

Bice Builders
3 Storey Apartment

727-733 King Street, Niagara-On-The-Lake



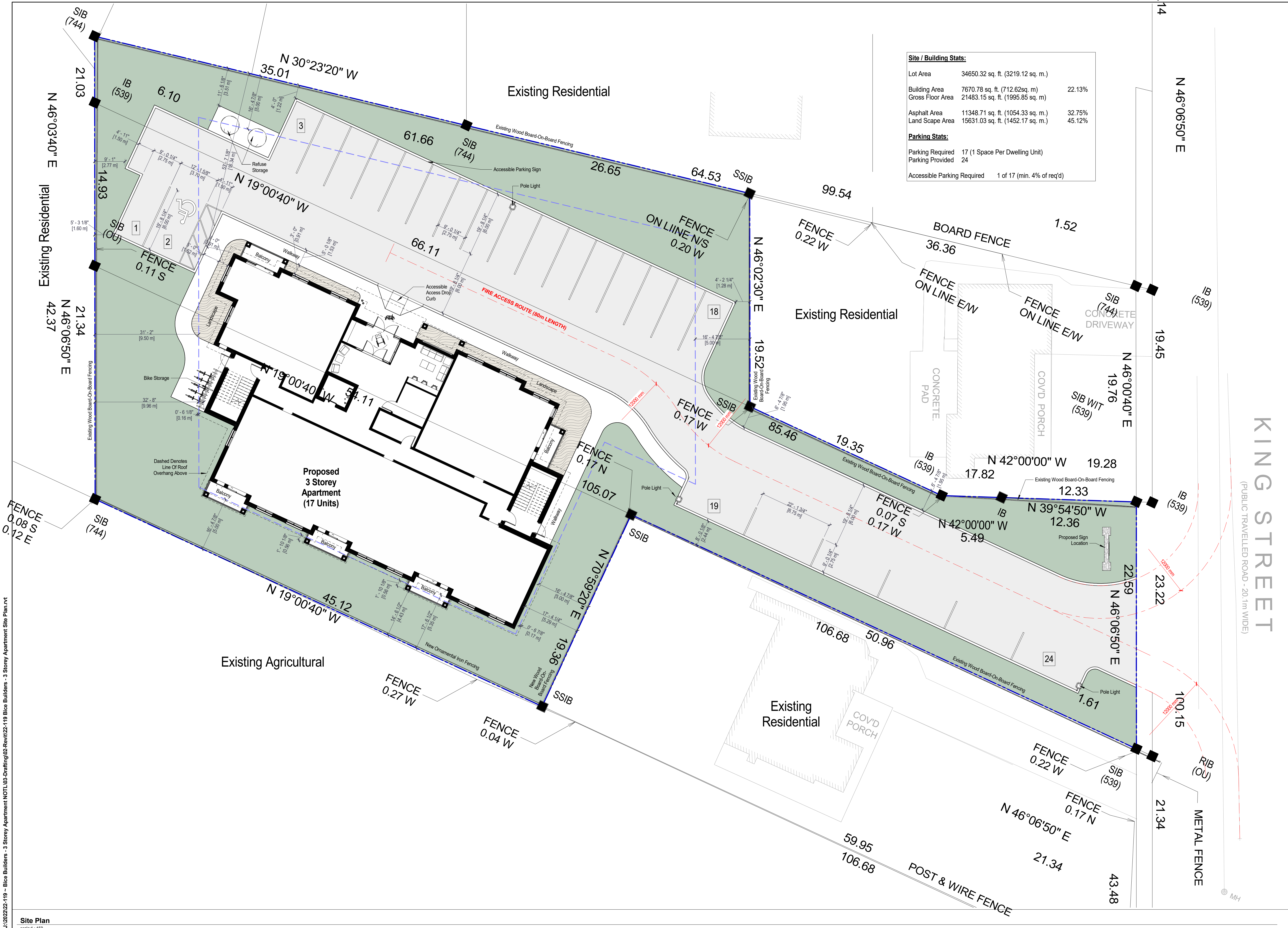
RAIMONDO + ASSOCIATES

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Niagara Falls, Ontario
L2E 2L9

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Project Name											
Item	Ontario Building Code Data Matrix Parts 3 & 9						Ontario Building Code Reference				
1.	Project Description		☒ New		☐ Part 11		☐ Part 3		☐ Part 9		
☐ Addition			11.1 to 11.4		1.1.2 [A] 9.10.1.3						
☐ Alteration											
	☐ Change of Use										
2.	Major Occupancy(s) Group C (Residential)						3.1.2.1.(1)		9.10.2		
3.	Building Area (m²)		Existing:	New:	712.62	Total:	712.62	1.4.1.2 [A]		1.4.1.2 [A]	
4.	Gross Area (m²)		Existing:	New:	1995.85	Total:	1995.85	1.4.1.2 [A]		1.4.1.2 [A]	
5.	Number of Storeys		Above Grade:		3		Below Grade:		0		
							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						3.2.2.10 & 3.2.5				
7.	Building Classification: 3.2.2.46. Group C, Up To 3 Storeys, Increased Area						3.2.2.20 -.83		9.10.2		
8.	Sprinkler System Proposed:		☐ Entire Building		3.2.2.20-.83				9.10.8.2		
☐ Basement Only			3.2.1.5								
☐ In Lieu of Roof Rating			3.2.2.17								
☒ Not Required			INDEX				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.	Permitted Construction:		☐ Combustible		☐ Non-Combustible		☒ Both		3.2.2.20-83		
	Actual Construction:		☐ Combustible		☐ Non-Combustible		☒ Both		9.10.6		
14.	Importance Category:		☐ Low		☐ Normal		☐ High		☐ Post-disaster		
							4.1.2.1.(3) 5.2.2.1.(2)		9.4.1.1, 4.1.2.1.(3) 5.2.5.1.(2)		
	Site Class (A,B,C,D,E from Geotechnical Report)						4.1.8.4		4.1.8.4		
	Earthquake Importance Factor (I _e)						T.4.1.8.5		T.4.1.8.5		
	Acceleration Based Coefficient (F _a)						T.4.1.8.4.B		T.4.1.8.4.B		
	5% Spectral Response Acceleration S _a (0.2)						4.1.8.4.(1) & SB-1, T.1.2		4.1.8.4.(1) & SB-1, T.1.2		
	I _e F _a S _a (0.2) = 0.41										
	Seismic Hazard Index						4.1.8.18.(1)		4.1.8.18.(1)		
	Design for Seismic Required for Categories 6 to 21, Table 4.1.1.18. (Equal or Above 0.35?) (Yes or No)						4.1.8.18.(2)		4.1.8.18.(2), 9.20.1.2, 9.31.6.2.(3)		
15.	Occupant Load Based on:		☐ m²/person		☒ Design of Building		3.1.17.1		9.9.1.3		
	Based On 2 Ppl per Slip Rm = 34 Slip Rms x 2 Ppl										
	TOTAL = 68 Occupants										
16.	Barrier-Free Design:						☒ Yes ☐ No (Not Required)		3.8		
17.	Hazardous Substances:						☐ Yes ☒ No		3.3.1.2 & 3.3.1.19		
18.	Required Fire Resistance Rating (FRR)	Horizontal Assemblies				Listed Design No. or Description (SG-2)		3.2.2.20 -.83 & 3.2.1.4		9.5.2 9.10.1.3 (4)	
FRR (Hours)											
Floors		1	Hours		FRR of Supporting Members		Listed Design No. or Description (SG-2)				
Roof		1	Hours								
Mezzanine		Hours									
Floors		1	Hours								
Roof		1	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 or Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const	Non-comb. Constr.	Non-comb. Cladding	
N	-	-	-	-	-	0	--	-	--	--	
S	-	-	-	-	-	0	--	-	--	--	
E	-	-	-	-	-	0	--	-	--	--	
W	-	-	-	-	-	0	--	-	--	--	
20.	Other – Describe										

ARCHITECTS INC.



Site / Building Stats:			
Lot Area	34650.32 sq. ft. (3219.12 sq. m.)		
Building Area	7670.78 sq. ft. (712.62sq. m)	22.13%	
Gross Floor Area	21483.15 sq. ft. (1995.85 sq. m)		
Asphalt Area	11348.71 sq. ft. (1054.33 sq. m.)	32.75%	
Land Landscape Area	15631.03 sq. ft. (1452.17 sq. m.)	45.12%	
Parking Stats:			
Parking Required	17 (1 Space Per Dwelling Unit)		
Parking Provided	24		
Accessible Parking Required	1 of 17 (min. 4% of req'd)		

KING STREET
(PUBLIC TRAVELLED ROAD - 20.1m WIDE)

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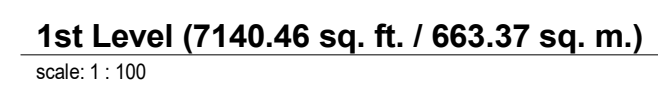
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Overall Site Plan + Zoning Info

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.A1



3D Front Perspective 1



2nd & 3rd Level (7171.35 sq. ft. / 666.24 sq. m)
scale: 1 : 100

J:\2023\22-119 - Bice Builders - 3 Storey Apartment NOTL\03-Drafting\02-Revit\22-119 Bice Builders - 3 Storey Alternate Design.rvt



