

FIRE PREVENTION

OBC REFERENCE	DESCRIPTION	PROPOSAL	COMPLIANCE
3.2.5.1	ACCESS TO ABOVE GRADE STOREYS	ADEQUATE UNOBSTRUCTED OPENINGS PROVIDED ON ALL LEVELS	COMPLIES
3.2.5.2	ACCESS TO BASEMENTS	ADEQUATE UNOBSTRUCTED OPENINGS PROVIDED ON ALL LEVELS	COMPLIES
3.2.5.3	ROOF ACCESS	NOT REQUIRED	COMPLIES
3.2.5.5	ACCESS ROUTES	NOT REQUIRED	COMPLIES

4 FIRE PREVENTION STATISTICS
A1.0 NTS

PROJECT STATISTICS

ITEM	PROPOSAL	ZONING REQUIREMENT	COMPLIANCE
ZONING CATEGORY	RESIDENTIAL	GC115	COMPLIES
PERMITTED USE	DWELLING (S) + COMMERCIAL	DWELLING (S) + COMMERCIAL	COMPLIES
TOTAL GFA (SQM)	555 SQM	-	COMPLIES
TOTAL BASEMENT STOR. COMM. AREA (SQM)	102 SQM	-	
TOTAL RETAIL COMM. GLFA AREA (SQM)	85 SQM	-	
TOTAL RESIDENTIAL AREA (SQM)	368 SQM	-	
DWELLING PERCENTAGE	66%	66%	COMPLIES
LOT AREA (SQM)	460 SQM	-	COMPLIES
LOT FRONTAGE (M)	12 M	6 M Min.	COMPLIES
GROUND FLOOR AREA (SQM)	127 SQM	-	COMPLIES
LOT COVERAGE (% MAX)	26%	70%	COMPLIES
STREET SETBACK (M)	10.3 M	10.05 M	COMPLIES
REAR YARD (M)	3 M	10 (W/RESIDENTIAL)	VIOLATION
SIDE YARD (M)	3 M	3 M	COMPLIES
# OF PARKING SPACES	8	8	COMPLIES
PARKING DIMENSIONS	2.75 M X 6 M	2.75 M X 6 M	COMPLIES
BUILDING HEIGHT (M)	12 M	12 M	COMPLIES

