

1 SITE PLAN
SCALE: 1:300

LEGEND											
XXX.XX	NEW SPOT ELEVATION	○ FH	EXISTING HYDRANT & VALVE	● MH	PROP. MAINTENANCE HOLE	○ EX MH	EX. MAINTENANCE HOLE	BC	BOTTOM OF CURB	U	SIAMESE CONNECTION
xxx.xx	EXISTING SPOT ELEVATION	CB	CATCH BASIN	CBMH	CATCH BASIN / MAINTENANCE HOLE	EX CB	EX. CATCH BASIN	LP	SINGLE LIGHT POLE	RD	ROOF DRAIN
---	CONC. CURB	SAN	PROP. SANITARY MANHOLE	EX SAN	EX. SANITARY MANHOLE	TC	TOP OF CURB	LP	BACK TO BACK LIGHT POLE	OL	OUTDOOR LIGHT
---	PROPERTY LINE					STC	STORMCEPTORS				

OBC DATA MATRIX

Name of Practice: 10376 YONGE STREET, SUITE 307 RICHMOND HILL, ON L4C 3B8
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Name of Project: PROPOSED RETIREMENT RESIDENCE
Location: 830 ST DAVID ST. N., FERGUS

ITEM	ONTARIO'S 2012 BUILDING CODE DATA MATRIX PART 3 or 9	OBC REFERENCE
1	Project Description: RETIREMENT / RESIDENTIAL <input checked="" type="checkbox"/> NEW <input type="checkbox"/> PART 11 <input type="checkbox"/> ADDITION <input type="checkbox"/> PART 3 <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> ALTERATION	1.1,2 9.10.1,3
2	Major Occupancy(s) (NEW 6 STOREY) GROUP B DIVISION 3	3.1.2.1.(1) 9.10.2
3	Building Area (m2) Existing --- New 828.08m2 (6 STOREY) Total 828.08m2	1.4.1.2 1.4.1.2
4	Gross Area (m2) Existing --- New 4,968.48m2 (6 STOREY) Total 4,968.48m2	1.4.1.2 1.4.1.2
5	Number of Storeys Above Grade 0 (EXISTING) Below Grade 0 6 (NEW) 0	1.4.1.2 3.2.1.1 9.10.4
6	Number of Streets / Fire Fighter Access 1	3.2.2.10. & 3.2.1.1 9.10.20
7	Building Classifications 3.2.2.3B, GROUP B DIVISION 2 OR DIVISION 3, ANY HEIGHT, ANY AREA, SPRINKLERED	3.2.2.20. to 3.2.2.83. 9.10.2
8	Sprinkler System Proposed <input checked="" type="checkbox"/> Entire Building <input type="checkbox"/> Basement Only <input type="checkbox"/> In Lieu of Roof Rating <input type="checkbox"/> Not Required	3.2.2.20. -.83 3.2.1.5 3.2.2.17 9.10.8.2
9	Standpipe Required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.9.1 9.10.18
10	Fire Alarm Required <input checked="" type="checkbox"/> Yes <input 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 9.10.2
12	High Building <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.6 9.10.2
13	Construction Restrictions Actual Construction <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-Combustible or Both <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-Combustible or Both	3.2.2.20. to 3.2.2.83. 9.10.6
14	Mezzanine(s) Area m2 N/A	3.2.1.1.(3) -. (8) 9.10.4.1
15	Occupant load based on <input type="checkbox"/> m2 / person <input checked="" type="checkbox"/> design of building	3.1.17 9.9.1.3
16	Barrier-Free Design <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain)	3.8 9.5.2
17	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2 & 3.3.1.19 9.10.1.3.(4)
18	Required Fire Resistance Rating (FRR) Horizontal Assemblies FRR (Hours) Floors: 2 HOURS Roof: 0 HOURS Mezzanine: N/A HOURS FRR of Supporting Members Floors: 2 HOURS Roof: 0 HOURS Mezzanine: N/A HOURS Listed Design No. Or Description (SG - 2) ULC DESIGN NO. F809 Listed Design No. Or Description (SG - 2) ULC DESIGN NO. F809	3.2.2.27 9.10.8 9.10.9
19	Spatial Separation - Construction of Exterior Walls (Calculated per fire compartment of each unit) (TABLE 3.2.3.1.D.)	
	Wall Area of EBF (m2) L.D. (m) LH or H/L Permitted Max. % of Openings Proposed % of Openings FRR (Hours) Listed Design or Description Comb. Const. Non-Comb. Cladding Non-Comb. Const.	
	North 415 26 N/A 100 - 2 2 N/A N/A YES	
	South 409 14 N/A 100 - 2 2 N/A N/A YES	
	East 5.6 20 N/A 100 - 2 2 N/A N/A YES	
	West 9.6 26 N/A 100 - 2 2 N/A N/A YES	

PROJECT DATA: 830 ST. DAVID ST. N., FERGUS

MINIMUM PARKING
(as per TOWNSHIP OF CENTRE WELLINGTON COMPREHENSIVE ZONING BY-LAW 2009-45 ZONE REQUIREMENTS - I1 Zone)

RESIDENT PARKING
1 PER 2 UNITS = 80 UNITS / 2 = 40
PROPOSED OCCUPANT LOAD = 86 RESIDENTS
PARKING SPACE REQUIRED = 40 PARKING SPACES
PARKING SPACE PROVIDED = 47 INCLUDING
(1 TYPE A, 1 TYPE B BARRIER FREE)
TOTAL PARKING = 49 PARKING SPACES

