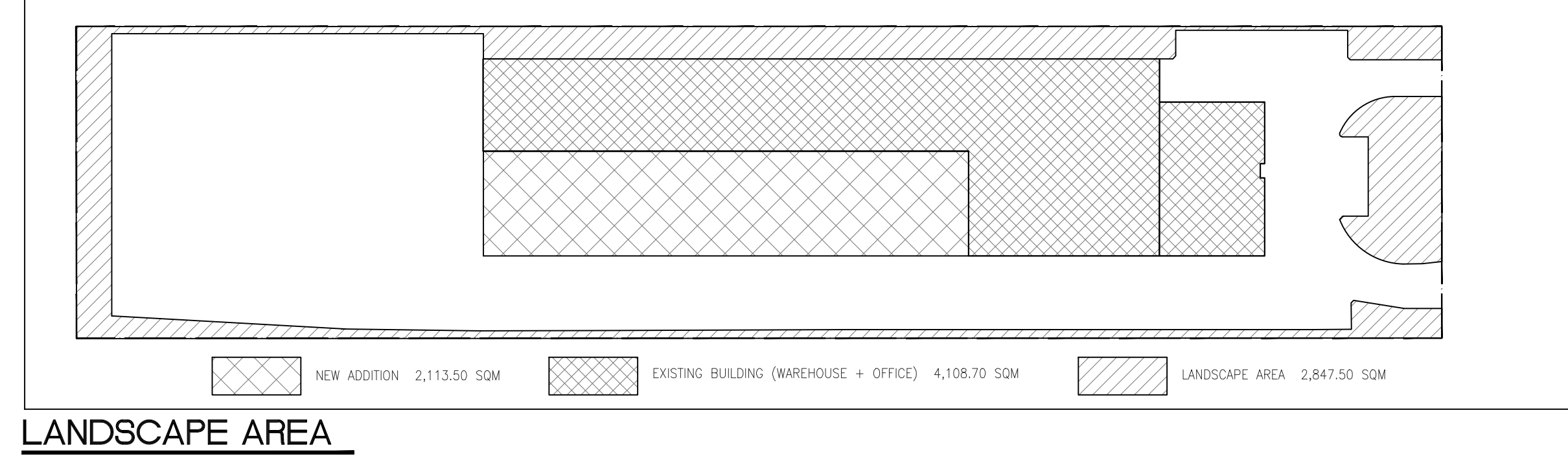


1 SITE PLAN
A101 SCALE: 1:400

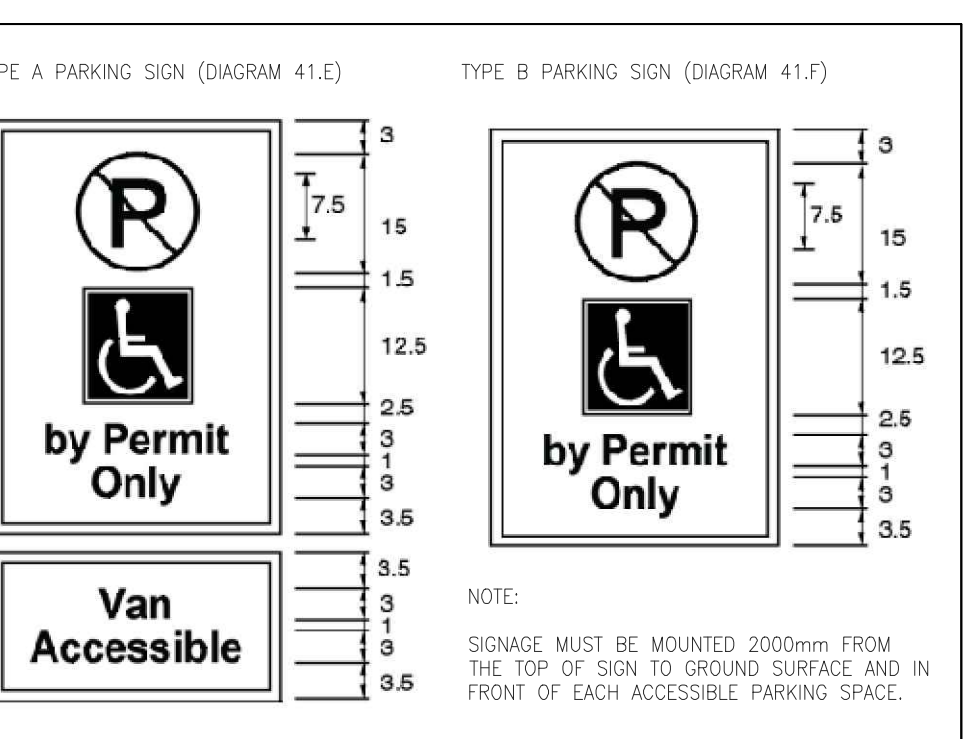
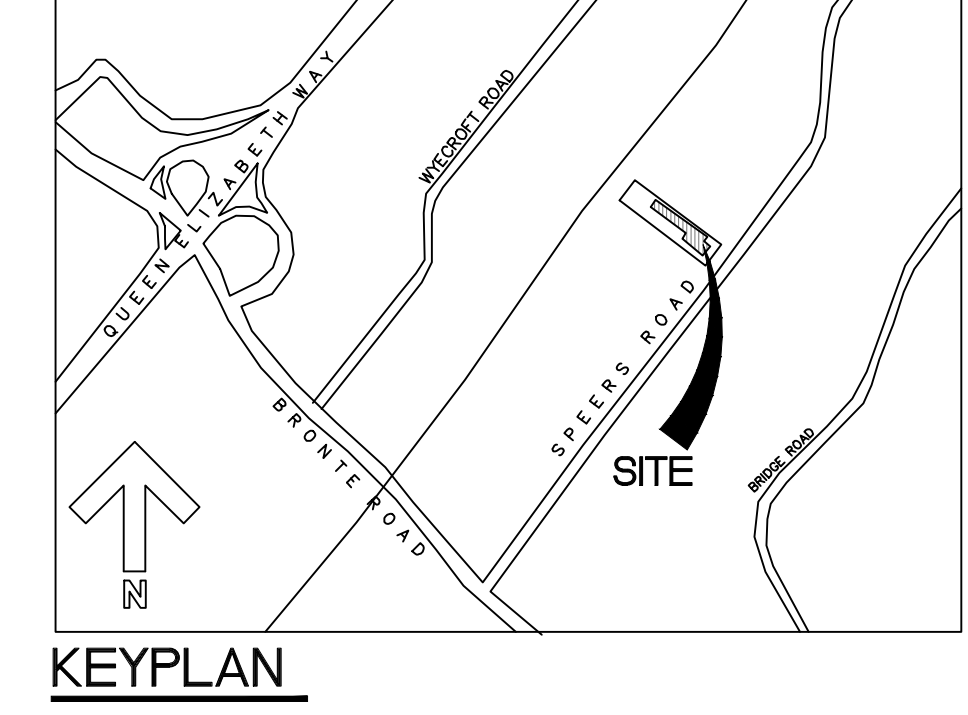
Ontario Building Code Data Matrix Part 3				Building Code Reference		
3.00	Building Code Version	0. Reg. 332/12	Last Amendment	0. Reg. 191/14		
3.01	Project Type:	<input type="checkbox"/> New	<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Renovation	[A] 1.1.2.	
3.02	Major Occupancy Classification:	Occupancy Group F Div. 3	Use	Manufacturing	3.1.2.1.(1)	
3.03	Superimposed Major Occupancies	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes		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	1. Storeys Above Grade	10.973 (m)	Above Grade		[A] 4.1.2. & 3.2.1.1.
3.08	High Building	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes		3.2.6.	
3.09	Number of Storeys/Firefighter Access	2. Street(s)			3.2.2.10. & 3.2.5.	
3.10	Building Classification	3.2.2.82.	Group/Division	Group F Division 3	3.2.2.20. & 3.2.1.4.	
3.11	Sprinkler System	<input type="checkbox"/> Required	<input checked="" type="checkbox"/> Not Required		3.2.1.5. & 3.2.2.17.	
3.12	Standpipe System	<input type="checkbox"/> Required	<input checked="" type="checkbox"/> Not Required		3.2.9.	
3.13	Fire Alarm System	<input type="checkbox"/> Required	<input checked="" type="checkbox"/> Not Required		3.2.4.	
3.14	Water Service / Supply is Adequate	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes			
3.15	Construction Type	Restriction	<input type="checkbox"/> Combustible Permitted	<input checked="" type="checkbox"/> Non-Combustible Required	3.2.2.20. & 3.2.1.4.	
3.16	Importance Category	<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Low Human occupancy	<input type="checkbox"/> Post Disaster Shelter	4.1.2.1.(3) & 14.1.2.1.B	
3.17	Seismic Hazard Index:	(M Fa Sa (0.2)) = 0			4.1.2.1.(3) & 4.1.8.18.(2)	

