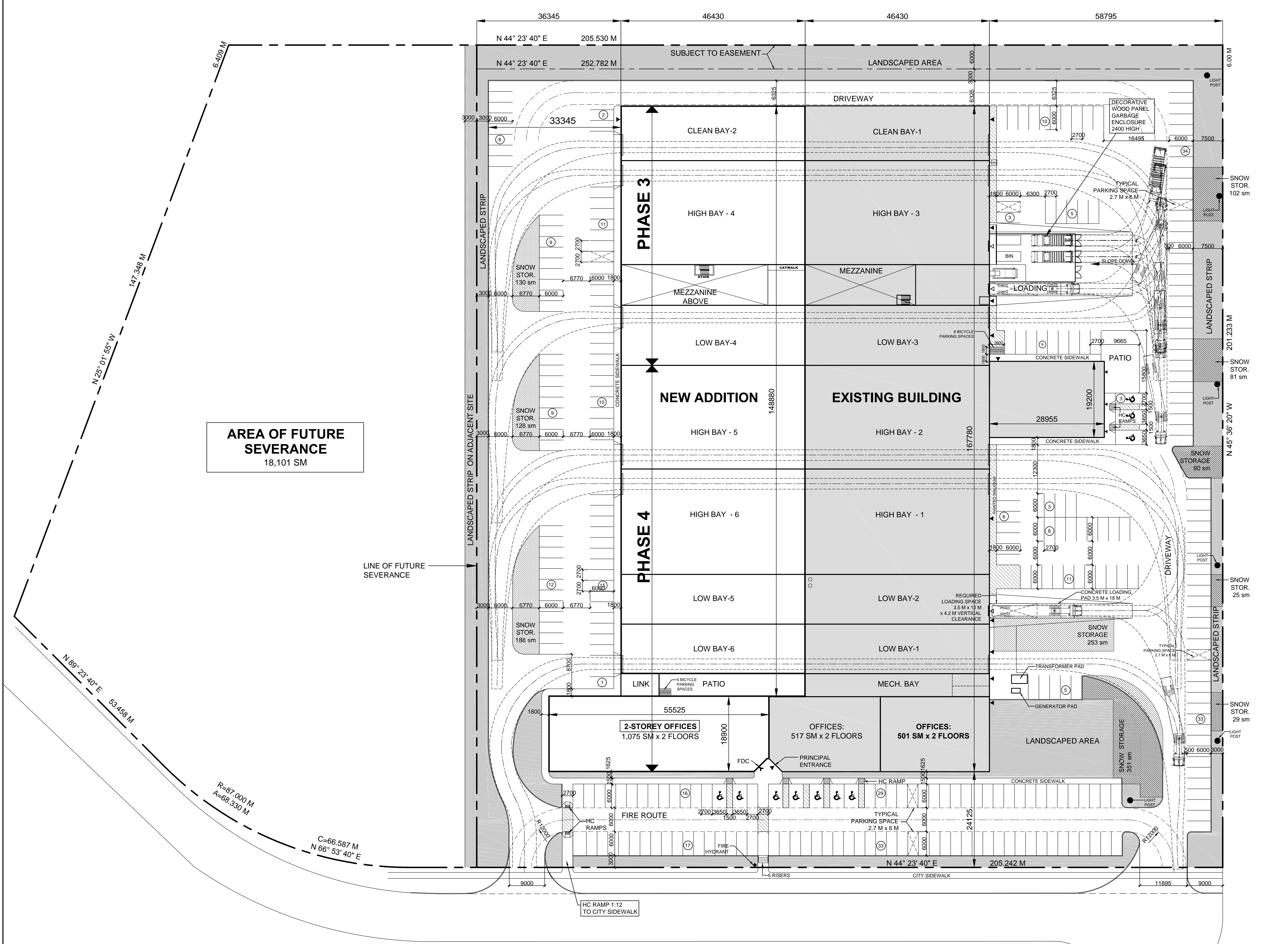


Item	2012 ONTARIO BUILDING CODE DATA PARTS 3 & 9	OBC REFERENCE
1	Project Description: NEW 3 STOREY MIX USE BUILDING <input type="checkbox"/> New <input type="checkbox"/> Part 11 <input checked="" type="checkbox"/> Part 3 <input type="checkbox"/> Part 9 <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration 11.1 to 11.4 2.1.1 2.1.1 9.10.1.3	
2	Major Occupancy(s) GROUP "F" DIVISION 2, GROUP "D"	3.1.2.1.(1) 9.10.2
3	Building Area (m ²) Existing 8,514 New 7,995 Total 16,509	1.1.3.2. 1.1.3.2.
4	Gross Area Existing 10,988 New 9,226 Total 20,214	1.1.3.2. 1.1.3.2.
5	Number of Storeys Above Grade 3 Below Grade 0	3.2.1.1 & 1.1.3.2. 2.1.1.3
6	Number of Streets / Access Routes 1(ONE)	3.2.2.10 & 3.2.5. 9.10.19
7	Building Classification "F-2" 3.2.2.67 "D" 3.2.2.49	3.2.2.20-83 9.10.4
8	Sprinkler System Proposed <input checked="" type="checkbox"/> entire building <input type="checkbox"/> basement only <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not required	3.2.2.20-83 3.2.1.5 3.2.2.17 9.10.8
9	Standpipe required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9 N/A
10	Fire Alarm required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4 9.10.17.2
11	Water Service / Supply is Adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7 N/A
12	High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6 N/A
13	Permitted Construction <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both Actual Construction <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.20-83 9.10.6
14	Mezzanine(s) Area m ² 344	3.2.1.1.(3)-(8) 9.10.4.1
15	Total Occupancy Load m ² /person N/A Design of building Basement Occupancy N/A Load N/A Persons 1st Floor Occupancy F-2 Load 250 Persons 2nd Floor Occupancy D Load 150 Persons 3rd Floor Occupancy D Load 45 Persons	3.1.17 9.9.1.3
16	Barrier-free Design <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain)	3.8. 9.5.2
17	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2. & 3.3.1.19 9.10.1.3(4)
18	Required Fire Resistance Rating (FRR) Horizontal Assemblies FRR (Hours) 2 Hours Listed Design N ^o or Description (SB-2) ULC # F816 Floors 2 Hours Roof 0 Hours Mezzanine 1 Hours FRR of Supporting Members Listed Design N ^o or (SB-2) Floors 2 Hours Roof 0 Hours Mezzanine 1 Hours	3.2.2.20-83 & 3.2.1.4 9.10.8 9.10.9
19	Spatial Separation - Construction of Exterior Walls	3.2.3 9.10.14



