

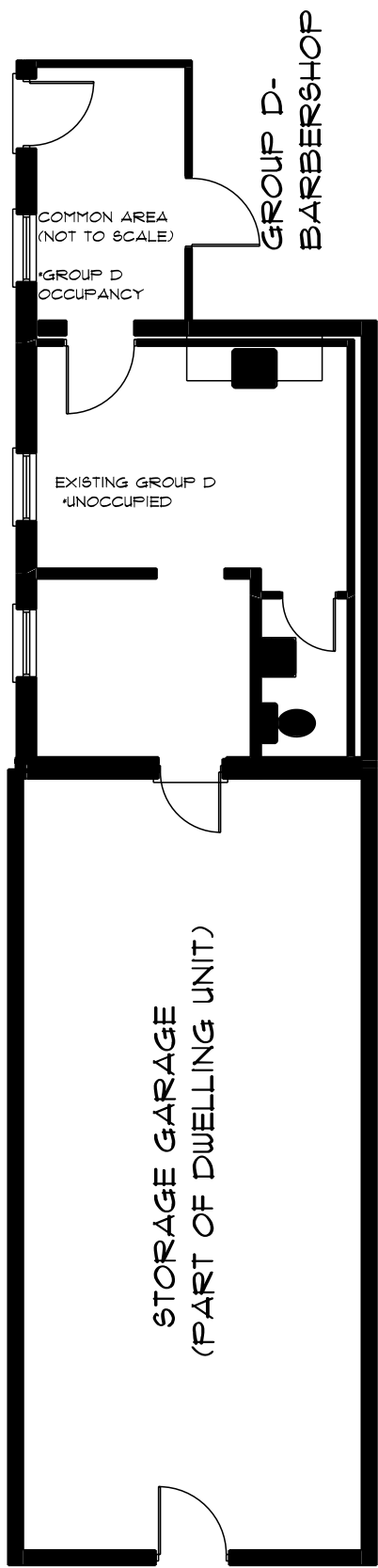
GENERAL NOTES

SITE LOCATION

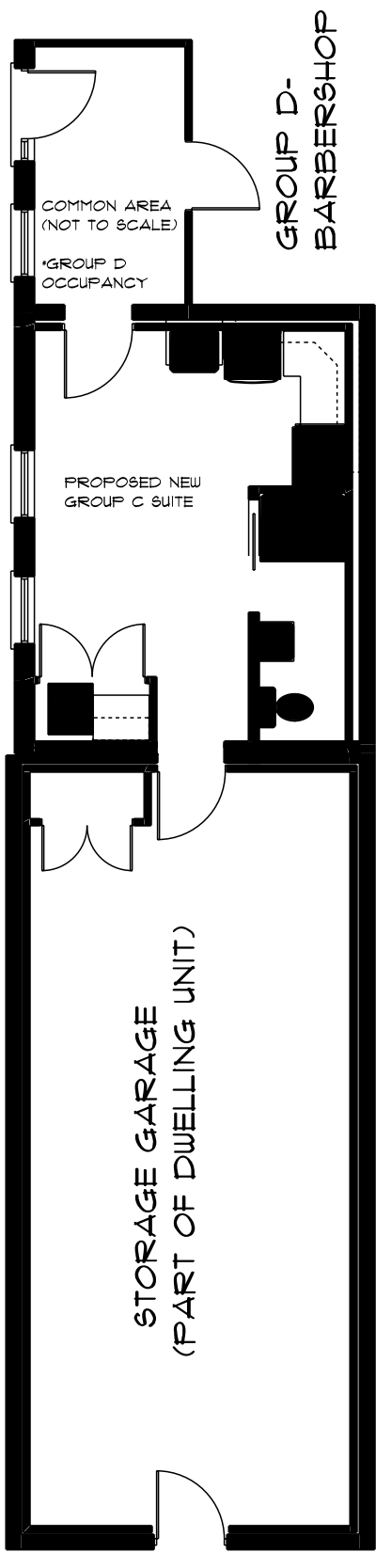
24 FRONT ST. E
PART OF: LOT "P"
SOUTH OF FRONT STREET
REG'D PLAN No. 93
TOWN OF STRATHROY
COUNTY OF MIDDLESEX



