ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9				OBC REFERENCE
1	PROJECT DESCRIPTION	☐ NEW ☐ ADDITION ☐ ALTERATION ☐ CHANGE OF USE			☐ PART 3
2	MAJOR OCCUPANCY(S)				
3	BUILDING AREA (m²)				1.1.3.2.
4	GROSS AREA (m²)				1.1.3.2.
5	NUMBER OF STOREYS				3.2.1.1. & 1.1.3.2.
6	HEIGHT OF BUILDING (m)				
7	NUMBER OF STREETS/ACCESS ROUTES				3.2.2.10. & 3.2.5.5.
8	BUILDING CLASSIFICATION				
9	SPRINKLER SYSTEM PROPOSED	☐ ENTIRE BUILDING ☐ ADDITION	☐ IN LIEU OF ROOF RATING ☐ NOT REQUIRED		
10	STANDPIPE REQUIRED	☐ YES	☐ NO		3.2.9.
11	FIRE ALARM REQUIRED	☐ YES	☐ NO		3.2.4.
12	WATER SERVICE/SUPPLY IS ADEQUATE	☐ YES	☐ NO		3.2.5.7.
13	HIGH BUILDING	☐ YES	☐ NO		3.2.6.
14	PERMITTED CONSTRUCTION ACTUAL CONSTRUCTION	☐ COMBUSTIBLE ☐ COMBUSTIBLE	☐ NON- COMBUSTIBLE ☐ NON- COMBUSTIBLE	☐ BOTH ☐ BOTH	
15	MEZZANINE(S) AREA (m²)				3.2.1.1.
16	OCCUPANT LOAD BASED ON	☐ m² / PERSON ☐ DESIGN OF BUILDING			3.1.17.
17	BARRIER FREE DESIGN	☐ YES	☐ NO (EXPLAIN)		3.8.
18	HAZARDOUS SUBSTANCES	☐ YES	☐ NO		M.2.1.2(1) & 3.3.1.19(1)
19	REQUIRED FIRE RESISTANCE RATING (FRR)	FLOOR ASSEMBLIES LOAD BEARING WALLS & COLUMNS ROOF RATING			
20	SPATIAL SEPARATION				3.2.3.

SITE PLAN GENERAL NOTES:

