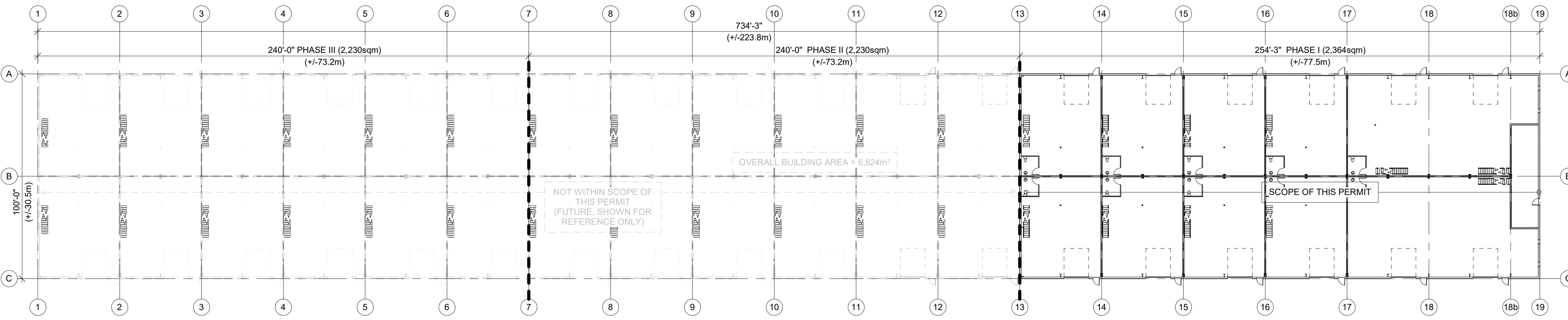


PROPOSED 36 UNIT INDUSTRIAL COMPLEX

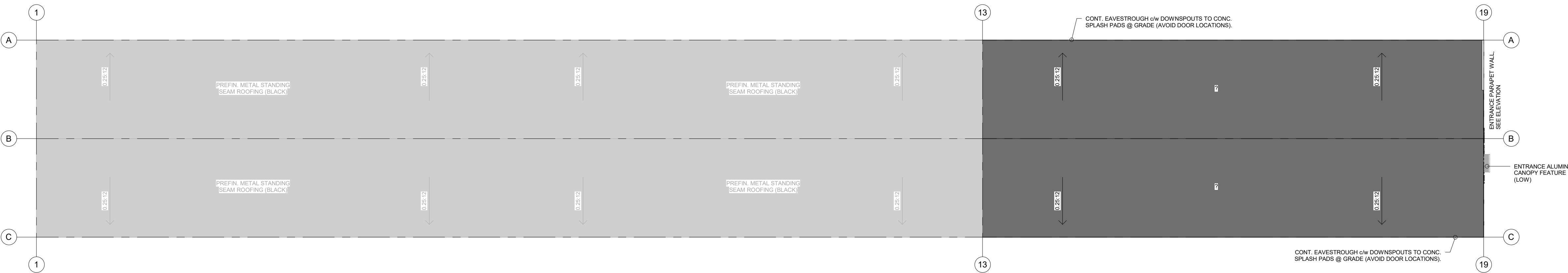
140 MOUNTAIN ROAD

COLLINGWOOD, ON, L9Y3Z8



OVERALL GROUND FLOOR PLAN

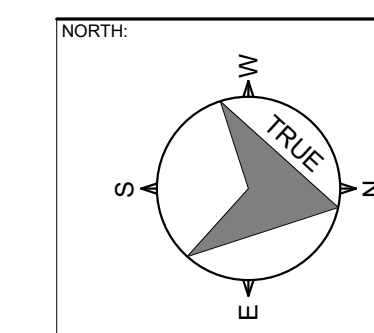
1/32" = 1'-0"



OVERALL ROOF PLAN

1/32" = 1'-0"

