Λ Γ		G CODE DATA MA		0.4.===	/ A 5 /= -	0000	m.			R evised: 2 0 2 1 0 8 2	
۸h		PROTECTION, (SAFET	AND AC	CESSIBIL	ΠΥ			OBC REFERENCE	
	Name of Practice	e a+LiNK Architectur	e Inc						22.4		
	Address 1	126 Wellington Roa	d						NO ASSOCY	1.	
	Address 2	London, ON N6C4	.E3					<i>k</i>	OF OF OF		
	Contact	Michael Holt, OAA						Õ	ARCHITECTS	Z	
	Name of Project	Strathroy-Caradoc	Fire Station No 1						J.J.MAWDSLEY		
		-							J.J.MAWDSLEY LICENCE 4364	, int	
	Location/Addres	ss 220 East Centre St	reet, Strathroy, ON						·mmmmin.		
	Date	2023-03-03						Seal & Signature			
	BUILDING CODE PROJECT TY PE	VERSION	O.Reg. 332/12 New Construction	3		LAS	TAMENDMENT	O.Reg. 451/22		[A] 1.1.2.	
.01	THOULOTTTIE		New Fire Station -		Mezzanine, w	rith Storage Gar	age, Offices, Su	ipport Spaces and		[A] 1.1.Z.	
			preparing for a Fu	ture Dorm.	The existing F	Fire Station is to	be Demolished				
3.02	MAJOR OCCUPA CLASSIFICATION		OCCUPANCY					USE		3.1.2.1.(1)	
		NEW FIRE STATION			ard Industrial				ge Garage, Support Spa	ices, Open Mezz.	
			C	Residentia	& Personal Se	ervices		Administration, Offices Enclosed Mezzanine for	or Future fit-up of Dorms	s	
	0.000	V STORAGE BUILDING	F3	Low Haza	ard Industrial			Storage Building - Sep	·		
3.03	SUPERIMPOSED OCCUPANCIES	MAJOR	NO	Future C -	Dorms, abov	e D Offices				3.2.2.7.	
3.04	BUILDING AREA	(m²)	DESCRIPTION				EXISTING	NEW	TOTAL	[A] 1.4.1.2.	
			New Fire Station	Jin a			0.00	1089.70	·		
			New Storage Build	4II 1 Y			0.00	120.00	120.00		
			TOTAL				-	1,209.70	1,209.70		
.05	GROSS AREA (r	m²)	DESCRIPTION New Fire Station -	Ground E	ior		EXISTING 0.00	NEW 1089.70		[A] 1.4.1.2.	
			New Fire Station -				0.00	1089.70	1,089.70		
			New Fire Station -	Enclosed N	/lezzanine		0.00	111.48		-	
			New Storage Build	ding - Groun	nd Floor		0.00	120.00	120.00	_	
			TOTAL				-	1,440.60	1,440.60	-	
3.06	MEZZANINE ARI	ΞA (m²)	DESCRIPTION				EXISTING	NEW		3.2.1.1.	
			New Fire Station -				0.00	119.37 111.48		-	
			v i ii e olalion -	Liciosea N	E		0.00	111.48	-	-	
			TOTAL				-	230.90	230.90		
3.07	BUILDING HEIGH	π	1 + Mezzanine 0		S ABOVE GRA S BELOW GRA			11.25	(m) ABOVE GRADE	[A] 1.4.1.2. & 3.2.1.1.	
3.08	HIGH BUILDING		No	STORET	BEOW GIV	(DL				3.2.6	
3.09	NUMBER OF STR FIREFIGHTER AC		-	STREET(S	5)					3.2.2.10. & 3.2.5.	
3.10	BUILDING CLAS	SIFICATION	3.2.2.79.	Group F, I	Division 3, up	to 2 Storeys, Sp	rinklered			3.2.2.20-83.	
	(SIZE AND CONSTRU		3.2.2.56. Group D, up to 2 Storeys, Sprinklered								
121.2			3.2.2.48	Group C,		rs, Sprinklered					
3.11	SPRINKLER SYS	STEM	Required DESCRIBE	The New		PROVIDED:	Entire Building d. Wet System N	NEPA 13		3.2.1.5. & 3.2.2.17.	
						ing w ill not be S					
3.12	STANDPIPE SYS	STEM	Not Required							3.2.9.	
3.13	FIRE ALARM SY		Required			7	YPE PROVIDED	Single Stage		3.2.4.	
3.14	WATER SERVICE SUPPLY IS A DEC		Yes								
3.15	CONSTRUCTION	ITYPE	RESTRICTIONS		ole Permitted					3.2.2.2.2083.	
16	IMPORTANCE CA	A TECODY	ACTUAL Post-Disaster	Noncombi	ustible		HEAVY I	IMBER CONSTRUCTION	N/A	3.2.1.4. 4.1.2.1.(3),	
	7-00-0000 - 10000 - 10000 - 10000 - 10000 - 10000	- 16 VIOL - 16 V	DOT GEODINE GLAVE STORY OF THE STORY				=				
		RD INDEX (I_F_S_(0.2)) =	0.00) Seismic D	Desian Not Re	guired for Table	- 4.1.8.18. Items 6	6 to 21		T4.1.2.1.B.	
	OCCUPANT LOA	RD INDEX (I _E F _a S _a (0.2)) =	FLOOR) Seismic [- 4.1.8.18. Items (6 to 21 BASED ON	OCCUPANT LOAD	T4.1.2.1.B. 4.1.8.18.(1)	
	OCCUPANT LOA) Seismic [-	quired for Table OCCUPANCY T Office - D			OCCUPANT LOAD (PERSONS)	T4.1.2.1.B.	
	OCCUPANT LOA		FLOOR LEVEL/AREA) Seismic [OCCUPANCY T	YPE	BASED ON	(PERSONS)	T4.1.2.1.B. 4.1.8.18.(1)	
	OCCUPANT LOA		FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine) Seismic [OCCUPANCY TO Office - D Apparatus Bay Dorms - C	YPE	BASED ON Design of space Design of space Design of space	(PERSONS)	T4.1.2.1.B. 4.1.8.18.(1)	
	OCCUPANT LOA		FLOOR LEVEL/AREA Ground Floor Ground Floor) Seismic [OCCUPANCY T Office - D Apparatus Bay	YPE - F3	BASED ON Design of space Design of space	(PERSONS) 5	T4.1.2.1.B. 4.1.8.18.(1)	
	OCCUPANT LOA		FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage) Seismic [OCCUPANCY TO Office - Do Apparatus Bay Dorms - Co Storage - F3	YPE - F3	BASED ON Design of space Design of space Design of space Design of space	(PERSONS) 5 - 4	T4.1.2.1.B. 4.1.8.18.(1)	
		AD	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage) Seismic [OCCUPANCY TO Office - Do Apparatus Bay Dorms - Co Storage - F3 Storage Garage	YPE - F3 e - F3	BASED ON Design of space -	(PERSONS) 5	T4.1.2.1.B. 4.1.8.18.(1) 3.1.17.	
3.19	BARRIER-FREE I	DESIGN	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage) Seismic [OCCUPANCY TO Office - Do Apparatus Bay Dorms - Co Storage - F3 Storage Garage	YPE - F3 e - F3	BASED ON Design of space Design of space Design of space Design of space	(PERSONS) 5 - 4	T4.1.2.1.B. 4.1.8.18.(1) 3.1.17. 3.8. 3.3.1.2. &	
3.19	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE	DESIGN JBSTANCES	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No			OCCUPANCY TO Office - Do Apparatus Bay Dorms - Co Storage - F3 Storage Garage	YPE - F3 e - F3 eas and Training	BASED ON Design of space - are Accessible.	(PERSONS) 5 - 4 9 NONCOMBUSTIBLE IN	T4.1.2.1.B. 4.1.8.18.(1) 3.1.17. 3.8. 3.3.1.2. & 3.3.1.19. 3.2.2.2083,	
3.19	BARRIER-FREE I HAZARDOUS SI	DESIGN JBSTANCES	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes	SEMBLY		OCCUPANCY TO Office - Do Apparatus Bay Dorms - Co Storage - F3 Storage Garage	YPE - F3 e - F3	BASED ON Design of space	(PERSONS) 5 4 - 9	T4.1.2.1.B. 4.1.8.18.(1) 3.1.17. 3.8. 3.3.1.2. & 3.3.1.19.	
3.19	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE	DESIGN JBSTANCES	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS	SEMBLY		OCCUPANCY TO Office - Do Apparatus Bay Dorms - Co Storage - F3 Storage Garage	YPE - F3 e - F3 eas and Training RATING (H)	BASED ON Design of space - are Accessible.	(PERSONS) 5 - 4 9 NONCOMBUSTIBLE IN	T4.1.2.1.B. 4.1.8.18.(1) 3.1.17. 3.8. 3.3.1.2. & 3.3.1.19. 3.2.2.2083,	
3.19	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE	DESIGN JBSTANCES	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS FLOORS OVER BS FLOORS MEZZANINE	SEMBLY		OCCUPANCY TO Office - Do Apparatus Bay Dorms - Co Storage - F3 Storage Garage	YPE - F3 e - F3 eas and Training RATING (H) N/A 0.75 0.75	BASED ON Design of space	(PERSONS) 5 4 - 9 NONCOMBUSTIBLE IN LIEU OF RATING? -	T4.1.2.1.B. 4.1.8.18.(1) 3.1.17. 3.8. 3.3.1.2. & 3.3.1.19. 3.2.2.2083,	
3.19	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE	DESIGN JBSTANCES	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS FLOORS OVER BS	SEMBLY		OCCUPANCY TO Office - D Apparatus Bay Dorms - C Storage - F3 Storage Garage	PE - F3	BASED ON Design of space - are Accessible. SUPPORTING ASSEMBLY (H)	(PERSONS) 5 4 - 9 NONCOMBUSTIBLE IN LIEU OF RATING? - YES	T4.1.2.1.B. 4.1.8.18.(1) 3.1.17. 3.8. 3.3.1.2. & 3.3.1.19. 3.2.2.2083,	
3. <u>19</u> 3.20	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE	DESIGN JBSTANCES RESISTANCE	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS FLOORS OVER BS FLOORS MEZZANINE	SEWBLY		OCCUPANCY TO Office - Do Apparatus Bay Dorms - Co Storage - F3 Storage Garage	YPE - F3 e - F3 eas and Training RATING (H) N/A 0.75 0.75	BASED ON Design of space - are Accessible. SUPPORTING ASSEMBLY (H)	(PERSONS) 5 4 - 4 - 9 NONCOMBUSTIBLE IN LIEU OF RATING? - YES YES -	T4.1.2.1.B. 4.1.8.18.(1) 3.1.17. 3.8. 3.3.1.2. & 3.3.1.19. 3.2.2.2083,	
3. <u>19</u> 3.20	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE I RATINGS	DESIGN JBSTANCES RESISTANCE	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS FLOORS OVER BS FLOORS MEZZANINE ROOF WALL North - F3 -	SEMBLY SMIT EBF AREA	L.D. (m)	OCCUPANCY TO Office - D Apparatus Bay Dorms - C Storage - F3 Storage Garage	PE - F3	BASED ON Design of space	(PERSONS) 5 4 - 4 - 9 NONCOMBUSTIBLE IN LIEU OF RATING? - YES YES -	3.8. 3.3.1.2. & 3.2.2.2083, 3.2.1.4.	