1 Elevation - East (Front)
A3 scale: 1: 100



3 Elevation - West (Rear)
A3 scale: 1: 100



2 Elevation - North (Side)
A3 scale: 1: 100



4 Elevation - South (Side)
A3 scale: 1: 100

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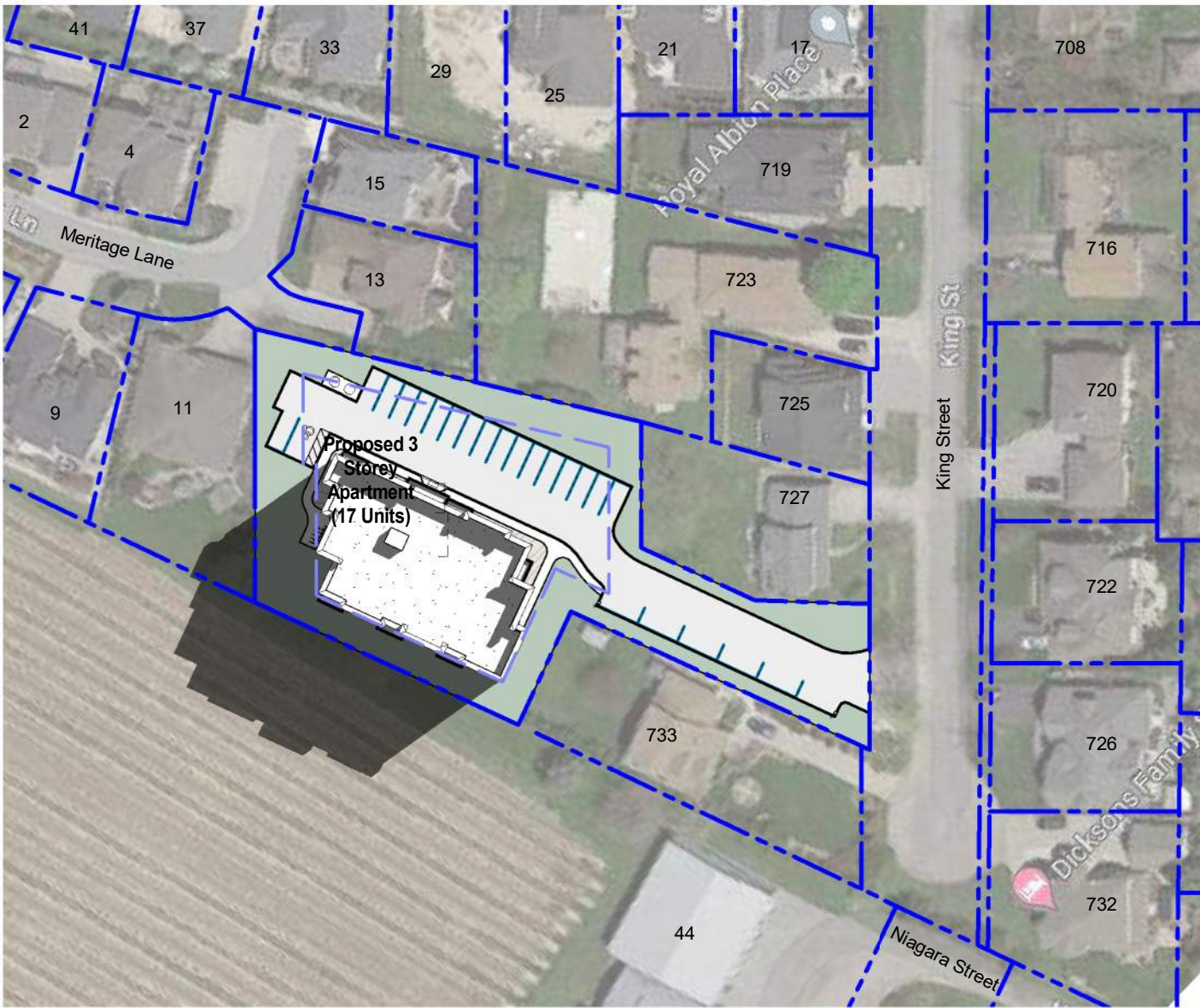
Building Elevations

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.A3

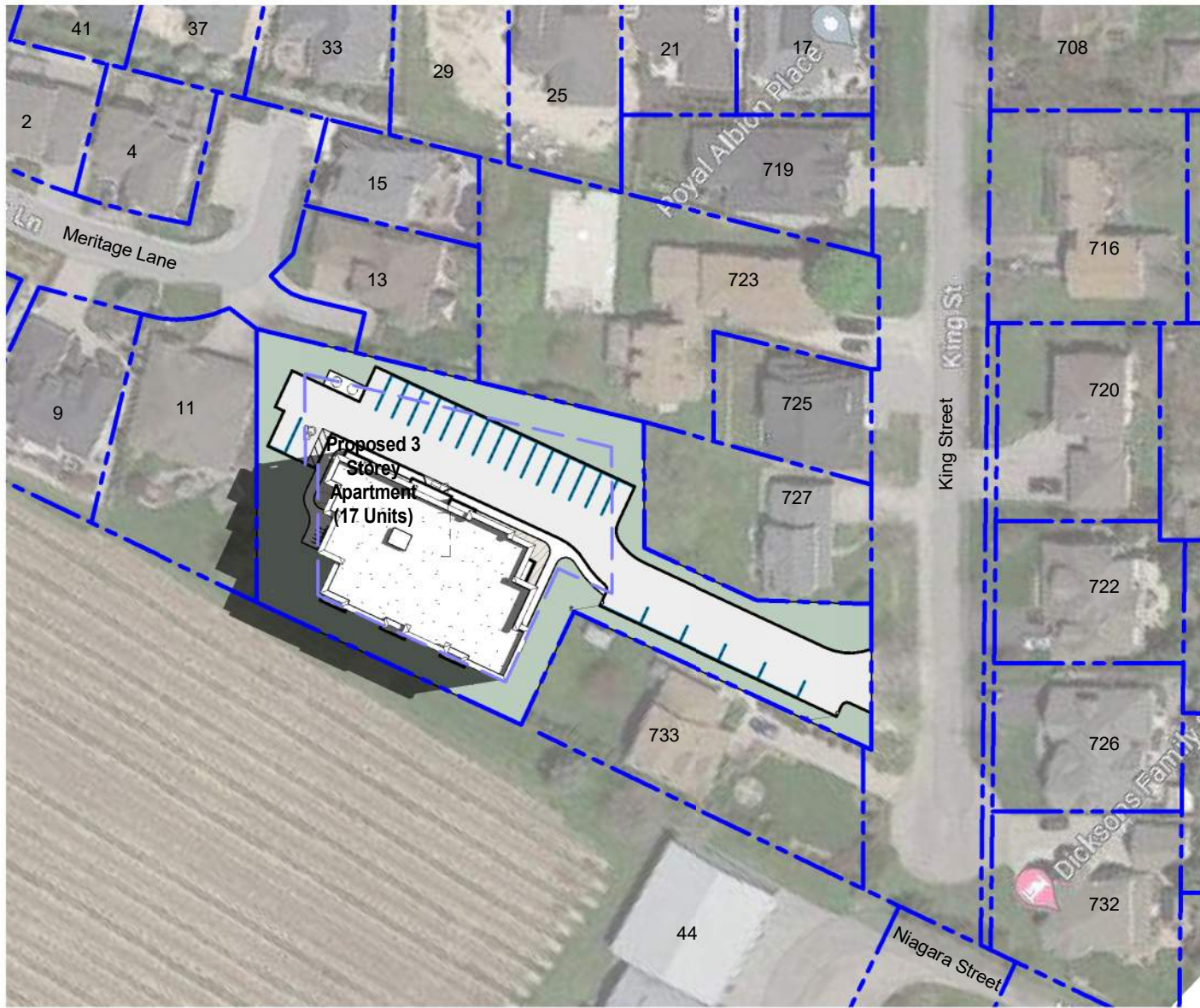
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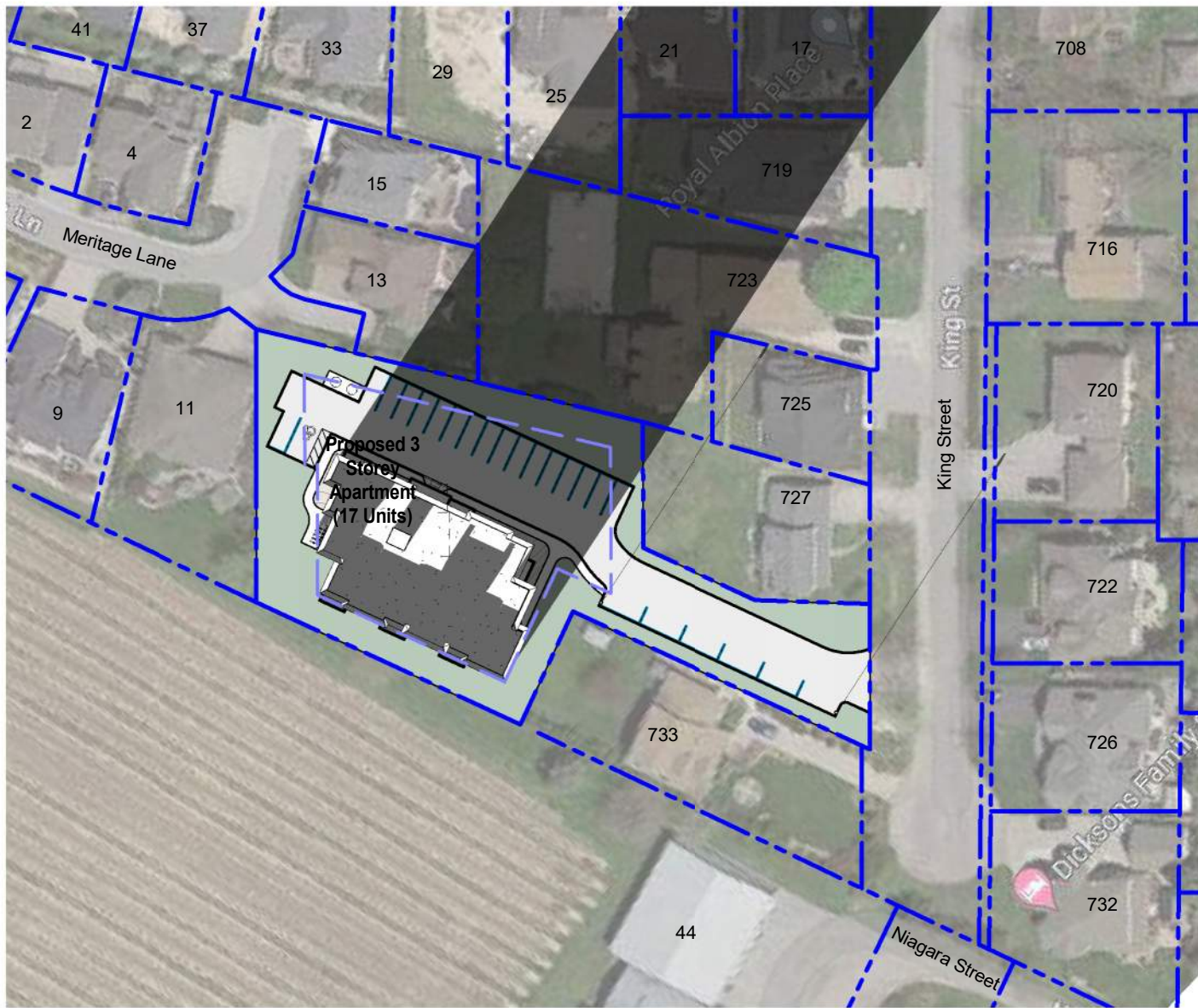
01 Site Shadow Study - March 20, 2023 (8am)
SS1 scale: 1:1000