ONTARIO BUILDING CODE DATA - PART 3		OBC REFERENCE																																																			
ITEM	ONTARIO BUILDING CODE MATRIX																																																				
1	PROJECT DESCRIPTION: 36 UNIT COMMERCIAL / INDUSTRIAL COMPLEX <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> PART 3, DIV. 'B'																																																			
2	MAJOR OCCUPANCY(S): MULTIPLE MAJOR OCCUPANCY - 'D' / 'E' / 'FZ' TENANT FIT-UP BY OTHERS	3.1.2.1																																																			
3	BUILDING AREA: PHASE I (CURRENT SCOPE) 2,364sqm PHASE II (FUTURE) 2,230sqm PHASE III (FUTURE) 2,230sqm TOTAL (OVERALL) 6,824sqm	1.4.1.2																																																			
4	GROSS AREA: GROUND FLOOR (OVERALL) 6,824sqm FUTURE SECOND FLOOR (OVERALL) 6,824sqm TOTAL 13,648sqm	1.4.1.2. BUILDING DESIGNED ASSUMING POTENTIAL 2-STORY THROUGHOUT - TO BE CONFIRMED DURING TENANT FIT-UP (BY OTHERS)																																																			
5	NUMBER OF STOREYS - ABOVE GRADE = 2 BELOW GRADE = 0	3.2.1.1 & 1.1.3.2																																																			
6	HEIGHT OF BUILDING - 48.7m TO EAVE	3.2.2.10 & 3.2.5.5																																																			
7	NUMBER OF STREETS/ACCESS ROUTES: 3	3.2.2.54 / 3.2.2.57 / 3.2.2.69.B																																																			
8	BUILDING CLASSIFICATION: 3	3.2.2.54 / 3.2.2.57 / 3.2.2.69.B																																																			
9	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	3.2.2.54 / 3.2.2.57 / 3.2.2.69.B																																																			
10	STAND PIPE REQUIRED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.9.1																																																			
11	FIRE ALARM SYSTEM: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.4																																																			
12	WATER SERVICE/SUPPLY ADEQUATE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	BY OTHERS - SEE CIVIL																																																			
13	HIGH BUILDING: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6																																																			
14	TYPE OF CONSTRUCTION: COMBUSTIBLE <input type="checkbox"/> NON-COMB <input checked="" type="checkbox"/>	3.2.2.54 / 3.2.2.57 / 3.2.2.69.B																																																			
15	MEZZANINE(S) AREA (TENANT FIT-UP BY OTHERS): MEZZANINE 10% OR LESS ENCLOSED AREA 180sqm (UNIT AREA) x 0.10 (10%) = 18sqm (MAX) MEZZANINE 40% OR LESS UNENCLOSED AREA PER UNIT 180sqm (UNIT AREA) x 0.40 (40%) = 72sqm (MAX)	3.2.8																																																			
16	OCCUPANT LOAD (TENANT FIT-UP BY OTHERS): DESIGN LIMITED BY NO FIRE ALARM - SEE BELOW ASSUMED (MAX): - MAXIMUM TOTAL OCCUPANT LOAD ON SECOND FLOOR (ASSUMING ONLY GROUP 'D' & GROUP 'E' ON SECOND LEVEL) - MAXIMUM 300 TOTAL OCCUPANT LOAD IN ENTIRE BUILDING 8 PERSONS PER UNIT = 288 PERSONS TOTAL (BASED ON DESIGN OF BLDG)	3.1.17. A PERMANENT SIGN INDICATING THE OCCUPANT LOAD SHALL BE POSTED AS PER OBC 3.1.17.1(2) TBC DURING TENANT FIT-UP PERMIT PROCESS																																																			
17	WASHROOMS-NUMBER OF FIXTURES (TENANT FIT-UP BY OTHERS): MEN: 0 WOMEN: 0 UNIVERSAL: 1	3.7. 3.7.4.7 (2) - 1 UNIVERSAL WASHROOM PER UNIT																																																			
18	BARRIER FREE DESIGN: SPACE FOR ADULT CHANGE TABLE RECD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (EXPLAIN)	3.8. 3.8.3.12.(6)																																																			
19	CONCEALED SPACE (FLOOR/CEILING) USED AS A PLENUM: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.3.1.2 (1) & 3.3.1.19 (1)																																																			
20	HAZARDOUS SUBSTANCES: REQUIRED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.3.1.2 (1) & 3.3.1.19 (1)																																																			
21	FIRE RESISTANCE RATING: REQUIRED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO F.R.R. (HOURS): FLOORS: 2 HR N/A - FUTURE ROOF: NOT RECD N/A MEZZANINE: 1 HR N/A - FUTURE F.R.R. OF SUPPORTING MEMBERS: FLOORS: 2 HR N/A - FUTURE ROOF: N/A N/A MEZZANINE: 1 HR N/A - FUTURE	3.2.2.54 / 3.2.2.57 / 3.2.2.69.B																																																			
22	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS (3.2.3.1.E):	<table border="1"> <thead> <tr> <th>WALL</th> <th>EBF AREA (sqm)</th> <th>LIMITING DIST (m)</th> <th>L/H or N/L</th> <th>PERMITTED MAX % of OPENINGS</th> <th>PROPOSED % of OPENINGS</th> <th>F.R.R. (HOURS)</th> <th>LISTED DESIGN or DESC.</th> <th>N.C. CLAD?</th> <th>N.C. CONST?</th> </tr> </thead> <tbody> <tr> <td>NORTH</td> <td>>200</td> <td><15</td> <td>N/A</td> <td>100%</td> <td>100%</td> <td>N/A</td> <td>N/A</td> <td>NO</td> <td>NO</td> </tr> <tr> <td>SOUTH</td> <td>>200</td> <td><15</td> <td>N/A</td> <td>100%</td> <td>100%</td> <td>N/A</td> <td>N/A</td> <td>NO</td> <td>NO</td> </tr> <tr> <td>EAST</td> <td>>200</td> <td><15</td> <td>N/A</td> <td>100%</td> <td>100%</td> <td>N/A</td> <td>N/A</td> <td>NO</td> <td>NO</td> </tr> <tr> <td>WEST</td> <td>>200</td> <td><15</td> <td>N/A</td> <td>100%</td> <td>100%</td> <td>N/A</td> <td>N/A</td> <td>NO</td> <td>NO</td> </tr> </tbody> </table>		WALL	EBF AREA (sqm)	LIMITING DIST (m)	L/H or N/L	PERMITTED MAX % of OPENINGS	PROPOSED % of OPENINGS	F.R.R. (HOURS)	LISTED DESIGN or DESC.	N.C. CLAD?	N.C. CONST?	NORTH	>200	<15	N/A	100%	100%	N/A	N/A	NO	NO	SOUTH	>200	<15	N/A	100%	100%	N/A	N/A	NO	NO	EAST	>200	<15	N/A	100%	100%	N/A	N/A	NO	NO	WEST	>200	<15	N/A	100%	100%	N/A	N/A	NO	NO
WALL	EBF AREA (sqm)	LIMITING DIST (m)	L/H or N/L	PERMITTED MAX % of OPENINGS	PROPOSED % of OPENINGS	F.R.R. (HOURS)	LISTED DESIGN or DESC.	N.C. CLAD?	N.C. CONST?																																												
NORTH	>200	<15	N/A	100%	100%	N/A	N/A	NO	NO																																												
SOUTH	>200	<15	N/A	100%	100%	N/A	N/A	NO	NO																																												
EAST	>200	<15	N/A	100%	100%	N/A	N/A	NO	NO																																												
WEST	>200	<15	N/A	100%	100%	N/A	N/A	NO	NO																																												
23	EGRESS AND EXIT REQUIREMENTS: 45M TRAVEL DISTANCE MAX - SEE PLANS (3.4.2.5.(1)) OCCUPANT LOAD LESS THAN 60 PERSONS. PANIC HARDWARE NOT RECD																																																				

