



KEY LOCATION - AERIAL

ARCHITECTURAL SHEET LIST			
Sheet Number	Sheet Name	Sheet Issue Date	Revision Number
01	CoverSheet_v1	2021-07-22	01
02	ConstructionNotes_v1	2021-07-22	01
03	AreaOfWork_v1	2021-07-22	01
04	GeneralNotes_v1	2021-07-22	01
05	PartialSitePlan_v1	2021-07-22	01
06	ProposedGroundFloorPlan_v1	2021-07-22	01
07	ProposedSection_ProposedUniversalWashroom_v1	2021-07-22	01
08	UniversalWashroomDetails_v1	2021-07-22	01
09	LifeAndSafetyPlan_v1	2021-07-22	01

Grand total: 9


71 SPEERS RD. UNIT - 7, OAKVILLE, ON		No.	Description	Date
STAGE BP	DRAWING NO. 01			
		01	ISSUED FOR BUILDING PERMIT	2021-07-22

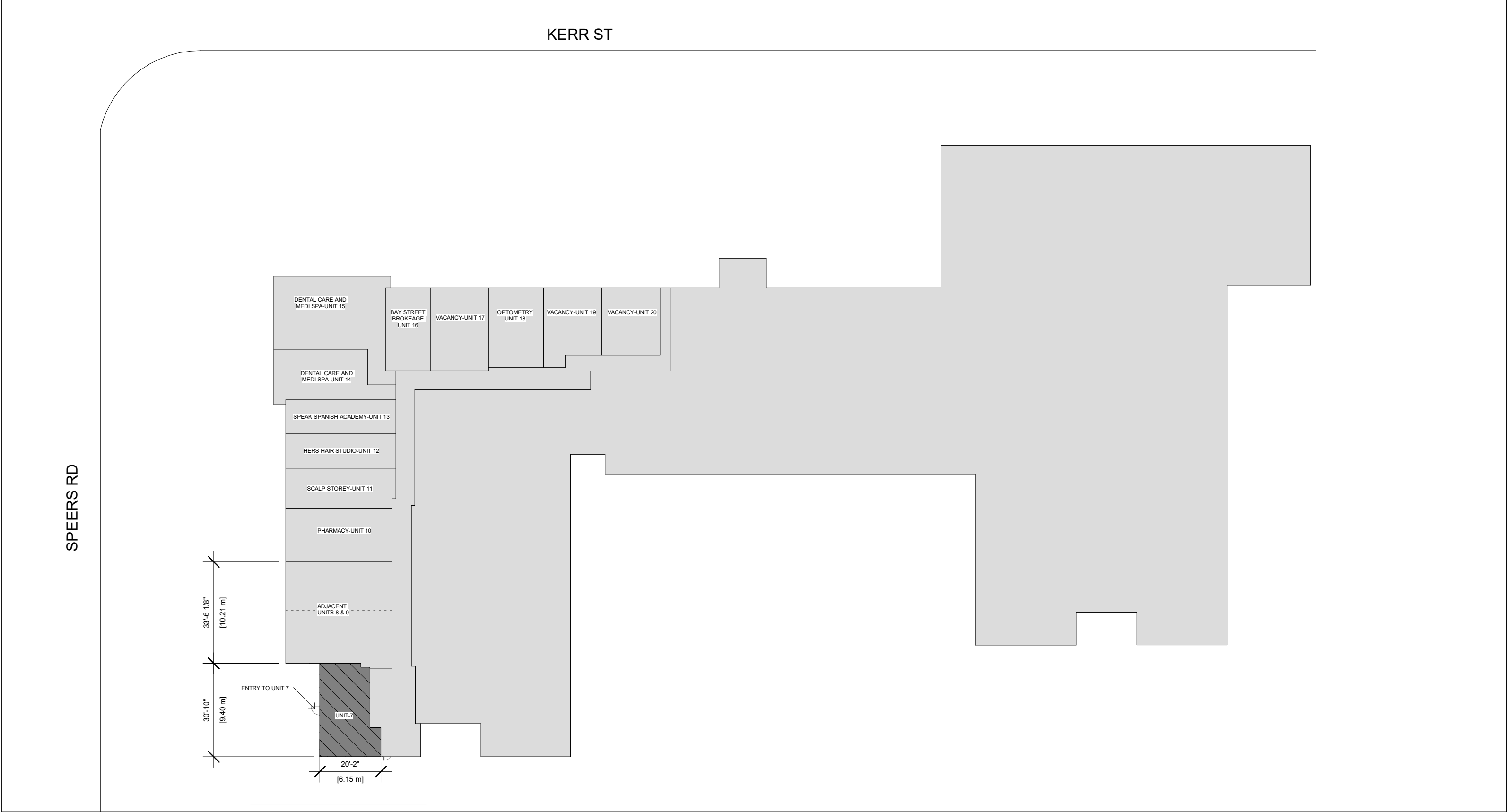
ARCHITECTS



CoverSheet_v1					
PROJECT NUMBER	210141	DRAWING STATUS			
DATE	2021-07-22	ISSUED FOR BUILDING PERMIT			
DRAWN	JB				
CHECKED	SA	SCALE	12" = 1'-0"	REVISION	01

OAA MATRIX

FIRM NAME: QBS ARCHITECTS INC. 1670 BAYVIEW AVENUE, SUITE 401 TORONTO, ON M4G 3C2											
CERTIFICATE OF PRACTICE NUMBER: 5235		The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architects BCDN.									
NAME OF PROJECT: PROPOSED INTERIOR ALTERATION IN THE GROUND FLOOR											
LOCATION: 71 SPEERS ROAD, UNIT-7, OAKVILLE											
No.	ONTARIO'S BUILDING CODE DATA MATRIX PART 9 AND PART 3	OBC REFERENCE References are to Division B unless noted [A] for Division A or [C] for Division C.									
1	PROJECT DESCRIPTION: <div><div><input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> CHANGE OF USE</div><div><input type="checkbox"/> PART 11 11.1 TO 11.4</div><div><input type="checkbox"/> PART 3 2.1.1.[A] 2.1.1.[A] 9.10.1.3</div><div><input checked="" type="checkbox"/> PART 9 2.1.1.[A] 9.10.1.3</div></div>										
