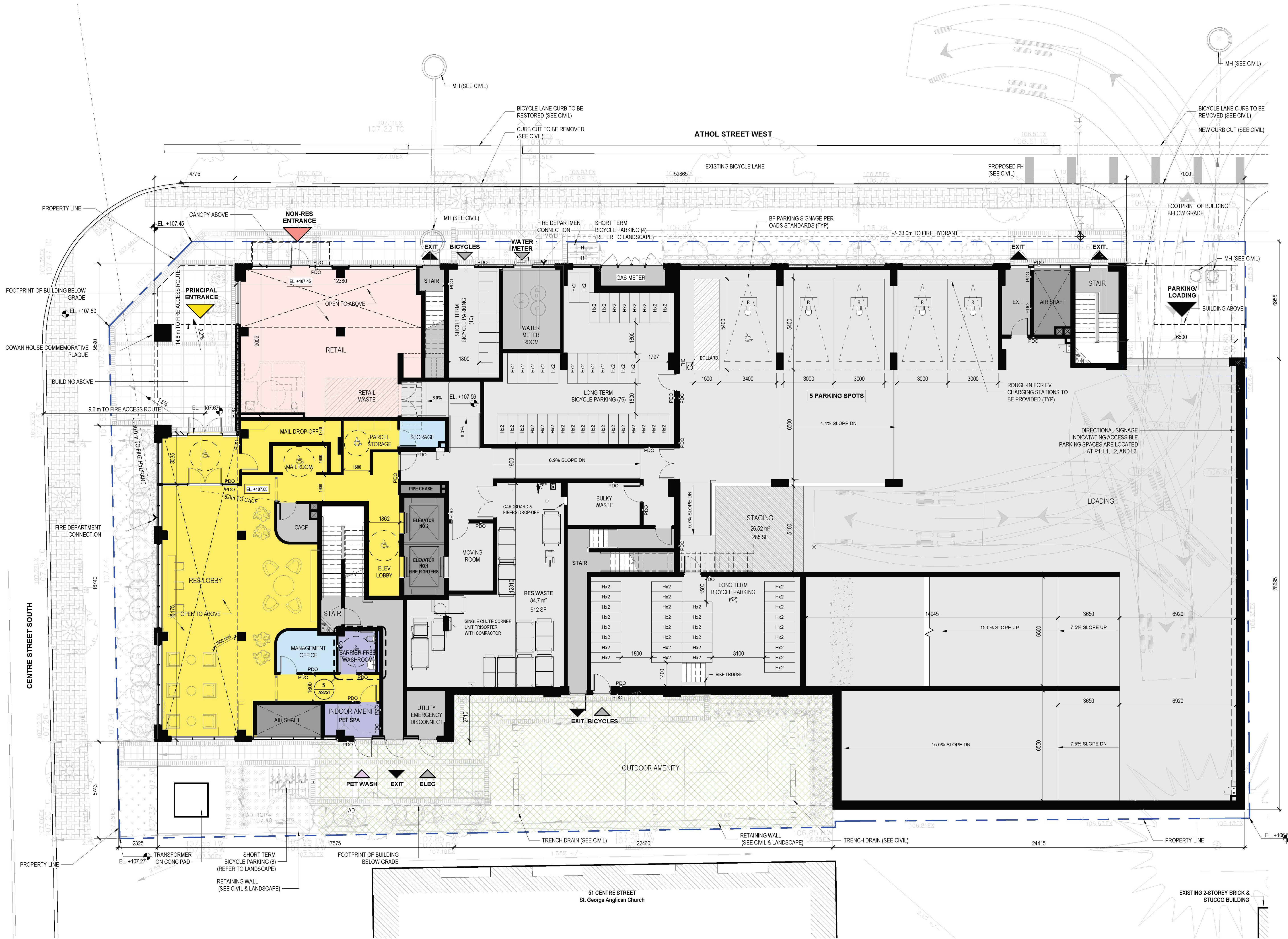
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DRAWN: HK
CHECKED: HS
PROJ. No.: 2412

NG No.

AS101



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25-06-11	For Accessibility Committee

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PROJ. NAME
City Centre Residences
39 Athol Street W, Oshawa ON

CITY CENTRE RESIDENCES

OWNER
Central Clear View Developments Inc.

DWG TITLE
Level 1 Floor Plan

DATE:	2024-08-29
SCALE:	1 : 100
DRAWN:	Author
CHECKED:	Checker
PROJ. No.:	2412
DWG No.	AS201

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CITY CENTRE
RESIDENCES

DWG TITLE
Level 2 Floor Plan

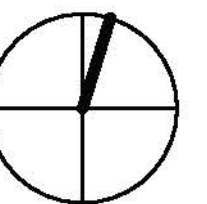
DWG No.
AS202



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08-29	For SPA
06-11	For Accessibility Committee



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PROJ. NAME
City Centre Residences
39 Athol Street W, Oshawa ON

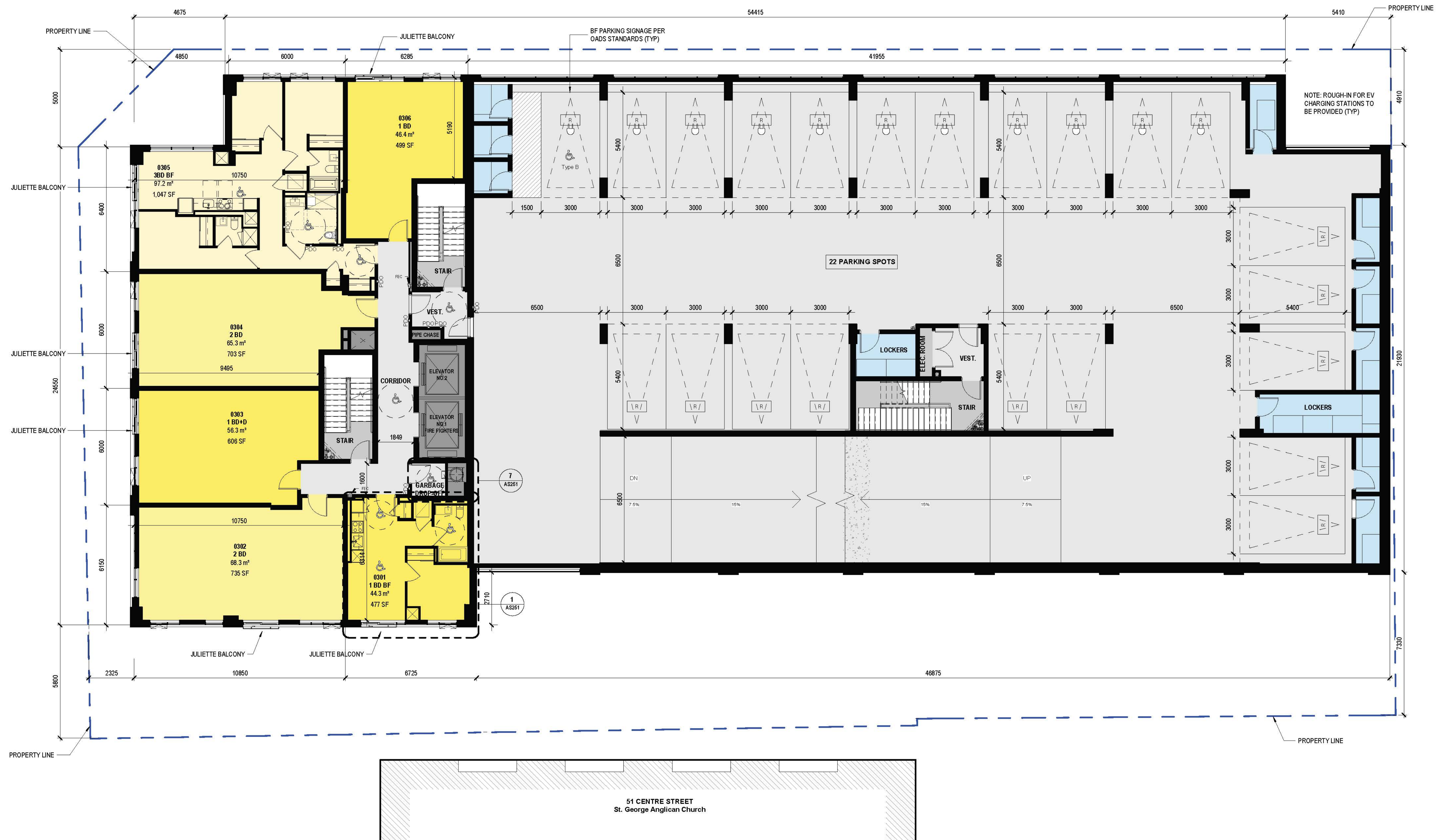


OWNER
Central Clear View
Developments Inc.