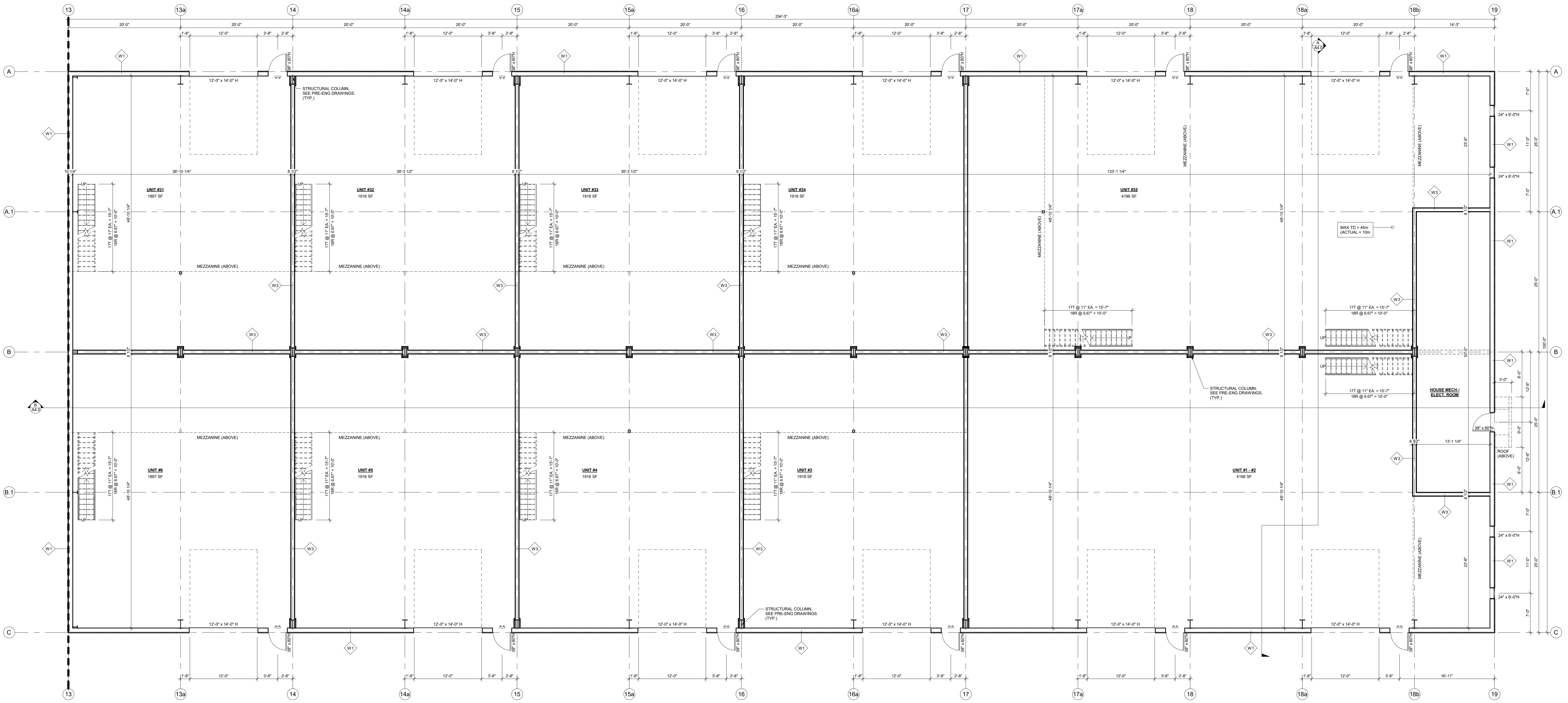


STAMP:

PROJECT:		PROPOSED MULTI-UNIT BUILDING COMPLEX		 119 PINEBUSH RD. UNIT C CAMBRIDGE, ON Phone: 519-267-8789 N1R 7J8 Fax: 519-358-9658 www.waddelleng.com info@waddelleng.com	
PROJECT NO:		L9Y3Z8		DRAWING TITLE:	
140 MOUNTAIN RD.		COLLINGWOOD, ON		NOTES & ISOMETRICS	

