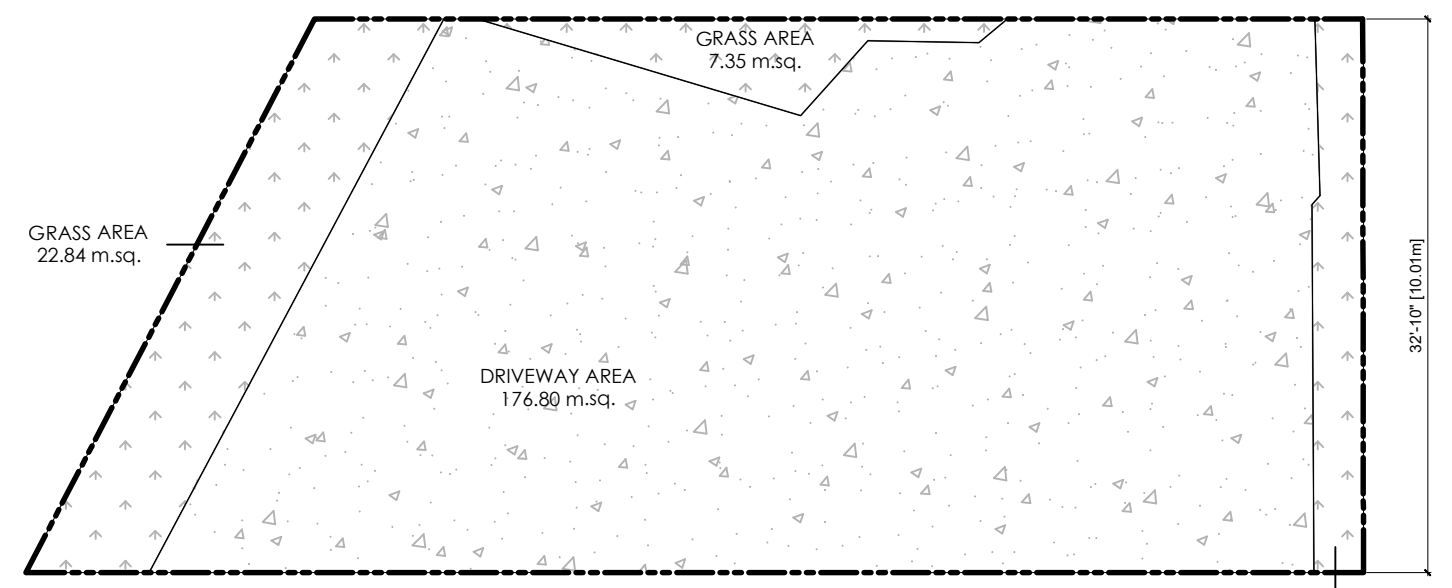


SITE PLAN INFORMATION TAKEN FROM:
PART OF TOWNSHIP LOT 77
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
BY: THE LAROCQUE GROUP
DATE: 03 JAN 2024

Item	Ontario Building Code Data Matrix Parts 3 & 9	OBC Reference
1	Project Description: <input type="checkbox"/> New <input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> Part 11 <input type="checkbox"/> Part 3 <input checked="" type="checkbox"/> Part 9
2	Major Occupancy(s) GROUP 'D' OFFICE	3.1.2.1 (1)
3	Building Area (m ²): Existing 213.70, New 133.30, Total 347.00	1.1.3.2
4	Gross Area: Existing 213.70, New 246.88, Total 460.58	1.1.3.2
5	Number of Storeys: Above grade 2, Below grade 0	3.2.1.1 & 1.1.3.2
6	Height of Building (m)	2.1.1.3
7	Number of Streets/Access Routes	3.2.2.10 & 3.2.5.5
8	Building Classification	3.2.2.20-83
9	Sprinkler System Proposed: <input type="checkbox"/> entire building <input type="checkbox"/> basement only <input type="checkbox"/> in lieu of roof rating <input checked="" type="checkbox"/> not required	3.2.2.20-83, 3.2.1.5, 3.2.2.17
10	Standpipe required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9
11	Fire Alarm required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4
12	Water Service/Supply is Adequate: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.6
13	High Building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6
14	Permitted Construction: <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible	3.2.2.20-83
15	Actual Construction: <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible	3.2.1.1 (3)-(9)
16	Mezzanine(s) Area m ² : <input type="checkbox"/> m/person <input checked="" type="checkbox"/> design of building	3.1.1.6
17	Occupant load based on: Basement: Occupancy N/A, Load 0 persons; 1st Floor: Occupancy D, Load 10 EX persons; 2nd Floor: Occupancy N/A, Load 0 persons	9.10.4, 9.1.1.3
18	Barrier-free Design: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain)	3.8
19	Hazardous Substances: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2 (1) & 3.3.1.19 (1)
20	Required Fire Resistance Rating (FRR): Horizontal Assemblies (FRR in Hours), Listed Design No. or Description (SD-2), Floors (0.75 Hours), Roof (0 Hours), Mezzanine (0 Hours), FRR of Supporting Members (0.75 Hours), Roof (0 Hours)	3.2.2.20-83 & 3.2.1.4
21	Other - Describe: NOTE: REFER TO ELEVATIONS FOR WEST FACING EBF CALCULATIONS.	3.2.3