DWG TITLE
Level 3 Floor Plan

DATE: 2024-08-29
SCALE: 1 : 100
DRAWN: HK
CHECKED: HS
PROJ. No.: 2412 DWG No.

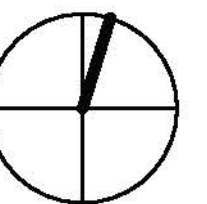
DWG No.
AS203



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08-29	For SPA
06-11	For Accessibility Committee



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PROJ. NAME
City Centre Residences
39 Athol Street W, Oshawa ON



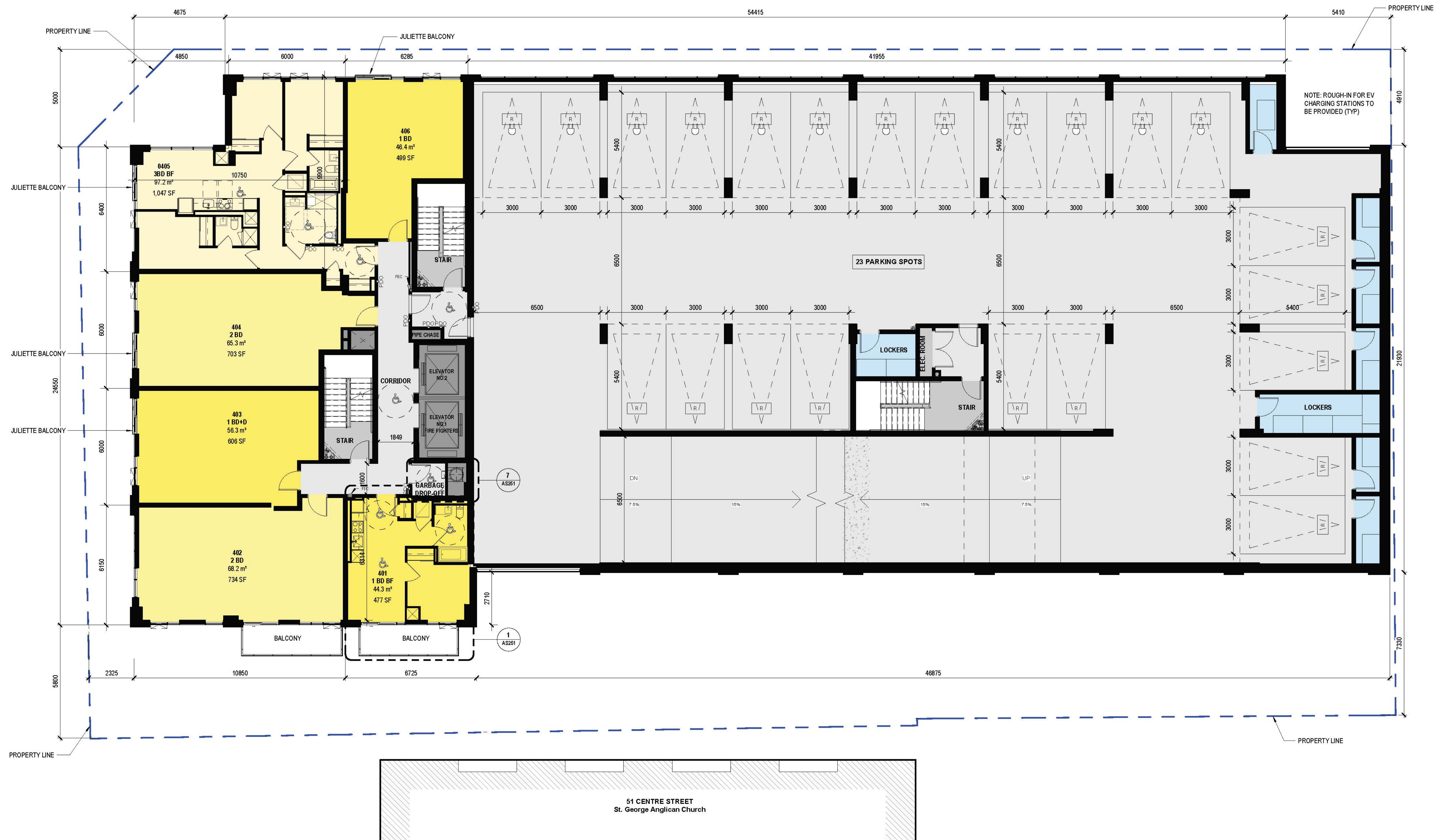
OWNER
Central Clear View
Developments Inc.

DWG TITLE
Level 4 Floor Plan

DATE: 2024-08-29
SCALE: 1 : 100
DRAWN: HK
CHECKED: HS
PROJ. No.: 2412

NG No.

AS204



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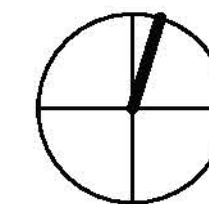


DRAWING NOT TO BE SCALED

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24-05-24	For SPA
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PROJ. NAME
City Centre Residences
39 Athol Street W, Oshawa ON



OWNER
Central Clear View Developments Inc.

DWG TITLE
Level 5 Floor Plan

DATE: 2024-08-29
SCALE: 1 : 100
DRAWN: HK
CHECKED: HS
PROJ. No.: 2412

DWG No.

AS205

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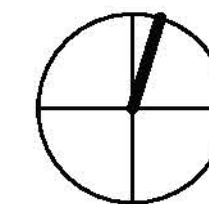


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PROJ. NAME
City Centre Residences
39 Athol Street W, Oshawa ON



OWNER
Central Clear View Developments Inc.

DWG TITLE
Level 6 Floor Plan

DATE: 2024-08-29
SCALE: 1 : 100
DRAWN: HK
CHECKED: HS
PROJ. No.: 2412

DWG No.

AS206

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O.J. NAME
ty Centre Residences
Athol Street W, Oshawa ON



Central Clear View
Developments Inc.

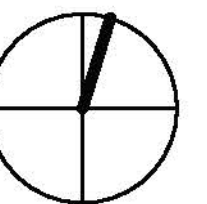
Level 7 Floor Plan

TE: 2024-08-29
ALE: 1 : 100
AWN: HK
ECKED: HS
OJ. No.: 2412 DWG No.

DWG No.
AS207

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06-11	For Accessibility Committee



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PROJ. NAME
City Centre Residences
39 Athol Street W, Oshawa ON



OWNER
Central Clear View
Developments Inc.

DWG TITLE
Level 8-16 Floor Plan

DATE: 2024-08-29
SCALE: 1 : 100
DRAWN: HK
CHECKED: HS
PROJ. No.: 2412 DWG No.

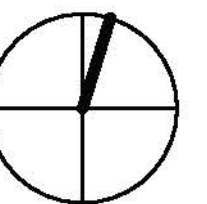
DWG No.
AS208



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PROJ. NAME
City Centre Residences
39 Athol Street W, Oshawa ON



OWNER
Central Clear View
Developments Inc.

DWG TITLE
Level 17 Floor Plan

DATE: 2024-08-29
SCALE: 1:100
DRAWN: HK
CHECKED: HS
PROJ. No.: 2412 DWG No.

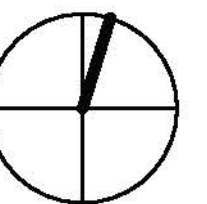
DWG No.
AS209



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PROJ. NAME
City Centre Residences
39 Athol Street W, Oshawa ON

