



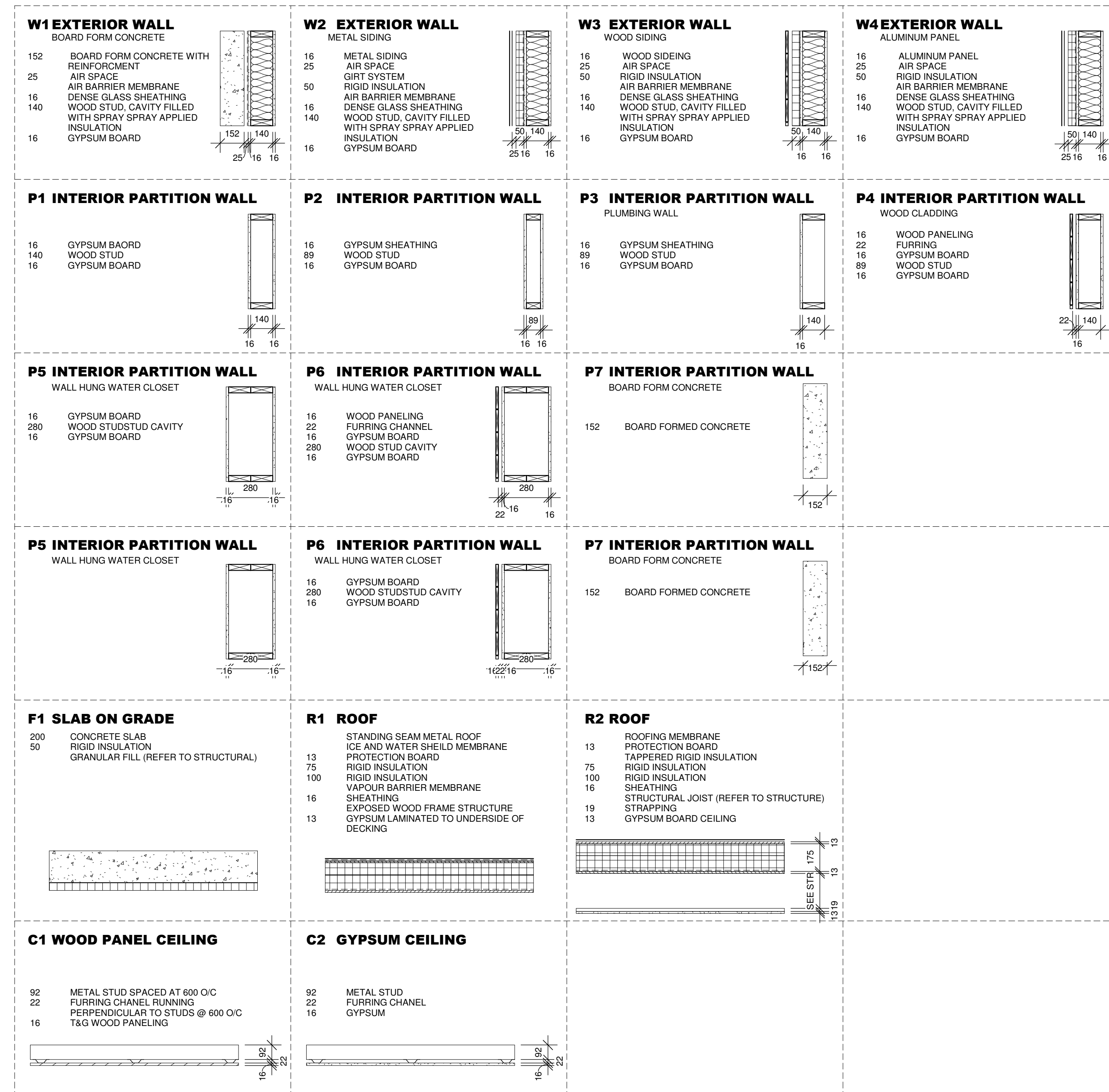
MCNAB / BRAESIDE MUNICIPAL BUILDING

RUSSETT DRIVE, ARNPRIOR, ONTARIO, K7S 3G8

**ISSUE FOR BUILDING PERMIT
XXXX XX XX**

BUILDING OBC MATRIX										
*V.G ARCHITECTS CERTIFICATE OF PRACTICE NUMBER: 3353 50 DAHOUSE STREET, BRANTFORD, ONTARIO N3T 2H8 TEL: (519) 754-1652, FAX: (519) 754-0830 THE ARCHITECTURAL FIRM NOTED ABOVE HAS EXERCISED RESPONSIBLE CONTROL WITH RESPECT TO DESIGN ACTIVITIES.										
NAME & LOCATION OF PROJECT: McNAB / BRAESIDE TOWN HALL RUSSETT DR., ARNPRIOR, CANADA, ON K7S 3G8										
PROJECT DESCRIPTION:	2012 OBC, AMENDED JAN. 1ST, 2017	REMARKS								
BUILDING USER:		<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE								
MAJOR OCCUPANCY(S):	Div. B - 3.1.2.1. (1)	GROUP D OFFICE								
BUILDING AREA (m ²) (FOOT PRINT):	Div. A - 1.1.3.1 Div. A - 1.4.1.2	<input type="checkbox"/> NEW: 769 m ² <input type="checkbox"/> TOTAL: 769 m ²								
GROSS AREA:	Div. A - 1.1.3.1 Div. A - 1.4.1.2	MAIN FLOOR: 726 m ² SECOND FLOOR: N/A m ² THIRD FLOOR: N/A m ² TOTAL: 726 m ²								
NUMBER OF STOREYS:	Div. B - 3.2.1.1	ABOVE GRADE: 1 STOREY								
HEIGHT OF BUILDING(M):	Div. A - 1.4.1.2	BELOW GRADE: N/A								
HIGH BUILDING:	Div. B - 3.2.6.1	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 5.53m (P.N. FLOOR TO US. HIGHEST ROOF DECK)								
NUMBER OF STREETS / ACCESS ROUTES:		1 STREET REQUIRED								
BUILDING CLASSIFICATION:	Div. B - 3.2.2.55	GROUP D 1 STOREY, FACING 1 STREET, 1000 m ² AREA.								
SPRINKLER SYSTEM PROPOSED:	Div. B - 3.2.1.5 Div. B - 3.2.2.17 Div. B - 3.2.2.20-43	<input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> ALL LEVELS OF ROOF RATING <input checked="" type="checkbox"/> NOT REQUIRED								
STAIRS REQUIRED:	Div. B - 3.2.9.1	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO								
FIRE ALARM REQUIRED:	Div. B - 3.2.4.1	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO								
WATER SERVICE / SUPPLY IS ADEQUATE:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO								
PERMITTED CONSTRUCTION:	Div. B - 3.2.2.27	<input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input checked="" type="checkbox"/> BOTH								
ACTUAL CONSTRUCTION:		<input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> BOTH <input type="checkbox"/> NON-COMBUSTIBLE								
MEZZANINES:		N/A								
TOTAL OCCUPANCY LOADING:	Div. B - 3.1.17.1(c)	<input checked="" type="checkbox"/> M ² /PERSON <input type="checkbox"/> THE NUMBER OF PERSONS FOR WHICH THE AREA IS DESIGNED.								
LOADING:		25 sq. OFFICE SPACE 20 sq. ASSEMBLY OCCUPANCY 200 TOTAL								
PLUMBING FIXTURES:	ASSEMBLY OCCUPANCY Div. B - 3.7.4.3 (A)	1 MALE W.C.'S REQUIRED - 1 PROVIDED 3 FEMALE W.C.'S REQUIRED - 3 PROVIDED + 1 ADDITIONAL UNIVERSAL W.C.'S PROVIDED								
	OFFICE SPACE Div. B - 3.7.4.7	1 MALE W.C.'S REQUIRED - 1 PROVIDED 1 FEMALE W.C.'S REQUIRED - 1 PROVIDED								
BARRIER-FREE DESIGN:	Div. B - 3.8	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (EXPLAIN)								
HAZARDOUS SUBSTANCES:	Div. A - 1.4.1.2	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO								
TRAVEL DISTANCE TO EGRESS & EXIT DOORS: (COORD. W/ LIFE SAFETY DWG.S)	Div. B - 3.3.1.5(1)(c) Div. B - 3.3.1.5 (2) Div. B - 3.3.1.6 Div. B - 3.4.2.5(1)(b)	EGRESS DOORS: SINGLE EGRESS DOOR FROM ROOM OR SUITE: MAX. TRAVEL DISTANCE = 25m (AREA TO BE LESS THAN 200 m ²) MORE THAN ONE EGRESS DOOR FROM ROOM / SUITE: DISTANCE BETWEEN EGRESS DOORS SHALL BE EQUAL TO OR GREATER THAN 1/3 THE DIAGONAL OF THE ROOM. MORE THAN ONE EGRESS DOOR FROM FLOOR AREA: MAX. TRAVEL DISTANCE TO AT LEAST ONE EXIT = 40 m EXIT DOORS: MAX. TRAVEL DISTANCE = 40 m								
FIRE EXTINGUISHERS:	Div. B - 3.2.5.17	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO								
REQUIRED FIRE RESISTANCE RATING (FRR):		LISTED DESIGN NUMBER:								
FLOORS:	N/A	Div. B - 3.2.2.27								
ROOF:	N/A	Div. B - 3.2.2.27								
MEZZANINE:	N/A	Div. B - 3.2.2.27								
FRR OF SUPPORTING MEMBERS:	N/A	Div. B - 3.2.2.27								
FLOORS:	N/A	Div. B - 3.2.2.27								
ROOF:	N/A	Div. B - 3.2.2.27								
MEZZANINE:	N/A	Div. B - 3.2.2.27								
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS										
GENERAL NOTES:										
1. ALL WORK TO CONFORM TO THE CURRENT 2012 ONTARIO BUILDING CODE AS AMENDED JANUARY 1, 2015. 2. ALL CRITICAL BARRIER-FREE DIMS TO COMPLY W/ OBC & ANY APPLICABLE ACCESSIBILITY BY LAWS OF THAT SPECIFIC REGION. O.B.C. BARRIER-FREE RECS ARE TO BE REVIEWED & CONFIRMED BY THE GENERAL CONTRACTOR ON SITE THAT ALL DIMS & MIN. CLEARANCES ARE PROVIDED. INFORM THE ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLING WORK & OBTAIN SUPPLEMENTAL INSTRUCTIONS FROM THE ARCHITECT BEFORE PROCEEDING W/ ANY PART OF THE AFFECTED WORK. BARRIER-FREE DOORS & DOORWAYS: DIMENSIONS: EVERY DOORWAY TRAVEL LOCATED IN A BARRIER-FREE PATH OF TRAVEL SHALL HAVE A MINIMUM CLEAR WIDTH OF NOT LESS THAN 914mm WHEN THE DOOR IS IN THE OPEN POSITION (PROVIDE STD. DOOR LEAF OR NOT LESS THAN 1020mm, SMALLER WHERE NOT ABLE). UNLESS EQUIPPED W/ A POWER DOOR OPERATOR, A DOOR IN A BARRIER-FREE PATH OF TRAVEL SHALL HAVE A CLEAR SPACE ON THE LATCH SIDE EXTENDING THE HEIGHT OF THE DOORFRAME & LESS THAN 100mm BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWINGS TOWARD THE APPROACH SIDE & LESS THAN 100mm BEYOND THE EDGE IF THE DOOR SWINGS AWAY FROM THE APPROACH SIDE. POWER DOOR OPERATORS: EVERY DOOR THAT PROVIDES A BARRIER-FREE PATH OF TRAVEL THROUGH AN ENTRANCE SHALL BE EQUIPPED W/ A POWER DOOR OPERATOR. WHERE AN ENTRANCE INCORPORATES A VESTIBULE, A DOOR LEADING FROM THE VESTIBULE INTO THE FLOOR AREA SHALL BE EQUIPPED W/ A POWER DOOR OPERATOR. THE CONTROL FOR A POWER DOOR OPERATOR SHALL HAVE NO FACE DIMENSION LESS THAN 100mm, HAVE ITS CENTER LOCATED @ 925mm AFFR. BE LOCATED NOT LESS THAN 400mm AWAY FROM THE END OF ANY DOOR SWING TO THE CLOSEST EDGE OF THE BOTTOM WHERE THE DOOR OPENS TOWARDS THE CONTROL, & CONTAIN THE SIGN INCORPORATING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. WHEN THE DOOR OPENS INTO THE ADJACENT ROOM, THE CONTROL ON THAT SIDE OF THE DOOR SHALL BE LOCATED NOT LESS THAN 310mm FROM THE DOOR FRAME TO THE CLOSEST EDGE OF THE BOTTOM. DOOR OPENING DEVICES THAT ARE THE ONLY MEANS OF OPERATION SHALL BE OF A DESIGN THAT DOES NOT REQUIRE TIGHT GRASPING & TWISTING OF THE WRIST. VISION STRIPS: ALL DOORS IN A BARRIER-FREE PATH OF TRAVEL CONSISTING OF A SHEET OF GLASS SHALL BE MARKED W/ A CONT. OPAQUE STRIP THAT SHALL BE COLOUR & BRIGHTNESS CONTRASTED TO THE BACKGROUND OF THE DOOR. SHALL BE AT LEAST 100mm WIDE. SHALL BE LOCATED ACROSS THE WIDTH OF THE DOOR @ A HEIGHT OF 100mm TO 1500mm AFFR. (ACCESSIBILITY BY LAWS OF THAT SPECIFIC REGION MAY REQUIRE TWO STRIPS). SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS Div. B - 3.2.3										
WALL	AREA OF E.A.F. (m ²)	L.D. (m)	L.N. OR N/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	F.R.R. (PH)	LISTED DESIGN OR DESCRIPTION	COMB. CONSTR.	COMB. CONSTR. NON-COMB. CLADDING	NON-COMB. CONSTRUCTION
NORTH	146	9m	3:1-10:1	50%	46%	N/A	N/A	YES	YES	NO
SOUTH	156	98m	3:1-10:1	100%	42%	N/A	N/A	YES	YES	NO
EAST	222	8m	3:1-10:1	20%	N/A	N/A	N/A	YES	YES	NO
WEST	124	57m	13:1	100%	11%	N/A	N/A	YES	YES	NO

2 OBC MATRIX
1 : 10



1 CONSTRUCTION ASSEMBLIES
1 : 20

Revision Schedule

Particular	Date	No.

