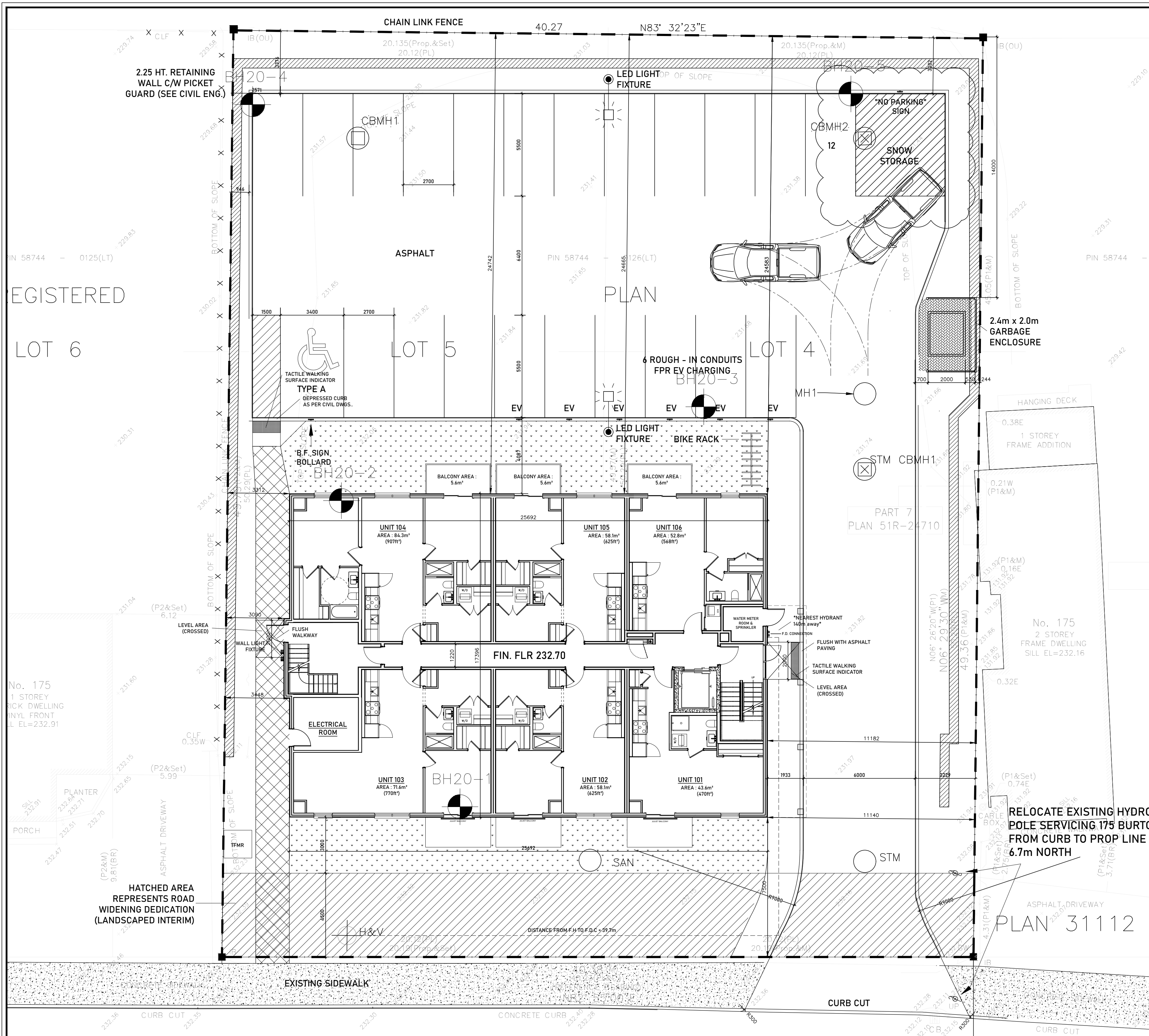




Ontario Building Code Data Matrix Part 3				Building Code Reference
3.01	Project Type:	☒ New ☐ Change of use ☐ Addition ☐ Addition and renovation ☐ Revocation		[A]1.1.2.
3.02	Major Occupancy Classification:	GROUP C RESIDENTIAL		3.1.2.1.(1)
3.03	Superimposed Major Occupancies:	☒ No ☐ Yes ☐ N/A		3.2.2.7
3.04	Building Area (m ²):	Description:	Existing New Total	[A]1.4.1.2.
3.05	Gross Area (m ²):	Description:	Existing New Total	[A]1.4.1.2.
3.06	Mezzanine Area (m ²):	Description:	Existing New Total	3.2.1.1.
3.07	Building Height:	5 Storeys above grade 0 Storeys below grade	16 (m) Above grade	[A]1.4.1.2. & 3.2.1.
3.08	High Building:	☒ No ☐ Yes		3.2.8.
3.09	Number of Storeys/Firefighter Access:	1 Street(s)		3.2.2.10. & 3.2.5.
3.10	Building Classification:	3.2.2.43A Group/Division GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.20. - .83.
3.11	Sprinkler System:	☒ Required ☐ Not Required		3.2.1.5. & 3.2.2.17.
3.12	Standpipe System:	☒ Required ☐ Not Required		3.2.9.
3.13	Fire Alarm System:	☒ Required ☐ Not Required		3.2.4.
3.14	Water Service/Supply is Adequate:	☐ No ☒ Yes		3.2.2.20. - .83. & 3.2.1.4.
3.15	Construction Type:	☒ Combustible permitted ☐ Non-Combustible permitted ☒ Heavy Timber Construction: ☒ No ☐ Yes		3.2.2.20. - .83. & 3.2.1.4.
3.16	Importance Category:	☐ Low ☒ Normal ☐ High ☐ Post-Disaster ☐ Low Human Occupancy ☐ Minor Storage Building ☐ Explosive or Hazardous Substances ☐ Post-Disaster Shelter		4.1.2.1.(3) & 14.1.2.1.B.
3.17	Seismic Hazard Index:	(IE Fa Sa (0.2)) Seismic Design required for Table 4.1.8.18. Items 6 to 21: (IE Fa Sa (0.2)) ≥ 0.35 or Post-Disaster ☐ No ☒ Yes		4.1.2.1.(3) & 4.1.8.18.(2).
3.18	Occupant Load:	Floor Level/Area	Occupancy Type Based On	Occupant Load (persons)
3.19	Barrier-free Design:	☐ No ☒ Yes		3.8.
3.20	Hazardous Substances:	☒ No ☐ Yes		3.3.1.2. & 3.3.1.19.
3.21	Required Fire Resistance Ratings:	Horizontal Assembly	Rating (H)	Supporting Assembly (H)