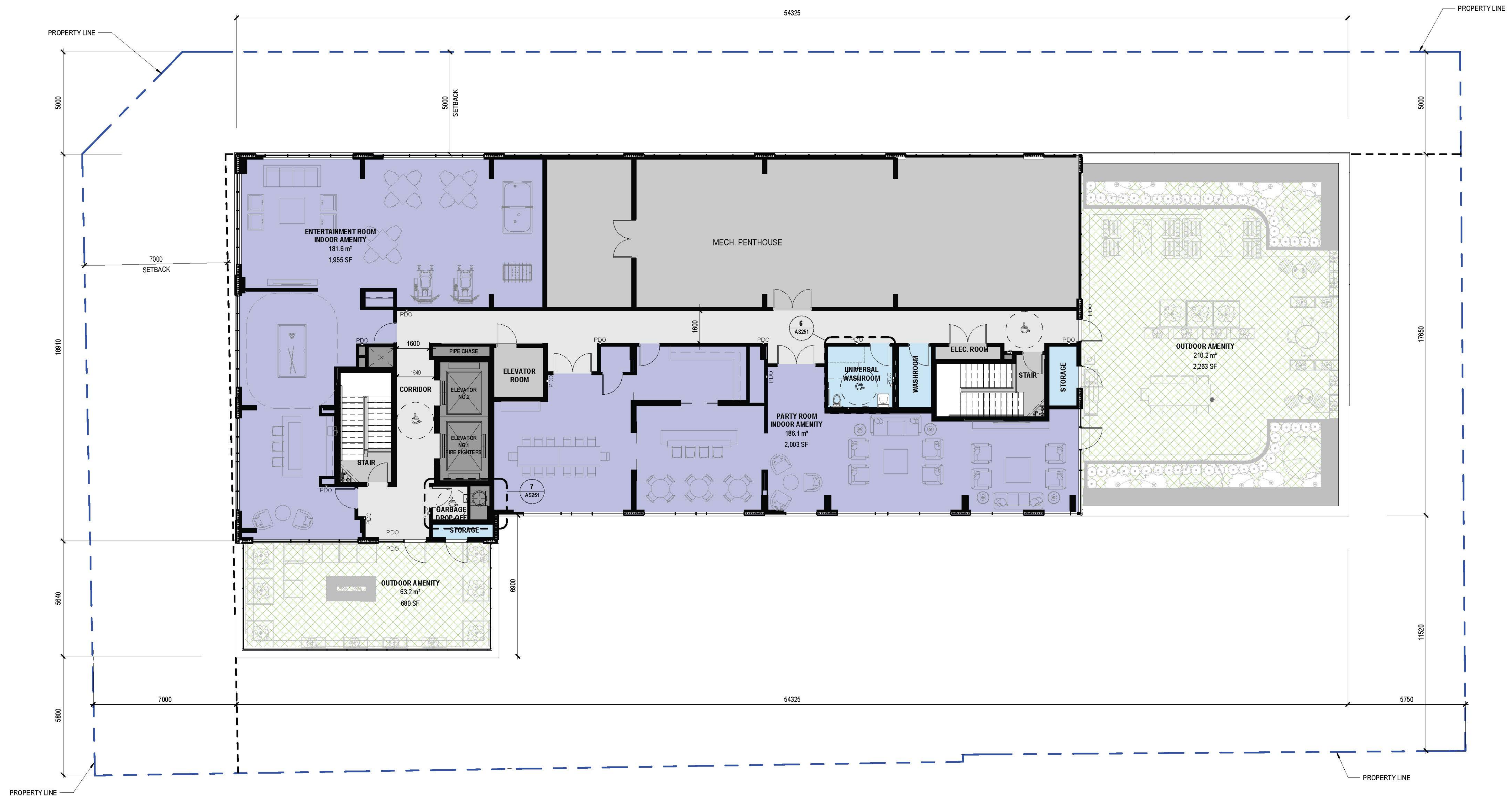


OWNER
Central Clear View
Developments Inc.

DWG TITLE
Level 18 -MPH and Amenity

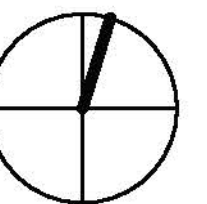
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SCALE: 1 : 100
DRAWN: HK
CHECKED: HS
PROJ. No.: 2412 DWG No.

DWG No.
AS210



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PROJ. NAME
City Centre Residences
39 Athol Street W, Oshawa ON

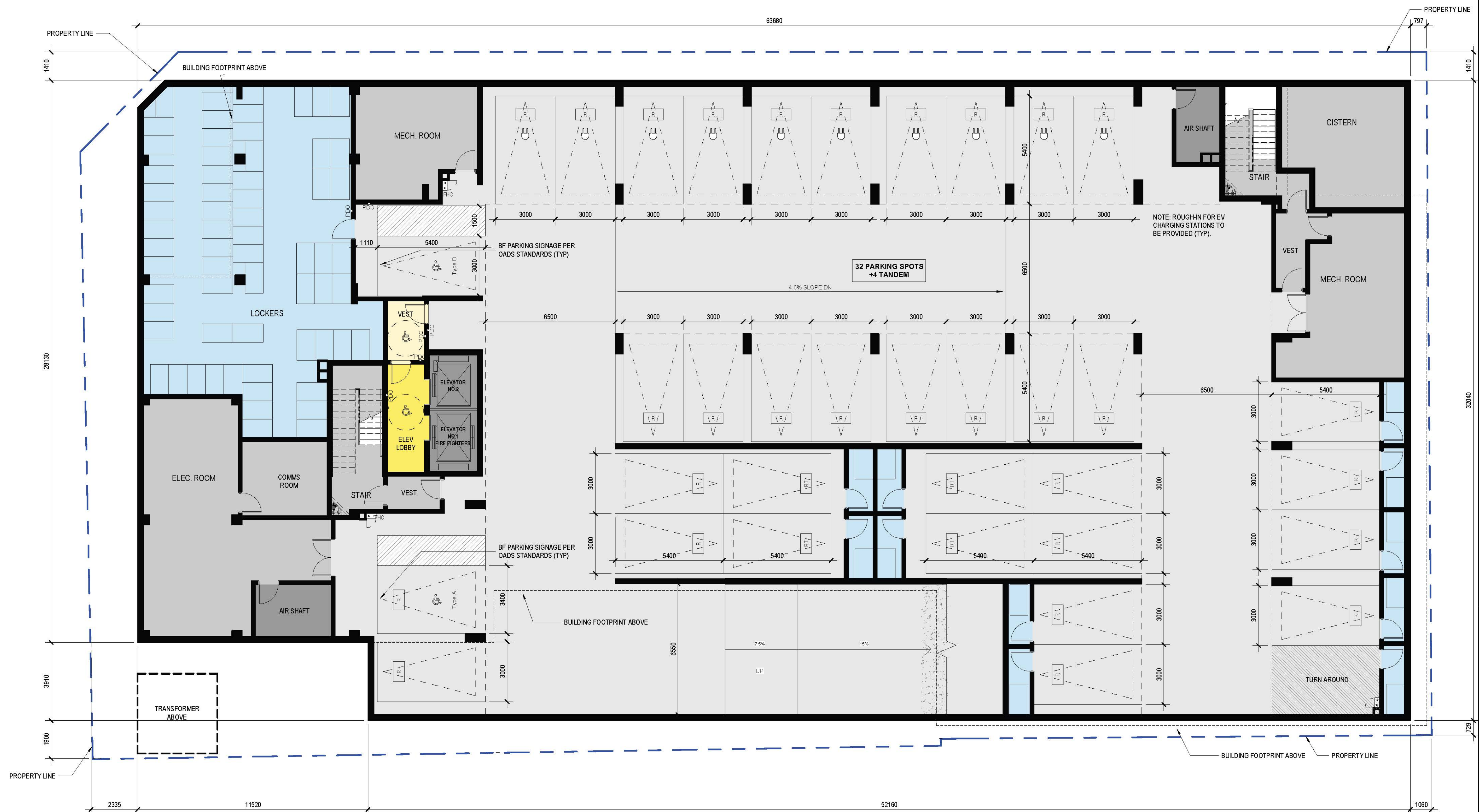


OWNER
Central Clear View
Developments Inc.

DWG TITLE
P1 Floor Plan

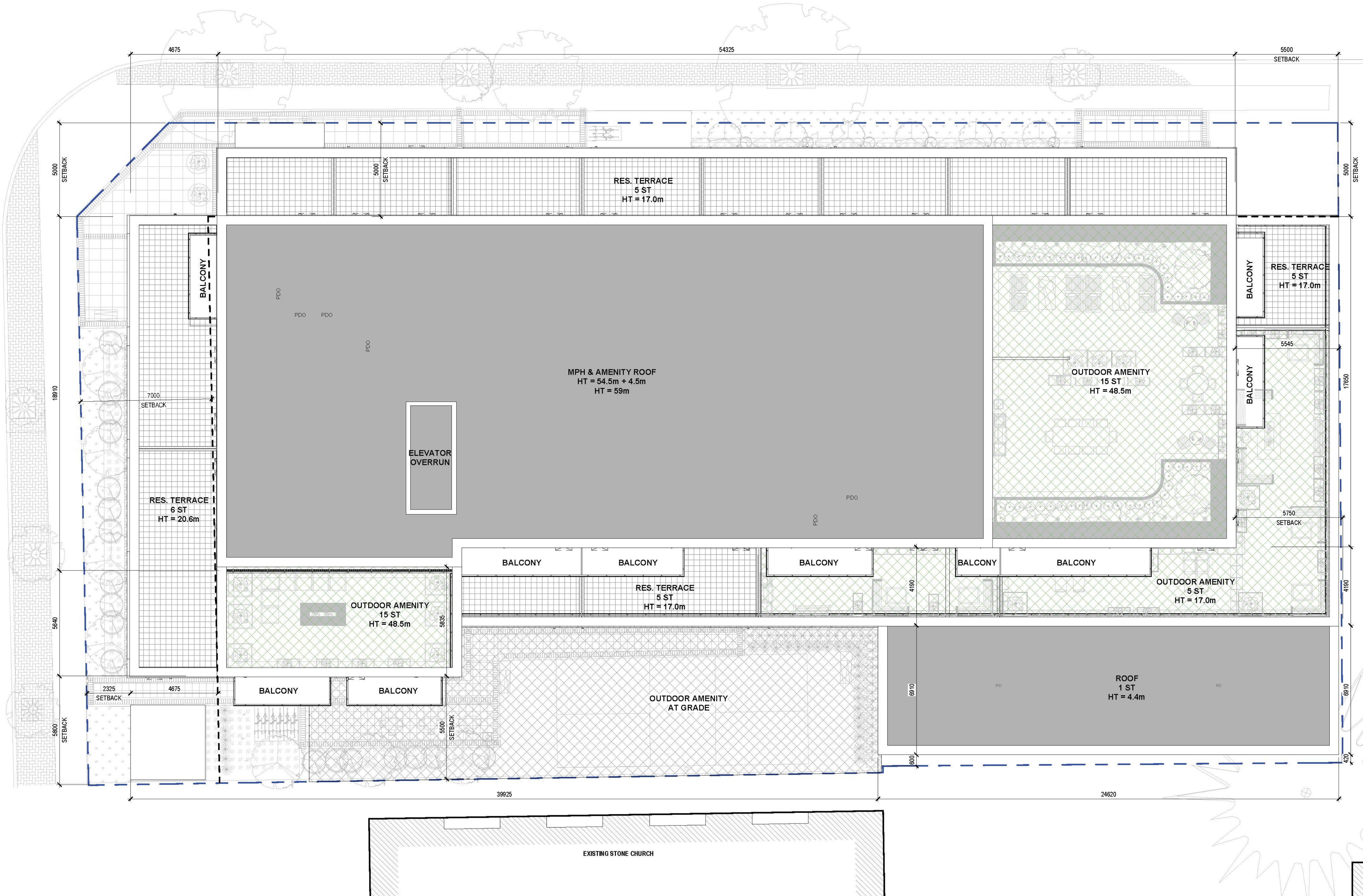
DATE: 2024-08-29
SCALE: 1:100
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CHECKED: HS
PROJ. No.: 2412 DWG No.