2	MAJOR OCCUPANCY(S): GROUP D	3.1.2.1.(1)	9.10.2								
3	BUILDING AREA (UNIT-7) (m²): EXISTING: 42.30 NEW: 42.30	1.4.1.2.[A]	1.4.1.2.[A]								
4	GROSS AREA (UNIT-7) (m²): EXISTING: 42.30 NEW: 42.30	1.4.1.2.[A]	1.4.1.2.[A]								
5	NUMBER OF STOREYS ABOVE GRADE: 1 BELOW GRADE: 0	1.4.1.2.[A] & 3.2.1.1.	1.4.1.2.[A] & 9.10.4								
6	NUMBER OF STREET/FIRE FIGHTER ACCESS: 1	3.2.2.10 & 3.2.5	9.10.20								
7	BUILDING CLASSIFICATION:	3.2.2.20-.83	9.10.2								
8	SPRINKLER SYSTEM PROPOSED: <div><div><input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT ONLY <input checked="" type="checkbox"/> NOT REQUIRED</div><div><input type="checkbox"/> IN LIEU OF ROOF RATING</div></div>	3.2.2.20-.83 3.2.1.5 3.2.2.17 INDEX	9.10.8.2 INDEX								
9	STANDPIPE REQUIRED: <div><div><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</div></div>	3.2.9	N/A								
10	FIRE ALARM REQUIRED: <div><div><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</div></div>	3.2.4	9.10.18								
11	WATER SERVICE/SUPPLY IS ADEQUATE: <div><div><input checked="" type="checkbox"/> YES (MUNICIPAL) <input type="checkbox"/> NO</div></div>	3.2.5.7	N/A								
12	HIGH BUILDING: <div><div><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</div></div>	3.2.6	N/A								
13	CONSTRUCTION RESTRICTIONS: <div><div><input checked="" type="checkbox"/> NON-COMBUSTIBLE PERMITTED <input checked="" type="checkbox"/> NON-COMBUSTIBLE</div><div><input checked="" type="checkbox"/> COMBUSTIBLE REQUIRED <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> BOTH</div></div>	3.2.2.20-.83	9.10.6								
