

HENRY SWINKELS ARCHITECT
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New Studio Apartment

Keefe Developments

4664 Queen Street
 Niagara Falls, ON

Apartment Plan

Scale:	1/4"=1'-0"
Drawn By:	J. Van Muyen
Approved:	J. Van Muyen
Date:	Mar. 29, 2023
Project #:	22-68
Drawing #:	

A0

Item	Ontario Building Code Data Matrix Parts 3 & 9	Ontario Building Code Reference
1	Project Description <input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Alteration Major Occupancy(s) C, D Building Area (m ²) Existing: 144 New: - Total: 144 Gross Area (m ²) Existing: 288 New: - Total: 288 Renovated Suite Area (m ²) Existing: 25.2 New: - Total: 25.2 Number of Storeys Above Grade: 2 Below Grade: 1 Number of Streets / Fire Fighter Access 1 Building Classification 3.2.2.47 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	<input type="checkbox"/> Part 11 11.1 to 11.4 2.1.1 3.1.2.1.(1) 1.1.3.2 1.1.3.2 1.1.3.2 3.2.1.1 & 1.1.3.2 3.2.2.10 & 3.2.5 3.2.2.20-83 3.2.1.5 3.2.2.17 <input type="checkbox"/> Part 3 2.1.1 <input type="checkbox"/> Part 9 2.1.1 9.10.1.3 9.10.2 1.1.3.2 1.1.3.2 1.1.3.2 2.1.1.3 9.10.19 9.10.4 9.10.8
10	Standpipe Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9 N/A
11	Fire Alarm Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4 9.10.7.2
12	Water Service/Supply is Adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7 N/A
13	High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6 N/A
14	Permitted Construction <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both Actual Construction <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both	3.2.2.20-83 9.10.6
15	Mezzanine(s) Area (m ²) none Occupant Load Based on <input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> Design of Building Basement Occupancy - Load - persons 1st Floor Occupancy C Load 2 persons 1st Floor Occupancy D Load 10 persons 2nd Floor Occupancy E Load 4 persons	3.2.1.1.(3)-(8) 9.10.4.1 3.1.16 9.9.1.3
17	Barrier-Free Design <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Basic renovation)	3.8 9.5.2
18	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2 & 3.3.1.19 9.10.1.3 (4)
19	Required Fire Resistance Rating (FRR) Horizontal Assemblies FRR (Hours) 3/4 Hours Roof - Hours Mezzanine - Hours FRR of Supporting Members 3/4 Hours Roof - Hours Mezzanine - Hours Listed Design No. or Description (SG-2)	3.2.2.20-83 & 3.2.1.4 9.10.8 9.10.9

FLOOR AREA CALCULATIONS
 1ST & 2ND FLOOR AREA MEASURED TO INSIDE
 FACE OF EXTERIOR WALLS = 2729ft²
 LEASABLE RESIDENTIAL AREA = 1,493ft² (54.7%)