3. <u>19</u> 3.20	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE I RATINGS SPATIAL SEPAR	DESIGN UBSTANCES RESISTANCE	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS FLOORS OVER BS FLOORS MEZZANINE ROOF WALL North - F3 - Apparatus Bay	SEMBLY SMT EBF AREA (m²)	All D Occupa	OCCUPANCY TO Office - D Apparatus Bay Dorms - C Storage - F3 Storage Garage ancy Offices are	PE - F3	BASED ON Design of space - are Accessible. SUPPORTING ASSEMBLY (H) 0.75 0.75 CONSTRUCTION TY PE	(PERSONS) 5 - 4 9 NONCOMBUSTIBLE IN LIEU OF RATING? - YES YES - CLADDING TY PE	3.8. 3.3.1.2. & 3.2.2.2083, 3.2.1.4.	
3. <u>19</u> 3.20	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE I RATINGS SPATIAL SEPAR	DESIGN JBSTANCES RESISTANCE RATION NEW FIRE STATION	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS FLOORS OVER BS FLOORS MEZZANINE ROOF WALL North - F3 - Apparatus Bay North - D - Office North - C - Dorm	EBF AREA (m²) 201.40 41.18 42.35	L.D. (m) 9.0 deemed 39.99 39.99	OCCUPANCY TO Office - D Apparatus Bay Dorms - C Storage - F3 Storage Garage ancy Offices are 100% 100% 100%	PE - F3	BASED ON Design of space	(PERSONS) 5 - 4 - 9 NONCOMBUSTIBLE IN LIEU OF RATING? - YES YES - CLADDING TY PE Combustible Permitted Combustible Permitted Combustible Permitted	3.8. 3.3.1.2. & 3.2.2.2083, 3.2.1.4.	
3. <u>19</u> 3.20	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE I RATINGS SPATIAL SEPAR	DESIGN JBSTANCES RESISTANCE RATION NEW FIRE STATION	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS FLOORS OVER BS FLOORS MEZZANINE ROOF WALL North - F3 - Apparatus Bay North - D - Office	SEMBLY SMT EBF AREA (m²) 201.40 41.18	L.D. (m) 9.0 deemed 39.99	OCCUPANCY TO Office - D Apparatus Bay Dorms - C Storage - F3 Storage Garage ancy Offices are Percentage 100% 100%	PE - F3	BASED ON Design of space Design of space	(PERSONS) 5 4 4 - 9 NONCOMBUSTIBLE IN LIEU OF RATING? - YES YES - CLADDING TY PE Combustible Permitted Combustible Permitted	3.8. 3.3.1.2. & 3.2.2.2083, 3.2.1.4.	
3. <u>19</u> 3.20	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE I RATINGS SPATIAL SEPAR	DESIGN JBSTANCES RESISTANCE RATION NEW FIRE STATION	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS FLOORS OVER BS FLOORS MEZZANINE ROOF WALL North - F3 - Apparatus Bay North - D - Office North - C - Dorm East - D - Office East - C - Dorm East - F3 -	EBF AREA (m²) 201.40 41.18 42.35 107.29	L.D. (m) 9.0 deemed 39.99 39.99 3.60	OCCUPANCY TO Office - D Apparatus Bay Dorms - C Storage - F3 Storage Garage ancy Offices are Percentage 100% 100% 100% 26%	PE - F3	BASED ON Design of space - are Accessible. SUPPORTING ASSEMBLY (H) 0.75 0.75 CONSTRUCTION TY PE Combustible Permitted Combustible Permitted Combustible Permitted Combustible Permitted Combustible Permitted	(PERSONS) 5 - 4 9 NONCOMBUSTIBLE IN LIEU OF RATING? - YES YES - CLADDING TY PE Combustible Permitted Combustible Permitted Combustible Permitted Noncombustible Req'd	3.8. 3.3.1.2. & 3.2.2.2083, 3.2.1.4.	
3. <u>19</u> 3.20	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE I RATINGS SPATIAL SEPAR	DESIGN JBSTANCES RESISTANCE RATION NEW FIRE STATION	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS FLOORS OVER BS FLOORS MEZZANINE ROOF WALL North - F3 - Apparatus Bay North - D - Office North - C - Dorm East - D - Office East - C - Dorm East - F3 - Storage South - F3 -	EBF AREA (m²) 201.40 41.18 42.35 107.29 39.94	L.D. (m) 9.0 deemed 39.99 39.99 3.60 3.60	OCCUPANCY TO Office - D Apparatus Bay Dorms - C Storage - F3 Storage Garage Gar	PE - F3	BASED ON Design of space - are Accessible. SUPPORTING ASSEMBLY (H) 0.75 0.75 CONSTRUCTION TY PE Combustible Permitted	(PERSONS) 5 - 4 - 9 NONCOMBUSTIBLE IN LIEU OF RATING? - YES YES - CLADDING TY PE Combustible Permitted Combustible Permitted Combustible Permitted Noncombustible Req'd Noncombustible Req'd	3.8. 3.3.1.2. & 3.2.2.2083, 3.2.1.4.	
3. <u>19</u> 3.20	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE I RATINGS SPATIAL SEPAR	DESIGN JBSTANCES RESISTANCE RATION NEW FIRE STATION	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS FLOORS OVER BS FLOORS MEZZANINE ROOF WALL North - F3 - Apparatus Bay North - D - Office North - C - Dorm East - D - Office East - C - Dorm East - F3 - Storage	EBF AREA (m²) 201.40 41.18 42.35 107.29 39.94 42.54 201.40	L.D. (m) 9.0 deemed 39.99 39.99 3.60 3.60 3.60	OCCUPANCY TO Office - D Apparatus Bay Dorms - C Storage - F3 Storage Garage Gar	PE - F3	BASED ON Design of space	(PERSONS) 5 - 4 4 9 NONCOMBUSTIBLE IN LIEU OF RATING? - YES YES - CLADDING TY PE Combustible Permitted Combustible Permitted Combustible Permitted Noncombustible Req'd Noncombustible Req'd	3.8. 3.3.1.2. & 3.2.2.2083, 3.2.1.4.	
3. <u>19</u> 3.20	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE I RATINGS SPATIAL SEPAR	DESIGN JBSTANCES RESISTANCE RATION NEW FIRE STATION	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS FLOORS OVER BS FLOORS MEZZANINE ROOF WALL North - F3 - Apparatus Bay North - D - Office North - C - Dorm East - D - Office East - C - Dorm East - F3 - Storage South - F3 - Apparatus Bay South - D - Office West - F3 -	EBF AREA (m²) 201.40 41.18 42.35 107.29 39.94 42.54	L.D. (m) 9.0 deemed 39.99 3.60 3.60 3.60 20.68	OCCUPANCY TO Office - D Apparatus Bay Dorms - C Storage - F3 Storage Garage Gar	PE F3 F3 FATING (H) NA O.75 O.75 NA REQUIRED FRR (H) NA	BASED ON Design of space Design of space - are Accessible. SUPPORTING ASSEMBLY (H) 0.75 0.75 CONSTRUCTION TY PE Combustible Permitted	(PERSONS) 5 - 4 - 9 NONCOMBUSTIBLE IN LIEU OF RATING? - YES YES - CLADDING TY PE Combustible Permitted Combustible Permitted Combustible Permitted Noncombustible Req'd Noncombustible Req'd Noncombustible Req'd Combustible Permitted	3.8. 3.3.1.2. & 3.2.2.2083, 3.2.1.4.	
3. <u>19</u> 3.20	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE I RATINGS SPATIAL SEPAF	DESIGN JBSTANCES RESISTANCE RATION NEW FIRE STATION	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS FLOORS OVER BS FLOORS MEZZANINE ROOF WALL North - F3 - Apparatus Bay North - C - Dorm East - D - Office East - C - Dorm East - F3 - Storage South - F3 - Apparatus Bay South - D - Office West - F3 - Apparatus Bay	EBF AREA (m²) 201.40 41.18 42.35 107.29 39.94 42.54 201.40 41.18	L.D. (m) 9.0 deemed 39.99 39.99 3.60 3.60 20.68 20.68	OCCUPANCY TO Office - D Apparatus Bay Dorms - C Storage - F3 Storage Garage Gar	PE - F3	BASED ON Design of space	(PERSONS) 5 - 4 - 9 NONCOMBUSTIBLE IN LIEU OF RATING? - YES YES - CLADDING TY PE Combustible Permitted Combustible Permitted Combustible Permitted Noncombustible Req'd Noncombustible Req'd Combustible Permitted Combustible Permitted	3.8. 3.3.1.2. & 3.2.2.2083, 3.2.1.4.	
3. <u>19</u> 3.20	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE I RATINGS SPATIAL SEPAR	DESIGN JBSTANCES RESISTANCE RATION NEW FIRE STATION PRINKLERED BUILDING	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS FLOORS OVER BS FLOORS MEZZANINE ROOF WALL North - F3 - Apparatus Bay North - D - Office North - C - Dorm East - C - Dorm East - F3 - Storage South - F3 - Apparatus Bay South - D - Office West - F3 - Apparatus Bay North - D - Office	EBF AREA (m²) 201.40 41.18 42.35 107.29 39.94 42.54 201.40 41.18 95.37	L.D. (m) 9.0 deemed 39.99 39.99 3.60 3.60 20.68 20.68 3.09 17.21 84.76	OCCUPANCY TO Office - D Apparatus Bay Dorms - C Storage - F3 Storage Garage Gar	PE - F3	BASED ON Design of space	(PERSONS) 5 - 4 9 NONCOMBUSTIBLE IN LIEU OF RATING? - YES YES - CLADDING TY PE Combustible Permitted Combustible Permitted Combustible Permitted Noncombustible Req'd Noncombustible Req'd Combustible Permitted Combustible Permitted Noncombustible Req'd Noncombustible Req'd Combustible Permitted	3.8. 3.3.1.2. & 3.2.2.2083, 3.2.1.4.	
