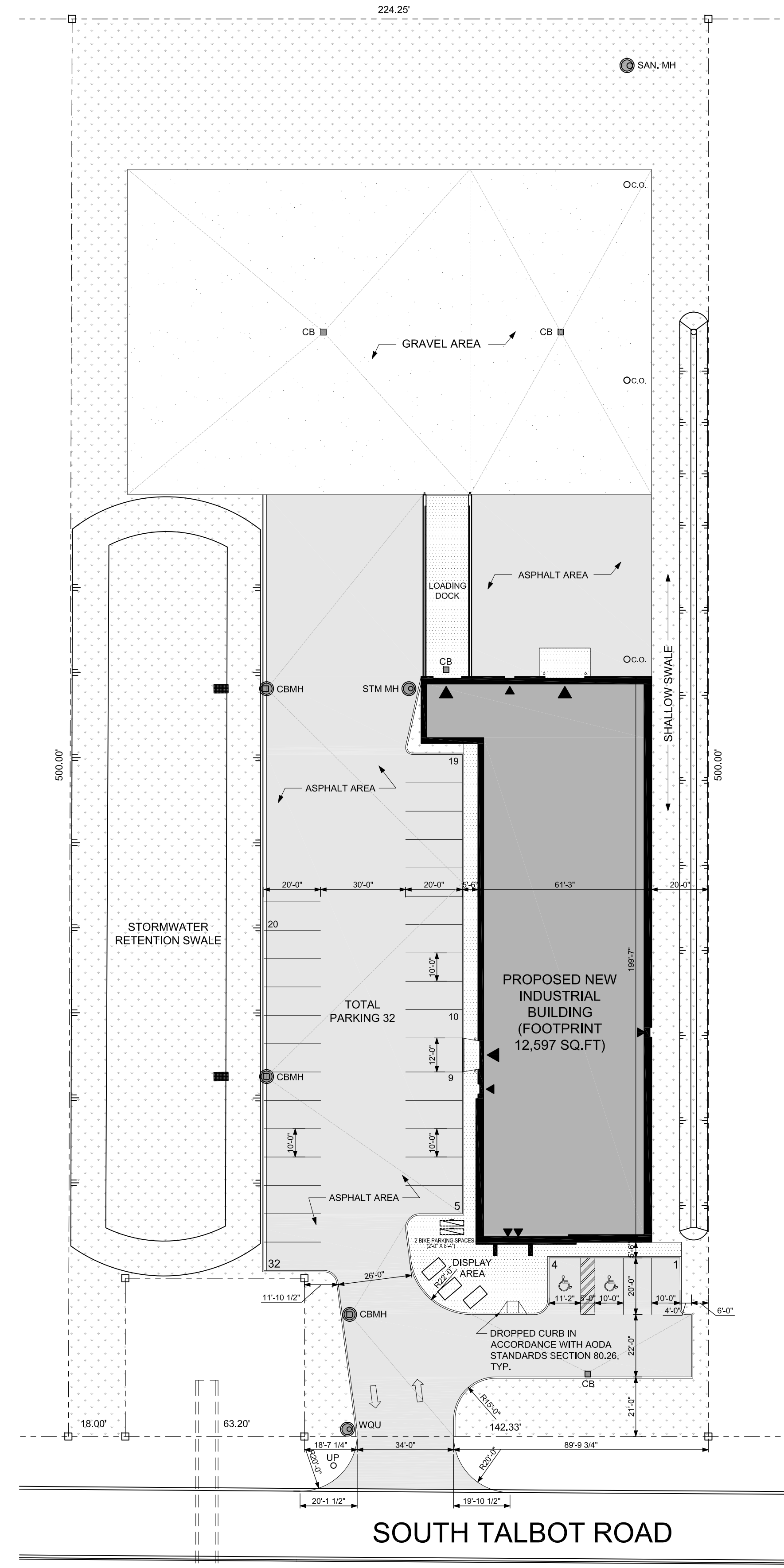


| PROJECT: NEW DEVELOPMENT          |   | PROJECT NO.: 7055                          |
|-----------------------------------|---|--|
| ITEM ONTARIO BUILDING CODE MATRIX |   | OBC REFERENCE                              |
| 1                                 | Project Description: INDUSTRIAL BUILDING<br><input checked="" type="checkbox"/> New<br><input type="checkbox"/> Addition<br><input type="checkbox"/> Change of Use<br><input type="checkbox"/> Alteration   | 2.1.1, 11.1 to 11.4                        |
| 2                                 | Major Occupancy(s): NEW SHOP, WAREHOUSE AND OFFICE  | 3.1.2.1(1)                                 |
| 3                                 | Building Area (H): 1,170.30 m <sup>2</sup>  | Total 1,170.30 m <sup>2</sup><br>1.1.3.2   |
| 4                                 | Gross Area (H): 1,291.35 m <sup>2</sup>   | Total 1,291.35 m <sup>2</sup><br>1.1.3.2   |
| Sub Total                         |   |  |
| Total                             |   |  |
| 5                                 | Number of Storeys: Above Grade: 1 Below Grade: NONE   | 3.2.1.1, & 1.1.3.2                         |
| 6                                 | Number of Streets Facing/Fire Fighter Access: 1 STREET - UNSPRINKLERED  | 3.2.2.10 & 3.2.5                           |
| 7                                 | Building Classification: 3.2.2.82 - GROUP F, DIV. 3, 1 STOREY, ANY AREA, LOW FIRE   | 3.2.2.10 & 3.2.2.83                        |
| 8                                 | Sprinkler System Proposed - NO<br><input type="checkbox"/> Entire Building<br><input type="checkbox"/> Basement<br><input type="checkbox"/> In Lieu of Roof Rating<br><input type="checkbox"/> Not Required   | 3.2.2.10 & 3.2.2.83<br>3.2.1.5<br>3.2.2.17 |
| 9                                 | Slant/slope Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Existing   | 3.2.9.1                                    |
| 10                                | Fire Alarm Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | 3.2.4                                      |
| 11                                | Water Service/Supply is Adequate: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD  | 3.2.3.7                                    |
| 12                                | High Building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | 3.2.6                                      |
| 13                                | Permitted Construction: <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-Combustible <input type="checkbox"/> Both<br>Actual Construction: <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-Combustible <input type="checkbox"/> Both   | 3.2.2.10 - 3.2.2.83                        |
| 14                                | Mezzanine Area - Open Mezzanine: 139.45 m <sup>2</sup>  | 3.2.2.1(3) - (6)                           |
| 15                                | Occupant load based on: <input type="checkbox"/> m <sup>2</sup> /person <input checked="" type="checkbox"/> Design of building<br>Load: 49 persons<br>Occupant load to be posted in a conspicuous location  | 3.1.17<br>3.1.17.1 (2)                     |
| 16                                | Barrier-free Design: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain)  | 3.8  |
| 17                                | Hazardous Substances: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   | 3.3.1.2 & 3.3.1.19                         |