1. THE CONTRACT CONSISTS OF ALL WORK WITHIN THE 'EXTENT OF CONTRACT LINE INDICATED ON THE SITE PLAN PLUS ANY WORK REQUIRED TO MUNICIPAL SERVICES. ALL WORK REQUIRED OUTSIDE OF THESE LIMITS MUST BE EXECUTED IN STRICT ACCORDANCE WITH THE STANDARDS OF THE MUNICIPALITY AND ALL OTHER AUTHORITIES HAVING JURISDICTION. MAKE GOOD AT NO ADDITIONAL COST TO THE OWNER OR MUNICIPALITY ANY DAMAGE CAUSED BY THIS CONSTRUCTION TO MATERIALS OR FINISHES BEYOND THE EXTENT OF CONTRACT LINE.
2. CONTRACTOR IS TO RESTRICT ALL WORK, EQUIPMENT, AND MATERIALS STORAGE TO AREAS WITHIN EXTENT OF CONTRACT LINE EXCEPT WHERE NOTED OTHERWISE. PRIMARY SITE ACCESS POINT & CONSTRUCTION PARKING IS TO BE CONFIRMED WITH BUILDER. NO PARKING IN MUNICIPALITY RIGHT-OF-WAY.
3. LOCATE EXCAVATED MATERIALS & TOPSOIL PILES AS DIRECTED. AT COMPLETION OF PROJECT ANY EXCESS MATERIAL IS TO BE REMOVED AND AREA MADE GOOD TO ARCHITECTS SATISFACTION.
4. FOR TRENCHING & BACKFILLING OF ALL SERVICE LINES AND DIVISION OF RESPONSIBILITY, REFER TO APPROPRIATE SECTIONS IN SPECIFICATIONS.
5. SUPPLY AND PLACE TOPSOIL TO THICKNESS SPECIFIED OVER ALL SODDED AND PLANTER AREAS INDICATED ON DRAWINGS. PROVIDE ADDITIONAL TOPSOIL AS REQUIRED AND ABOVE TOPSOIL TAKEN FROM SITE STOCKPILE. GRADE TO ELEVATIONS INDICATED AND TERMINATE AT 'EXTENT OF CONTRACT LINE'. EXTEND GRADING BEYOND PROPERTY LINES TO ROADWAYS WHERE INDICATED.
6. NOTE THAT EXACT LOCATIONS OF ALL NEW MECHANICAL & ELECTRICAL ITEMS ARE APPROXIMATE UNLESS DIMENSION GIVEN. ADJUST LOCATION AS REQUIRED AND AS APPROVED BY CONSULTANT TO SUIT SITE CONDITIONS.
7. NOTE THAT ALL MECHANICAL AND ELECTRICAL UNDERGROUND SERVICE LINES INDICATED ON DRAWINGS ARE APPROXIMATE ONLY AND ARE SHOWN FOR GENERAL INFORMATION ONLY. WHERE NO DIMENSIONS ARE APPLIED, CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT TYPES, LOCATIONS AND DEPTHS OF ALL UNDERGROUND SERVICES IN AREA OF NEW CONSTRUCTION INCLUDING GAS LINES, TELEPHONE, CABLE T.V. ETC. AND VERIFY THEIR LOCATION WITH THE APPROPRIATE AUTHORITIES BEFORE EXCAVATING.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE RECORDS OF CONSTRUCTION TO FACILITATE AS-CONSTRUCTED DRAWINGS.
9. REFER TO CIVIL DRAWINGS FOR SITE SERVICING AND GRADING, EROSION AND SEDIMENT CONTROL, STORM WATER MANAGEMENT AND DRAINAGE, AND ANY OTHER RELATED WORKS.
10. REFER TO LANDSCAPE DRAWINGS FOR PLANTING, SODDING, TREE AND SHRUB LAYOUT / SCHEDULE (INCLUDING PRESERVATION AND REMOVALS), PAVER LAYOUTS, SITE AMENITIES, AND ANY OTHER RELATED WORKS.
11. REFER TO M&E DRAWINGS FOR SITE LIGHTING / POWER, CISTERNS, AND ANY OTHER RELATED WORKS.
12. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL DRAWINGS FROM ALL DISCIPLINES. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON THE JOB. ANY DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT. ALL DRAWINGS REMAIN THE PROPERTY OF THE CONSULTANT. ONLY LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