DWG No.
AS212



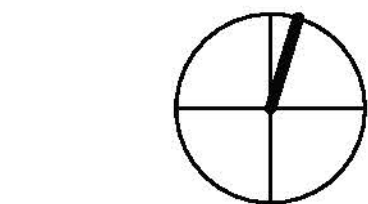
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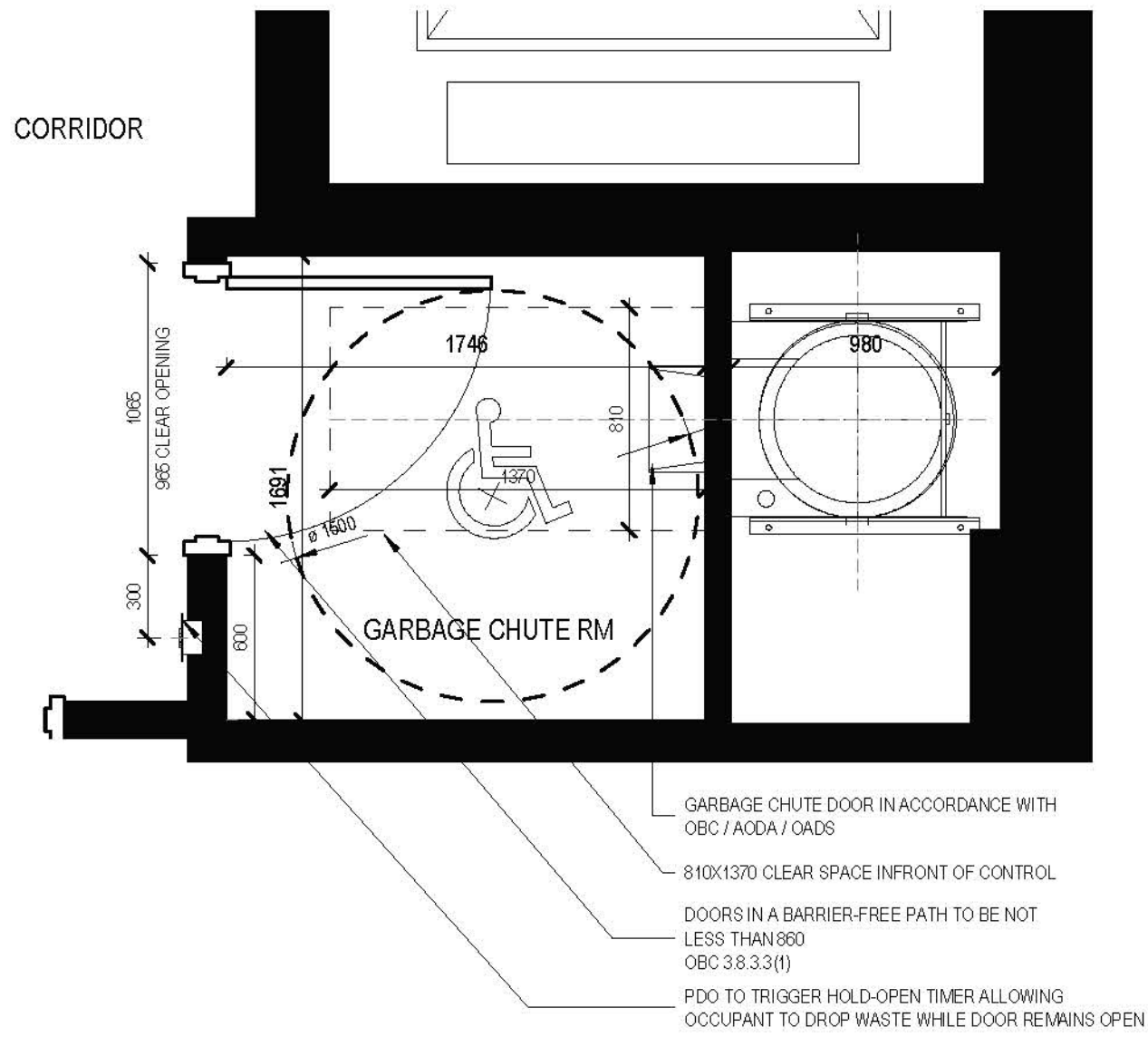
OWNER
Central Clear View Developments Inc.

DWG TITLE
Roof Plan

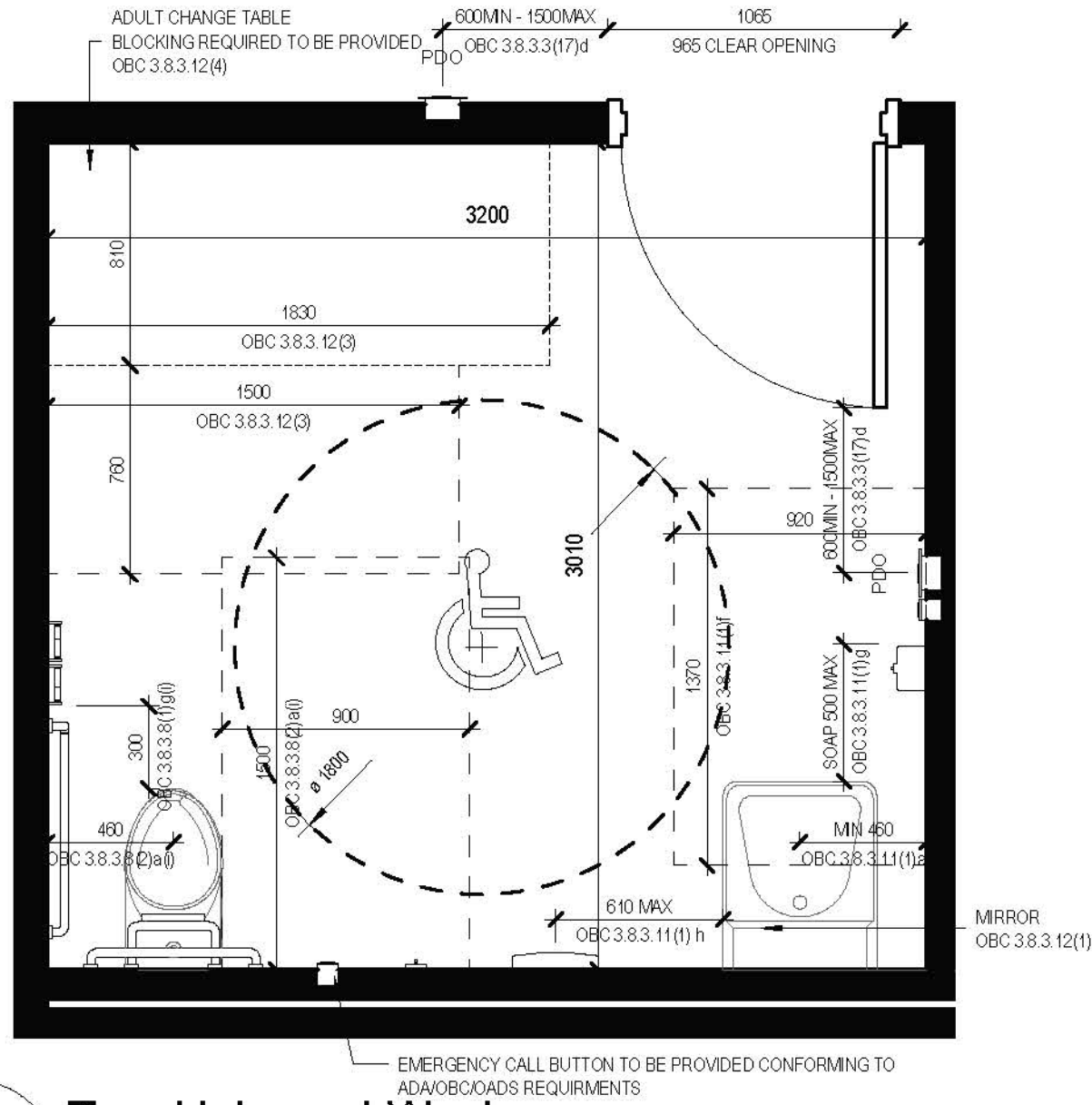
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PROJ. No.: 2412

DWG No.