REV	BY	DATE	DESCRIPTION	SCALE:	AS NOTED	PROJECT NO:	SHEET NO:
3	AG	2024-05-03	ISSUED FOR SPA SUBMISSION #3			21-11-113	A1.0
2	AG	2023-08-10	ISSUED FOR SPA SUBMISSION #2				
1	AG	2022-12-19	ISSUED FOR SPA SUBMISSION #1				

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PARTIAL GROUND FLOOR PLAN (PHASE I)

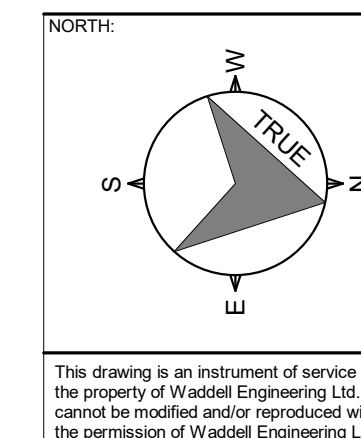
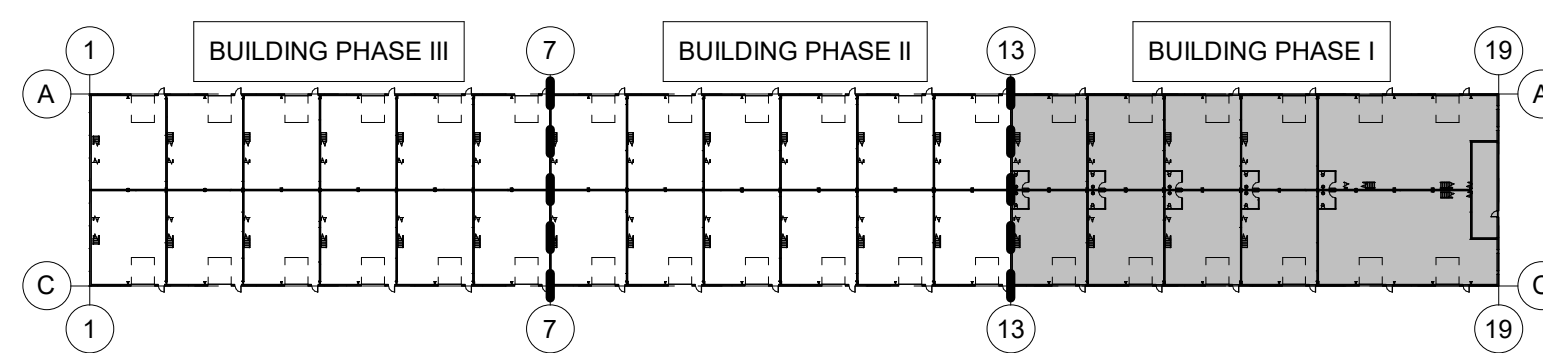
1/8" = 1'-0"

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF FINISHED WALL SYSTEM.
- EXTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF FOUNDATION / INSIDE FACE OF EXTR CLADDING (U.N.O.)
- GO DOWN TO REVIEW AND APPROVE WINDOW AND DOOR SIZES. FRAMERS TO COORDINATE RSD w/ MANUFACTURER.
- BARRIER FREE PATH OF TRAVEL IS TO BE MAINTAINED TO PROVIDE AN UNOBSTRUCTED WIDTH OF AT LEAST 1100mm (43.3")
- ALL INTERIOR DOORS THROUGH A REQUIRED BARRIER-FREE PATH OF TRAVEL MUST BE 865x2134H (3'-2 1/2'-0") AND PROVIDE A CLEAR WIDTH OF 860mm (34") WHEN THE DOOR IS IN THE OPEN POSITION.
- ALL MAIN DOORS TO BE FITTED WITH BARRIER FREE TYPE LEVER HANDLES.
- PROVIDE MINIMUM 1000mm x 1000mm LEVEL AREA, FLUSH w/ FLOOR AT MAIN DOOR IN ACCORDANCE w/ OBC 3.8.1.3 (4)
- EMERGENCY LIGHTING AND EXIT SIGNS AS REQUIRED BY OBC AND NFPA.