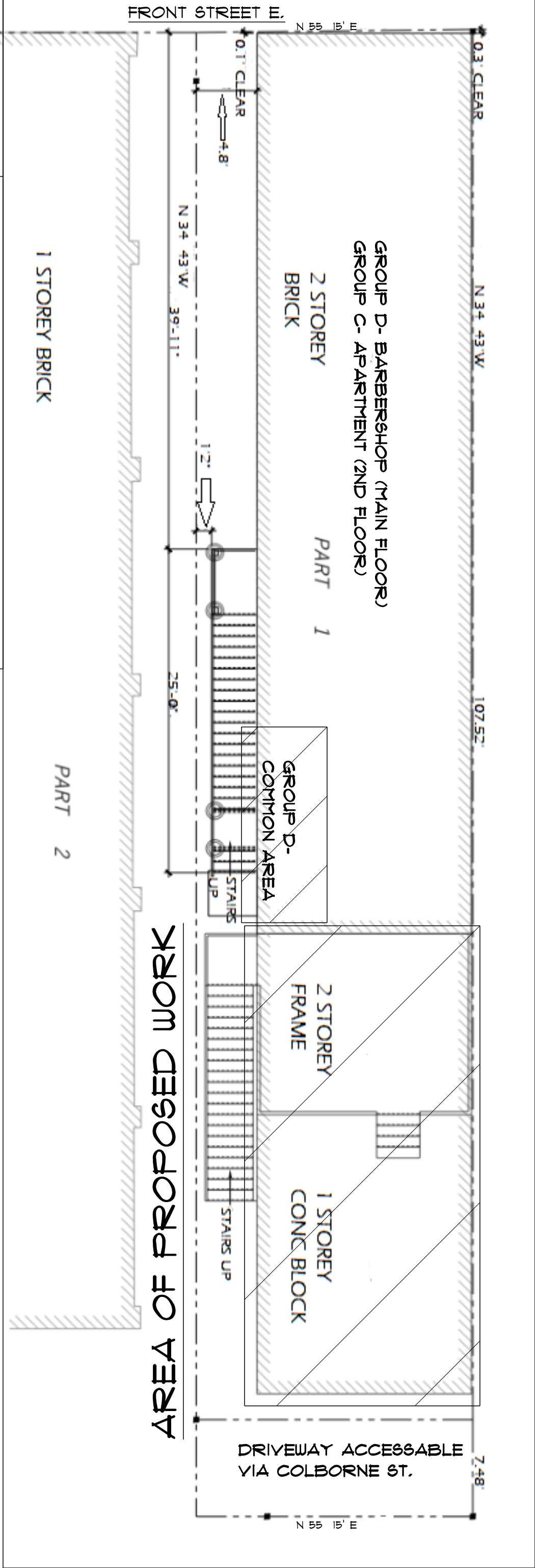
EXISTING FLOOR LAYOUT (MAIN FLOOR ONLY)



PROPOSED NEW LAYOUT (MAIN FLOOR ONLY)