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB SITE



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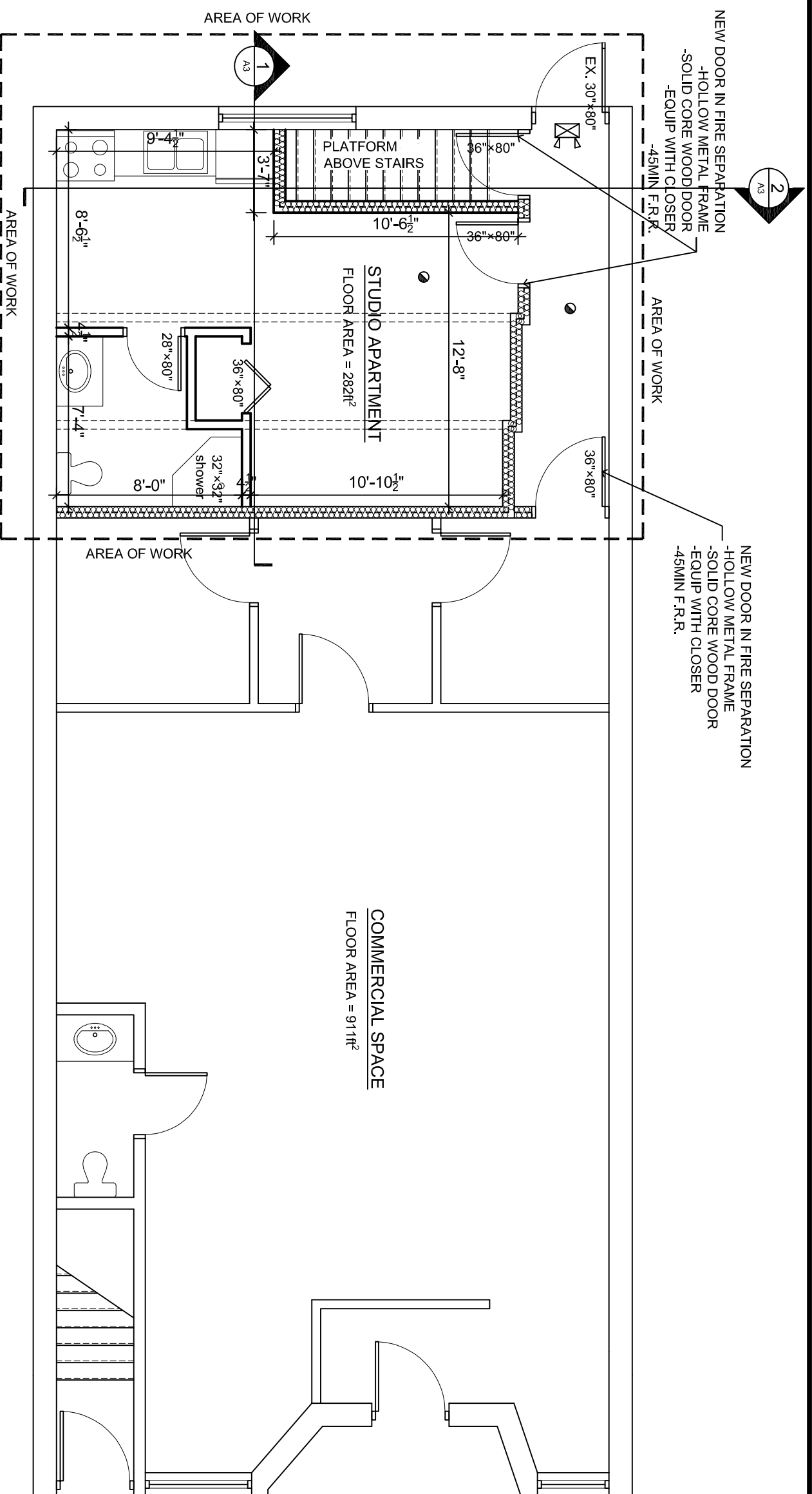
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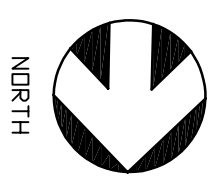
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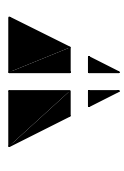
- LEGEND**
- COMBO EXIT/EMERGENCY LIGHT
 - INTERCONNECTED SMOKE AND C/O ALARM

MAIN PLAN
 SCALE: 3/16" = 1'-0"



