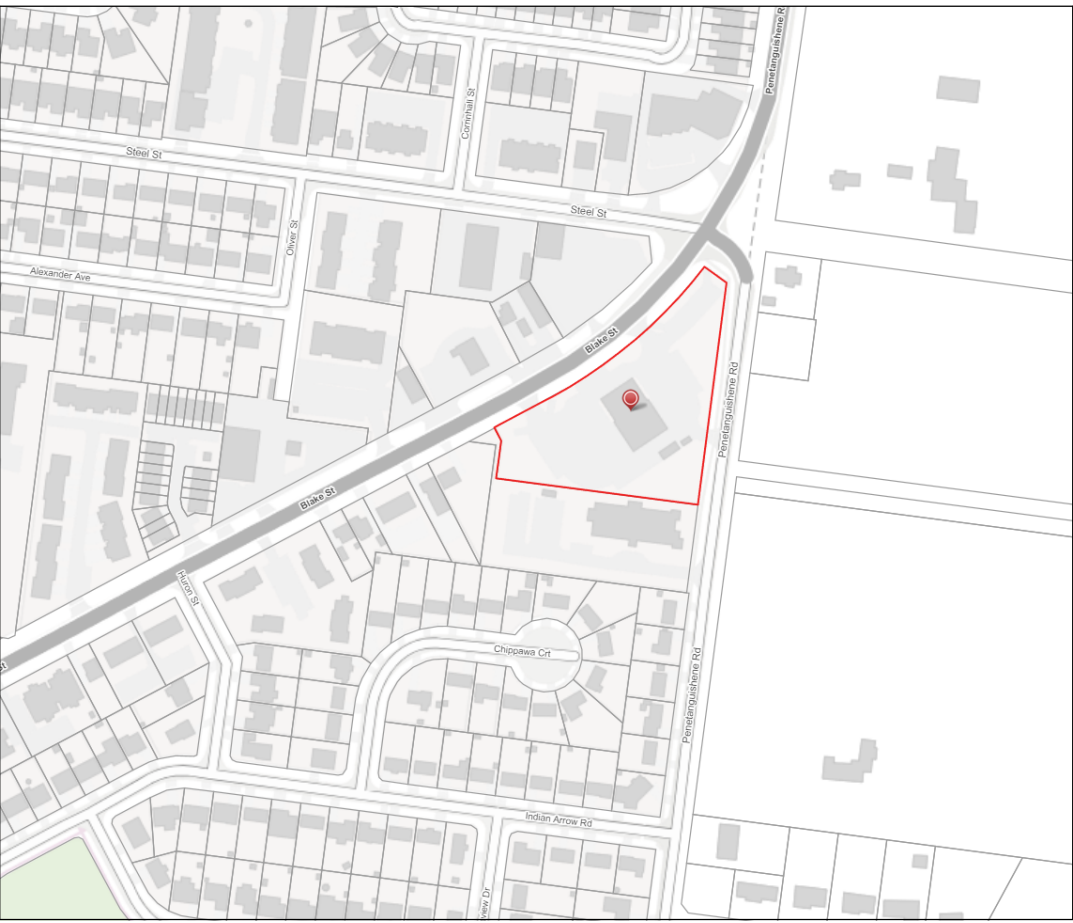
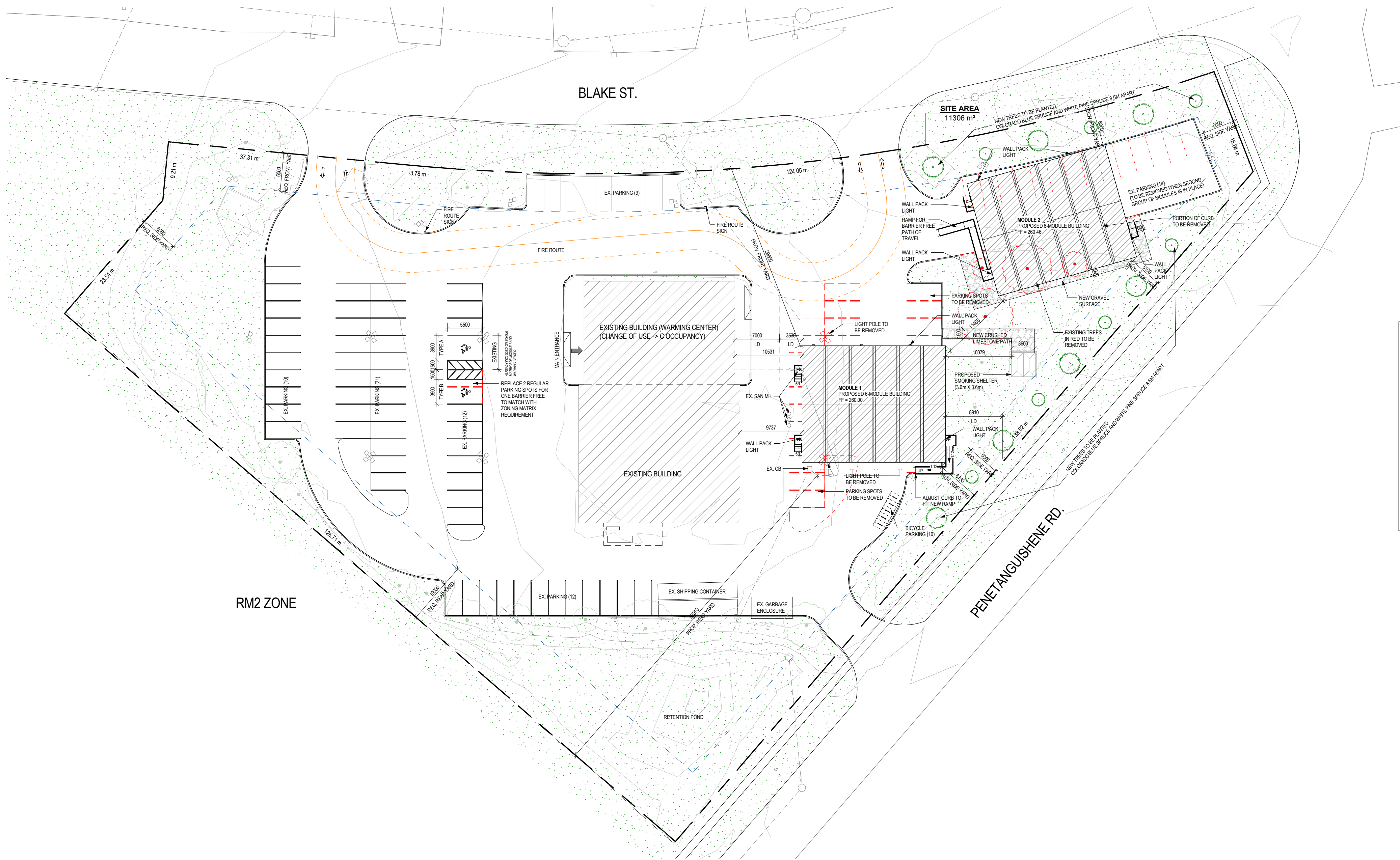