Client:
Owner

Project:
1632
McNab / Braeside Town Hall

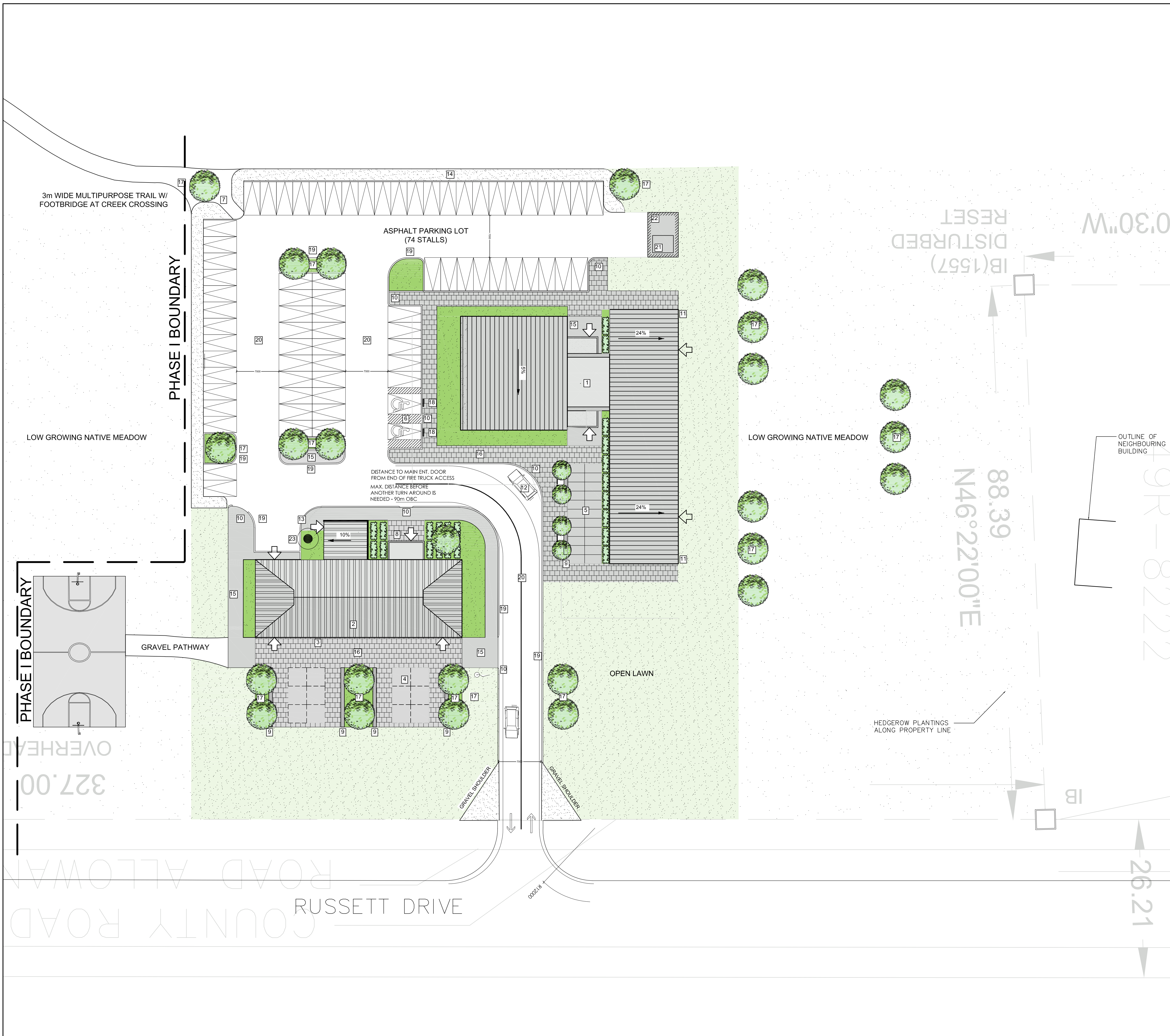
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CONSTRUCTION ASSEMBLIES

A001

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SITE PLAN NOTES

1. MAIN ADMINISTRATIVE BUILDING
2. PERNEEL BUILDING
3. CANTEEN KIOSK
4. FLEXIBLE PROGRAM SPACE / 3m x 3m MARKET STALLS
5. TOWN HALL FORECOURT
6. ACCESSIBLE PARKING (AODA A+B SPACES)
7. TRIAL HEAD PATH WITH CONNECTION OVER DRAINAGE DITCH
8. NEW ENTRANCE VESTIBULE AND COMMUNITY MESSAGE BOARD FOR PERNEEL BUILDING
9. BENCHES AND PLANTERS
10. CURB CUTS
11. COVERED WALKWAY FOR EXIT DOORS
12. VEHICLE LAY-BY AND DROP-OFF
13. STORAGE ROOM ENTRANCE
14. VEGETATIVE DRAINAGE STRIP
15. CAST-IN-PLACE CONCRETE SIDEWALKS
16. ARCHITECTURAL PAVERS
17. NEW TREES T.B PLANTED
18. ACCESSIBLE PARKING SIGNAGE
19. NEW CONCRETE CURBING
20. NEW ASPHALT PARKING LOT
21. NEW GENERATOR ON CONCRETE PAD
22. GARBAGE ENCLOSURE
23. LOCATION OF EXISTING WELL

SITE PLAN SYMBOLS

- AREA OF NEW SOD
- AREA OF CONCRETE SIDEWALK / PAD
- AREA OF EXISTING ASPHALT
- TREE DECIDUOUS
- ACCESSIBLE PARKING SPACES
- ORNAMENTAL GRASSES AND PERENIALS
- BENCH
- PHASE 1 LIMIT
- PROPERTY LINE

PROJECT INFORMATION

JOINING	
LOT AREA	TOTAL LOT
PAVED / GRAVELED AREA	
LANDSCAPED AREA	
GROUND FLOOR AREA	
EXISTING	
NEW	
GROSS BUILDING FLOOR AREA	
EXISTING	
NEW	
HEIGHT OF BUILDING	
NUMBER OF STOREYS	1 STOREY
PERCENTAGE OF BUILDING AREA	
PERCENTAGE OF ACCESSORY BUILDING AREA	
PERCENTAGE OF PAVED AND / OR GRAVELED AREA	
PERCENTAGE OF LANDSCAPED AREA	
NUMBER OF FULL TIME EMPLOYEES	

CAR & BICYCLE PARKING

CAR PARKING	
ACCESSIBLE PARKING SPACES	2 A+B AODA
PARKING SPACES	74
TOTAL PARKING SPACES	2
BICYCLE PARKING	

PARKING SIZES

ACCESSIBLE PARKING SPACE:	
TYPE A:	3400MM x 5500 MM
TYPE B:	2500MM x 5500 MM
ACCESSIBLE:	1500MM
STANDARD CAR SPACE:	2700MM x 5500 MM

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Particular	Date	No.
ISSUED FOR REVIEW	06.15.2017	1

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Owner

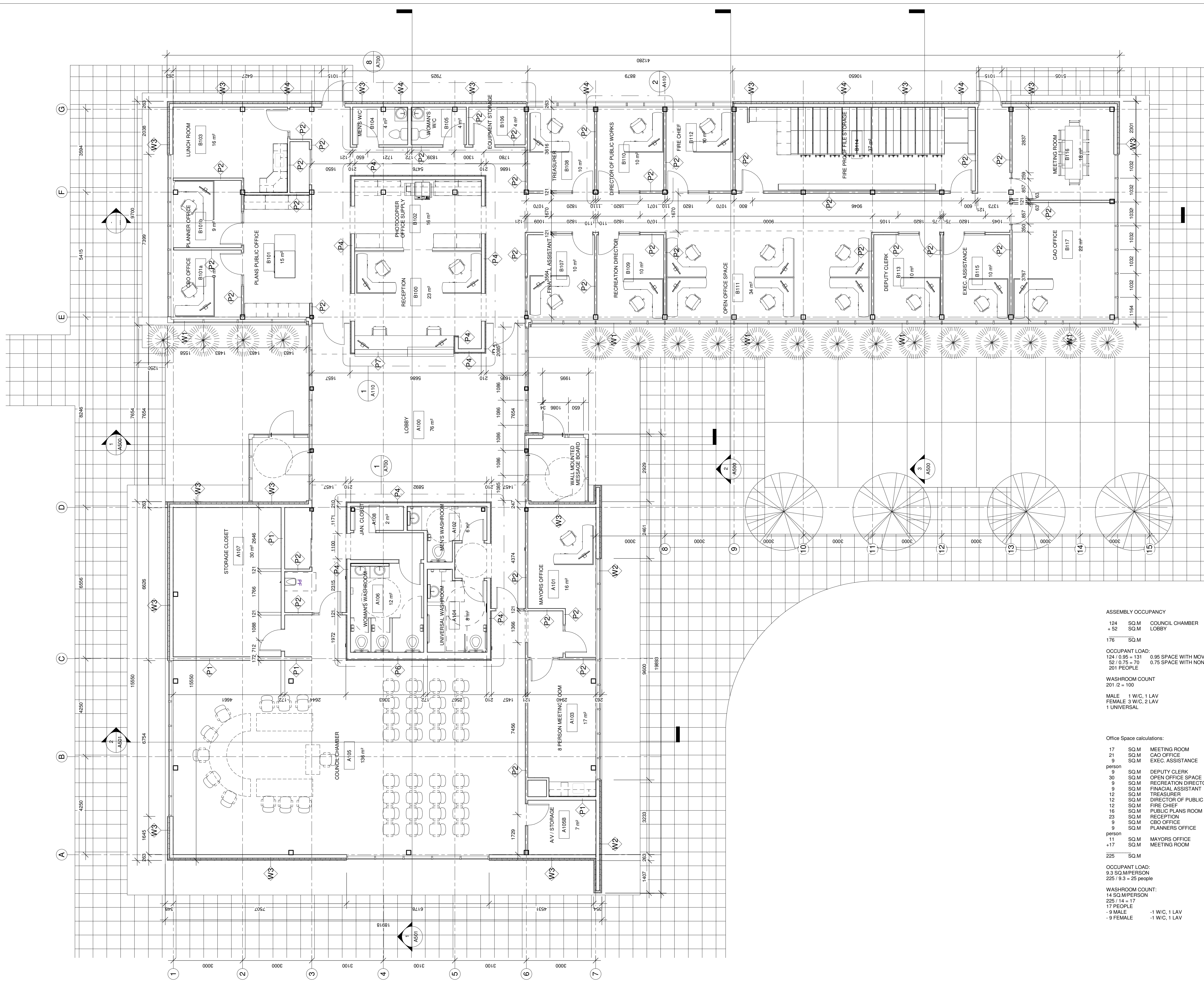
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PHASE I SITEPLAN

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ASSEMBLY OCCUPANCY

124	SQ.M	COUNCIL CHAMBER
+ 52	SQ.M	LOBBY
176	SQ.M	

OCCUPANT LOAD:

124 / 0.95 = 131	0.95 SPACE WITH MOVABLE SEAT & TABLES
52 / 0.75 = 70	0.75 SPACE WITH NON FIXED SEATS
201	PEOPLE

WASHROOM COUNT

201 / 2 = 100	
---------------	--

MALE 1 W/C, 1 LAV
FEMALE 3 W/C, 2 LAV
1 UNIVERSAL

Office Space calculations:

17	SQ.M	MEETING ROOM	2 people
21	SQ.M	CAO OFFICE	3 people
9	SQ.M	EXEC. ASSISTANCE	1
9	SQ.M	DEPUTY CLERK	1 person
30	SQ.M	OPEN OFFICE SPACE	4 people
9	SQ.M	RECREATION DIRECTOR	1 person
9	SQ.M	FINACIAL ASSISTANT	1 person
12	SQ.M	TREASURER	2 people
12	SQ.M	DIRECTOR OF PUBLIC WORKS	2 people
12	SQ.M	FIRE CHIEF	2 people
16	SQ.M	PUBLIC PLANS ROOM	2 people
23	SQ.M	RECEPTION	3 people
9	SQ.M	CBO OFFICE	1 person
9	SQ.M	PLANNERS OFFICE	1
11	SQ.M	MAYORS OFFICE	2 people
+17	SQ.M	MEETING ROOM	2 people
225	SQ.M		

OCCUPANT LOAD:

9.3 SQ.M/PERSON	
225 / 9.3 = 25 people	

WASHROOM COUNT:

14 SQ.M/PERSON	
225 / 14 = 17	
17 PEOPLE	
- 9 MALE	- 1 W/C, 1 LAV
- 9 FEMALE	- 1 W/C, 1 LAV

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FLOOR PLAN

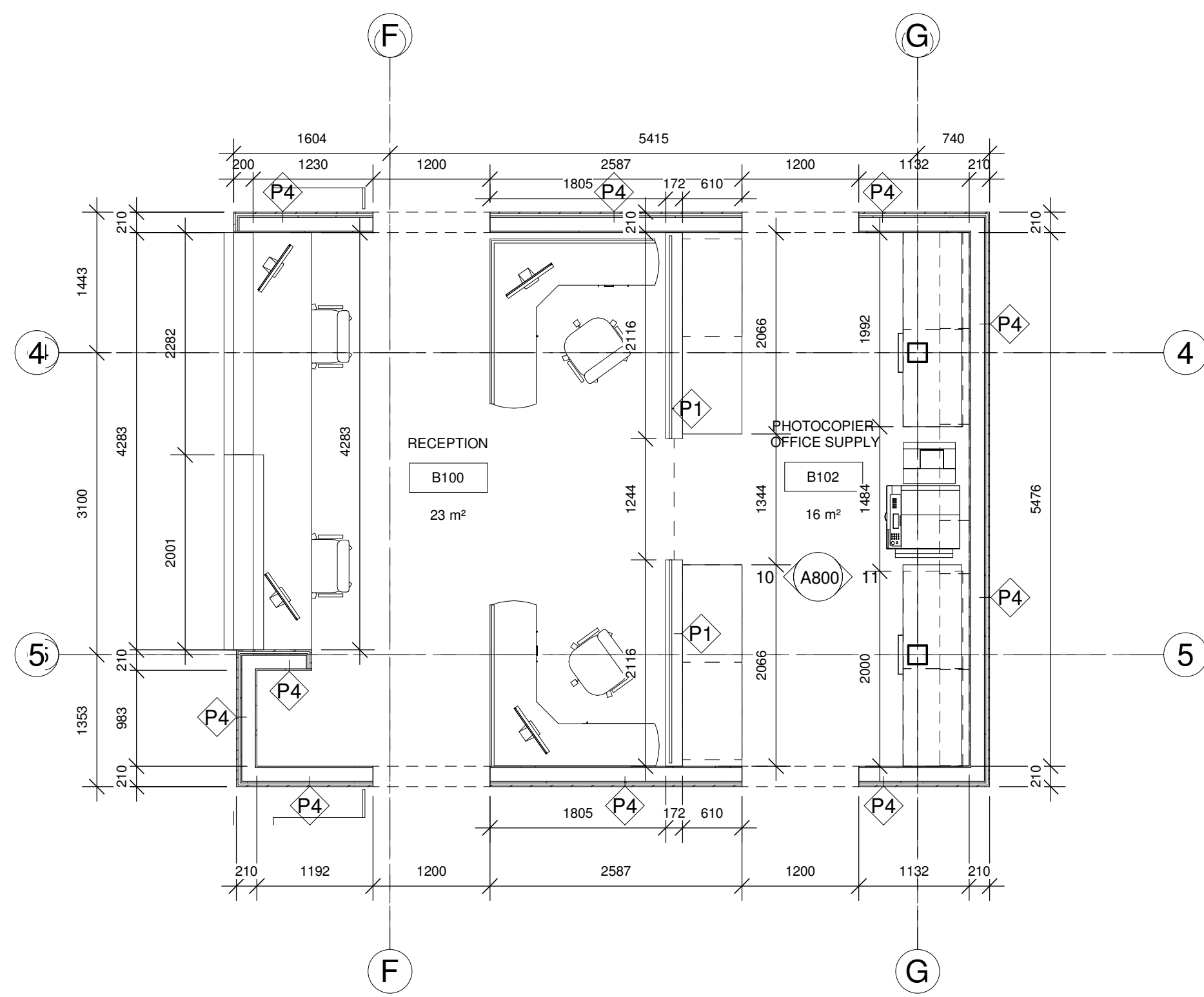
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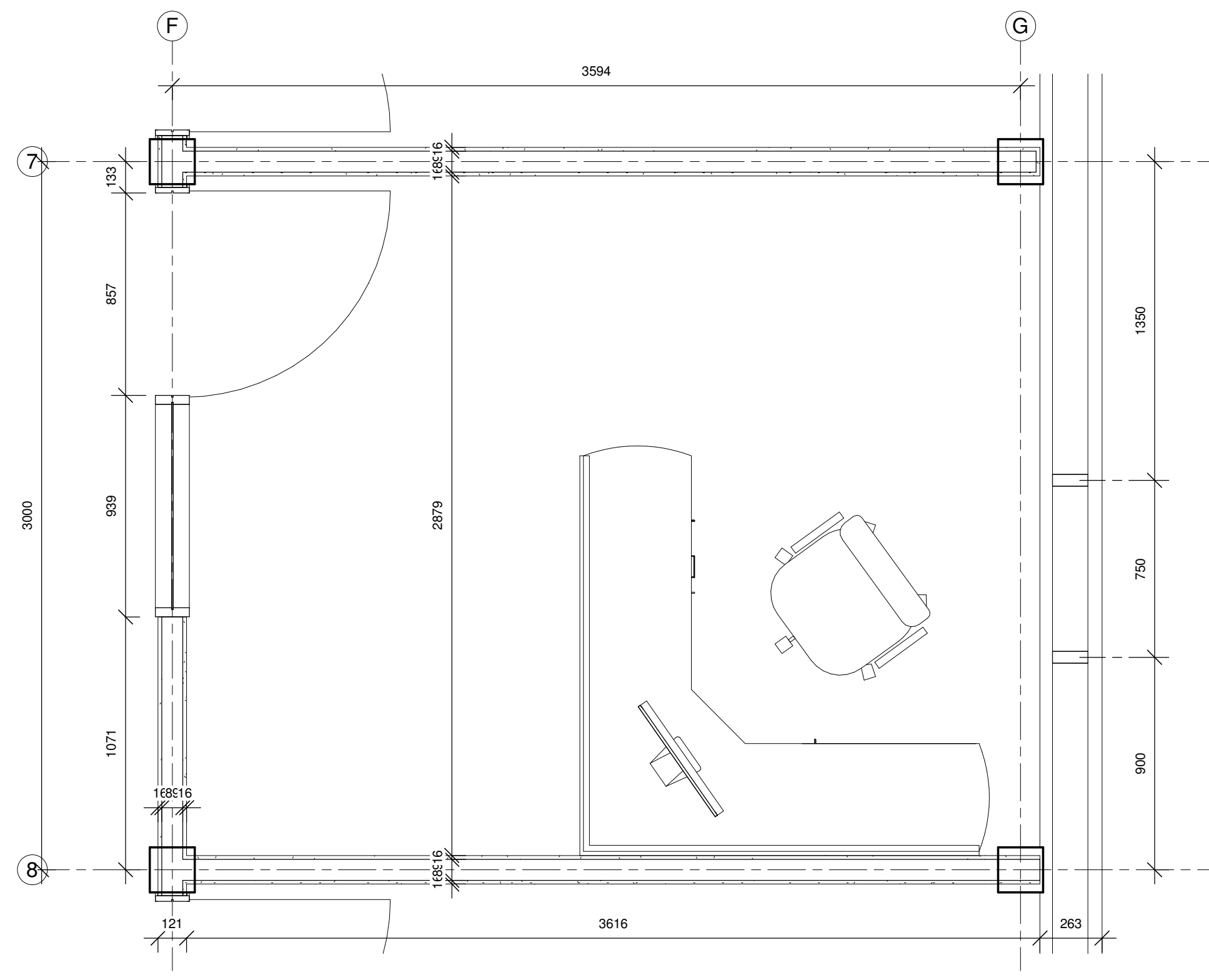
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1 ENLARGED RECEPTION PLAN
1 : 50