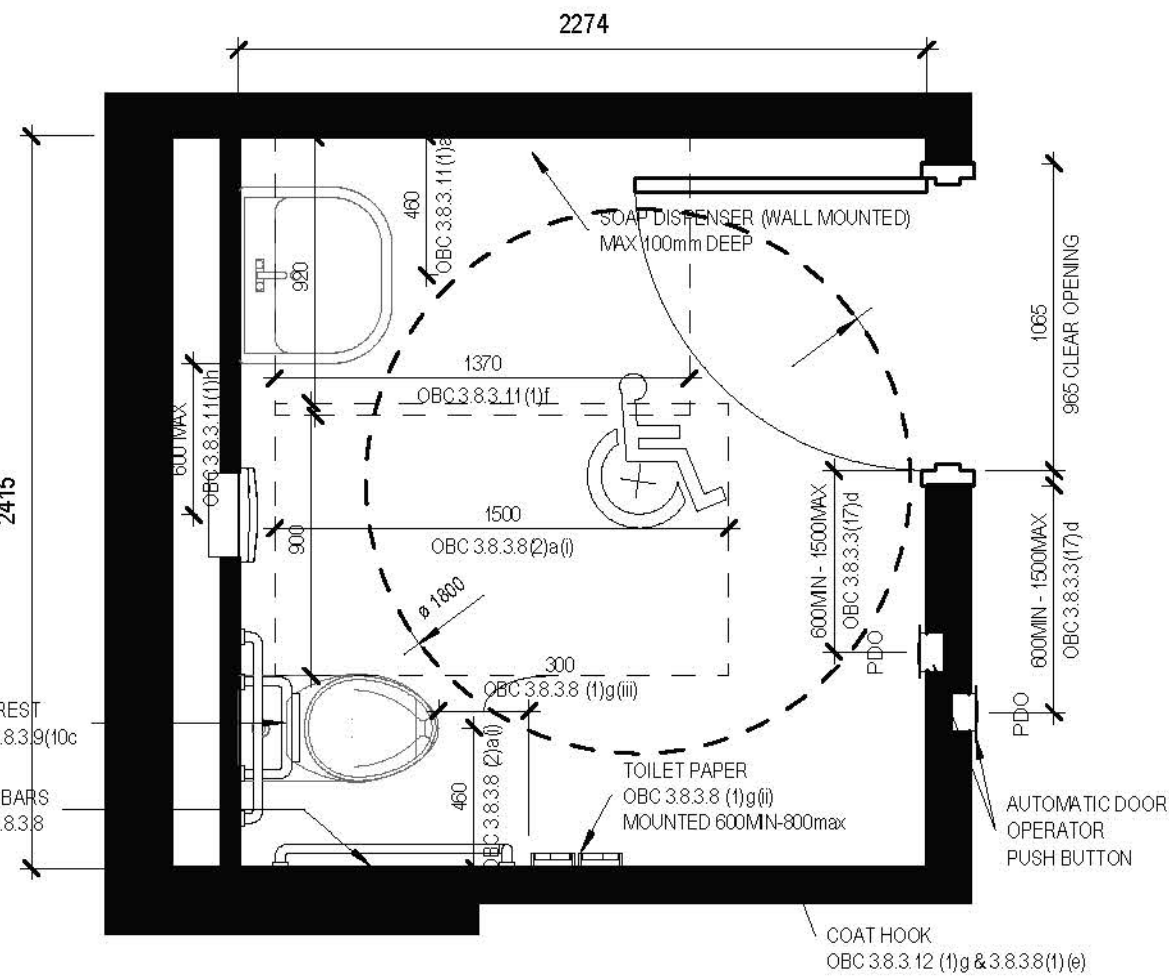
AS211



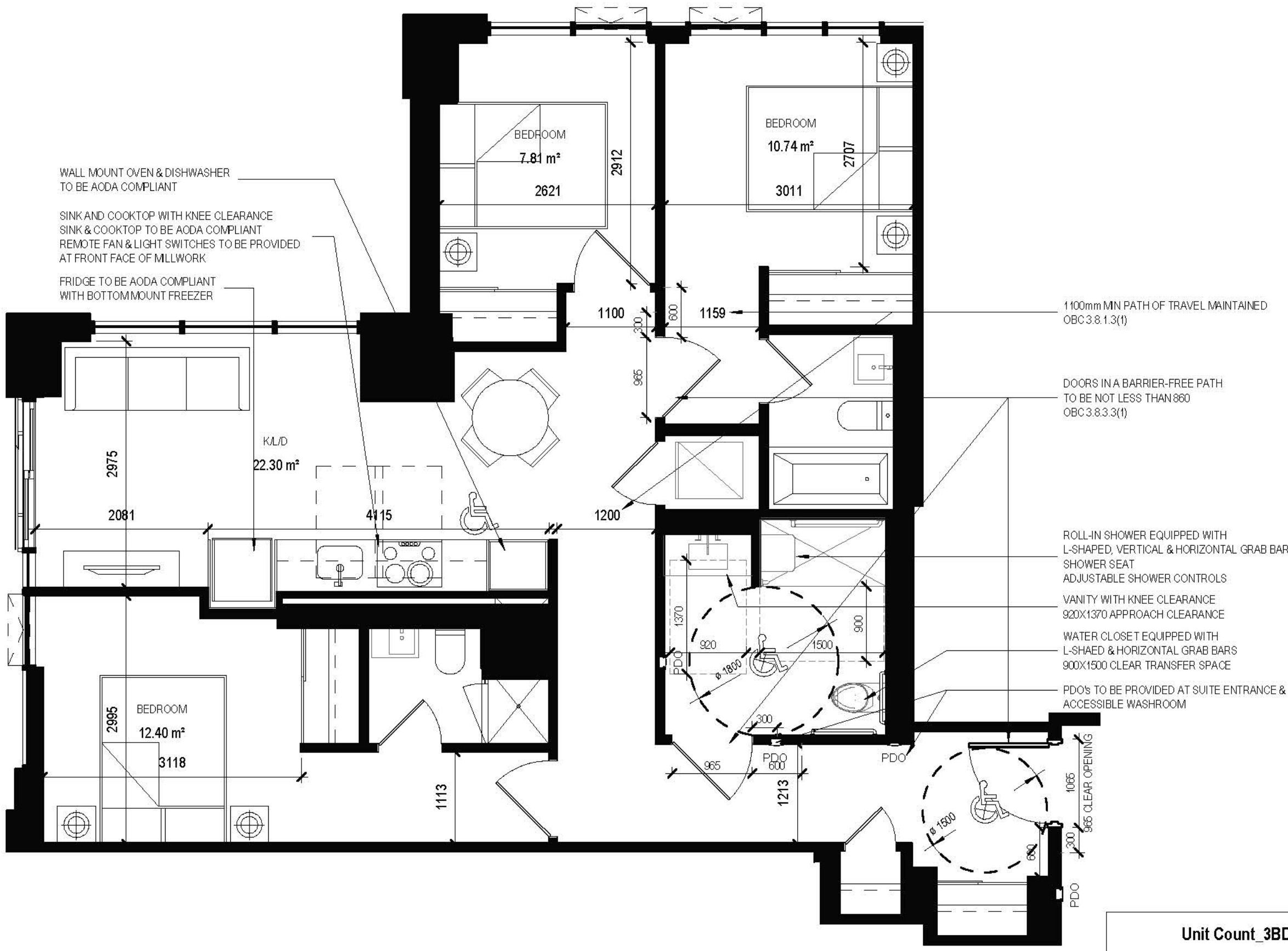
7 Typ. Garbage Drop-Off
AS251 1:25



6 Typ. Universal Washroom
AS251 1:25

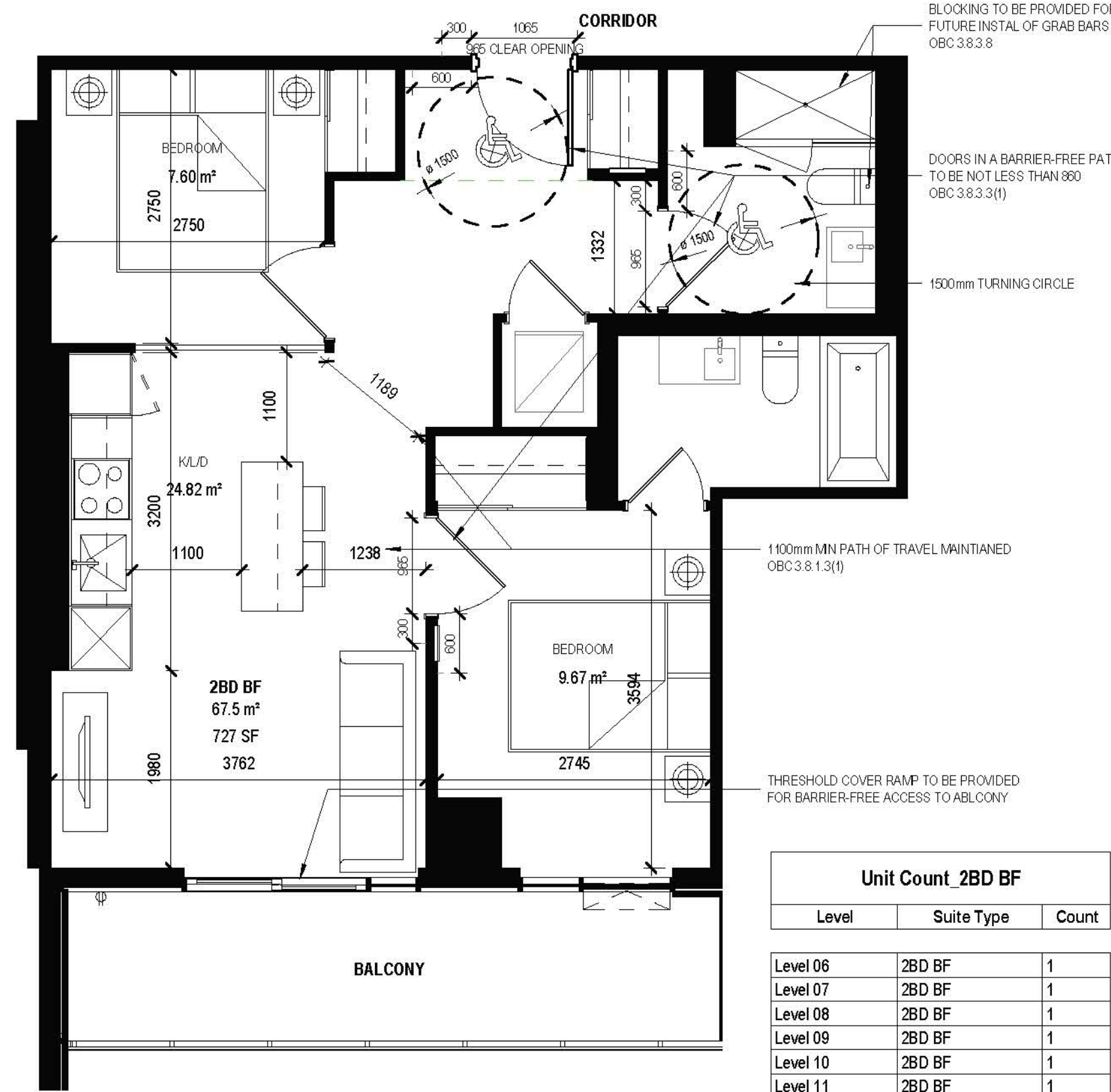


5 Typ. Barrier-Free Washroom