KEY PLAN
N.T.S.

ZONE C4		
SITE STATISTICS	REQUIRED	PROPOSED
MIN LOT FRONTAGE	15m	165m
LOT AREA (MIN.)	450m²	11,306m²
LOT COVERAGE (MAX.)	50%	16% (including all 3 buildings)
FRONT YARD (MIN.)	6m (Blake St.)	6m (Module 2)
INT. SIDE YARD (MIN.)	6m (adjoining RM2 zone)	58.10m (Warming Center)
EXT. SIDE YARD (MIN.)	5m (Penetanguishene Rd.)	5.10m (Module 2)
REAR YARD (MIN.)	10m (adjoining RM2 zone)	58m (Module 1)
BUILDING HEIGHT	9m	3.3m

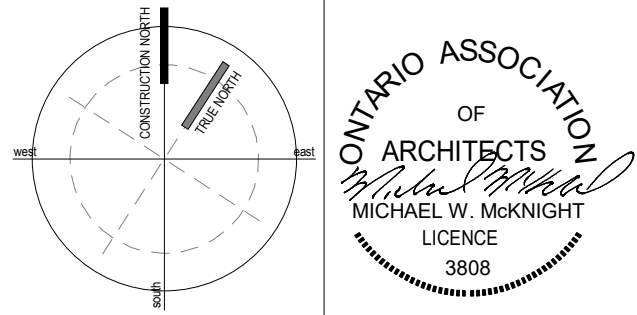
PARKING		
PARKING STALLS	REQUIRED	PROPOSED
PARKING STALLS SOCIAL SERVICE FACILITY	1 space for every 30m² = 36	64 (existing)
PARKING STALLS SIZE	2.7m x 5.5m Drive aisle 6.4m	2.7m x 5.5m Drive aisle 6.4m
BF PARKING STALLS	1x Type A 1x Type B (26 to 50 spaces required)	1x Type A 1x Type B
BF PARKING STALLS SIZE	Type A: 3.4m x 5.5m Type B: 3.1m x 5.5m Aisle: 1.5m	Type A: 3.9m x 5.5m Type B: 3.9m x 5.5m Aisle: 1.5m
BIKE PARKING	N/A	10

1 SITE PLAN
A1.1 1 : 400

R8	Re-issued for Site Plan Exemption	2024 12 17
R7	Re-issued for Building Permit Exemption	2024 12 04
R6	Re-issued for Site Plan Exemption	2024 11 29
R5	Issued for Coordination	2024 11 25
R4	Issued for Building Permit	2024 11 18
R3	Issued for Coordination	2024 11 11
R2	Issued for Coordination	2024 11 06
R1	Issued for Coordination	2024 10 31

ISSUES/REVISIONS

ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. LATEST APPROVED STAMPED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.



48 ALLIANCE BLVD., UNIT 110
BARRIE, ONTARIO L4M 5K3
T 705 722 6739
WWW.MCLARCHITECTS.CA

DRAWING TITLE:
SITE PLAN

PROJECT NAME:
SIMCOE COUNTY RAPID
RE-HOUSING
445 Blake St.
Barrie, ON

DATE:	December 17, 2024	PROJECT #	25-029	SHEET #	A1.1
DRAWN BY:	LR				
SCALE:	As indicated				

NAME OF PRACTICE:							MODULE 1			
McKnight Charron Limited Architects 48 Alliance Blvd. Unit 110, Barrie, Ontario Tel: (705) 722-6739										
NAME OF PROJECT:										
Simcoe County - SRRP Housing										
PROJECT LOCATION:										
445 Blake St. Barrie, Ontario										
ITEM	ONTARIO'S 2012 BUILDING CODE DATA MATRIX PARTS 3 AND 9						OBC REFERENCE			
REFERENCES ARE TO DIVISION B UNLESS NOTED. [A] FOR DIVISION A OR [C] FOR DIVISION C.										
1	PROJECT DESCRIPTION:			☐ NEW ☐ ADDITION ☐ ALTERATION	☐ CHANGE OF USE 11.1 TO 11.4	☐ PART 11 11.1 TO 11.4	☐ PART 3 1.1.2.[A]	☐ PART 9 1.1.2.[A] & 9.10.1.3		
