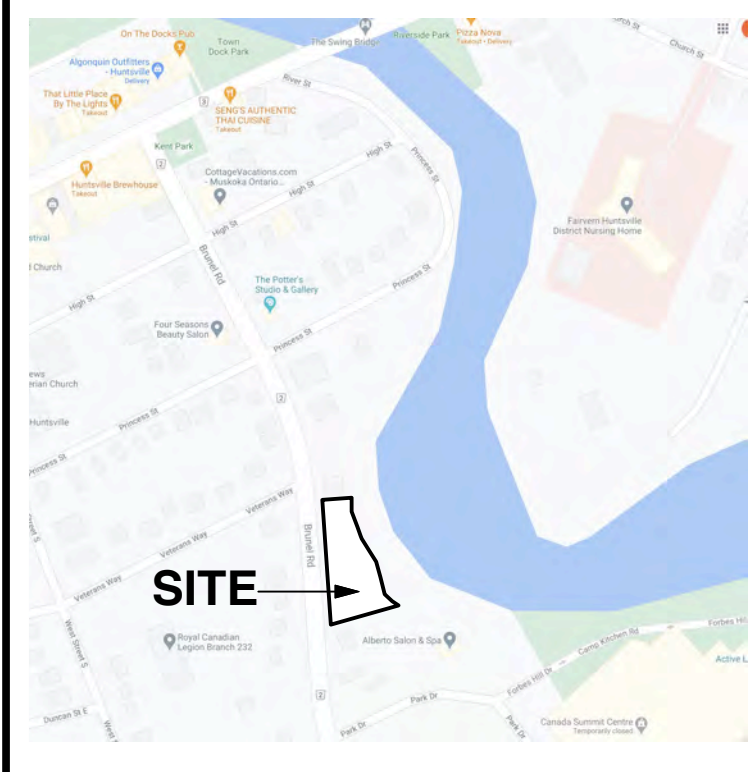


ONTARIO BUILDING CODE DATA

PROJECT: CONDOMINIUM DEVELOPMENT	DIV. B PART 3
LOCATION: 32 BRUNEL ROAD HUNTSVILLE, ONTARIO	
1 PROJECT DESCRIPTION: RESIDENTIAL CONDOMINIUM BUILDING BUILDING HEIGHT = 10.90 M (3 STOREYS)	B 3.1.2.1(1)
2 MAJOR OCCUPANCY: RESIDENTIAL OCCUPANCY - GROUP C	A 1.4.1.2
3 BUILDING AREA: EXISTING (0.0) + NEW (715.93) = TOTAL 715.93 SQ.M.	A 1.4.1.2
4 GROSS AREA: EXISTING (0.0) + NEW (2,147.79) = TOTAL 2,147.79 SQ.M.	B 3.2.1.1 & A 1.4.1.2
5 NUMBER OF STOREYS: ABOVE GRADE = 3 STOREYS, BELOW GRADE = 1 STOREY	B 3.2.2.10 & B 3.2.5
6 NUMBER OF STREETS / FIRE FIGHTER ACCESS: FACING 1 STREET.	B 3.2.2.20 - B 3.2.2.83
7 BUILDING CLASSIFICATION: 3.2.2.46, GROUP C, UP TO 3 STOREYS, INCREASED AREA	B 3.2.2.42 & B 3.2.1.5
8 SPRINKLER SYSTEM PROPOSED: BASEMENT ONLY	B 3.2.9
9 STANDPIPE REQUIRED: NO	B 3.2.4
10 FIRE ALARM REQUIRED: YES	B 3.2.5.7
11 WATER SERVICE / SUPPLY IS ADEQUATE: YES	B 3.2.6
12 HIGH BUILDING: NO	B 3.2.2.20 - B 3.2.2.83
13 PERMITTED CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE ACTUAL CONSTRUCTION: COMBUSTIBLE AND NON-COMBUSTIBLE	B 3.2.1.1(3) - B 3.2.1.1(8)
14 MEZZANINE AREA(S): TOTAL = 0 SQ.M.	B 3.1.16
15 OCCUPANT LOAD: BASEMENT (F3): 706.2 M2 / 46 = 16 PERSONS GROUND FLOOR (C): 16 PERSONS SECOND FLOOR (C): 18 PERSONS THIRD FLOOR (C): 18 PERSONS TOTAL = 68 PERSONS	B 3.8
16 BARRIER FREE DESIGN: YES	B 3.3.1.2 & B 3.3.1.19
17 HAZARDOUS SUBSTANCES: NO	B 3.2.2.42 & B 3.2.1.4
18 REQUIRED FIRE-RESISTANCE RATINGS: GROUND FLOOR ASSEMBLY FRR = 1.5 HRS. FLOOR ASSEMBLIES FRR = 1.0 HR. ROOF ASSEMBLIES FRR = 1.0 HR. MEZZANINE ASSEMBLIES FRR = 1.0 HR. FLOOR SUPPORTING MEMBERS FRR = 1.0 HR. ROOF SUPPORTING MEMBERS FRR = 1.0 HR. MEZZANINE SUPPORTING MEMBERS FRR = 1.0 HR.	