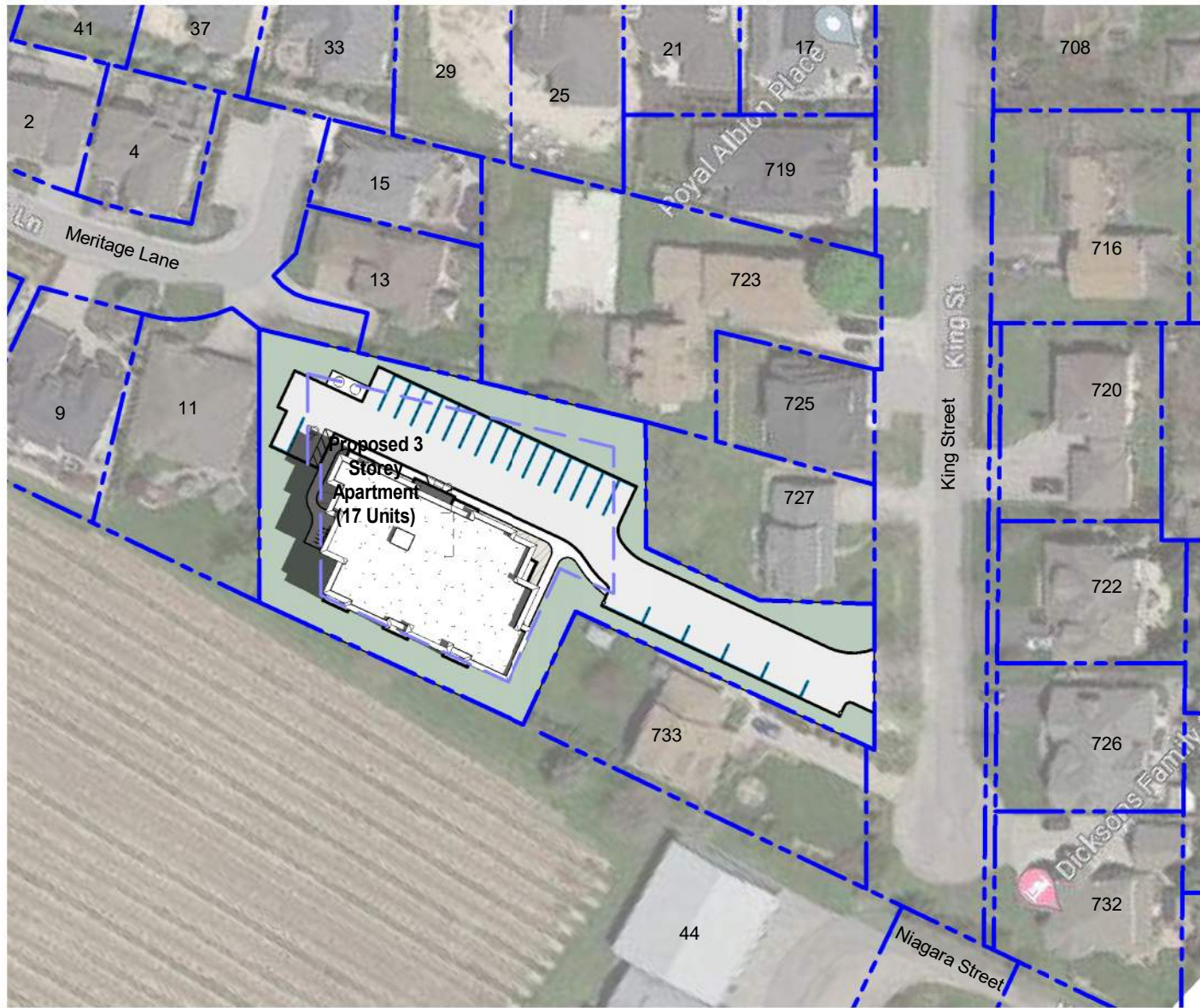
05 Site Shadow Study - March 20, 2023 (4pm)
SS1 scale: 1:1000



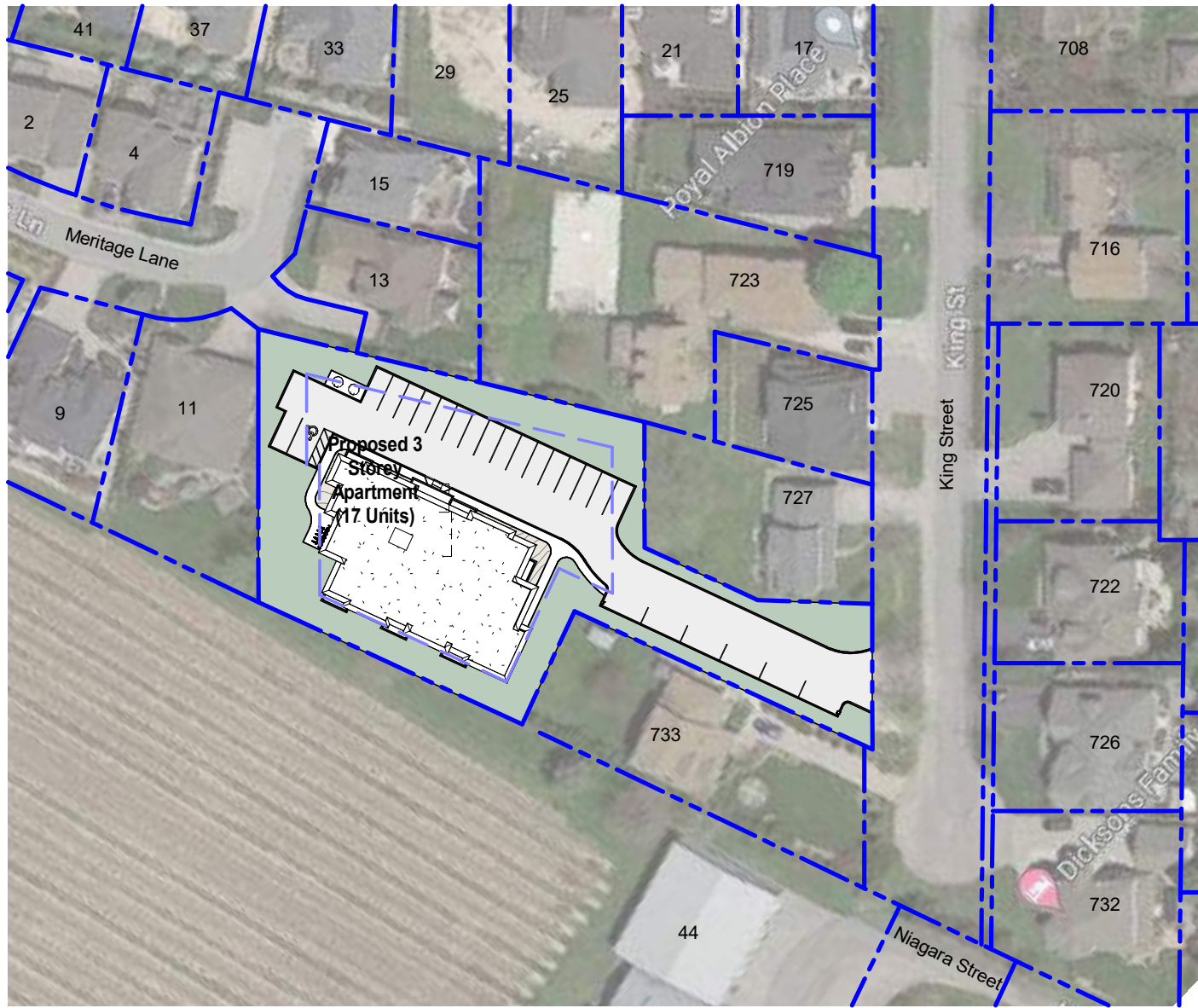
02 Site Shadow Study - March 20, 2023 (10am)
SS1 scale: 1:1000