14	MEZZANINE(S) AREA (m²): N/A	3.2.1.1.(3)-(8)	9.10.4.1								
15	OCCUPANT LOAD BASES ON: <div><div><input type="checkbox"/> m²/PERSON BASEMENT: OCCUPANCY LOAD PERSONS 1st FLOOR: OCCUPANCY D LOAD 5 PERSONS 2nd FLOOR: OCCUPANCY LOAD PERSONS 3rd FLOOR: OCCUPANCY LOAD PERSONS ROOF: OCCUPANCY LOAD PERSONS</div><div><input checked="" type="checkbox"/> DESIGN OF BUILDING</div></div>	3.1.17	9.9.1.3								
16	BARRIER-FREE DESIGN <div><div><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</div>(EXPLAIN) BUILDING IS A HOUSE (EXEMPT)</div>	3.8	9.5.2								
17	HAZARDOUS SUBSTANCES <div><div><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</div></div>	3.3.1.2. & 3.3.1.19	9.10.1.3(4)								
18	REQUIRED FIRE RESISTANCE RATING (FRR) <div><div><div>HORIZONTAL ASSEMBLIES FRR (HOURS) FLOORS 0 HOURS ROOF 0 HOURS MEZZANINE N/A HOURS FRR OF SUPPORTING MEMBERS FLOORS 0 HOURS ROOF 0 HOURS MEZZANINE N/A HOURS</div><div>LISTED DESIGN No. OR DESCRIPTION (SG-2) LISTED DESIGN No. OR DESCRIPTION (SG-2) </div></div></div>	3.2.2.20-.83 3.2.1.4	9.10.8 9.10.9								
19	SPATIAL SEPERATION - CONSTRUCTION OF EXTERIOR WALLS										
	WALL	AREA OF E.B.F. (sq.ft) (sq.m)	L.D. (ft) (m)	L/H OR H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS (sq.m) %	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST.	COMB. CONST. NONC. CLADDING	NON-COMB. CONSTR.
	FRONT	EXISTING TO REMAIN							<input checked="" type="checkbox"/>		
	SIDE (SOUTH)	EXISTING TO REMAIN							<input checked="" type="checkbox"/>		
	REAR	EXISTING TO REMAIN							<input checked="" type="checkbox"/>		
	SIDE (NORTH)	EXISTING TO REMAIN							<input checked="" type="checkbox"/>		