2 ENLARGED TYPICAL OFFICE
1 : 20

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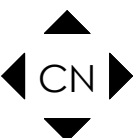
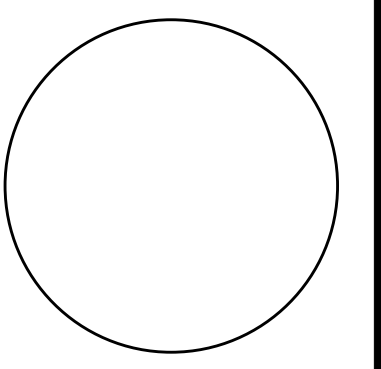
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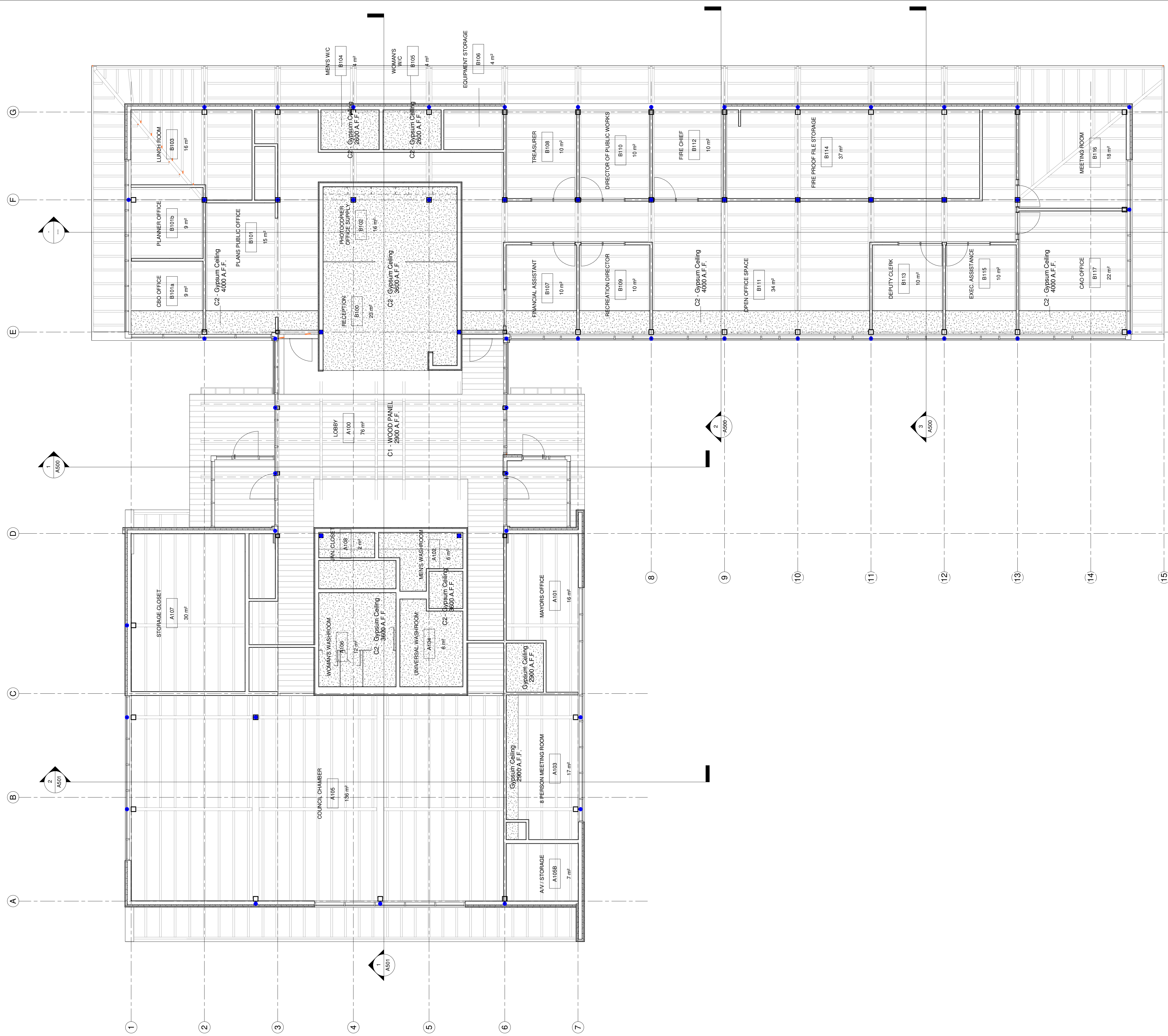
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ENLARGED PLANS

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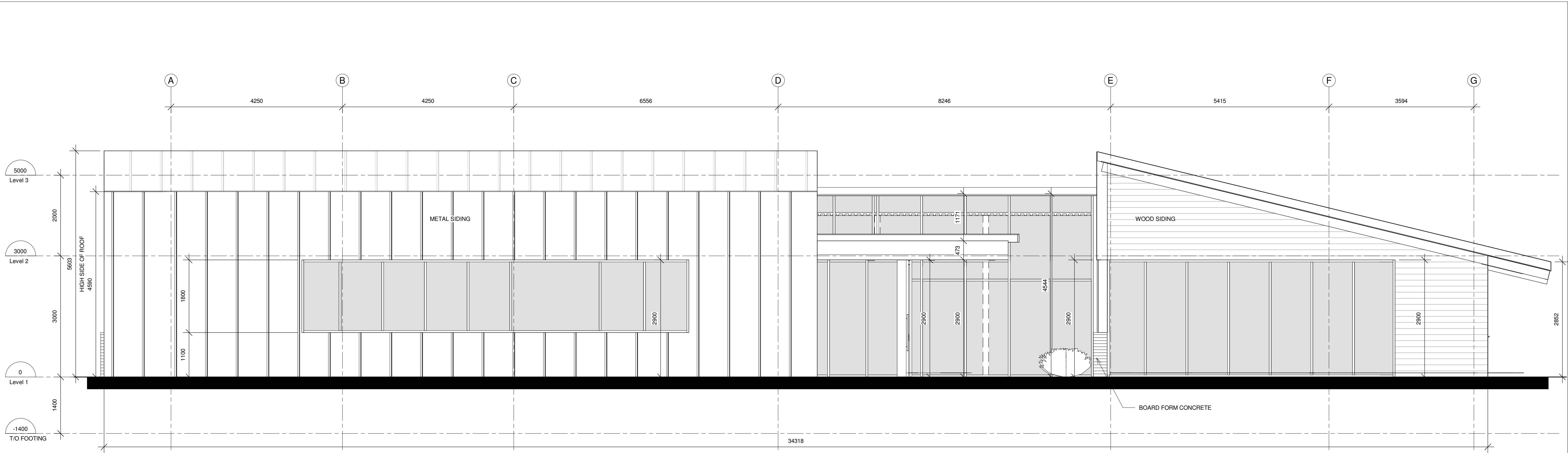
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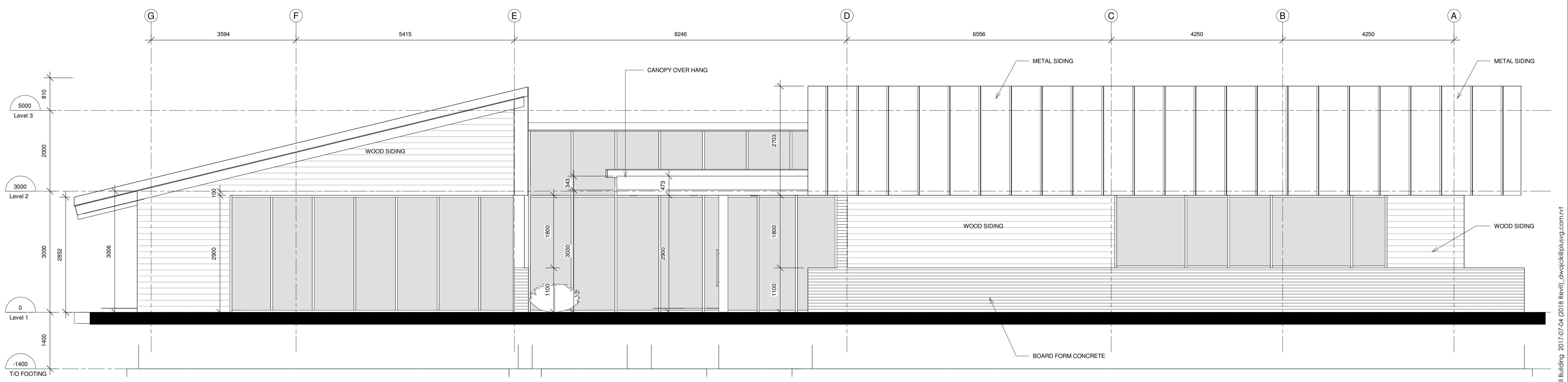
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GROUND FLOOR RCP
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1 NORTH
1 : 50



2 SOUTH
1 : 50

Revision Schedule		
Particular	Date	No.

Client: Owner
 Project: 1632 McNab / Braeside Town Hall
 McNAB ONTARIO

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ELEVATIONS

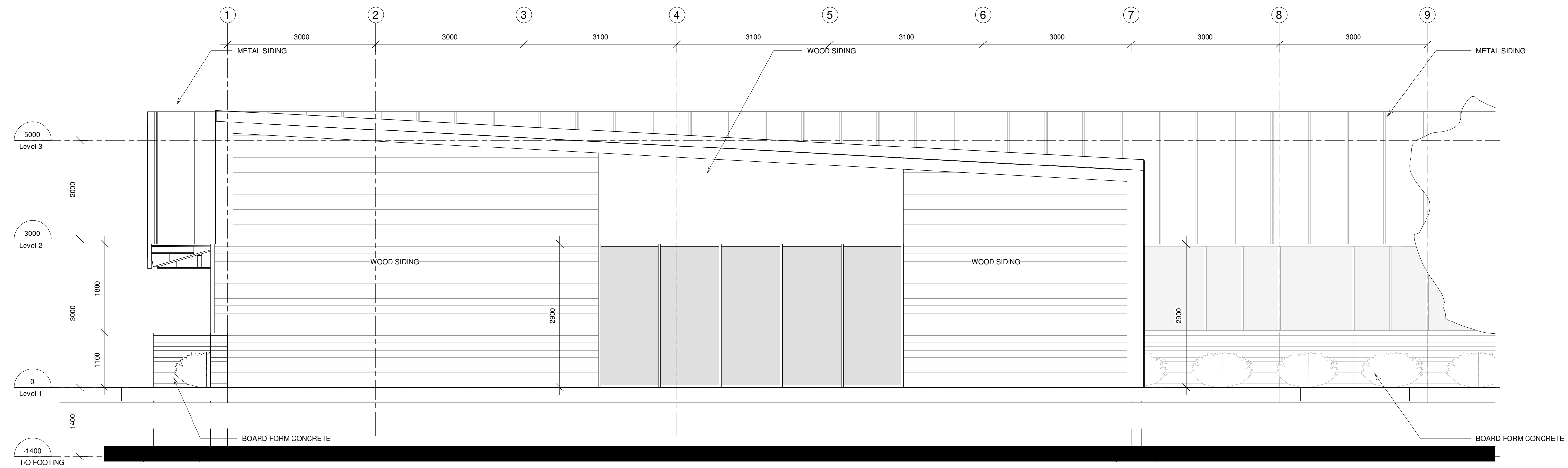
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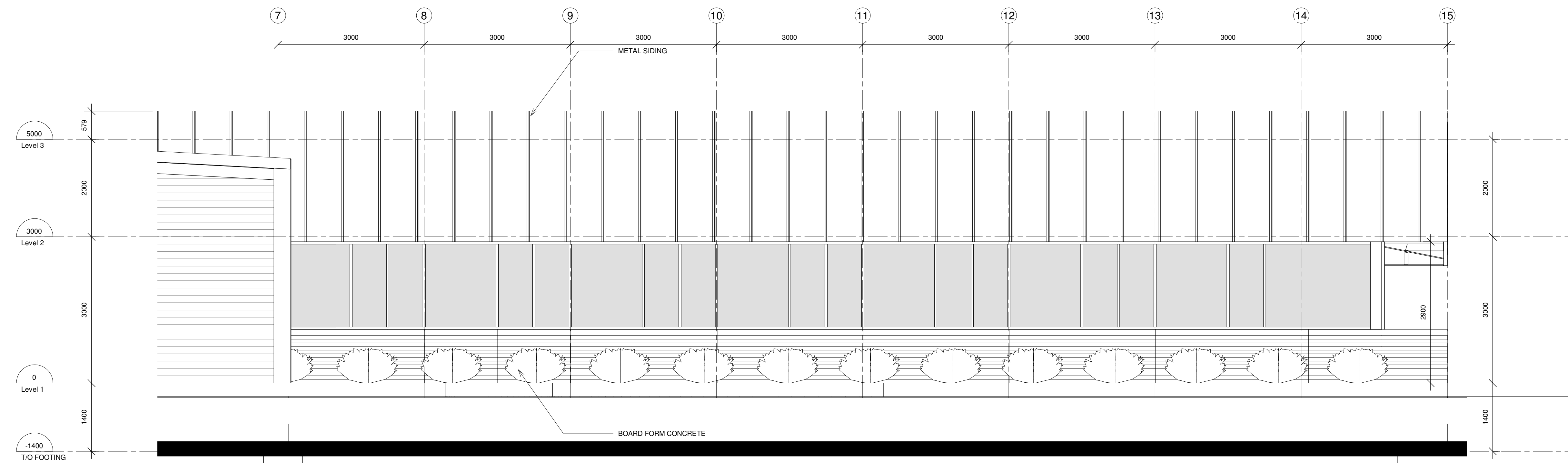
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1 EAST 1
1 : 50