06 Site Shadow Study - March 20, 2023 (6pm)
SS1 scale: 1:1000

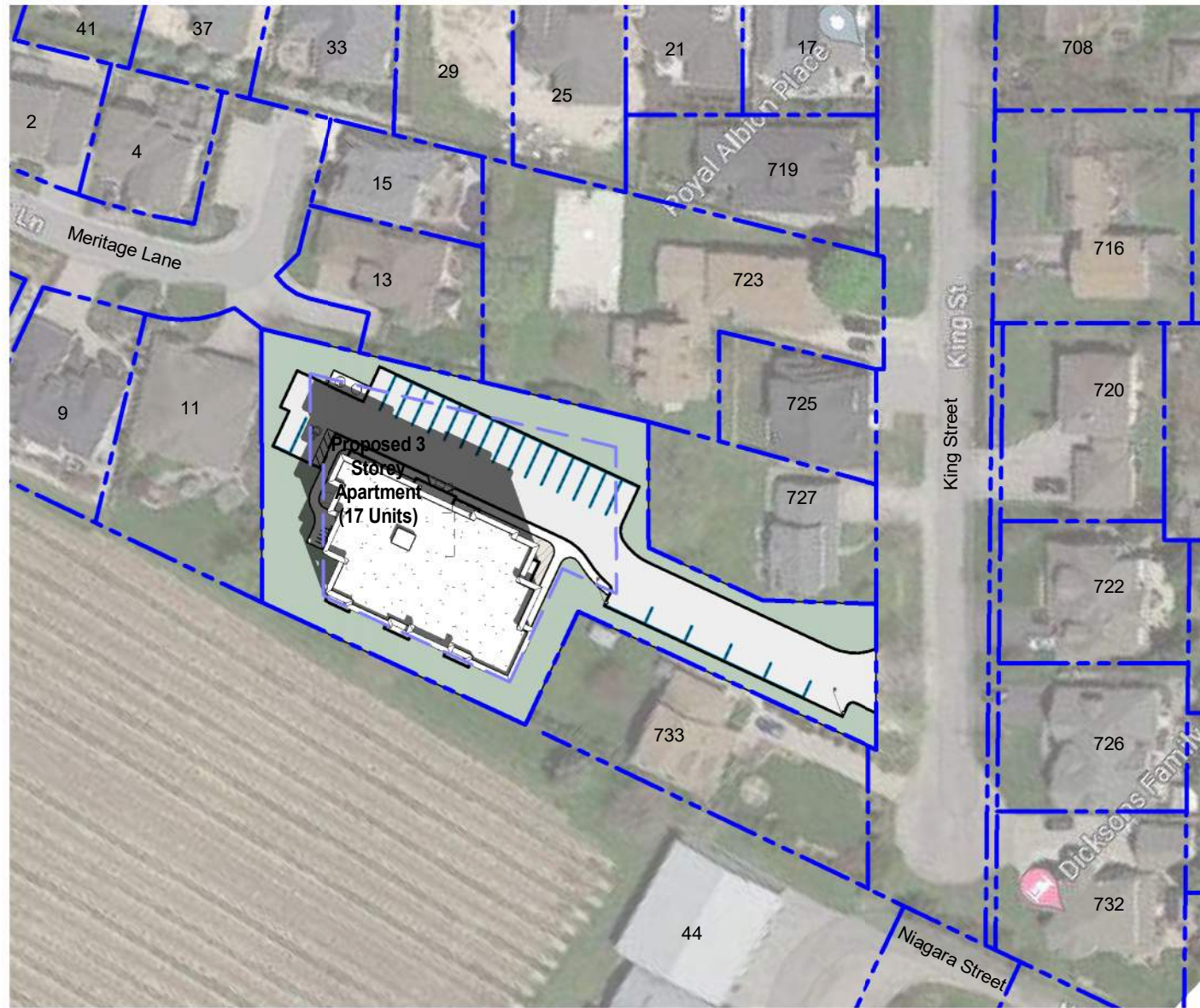


03 Site Shadow Study - March 20, 2023 (12pm)
SS1 scale: 1:1000



07 Site Shadow Study - March 20, 2023 (8pm)
SS1 scale: 1:1000

No Shadows
Sun Has Set



04 Site Shadow Study - March 20, 2023 (2pm)
SS1 scale: 1:1000

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3 Storey Apartment
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Shadow Studies (March 2023)

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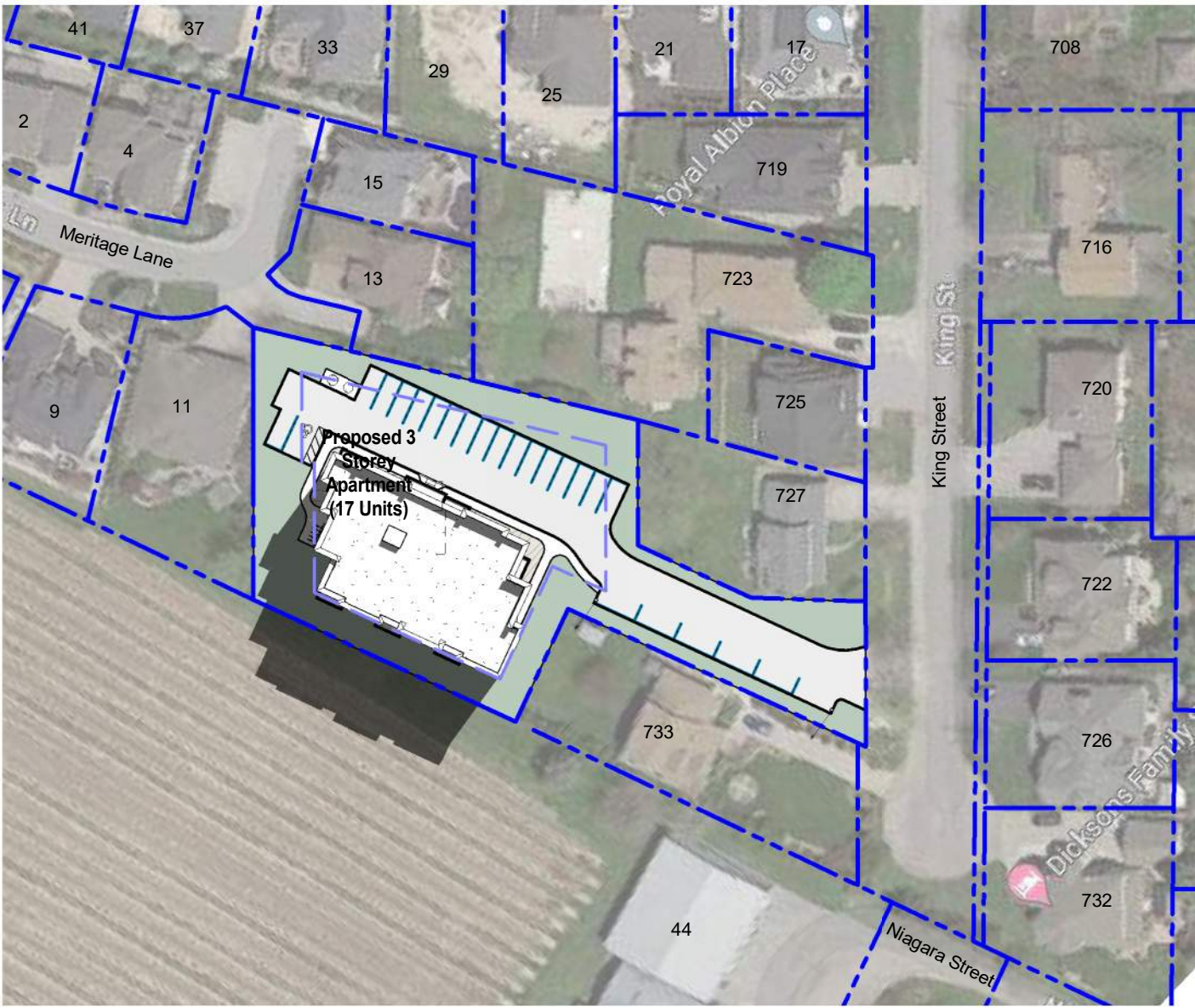
North Arrow