71 SPEERS RD.
UNIT - 7, OAKVILLE, ON

STAGE

BP

DRAWING NO.

A-05

No.	Description	Date
02	ISSUED FOR COFA	2022-03-04
01	ISSUED FOR BUILDING PERMIT	2021-07-22

ARCHITECTS

QBS

ARCHITECTS INC

TORONTO - CANADA

info@qbsarchitects.com

PN

N

ONTARIO ASSOCIATION
OF
ARCHITECTS

SABA AL MATHNO

LICENCE
6963

Site Plan

PROJECT NUMBER210141

DATE2021-07-22

DRAWNJB

CHECKEDSA

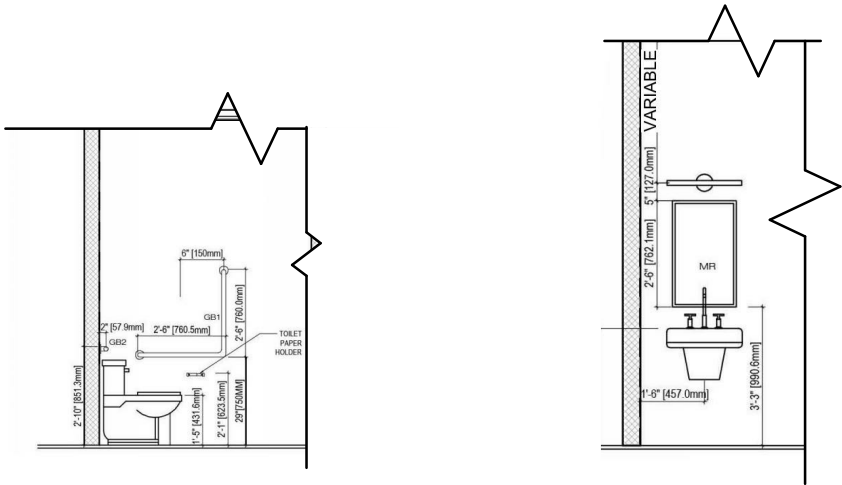
DRAWING STATUS

ISSUED FOR BUILDING PERMIT

SCALE1" = 30'-0"

REVISION02

2022-03-04 11:54:28 AM



UNIVERSAL WASHROOM SECTIONS

*3.8.3.12(2)

A UNIVERSAL WASHROOM SHALL HAVE.

(A) AN EMERGENCY CALL SYSTEM THAT CONSIST OF AUDIBLE AND VISUAL SIGNAL DEVICES INSIDE AND OUTSIDE OF THE WASHROOM THAT ARE ACTIVATED BY A CONTROL DEVICE INSIDE THE WASHROOM.

(B) AN EMERGENCY SIGN THAT CONTAINS THE WORDS **IN THE EVENT OF AN EMERGENCY PUSH EMERGENCY BUTTON AND AUDIBLE AND VISUAL SIGNAL WILL ACTIVATE** IN LETTERS AT LEAST 25 MM HIGH WITH A 5 MM STROKE AND THAT IS POSTED ABOVE THE EMERGENCY BUTTON

- PROVIDE WASHROOM VANITIES WITH HAND SINK.
- PROVIDE NEW PLUMBING FIXTURES, GRAB BARS,VANITIES,ACCESSORIES TRASH & MIRROR TO MEET BUILDING CODE REQUIREMENTS FOR WASHROOMS.
- PROVIDE WASHROOM SIGNS WITH ACCESSIBLE SYMBOL TO WASHROOM DOORS.
- ALL FIXTURES INSTALLATION TO COMPLY WITH O.B.C # 3.8.3.12.
- ALL ACCESSORIES INSTALLATION HEIGHTS TO COMPLY WITH O.B.C # 3.8.3.11 AND ACCESSIBILITY AMENDMENTS ONTARIO REGULATION 368/13 EFFECTIVE JANUARY 1,2015.
- FOR BARRIER FREE WASHROOM PROVIDE PUSH BOTTOM WITH POWER OPERATED DOOR.

OBC 3.8.3.12. UNIVERSAL WASHROOM
MUST BE PROVIDED WITH:
-A LIGHTING CONTROLLED BY MOTION SENSOR:
-AN EMERGENCY CALL SYSTEM:
-AN EMERGENCY SIGN STATING IN THE EVENT OF AN EMERGENCY PUSH BUTTON,AUDIBLE AND VISUAL SIGN BE ACTIVATED.

WASHROOM ACCESSORIES

DESCRIPTION	
AUTOMATIC AIR DRYER	[AD]
30" W X 36" H FRAMED MIRROR	MR
30" W X 30" H L-SHAPE ST. STEEL GRAB BAR W/ SAFETY GRIP	GB1
24" ST. STEEL GRAB BAR W/ SAFETY GRIP	GB2
RECESSED SANITARY NAPKIN DISPOSAL	[ND]
MULTI ROLL RECE. PAPER TOWEL DISPENSER	PT
WALL MOUNTED SOAP DISPENSER	[SD]
WATER BASED PAINT AS PER TENANT'S CHOICE	[PT-1]
PAPER TOWEL DISPENSOR/WASTE RECEPTACLE	TD
CERAMIC WALL TILE FINISH AS PER TENANT'S CHOICE	[CT-1]
B-211 (x 3) SURFACE MOUNTED HEAVY DUTY CLOTHES HOOK. MOUNTED 4'-0" A.F.F. ON SIDE WALL @ EVERY WASHROOM, AS SHOWN . TO COMPLY WITH O.B.C 3.8.3.8(1)(e)	[HK]

1

BARRIER FREE W.C.