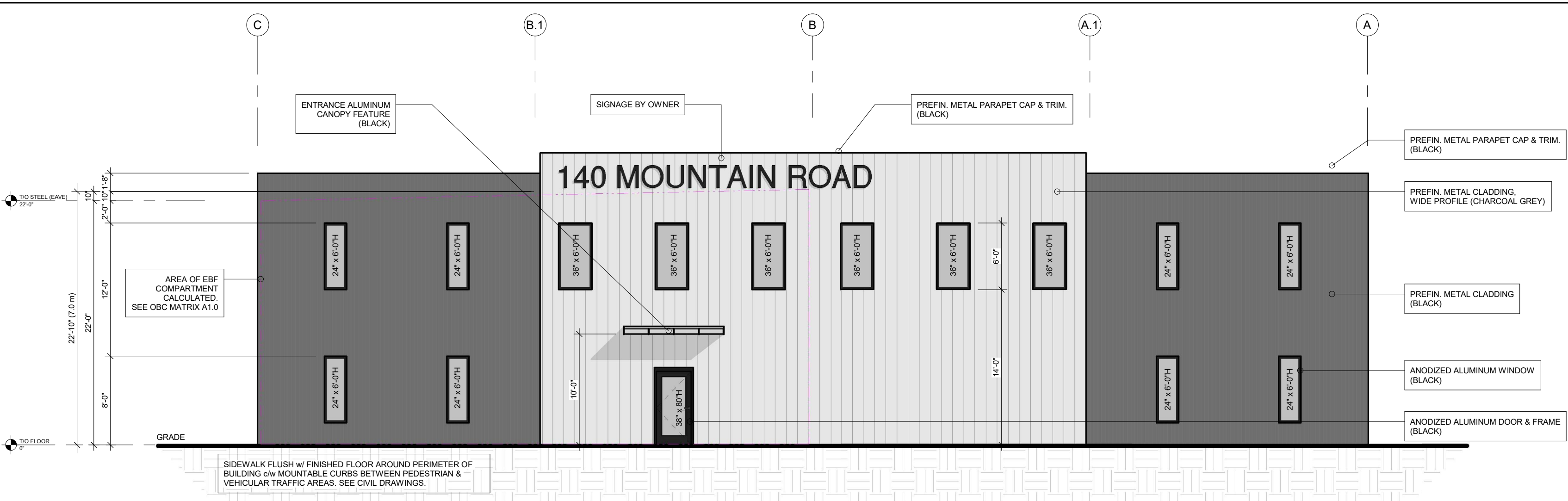
ASSEMBLY SCHEDULE

- | | | | |
|--|--|---|---|
| <p>TYPICAL ROOF CONSTRUCTION:</p> <ul style="list-style-type: none"> PRE-FIN METAL STANDING SEAM ROOF ON 6" HIGH CLIPS 3" BATT INSULATION OVER PURLINS (R16.5) ON THERMAL BLOCKS (R2) 12" BATT INSULATION (R38) WITHIN PURLIN SPACE PRE-ENG. BUILDING FRAME (BY OTHERS) PRE-FINISHED METAL LINER PANEL UNDERSIDE OF PURLINS. | <p>TYPICAL SLAB ON GRADE CONSTRUCTION:</p> <ul style="list-style-type: none"> FLOOR FINISH (PER OWNER) 6" CONCRETE FLOOR SLAB 6" COMPACTED GRANULAR 'X' FILL | <p>EXTERIOR WALL CONSTRUCTION:</p> <p>TYP. U.N.O.</p> <ul style="list-style-type: none"> CONTRACTOR SHALL SUBMIT PRICING OPTIONS TO MEET MINIMUM OBC STANDARDS (R13 - R19a) | <p>SUITE SEPARATION WALL (ENHANCED PER IBC 5411.1):</p> <ul style="list-style-type: none"> 5/8" TYPE 'X' GYPSUM BOARD, JOINTS TAPED 6" STEEL STUD FRAMING (SUBMIT P.ENG. STAMPED STUD SHOP DRAWINGS) 5/8" TYPE 'X' GYPSUM BOARD, JOINTS TAPED 5/8" TYPE 'X' GYPSUM BOARD, JOINTS TAPED |
|--|--|---|---|

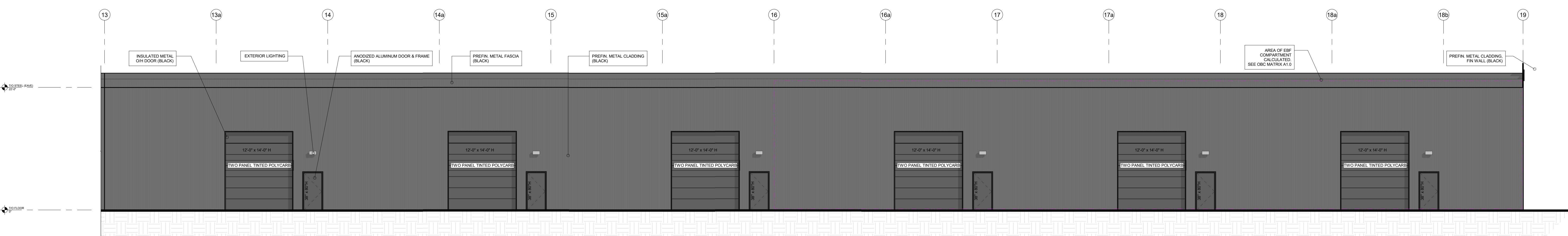
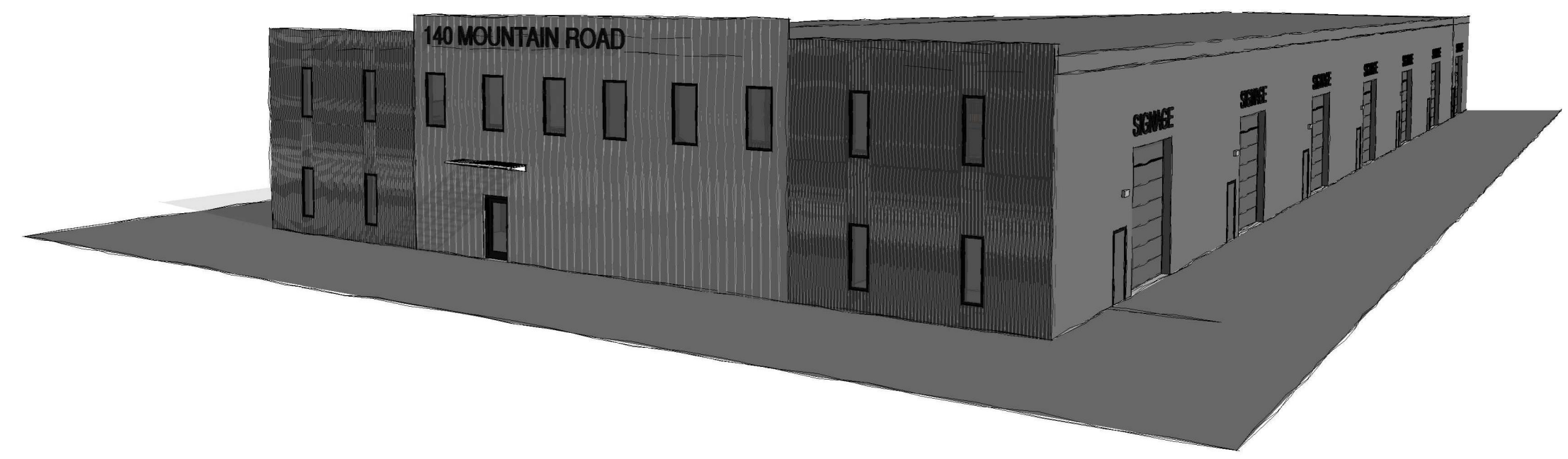