AREA OF FUTURE SEVERANCE
18,101 SM

SITE STATISTICS:

LOT AREA:	57,061 SM	4.	
LANDSCAPE AREA:	5,714 SM	3.	
PAVED AREA:	33,885 SM	2.	FOR SPA 2nd SUBMISSION I.P. DEC. 15, 2022
SNOW STORAGE AREA:	1,377 SM	1.	FOR SPA N.R. AUG. 31, 2022
EXISTING BUILDING FOOTPRINT:	8,514 SM	NO.	ISSUED BY DATE
NEW EXPANSION FOOTPRINT:	7,995 SM		
TOTAL BUILDING FOOTPRINT:	16,509 SM		
LOT COVERAGE:	28.9%		

GROSS FLOOR AREA SUMMARY:
EXISTING BUILDING:
 EXISTING GROUND FLOOR MANUFACTURING AREA: 7,494 SM
 EXISTING MEZZANINE MANUFACTURING AREA: 344 SM
 EXISTING GROUND FLOOR OFFICE AREA: 1,020 SM
 EXISTING SECOND FLOOR OFFICE AREA: 1,574 SM
 EXISTING THIRD FLOOR OFFICE AREA: 556 SM
 TOTAL EXISTING MANUFACTURING AREA: 7,838 SM
 TOTAL EXISTING OFFICE AREA: 3,150 SM
 TOTAL EXISTING GROSS FLOOR AREA: 10,988 SM
NEW ADDITION - MAIN BUILDING:
 ADDITIONAL GROUND FLOOR MANUFACTURING AREA: 6,698 SM
 ADDITIONAL MEZZANINE MANUFACTURING AREA: 378 SM
NEW ADDITION - OFFICE BUILDING:
 ADDITIONAL GROUND FLOOR OFFICE AREA: 1,075 SM
 ADDITIONAL SECOND FLOOR OFFICE AREA: 1,075 SM
 TOTAL ADDITIONAL MANUFACTURING AREA: 7,076 SM
 TOTAL ADDITIONAL OFFICE AREA: 2,150 SM
 TOTAL ADDITIONAL GROSS FLOOR AREA: 9,226 SM

Maple Reinders CONSTRUCTORS LTD.
 260 HOLIDAY INN DRIVE, SUITE 24,
 CAMBRIDGE, ON N3C 4E8
 TEL 519 220 0526, WWW.MAPLE.CA

GLUCK PARTNERSHIP ARCHITECTS INC.
 156 DUNCAN MILL ROAD, SUITE 5
 TORONTO, ONTARIO M3B 3N2
 TEL 416 498 0201

ZETON INC.
ADDITION TO INDUSTRIAL DEVELOPMENT
 455 MICHIGAN DRIVE, OAKVILLE, ONTARIO

COMBINED GROSS FLOOR AREA (EXISTING + NEW ADDITION):
 COMBINED MANUFACTURING AREA: 14,914 SM
 COMBINED OFFICE AREA: 5,300 SM
 COMBINED TOTAL GROSS FLOOR AREA: 20,214 SM

PARKING CALCULATIONS:
 • MANUFACTURING AREA: 1 SPACE PER 100 SM FOR FIRST 7500 SM AND 1 SPACE PER 200 SM THEREAFTER
 • ADMINISTRATIVE OFFICES: 1 SPACE PER 35 SM
 • ACCESSIBLE PARKING: 2 + 2% OF TOTAL PARKING SPACES
 TOTAL NET MANUFACTURING AREA: 14,392 SM
 TOTAL NET ADMINISTRATIVE OFFICES AREA: 4,696 SM

PARKING PROVIDED: 302 SPACES (INCLUDING ACCESSIBLE PARKING 10 SPACES)
 LOADING SPACES PROVIDED: 2 SPACES

BICYCLE PARKING PROVIDED: 11 SPACES

SITE PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
 THOMAS GLUCK LICENCE 2840

DRAWN: N.R.
 CHECKED: T.G.
 SCALE: 1:500
 DATE: DECEMBER 10, 2022
 PROJECT: 2150
 DRWG. NO. **A-1.0**

MICHIGAN DRIVE