AREA OF PROPOSED WORK

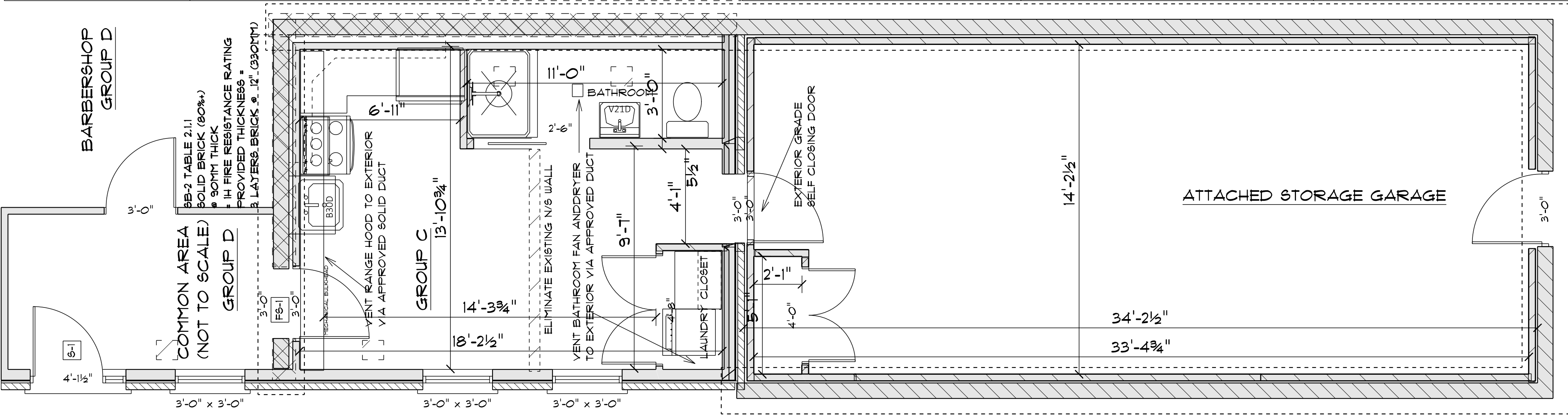


Item	Ontario Building Code Data Matrix Parts 3 or 9					Building Code Reference					
						References are to Division B unless noted [A] for Division A or [C] for Division C.					
1	Project Description:		☐ New ☒ Change of Use ☐ Addition ☐ Alteration	☐ Part 11 11.1 to 11.4	☐ Part 3 1.1.2. [A]	☐ Part 9 1.1.2. [A] & 9.10.1.3.					
2	Major Occupancy(s) GROUP D- BUSINESS/SERVICE GROUP C- RESIDENTIAL				3.1.2.1.(1)	9.10.2.					
3	Building Area (m²)		Existing New Total	1.4.1.2. [A]		1.4.1.2. [A]					
4	Gross Area		Existing New Total	1.4.1.2. [A]		1.4.1.2. [A]					
5	Number of Storeys		Above grade 2 Below grade CRAWLSPACE	1.4.1.2. [A]&3.2.1.1.		1.4.1.2[A] & 9.10.4					
6	Number of Streets/Fire Fighter Access 1 (DRIVEWAY AT REAR)				3.2.2.10. & 3.2.5.	9.10.20.					
7	Building Classification COMMERCIAL (GROUP D AND C)				3.2.2.20.-83	9.10.2.					
8	Sprinkler System Proposed			☐ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ in lieu of roof rating ☒ not required	3.2.2.20.-83 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2. INDEX					
9	Standpipe required			☐ Yes ☒ No	3.2.9.	N/A					
10	Fire Alarm required			☒ Yes ☐ No	3.2.4.	9.10.18.					
11	Water Service/Supply is Adequate			☒ Yes ☐ No	3.2.5.7.	N/A					
12	High Building			☐ Yes ☒ No	3.2.6.	N/A					
13	Construction Restrictions		☐ Combustible permitted ☐ Non-combustible required	☐ Non-combustible required ☒ Both	3.2.2.20.-83	9.10.6.					
14	Mezzanine(s) Area m²				3.2.1.1.(3)-(8)	9.10.4.1.					
15	Occupant load based on		☒ m²/person ☐ design of building	3.1.17.		9.9.1.3.					
	Basement:		Occupancy Load persons								
	1 st Floor:		Occupancy D/C Load 4.6 persons								
	2 nd Floor:		Occupancy C Load 4.6 persons								
	3 rd Floor:		Occupancy Load persons								
	(Additional floor areas continued on last page)										
16	Barrier-free Design			☒ Yes ☐ No (Explain)	3.8.	9.5.2.					
17	Hazardous Substances			☐ Yes ☒ No	3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)					
18	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours)		Listed Design No. or Description (SG-2)		3.2.2.20.-83 & 3.2.1.4.	9.10.8. 9.10.9.				
		Floors .75 Hours	F4f								
		Roof Hours									
		Mezzanine Hours									
		FRR of Supporting Members		Listed Design No. Or Description (SG-2)							
		Floors .75 Hours	F4f (walle Wle)								
		Roof Hours									
		Mezzanine Hours									
19	Spatial Separation – Construction of Exterior Walls					3.2.3.	9.10.14.				
	Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const	Comb. Constr. Nonc. Cladding	Non-Comb. Constr.
	North										
	South										
	East										
	West										
20	Plumbing Fixture Requirements										
	Male/Female Count @ 50 ____% / 50 ____%, except as noted otherwise								Building Code Reference		
									☐ Part 3		
	Basement: Occupancy D		Occupancy	Occupant Load	BC Table Number	Fixtures Required	Fixtures Provided				
	1 st Floor: Occupancy D		Occupancy C	4.6	9.31	SEE A2	SEE A2			9.31	
	2 nd Floor: Occupancy C		Occupancy								
	3 rd Floor: Occupancy		Occupancy								