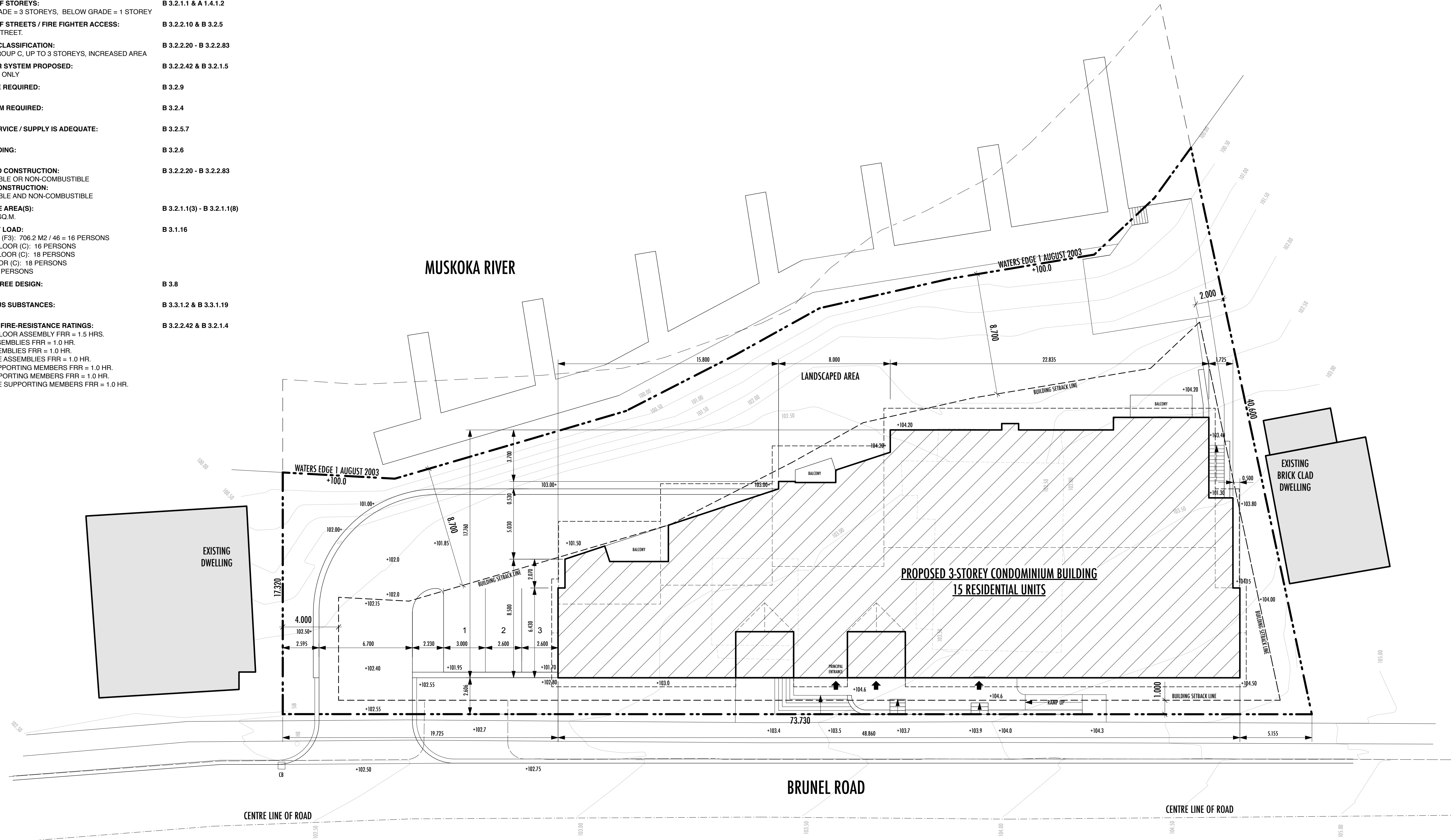
NOTE:
INFORMATION ON THIS SITE PLAN IS TAKEN FROM:
TOPOGRAPHIC SURVEY OF XXXXXXXX

