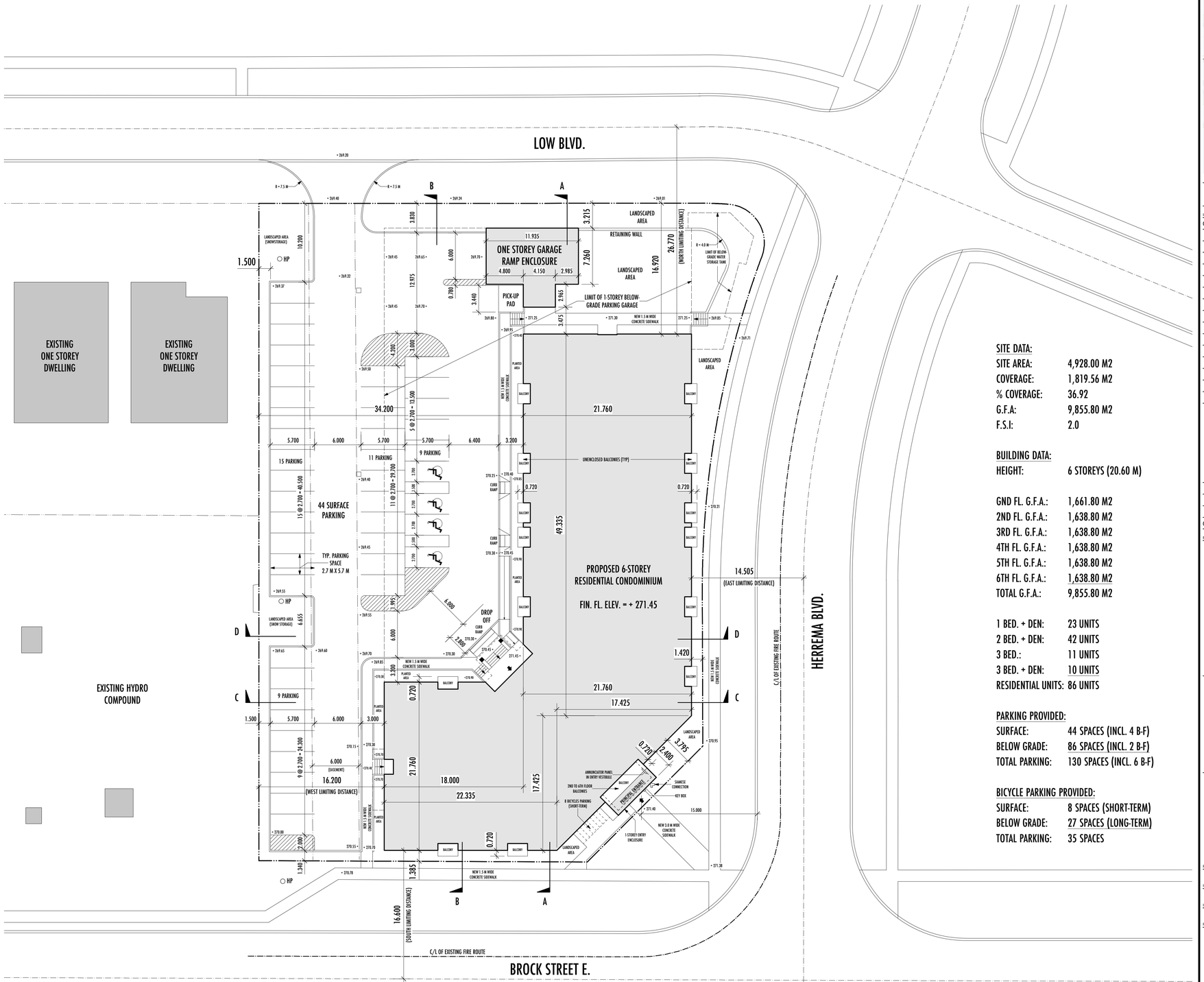
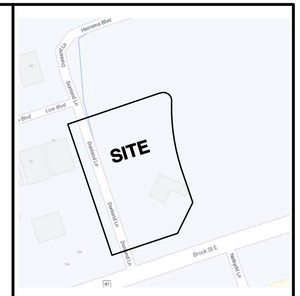
ONTARIO BUILDING CODE DATA

