

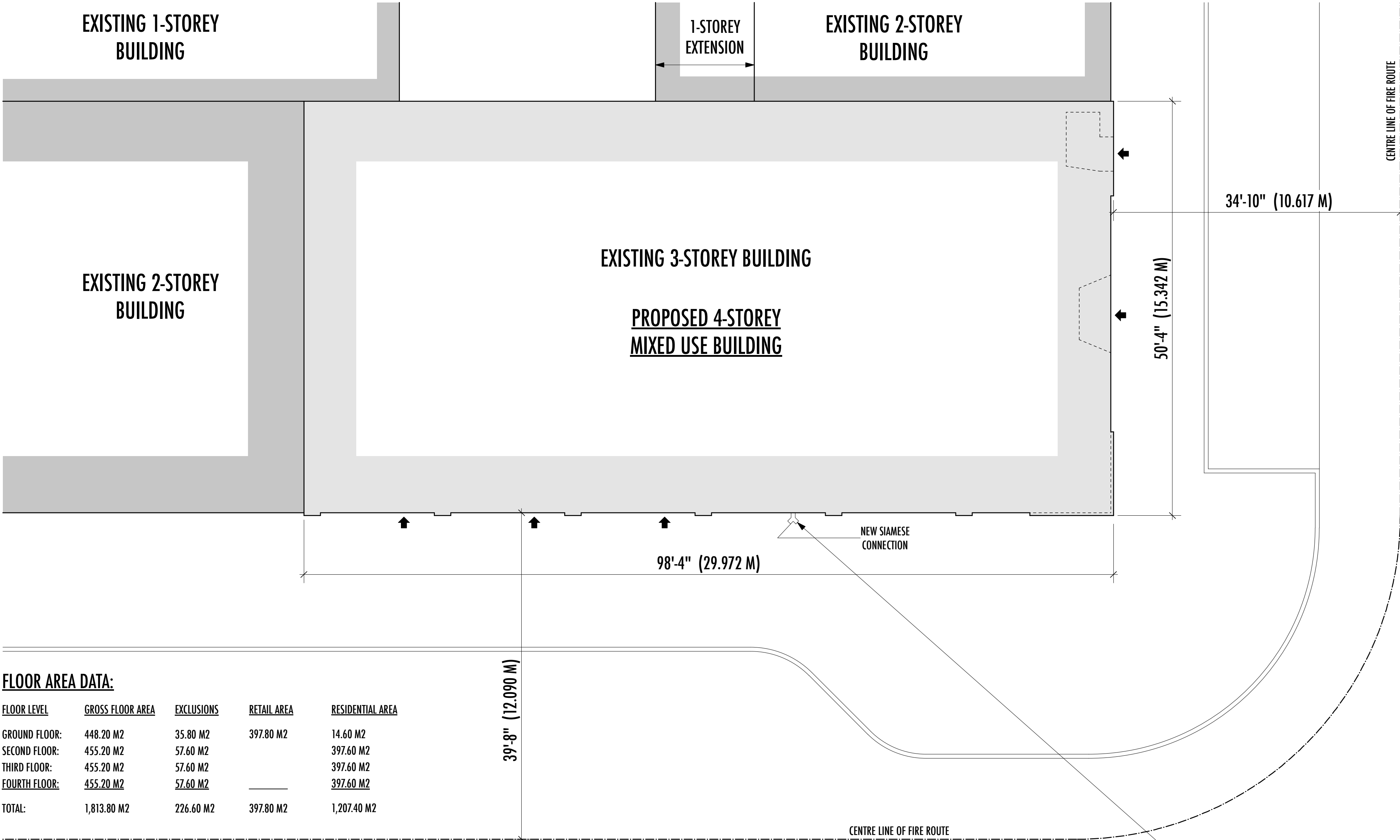
ONTARIO BUILDING CODE DATA: EXISTING BUILDING

THREE STOREY MIXED USE
EXISTING BUILDING DATA:

1	PROJECT DESCRIPTION: MIXED USE BUILDING BUILDING HEIGHT = 14.20 M (3 STOREYS)	DIV. B PART 3
2	MAJOR OCCUPANCY: MERCANTILE - GROUP E ASSEMBLY - GROUP A2	B 3.1.2.1(1)
3	BUILDING AREA: EXISTING (456.56) + NEW (0.00) = TOTAL 456.56 SQ.M.	A 1.4.1.2
4	GROSS AREA: EXISTING (1,361.82) + NEW (0.00) = TOTAL 1,361.82 SQ.M.	A 1.4.1.2
5	NUMBER OF STOREYS: ABOVE GRADE = 3 STOREYS, BELOW GRADE = 1 STOREY	B 3.2.1.1 & A 1.4.1.2
6	NUMBER OF STREETS / FIRE FIGHTER ACCESS: FACING 2 STREETS	B 3.2.2.10 & B 3.2.5