3 SITE STATISTICS
A1.0 NTS

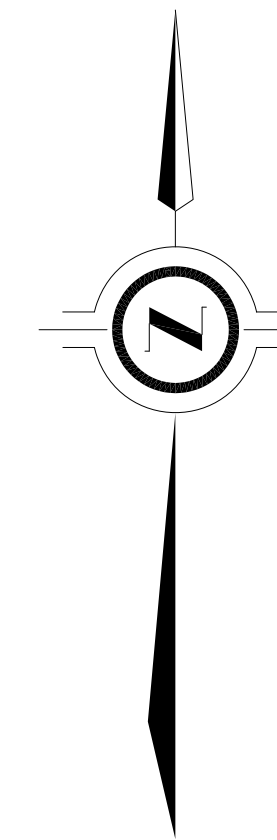
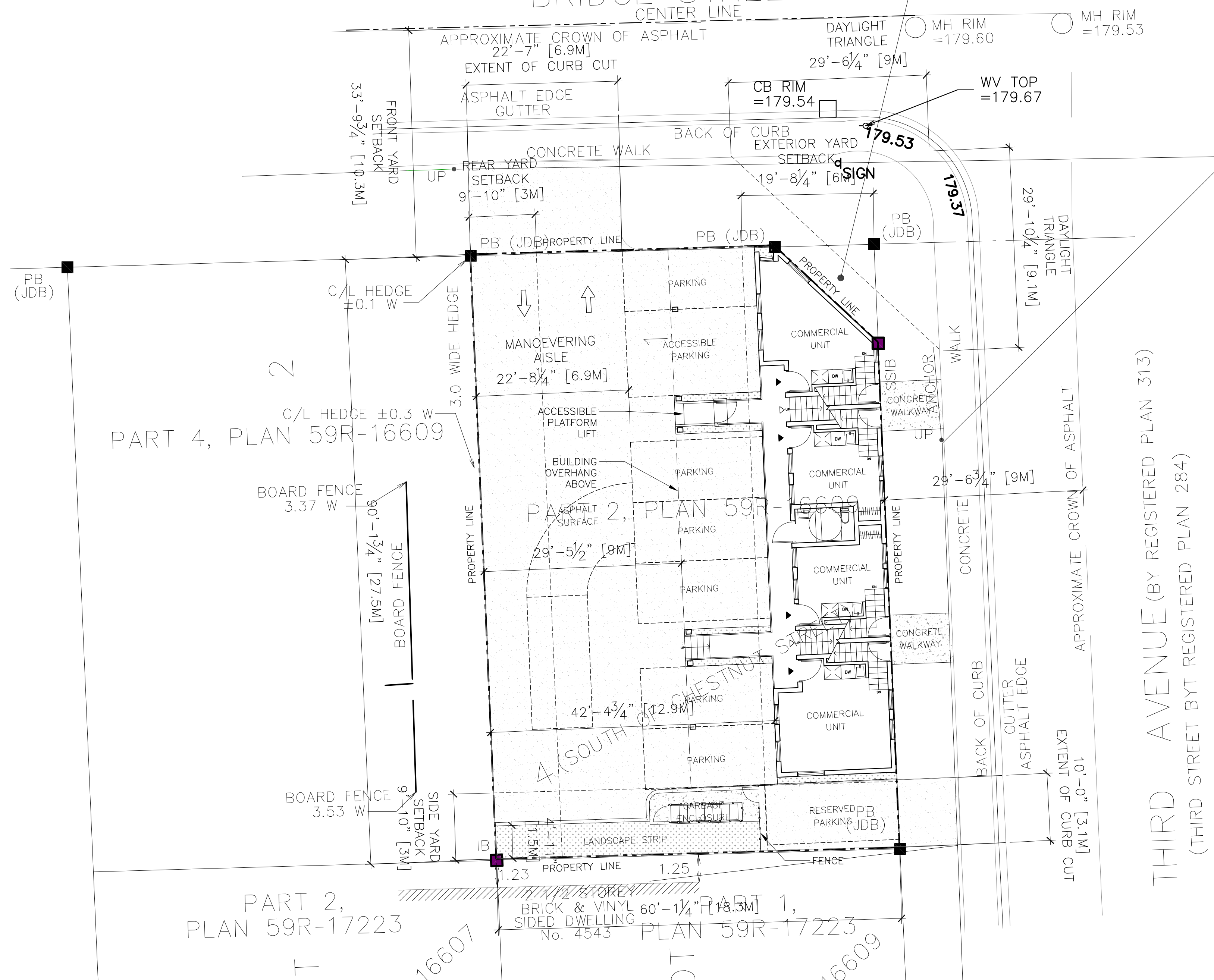
Item	Ontario's 2012 Building Code Data Matrix Part 3 or 9	OBC Reference
1	Project Description: <input checked="" type="checkbox"/> New <input type="checkbox"/> Part 11 <input type="checkbox"/> Part 3 <input checked="" type="checkbox"/> Part 9	References are to Division B unless noted [A] for Division A or [C] for Division C
2	Major Occupancy(s) Group C	3.1.2.1.(1) 9.10.2
3	Building Area (m ²): Existing 0 sqft, New 5969 sqft, Total 5969 sqft	1.4.1.2. [A] 1.4.1.2. [A]
4	Gross Area: Basement 1097 sqft, Ground Floor 914 sqft, 2nd Floor 1867 sqft, 3rd Floor 2091 sqft, Total 5969 sqft (555 sqm)	1.4.1.2. [A] 1.4.1.2. [A]
5	Number of Storeys: Above grade 3, Below grade 1	1.4.1.2. [A] & 3.2.1.1. 1.4.1.2. [A] & 9.10.4
6	Number of Streets/Fire Fighter Access 2	3.2.2.10 & 3.2.5. 9.10.20
7	Building Classification Group D, Business & Service Occupancy/Group C Residential	3.2.2.20-83 9.10.2
8	Sprinkler System Proposed: <input type="checkbox"/> entire building <input type="checkbox"/> basement <input type="checkbox"/> selected compartments <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> selected floor areas <input checked="" type="checkbox"/> not required	3.2.2.20-83 3.2.1.5 3.2.2.17 INDEX
9	Standpipe required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9 N/A
10	Fire Alarm required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4 9.10.18
11	Water Service/Supply is Adequate: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7 N/A
12	HIGH Building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6 N/A
13	Construction Restrictions: <input checked="" type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible required <input type="checkbox"/> Both	3.2.2.20-83 9.10.6
14	Actual Construction: <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both	
15	Mezzanine(s) Area m ² : N/A	3.2.1.1.(3)(8) 9.10.4.1
15	Occupant load based on: <input checked="" type="checkbox"/> m ² /person <input checked="" type="checkbox"/> design of building	3.1.17. 9.9.1.3
	Occupant Load: Residential Units (Total) 16, Commercial Unit A 4, Commercial Unit B 3, Commercial Unit C 3, Commercial Unit D 5, Total 31	
16	Plumbing Facilities: Occupant Load: 31 persons	3.7.4.2.(1)
	Required: Commercial Unit: 1 Unisex Water Closet per unit, Residential Unit: 1 Unisex Water Closets per unit	3.7.4.6, 3.7.4.7
	Provided: Commercial Unit: 1 Unisex Water Closet per unit, Residential Unit: 3 Unisex Water Closets per unit	3.7.4.6, 3.7.4.7
17	Barrier - Free Design: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No See 9.5.2.1.(2)	3.8. 9.5.2
18	Hazardous Substances: <input checked="" type="checkbox"/> Yes <input 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) 0.75 Hours, Mezzanines N/A, Roof N/A	Listed Design No. or Description (SB-3) 3.2.2.20. -83 & 3.2.1.4. 9.10.8. 9.10.9.
	FRR of Supporting Members: 0.75 Hours	
	Roof: Mezzanine:	
20	Spatial Separation: Wall Area of EBF (m ²) 269, L.D. (m) 9, L/H or H/L <3:1, Permitted Max. % of Openings 34%, Proposed % of Openings 24%, FRR (Hours) 24%	3.2.3.1.C. 9.10.14.
	East: 272, 9, <3:1, 34%, 20%	
	South: 83, 3.1, <3:1, 12%, 12%	
	North: 89, 10.3, <3:1, 92%, 12%	
21	Travel Distance: max. 40 m	actual: see plan 3.4.2.4