Ontario Building Code Data Matrix, Part 11 – Renovation of Existing Building			Building Code Reference
11.1	Existing Building classification:	Describe Existing Use: <u>GROUP D- BARBERSHOP</u> Construction Index: <u>4</u> Hazard Index: <u>3</u> ☐ Not Applicable (no change of major occupancy)	11.2.1 T 11.2.1.1A T 11.2.1.1B to N
11.2	Alteration to Existing Building is:	Basic Renovation ☒ Extensive Renovation ☐	11.3.3.1 11.3.3.2
11.3	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-system: ☒ No ☐ Yes	11.4.2 11.4.2.1 11.4.2.2 11.4.2.3 11.4.2.4 11.4.2.5
11.4	Compensating Construction:	Structural: ☒ No ☐ Yes (explain) Increase in occupant load: ☒ No ☐ Yes (explain) Change of major occupancy: ☒ No ☐ Yes (explain) Plumbing: ☒ No ☐ Yes (explain) Sewage system: ☒ No ☐ Yes (explain)	11.4.3 11.4.3.2 11.4.3.3 11.4.3.4 11.4.3.5 11.4.3.6
11.5	Compliance Alternatives Proposed:	☐ No ☐ Yes (give number[s])	11.5.1



STRUCTURAL S-1: WIDEN OPENING TO ACCOMODATE 41 1/2" ENTRY DOOR INSTALL NEW (2)2X10 SPF#2 HEADER INSTALL NEW BRICK LINTEL *SIZE TBD	NEW KITCHEN/DINING AREA COMPLETE WITH NEW CABINETS NEW GAS RANGE NEW OVER RANGE VENT/MICROWAVE NEW FRIDGE NEW SINK *PLUMBING IN PLACE FOR EXISTING SINK	RENOVATE BATHROOM COMPLETE WITH NEW TOILET NEW 21" VANITY NEW SHOWER NEW EXHAUST FAN *EXISTING PLUMBING TO TOILET AND VANITY **NEW PLUMBING REQUIRED TO SHOWER ONLY	NEW LAUNDRY CLOSET COMPLETE WITH NEW CABINETS NEW STACKABLE WASHER/DRYER COMBO UNIT WITH INTEGRATED LINT TRAP AND APPROVED VENT	ATTACHED STORAGE GARAGE SISTER COMPROMISED ROOF RAFTERS WITH NEW #2 SPF 2X8 LUMBER FRAME NEW PERIMETER WALLS INSULATE EXTERIOR FACING WALLS WITH R-22 SPRAY FOAM INSULATION INSULATE CEILING WITH R-31 SPRAY FOAM INSULATION ALL FOAM INSULATION TO BE PROTECTED BY MIN 1/2 DRYWALL RE-LEVEL FLOORS WITH SELF-LEVELING COMPOUND FRAME NEW CLOSET C/W DOORS	NON-STRUCTURAL FRAMING ELIMINATE NON-LOAD BEARING WALL NOTED BY CONNECTION EXTEND EXISTING BATHROOM TO ACCOMODATE NEW SHOWER FRAME LAUNDRY CLOSET
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APPLICABLE CODE REFERENCES: 9.5.3E.1 Combined Living, Dining, Bedroom and Kitchen Spaces Minimum Required Space: 13.5m² (145 ft²) Total provided area: 15.8m² (171 ft²) *total area does not include bathroom or laundry closet 9.31.4.1 REQUIRED FIXTURES KITCHEN SINK, LAVATORY, SHOWER STALL, WATERCLOSET 9.31.4.1A, LAUNDRY FIXTURES LAUNDRY CLOSET CONVENIENTLY ACCESSABLE	APPLICABLE CODE REFERENCES: FIRE RESISTANCE RATINGS AND FIRE SEPERATIONS 9.10.9.1 FIRE SEPERATIONS BETWEEN ROOMS/SPACES -MIN FIRE RESISTANCE RATING (FLOORS): 45M *CONSIDERING BUILDING OF 2 STOREY IN HEIGHT 3.1.3.1 MAJOR OCCUPANCY FIRE SEPERATIONS -FIRE RESISTANCE RATING OF FIRE SEPERATIONS BETWEEN GROUP D AND GROUP C OCCUPANCY: 1H 9.10.8.3 FIRE RESISTANCE RATING LOADBEARING WALLS/COLUMNS -MIN FIRE RESISTANCE RATING: 45M 3.1.8.4 FIRE PROTECTION RATING OF CLOSURES -REQUIRED CLOSURE RATING AT OPENING FS-1=45M
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