INDICATES NEW PLANTING PER LANDSCAPE DRAWINGS

INDICATES NEW U/G INCOMING WATER SERVICE - REFER TO SITE SERVICE PLAN

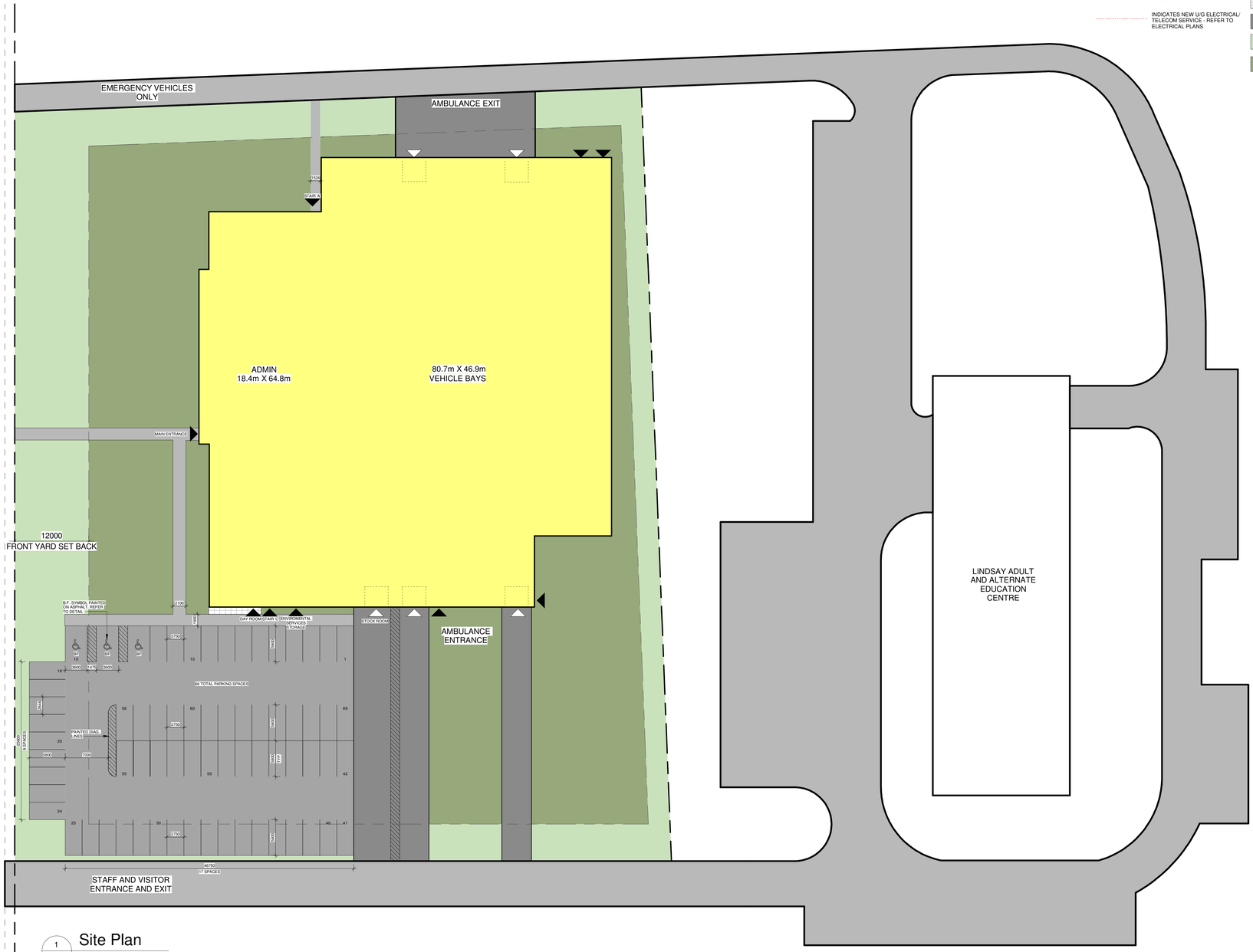
INDICATES NEW U/G ELECTRICAL/ TELECOM SERVICE - REFER TO ELECTRICAL PLANS

SITE PLAN LEGEND:

- LS — POLE MOUNTED LIGHT STANDARD AS PER ELEC. DWGs
- PROPERTY LINE / EXTENT OF CONTRACT
- PART LOT / EASEMENT LINE
- FIRE ACCESS ROUTE
- BENCH AS PER LANDSCAPE DWGs
- BIKE RACK AS PER LANDSCAPE DWGs
- PICNIC TABLE AS PER LANDSCAPE DWGs
- MH — MANHOLE AS PER CIVIL DWGs
- CB — CATCH BASIN AS PER CIVIL DWGs
- CB/MH — CATCH BASIN / MANHOLE AS PER CIVIL DWGs
- FH&V — FIRE HYDRANT AS PER CIVIL DWGs
- BOL — METAL BOLLARD
- POST MOUNTED SIGN
- BH1 — BOREHOLE LOCATION
- IB / SIB PER SURVEY
- BCC — BARRIER FREE CUT CURB
- TCB — TRAFFIC CALMING BUMP
- ASPHALT PAVEMENT
- CONCRETE PAVING / SIDEWALK
- GRAVEL PATH
- LANDSCAPE PAVERS
- HEAVY-DUTY PAVERS
- HEAVY-DUTY ASPHALT
- GRASS / SOD
- GRASS / SOD
- BUILDING ENTERANCE
- DRIVE-IN ENTRANCE