- SHALL BE EQUIPED WITH A SEAT LOCATED NOT LESS THAN 430MM AND NOT MORE THAN 485MM ABOVE THE FINISHED FLOOR
- BE EQUIPPED WITH HAND OPERATED FLUSHING CONTROLS THAT ARE EASILY ACCESSIBLE TO A WHEELCHAIR USER OR TO BE AUTOMATICALLY OPERABLE
- BE EQUIPPED WITH A BACK SUPPORT WHERE THERE IS NO SEAT LID OR TANK
- NOT HAVE A SPRING-ACTIVATED SEAT
- HAND-OPERATED FLUSHING CONTROLS SHALL BE OPERABLE USING A CLOSED FIST AND WITH A FORCE OF NOT MORE THAN 22.2 N.
- WATER CLOSET TO BE LOCATED SO THAT THE CENTRE LINE OF THE W.C. IS NOT LESS THAN 460MM AND NOT MORE THAN 480MM FROM ONE SIDE WALL AND A CLEAR TRANSFER SPACE AT LEAST 900MM WIDE AND 1500MM DEEP IS PROVIDED ON THE OTHER SIDE OF THE W.C.

2

GRAB BAR

- SHALL BE CONTINUOUS L-SHAPED WITH 750MM LONG HORIZONTAL AND VERTICAL COMPONENTS
- BE WALL MOUNTED WITH THE HORIZONTAL COMPONENT 750MM ABOVE THE FINISHED FLOOR AND THE VERTICAL COMPONENT 150MM IN FRONT OF THE WATER CLOSET

3

BARRIER FREE DOOR

- MIN. 900MM CLEAR SPACE IN OPEN POSITION
- CAPABLE OF BEING LOCKED FROM THE INSIDE AND RELEASED FROM THE OUTSIDE IN CASE OF EMERGENCY
- CONTAIN A GRASPABLE LATCH-OPERATING MECHANISM LOCATED NOT LESS THAN 900MM AND NOT MORE THAN 1000MM ABOVE THE FINISHED FLOOR
- IF IT IS AN OUTWARD SWING DOOR, A DOOR PULL NOT LESS THAN 140MM LONG LOCATED ON THE INSIDE SO THAT ITS MIDPOINT IS NOT LESS THAN 200MM AND NOT MORE THAN 300MM FROM THE LATCH SIDE OF THE DOOR AND NOT LESS THAN 900MM AND NOT MORE THAN 1100MM ABOVE THE FINISHED FLOOR
- IF IT IS AN OUTWARD SWINGING DOOR, A DOOR CLOSER, SPRING HINGES OR GRAVITY HINGES, SO THAT THE DOOR CLOSSES AUTOMATICALLY
- BE EQUIPPED WITH A DOOR CLOSER AND POWER DOOR OPERATOR