2 EAST 2
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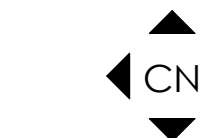
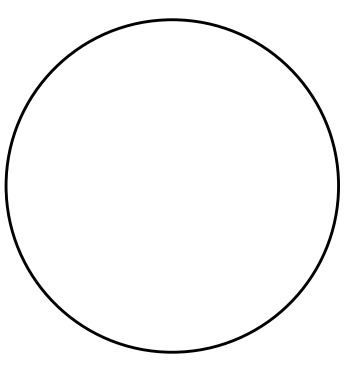
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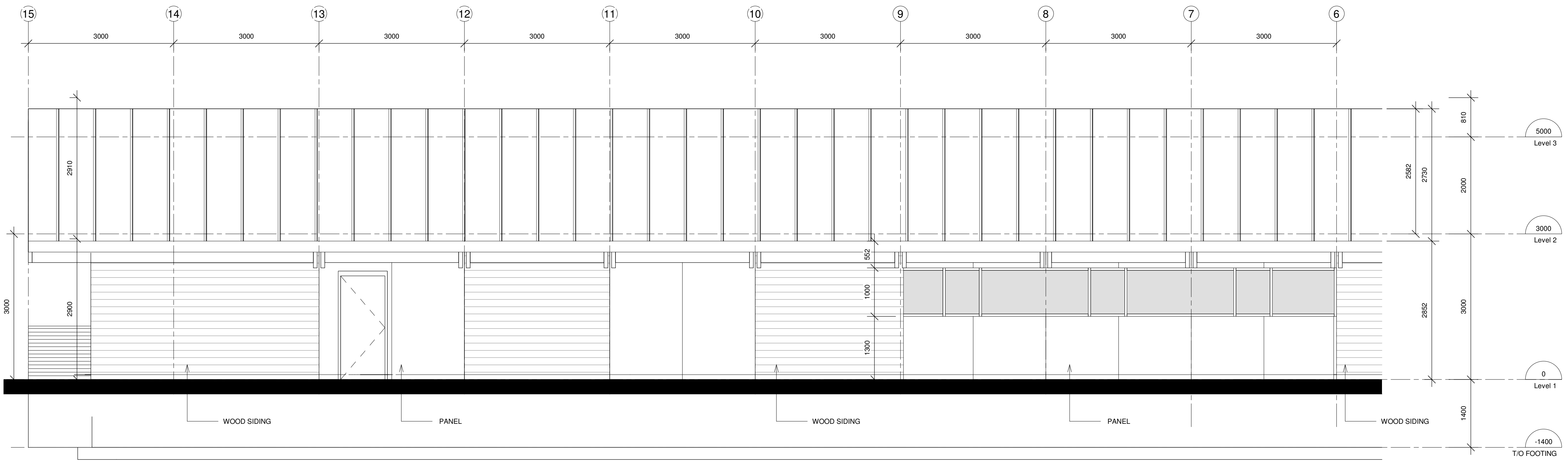
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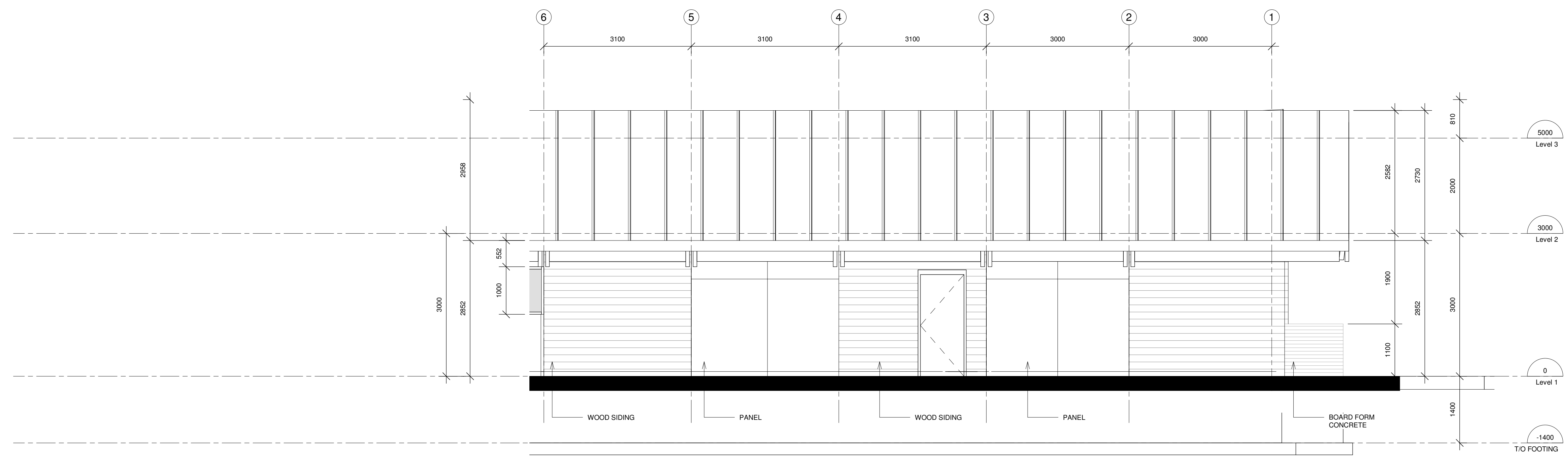
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1 WEST
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2 WEST 2
1:50

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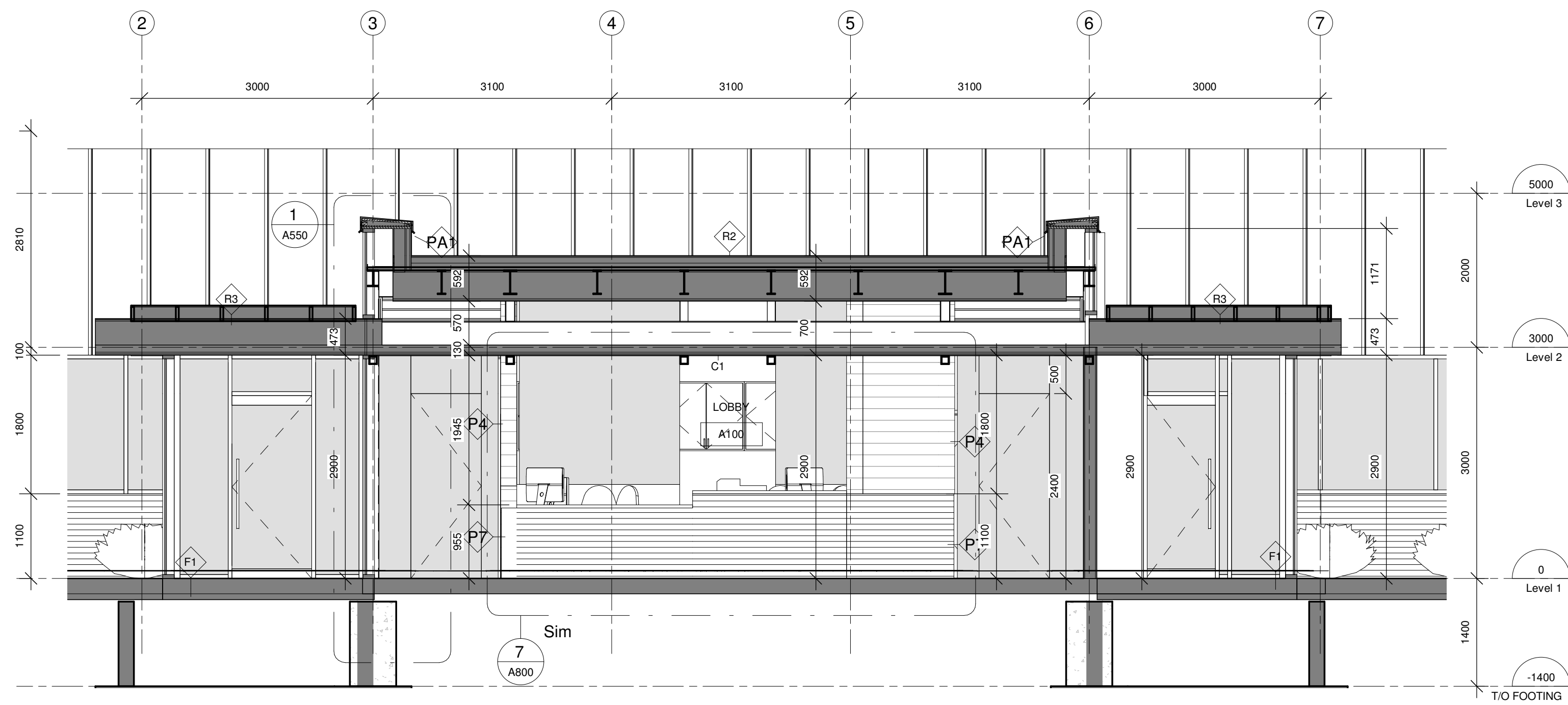
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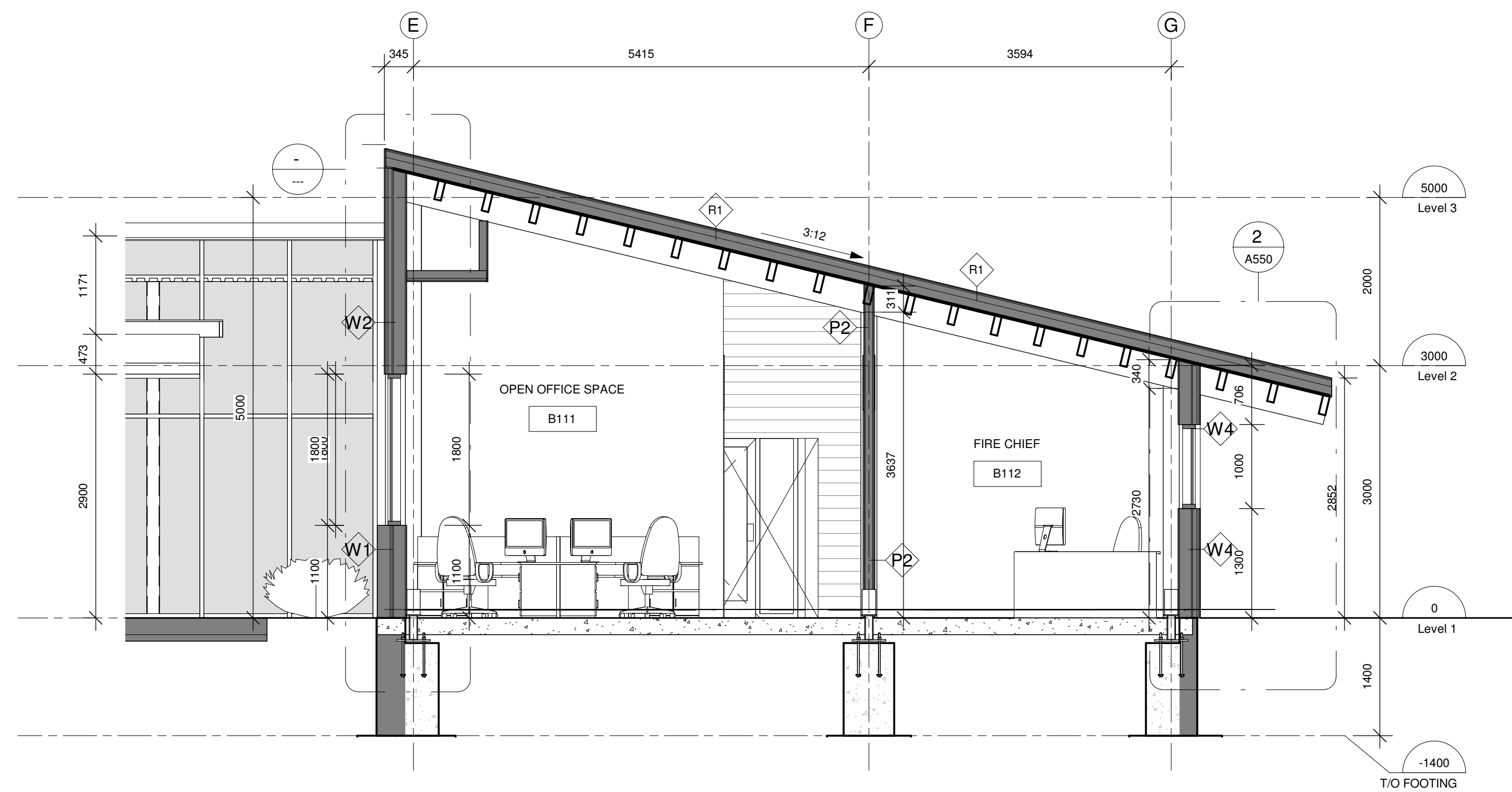
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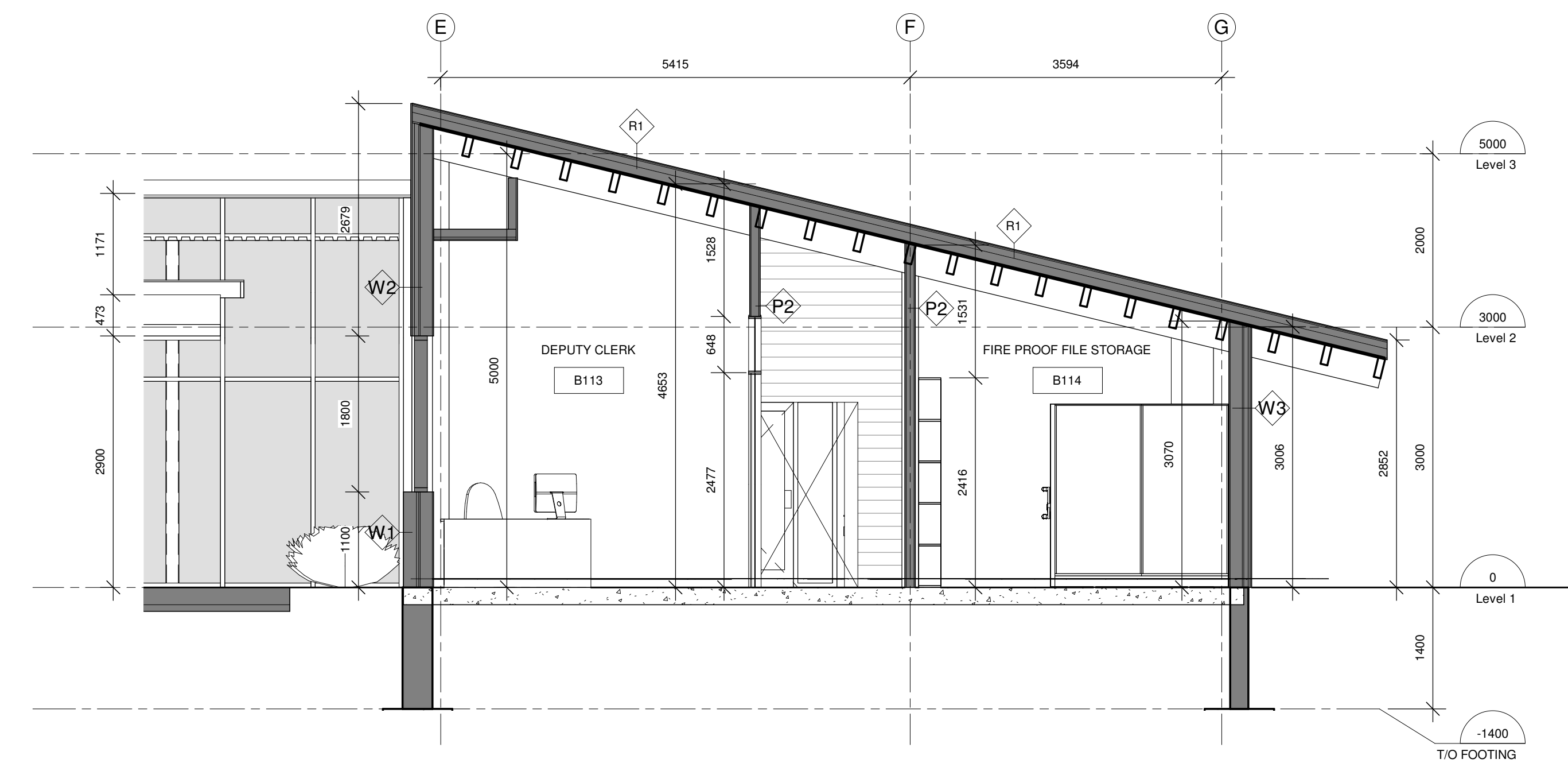
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1 BUILDING SECTION 1
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2 BUILDING SECTION 2
1 : 50



3 BUILDING SECTION 3
1 : 50

Revision Schedule		
Particular	Date	No.