KEY PLAN N.T.S

PROJECT STATISTICS		REQUIRED	PROVIDED
ZONING		(I)-INSTITUTIONAL ZONE	(I)-INSTITUTIONAL ZONE
TOTAL LOT AREA			71 282.5 m² (7.1 ha)
TOTAL BUILDING AREA			6 674.1 m² (0.67 ha)
TOTAL ASPHALT AREA (new)			17 172.5 m² (1.71 ha)
TOTAL CONCRETE AREA - Side Walks (new)			3 378.06 m² (0.33 ha)
TOTAL OPEN SPACE AREA			44 057.9 m² (4.4 ha)
LOT COVERAGE	Zoning By-law No. 895-2003, Sect. 19.1.6	50 % max.	38.2 %
TOTAL GROSS FLOOR AREA			18 920.7 m²
BUILDING TO PROPERTY SETBACKS			
FRONT (SOUTH)	Zoning By-law No. 895-2003, Sect. 19.1.7	7.5 m min.	13.444 m
REAR (NORTH)	Zoning By-law No. 895-2003, Sect. 19.1.8	7.5 m min.	47.853 m
SIDE (EAST)	Zoning By-law No. 895-2003, Sect. 19.1.9	7.5 m min.	7.579 m
SIDE (WEST)	Zoning By-law No. 895-2003, Sect. 19.1.9	7.5 m min.	17.348 m
MAXIMUM BUILDING HEIGHT			13.4 m
TOTAL PARKING			356
EXISTING PARKING SPACES			263
EXISTING PARKING SPACES LOST IN DEVELOPMENT			110
NEW PARKING SPACES Nursing Home: Zoning By-law No. #85-2003, Sect. 6.1.1.iii) 1 space per 4 beds = 180/4 = 45 spaces required minimum Archives/Gallery: Zoning By-law No. #85-2003, Sect. 6.1.1.iii) 1 space per 56m² = 603/56 = 11 spaces required minimum		45 11	203
NEW BARRIER FREE PARKING SPACES Zoning By-law No. #85-2003, Sect. 6.1.1.v) 1 BF space per 20 spaces (first 100) + 1 BF space per following 100 = 6 spaces required		6	6
NEW ELECTRIC VEHICLE PARKING SPACES	LEED Requirement	5	5
NEW GREEN VEHICLE PARKING SPACES	LEED Requirement	11	11
Barrier Free Entrances	O.B.C. 3.8.1.1 (Total Entrances = 5)	3	4



1 / A101 Site Plan
1 : 300

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No.	Revision	Date

Orientation

PROJECT NORTH

Seal

All dimensions to be checked and verified on the job by the Contractor. Any discrepancies are to be reported to the Consultant prior to action. Only the latest approved drawings to be used for construction in conformance with all applicable codes, by-laws and regulations. All drawings remain the property of the Consultant.

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Drawing Title
Site Plan

Date	Project No	Drawing No
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Scale: As indicated		