3.22	Spatial Separation:	WALL	EBF Area (m ²)	L.D. (m)
3.23	Plumbing Fixture Requirements:	MINIMUM PER SUITE: 1 KITCHEN SINK, 1 LAVATORY, 1 WATER CLOSET, 1 BATH/TUB OR SHOWER STALL		3.7.4.
3.24	Energy Efficiency:	Category: ☒ SB-10 Prescriptive (Div.3) ☐ SB-10 Performance (Div.3)		12.2.1.

KEY PLAN
NTS

MU2		
	REQUIRED BY BY-LAW (REZONING - MU2)	PROPOSED
LOT AREA (min.)	- m ²	1,998.94 m ²
LESS WIDENING	181.7 m ²	181.74 m ²
LOT FRONTAGE (min.)	- m	40.38 m
FRONT YARD (min.)	3m	3.00 m
WEST INTERIOR SIDE YARD	3.0 m	3.0 m
EAST EXTERIOR SIDE YARD	3.0 m	11.1 m
REAR YARD (min.)	7 m	24.5 m
NUMBER OF UNITS	-	24
GROUND FLOOR AREA	-	448 m ²
GROSS FLOOR AREA	-	1792 m ²
COMMERCIAL AREA	0%	0 m ²
DWELLING UNIT AREA (min.)	35m ² + 10m ² /bedroom	One Bedroom: 43.6m ² Two Bedroom: 84.3m ²
LOT COVERAGE (max.)	-%	22.4%
LANDSCAPING (min.)	35%	36% (737m ²)
G.F.A. (max.)	-%	2360 m ² - 118%
AMENITY AREA (min.)	12m ² /unit (288m ²)	Balcony (67.2 m ²) + Roof Terrace (220.8m ²) = 288 m ²
BUILDING HEIGHT (min.)	7.5-25.5 m	16.3 m
FIRST FLOOR HEIGHT	4.5m	2.7m *
PARKING (min.)	1 space/unit = 24 spaces	22 spaces *
DRIVE AISLE WIDTH (min.)	6.4 m	6.4 m
BARRIER FREE (min.)	1 Type A @ 3.4mx5.5m	1 Type A @ 3.4mx5.5m
LANDSCAPED BUFFER STRIP	3 m landscaped buffer side and rear lot line	3 m landscaped buffer side and rear lot line
PARKING AREA COVERAGE	35%	40.75% *
DENSITY (max.)	-	120 units/hectare
VARIANCE REQUIRED = *		

CLIENT: MARIA ROZENTS, 343 SUGAR MAPLE LN, RICHMOND HILL, ON, L4C4C3, 4167100494, mrozents@gmail.com

PROJECT: 181 BURTON, RESIDENTIAL FOUR STORY 24 UNIT APARTMENT BUILDING

PROJECT INFORMATION: PROJECT No: 194060, DRAWN BY: JB AF, CHECKED BY: SM, DATE: JUN222023, SCALE: AS NOTED

DRAWING: SITE PLAN

DRAWING No: A100

SITE PLAN
SCALE= 1:100

NO PARKING SIGN

FLOOR PLAN

WEST FRONT ELEVATION

SOUTH SIDE ELEVATION (STREET)

REAR ELEVATION

GARBAGE BIN ENCLOSURE AS-BUILT

D1 A100 1:75

LIGHTPOLE BASE DTL

SCALE 1:30