OBC MATRIX
SCALE: NTS

BUILDING CLASSIFICATIONS		REFERENCE DRAWINGS						
OCCUPANCY: INDUSTRIAL OBC GROUP F DIVISION 3 SECTION 3.2.2.82 ONE STOREY BUILDING, NONSPRINKLERED NONCOMBUSTIBLE CONSTRUCTION		INFORMATION ON THIS DRAWING TAKEN PARTIALLY FROM PLAN OF SURVEYS AS PROVIDED BY FRED G. CUNNINGHAM INC. O.L.S., SHOWING LOCATION OF BUILDING ADDITION ONE: PART OF LOT 28, CONCESSION 3 SOUTH OF DUNDAS STREET (TRAFALGAR)						
SITE DEVELOPMENT		BUILDING USE						
MUNICIPAL ADDRESS: 2285 SPEERS ROAD ZONING: ZONING - E3		EX. ONE STOREY PLANT AND OFFICE WITH PROPOSED ADDITION TO PLANT AND A NEW OFFICE MEZZANINE						
METRIC SQ.M. 17,724.00 IMPERIAL SQ.FT. 190,779.55 (4.38 ACRES) (1.7724 HECTARES)		NOTES: 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. 2. FIRE ROUTES TO BE MINIMUM 6.0M WIDE WITH A CENTRELINE TURNING RADIUS OF 12.0M MINIMUM.						
GROUND FL. OFFICE 671.70 NEW MEZZANINE 229.70 PLANT 3,436.40 NEW ADDITION 2,113.50 TOTAL GFA 6,451.30 TOTAL FOOTPRINT 6,221.60 LOT COVERAGE 35.10%		CAR PARKING: 1 SP/100 SQ.M. (6,451.30/100) = 65 PARKING SPACES PROVIDED (including 3 handicap parkings) = 57 + 10 (NEW) TYPICAL PARKING SPACE 2.70 X 6.00 BARRIER-FREE PARKING (4% OF THE TOTAL NUMBER OF PARKING SPACES) TYPE A = 3.65 X 5.70 TYPE B = 2.70 X 5.70						
LANDSCAPED AREA 2,847.50sqm = 16% OF SITE AREA		BICYCLE PARKING: 1 SP/100 SQ.M. (6,451.30/100) = 65 BICYCLE SPACES PROVIDED 2 + 0.25 X 6.45 = 1.6125 OR 2 4 BICYCLE SLOTS						
3.18	Occupant Load	Floor Level/Area (m ²)	Occupancy Type	Based On	Occupant Load (Persons)	3.1.17		
3.19	Barrier Free Design	<input checked="" type="checkbox"/> Yes				3.8		
3.20	Hazardous Substances	<input checked="" type="checkbox"/> No				3.3.1.2. & 3.3.1.19.		
3.21	Required Fire Resistance Ratings	Horizontal Assembly	Roofing	Supporting Assembly (U)	Noncombustible	3.2.2.20-83 & 3.2.1.4.		
3.22	Spatial Separation	Wall	EBF (m)	L/H (m)	Required	Construction Type	Crossing Type	3.2.3
3.23	Plumbing Fixture Requirements	Ratio:	Male	Female	= 50/50 Except as noted otherwise	3.2.2.20-83 & 3.2.1.4.	3.7.4	
3.24	Energy Efficiency	Compliance Path	5B-10					



AERIAL PHOTO



ACCESSIBILITY PARKING SIGNS
(REFERENCE: OAKVILLE UNIVERSAL DESIGN STANDARDS v2.1)

M&G STEEL LIMITED
2285 SPEERS ROAD
OAKVILLE, ON, CANADA
L6L 2X9

A. FAZEL ARCHITECT INC.
12 APRICOT STREET
THORNHILL, ONTARIO L3T 1C8
TEL: (416) 840-0499
FAX: (416) 444-5480
E-MAIL: info@afazelarch.com



Seal / Signature

REV	DESCRIPTION	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	2023.04.05	AF
1	ISSUED FOR PRE-CONSULTATION	2022.12.21	AF
A	ISSUED FOR COORDINATION	2022.11.02	AF

Project Name
ADDITION TO EX. BLDG. M&G STEEL

Scale	AS NOTED	Date:	OCT 2022
Drawn by	CC	Checked by	AF
Approved by	AF	Client's Job #:	