FOR ADDITIONAL SITE DATA, LANDSCAPING, GRADING, PARKING, AND CIRCULATION INFORMATION REFER TO THE LANDSCAPING AND SITE PLAN DRAWINGS PREPARED BY DEARDON AND STANTON LIMITED AND WAYNE SIMPSON AND ASSOCIATES.



Key Plan

Issue	Date	Description	By
01	MAR 01/10	DRAFT SITE PLAN APPROVAL	KL
02	NOV 01/11	SITE PLAN APPROVAL - REVISED	KL
03	APR 14/21	OWNER REVIEW	JM



BUILDING AREA DATA

Floor Level	No. Residential Units							G.F.A. (sq.m.)		
	Unit Type	Bedrooms	1 Bed	1 Bed+Den	1 Bed	2 Bed	2 Bed		3 Bed	3 Bed+Den
U/G Parking Level 1									0	0.00
Ground Floor Level			0	1	1	1	1	1	0	715.93
Second Floor Level			0	1	1	2	0	1	0	715.93
Third Floor Level			1	1	1	0	0	1	1	715.93
Total			1	3	3	3	1	3	1	2,147.79

SITE DATA

ZONING:	?	NO. RESIDENTIAL UNITS:	15
LOT AREA:	0.185 ha (1,849.21 m ²)	RESIDENTIAL DENSITY:	81 UNITS/HECTARE
COVERAGE:	735.12 SQ.M. = 39.8%	PARKING REQUIRED:	1.25 SPACES X 15 UNITS: 19 SPACES (DWELLERS) 0.25 SPACES X 15 UNITS: 4 SPACES (VISITORS) TOTAL REQUIRED: 23 SPACES
GROSS FLOOR AREA:	2,147.79 SQ.M. = 1.16 (F.A.R.)	PARKING PROVIDED:	BELOW GRADE: 20 SPACES (INCL. 4 @ 3M) EXTERIOR: 3 SPACES (INCL. 1 @ 3M) TOTAL PROVIDED: 23 SPACES
LOT FRONTAGE:	73.73 M	LOADING SPACES PROVIDED:	N/A
BUILDING SETBACKS:			
FRONT YARD:	8.7 M		
REAR YARD:	2.60 M		
SIDE YARD (North):	19.7 M		
SIDE YARD (South):	2.0 M		
LANDSCAPED AREA:	867.95 SQ.M. = 46.9%		
PAVED AREA:	246.14 SQ.M. = 13.3%		

ARCHITECT'S INSTRUCTIONS:

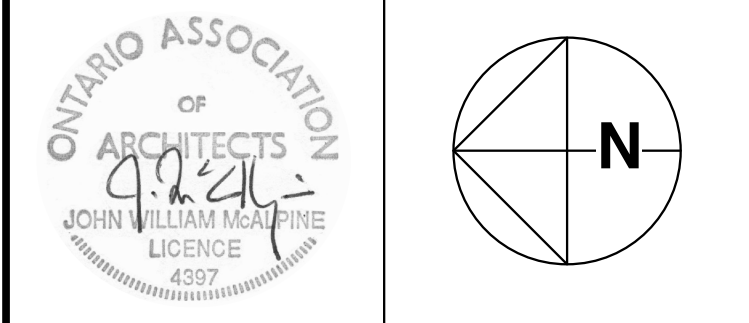
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SITE PLAN APPROVAL

Issued for:	APRIL 14, 2021	Scale:	1 : 100
Issue date:	1003	Drawn by:	K.L.
Project no.:		Checked by:	J.M.

32 BRUNEL ROAD
Condominium Development
32 Brunel Road, Huntsville, Ontario

OWNER: Glenn Smith and Ed Wiebe

Architectural Site Plan Building Data

Drawing Title: **A001**