2 OBC MATRIX
A1.0 1/16"=1'-0"

(BY BY-LAW 8108-95, AS AMENDED BY BY-LAW 113-2001)
REGIONAL ROAD NO. 43

(FORMERLY CHESTNUT STREET BY BY-LAW 547, INST. NO. NF31432)
BRIDGE STREET
CENTER LINE

PART 1, PLAN 59R-16609
TRANSFERRED TO REGIONAL MUNICIPALITY OF NIAGARA BY INST. No. SN624559.
DEDICATED AS PUBLIC HIGHWAY BY BY-LAW No. 2020-30, INST. No. SN646267



DRAWING LEGEND

- EXISTING
- DEMOLITION
- NEW CONSTRUCTION
- NEW WALL
- ASPHALT
- LANDSCAPE AREA
- EIFS BRICK
- WOOD SIDING/SOFFIT
- STANDING SEAM METAL ROOF
- EIFS STUCCO FINISH
- EXISTING DOOR TO REMAIN
- NEW DOOR
- EXTENT OF WALL TILE. REFER TO INTERIOR ELEVATIONS FOR HEIGHTS
- FLOOR DRAIN
- PUSH BUTTON FOR AUTOMATIC DOOR OPENER
- WINDOW
- COMMERCIAL ENTRANCE
- RESIDENTIAL ENTRANCE
- FENCE

1 PROPOSED SITE PLAN
A1.0 3/32"=1'-0"



Drawn: BM
Checked: BM
Project No.: 22012
Scale: As noted
Date: 2022.04.12

Dwg. Title: SITE PLAN, OBC MATRIX, SITE STATISTICS, SCHEDULES
Dwg. No.: A1.0

CONSTRUCTION BY THESE AND OTHER ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED WITHOUT AUTHORIZATION. THE ARCHITECT ASSUMES NO LIABILITY FOR THE COMPLETION OF THE PROJECT. NOTE: DRAWINGS ARE NOT TO BE SCALED.

Remarks:
Issued For Client Review
Issued For Minor Variance

Man Date: 2023.06.30
2023.11.09

MANA
New Residential/Commercial Build
5020 Bridge St,
Niagara Falls
Ontario