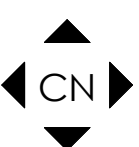
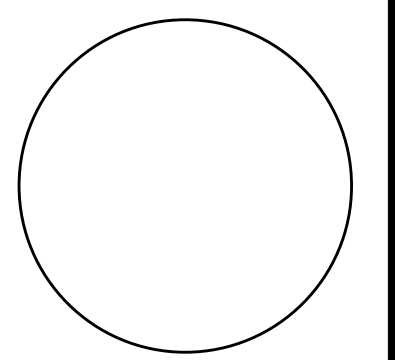
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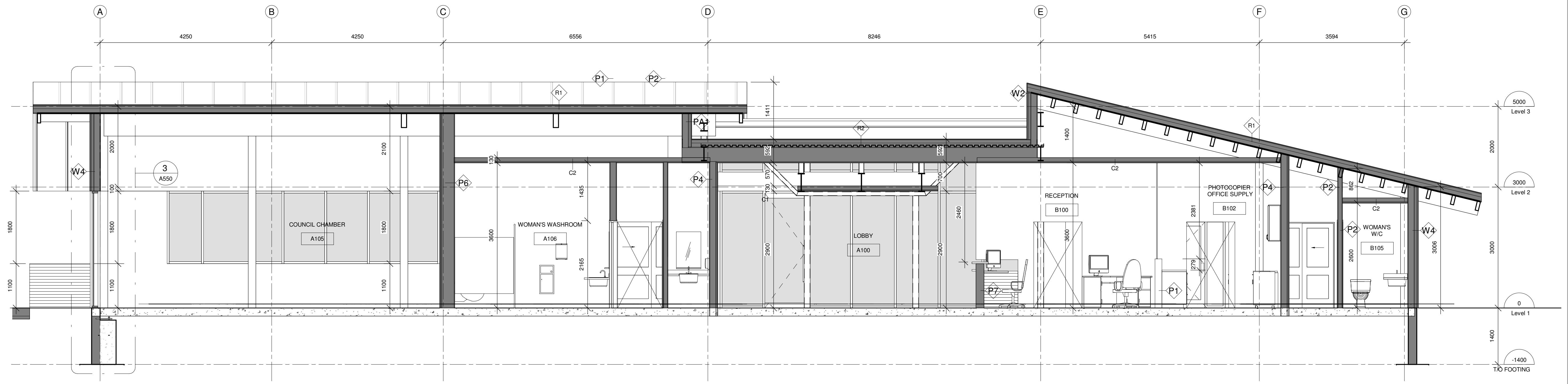
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BUILDING SECTIONS

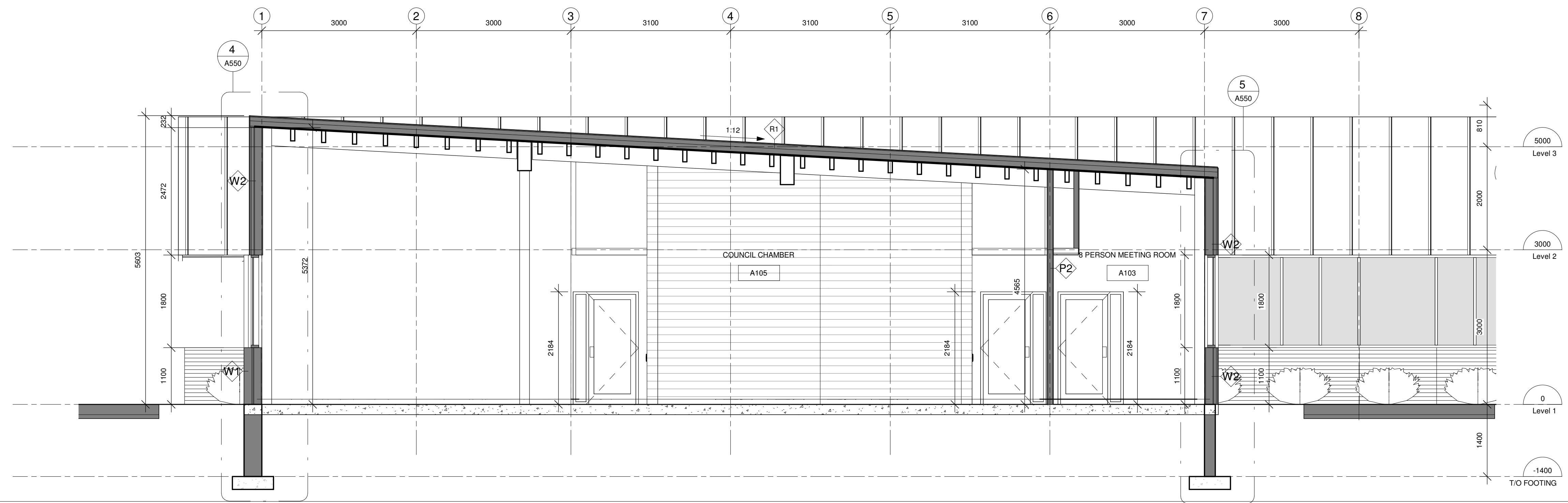
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1 BUILDING SECTION 4
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2 BUILDING SECTION 5
1 : 50

Revision Schedule		
Particular	Date	No.

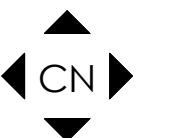
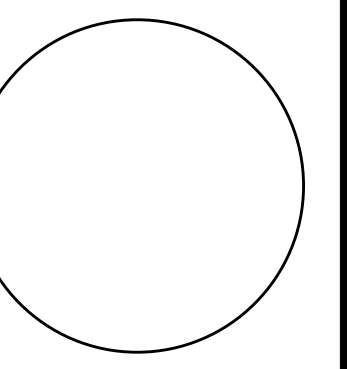
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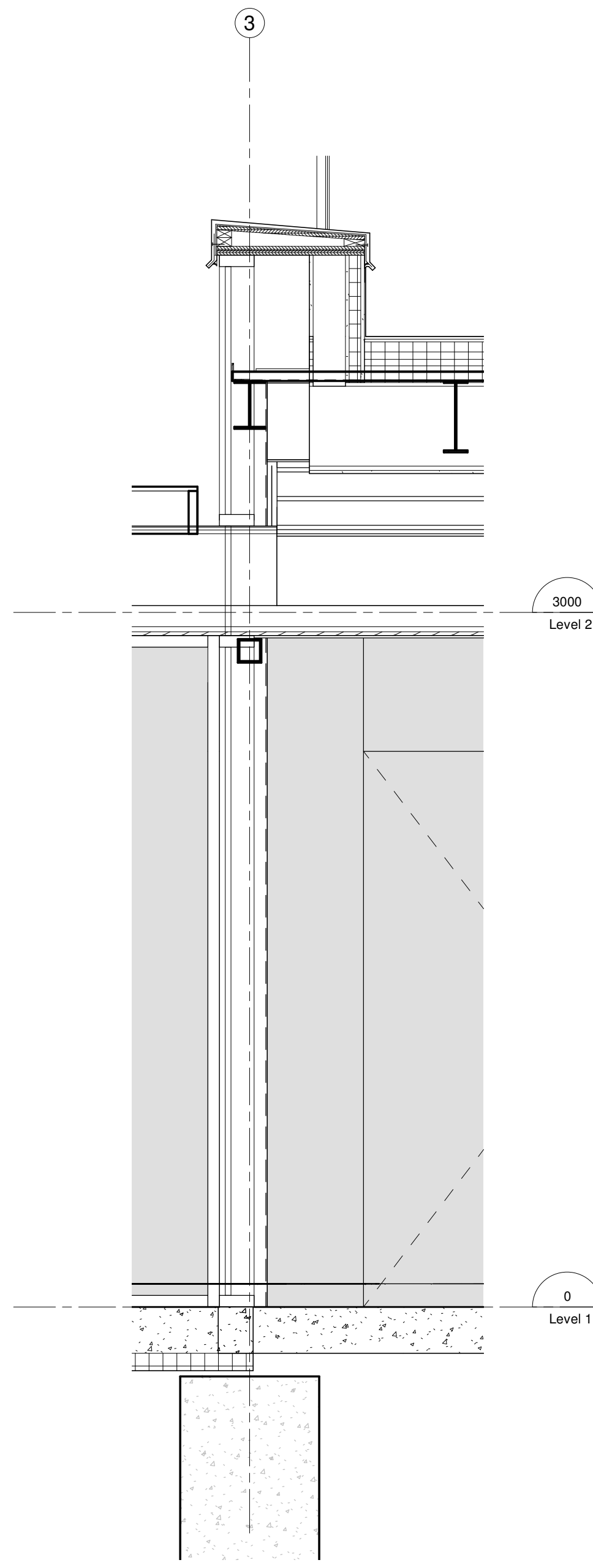


A501

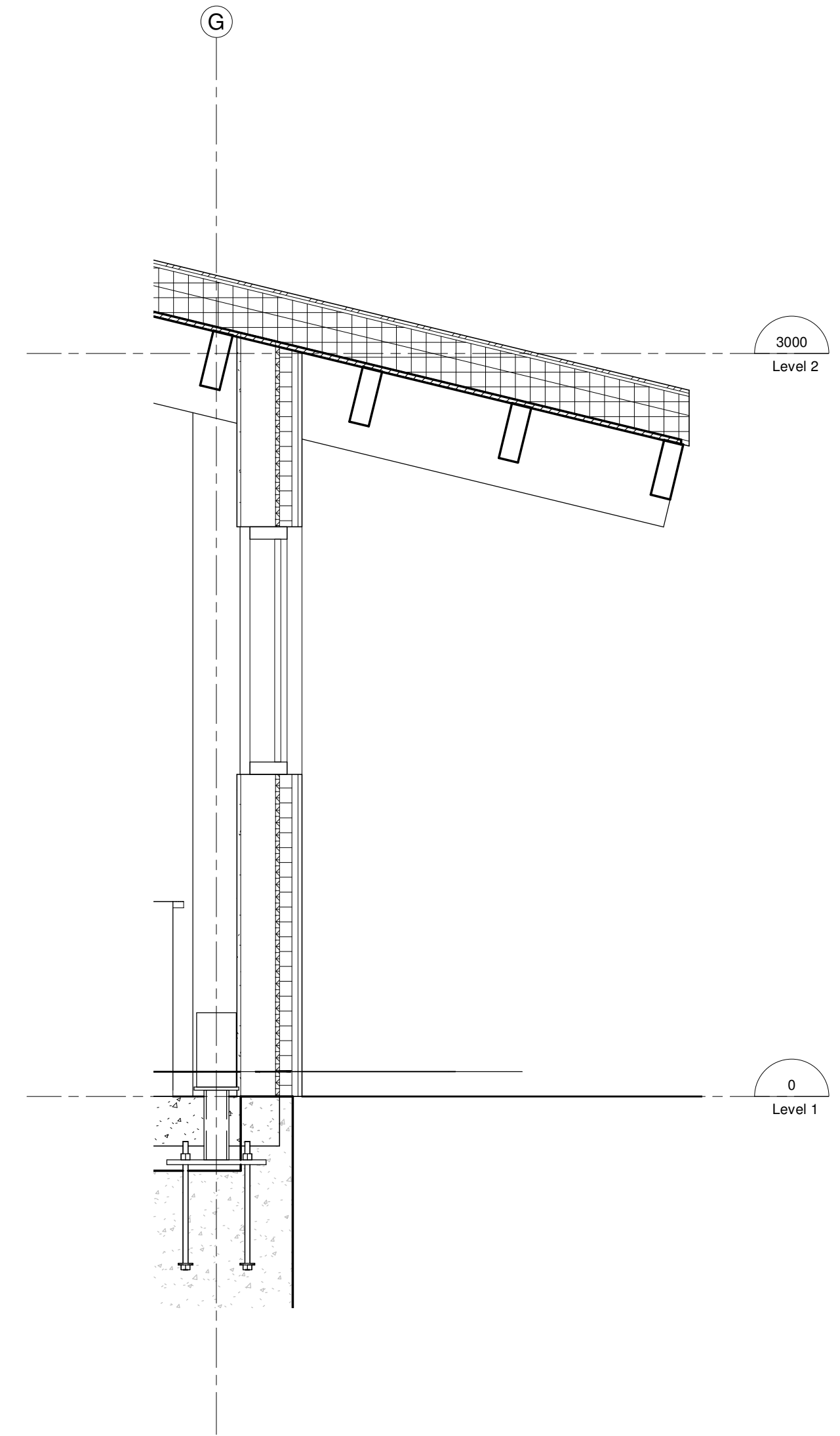
BUILDING SECTION

7/7/2017 4:30:29 PM

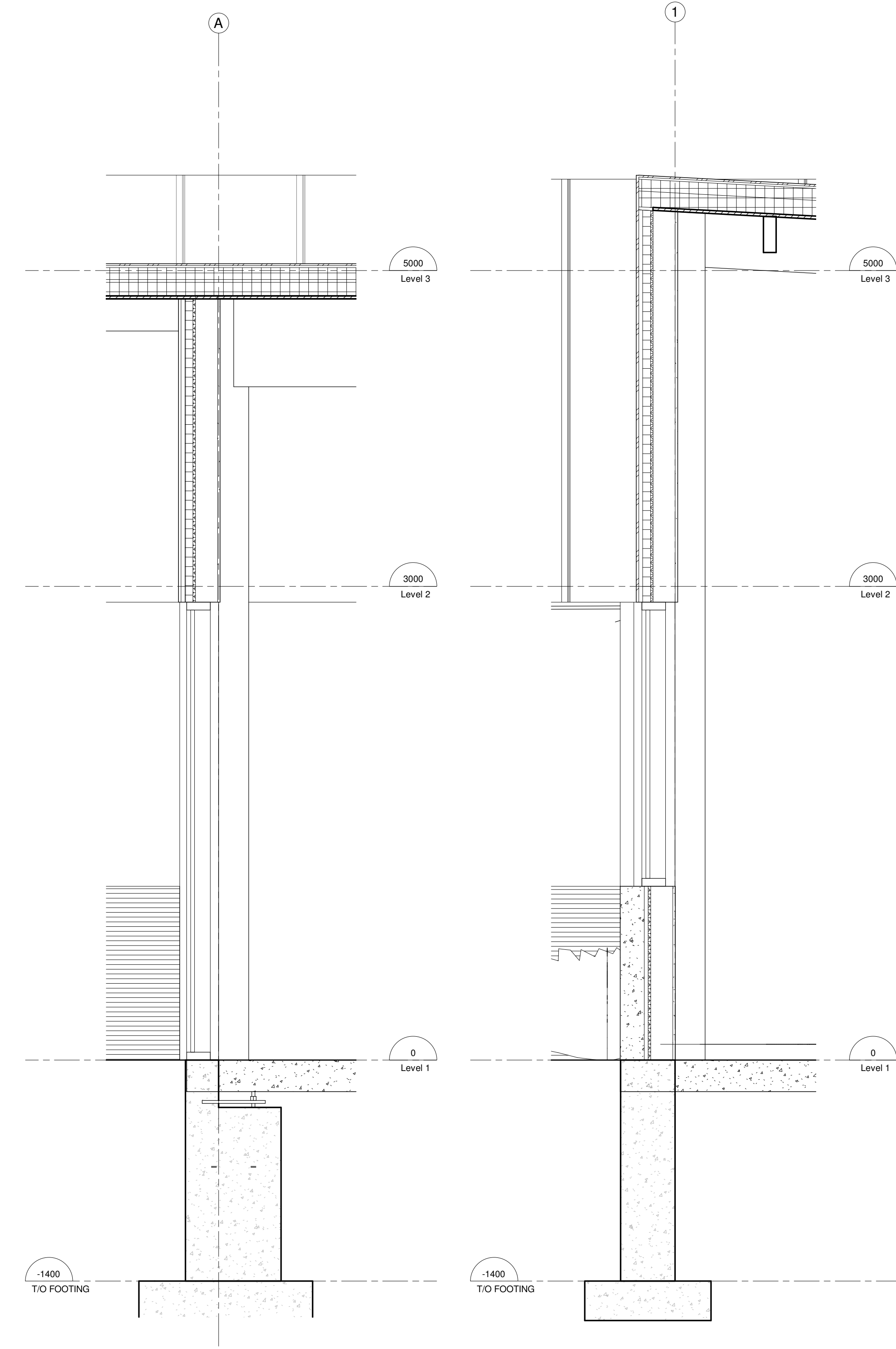
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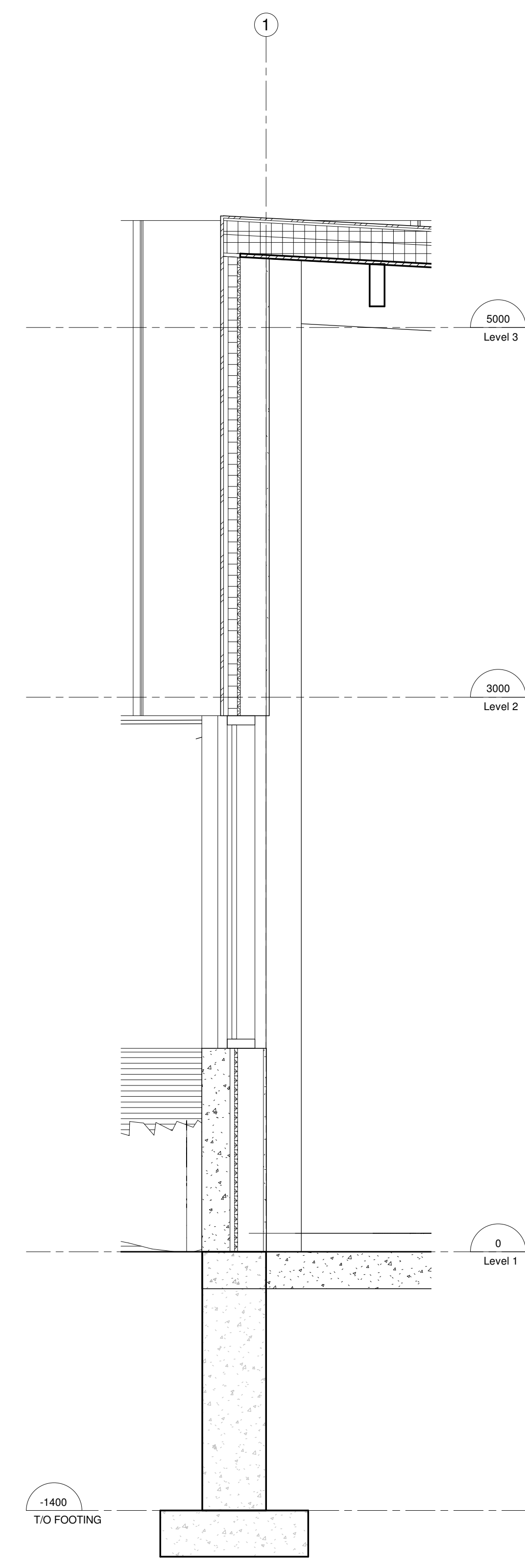
1 BUILDING SECTION 1 - Callout 1
1 : 20