NORTH

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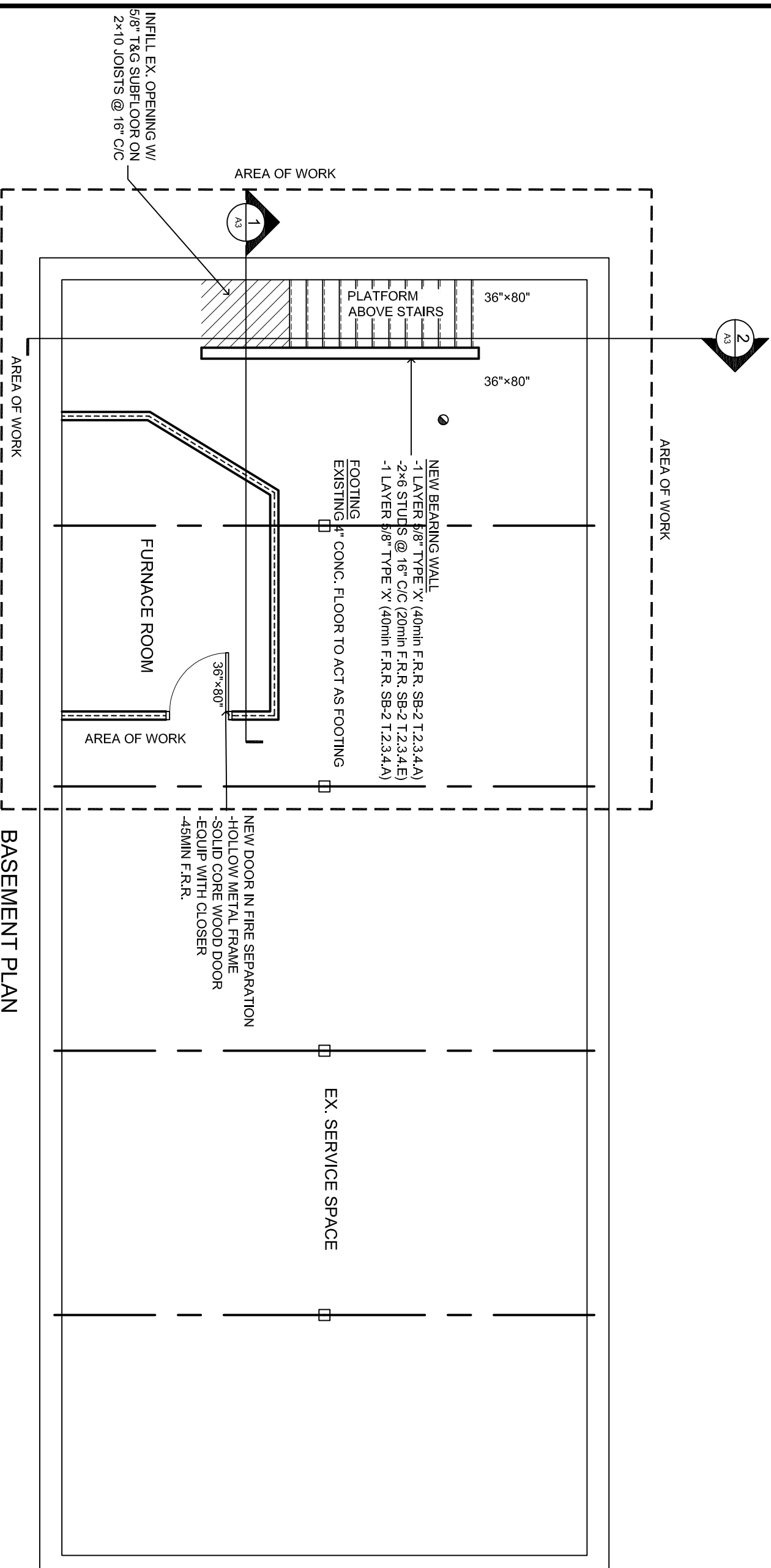
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BASEMENT PLAN

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A2



BASEMENT PLAN
 SCALE: 3/16" = 1'-0"

LEGEND

- COMBO EXIT/EMERGENCY LIGHT
- INTERCONNECTED SMOKE AND CO ALARM



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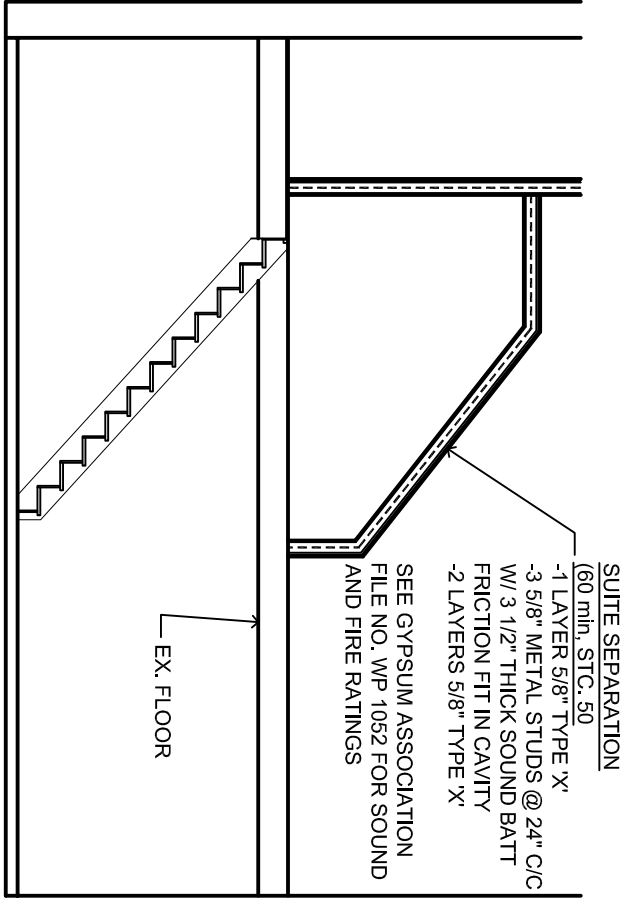
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SECTIONS