STAMP:		PROJECT:		<p>PROPOSED MULTI-UNIT BUILDING COMPLEX</p> <p>140 MOUNTAIN RD. COLLINGWOOD, ON</p>	<p>WADDELL ENGINEERING LTD. 119 PENNINGTON RD. UNIT C CAMBRIDGE, ON NIR 1 J41 www.waddelleng.com</p> <p>Phone: 519-267-4759 Fax: 519-358-9658 info@waddelleng.com</p>
<p>DRAWING TITLE: PLAN (PHASE I)</p>		<p>PROJECT NO: 21-11-113</p>			
3	AG	2024-05-03	ISSUED FOR SPA SUBMISSION #3	DRAWN BY: AS	DATE: JULY 2022
2	AG	2023-08-10	ISSUED FOR SPA SUBMISSION #2	DESIGN BY:	SHEET NO:
1	AG	2022-12-19	ISSUED FOR SPA SUBMISSION #1	SCALE: AS NOTED	
REV	BY	DATE	DESCRIPTION		

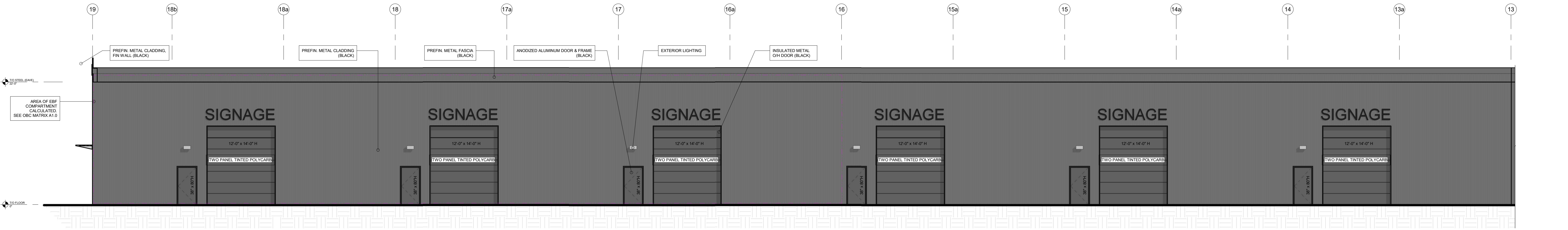
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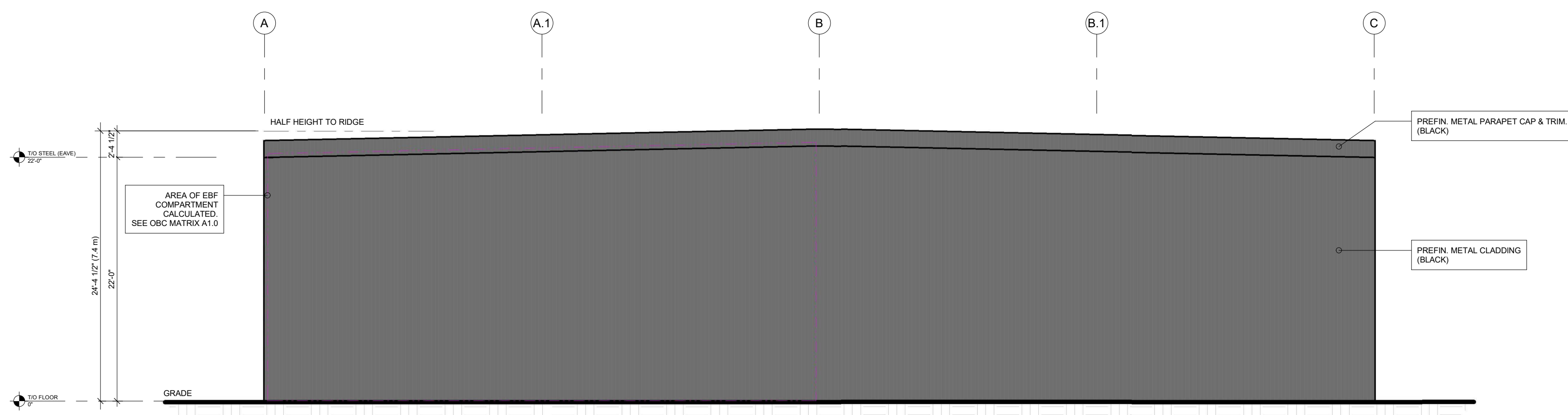
NORTH ELEVATION