3. <u>19</u> 3.20	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE I RATINGS SPATIAL SEPAR	DESIGN JBSTANCES RESISTANCE RATION NEW FIRE STATION PRINKLERED BUILDING	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS FLOORS OVER BS FLOORS MEZZANINE ROOF WALL North - F3 - Apparatus Bay North - D - Office North - C - Dorm East - C - Dorm East - F3 - Storage South - F3 - Apparatus Bay South - D - Office West - F3 - Apparatus Bay North - D - Office	EBF AREA (m²) 201.40 41.18 42.35 107.29 39.94 42.54 201.40 41.18 95.37 72.27	L.D. (m) 9.0 deemed 39.99 3.60 3.60 20.68 20.68 3.09 17.21	OCCUPANCY TO Office - D Apparatus Bay Dorms - C Storage - F3 Storage Garage Gar	PE - F3	BASED ON Design of space Design of space - are Accessible. SUPPORTING ASSEMBLY (H) 0.75 0.75 CONSTRUCTION TY PE Combustible Permitted	(PERSONS) 5 - 4 - 9 NONCOMBUSTIBLE IN LIEU OF RATING? - YES YES - CLADDING TY PE Combustible Permitted Combustible Permitted Combustible Permitted Noncombustible Req'd Noncombustible Req'd Combustible Permitted Combustible Permitted Noncombustible Req'd Noncombustible Req'd Combustible Permitted	3.8. 3.3.1.2. & 3.2.2.2083, 3.2.1.4.	
3. <u>19</u> 3.20	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE I RATINGS SPATIAL SEPAR	DESIGN JBSTANCES RESISTANCE RATION NEW FIRE STATION PRINKLERED BUILDING	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS FLOORS OVER BS FLOORS MEZZANINE ROOF WALL North - F3 - Apparatus Bay North - D - Office East - C - Dorm East - F3 - Storage South - F3 - Apparatus Bay South - D - Office West - F3 - Apparatus Bay North - D - Office East - C - Dorm East - F3 - Storage South - F3 - Apparatus Bay North - F3 - Apparatus Bay South - F3 - Apparatus Bay North - F3 East - F3	EBF AREA (m²) 201.40 41.18 42.35 107.29 39.94 42.54 201.40 41.18 95.37 72.27 100.33	L.D. (m) 9.0 deemed 39.99 39.99 3.60 3.60 20.68 20.68 20.68 3.09 17.21 84.76 1.91	OCCUPANCY TO Office - D Apparatus Bay Dorms - C Storage - F3 Storage Garage Gar	PE - F3	BASED ON Design of space Design of space	(PERSONS) 5	3.8. 3.3.1.2. & 3.2.2.2083, 3.2.1.4.	
3. <u>19</u> 3.20	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE I RATINGS SPATIAL SEPAR	DESIGN JBSTANCES RESISTANCE RATION NEW FIRE STATION PRINKLERED BUILDING	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS FLOORS OVER BS FLOORS MEZZANINE ROOF WALL North - F3 - Apparatus Bay North - D - Office North - C - Dorm East - C - Dorm East - F3 - Storage South - F3 - Apparatus Bay South - D - Office West - F3 - Apparatus Bay North - F3 - Apparatus Bay South - F3 - Apparatus Bay North - F3 East - F3 South - F3	EBF AREA (m²) 201.40 41.18 42.35 107.29 39.94 42.54 201.40 41.18 95.37 72.27 100.33 72.27	L.D. (m) 9.0 deemed 39.99 39.99 3.60 3.60 20.68 20.68 3.09 17.21 84.76 1.91 deemed	OCCUPANCY TO Office - D Apparatus Bay Dorms - C Storage - F3 Storage Garage Gar	PE - F3	BASED ON Design of space Design of space	(PERSONS) 5	3.8. 3.3.1.2. & 3.2.2.2083, 3.2.1.4.	
3.20	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE I RATINGS SPATIAL SEPAF	DESIGN JBSTANCES RESISTANCE RATION NEW FIRE STATION PRINKLERED BUILDING	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS FLOORS OVER BS FLOORS MEZZANINE ROOF WALL North - F3 - Apparatus Bay North - D - Office North - C - Dorm East - C - Dorm East - F3 - Storage South - F3 - Apparatus Bay South - D - Office West - F3 - Apparatus Bay North - F3 - Apparatus Bay South - F3 - Apparatus Bay North - F3 East - F3 South - F3	EBF AREA (m²) 201.40 41.18 42.35 107.29 39.94 42.54 201.40 41.18 95.37 72.27 100.33 72.27	L.D. (m) 9.0 deemed 39.99 39.99 3.60 3.60 20.68 20.68 20.68 1.00	OCCUPANCY TO Office - D Apparatus Bay Dorms - C Storage - F3 Storage Garage Gar	PE - F3	BASED ON Design of space	(PERSONS) 5	3.8. 3.3.1.2. & 3.2.2.2083, 3.2.1.4.	
3.20	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE I RATINGS SPATIAL SEPAF	DESIGN JBSTANCES RESISTANCE RATION NEW FIRE STATION PRINKLERED BUILDING V STORAGE BUILDING PRINKLERED BUILDING	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS FLOORS OVER BS FLOORS MEZZANINE ROOF WALL North - F3 - Apparatus Bay North - D - Office North - C - Dorm East - D - Office East - C - Dorm East - F3 - Storage South - F3 - Apparatus Bay North - D - Office West - F3 - Apparatus Bay North - F3 - Apparatus Bay South - F3 - Apparatus Bay South - F3 - Apparatus Bay North - F3 - Apparatus Bay	EBF AREA (m²) 201.40 41.18 42.35 107.29 39.94 42.54 201.40 41.18 95.37 72.27 100.33 72.27	L.D. (m) 9.0 deemed 39.99 39.99 3.60 3.60 20.68 20.68 20.68 17.21 84.76 1.91 deemed 1.00 MALE:FEWA	OCCUPANCY TO Office - D Apparatus Bay Dorms - C Storage - F3 Storage Garage Gar	PFE - F3	BASED ON Design of space	(PERSONS) 5	3.8. 3.3.1.2. & 3.3.1.19. 3.2.2.2083, 3.2.1.4.	
3.20	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE I RATINGS SPATIAL SEPAF	DESIGN JBSTANCES RESISTANCE RATION NEW FIRE STATION PRINKLERED BUILDING V STORAGE BUILDING PRINKLERED BUILDING	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS FLOORS OVER BS FLOORS MEZZANINE ROOF WALL North - F3 - Apparatus Bay North - D - Office North - C - Dorm East - D - Office East - C - Dorm East - F3 - Storage South - F3 - Apparatus Bay North - D - Office West - F3 - Apparatus Bay South - D - Office West - F3 - Apparatus Bay North - F3 - Apparatus Bay South - F3 - Apparatus Bay North - F3 - Apparatus Bay North - F3 - Apparatus Bay North - F3 East - F3 South - F3	EBF AREA (m²) 201.40 41.18 42.35 107.29 39.94 42.54 201.40 41.18 95.37 72.27 100.33 72.27	L.D. (m) 9.0 deemed 39.99 39.99 3.60 3.60 20.68 20.68 20.68 17.21 84.76 1.91 deemed 1.00 MALE:FEWA	OCCUPANCY TO Office - D Apparatus Bay Dorms - C Storage - F3 Storage Garage ancy Offices and 100% 100% 100% 100% 100% 100% 100% 100	PFE - F3	BASED ON Design of space	(PERSONS) 5	3.8. 3.3.1.2. & 3.3.1.19. 3.2.2.2083, 3.2.1.4.	
3.20	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE I RATINGS SPATIAL SEPAF	DESIGN JBSTANCES RESISTANCE RATION NEW FIRE STATION PRINKLERED BUILDING V STORAGE BUILDING PRINKLERED BUILDING	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS FLOORS OVER BS FLOORS MEZZANINE ROOF WALL North - F3 - Apparatus Bay North - D - Office North - C - Dorm East - D - Office East - C - Dorm East - F3 - Storage South - F3 - Apparatus Bay North - F3 - Apparatus Bay South - F3 - Apparatus Bay South - F3 - Apparatus Bay North - F3 - Apparatus Bay South - F3 - Apparatus Bay North - F3 East - F3 RATIO: FLOOR LEVEL/AREA D - Office D - Universal Was	EBF AREA (m²) 201.40 41.18 42.35 107.29 39.94 42.54 201.40 41.18 95.37 72.27 100.33 72.27 84.53	L.D. (m) 9.0 deemed 39.99 39.99 3.60 3.60 20.68 20.68 20.68 17.21 84.76 1.91 deemed 1.00 MALE:FEWA	OCCUPANCY TO Office - D Apparatus Bay Dorms - C Storage - F3 Storage Garage Gar	PF - F3 Pass and Training RATING (H) NVA 0.75 0.75 NVA REQUIRED FRR (H) NVA NVA 0.75 Hr. 0.75 Hr. 0.75 Hr. 1 Hr. 1 Hr. 1 Hr. 1 Hr. OBC SENTENCE 3.7.4.7 3.8.3.12	BASED ON Design of space	(PERSONS) 5	3.8. 3.3.1.2. & 3.3.1.19. 3.2.2.2083, 3.2.1.4.	
3.20	BARRIER-FREE I HAZARDOUS SI REQUIRED FIRE I RATINGS SPATIAL SEPAF	DESIGN JBSTANCES RESISTANCE RATION NEW FIRE STATION PRINKLERED BUILDING V STORAGE BUILDING PRINKLERED BUILDING	FLOOR LEVEL/AREA Ground Floor Ground Floor Mezzanine Mezzanine Storage Garage TOTAL Yes No HORIZONTAL ASS FLOORS OVER BS FLOORS MEZZANINE ROOF WALL North - F3 - Apparatus Bay North - D - Office East - C - Dorm East - F3 - Storage South - F3 - Apparatus Bay South - F3 - Apparatus Bay North - F3 - Storage South - F3 - Apparatus Bay South - F3 - Apparatus Bay South - F3 - Apparatus Bay North - F3 East - F3 Storage The storage South - F3 - Apparatus Bay South - F3 - Apparatus Bay North - F3 East - F3 FATIO: FLOOR LEVEL/AREA D - Office	EBF AREA (m²) 201.40 41.18 42.35 107.29 39.94 42.54 201.40 41.18 95.37 72.27 100.33 72.27 84.53	All D Occupa L.D. (m) 9.0 deemed 39.99 39.99 3.60 3.60 20.68 20.68 20.68 1.91 deemed 1.00 MALEFEWA	OCCUPANCY TO Office - D Apparatus Bay Dorms - C Storage - F3 Storage Garage ancy Offices and 100% 100% 100% 100% 100% 100% 100% 100	PATING (H) NA 0.75 NA REQUIRED FRR (H) NA NA NA NA NA NA 1 Hr. NA NA 1 Hr. 1 Hr. 1 Hr. CEPT AS NOTED COME SENTENCE 3.7.4.7	BASED ON Design of space	(PERSONS) 5	3.8. 3.3.1.2. & 3.3.1.19. 3.2.2.2083, 3.2.1.4.	