2	MAJOR OCCUPANCY(S): GROUP C - RESIDENTIAL								9.10.2.	
3	BUILDING AREA (m²):		EXISTING:	NEW:	408	TOTAL:	408		1.4.1.2.[A]	
4	GROSS FLOOR AREA (m²):		EXISTING:	NEW:	408	TOTAL:	408		1.4.1.2.[A]	
5	NUMBER OF STOREYS ABOVE GRADE:		ABOVE GRADE: 1	BELOW GRADE: 0						
6	NUMBER OF STREETS / FIRE FIGHTER ACCESS: 2						9.10.20.			
7	BUILDING CLASSIFICATION:						GROUP & DIVISION: 3.2.2.47. GROUP C			
8	SPRINKLER SYSTEM PROPOSED:						☐ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ BASEMENT ONLY ☐ IN LIEU OF ROOF RATING ☒ NOT REQUIRED			
							INDEX INDEX			
9	STANDPIPE SYSTEM REQUIRED:						☐ YES ☒ NO	N/A		
10	FIRE ALARM REQUIRED:						☒ YES ☐ NO	9.10.18.		
11	WATER SERVICE/SUPPLY IS ADEQUATE:						☒ YES ☐ NO	N/A		
12	HIGH BUILDING:						☐ YES ☒ NO	N/A		
13	PERMITTED CONSTRUCTION:						☐ COMBUSTIBLE ☒ NON-COMBUSTIBLE ☐ BOTH	9.10.6.		
14	MEZZANINE(S) AREA (sq. m.):						EXISTING: NEW: TOTAL: N/A MEZZANINE 10% OR LESS ENCLOSED (AREA, m²) <= 40% UNENCLOSED (AREA, m²)	9.10.4.1.		
15	OCCUPANT LOAD BASED ON:						☐ sq. m./PERSON ☒ DESIGN OF BUILDING	9.9.1.3.		
	1ST FLOOR:		OCCUPANCY: C		PERSONS: 16					
16	BARRIER-FREE DESIGN:						☐ YES ☒ NO (EXPLAIN): RELOCATION OF EXISTING	9.5.2.		
17	HAZARDOUS SUBSTANCES:						☐ YES ☒ NO	9.10.1.3.(4)		
18	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES FRR (HOURS)			LISTED DESIGN No. OR DESCRIPTION (SG-2)			9.10.8.		
FLOORS 0 HOURS						9.10.9.				
ROOF 0 HOURS										
MEZZANINE N/A HOURS										
FRR OF SUPPORTING MEMBERS			LISTED DESIGN No. OR DESCRIPTION (SG-2)							
FLOORS 0 HOURS										
ROOF 0 HOURS										
MEZZANINE N/A HOURS										
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS:						9.10.14.			
	WALL	AREA OF EBF (m²)	L.D. (m)	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	TYPE OF CONSTRUCTION REQUIRED	TYPE OF CLADDING REQUIRED	
	NORTH	60	29.8m	100%	11.6%	45min.	EXISTING NONCOMBUSTIBLE CLADDING (SEE ATTACHED SPEC FOR COMPLIANCE FORM FRR)	Comb. or Noncomb.	Comb. or Noncomb.	
	SOUTH	60	6.75m	71%	10%	45min.		Comb. or Noncomb.	Comb. or Noncomb.	
	EAST	50	8.91m	70%	11.4%	45min.		Comb. or Noncomb.	Comb. or Noncomb.	
	WEST	50	3.83m	23%	19.2%	1h		Comb. or Noncomb.	Noncomb.	