PARTIAL EAST ELEVATION (PHASE I)

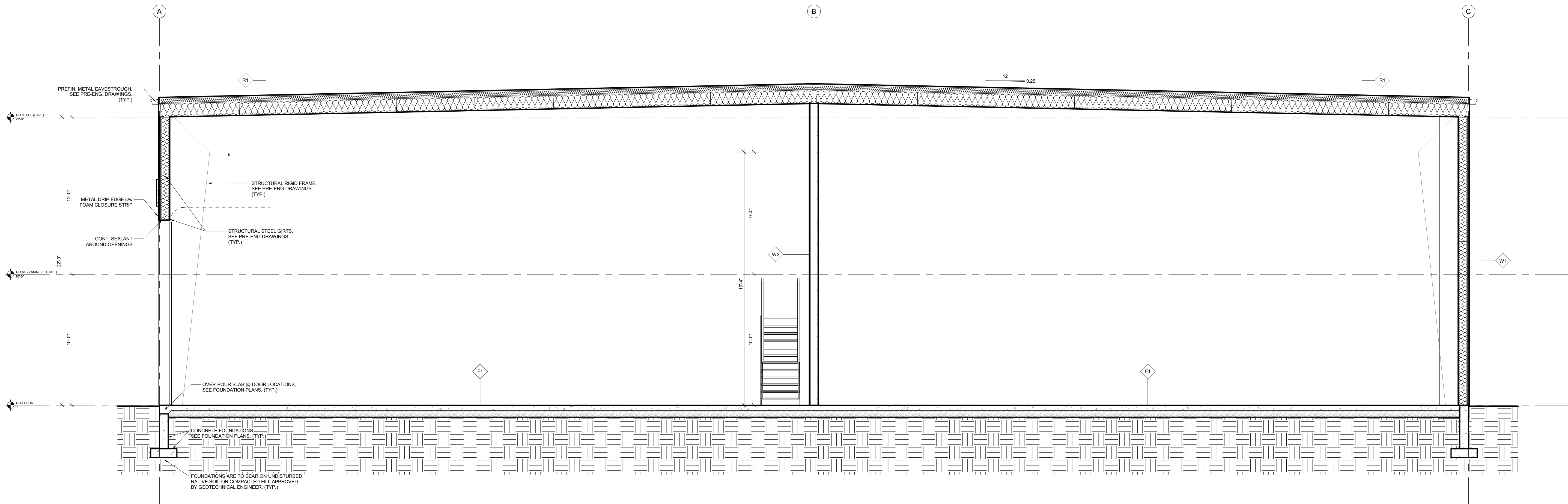


PARTIAL WEST ELEVATION (PHASE I)