1 / A201 Level 1

1 : 100

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Orientation

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Drawing Title

Level 1

Date	Project No	Drawing No
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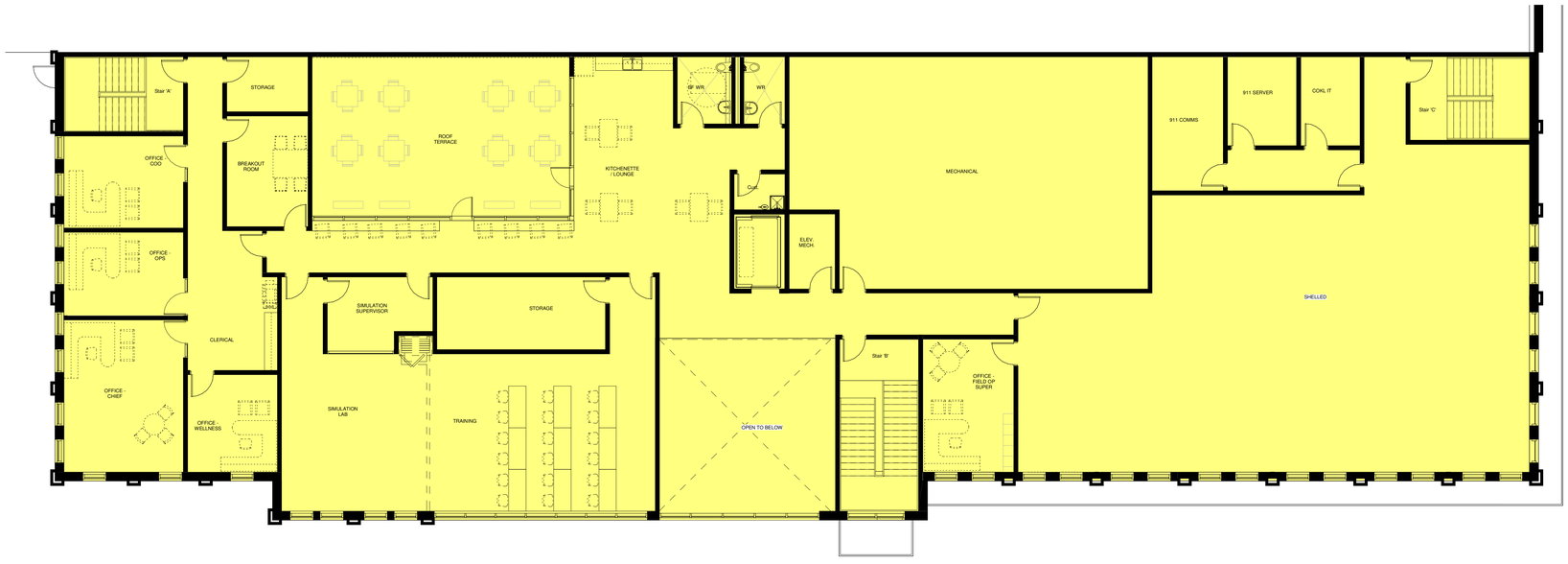

1 A202

Level 2

1 : 100

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Orientation

PROJECT NORTH

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Drawing Title

Level 2

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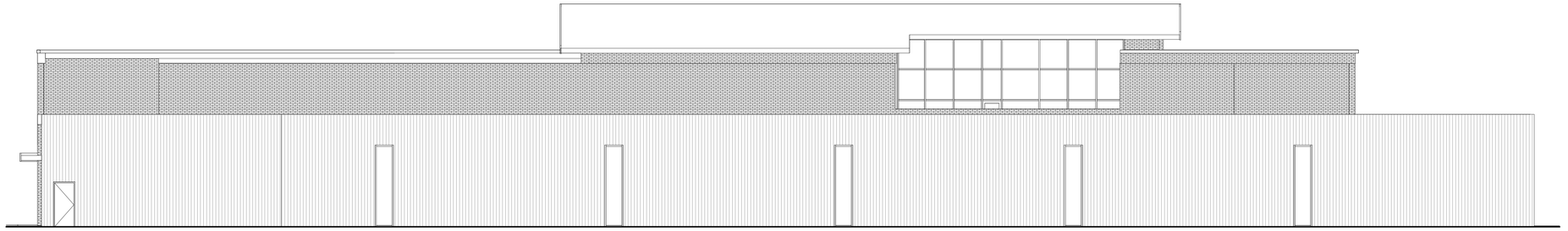