NAME OF PRACTICE: McKnight Charron Limited Architects 48 Alliance Blvd. Unit 110, Barrie, Ontario Tel: (705) 722-6739							MODULE 2		
PROJECT NAME: Simcoe County - SRRP Housing									
PROJECT LOCATION: 445 Blake St. Barrie, Ontario									
ITEM	ONTARIO'S 2012 BUILDING CODE DATA MATRIX PARTS 3 AND 9					OBC REFERENCE			
						REFERENCES ARE TO DIVISION B UNLESS NOTED [A] FOR DIVISION A OR [C] FOR DIVISION C.			
1	PROJECT DESCRIPTION:		☒ NEW ☐ ADDITION ☐ ALTERATION	☐ CHANGE OF USE	☐ PART 11 11.1 TO 11.4	☐ PART 3	1.1.2.[A]		
2	MAJOR OCCUPANCY(S): GROUP C - RESIDENTIAL						1.1.2.[A] & 9.10.1.3.		
3	BUILDING AREA (m ²):	EXISTING:	NEW:	408	TOTAL:	408	1.4.1.2.[A]		
4	GROSS FLOOR AREA (m ²):	EXISTING:	NEW:	408	TOTAL:	408	1.4.1.2.[A]		
5	NUMBER OF STOREYS ABOVE GRADE:		ABOVE GRADE: 1		BELOW GRADE: 0		1.4.1.2.[A]&9.10.4.		
6	NUMBER OF STREETS / FIRE FIGHTER ACCESS: 2							9.10.20.	
7	BUILDING CLASSIFICATION:		GROUP & DIVISION: 3.2.2.47. GROUP C					9.10.2.	
8	SPRINKLER SYSTEM PROPOSED:		☐ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ BASEMENT ONLY ☐ IN LIEU OF ROOF RATING ☒ NOT REQUIRED					9.10.8.2.	
9	STANDPIPE SYSTEM REQUIRED:		☐ YES ☒ NO					N/A	
10	FIRE ALARM REQUIRED:		☒ YES ☐ NO					9.10.18.	
11	WATER SERVICE/SUPPLY IS ADEQUATE:		☒ YES ☐ NO					N/A	
12	HIGH BUILDING:		☐ YES ☒ NO					N/A	
13	PERMITTED CONSTRUCTION:		☐ COMBUSTIBLE	☐ NON-COMBUSTIBLE		☒ BOTH	9.10.6.		
14	ACTUAL CONSTRUCTION:		☒ COMBUSTIBLE	☐ NON-COMBUSTIBLE		☐ BOTH	9.10.4.1.		
15	MEZZANINE(S) AREA (sq.m.):		EXISTING:		NEW:		9.10.4.1.		
16	MEZZANINE 10% OR LESS ENCLOSED (AREA, m ²):		<= 40%		UNENCLOSED (AREA, m ²):		N/A		
17	OCCUPANT LOAD BASED ON:		☐ sq.m./PERSON		☒ DESIGN OF BUILDING		9.8.1.3.		
18	1ST FLOOR:		OCCUPANCY: c		PERSONS: 15		9.8.1.3.		
19	BARRIER-FREE DESIGN:		☐ YES ☒ NO (EXPLAIN): RELOCATION OF EXISTING					9.5.2.	
20	HAZARDOUS SUBSTANCES:		☐ YES ☒ NO					9.10.1.3.(4)	
21	REQUIRED FIRE RESISTANCE RATING (FRR)		HORIZONTAL ASSEMBLIES		LISTED DESIGN No. OR DESCRIPTION (SG-2)		9.10.8.		
22			FLOORS 0 HOURS				9.10.9.		
23			ROOF 0 HOURS						
24			MEZZANINE N/A HOURS						
25			FRR OF SUPPORTING MEMBERS		LISTED DESIGN No. OR DESCRIPTION (SG-2)				
26			FLOORS 0 HOURS						
27			ROOF 0 HOURS						
28			MEZZANINE N/A HOURS						
29	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS:							9.10.14.	
	WALL	AREA OF EBF (m ²)	L.D. (m.)	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	TYPE OF CONSTRUCTION REQUIRED	TYPE OF CLADDING REQUIRED
	NORTH	60	6m	52%	11.6%	45min.	EXISTING NONCOMBUSTIBLE CLADDING SEE ATTACHED SPECS FOR COMPLIANT COMPONENT FRR	Comb. or Noncomb.	Comb. or Noncomb.
	SOUTH	60	5.1m	39%	10%	45min.		Comb. or Noncomb.	Comb. or Noncomb.
	EAST	50	20.1	100%	11.4%	45min.		Comb. or Noncomb.	Comb. or Noncomb.
	WEST	50	5.1m	143%	19.2%	45min.		Comb. or Noncomb.	Noncomb.