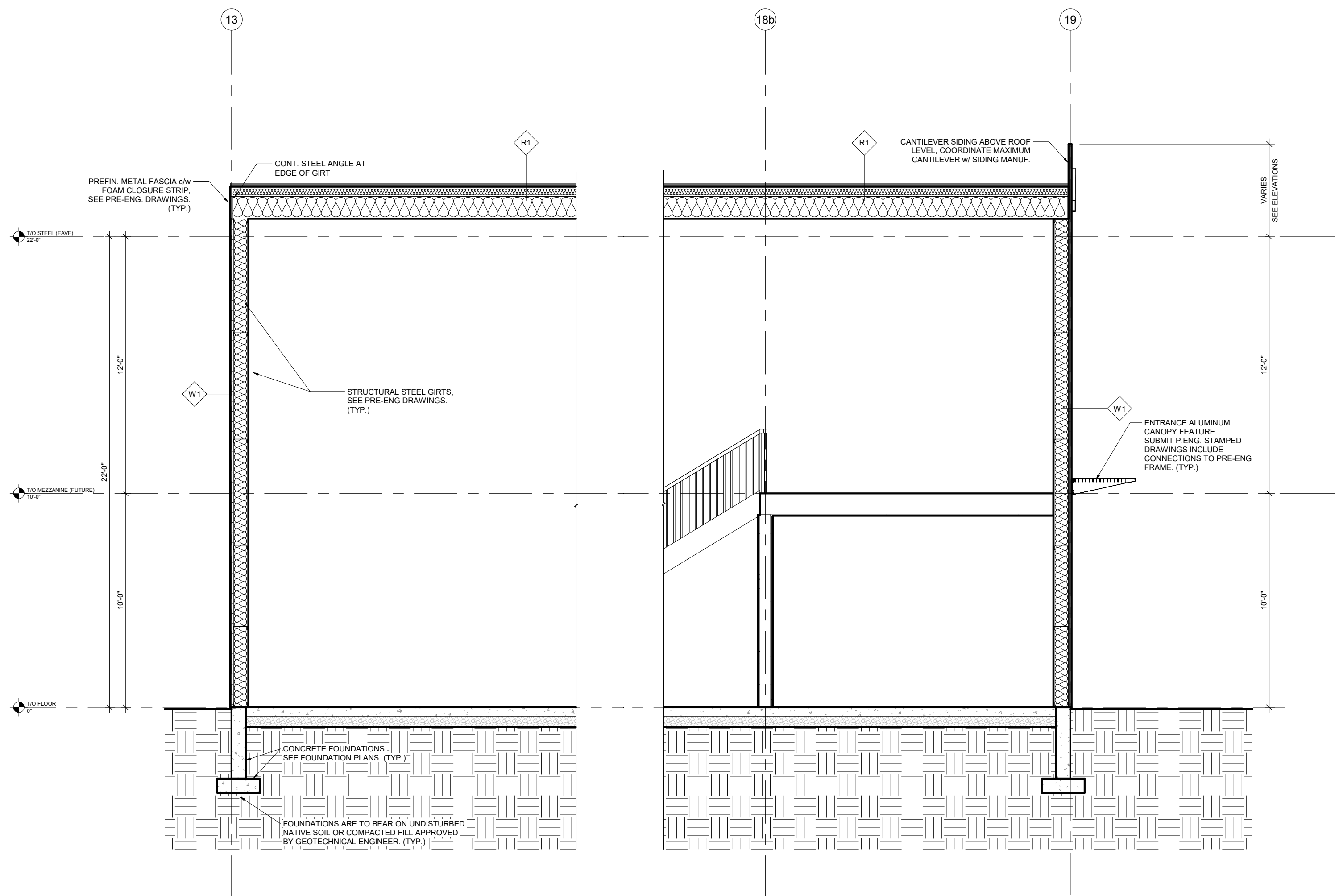


SOUTH ELEVATION

NORTH		STAMP		PROJECT:		DRAWING TITLE:	
				PROPOSED MULTI-UNIT BUILDING COMPLEX		WADDELL ENGINEERING LTD. <small>119 PINEBUSH RD. UNIT C CAMBRIDGE, ON Phone: 519-267-4789 N1R 2J8 Fax: 519-358-9659 www.waddelleng.com info@waddelleng.com</small>	
140 MOUNTAIN RD.		LBY328 COLLINGWOOD, ON		ISSUED FOR SPA SUBMISSION #3		BUILDING ELEVATIONS	
3	AG	2024-05-03		ISSUED FOR SPA SUBMISSION #2	DRAWN BY: AG	DATE: JULY 2022	
2	AG	2023-08-10		ISSUED FOR SPA SUBMISSION #1	DESIGN BY: AG	SCALE: AS NOTED	
1	AG	2022-12-19			PROJECT NO:		
REV	BY	DATE		DESCRIPTION	21-11-113		
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SECTION A
 BUILDING SECTION 'A'
 1/4" = 1'-0"



SECTION B
 BUILDING SECTION 'B'
 1/4" = 1'-0"

ASSEMBLY SCHEDULE			
R1	TYPICAL ROOF CONSTRUCTION: PREFIN METAL STANDING SEAM ROOF ON • 6" HIGH CLIPS • 2" BATT INSULATION OVER PURLINS (R16.5) c/w THERMAL BLOCKS (RS) • 12" BATT INSULATION (R36) WITHIN PURLIN SPACE • PRE-ENG. BUILDING FRAME (BY OTHERS) • PREFINISHED METAL LINER PANEL UNDERSIDE OF PURLINS.	F1	TYPICAL SLAB ON GRADE CONSTRUCTION: • FLOOR FINISH (PER OWNER) • 6" CONCRETE FLOOR SLAB • 6" COMPACTED GRANULAR 'A' FILL
W1	EXTERIOR WALL CONSTRUCTION (TYP. UNCL.): • CONTRACTOR SHALL SUBMIT PRICING OPTIONS TO MEET MINIMUM OBC STANDARDS (R13 + R16C)	W3	SUITE SEPARATION WALL (2-HOUR F.R. ULC L4411): • 5/8" TYPE 'X' GYPSUM BOARD, JOINTS TAPED • 5/8" TYPE 'X' GYPSUM BOARD, JOINTS TAPED • 6" STEEL STUD FRAMING (SUBMIT P. ENG. STAMPED STUD SHOP DRAWINGS) • 5/8" TYPE 'X' GYPSUM BOARD, JOINTS TAPED • 5/8" TYPE 'X' GYPSUM BOARD, JOINTS TAPED

NORTH	STAMP	PROJECT: PROPOSED MULTI-UNIT BUILDING COMPLEX 140 MOUNTAIN RD. 119 PINEBUSH RD. UNIT C CAMBRIDGE, ON M1R 1J8 www.waddelleng.com	 Phone: 519-267-4789 Fax: 519-358-9658 info@waddelleng.com
This drawing is an instrument of service and is the property of Waddell Engineering Ltd. and cannot be modified or reproduced without the permission of Waddell Engineering Ltd.		DRAWN BY: AG DESIGN BY: PROJECT NO: REV. BY: DATE DESCRIPTION	DATE: JULY 2024 SHEET NO: A4.0