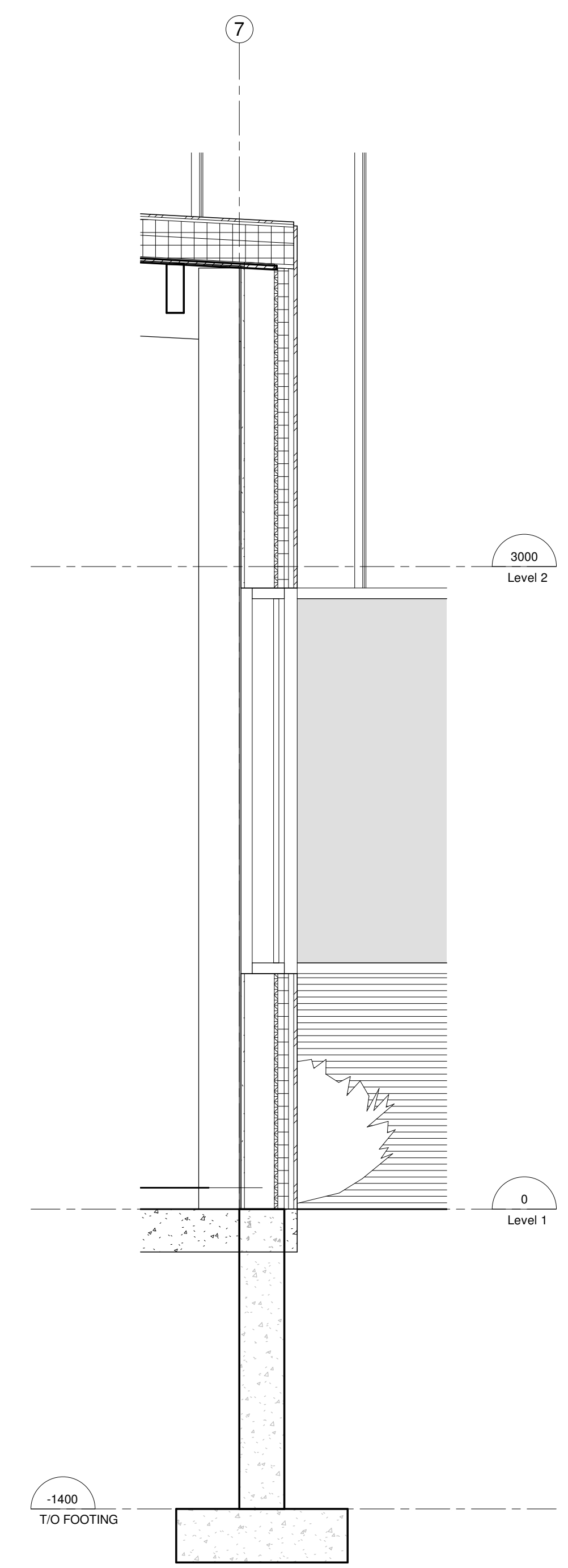
2 BUILDING SECTION 2 - Callout 2
1 : 20



3 BUILDING SECTION 4 - Callout 1
1 : 20



4 BUILDING SECTION 5 - Callout 1
1 : 20



5 BUILDING SECTION 5 - Callout 2
1 : 20

Revision Schedule

Particular	Date	No.

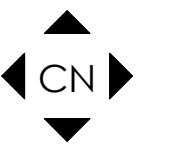
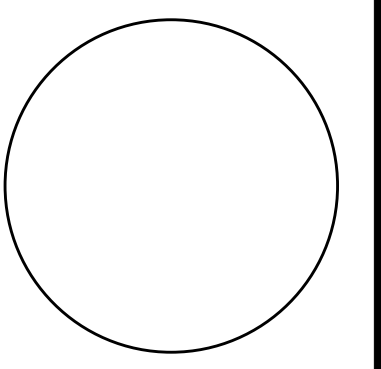
Client:
Owner

Project:
1632
McNab / Braeside Town Hall

McNAB
ONTARIO

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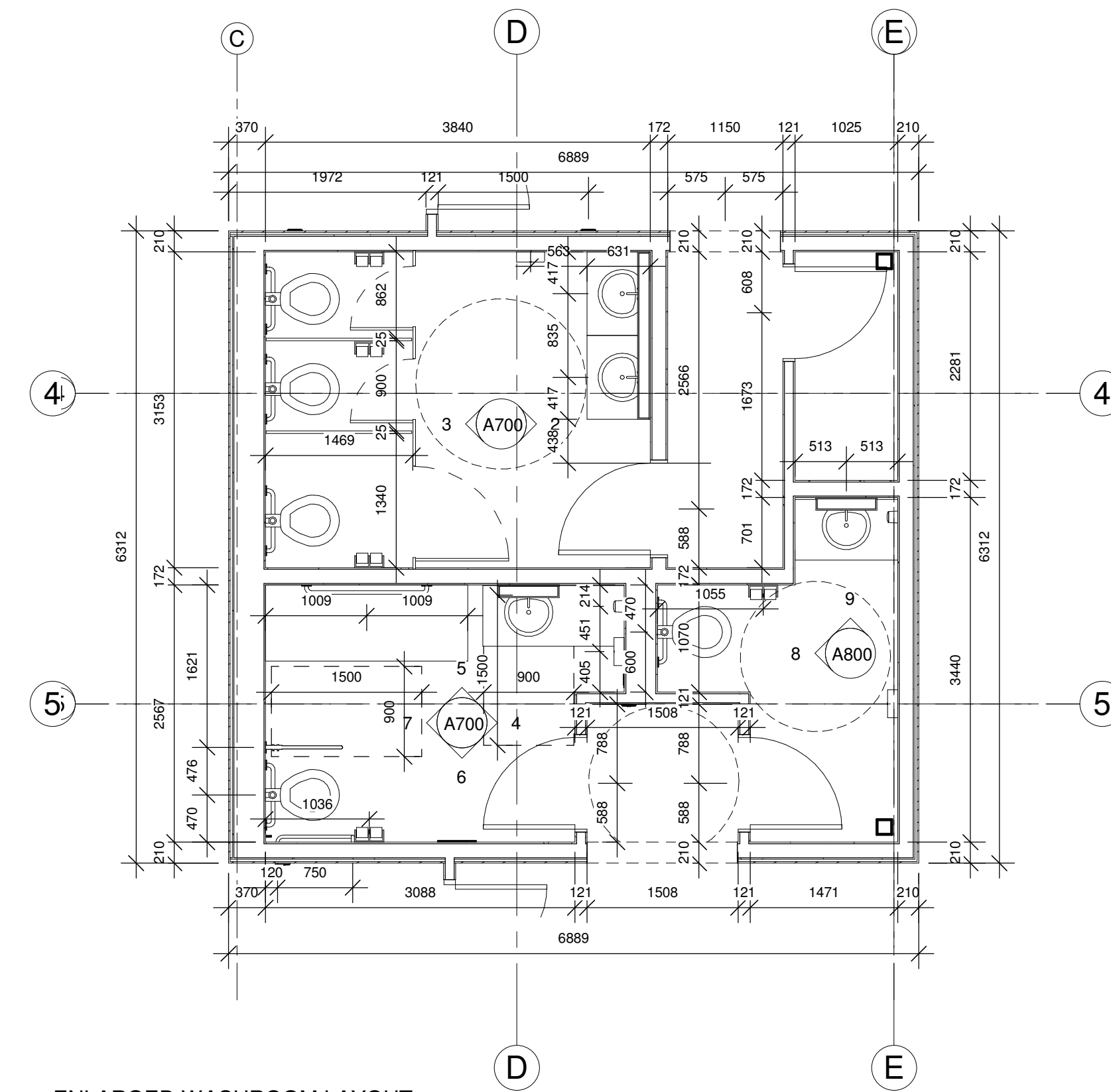
A550

Drawn by : Author Checked by : Checker Scale : 1 : 20

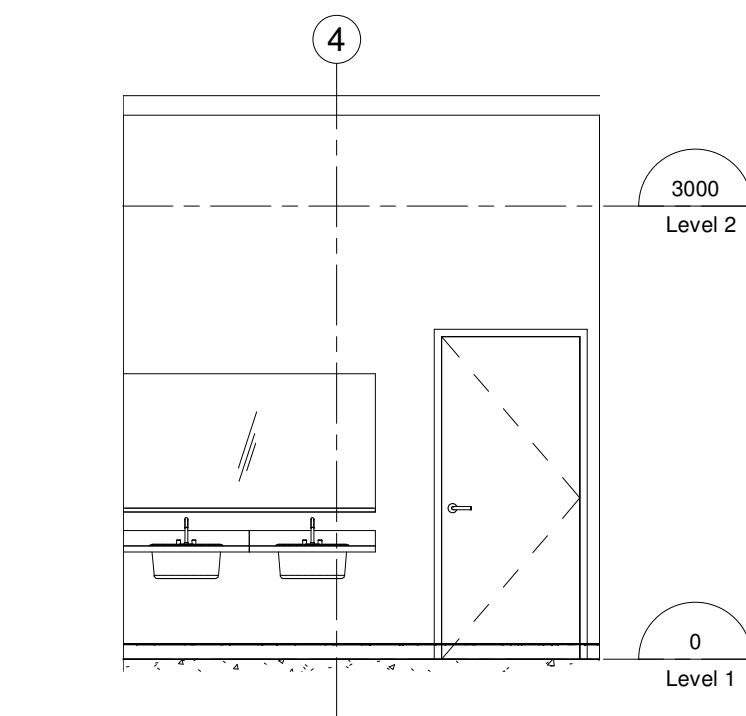
WALL SECTIONS

7/7/2017 4:30:30 PM

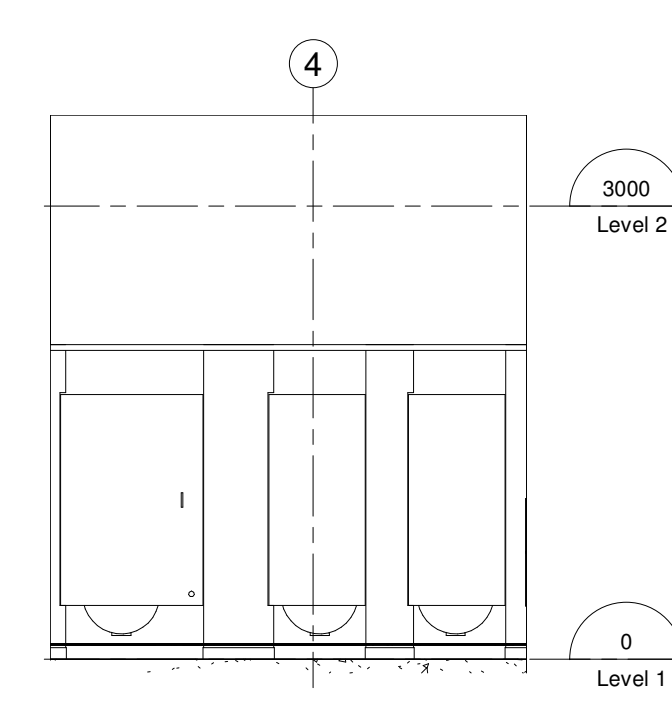
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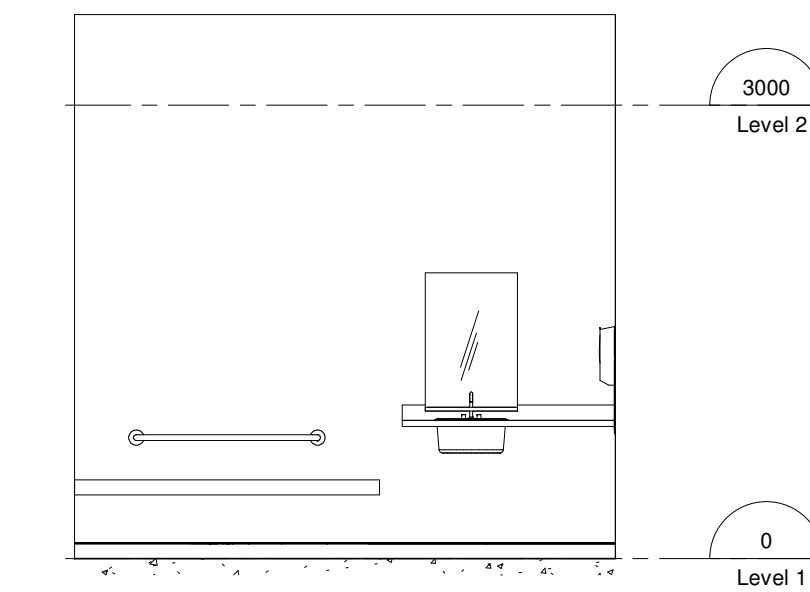
1 ENLARGED WASHROOM LAYOUT
1 : 50



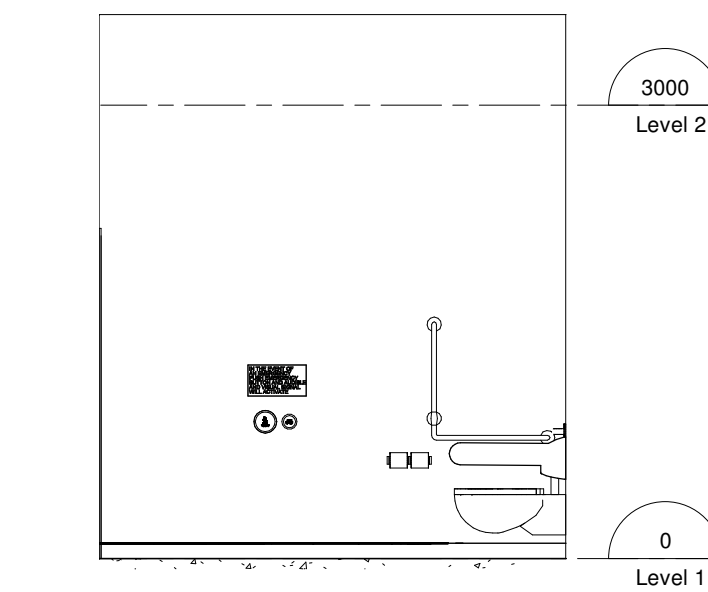
2 INTERIOR ELEVATION - W. W/C WEST
1 : 50