Name of Practice: McKnight Chiaro Limited Architects 48 Alliance Blvd. Unit 110, Barrie, Ontario Tel: (705) 722-6739				WARDEN CENTER		
Name of Project: Simcoe County – SRRP Housing						
Location: 445 Blake St. Barrie, Ontario						
Date:						
Ontario Building Code Data Matrix Part 11 – Renovation of Existing Building					Building Code Reference	
11.00	Building Code Version:	<u>O_Reg_332/12</u>	Last Amendment	<u>O_Reg_191/14</u>		
11.01	Project Type:	☐ Addition ☐ Renovation ☐ Addition and renovation ☒ Change of use Description: <u>Part of existing showroom to be used as a warning center</u>			[A] 1.1.2.	
11.02	Major Occupancy Classification:	Occupancy <u>C</u> Use <u>Residential occupancies</u> _____ _____ _____				3.1.2.1.(1)
11.03	Superimposed Major Occupancies:	☒ No ☐ Yes Description: _____			3.2.2.7.	
11.04	Building Area (m ²)	Description: _____ Existing _____ New _____ Total _____ <u>Warning Center</u> <u>122</u> <u>0</u> <u>122</u> <u>Service Area</u> <u>127</u> <u>0</u> <u>127</u> _____ <u>0</u> <u>0</u> <u>0</u> _____ <u>0</u> <u>0</u> <u>0</u> _____ Total <u>249</u> (m) <u>249</u>				[A] 1.4.1.2.
<i>Insert additional lines as needed</i>						
11.05	Building Height	<u>1</u> Storeys above grade <u>7.2</u> (m) Above grade <u>0</u> Storeys below grade			[A] 1.4.1.2 & 3.2.1.1.	
11.06	Number of Streets/Firefighter access	<u>1</u> street(s)			3.2.2.10. & 3.2.5.	
11.07	Building Size	☒ Small ☐ Medium ☐ Large ☐ > Large			T.11.2.1.1.B-N.	