4

UNIVERSAL WASHROOM

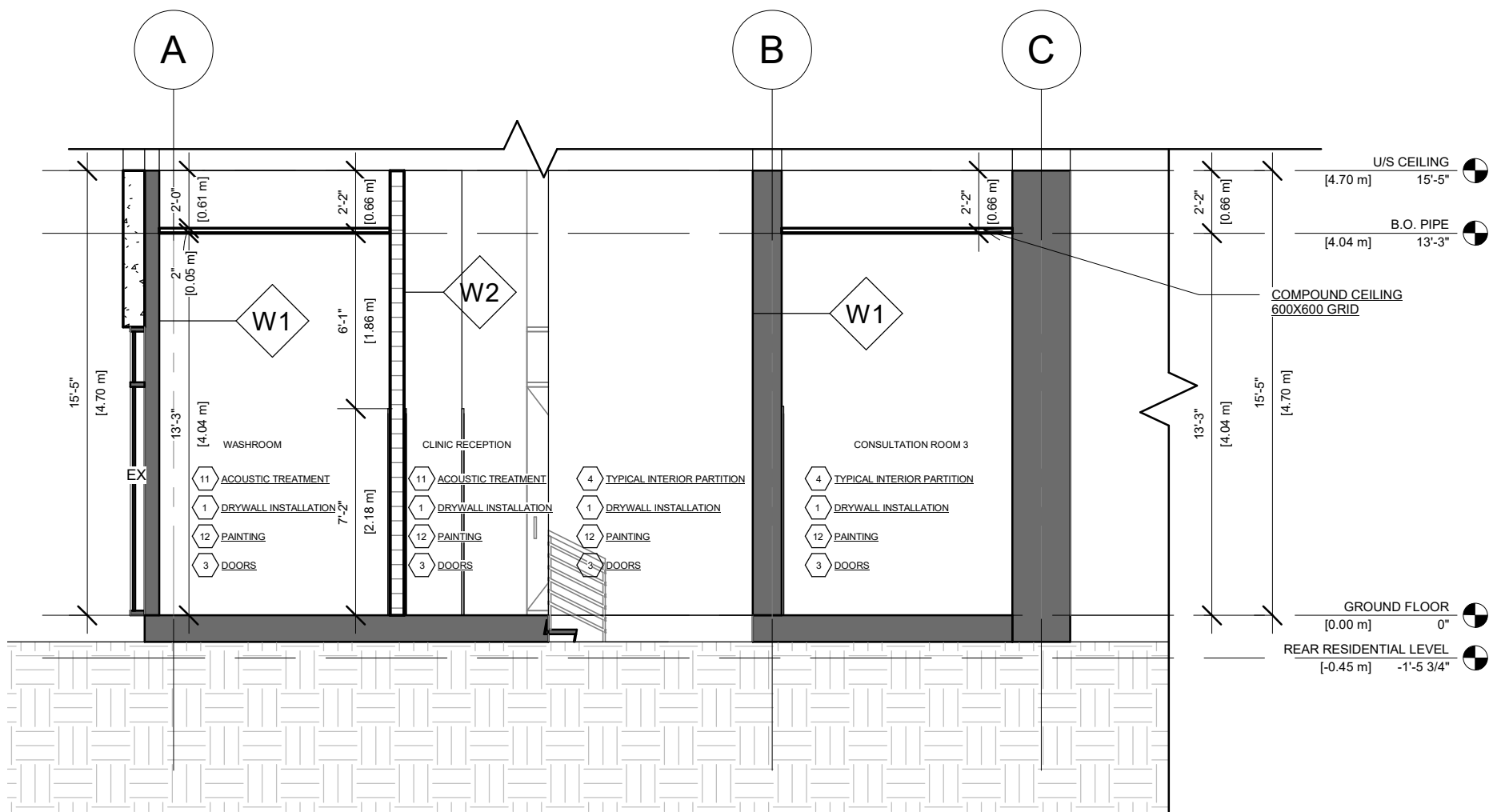
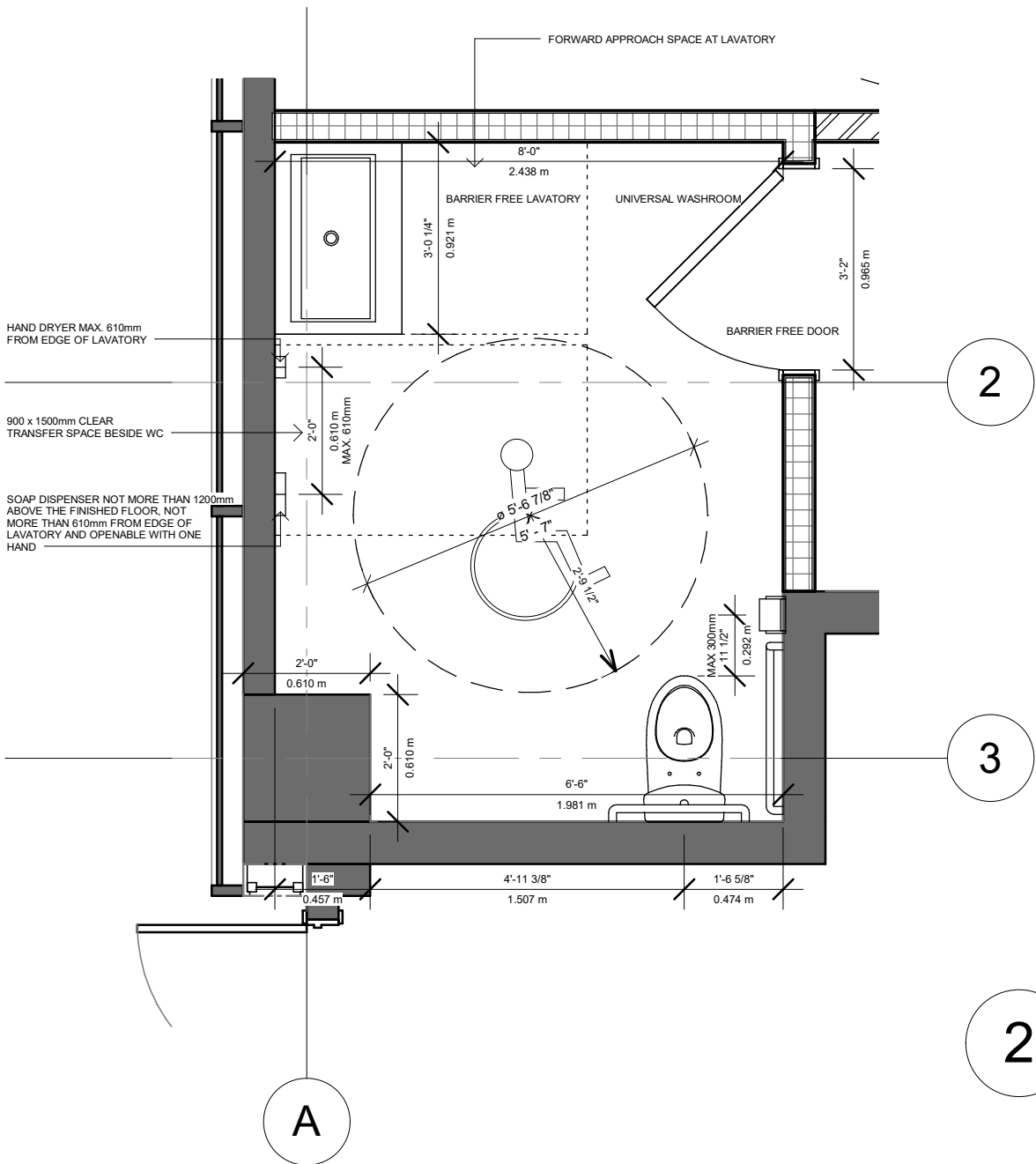
- UNIVERSAL WASHROOM TO COMPLY WITH O.B.C. 3.8.3.12.
- SHALL HAVE AN EMERGENCY CALL SYSTEM THAT CONSISTS OF AUDIBLE AND VISUAL SIGNAL DEVICES INSIDE AND OUTSIDE OF THE WASHROOM THAT ARE ACTIVATED BY A CONTROL DEVICE INSIDE THE WASHROOM
- HAVE AN EMERGENCY SIGN THAT CONTAINS THE WORDS IN THE EVENT OF AN EMERGENCY PUSH EMERGENCY BUTTON AND AUDIBLE AND VISUAL SIGNAL WILL ACTIVATE IN LETTERS AT LEAST 25 MM HIGH WITH A 5 MM STROKE AND THAT IS POSTED ABOVE THE EMERGENCY BUTTON
- HAVE LIGHTING CONTROLLED BY A MOTION SENSOR CONFORMING TO SENTENCE 12.2.4.1.(2).
- EQUIPPED WITH A COAT HOOK MOUNTED NOT MORE 1200mm ABOVE THE FINISHED FLOOR ON A SIDE WALL AND PROJECTING NOT MORE THAN 50mm FROM THE WALL AND A SHELF NOT MOUNTED MORE THAN 1100mm ABOVE THE FINISHED FLOOR.