PROJECT:
CONDOMINIUM RESIDENCE DEVELOPMENT

LOCATION:
BROCK STREET E. AND HERREMA BLVD.
UXBRIDGE, ONTARIO

1	**PROJECT DESCRIPTION:** NEW RESIDENTIAL CONDOMINIUM BUILDING BUILDING HEIGHT = 20.60 M (6 STOREYS)	**DIV. B PART 3**
2	**MAJOR OCCUPANCY:** RESIDENTIAL OCCUPANCY - GROUP C	**B 3.1.2.1(1)**
3	**BUILDING AREA:** EXISTING (0.0) + NEW (1,642.20) = TOTAL 1,642.20 SQ.M.	**A 1.4.1.2**
4	**GROSS AREA:** EXISTING (0.0) + NEW (9,853.20) = TOTAL 9,853.20 SQ.M.	**A 1.4.1.2**
5	**NUMBER OF STOREYS:** ABOVE GRADE = 6 STOREYS, BELOW GRADE = 1 STOREY	**B 3.2.1.1 & A 1.4.1.2**
6	**NUMBER OF STREETS / FIRE FIGHTER ACCESS:** FACING 1 STREET	**B 3.2.2.10 & B 3.2.5**
7	**BUILDING CLASSIFICATION:** 3.2.2.43, GROUP C, UP TO 6 STOREYS, SPRINKLERED	**B 3.2.2.20 - B 3.2.2.83**
8	**SPRINKLER SYSTEM PROPOSED:** FULLY SPRINKLERED	**B 3.2.2.43 & B 3.2.1.5**
9	**STANDPIPE REQUIRED:** YES	**B 3.2.9**
10	**FIRE ALARM REQUIRED:** YES	**B 3.2.4**
11	**WATER SERVICE / SUPPLY IS ADEQUATE:** YES	**B 3.2.5.7**
12	**HIGH BUILDING:** NO	**B 3.2.6**
13	**PERMITTED CONSTRUCTION:** NON-COMBUSTIBLE **ACTUAL CONSTRUCTION:** NON-COMBUSTIBLE	**B 3.2.2.20 - B 3.2.2.83**
14	**MEZZANINE AREA(S):** TOTAL = 0 SQ.M.	**B 3.2.1.1(3) - B 3.2.1.1(8)**
15	**OCCUPANT LOAD:** BASEMENT (F3): 2,943.80 M2 / 46 = 64 PERSONS GROUND FLOOR (A2): 0 PERSONS (RESIDENTS ONLY) GROUND FLOOR (C): 40 PERSONS SECOND FLOOR (C): 60 PERSONS THIRD FLOOR (C): 60 PERSONS FOURTH FLOOR (C): 60 PERSONS FIFTH FLOOR (C): 60 PERSONS SIXTH FLOOR (C): 60 PERSONS TOTAL = 404 PERSONS	**B 3.1.16**
16	**BARRIER FREE DESIGN:** YES	**B 3.8**
17	**HAZARDOUS SUBSTANCES:** NO	**B 3.3.1.2 & B 3.3.1.19**
18	**REQUIRED FIRE-RESISTANCE RATINGS:** GROUND FLOOR ASSEMBLY FRR = 1.5 HR. (3.3.5.6) FLOOR ASSEMBLIES FRR = 1.0 HR. ROOF ASSEMBLIES FRR = 0 HR. MEZZANINE ASSEMBLIES FRR = 1.0 HR. GROUND FLOOR SUPPORTING MEMBERS FRR = 1.5 HR. FLOOR SUPPORTING MEMBERS FRR = 1.0 HR. ROOF SUPPORTING MEMBERS FRR = 0 HR. MEZZANINE SUPPORTING MEMBERS FRR = 1.0 HR.	**B 3.2.2.43 & B 3.2.1.4**
19	**SPATIAL SEPARATION / EXTERIOR WALL CONSTRUCTION:** NORTH ELEVATION: (REFER TO DRAWING A202) AREA OF EBF = 781.81 SQ.M. LIMITING DISTANCE = 26.770 M. O.B.C. TABLE 3.2.3.1.D PERMITTED MAX. % OPENINGS = 100% PROPOSED % OPENINGS = 25.25% (197.40 SQ.M.) FIRE RESISTANCE RATING = 0 HR. CONSTRUCTION: NON-COMBUSTIBLE CLADDING: NON-COMBUSTIBLE SOUTH ELEVATION: (REFER TO DRAWING A201) AREA OF EBF = 764.39 SQ.M. LIMITING DISTANCE = 16.600 M. O.B.C. TABLE 3.2.3.1.D PERMITTED MAX. % OPENINGS = 100% PROPOSED % OPENINGS = 37.84% (289.27 SQ.M.) FIRE RESISTANCE RATING = 0 HRS. CONSTRUCTION: NON-COMBUSTIBLE CLADDING: NON-COMBUSTIBLE EAST ELEVATION: (REFER TO DRAWING A201) AREA OF EBF = 1,330.11 SQ.M. LIMITING DISTANCE = 14.505 M. O.B.C. TABLE 3.2.3.1.D PERMITTED MAX. % OPENINGS = 100% PROPOSED % OPENINGS = 39.06% (519.49 SQ.M.) FIRE RESISTANCE RATING = 0 HRS. CONSTRUCTION: NON-COMBUSTIBLE CLADDING: NON-COMBUSTIBLE WEST ELEVATION: (REFER TO DRAWING A202) AREA OF EBF = 1,368.98 SQ.M. LIMITING DISTANCE = 16.200 M. O.B.C. TABLE 3.2.3.1.D PERMITTED MAX. % OPENINGS = 100% PROPOSED % OPENINGS = 31.24% (427.62 SQ.M.) FIRE RESISTANCE RATING = 0 HRS. CONSTRUCTION: NON-COMBUSTIBLE CLADDING: NON-COMBUSTIBLE	**B 3.2.3**