7	BUILDING CLASSIFICATION: 3.2.2.24, GROUP A, DIVISION 2, UP TO 6 STOREYS (N/A) 3.2.2.59, GROUP E, UP TO 3 STOREYS	B 3.2.2.20 - B 3.2.2.83
8	SPRINKLER SYSTEM: UNSPRINKLERED	B 3.2.2.43 & B 3.2.1.5
9	STANDPIPE SYSTEM: NO	B 3.2.9
10	FIRE ALARM: NO	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: COMBUSTIBLE OR NON-COMBUSTIBLE ACTUAL CONSTRUCTION: COMBUSTIBLE AND 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 (E): 0 PERSONS GROUND FLOOR (E): 448.70 M2 / 3.7 = 122 PERSONS SECOND FLOOR (A2): 456.56 M2 / 1.85 = 247 PERSONS THIRD FLOOR (D): 456.56 M2 / 1.85 = 247 PERSONS TOTAL: 616 PERSONS	B 3.1.16
16	BARRIER FREE DESIGN: NO - EXISTING BUILDING NOT BARRIER FREE	B 3.8
17	HAZARDOUS SUBSTANCES: NO	B 3.3.1.2 & B 3.3.1.19
18	REQUIRED FIRE-RESISTANCE RATINGS: FLOOR ASSEMBLIES FRR = 3/4 HR. ROOF ASSEMBLIES FRR = 3/4 HR. FLOOR SUPPORTING MEMBERS FRR = 3/4 HR. ROOF SUPPORTING MEMBERS FRR = 3/4 HR.	B 3.2.2.43 & B 3.2.1.4



FLOOR AREA DATA:

FLOOR LEVEL	GROSS FLOOR AREA	EXCLUSIONS	RETAIL AREA	RESIDENTIAL AREA
GROUND FLOOR:	448.20 M2	35.80 M2	397.80 M2	14.60 M2
SECOND FLOOR:	455.20 M2	57.60 M2		397.60 M2
THIRD FLOOR:	455.20 M2	57.60 M2		397.60 M2
FOURTH FLOOR:	455.20 M2	57.60 M2		397.60 M2
TOTAL:	1,813.80 M2	226.60 M2	397.80 M2	1,207.40 M2

ONTARIO BUILDING CODE DATA: PROPOSED BUILDING

FOUR STOREY MIXED USE
PROPOSED BUILDING DATA:

1	PROJECT DESCRIPTION: MIXED USE BUILDING BUILDING HEIGHT = 14.20 M (4 STOREYS)	DIV. B PART 3
2	MAJOR OCCUPANCY: RESIDENTIAL - GROUP C MERCANTILE - GROUP E	B 3.1.2.1(1)
3	BUILDING AREA: EXISTING (456.56) + NEW (0.00) = TOTAL 456.56 SQ.M.	A 1.4.1.2
4	GROSS AREA: EXISTING (1,361.80) + NEW (452.00) = TOTAL 1,813.80 SQ.M.	A 1.4.1.2
5	NUMBER OF STOREYS: ABOVE GRADE = 4 STOREYS, BELOW GRADE = 1 STOREY	B 3.2.1.1 & A 1.4.1.2
6	NUMBER OF STREETS / FIRE FIGHTER ACCESS: FACING 2 STREETS	B 3.2.2.10 & B 3.2.5

7	BUILDING CLASSIFICATION: 3.2.2.45, GROUP C, UP TO 4 STOREYS, SPRINKLERED 3.2.2.58, GROUP E, UP TO 4 STOREYS, SPRINKLERED	B 3.2.2.20 - B 3.2.2.83
8	SPRINKLER SYSTEM: FULLY SPRINKLERED	B 3.2.2.43 & B 3.2.1.5
9	STANDPIPE SYSTEM: NO	B 3.2.9
10	FIRE ALARM: 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: COMBUSTIBLE OR NON-COMBUSTIBLE ACTUAL CONSTRUCTION: COMBUSTIBLE AND 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 (E): 0 PERSONS GROUND FLOOR (E): 397.80 M2 / 3.7 = 108 PERSONS SECOND FLOOR (C): 14 PERSONS THIRD FLOOR (C): 14 PERSONS FOURTH FLOOR (C): 14 PERSONS TOTAL: 150 PERSONS	B 3.1.16
16	BARRIER FREE DESIGN: NO - EXISTING BUILDING NOT BARRIER FREE	B 3.8
17	HAZARDOUS SUBSTANCES: NO	B 3.3.1.2 & B 3.3.1.19
18	REQUIRED FIRE-RESISTANCE RATINGS: FLOOR ASSEMBLIES FRR = 1 HR. (2ND FLOOR ASSEMBLY 1 HR. (TABLE 11.4.3.4.B.) ROOF ASSEMBLIES FRR = 0 HR. FLOOR SUPPORTING MEMBERS FRR = 1 HR. ROOF SUPPORTING MEMBERS FRR = 0 HR.	B 3.2.2.43 & B 3.2.1.4