5

BARRIER FREE LAVATORY

- TO BE LOCATED SO THAT THE DISTANCE BETWEEN THE CENTRE LINE OF THE LAVATORY AND THE SIDE WALL IS NOT LESS THAN 460MM
- BE MOUNTED SO THAT THE TOP OF THE LAVATORY IS NOT MORE THAN 840MM ABOVE THE FINISHED FLOOR
- HAVE A CLEARANCE BENEATH THE LAVATORY NOT LESS THAN:
 - (i) 920MM WIDE
 - (ii) 735MM HIGH AT THE FRONT EDGE
 - (iii) 685MM HIGH AT A POINT 205MM BACK FROM THE FRONT EDGE
 - (iv) 350MM HIGH FROM A POINT 300MM BACK FROM THE FRONT EDGE TO THE WALL
- HAVE INSULATED PIPES WHERE THEY WOULD OTHERWISE PRESENT A BURN HAZARD OR HAVE WATER SUPPLY TEMPERATURE LIMITED TO A MAXIMUM OF 43 DEGREES CELSIUS
- BE EQUIPPED WITH FAUCETS THAT HAVE LEVER TYPE HANDLES WITHOUT SPRING LOADING OR OPERATE AUTOMATICALLY AND THAT ARE LOCATED SO THAT THE DISTANCE FROM THE CENTRE LINE OF THE FAUCET TO THE EDGE OF THE BASIN OR, WHERE THE BASIN IS MOUNTED IN A VANITY, TO THE FRONT EDGE OF THE VANITY, IS NOT MORE THAN 485MM
- HAVE A MINIMUM 1370MM DEEP FLOOR SPACE TO ALLOW FOR A FORWARD APPROACH, OF WHICH A MAXIMIM OF 500MM CAN BE LOCATED UNDER THE LAVATORY
- HAVE A SOAP DESPENSER THAT IS:
 - (i) LOCATED TO BE ACCESSIBLE TO PERSONS IN WHEELCHAIRS
 - (ii) LOCATED SO THAT THE DISPENSING HEIGHT IS NOT MORE THAN 1200MM ABOVE THE FINISH FLOOR
 - (iii) LOCATED NOT MORE THAN 610MM, MEASURE HORIZONTALLY, FROM THE EDGE OF THE LAVATORY
 - (iv) OPERABLE WITH ONE HABD
- HAVE A TOWEL DISPENSER OR OTHER HAND DRYING EQUIPMENT THAT IS
 - (i) LOCATED TO BE ACCESSIBLE TO PERSONS IN WHEELCHAIRS
 - (ii) LOCATED SO THAT THE DISPENSING HEIGHT IS NOT MORE THAN 1200MM ABOVE THE FINISH FLOOR
 - (iii) OPERABLE WITH ONE HAND
 - (iv) LOCATED NOT MORE THAN 610MM MEASURED HORIZONTALLY FROM THE EDGE OF THE LAVATORY

71 SPEERS RD. UNIT - 7, OAKVILLE, ON		No.	Description	Date	ARCHITECTS <div> TORONTO - CANADA info@qbsarchitects.com</div> <div></div>	UniversalWashroomDetails_v1						
									PROJECT NUMBER	210141	DRAWING STATUS ISSUED FOR BUILDING PERMIT	
									DATE	2021-07-22		
						DRAWN	JB					
		01	ISSUED FOR BUILDING PERMIT	2021-07-22		CHECKED	SA	SCALE 3/16" = 1'-0"	REVISION	01		
STAGE	DRAWING NO.											
BP	08											



Section A-A'
3/16" = 1'-0"

1 UNIVERSAL WASHROOM
3/8" = 1'-0"

71 SPEERS RD. UNIT - 7, OAKVILLE, ON		No.	Description	Date	ARCHITECTS TORONTO - CANADA info@qbsarchitects.com		ProposedSection_ProposedUniversalWashroom_v1			
STAGE BP	DRAWING NO. 07						PROJECT NUMBER	210141	DRAWING STATUS	
							DATE	2021-07-22	ISSUED FOR BUILDING PERMIT	
							DRAWN	JB		
							CHECKED	SA	SCALE	As indicated
		01	ISSUED FOR BUILDING PERMIT	2021-07-22						