CLIMATIC ZONE:

Strathroy-Caradoc Fire Station No.1

220 East Centre Street, Strathroy, ON

KEY PLAN AERIAL:



OBC MATRIX - NOTES:

Ontario Building Code Data Matrix, Part 3 © Ontario Association of Architects

PART 3 NO	DTES:
OCCUPAN	CY LOADING:
The	e Fire Department has 9 Employees total, this includes the Administration Staff and 5 Crew Members.
ACCESS:	Principal, Fire Fighter's and Barrier-free Entrance located facing East Centre Street.
	Training Entrance on the East Elevation to also be Barrier-free.
EXITING: E	Based on Travel Distance, meets 45m (147') per 3.4.2.5(1)(c), Sprinklered.
ре	r 3.3.1.3., Fixed Ladder provided as means of egress from roof for service personnel.
EXIT WIDTI	H: 6.1mm per person for Exit Doors per 3.4.3.2.(1).(a).
8.0	Omm per person for Exit Doors with Stairs per 3.4.3.2.(1).(b).
9.2	2mm per person for Exit Doors with Stairs per 3.4.3.2.(1).(c).
EW/EVAC	C: Fire Alarm: Single Stage per 3.2.4.
Ex	it signs to be green "Running Man" per 3.4.5.1.(2)
Co	rridor/Aisle minimum w idth to be 1100mm (3'-8") 3.8.3.
En	nergency Lighting Required for 30 minutes 3.2.7.4(1)(b)(iii)+(2)
Fir	e extinguishers provided per OFC – Refer to Mechanical.
C OCCUPA	NCY - FUTURE DORMS: The Design intent is to provide rough-in only for the Future Dorms, to be located
	w ithin the Enclosed Mezzanine, for a future Fit-up. All required Fire Ratings and Fire Separations are to be
	constructed in this 1st Phase.
FIRE RATIN	NGS: F3 Storage Garage Separation - per 3.3.5.6.(1) - 1.5 Hr. F.R.R. to the D & C Occupancies.
	Spray Fireproofing proposed at the underside of Mezzanine Floor - 1.5 Hr. between F3 above D.
	Residential C Dormatory Separation - per 3.3.4.2.(1) - 1 Hr. F.R.R. between C and D Occupancies.
	Spray Fireproofing proposed at the underside of Mezzanine Floor - 1 Hr. between Cabove D.
	Janitor Room - per 3.3.1.20.(3). Fire Separation provided.
	Mechanical & ⊟ectrical Room - per 3.6.2.1 1 Hr. F.R.R. provided.
STAIRS: p	er 3.4.6.3., for Mezzanine Stairs.
ACCESSIB	ILITY:
DC	Occupancy - Office and Training areas to meet 3.8
B/F	PATH OF TRAVEL: per 3.8.1.3 - 1100mm
Do	ors - per 3.8.3.3.(1) All doors 965mm (38") MIN., opening with 860mm min. clear. Conforms.
	All doors 965mm with Lever Hardware per 3.8.3.3
Baı	rier-free entrance per 3.8.2.1 + 3.8.3.3(4) for D Occupancy area. Principal Entrance & Training Entrance
Uni	versal Washroom per 3.8.3.12
Me	zz stairs to have colour contrast at treads and landings per 3.4.6.1.(1)(b)
F3	Occupancy - Due to the requirement that the Fire Fighter's must be abled bodied, the Decontamination
	Washrooms and Showers are not Barrier-free
BUILDING I	EWELOPE:
Prescriptiv	e requirements per chart SB5.5-5 (I.P)
NON RESID	DENTIAL - NEW FIRE STATION:
Roof - I	nsulation Entirely Above Deck: R-35 ci or U-0.029
Walls, A	bove Grade - Mass: R-17 ci or U-0.054
Slab-on	-Grade Floors - Unheated: R-15 to 48" below finished floor
Slab-on	-Grade Floors - Heated: R-10 full slab
Opaque	Doors - Sw inging: U-0.45
Opaque	Doors - Overhead Doors: U-0.45
Fenestr	ration - Glazing Aluminum Frame - Fixed: U = <0.38 // SHGC = <40 // Min VT/SHGC = 1.10
Fenestr	ation - Glazing Aluminum Frame - Operable: U = <0.45 // SHGC = <40 // Min VT/SHGC = 1.10
	ation - Glazing Aluminum Frame - Entrance Door: U = <0.69 // SHGC = <40 // Min VT/SHGC = 1.10
SEMI HEAT	TED - NEW STORAGE BUILDING
Roof - I	nsulation Entirely Above Deck: R-17 ci or U-0.057
	bove Grade - Mass: R-10 ci or U-0.091
	-Grade Floors - Unheated: No Requirement
	Doors - Sw inging: U-0.63
	Doors - Overhead Doors: U-1.31
	ration - Glazing Aluminum Frame - Fixed: U = <0.56 // SHGC = NR // Min VT/SHGC = NR
	ration - Glazing Aluminum Frame - Operable: U = <0.63 // SHGC = NR // Min VT/SHGC = NR
	ation - Glazing Aluminum Frame - Entrance Door: U = <0.69 // SHGC = NR // Min VT/SHGC = NR
เบเเบอแ	2.2. 2.2. 1g / Mariniani / Tanio Endano Estr. 5 - 10.00 // Onio - 14/1 // Will V 1/01/00 - 14/1

RENDERING:



PROJECT TEAM:

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Strathroy, ON, N7G 1V5

114 Albert Street

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Mechanical Engineer: Vanderwesten & Rutherford 7242 Colonel Talbot Road London, ON, P.O. Box 1149, Lambeth Station P: (519) 652-5047 Contact: Chris Sitarz chriss@vreng.ca

Electrical Engineer:
Vanderwesten & Rutherford 7242 Colonel Talbot Road London, ON, P.O. Box 1149, Lambeth Station P: (519) 652-5047 Contact: Evan Chase, P.Eng. evanc@vreng.ca>

DRAWING LIST:

ARCHITECTURAL:

August 2018 *

COVER PROJECT TEAM, LIST OF DRAWINGS, OBC MATRIX & NOTES, KEY PLAN, RENDERING

A1.0 EXISTING SITE PLAN A1.1 SITE PLAN, KEY PLAN, LEGEND, SITE & ZONING ANALYSIS

OBC SUMMARY & SURVEY INFO

A1.2 SITE DETAILS & SIGNAGE

EX1.1 EXISTING SITE PLAN

PROPOSED BUILDING		MULCH / GARDEN REFER TO LANDSCAPE DRAWINGS	EX. / EXIST.	EXISTING		TOPOGRAPHIC LINE \$\displays F.H. FIRE HYDRANT	FIRE HYDRANT	— ·G O MM— · — · —	— ·G⊕MM— · — · — COMMUNICATION SERVICE OM.H. MAN HOLE			EXISTING TREE / PLANTING TO REMAIN		
	REFER TO LANL	KEFEK TO LANDSCAFE DIVAWINGS		ENTRANCE / EXIT	× ###.##	TOPOGRAPHIC ELEVATION	→ FDC	FIRE DEPARTMENT CONNECTION	— ·OHW · · — · · —	— ·OH₩·· — · · · — HYDRO SERVICE - OVERHEAD WIRES	© C.B.M.	H. CATCH BASIN MAN HOLE		10 KEMAIN
CONCRETE SIDEWALK - BRUSHED FINISH	* * * * * * * * * * * * * * * * * * *	GRASS / SOD REFER TO LANDSCAPE DRAWINGS	OLANDSCAPE DRAWINGS - TOPER IT LINE GEOTECHNICAL BOREHOLE LOCATION ED. FROPER IT LINE GEOTECHNICAL BOREHOLE LOCATION ED. EXISTING FROPER IT LINE GEOTECHNICAL BOREHOLE LOCATION GEOTECHNICAL BOREHOLE GE	EXISTING TREE / PLANTING. TO BE DEMOLISHED & REMOVED										
	* * * * * * *			BUILDING SETBACK LINE	\rightarrow	DIRECTION OF TRAFFIC	€ L.S.	LIGHT STANDARD - 1 HEAD (w/ CUT-OFF). REFER TO ELEC. DWGS.	——WTR - ——	WATER SERVICE	⊟ _{L.S.C.B}	LANDSCAPE CATCH BASIN		OO TO BE DEMOLISHED & REMOVED
CONCRETE SIDEWALK - SMOOTH FINISH		GRAVEL / STONE		LANDSCAPE SETBACK LINE		BARRIER-FREE PARKING SYMBOL PAINTED ON ASPHALT.	□	LIGHT STANDARD - 2 HEAD (w/ CUT-OFF). REFER TO ELEC. DWGS.		SANITARY SERVICE	—©¬	GAS METER	00	PROPOSED TREE / PLANTING. REFER TO LANDSCAPE DWGS
B/F PATH OF TRAVEL		'		PROPERTY EASEMENT LINE		REFER TO DETAILS ON A1.2.	L.S.	LIGHT STANDARD - 3 HEAD (w/ CUT-OFF). REFER TO ELEC. DWGS.	STM	STORM SERVICE	⊟ _{B.PED.}	COMM. PEDESTAL		NEI EN 10 EANDSOALE BWGG
c/w WIRE TINE FIN. & COLOURED CONC.				CENTRE LINE OF ROAD	□ _{TWT}	TACTILE WARNING TILE, CAST-IN-PLACE, FLUSH w/ SIDEWALK	₽		- · GAS- · - · -	GAS SERVICE	⊗ _{W.V.}	WATER VALVE		TREE PROTECTION FENCING
B/F ACCESS AISLE c/w PAINTED HATCH		SNOW STORAGE AREA	— F— — F	FIRE ROUTE	- =+ 	BICYCLE RACK	L.S.	LIGHT STANDARD - 4 HEAD (w/ CUT-OFF). REFER TO ELEC. DWGS.		- EXISTING FENCE	D∕cctv cctv.d	CCTV CAMERA	+	REFER TO LANDSCAPE DWGS
(COLOUR: YELLOW)			₩ ₩ I VES1 VES2 VES3	VEHICLE ENTRY/ EXIT SIGN. REFER TO DETAILS ON DRAWING SHEET A1.2	<u>~</u> B/F	BARRIER FREE PARKING SIGNAGE. REFER TO DETAILS ON A1.2.	⊚ _{H.P.}	HYDRO POLE		PROPOSED FENCE	⊠EV	EV CHARGING STATION	—Ē7	ELEC. METRE

LEGEND A1.1 A1.1 SCALE: N.T.S.

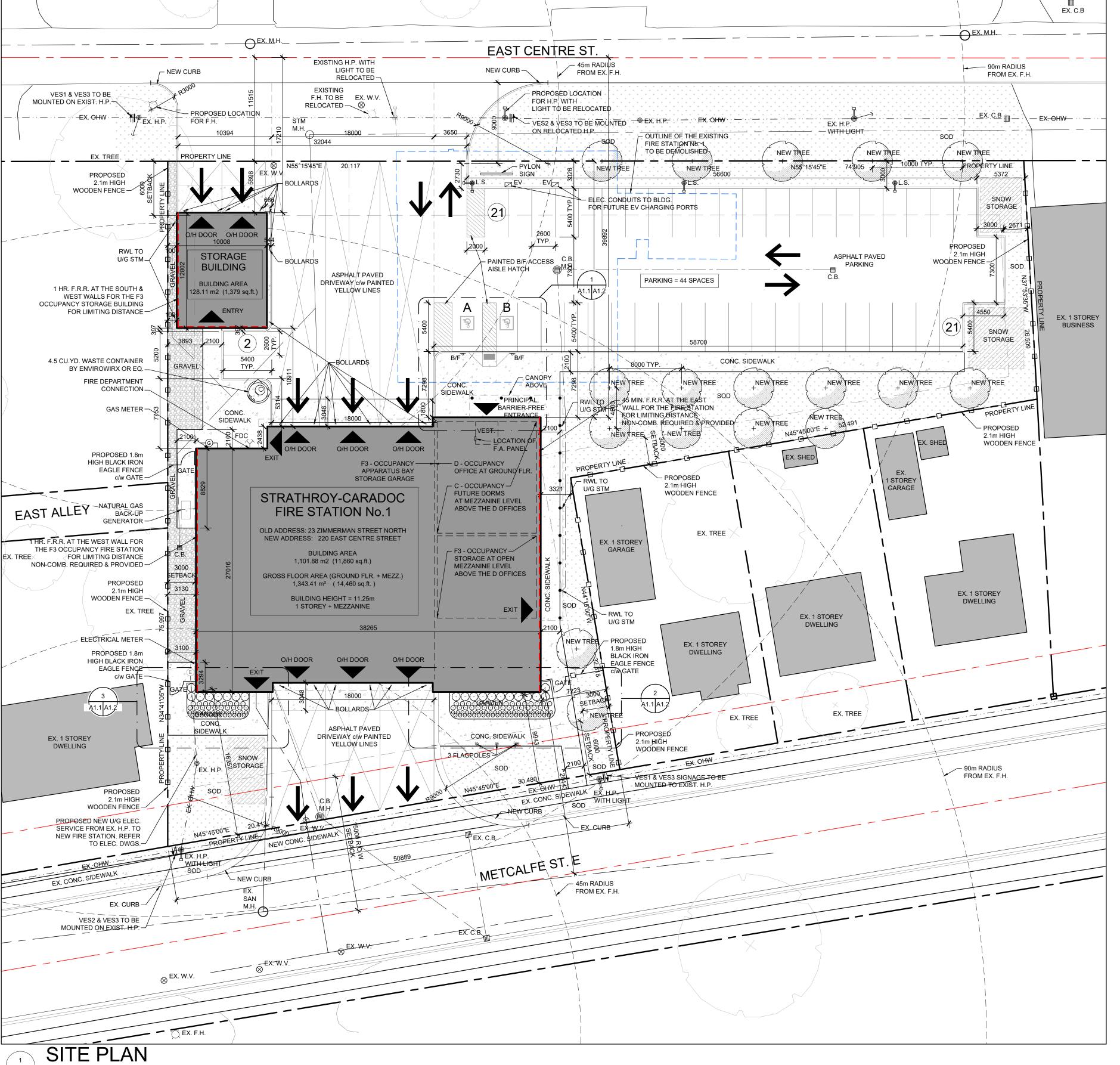
SURVEY INFO - REFER TO SURVEY FOR MORE INFORMATION INFORMATION TAKEN FROM PLAN OF SURVEY WITH TOPOGRAPHICAL DETAIL PREPARED BY Archibald, Gray, & McKay LTD. (AGM) 2022 TOPOGRAPHICAL PLAN OF SURVEY OF PART OF LOTS 26, 27 and 28 REGISTERED PLAN No. 217 (FORMERLY THE TOWN OF STRATHROY) NOW THE **MUNICIPALITY OF** STRATHROY-CARADOC COUNTY OF MIDDLESEX PLAN No.: 8-L-5874

OBC SUMMARY - F	FOR FULL MATRIX, REFER TO COVER PAGE					
PROJECT TYPE:	NEW CONSTRUCTION - FIRE STATION					
OCCUPANCY CLASSIFICATION:	F3 - APPARATUS BAY D - OFFICES C - DORMS - SUBSIDIARY					
BUILDING CLASSIFICATION:	3.2.2.79 GROUP F3, up to 2 STOREYS, SPRINKLERED 3.2.2.56 GROUP D, up to 2 STOREYS, SPRINKLERED 3.2.2.48 GROUP C, up to 3 STOREYS, SPRINKLERED					
BUILDING HEIGHT:	11.25 m // 1 STOREY + MEZZANINE					
FACING STREETS:	FACING 2 STREETS					
SPRINKLER SYSTEM:	REQUIRED.					
FIRE ALARM:	REQUIRED.					
RATINGS	- 1 HR. F.R.R. BETWEEN C & F3 - FLOOR ASSEMBLIES = FIRE SEPARATIONS - ROOF - NO RATING					
CONSTRUCTION	NON-COMBUSTIBLE CONSTRUCTION					
IMPORTANCE CATEGORY	POST DISASTER					