AS251 1:25



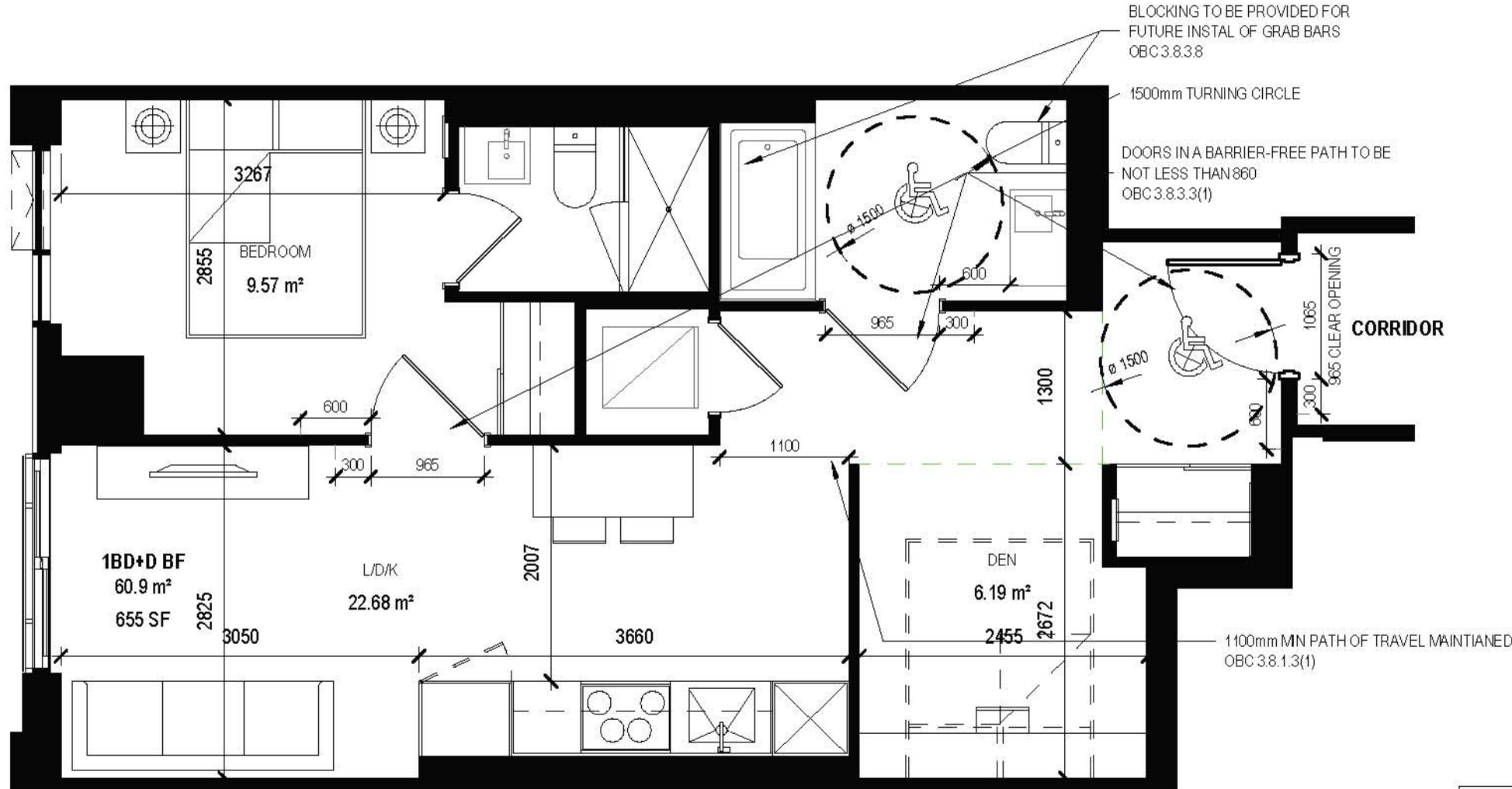
4 Typical Fully Accessible Unit - 3BD
AS251 1:50

Unit Count_3BD BF		
Level	Suite Type	Count
Level 03	3BD BF	1
Level 04	3BD BF	1
Level 05	3BD BF	1
Grand total: 3		