ONTARIO BUILDING CODE DATA: DIV. PART 10

1	CHANGE IN MAJOR OCCUPANCY: EXISTING MAJOR OCCUPANCY: MERCANTILE - GROUP E ASSEMBLY - GROUP A2 PROPOSED MAJOR OCCUPANCY: MERCANTILE - GROUP E BUSINESS AND PERSONAL SERVICES - GROUP D RESIDENTIAL - GROUP C	10.1.1.2.
2	CLASSIFICATION OF MAJOR OCCUPANCY: RESIDENTIAL OCCUPANCY - GROUP C	10.2.1.1.
3	CLASSIFICATION OF CONSTRUCTION AND OCCUPANCY: CONSTRUCTION INDEX = 4 HAZARD INDEX = 3	10.2.1.2.
4	REDUCTION IN PERFORMANCE LEVEL: (1) AND (2) STRUCTURAL: NO (3) EARLY WARNING SYSTEMS: YES (4) CHANGE IN USE: NO (5) HAZARD INDEX: NO (6) N/A (7) AND (8) COMBUSTIBLE CONSTRUCTION: NO (9) SEPARATION OF MAJOR OCCUPANCY: YES (10) N/A (11) SANITARY SEWAGE: NO	10.3.2.2.
5	COMPLIANCE ALTERNATIVES: SEE DIV. B PART 11 OBC DATA: SECTION 11.5	10.4.1.

ONTARIO BUILDING CODE DATA: DIV. B. PART 11
(PROPOSED SCOPE OF WORK)

11.1	EXISTING BUILDING CLASSIFICATION: (1) CHANGE OF MAJOR OCCUPANCY (a) CONSTRUCTION INDEX = 2 (b) HAZARD INDEX = 6	11.2.1
11.2	ALTERATION TO EXISTING BUILDING: EXTENSIVE RENOVATION (1) INTERIOR WALL, FLOOR, & ROOF ASSEMBLIES TO COMPLY WITH PART 3 (2) BARRIER-FREE DESIGN NOT REQUIRED (3) SPRINKLER SYSTEM REQUIRED	11.3.3.1 & 11.3.3.2
11.3	REDUCTION IN PERFORMANCE LEVEL: (1) STRUCTURAL: NO, EXTG. STRUCTURE ADEQUATE TO SUPPORT LOADS EXISTING STRUCTURE ADEQUATE TO SUPPORT NEW LOADS (2) INCREASE IN OCCUPANT LOAD: NO PROPOSED OCCUPANT LOAD IS LESS THAN EXISTING (3) CHANGE OF MAJOR OCCUPANCY: YES (1) NO INCREASE IN HAZARD INDEX (2) NOT APPLICABLE (3) WARNING & EVACUATION SYSTEMS REQUIREMENTS EXCEED EXISTING (4) FIRE SEPARATION & FIRE RESISTANCE REQUIREMENTS EXCEED EXISTING (5) NOT APPLICABLE, SPRINKLER SYSTEM REQUIRED (6) GROUP C OCCUPANCY GREATER THAN THREE STOREYS PLUMBING: YES (1) PLUMBING TO CONFORM WITH PART 7 SEWAGE SYSTEM: NO	11.4.2
11.4	COMPENSATING CONSTRUCTION: STRUCTURAL: NO INCREASE IN OCCUPANT LOAD: NO CHANGE OF MAJOR OCCUPANCY: YES (2) SECTIONS 3.7, SENTENCES 6.2.2.1.(2), 6.2.3.9.(1), & 6.2.4.7.(10) APPLY (3) EARLY WARNING & EVACUATION SYSTEMS REQUIRED PER TABLE 11.4.3.3. (4) FIRE SEPARATIONS TO COMPLY WITH 3.1.3.1. AND TABLE 11.4.3.4.B. (5) SPRINKLER SYSTEM REQUIRED (6) SPRINKLER SYSTEM REQUIRED PLUMBING: YES (1) PLUMBING TO CONFORM WITH PART 7 SEWAGE SYSTEM: NO	11.4.3
11.5	COMPLIANCE ALTERNATIVES PROPOSED: C28: 3.2.9. DOES NOT APPLY TO BUILDINGS 4 STOREYS AND LESS. C79: 3.7.2.1. (a) MINIMUM GLASS AREAS MAY BE REDUCED BY 50% DE27: 3.2.9. DOES NOT APPLY TO SPRINKLERED BUILDINGS OTHER: REFER TO MECHANICAL ENGINEERING DRAWINGS	11.5.1
11.6	ALTERNATIVE MEASURES PROPOSED: NO	11.5.2



Key Plan

Issue	Date	Description	By
01	JUN 16/23	OWNER REVIEW & CONSULTATION	J.M.
02	SEP 12/23	REVIEW AND COORDINATION	J.M.
03	FEB 04/25	SITE PLAN APPLICATION	J.M.

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

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.

DRAWINGS ARE NOT TO BE SCALED FOR PURPOSES OF CONSTRUCTION.

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keith loffler mc Alpine architects
80 BLOOR STREET WEST, SUITE 403, TORONTO, ONTARIO, M5S 2V1 T (416) 964 1102 info@klma.com



Professional Certification

SITE PLAN APPLICATION

Issued for	1 : 100
Issue date	Scale
2134	J.M.
Project No.	Drawn by
	Checked by

Interior Alterations

234 King Street, Midland, Ontario

OWNER: Petro Gold Ltd.

Project

Architectural Site Plan

Drawing Title

A001

Sheet no.