A1.1 A1.1 SCALE: 1:250

SLID//EV INEO

		SIT	TE & ZONING ANALYSIS						
PROJECT:	STRATHROY-CARADOC FI	RE STATION No.1							
PROJECT ADDRESS - EXISTING:	23 ZIMMERMAN STREET N	I, STRATHROY, ON	PROPOSED: 220 EAST CENTRE STREET, STRATHROY, ON						
EXISTING ZONING:	ZONE 'I' - INSTITUTIONAL	ZONE	ZIMMERMAN STREET	O BE CLOSED AND MERGED WITH THE EXISTING FIRE STATION PARCEL					
EXISTING PERMITTED USE:	INSTITUTIONAL USE		NOTE THAT FIRE STAT	ON & FIRE HALL ARE NOT A DEFINED USE IN THE ZONING BYLAW					
ROAD TYPE:	ARTERIAL ROAD - METCA	ALFE STREET / COUNTY	ROAD #39 LO	CAL STREET - EAST CENTRE STREET					
				AFTER OCCUPANCY OF THE NEW FIRE STATION, THE EXISTING STATION LUCTED ALONG WITH THE STORAGE BUILDING.					
LOT AREA (m²) (min.):	ZIMMERMAN STREET TO E	REET NORTH PARCEL COPOSED LOT AREA BE CLOSED AND MERGE	= 3,399.1 m ² = 1,494.0 m ² = 4,893.1 m ² D WITH THE EXISTING FIF						
	REQUIRED	EXISTING	051	PROPOSED					
LOT FRONTAGE (m) (min.):	20.0 m MIN.	23 ZIMMERMAN PARI ZIMMERMAN STREET		50.8 m					
SITE SETBACKS:									
FRONT YARD DEPTH (m) (min.):	0.5 m to 6.0 m MIN.			10.1 m from METCALFE					
REAR YARD DEPTH (m) (min.):	6.0 m MIN.			28.5 m					
EXTERIOR SIDE YARD DEPTH (m) (min.):	0.5 m to 6.0 m MIN.			N/A					
SIDE YARD DEPTH (m) (min.):	3.0 m MIN.			3.0 m					
LOT DEPTH (m) (min.):	50.0 m MIN.			75.9 m EXISTING					
COVERAGE (%) (max.):	35 %			24.7 %					
LANDSCAPED OPEN SPACE (%):	30 %			33.3 % LANDSCAPE AREA = 1,634.2 m ²					
BUILDING HEIGHT (m) (max.):	15.0 m MAX.			11.25 m 1 STOREY + MEZZANINE					
BUILDING AREA (m²):	EXISTING FIRE STATION - BUILDING AREA: = 719.61 m² (7,746 sq.ft.) ** EXISTING FIRE STATION - TO BE DEMOLISHED AFTER CONSTRUCTION OF THE PROPOSED FIRE STATION **								
	NEW FIRE STATION - BUILDING AREA: = 1,101.88 m² (11,860 sq.ft.) NEW STORAGE BUILDING - BUILDING AREA: = 120.00 m² (1,345 sq.ft.) TOTAL BUILDING AREAS: = 1,221.88 m² (13,152 sq.ft.)								
GROSS FLOOR AREA NEW FIRE STATION (m²):	GROUND FLOOR = 1,101.88 m² (11,860 sq.ft.) MEZZANINE - OPEN = 123.09 m² (1,325 sq.ft.) MEZZANINE - ENCLOSED = 118.44 m² (1,275 sq.ft.)								
	TOTAL GFA	= 1,343.41 m ² (14,46	60 sq.ft.)						
PARKING:	** FIRE STATION IS NOT A	DEFINED USE IN THE PA	ARKING BYLAW REGULAT	IONS. **					
STANDARD STALL 26 m 5 4 m	PARKING REQUIREMENTS FOR INSTITUTIONAL USE: 1 / 10 m² of GFA								
STANDARD STALL: 2.6 m x 5.4 m STANDARD DRIVEWAY AISLE WIDTH: 7.3 m			GFA = 1,343.41 m = 135 PARKING S THIS IS NO						
ACCESSIBLE PARKING:	PARKING BASED ON THE	CITY OF LONDON - FIRE I		1 / 1.5 EMPLOYEES					
B/F TYPE 'A' STALL SIZE (min.):				20 EMPLOYEES = 14 SPACES REQUIRED					
B/F TYPE 'B' STALL SIZE (min.):	TOTAL P	ARKING: = 44 SPAC	CES (INCLUDES 2 B/F SPA	CES)					
2.4 m x 5.4 m B/F ACCESS AISLE (min.):	BARRIER-FREE PARKING:								
1.5 m x 5.4 m	1-50 SPACES = 1 TYPE A + 1 TYPE B								
		= 1 TYPE	A + 1 TYPE B SPACES PR	OVIDED					
LOADING SPACES:	NOT REQUIRED								
MIN. SIZE: 3.5 m x 10.0 m									



Set No.

1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 2. DO NOT SCALE DRAWINGS.

3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.

4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED: "ISSUED FOR CONSTRUCTION".

5. THE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT

AND/OR ENGINEER AND MUST BE RETURNED ON COMPLETION OF THE PROJECT. ANY UNAUTHORIZED USE IS PROHIBITED. 6. AREA CALCULATIONS ARE APPROXIMATE.

7. DATE FORMAT: YYYY-MM-DD

ISSUE & REVISION DESIGNATION

LETTER (A) = ISSUE, No. (1) = REVISION No. Date Issued For / Revisions A 2022-10-21 ISSUED FOR SITE PLAN CONSULTATION B | 2023-01-18 | ISSUED FOR CLASS C COSTING C | 2023-03-03 | ISSUED FOR SITE PLAN APPROVAL D | 2023-05-10 | ISSUED FOR CLASS B COSTING E 2023-08-22 ISSUED FOR EXEMPTION

P 519.649.0220

preserve + create + sustain

Strathroy-Caradoc Fire Station No. 1 220 East Centre Street, Strathroy, ON

126 WELLINGTON ROAD, LONDON ON N6C 4M8

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SÎTE PLAN, KEY PLAN, LEGEND SITE & ZONING ANALYSIS,

OBC SUMMARY & SURVEY INFO AS SHOWN 2023-08-22

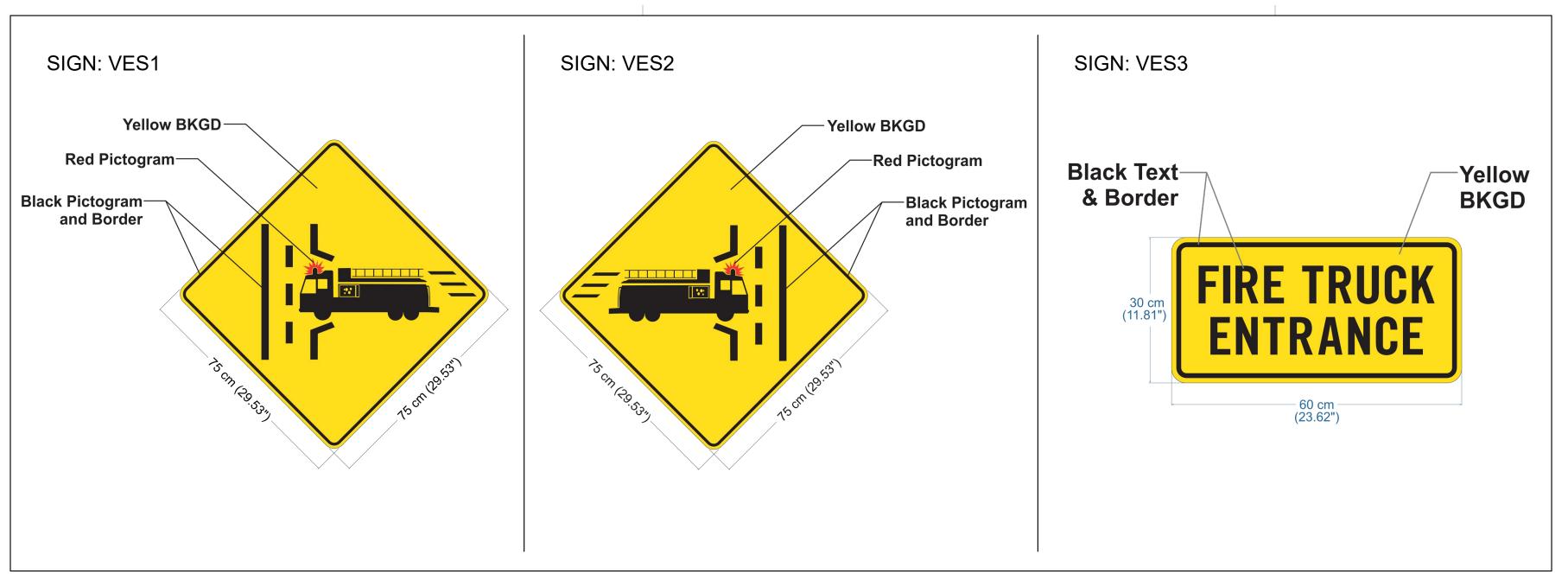
SITE & ZONING ANALYSIS

I. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR THE PHOTOMETRIC SITE LIGHTING PLAN.

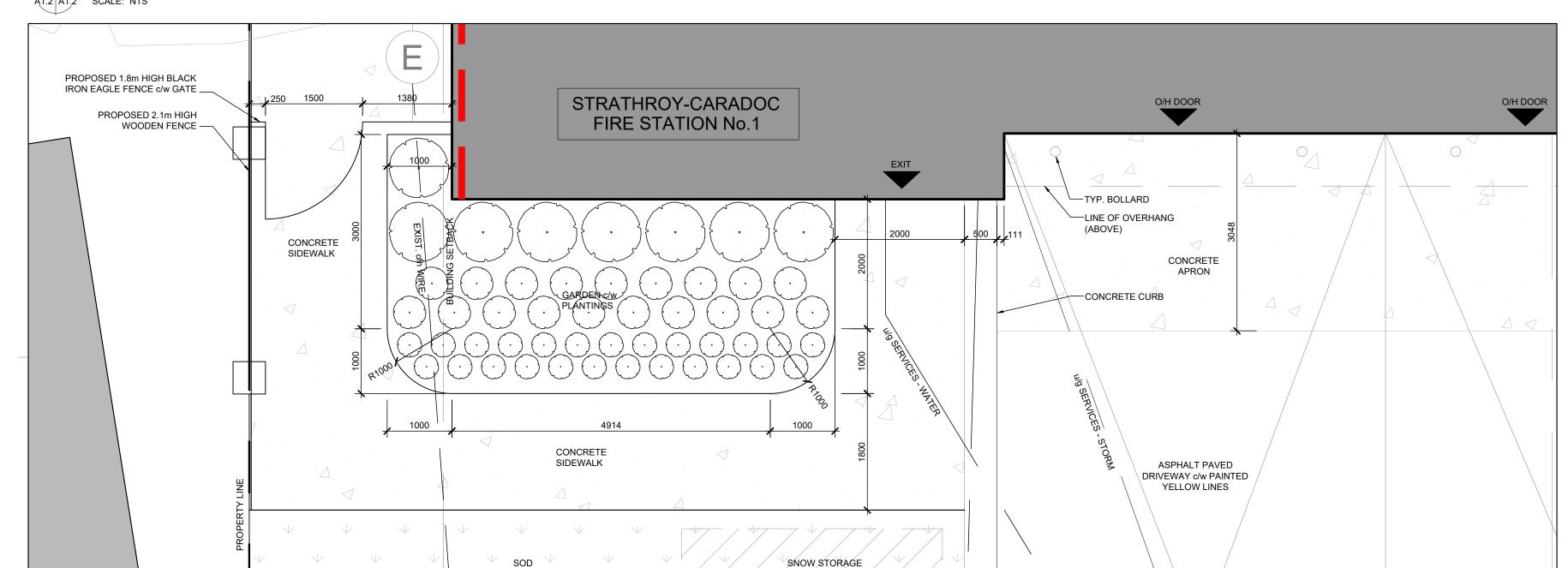
3. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE SERVICING PLANS, GRADING PLANS AND TRAFFIC MANAGEMENT PLANS.