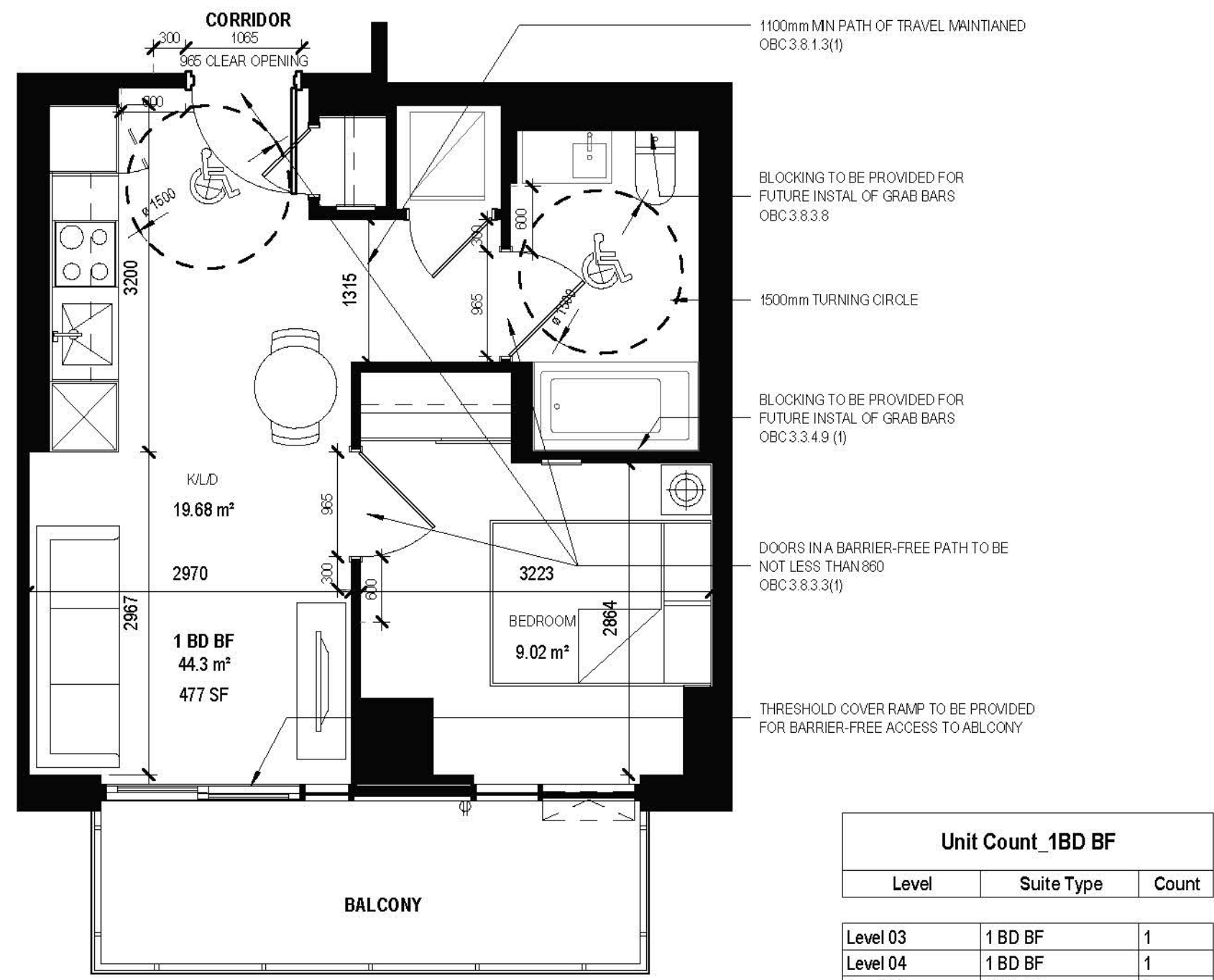
3 Typical Barrier-Free Unit - 2BD
AS251 1:50

Unit Count_2BD BF		
Level	Suite Type	Count
Level 06	2BD BF	1
Level 07	2BD BF	1
Level 08	2BD BF	1
Level 09	2BD BF	1
Level 10	2BD BF	1
Level 11	2BD BF	1
Level 12	2BD BF	1
Level 13	2BD BF	1
Level 14	2BD BF	1
Level 15	2BD BF	1
Level 16	2BD BF	1
Level 17	2BD BF	1
Grand total: 12		



2 Typical Barrier-Free Unit - 1BD + Den
AS251 1:50

Unit Count_1BD+D BF		
Level	Suite Type	Count
Level 06	1BD+D BF	1
Grand total: 1		



1 Typical Barrier-Free Unit - 1BD
AS251 1:50

Unit Count_1BD BF		
Level	Suite Type	Count
Level 03	1BD BF	1
Level 04	1BD BF	1
Level 05	1BD BF	1
Level 06	1BD BF	1
Level 07	1BD BF	1
Level 08	1BD BF	1
Level 09	1BD BF	1
Level 10	1BD BF	1
Level 11	1BD BF	1
Level 12	1BD BF	1
Level 13	1BD BF	1
Level 14	1BD BF	1
Level 15	1BD BF	1
Level 16	1BD BF	1
Level 17	1BD BF	1
Grand total: 15		

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PROJ. NAME
City Centre Residences
39 Athol Street W, Oshawa ON

CITY CENTRE
RESIDENCES

OWNER
Central Clear View
Developments Inc.

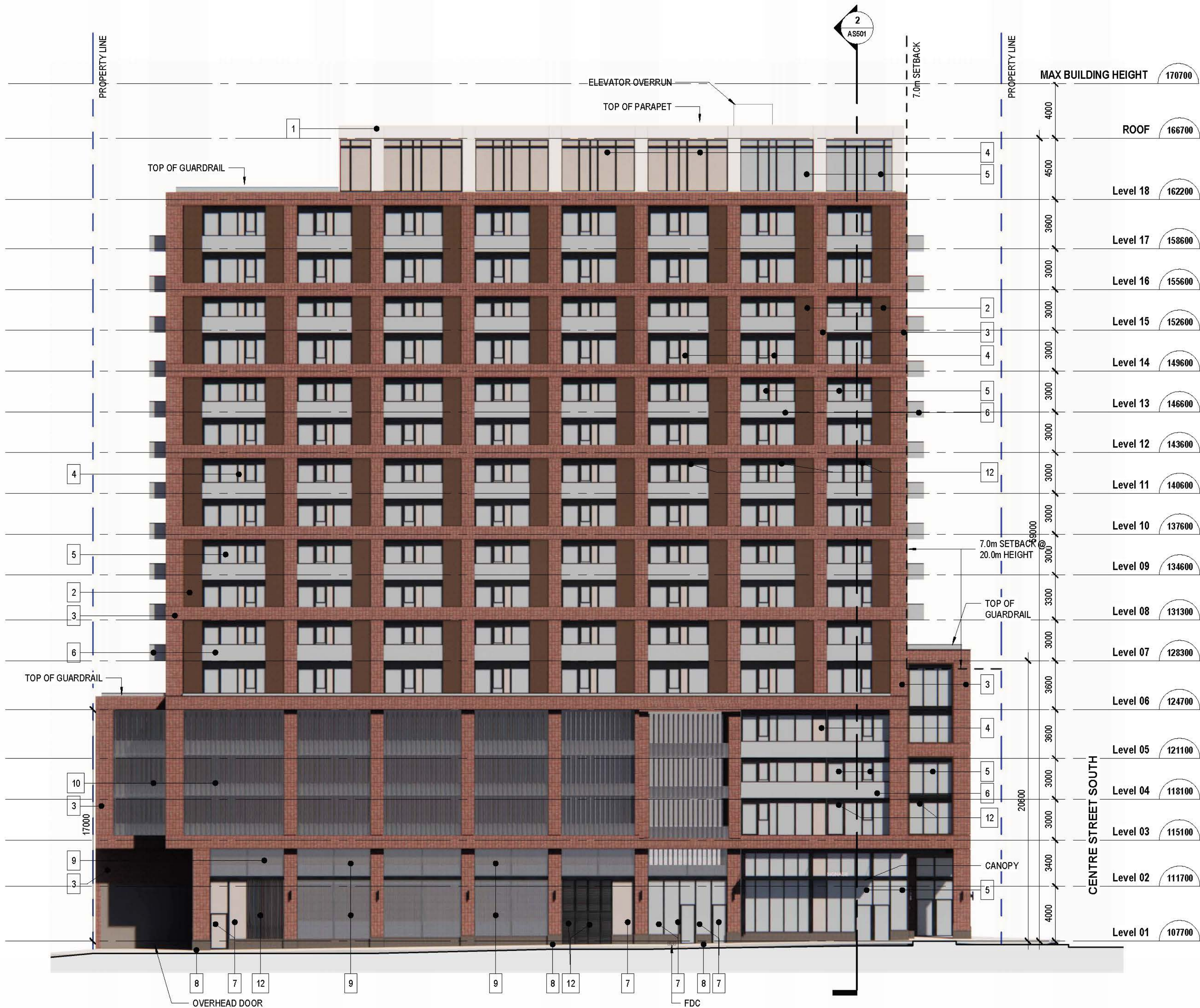
DWG TITLE
Enlarged Barrier-free Details

DATE: 2024-08-29
SCALE: As indicated
DRAWN: HK
CHECKED: HS
PROJ. No.: 2412

DWG No.
AS251

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2 SPA_Building Elev_North
AS401 1:200



1 SPA_Building Elev_West
AS401 1:200

9	-
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11	-
12	Louvre
13	Spandrel Panel - Shadow Box Glass