Scale Bar

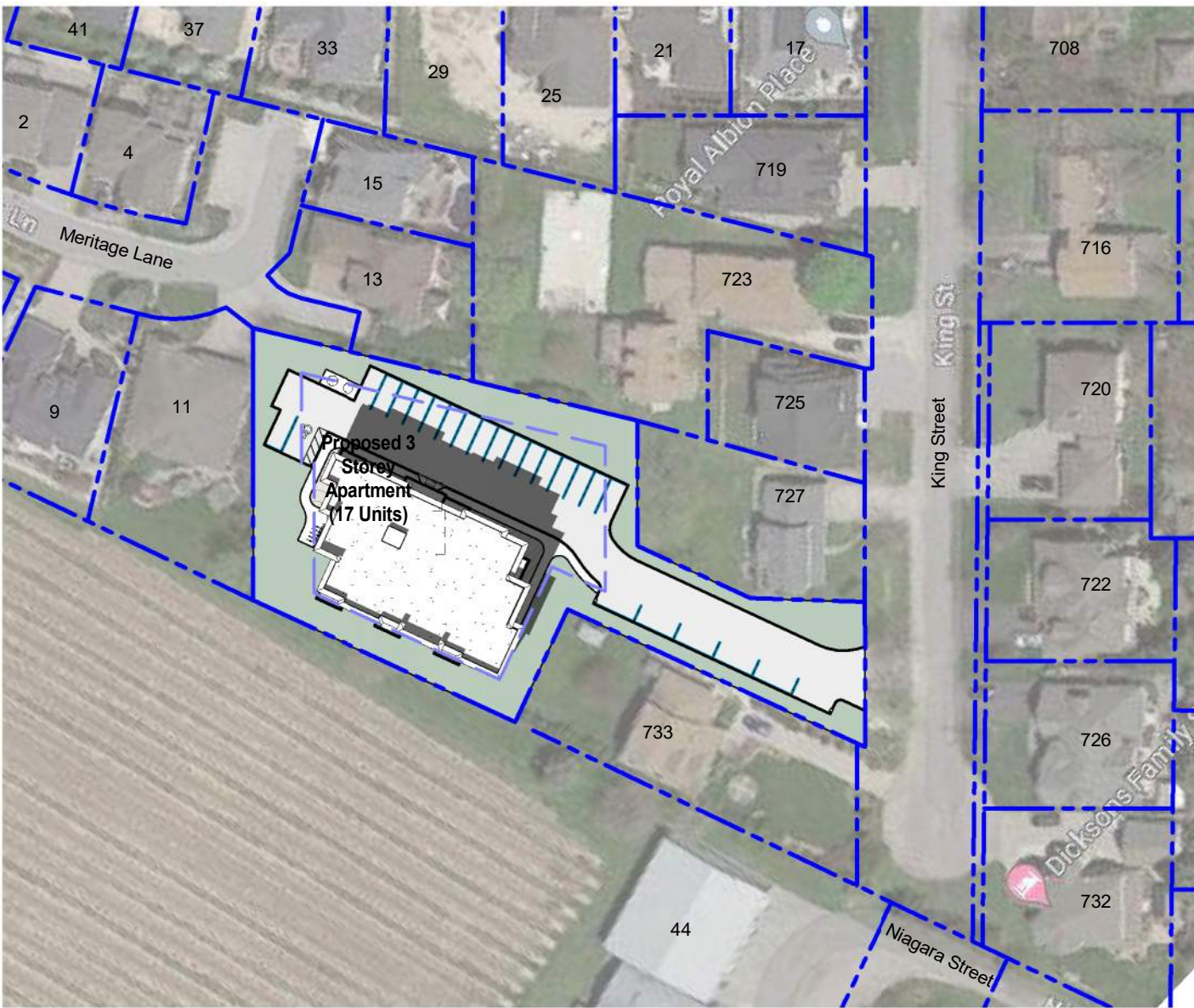
SS1

Scale Bar

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01 Site Shadow Study - June 21, 2023 (8am)
SS2 scale: 1 : 1000



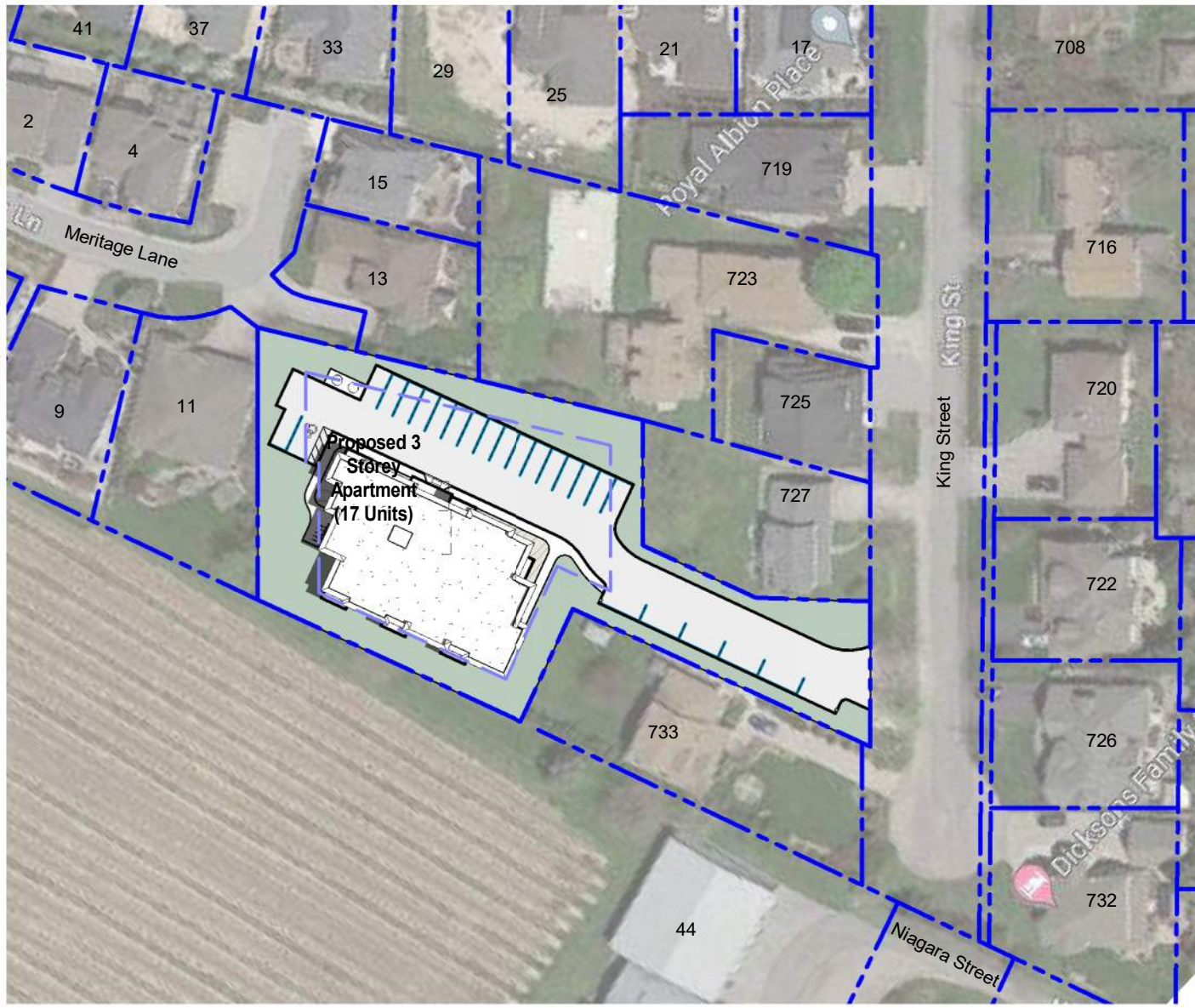
05 Site Shadow Study - June 21, 2023 (4pm)
SS2 scale: 1 : 1000



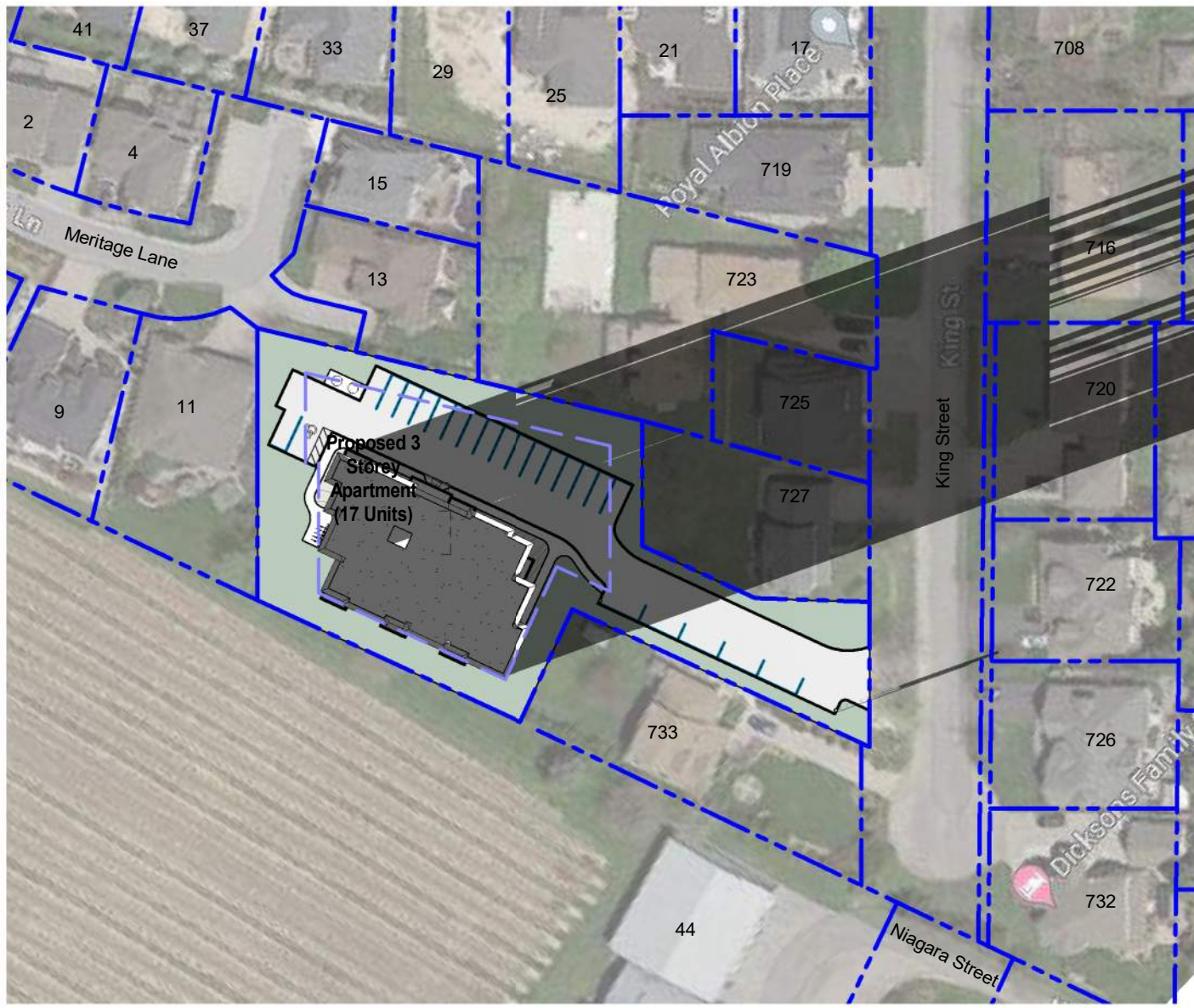
02 Site Shadow Study - June 21, 2023 (10am)
SS2 scale: 1 : 1000