1 / A301 East Elevation
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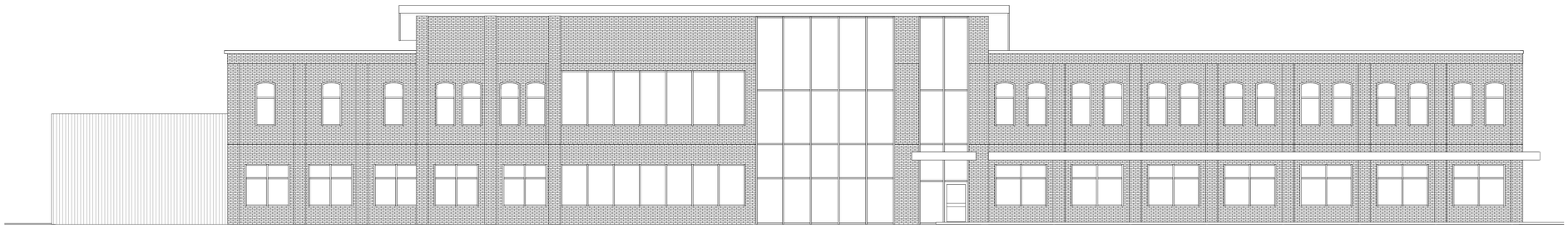

2 / A301 West Elevation
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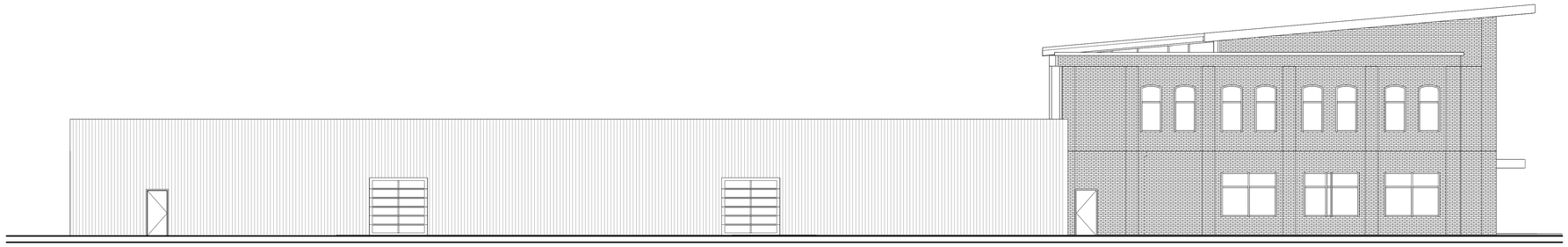

3 / A301 North Elevation
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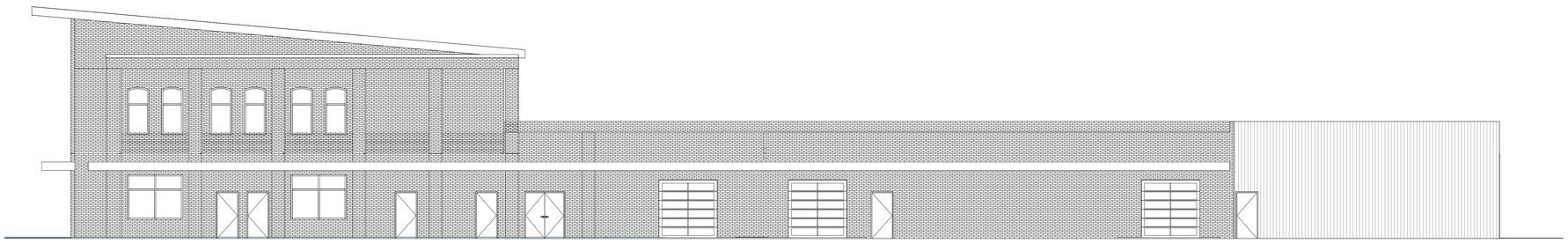

4 / A301 South Elevation
1 : 100

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Orientation

PROJECT NORTH

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