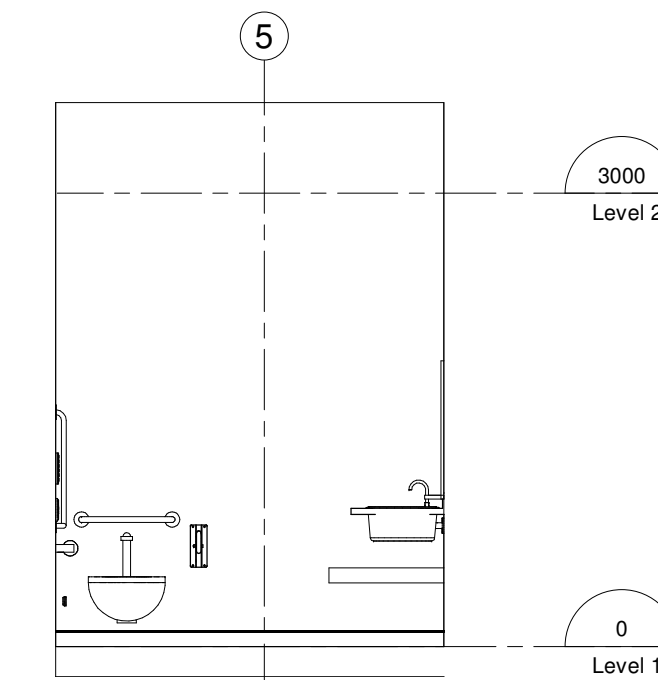
3 INTERIOR ELEVATION - W. W/C EAST
1 : 50



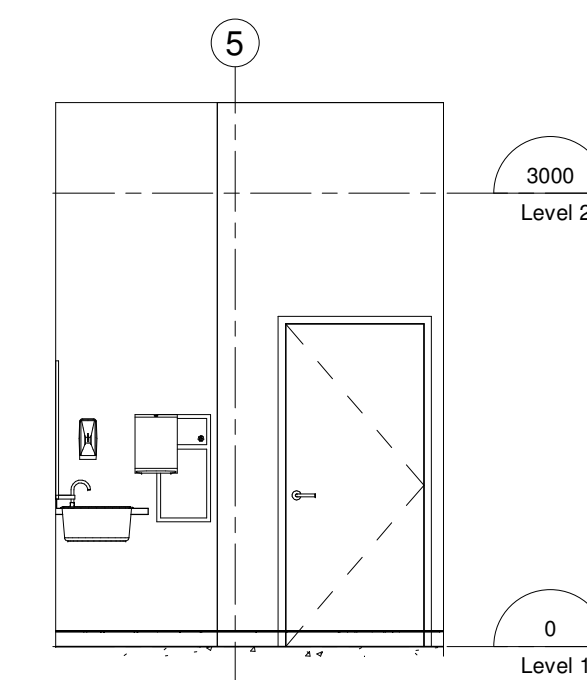
5 INTERIOR ELEVATION - U. W/C SOUTH
1 : 50



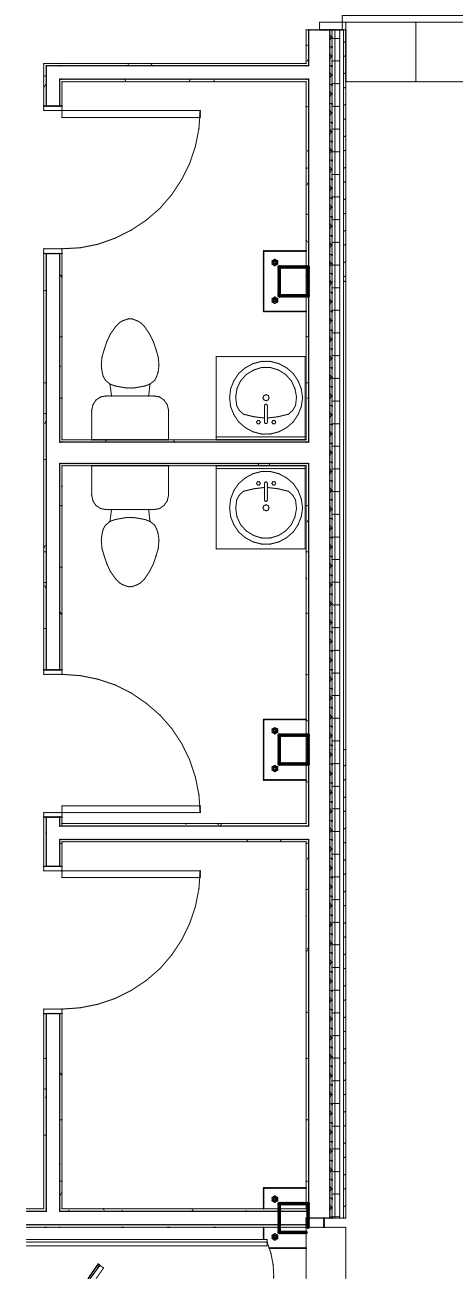
6 INTERIOR ELEVATION - U. W/C NORTH
1 : 50



7 INTERIOR ELEVATION - U. W/C EAST
1 : 50



4 INTERIOR ELEVATION - U. W/C WEST
1 : 50



8 STAFF WASHROOMS
1 : 50

Revision Schedule

Particular	Date	No.

Client:
Owner

Project:
1632
McNab / Braeside Town Hall

McNAB
ONTARIO

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A700

WASHROOM PLANS

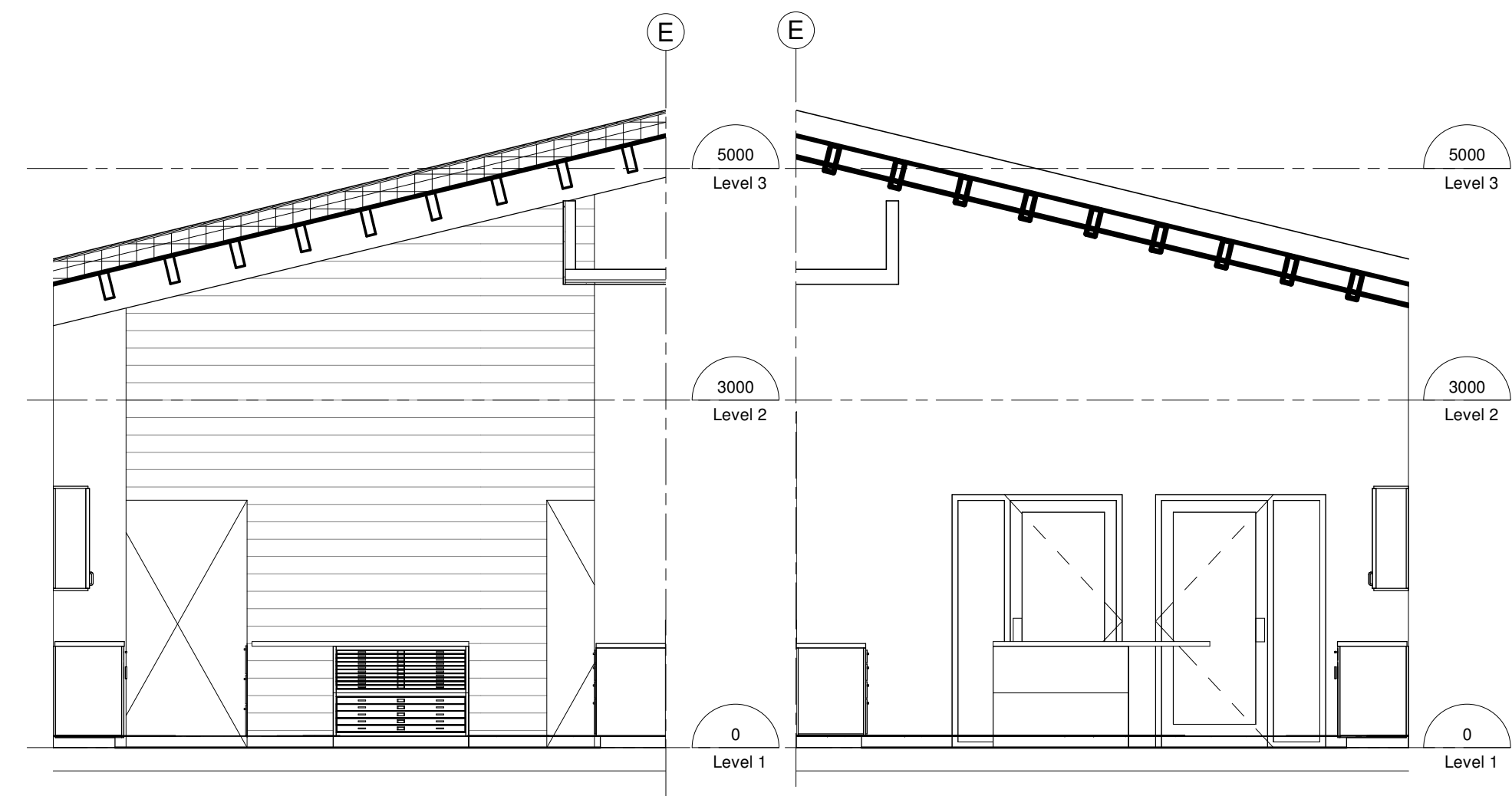
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All dimensions and measurements must be checked and verified by the General Contractor. Reproduction of drawings and related documents in whole or in part is forbidden without written permission of The Ventin Group.

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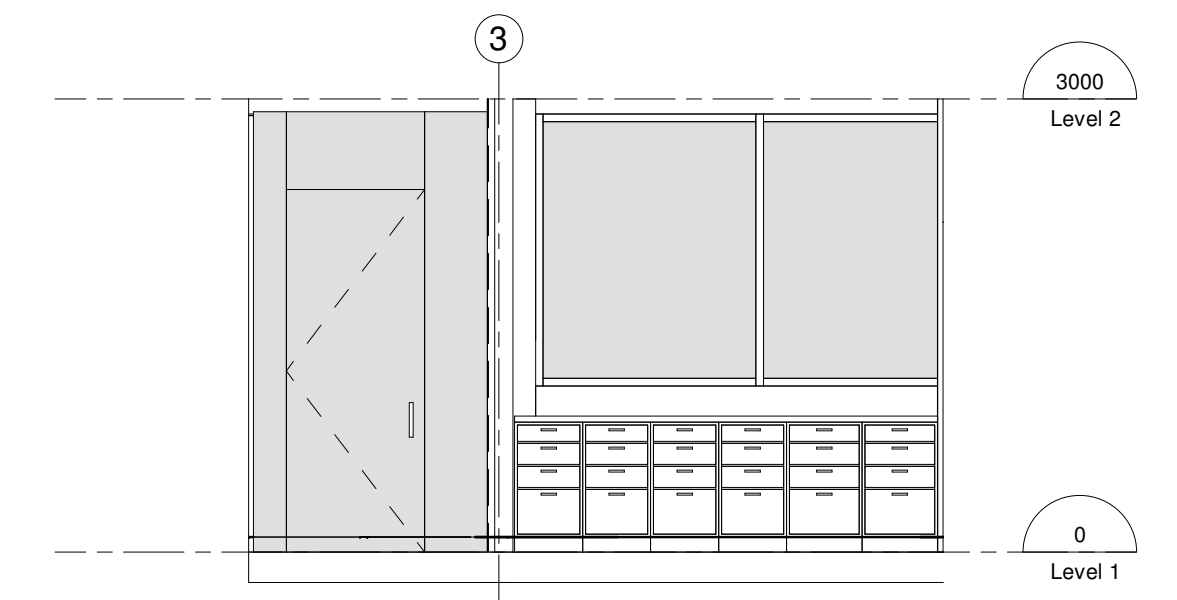
Revision Schedule		
Particular	Date	No.

All dimensions and measurements must be checked and verified by the General Contractor. Reproduction of drawings and related documents in whole or in part is forbidden without written permission of The Ventin Group.

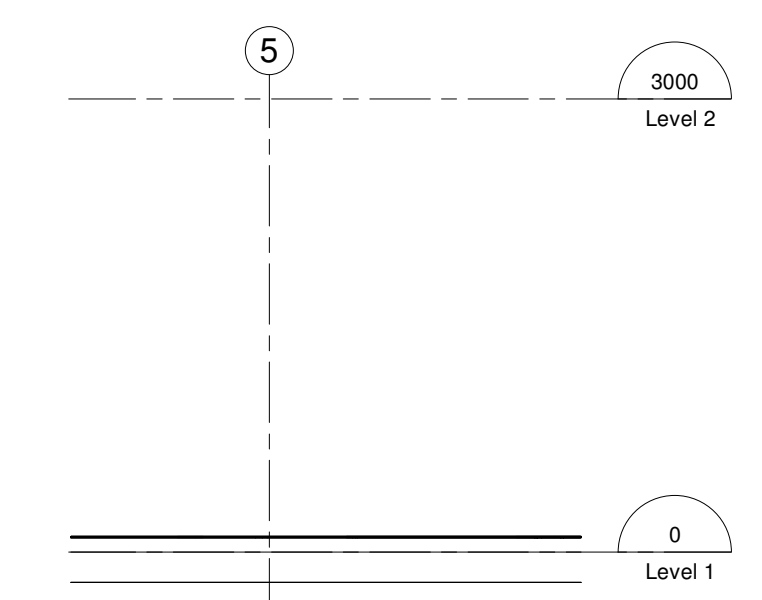


2 INTERIOR ELEVATION - PLANS ROOM NORTH
1 : 50

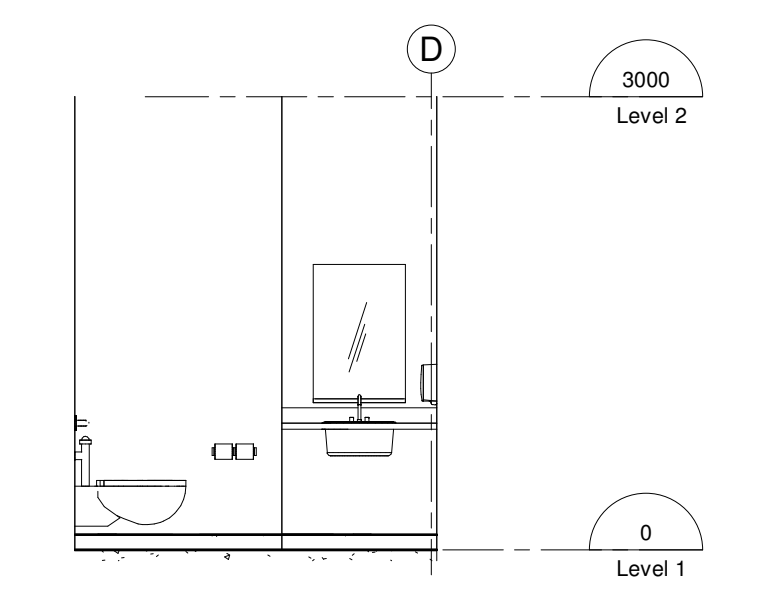
3 INTERIOR ELEVATION - PLANS ROOM SOUTH
1 : 50



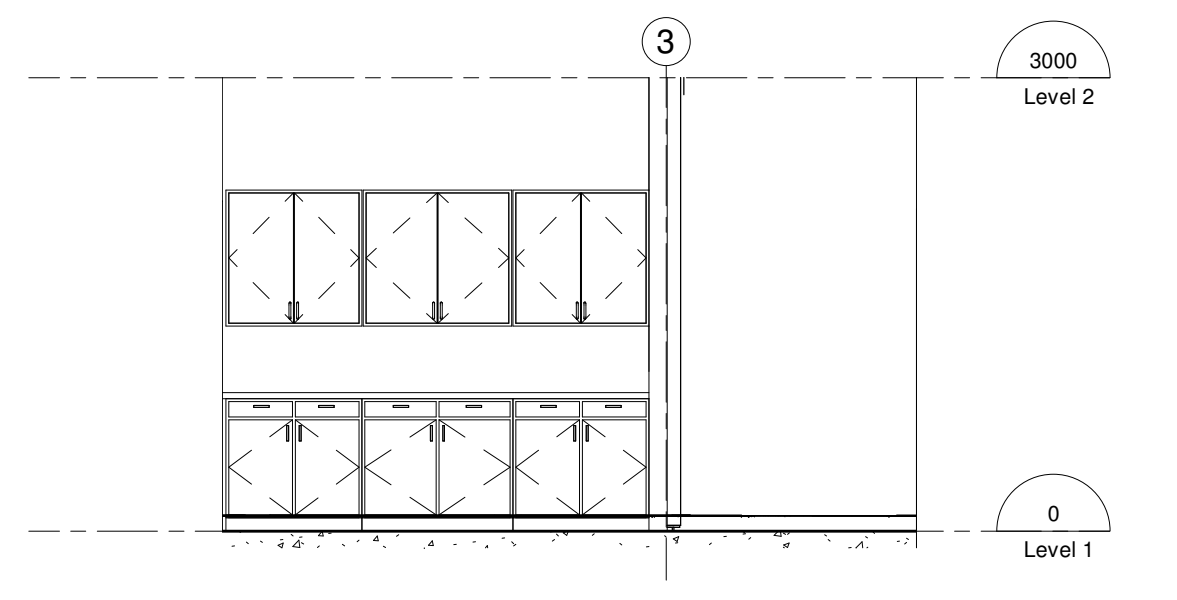
1 INTERIOR ELEVATION - PLANS ROOM EAST
1 : 50