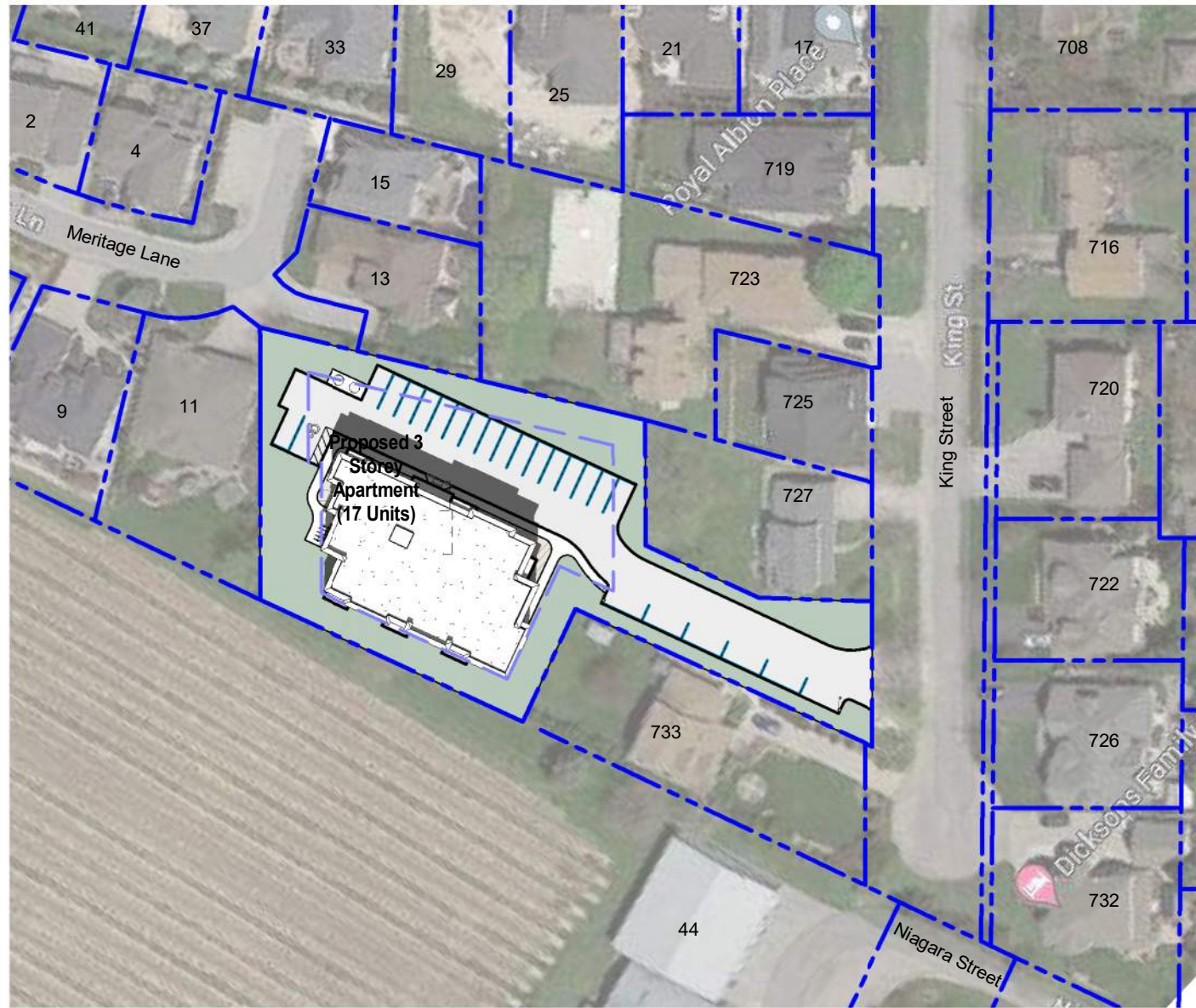
06 Site Shadow Study - June 21, 2023 (6pm)
SS2 scale: 1 : 1000



03 Site Shadow Study - June 21, 2023 (12pm)
SS2 scale: 1 : 1000



07 Site Shadow Study - June 21, 2023 (8pm)
SS2 scale: 1 : 1000



04 Site Shadow Study - June 21, 2023 (2pm)
SS2 scale: 1 : 1000

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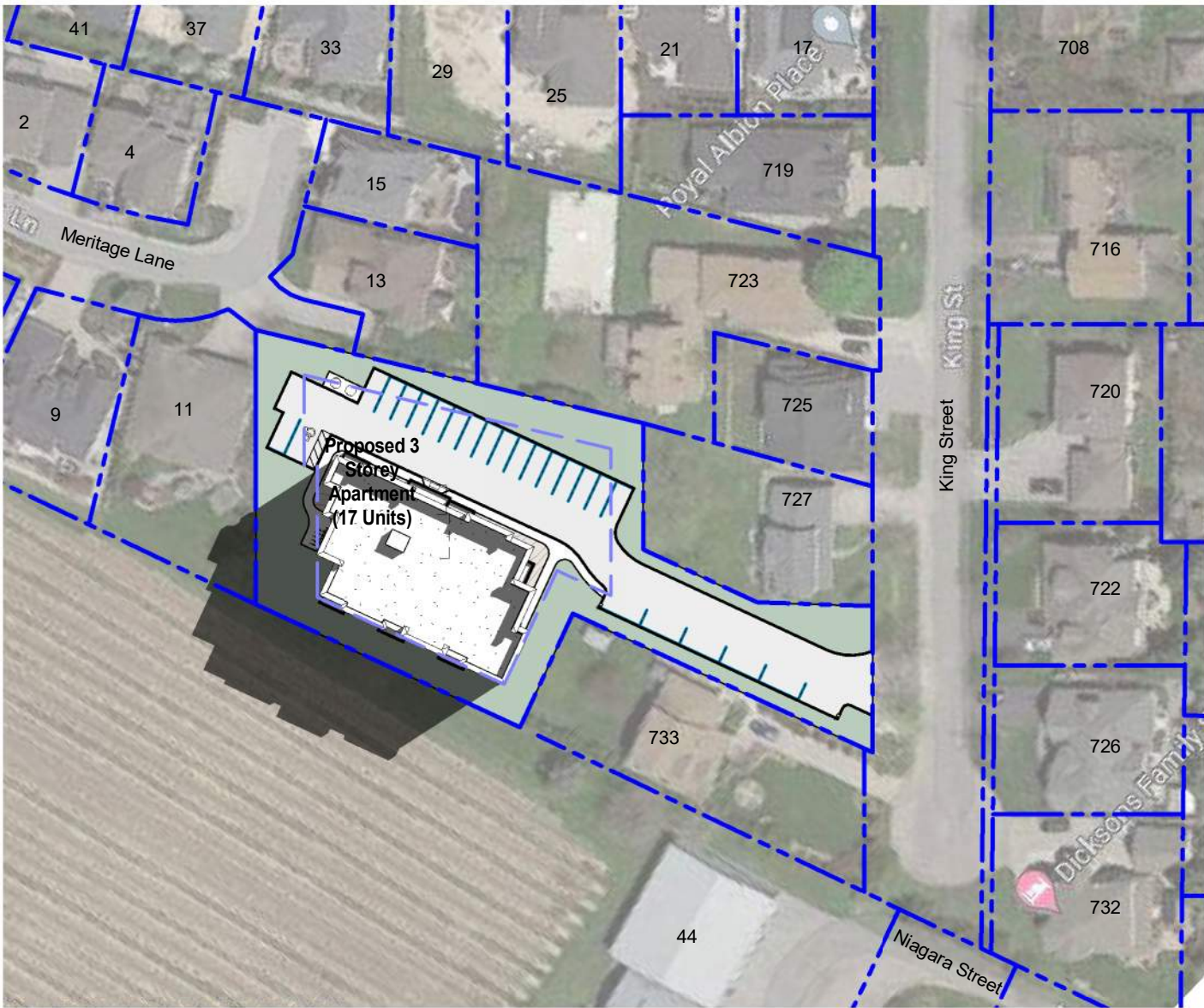
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727-733 King Street, Niagara-On-The-Lake
Shadow Studies (June 2023)

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SS2

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01 Site Shadow Study - September 23, 2023 (8am)
SS3 scale: 1 : 1000