PROPOSED DATA

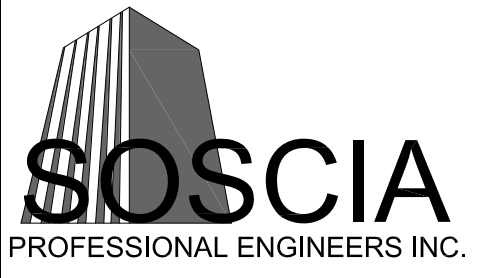
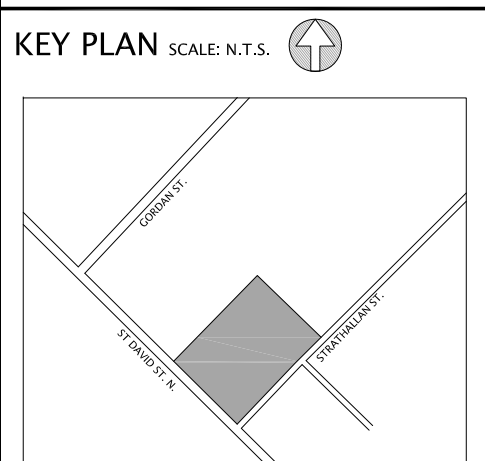
SITE AREA (as per survey) = 4,069.05 m2
ZONING GFA = 4,968.48 m2 (NEW 6 STOREY)
GROSS FLOOR AREA CALCULATIONS
DENSITY = 1.22 X's Coverage

SITE PLAN NOTES

- ALL FIRE ROUTES SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT OR CONCRETE AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11.36kg PER AXLE AND HAVE A CHANGE IN GRADE OF NOT MORE THAN 1 IN 125 OVER A MAX. DISTANCE OF 10M. ACCESS ROUTE SHALL BE A MIN. WIDTH OF 6.0M AND ALL TURNS IN THE ROUTE SHALL HAVE A CENTERLINE RADIUS OF 12.0M.
- FIRE ROUTES SHALL BE DESIGNATED AS PER BY-LAW AS AMENDED, PRIOR TO OCCUPANCY OF THE BUILDING.
- ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
- ALL EXISTING FILL AND CONTAMINATED SOIL TO BE REMOVED FROM SITE.
- CURB CUTS OR RAMPS FOR ACCESS TO THE BUILDING BY THE HANDICAPPED MUST BE PROVIDED.
- ON-SITE WASTE COLLECTION IS TO BE ARRANGED THROUGH A PRIVATE CONTRACTOR.
- THE STORAGE OF WASTE IN OUTDOOR AREAS OR FREE STANDING BINS IS NOT PERMITTED.
- THERE WILL BE NO CURBSIDE WASTE COLLECTION.
- THE PORTIONS OF THE DRIVEWAYS WITHIN THE MUNICIPAL BOUNDARIES WILL BE PAVED BY THE CONTRACTOR.
- THE TOPS OF ANY CURBS BORDERING DRIVEWAYS WITHIN THE MUNICIPAL BOUNDARY WILL BE FLESH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.
- PARKING SPACES RESERVED FOR THE PHYSICALLY HANDICAPPED MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE CONTRACTOR'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS P-812 OF BY-LAW 6004-05.
- TYPICAL PARKING SPACES SHALL BE 2.8M X 5.3M. PARALLEL PARKING SPACE 2.8M X 6.0M. H.C. PARKING SPACES 4.8M X 5.3M. TYPICAL AISLE WIDTH 6.7M WIDE.
- AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- CONSTRUCTION DRAINAGE HOARDING MUST BE INSTALLED WITH SEDIMENT CONTROL AS PER CITY STANDARDS AND APPROVAL.
- PAY ALL REQUIRED FEES AND CHARGES TO THE CITY OF PICKERING AND / OR THE REGION OF DURHAM FOR MUNICIPAL WORK REQUIRED TO INSTALL CURB CUTS OR TO MODIFY EXISTING CURBS AND / OR RAMPS TO PROVIDE THE SITE DRIVEWAY ENTRANCES INDICATED.
- ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF SIGN-BY-LAW AS AMENDED AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION.
- ALL UNDERGROUND SERVICE MATERIALS AND INSTALLATION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS & CODES.
- ROAD OCCUPANCY PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
- CONTRACTOR MUST MAINTAIN EXISTING GRASS DURING CONSTRUCTION.
- ALL PROPOSED CURBING AT THE ENTRANCES TO THE SITE IS TO STOP AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK.
- ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
- THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS (BUILDING MATERIALS, SOIL, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING.
- FOR EXISTING HYDRO PLANT INFORMATION, REFER TO ELECTRICAL DRAWINGS.

DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE JOB. ALL DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECTS.

- GENERAL NOTES**
- ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, LATEST EDITION, AND ALL OTHER ACTS ADMINISTERED BY ALL AUTHORITIES HAVING JURISDICTION.
 - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, AND SPECIFICATIONS.
 - THE DESIGN LOADS SHALL NOT BE EXCEEDED DURING CONSTRUCTION.
 - ALL DIMENSIONS, SHOWN ON THE DRAWINGS, SHALL BE CHECKED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
 - THE STABILITY OF THE STRUCTURAL FRAME IS DEPENDENT ON THE FULL INTERACTION OF ALL STRUCTURAL COMPONENTS. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BRACING DURING CONSTRUCTION.
 - ALL DIMENSIONS GIVEN ARE IN METRIC.



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PROPOSED RETIREMENT RESIDENCES
17051 ST. DAVID STREET N., FERGUS, ONTARIO

DRAWING TITLE: PROPOSED SITE PLAN

PROJECT NO: 18-056	SCALE: AS SHOWN
DRAWN: J.Y.	DRAWING NO: REV.
CHECKED: H.M.	A1.0
DATE: MAR 22, 2018	

FILES: SITE PLAN