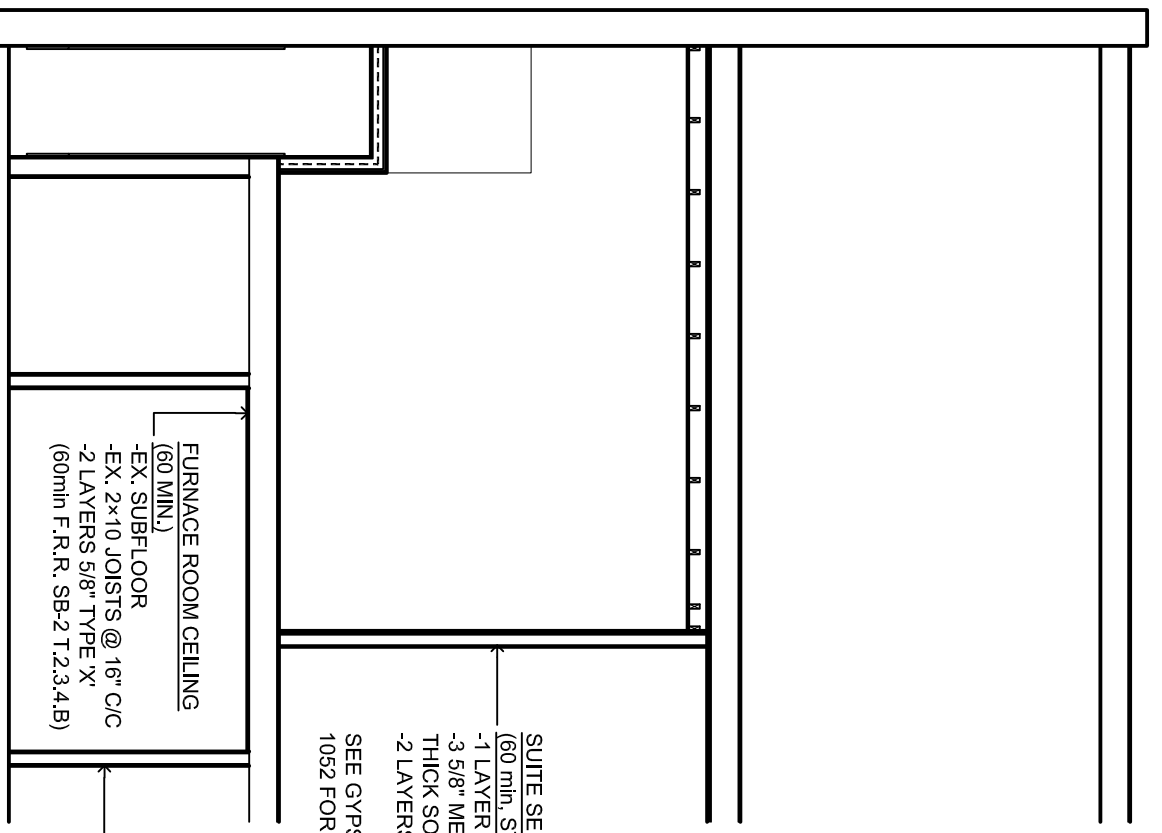
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A3

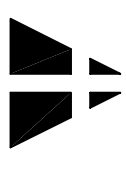


SECTION 2
 SCALE: 1/4" = 1'-0"



SECTION 1
 SCALE: 1/4" = 1'-0"

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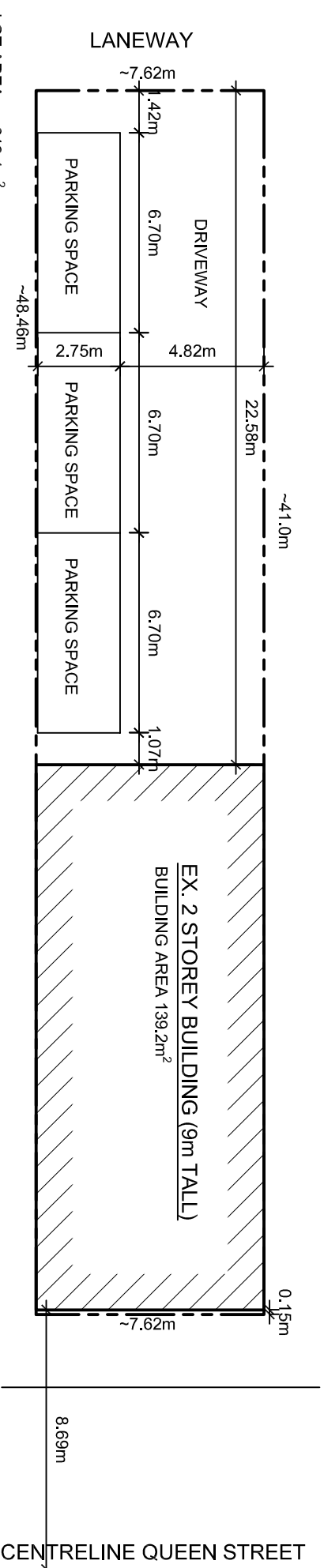
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Site Plan