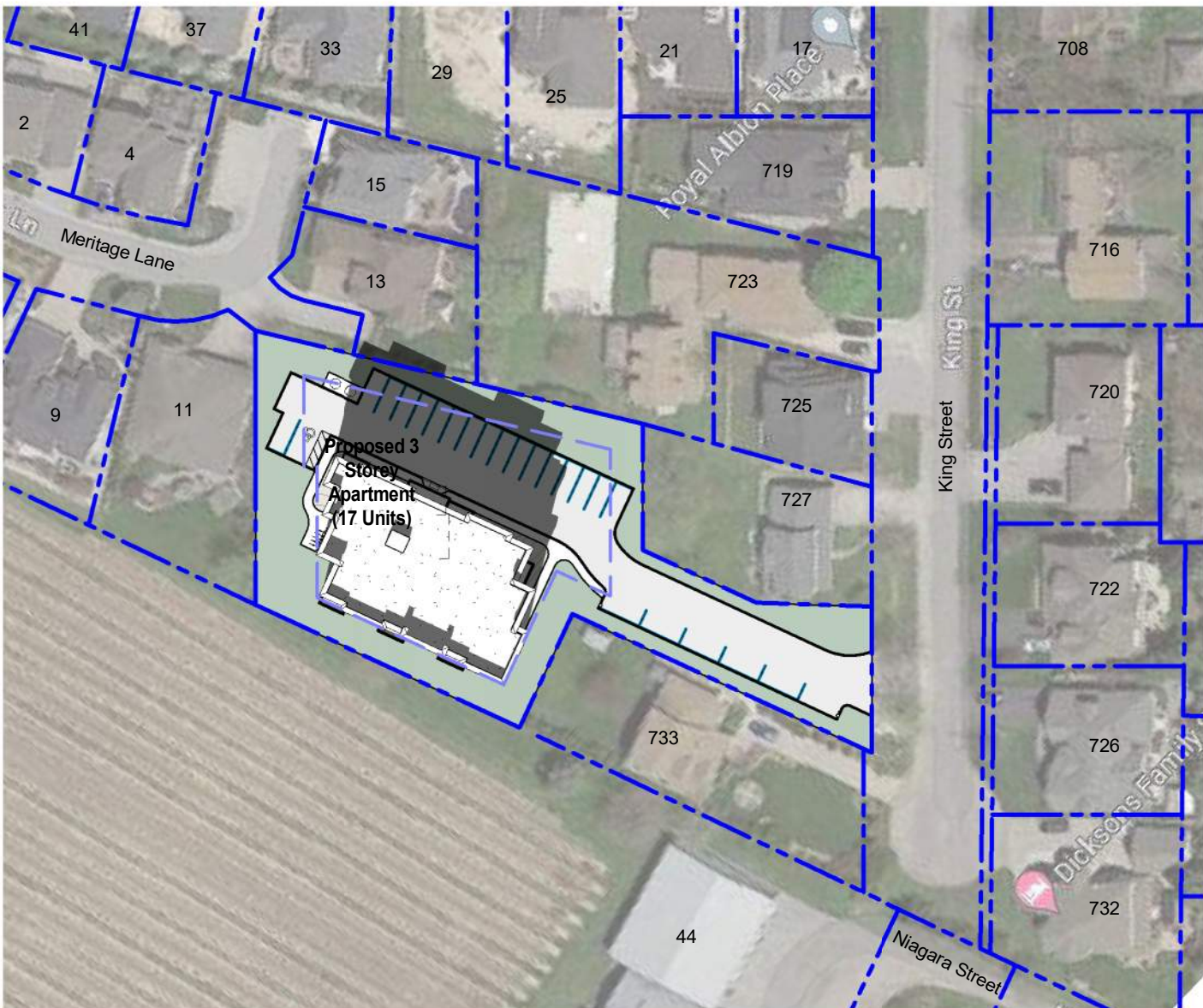
02 Site Shadow Study - September 23, 2023 (10am)
SS3 scale: 1 : 1000



03 Site Shadow Study - September 23, 2023 (12pm)
SS3 scale: 1 : 1000



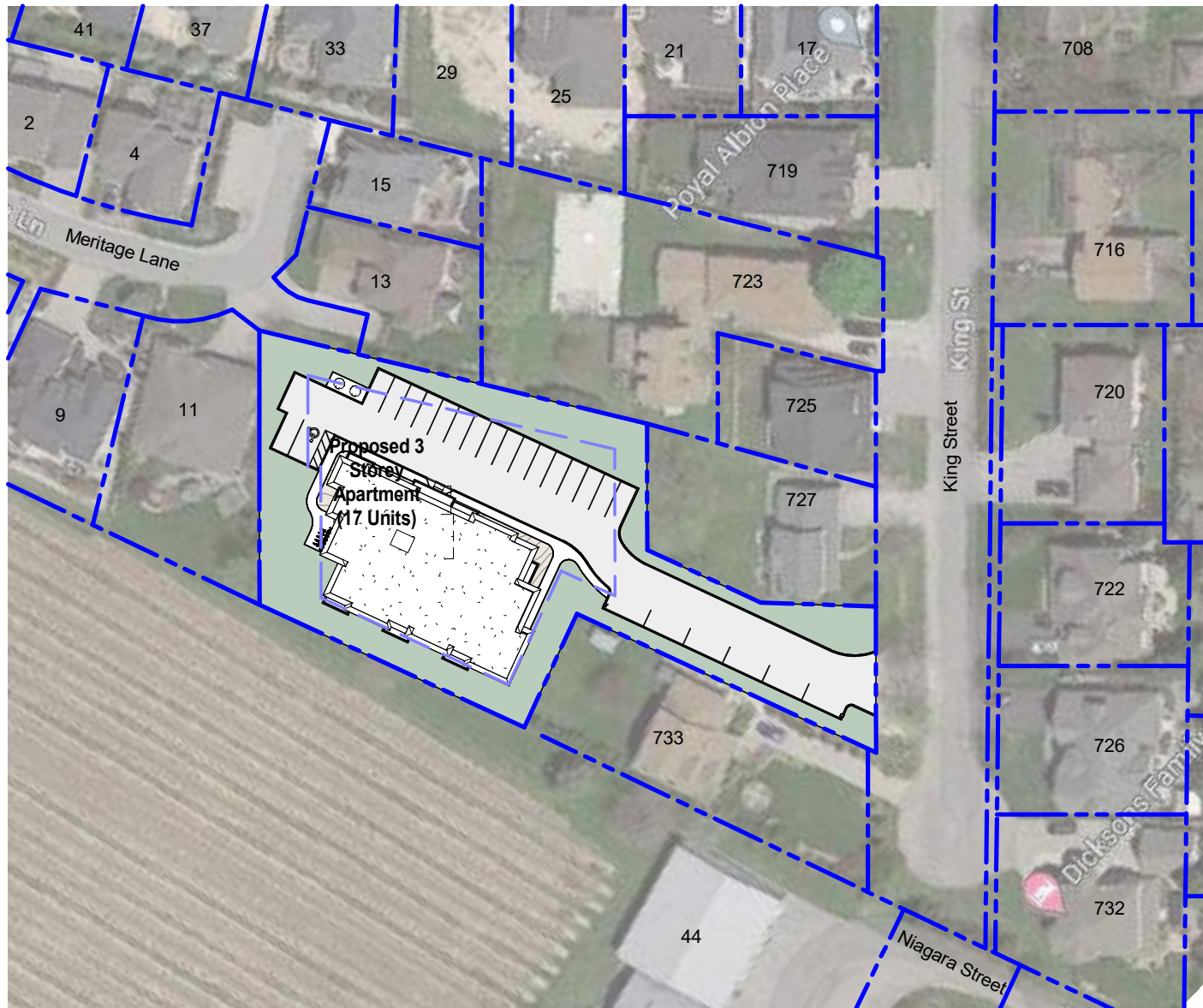
04 Site Shadow Study - September 23, 2023 (2pm)
SS3 scale: 1 : 1000



05 Site Shadow Study - September 23, 2023 (4pm)
SS3 scale: 1 : 1000



06 Site Shadow Study - September 23, 2023 (6pm)
SS3 scale: 1 : 1000



No Shadows
Sun Has Set

07 Site Shadow Study - September 23, 2023 (8pm)
SS3 scale: 1 : 1000

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North Arrow

Scale Bar

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Shadow Study (September 2023)