11.14	Compensating Construction:	☒ No ☐ Yes _____ Structural: ☒ No ☐ Yes <u>(Describe)</u> _____ Increase in occupant load: ☒ No ☐ Yes <u>(Describe)</u> _____ Change of major occupancy: ☒ No ☐ Yes <u>(Describe)</u> _____ Plumbing: ☒ No ☐ Yes <u>(Describe)</u> _____ Sewage systems: ☒ No ☐ Yes <u>(Describe)</u> _____ Extension of combustible construction: ☒ No ☐ Yes <u>(Describe)</u> _____	11.4.3.1, 11.4.3.2, 11.4.3.3, 11.4.3.4, 11.4.3.5, 11.4.3.6, 11.4.3.7.
11.15	Compliance Alternatives Proposed:	☒ No ☐ Yes <u>(list numbers and describe)</u> _____ <u>(list numbers and describe)</u> _____ <u>(list numbers and describe)</u> _____	11.5.1.
11.16	Notes:	_____ _____ _____ _____ Insert additional lines as needed	11.5.1.

¹ All references are to Division B of the OBC unless preceded by [A] for Division A and [C] for Division C.

11.17	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS:						3.2.3.		
	WALL	AREA OF EBF (m²)	L.D. (m.)	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	TYPE OF CONSTRUCTION REQUIRED	TYPE OF CLADDING REQUIRED
NORTH	209	16.9m	98%	66%	45min.		Comb. or Noncomb.	Comb. or Noncomb.	
SOUTH	N/A	N/A	N/A	N/A	N/A		N/A		
EAST	125	7m	34.5%	33%	45min.		Comb. or Noncomb.	Noncomb.	
WEST	118	66m	100%	60%	45min.		Comb. or Noncomb.	Comb. or Noncomb.	

COMPONENTS OF EXISTING WALLS

Ontario Building Code Data Matrix, Part 11

Ontario Building Code Data Matrix, Part 11

11.08	Existing Building Classification:	Change in Major Occupancy: ☒ Yes ☐ Not Applicable (no change of major occupancy)	T 11.2.1.
		Construction Index: _____ 3 _____ Hazard Index: _____ 3 _____ Importance Category : ☐ Low ☒ Normal ☐ High ☐ Post-disaster	T 11.2.1.1A T 11.2.1.1B to N 4.2.1.(3), 5.2.2.1.(2)
11.09	Renovation type:	☒ Basic Renovation ☐ Extensive Renovation	11.3.3.1, 11.3.3.2
11.10	Occupant Load	Floor Level/Area Occupancy Type Based On Occupant Load (Persons) Main floor C Design 24 0 0 0 Insert additional lines as needed	3.1.7.
11.11	Plumbing Fixture Requirements	Ratio: _____ M/F = 1/1 Except as otherwise noted	3.7.4.
		Floor Level/Area Occupant Load QBC Reference Fixtures Required Fixtures Provided Main floor 24 3.7.4.6 2 per sex 4 0 0 0 0 0 0 0 0 0 Insert additional lines as needed	
11.12	Barrier-free Design:	X Yes Explanation existing conditions to remain ☐ No	11.3.3.2(2)
11.13	Reduction in Performance Level:	Structural: ☒ No ☐ Yes By Increase in occupant load: ☒ No ☐ Yes By change of major occupancy: ☒ No ☐ Yes Plumbing: ☒ No ☐ Yes Sewage-systems: ☒ No ☐ Yes Extension of combustible construction. ☒ No ☐ Yes	11.4.2.1. 11.4.2.2. 11.4.2.3. 11.4.2.4. 11.4.2.5. 11.4.2.6.

R8	Re-issued for Site Plan Exemption	2024 12 17

ISSUES/REVISIONS

ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. LATEST APPROVED STAMPED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.



MCLARCHITECTS
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DRAWING TITLE:
OBC MATRIX

PROJECT NAME:
SIMCOE COUNTY RAPID
RE-HOUSING
445 Blake St.
Barrie, ON

DATE: December 17, 2024	PROJECT #	SHEET #
DRAWN BY: LR	25-029	A1.2
SCALE:		