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A4



LOT AREA = ~312.4m²
LOT COVERAGE = ~.139,2m² (44.6%)

SITE PLAN

SCALE: 1:200



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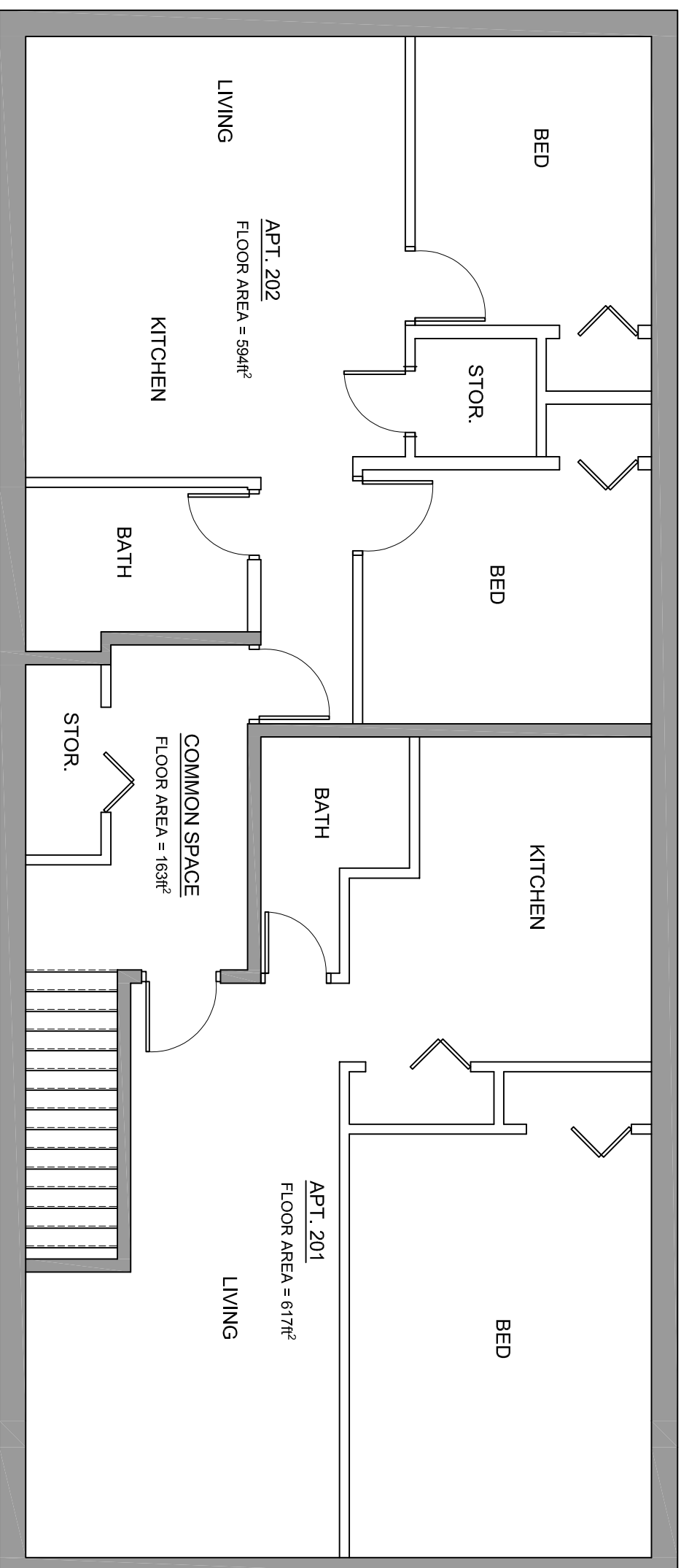
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2nd Floor Plan

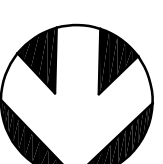
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2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"



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