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SS3

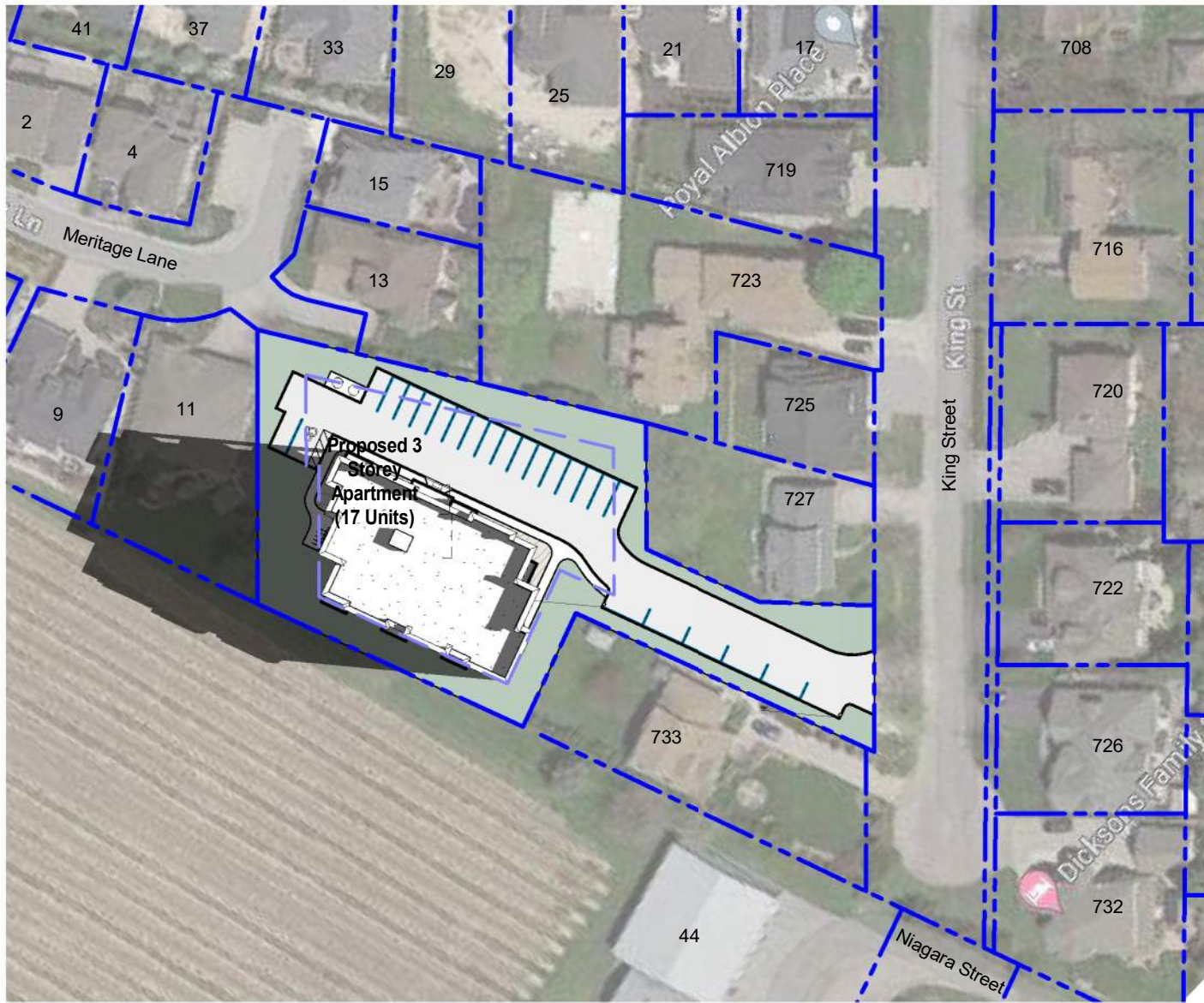
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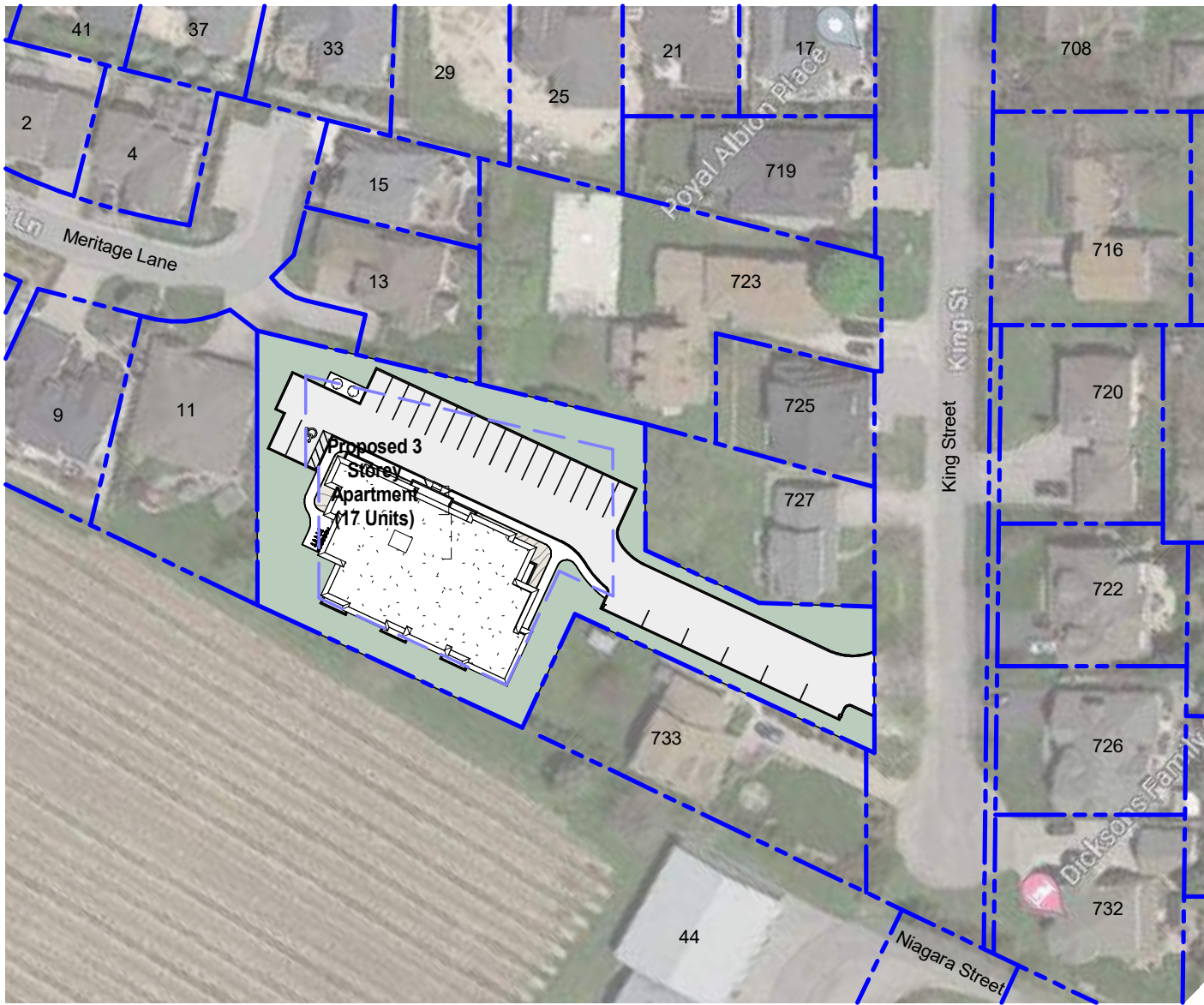
01 Site Shadow Study - Decemeber 22, 2023 (8am)
SS4 scale: 1: 1000



05 Site Shadow Study - December 22, 2023 (4pm)
SS4 scale: 1: 1000



02 Site Shadow Study - Decemeber 22, 2023 (10am)
SS4 scale: 1: 1000

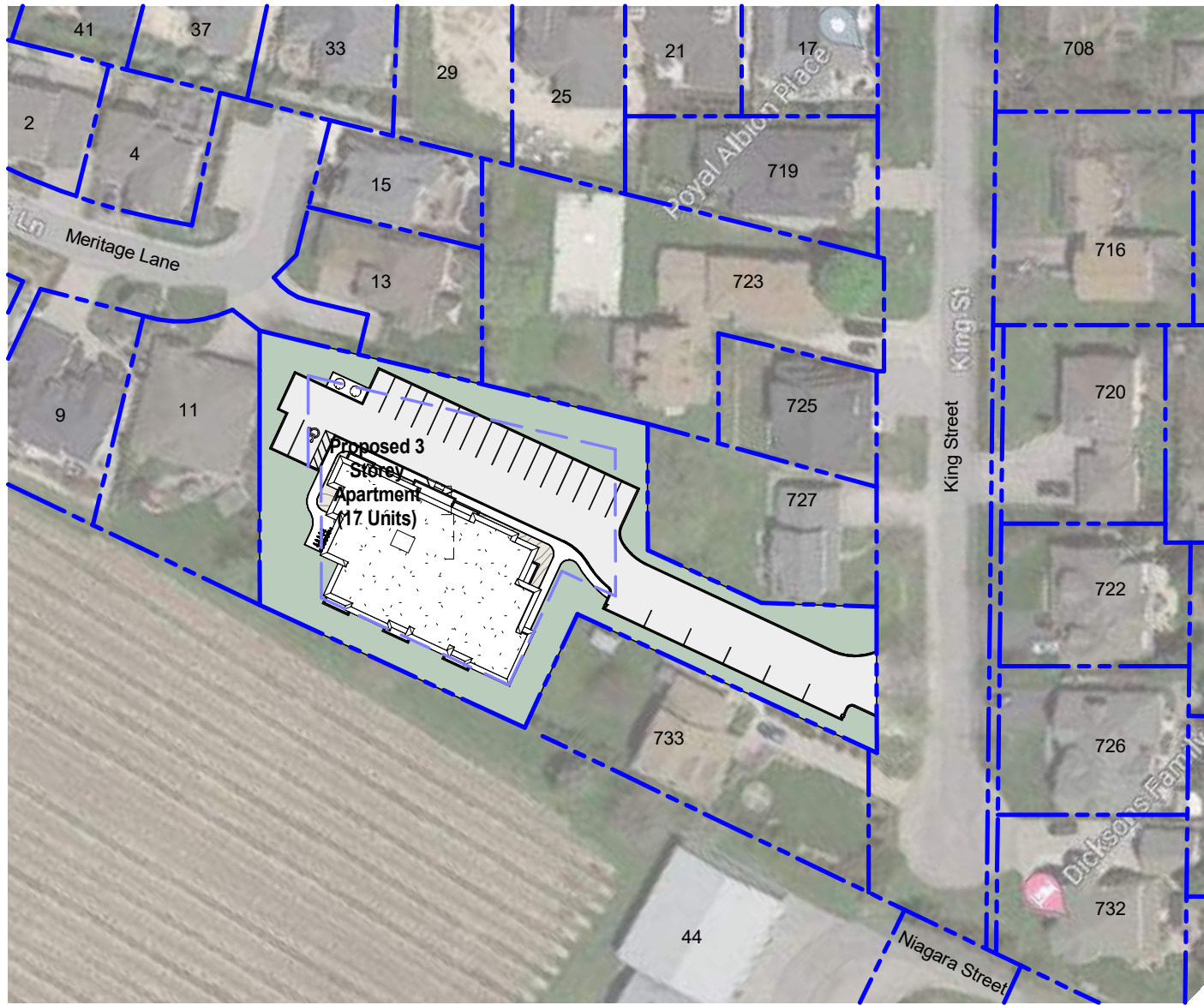


No Shadows
Sun Has Set

06 Site Shadow Study - December 22, 2023 (6pm)
SS4 scale: 1: 1000



03 Site Shadow Study - December 22, 2023 (12pm)
SS4 scale: 1: 1000



No Shadows
Sun Has Set

07 Site Shadow Study - December 22, 2023 (8pm)
SS4 scale: 1: 1000



04 Site Shadow Study - December 22, 2023 (2pm)
SS4 scale: 1: 1000

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