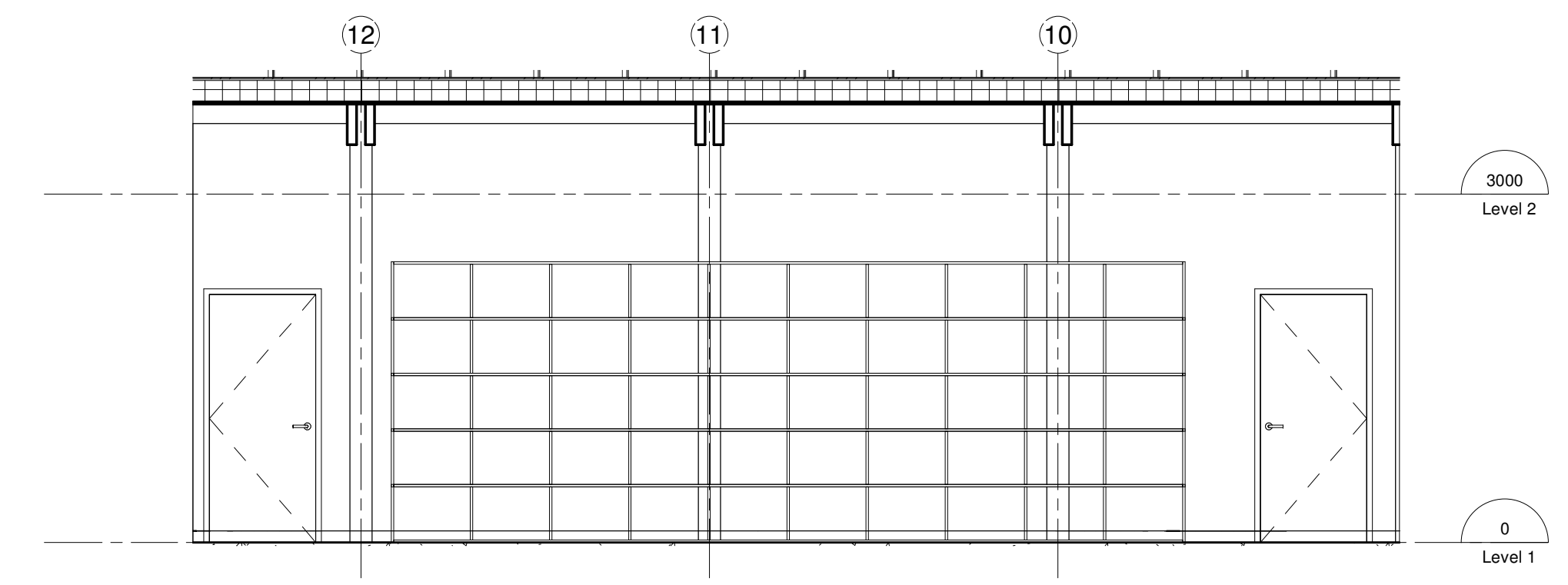
8 INTERIOR ELEVATION - M. W/C EAST
1 : 50



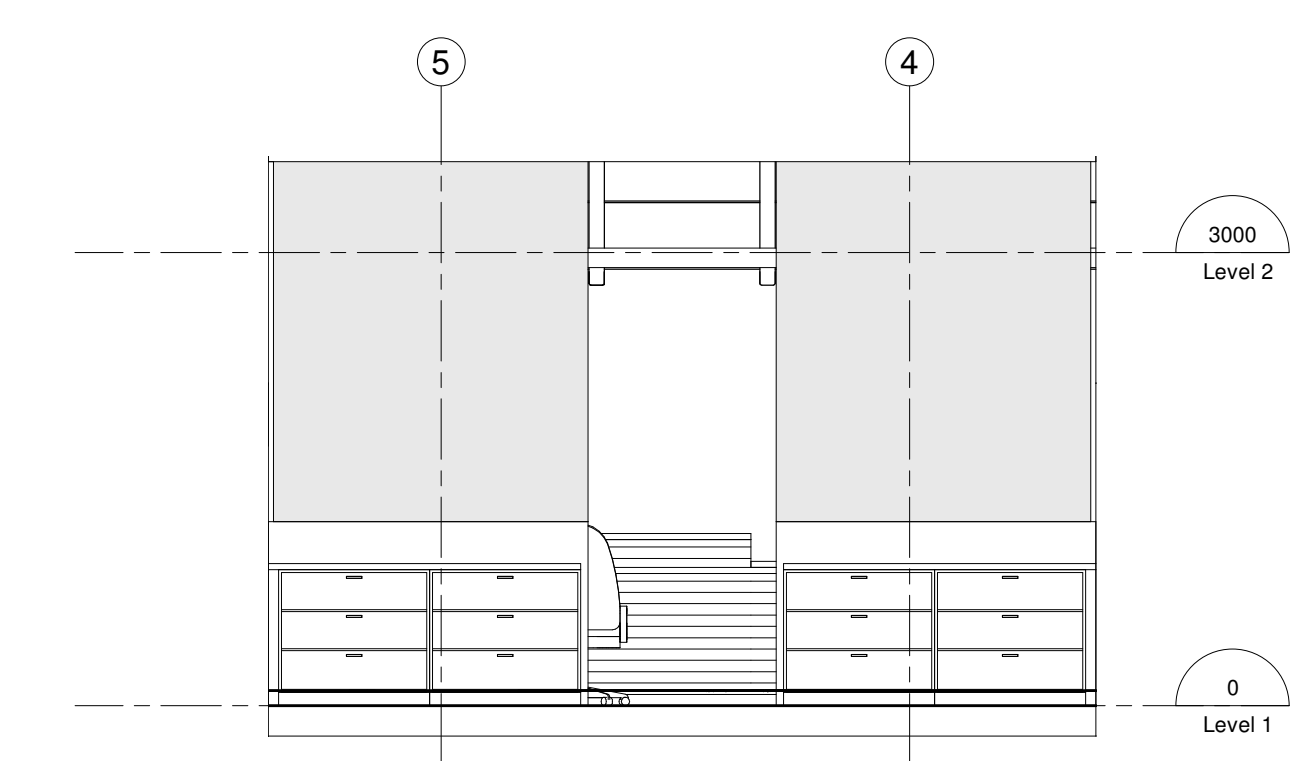
9 INTERIOR ELEVATION - M. W/C SOUTH
1 : 50



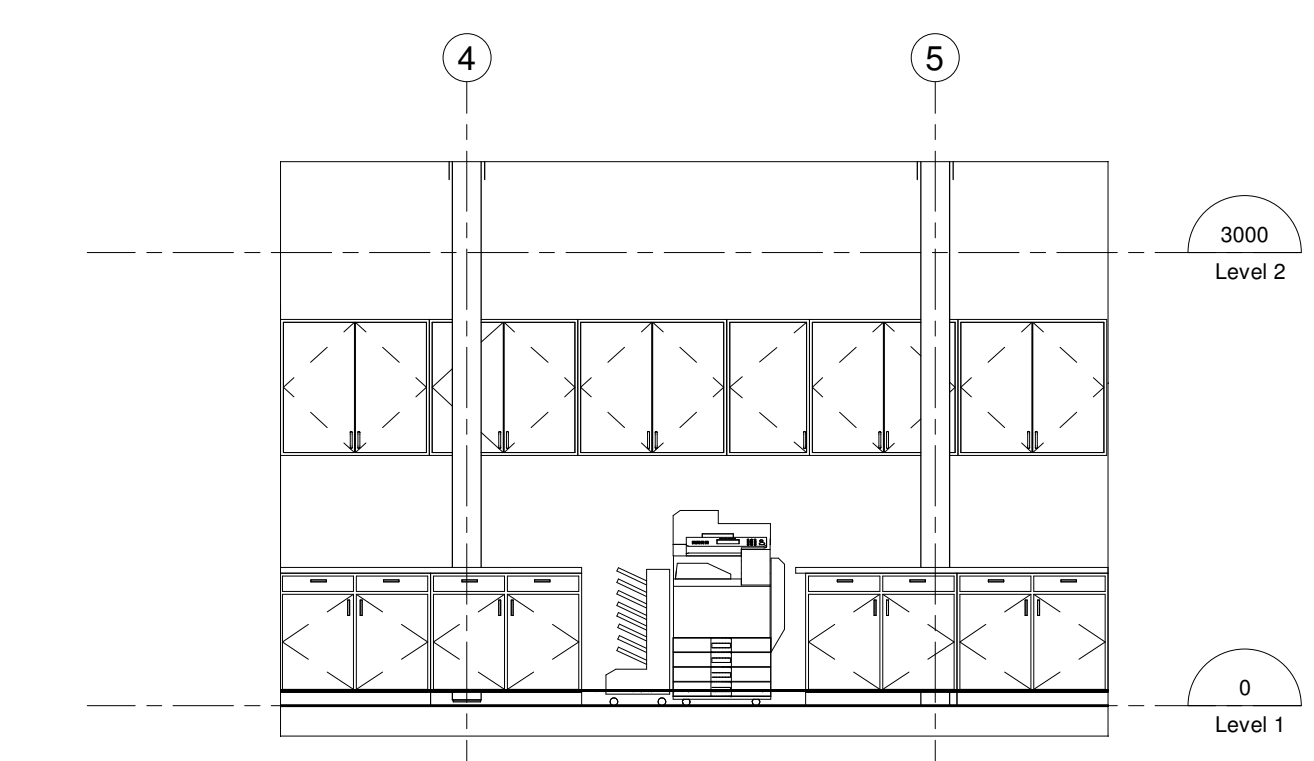
4 INTERIOR ELEVATION - PLANS ROOM WEST
1 : 50



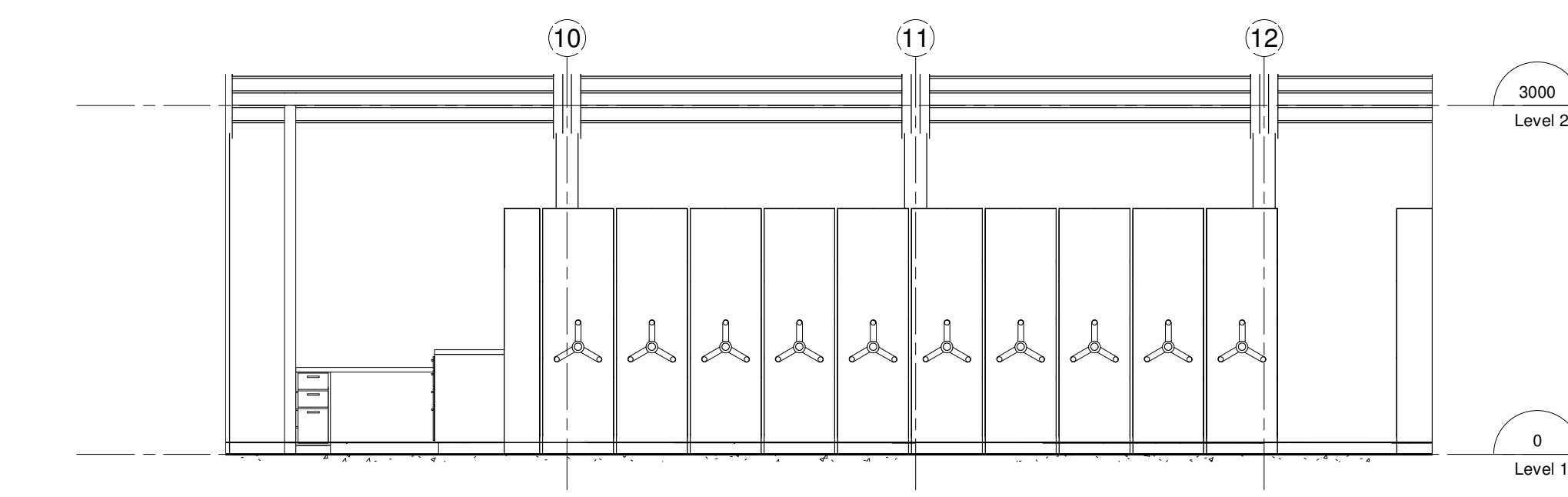
5 INTERIOR ELEVATION - FILE STORAGE EAST
1 : 50



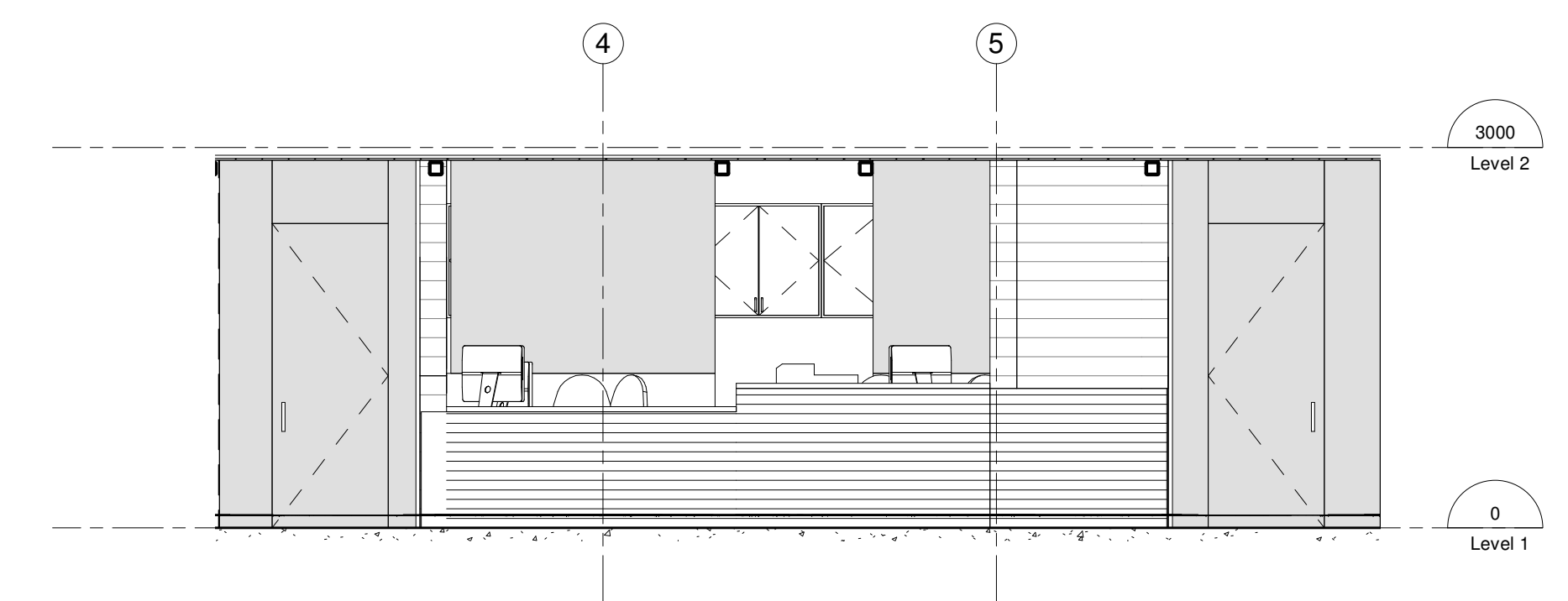
10 INTERIOR ELEVATION - STORAGE ROOM EAST
1 : 50



11 INTERIOR ELEVATION - STORAGE ROOM WEST
1 : 50



6 INTERIOR ELEVATION - FILE STORAGE WEST
1 : 50



7 INTERIOR ELEVATION - LOBBY RECEPTION
1 : 50

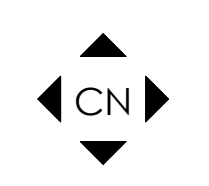
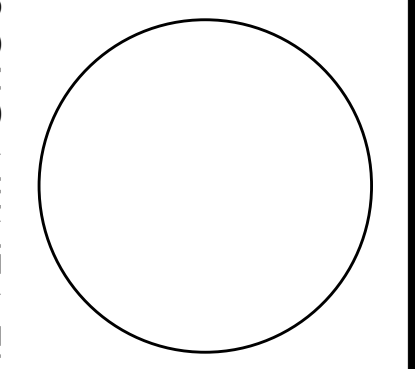
Client:
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Project:
1632
McNab / Braeside Town Hall

McNAB
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INTERIOR ELEVATIONS