Key Plan

Issue	Date	Description	By
01	DEC 22/20	OWNER REVIEW & COORDINATION	J.M.

Rev	Date	Description	By
01	N/A	N/A	J.M.

SITE DATA:

SITE AREA:	4,928.00 M2
COVERAGE:	1,819.56 M2
% COVERAGE:	36.92
G.F.A:	9,855.80 M2
F.S.I:	2.0

BUILDING DATA:

HEIGHT:	6 STOREYS (20.60 M)
GND FL. G.F.A.:	1,661.80 M2
2ND FL. G.F.A.:	1,638.80 M2
3RD FL. G.F.A.:	1,638.80 M2
4TH FL. G.F.A.:	1,638.80 M2
5TH FL. G.F.A.:	1,638.80 M2
6TH FL. G.F.A.:	1,638.80 M2
TOTAL G.F.A.:	9,855.80 M2
1 BED. + DEN:	23 UNITS
2 BED. + DEN:	42 UNITS
3 BED.:	11 UNITS
3 BED. + DEN:	10 UNITS
RESIDENTIAL UNITS:	86 UNITS

PARKING PROVIDED:

SURFACE:	44 SPACES (INCL. 4 B-F)
BELOW GRADE:	86 SPACES (INCL. 2 B-F)
TOTAL PARKING:	130 SPACES (INCL. 6 B-F)

BICYCLE PARKING PROVIDED:

SURFACE:	8 SPACES (SHORT-TERM)
BELOW GRADE:	27 SPACES (LONG-TERM)
TOTAL PARKING:	35 SPACES

ARCHITECT'S INSTRUCTIONS:

THE CONTRACTOR MUST CHECK AND VERIFY ALL DRAWING DIMENSIONS ON THE SITE BEFORE AND DURING CONSTRUCTION, AND REPORT TO THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

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ONTARIO ASSOCIATION OF ARCHITECTS
JOHN WILLIAM MCALPINE
LICENCE 4597

Professional Certification

OWNER REVIEW & COORDINATION
Issued for

DECEMBER 22, 2020	1 : 250
Issue date	Scale
2028	J.M. / J.M.
Project no.	Drawn by / Checked by

Block 8
Condominium Residences

Brock St. E. & Herrema Blvd., Uxbridge, Ontario

OWNER: Evendale Developments, 905 904 2261

Project

Architectural Site Plan Site & Building Data

Drawing Title

A001

Sheet no.