NOTE:
OCCUPANT LOAD IS EXISTING AND THERE IS NO CHANGE PROPOSED.
THE ADDITION WILL CREATE NEW OFFICES AND A STAFF LOUNGE/KITCHEN
FOR USE BY EXISTING OCCUPANTS.

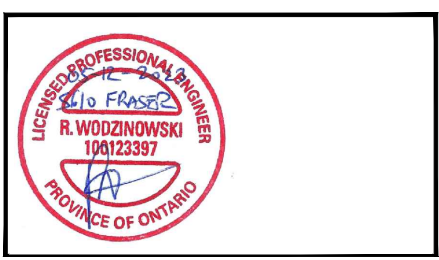
GFA	
BUILDING AREA:	
EXISTING 1ST FLOOR:	208.13 m.sq. (2,240.29 ft.sq.)
PROPOSED 1ST FLOOR:	85.76 m.sq. (923.11 ft.sq.)
PROPOSED 2ND FLOOR:	116.62 m.sq. (1,255.29 ft.sq.)
PROPOSED GARAGE:	44.74 m.sq. (481.58 ft.sq.)
LOT AREA: 1,423.91 m.sq. (15,326.89 ft.sq.)	
BUILDING FOOTPRINT:	339.00 m.sq. (3,648.91 ft.sq.)
EXISTING STORAGE:	29.87 m.sq. (321.50 ft.sq.)
EXISTING SHED:	3.72 m.sq. (40 ft.sq.)
LOT COVERAGE:	26.2%



THIS DRAWING IS NOT TO BE SCALED.
REFER TO ARCHITECTURE, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE, ETC. CONSULTANT DRAWINGS BEFORE PROCEEDING WITH THE WORK.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED "FOR PERMIT CONSTRUCTION" MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM THEIR WORK.
THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE DESIGNER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE DRAWING. THE CONTRACTOR SHALL VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND SHALL NOTIFY THE APPROPRIATE CONSULTANT OF ANY VARIATIONS FROM THE PERMITTED INFORMATION.
THESE DRAWINGS HAVE BEEN PREPARED FOR BUILDING PERMIT PURPOSES ONLY. THE DESIGNER AND ENGINEER ARE NOT RESPONSIBLE FOR GENERAL REVIEW DURING CONSTRUCTION UNLESS A SEPARATE AGREEMENT IS MADE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING AND ASSUMED STRUCTURAL CONDITIONS. IN THE EVENT THAT THE CONTRACTOR FINDS A DISCREPANCY WITH THE APPROVED PERMIT CONSTRUCTION DRAWINGS AND/OR THE ASSUMED CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER OF THE PROJECT AND/OR THE APPROPRIATE CONTRACTED CONSULTANT WHO IS RESPONSIBLE FOR GENERAL REVIEW DURING CONSTRUCTION. THE DESIGNER AND THE ENGINEER WHO HAVE SEALED THESE DRAWINGS ARE NOT RESPONSIBLE FOR GENERAL REVIEW DURING CONSTRUCTION.
THE AS-BUILT INFORMATION PROVIDED IN THESE DRAWINGS IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS ARE CALCULATED FROM ON-SITE OBSERVATIONS REPRESENTING EXISTING CONDITIONS. THE INFORMATION PROVIDED MUST BE CONFIRMED PRIOR TO CONSTRUCTION, ENLARGEMENT OR ALTERATION OF ANY PART, OR IN WHOLE, OF THE EXISTING BUILDING. THE OWNER OF THE PROPERTY WILL NOT HOLD THE DESIGNER AND ENGINEER LIABLE FOR THE WORK DONE BY OTHERS.

No.	DATE	REVISION/SUBMISSION	ISSUED BY
1.	10 MAY 2023	ISSUED FOR PERMIT	TG

ISSUED BY	DATE	REVISION/SUBMISSION
TG	10 MAY 2023	ISSUED FOR PERMIT



DRAWING TITLE	SCALE	DRAWN BY	CHECKED BY
SITE PLAN	N.T.S.	TG	RW

DATE	DRAWING NUMBER
OCT 2022	A-1.1

FRASER STREET COMMERCIAL SPACE
5610 FRASER STREET, NIAGARA FALLS, ONT., L2E 3C9