2. REFER TO GEOTECHNICAL REPORT FOR SOILS REPORT.

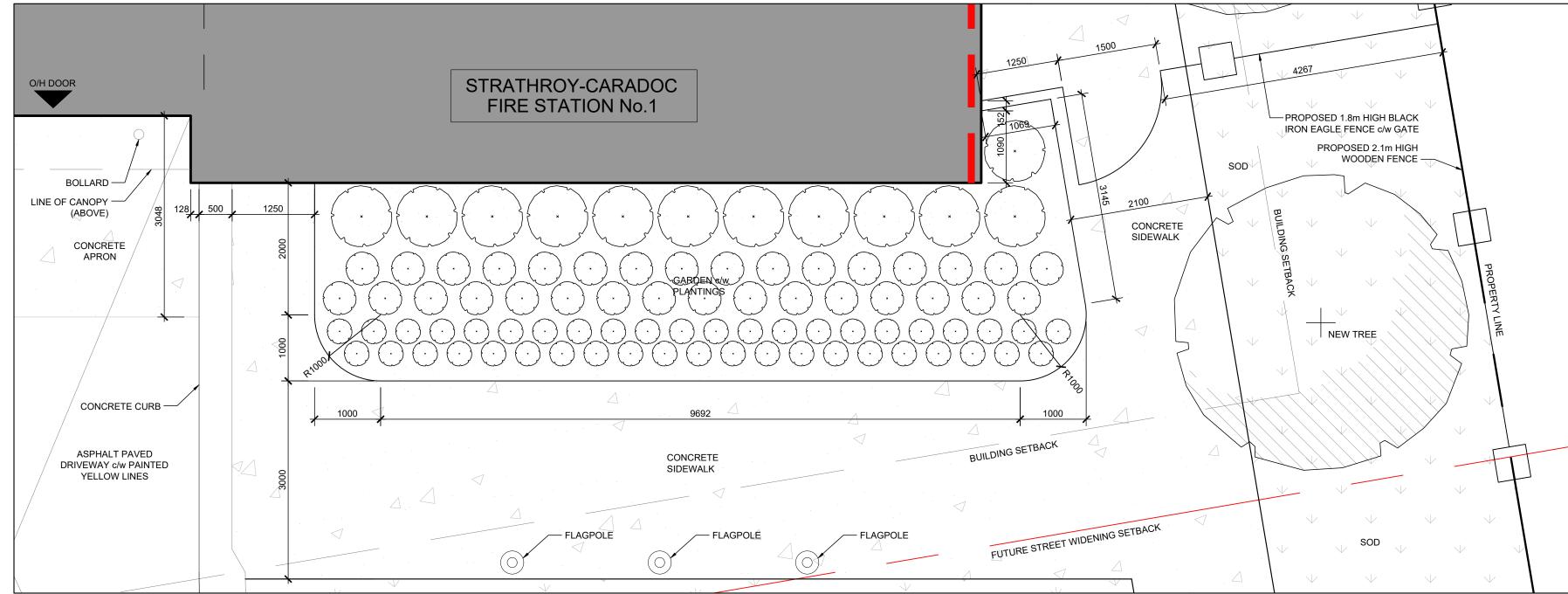
A1.1 A1.1 SCALE: N.T.S.



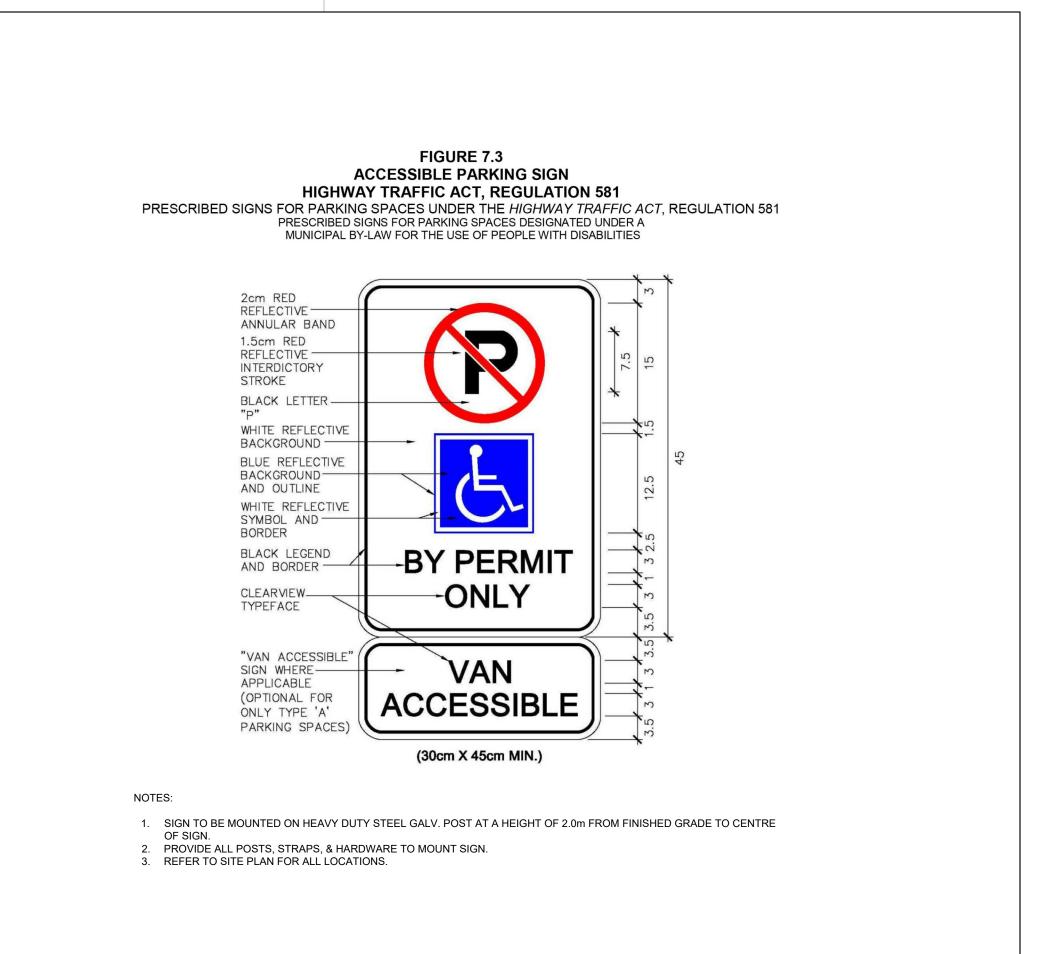
FIRE TRUCK ENTRANCE & EXIT SIGNAGE 5 FIRE A1.2 A1.2 SCALE: NTS



ENLARGED SITE PLAN

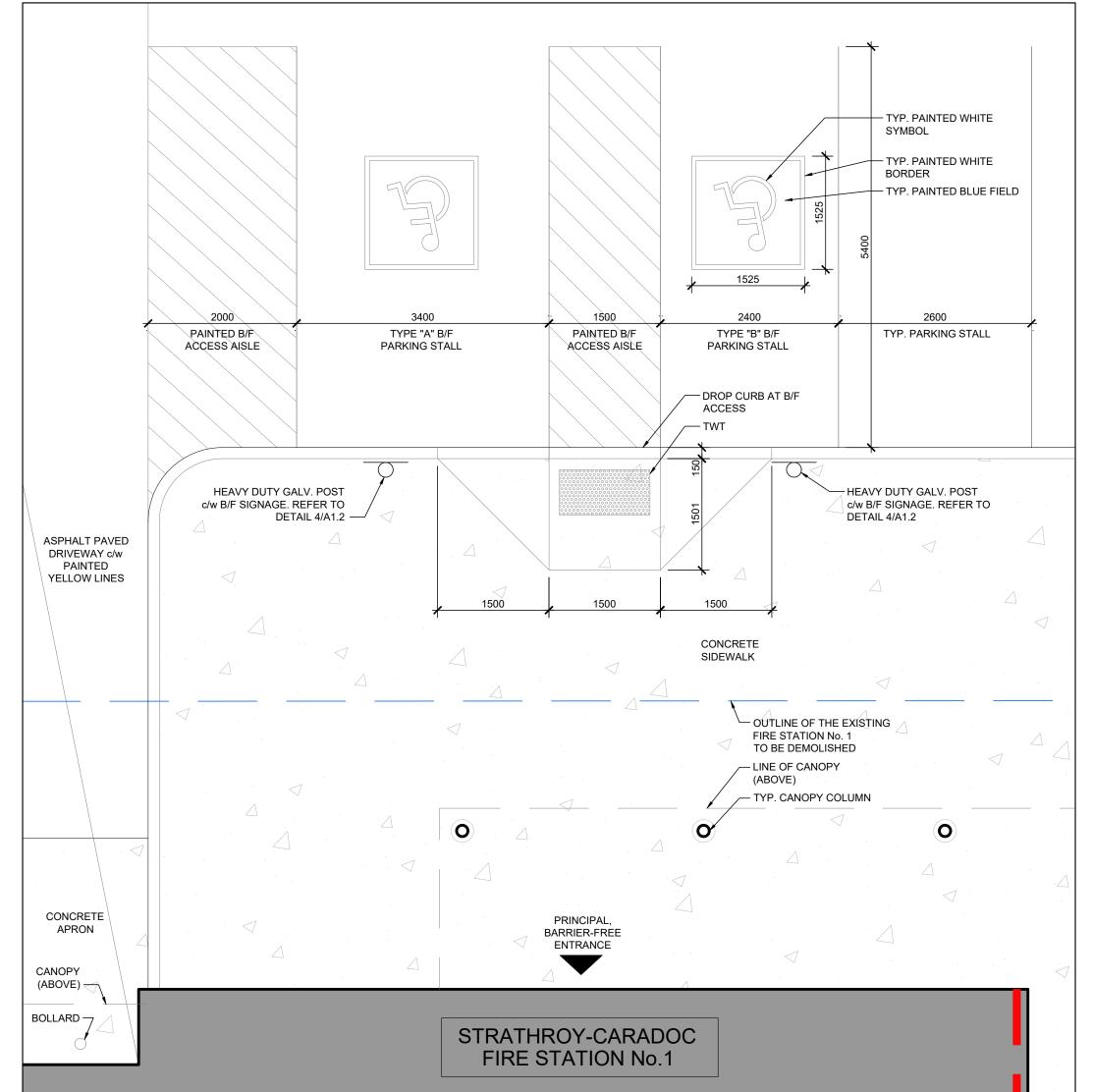


ENLARGED SITE PLAN A1.1 A1.2 SCALE: 1:50



B/F PARKING SIGN

A1.2 A1.2 SCALE: 1:50



ENLARGED SITE PLAN - B/F PARKING A1.1 A1.2 SCALE: 1:50

Set No.