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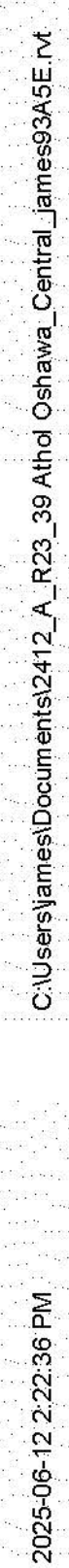
PROJ. NAME
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39 Athol Street W, Oshawa ON

CITY CENTRE
RESIDENCES

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Central Clear View
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DWG TITLE
North and West Elevations

DATE: 2024-08-29
SCALE: 1:200
DRAWN: HK
CHECKED: HS
PROJ. No.: 2412
DWG No.: AS401

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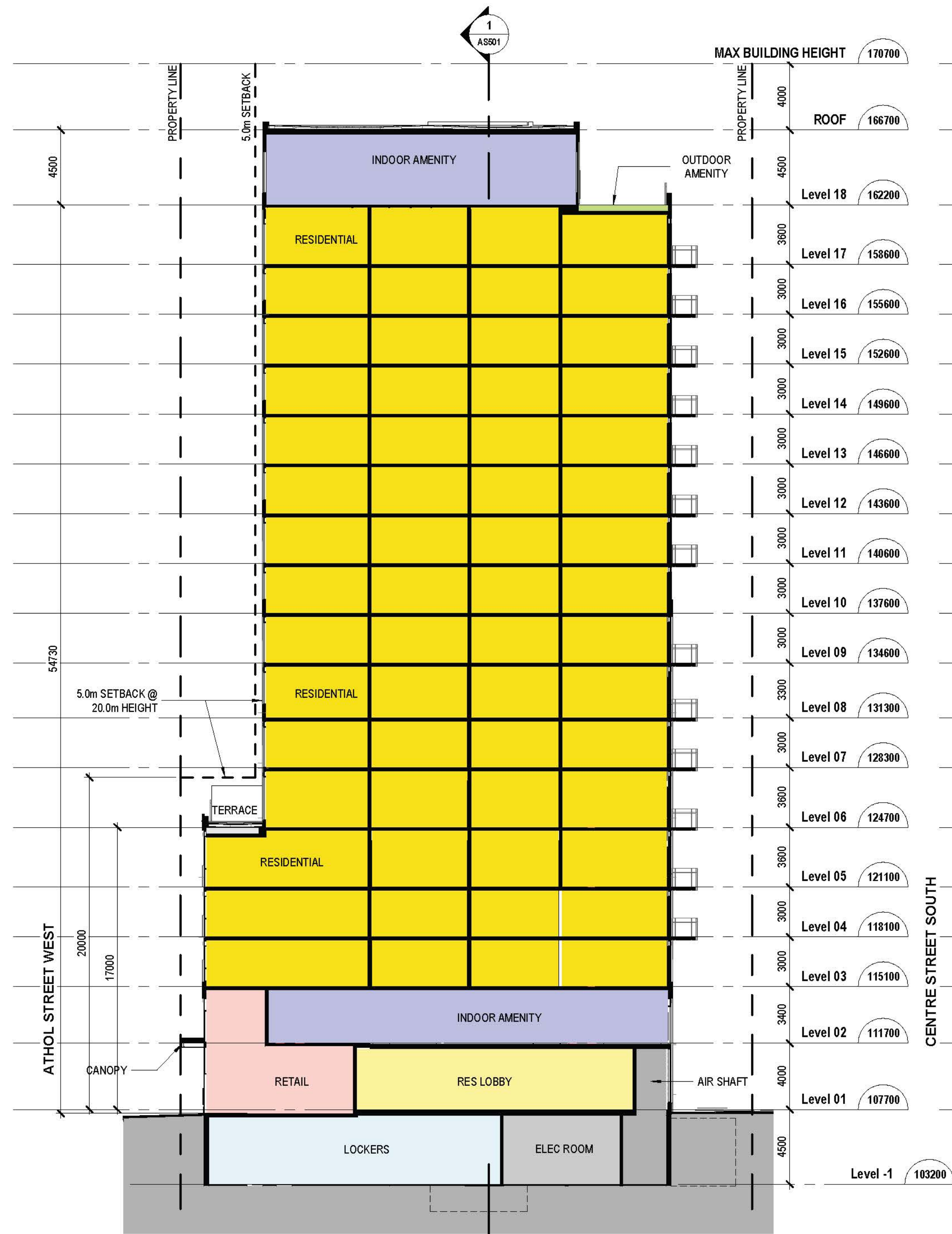
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AS402



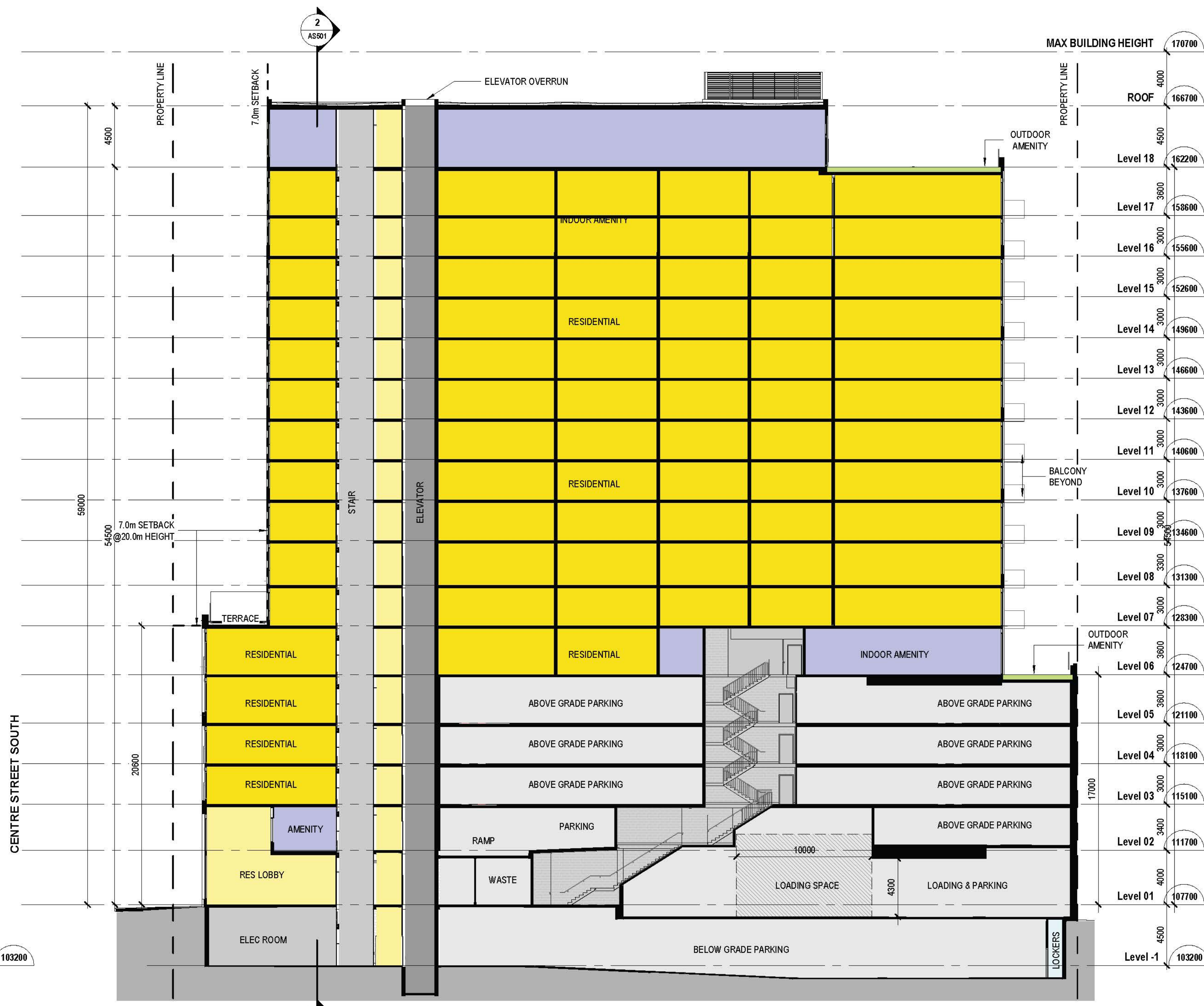
AS402

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2025-06-12 2:22:44 PM



2 Building Section_North South
AS501 1:200



1 Building Section_East West
AS501 1:200

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PROJ. NAME
City Centre Residences
39 Athol Street W, Oshawa ON



OWNER
Central Clear View Developments Inc.

DWG TITLE
Building Sections

DATE: 2024-08-29
SCALE: 1:200
DRAWN: HK
CHECKED: HS
PROJ. No.: 2412

DWG No.
AS501