| 18                                | Horizontal Assemblies - Fire Separations and Fire Resistance Ratings<br>Fire Separation<br>Fire Resistance Rating<br>Floors: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Req'd <input type="checkbox"/> 1/2 hr <input checked="" type="checkbox"/> Noncombustible construction<br>Mezz: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Not Req'd <input type="checkbox"/> 1 hr <input checked="" type="checkbox"/> Noncombustible construction<br>Roof: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Req'd <input type="checkbox"/> 1/2 hr <input checked="" type="checkbox"/> Noncombustible construction<br>Supporting Assemblies - Fire Separations and Fire Resistance Ratings<br>Fire Resistance Rating Where Required Above<br>Floors: <input type="checkbox"/> 1/2 hr <input checked="" type="checkbox"/> Noncombustible construction<br>Mezz: <input type="checkbox"/> 1/2 hr <input checked="" type="checkbox"/> Noncombustible construction<br>Roof: <input type="checkbox"/> 1/2 hr <input checked="" type="checkbox"/> Noncombustible construction | 3.2.2.10-85 & 3.2.1.4                      |
| 19                                | Spatial Separation - Construction of Exterior Walls<br>Location: <input type="checkbox"/> North wall <input type="checkbox"/> East wall <input type="checkbox"/> South wall <input type="checkbox"/> West wall<br>Minimum: 200 mm, 200 mm, 200 mm, 200 mm<br>Fire Resistance Rating: 1 hr, 1 hr, 1 hr, 1 hr<br>Construction: Non-combustible, Non-combustible, Non-combustible, Non-combustible   | 3.2.3, & 3.2.3.1.0                         |
| 20                                | Plumbing Fixture Requirements<br>Male: 75%<br>Female: 25%   |  |
| 21                                | Travel Distance: 30 meters  | 3.4.2.5                                    |
| 22                                | Interconnected Floor Spaces: <input checked="" type="checkbox"/> No <input type="checkbox"/> 1st & 2nd Floors Only  | 3.2.8.2(6)                                 |

**PROPOSED NEW BUILDING - SITE DATA**

| SITE ZONING:                        | M1.3                        |
|-------------------------------------|-----------------------------|
| PROPOSED LOT AREA =                 | 108,955 SQ.FT. (2.50 ACRES) |
| PROPOSED NEW INDUSTRIAL BUILDING    | 14,000 SQ. FT.              |
| MAXIMUM LOT COVERAGE REQUIRED 25% = | 27,238 SQ. FT.              |
| BUILDING FOOTPRINT (LOT COVERAGE) = | 12,697 SQ. FT. (11.65%)     |
| MINIMUM LANDSCAPED REQUIRED 15% =   | 16,343 SQ. FT.              |
| LANDSCAPED PROVIDED =               | 44,295 SQ. FT. (40.55%)     |
| MAXIMUM BUILDING HEIGHT =           | 39 FT.                      |
| TOTAL PARKING REQUIRED =            | 30 SPACES                   |
| TOTAL PARKING PROVIDED =            | 32 SPACES INC. 2 H/C        |
| LOADING BAY REQUIRED =              | 2 SPACES                    |
| LOADING BAY PROVIDED =              | 2 SPACES                    |
| BICYCLE SPACES REQUIRED =           | 2 SPACES                    |
| BICYCLE SPACES PROVIDED =           | 2 SPACES                    |



**PROPOSED SITE PLAN**  
SCALE: 1" = 30'-0"



|   |               |
|---|---------------|
| A | Detail Number |
| B | Detail Sheet  |

- Issues
- Preliminary
  - Bids
  - Permits
  - Construction
- S.P.A. 2021.05.18  
OWNER REVISION 2021.07.22  
S.P.A. REV2 2021.07.28  
PERMIT 2021.08.20  
S.P.A. REV3 2021.08.20

**ALEO ASSOCIATES INC.**  
600 UNIVERSITY AVENUE  
SUITE 500, WINDSOR, ONTARIO, CANADA, N9T 3J3  
TELEPHONE (519) 254-7928 FACSIMILE (519) 254-0885



Sheet Title  
SITE PLAN, SITE DATA & O.B.C. MATRIX

Project/ Client  
PROPOSED NEW DEVELOPMENT FOR  
1954990 Ontario Inc.  
330 SOUTH TALBOT ROAD  
ESSEX, ONTARIO

Drawn By  
OA  
Checked By  
PA  
Date  
MAY, 2021  
Project No.  
7055  
Drawing No.  
A0.2

**ALEO ASSOCIATES INC. - CONSULTING ENGINEERS**