1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT OR DESIGN

4. USE ONLY LATEST REVISED DRAWINGS OR THOSE
THAT ARE MARKED: "ISSUED FOR CONSTRUCTION".

5. THE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT
AND/OR ENGINEER AND MUST BE RETURNED ON COMPLETION
OF THE PROJECT. ANY UNAUTHORIZED USE IS PROHIBITED.

2. DO NOT SCALE DRAWINGS.

ENGINEER AS APPLICABLE.

7. DATE FORMAT: YYYY-MM-DD

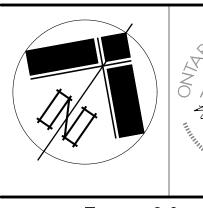
6. AREA CALCULATIONS ARE APPROXIMATE.

ISSUE & REVISION DESIGNATION

No. Date Issued For / Revisions

A 2023-08-22 ISSUED FOR EXEMPTION

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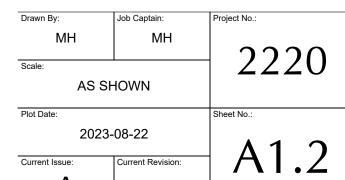




Strathroy-Caradoc Fire Station No. 1

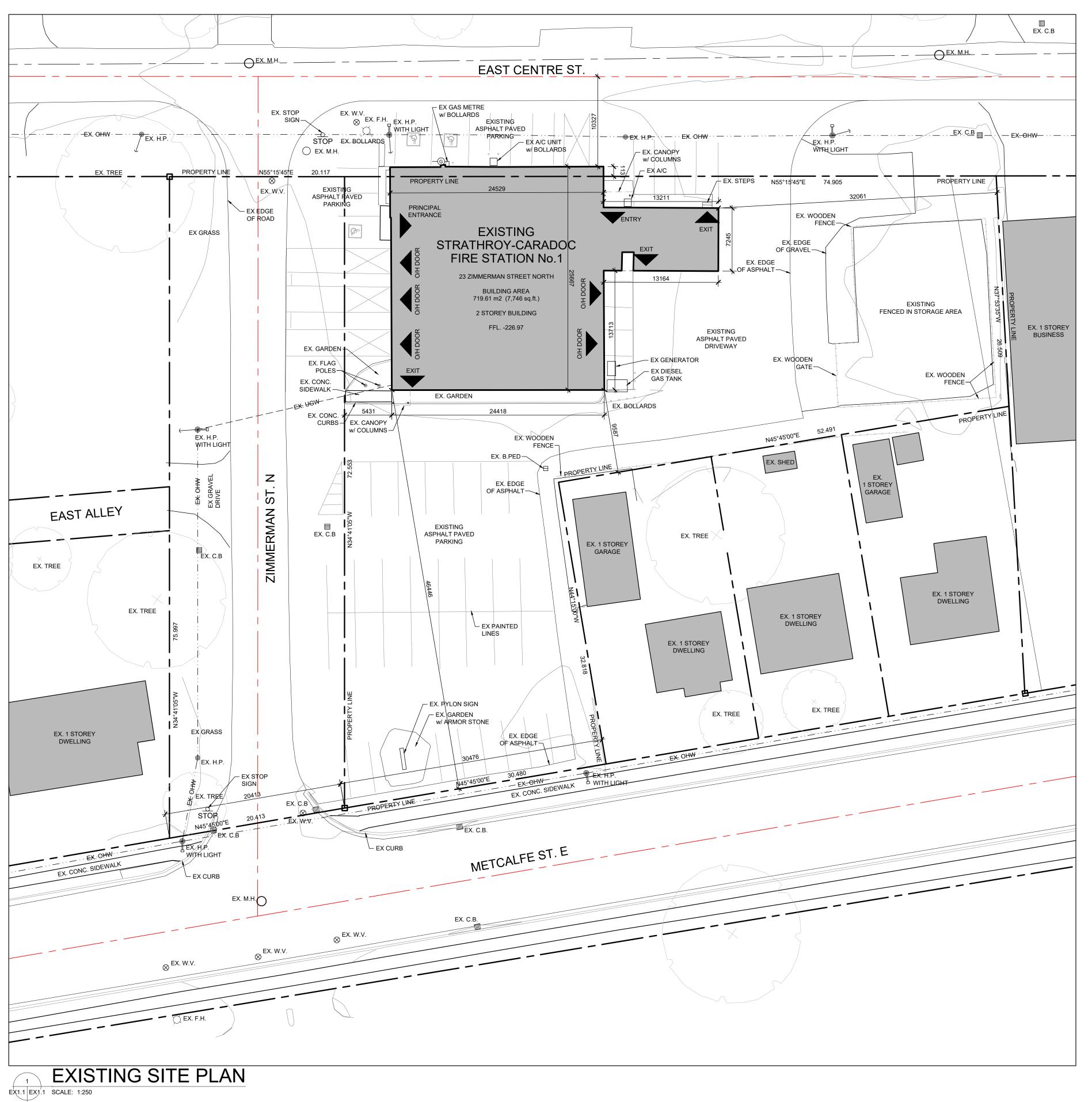
220 East Centre Street, Strathroy, ON

SITE PLAN DETAILS & SIGNAGE



PROPOSED BUILDING	MULCH / GARDEN	EX. / EXIST.	EXISTING		TOPOGRAPHIC LINE		FIRE HYDRANT	— ·GOMM— · — · COMMUNICATION SERVICE	Омн	MAN HOLE		EXISTING TREE / PLANTING
	REFER TO LANDSCAPE DRAWINGS		ENTRANCE / EXIT	× ###.##	TOPOGRAPHIC ELEVATION	FDC	FIRE DEPARTMENT CONNECTION	— ·OHW·· — · · — HYDRO SERVICE - OVERHEAD WIRES	© C.B.M.I	CATCH BASIN MAN HOLE	+ 3 88	TO REMAIN
CONCRETE SIDEWALK - BRUSHED FINISH	GRASS / SOD REFER TO LANDSCAPE DRAWINGS	TO LANDSCARE DRAWINGS	EXISTING TREE / PLANTING.									
- 4 4 2 - 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			BUILDING SETBACK LINE	\rightarrow	DIRECTION OF TRAFFIC	© L.S.	LIGHT STANDARD - 1 HEAD (w/ CUT-OFF). REFER TO ELEC. DWGS.	— WTR- – WATER SERVICE	■ _{L.S.C.B.}	LANDSCAPE CATCH BASIN	00	TO BE DEMOLISHED & REMOVED
CONCRETE SIDEWALK - SMOOTH FINISH	GRAVEL / STONE		- LANDSCAPE SETBACK LINE	R	BARRIER-FREE PARKING SYMBOL PAINTED ON ASPHALT.	L.S.	LIGHT STANDARD - 2 HEAD (w/ CUT-OFF). REFER TO ELEC. DWGS.	SANITARY SERVICE	—©¬	GAS METER		PROPOSED TREE / PLANTING. REFER TO LANDSCAPE DWGS
B/F PATH OF TRAVEL			PROPERTY EASEMENT LINE		REFER TO DETAILS ON A1.2.	L.S.	LIGHT STANDARD - 3 HEAD (w/ CUT-OFF). REFER TO ELEC. DWGS.	STORM SERVICE	⊟ _{B.PED.}	COMM. PEDESTAL		KEI EK TO EANDOOAI E DWGS
c/w WIRE TINE FIN. & COLOURED CONC.			CENTRE LINE OF ROAD	□ _{TWT}	TACTILE WARNING TILE, CAST-IN-PLACE, FLUSH w/ SIDEWALK	T		GAS SERVICE	$\otimes_{W.V.}$	WATER VALVE		TREE PROTECTION FENCING
B/F ACCESS AISLE c/w PAINTED HATCH	AINTED HATCH //////// SNOW STORAGE AREA FIRE ROUTE BICYCLE RACK LIGHT STANDARD - 4 HEAD (W/ CUT-OFF).	CCTV CAMERA		REFER TO LANDSCAPE DWGS								
(COLOUR: YELLOW)		VES1 VES2 VES3	VEHICLE ENTRY/ EXIT SIGN. REFER TO DETAILS ON DRAWING SHEET A1.2	♣ B/F	BARRIER FREE PARKING SIGNAGE. REFER TO DETAILS ON A1.2.	[⊚] H.P.	HYDRO POLE	PROPOSED FENCE	⊠EV	EV CHARGING STATION	-E-	ELEC. METRE

EX1.1 EX1.1 SCALE: N.T.S.



Set No.

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Strathroy-Caradoc Fire Station No. 1 220 East Centre Street, Strathroy, ON

EXISTING SITE PLAN

Drawn By:	Job Captain:	Project No.:
MH	MH	
Scale:		- 2220
	SHOWN	
Plot Date:		Sheet No.:
202	23-08-22	
2 11	lo (B)::	⊣FX1 1
Current Issue:	Current Revision:	