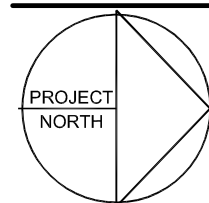


FLOOR PLAN
SCALE: 3/32" = 1'-0"

ITEM	ONTARIO BUILDING CODE DATA MATRIX										OBC REFERENCE								
1	PROJECT DESCRIPTION: COMMERCIAL GREENHOUSE 260 WAYDOM DRIVE, AYR, ON										<input checked="" type="checkbox"/> PART 3		<input type="checkbox"/> PART 9						
	<input type="checkbox"/> NEW <input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE																		
2	MAJOR OCCUPANCY(S) GROUP 'F2' - COMMERCIAL GREENHOUSE										3.1.2.1.(1)		9.10.2.						
3	IMPORTANCE CATEGORY <input type="checkbox"/> LOW <input checked="" type="checkbox"/> NORMAL <input type="checkbox"/> HIGH <input type="checkbox"/> POST-DISASTER										4.1.2.1.(3)		4.1.2.1.(3)						
4	BUILDING AREA (m2) EXISTING 475.7 NEW 650.3 TOTAL 1126.0										1.4.1.2.[A]		1.4.1.2.[A]						
5	GROSS AREA		DESCRIPTION	EXISTING	NEW	TOTAL					1.4.1.2.[A]	1.4.1.2.[A]							
			MAIN FLOOR	475.7	650.3	1126.0													
			MEZZANINE	57.6	58.5	117.1													
			--	--	--	--													
	GRAND TOTAL 1244.4																		
6	NUMBER OF STOREYS		ABOVE GRADE	1	BELOW GRADE	N/A			1.4.1.2.[A] & 3.2.1.1.	1.4.1.2.[A] & 9.10.4.									
7	HEIGHT OF BUILDING (m)		EXISTING	5.0	NEW	--	TOTAL	5.0	--	--									
8	NUMBER OF STREETS/ACCESS ROUTES 2										3.2.2.10. & 3.2.5.		9.10.20.						
	ACCESS TO PRINCIPAL ENTRANCE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO																		
	MAX. 90m PRINCIPAL ENTRANCE TO HYDRANT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A																		
	ACCESS PANELS FOR FIRE FIGHTING <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A																		
9	BUILDING CLASSIFICATION GROUP 'F2'										3.2.2.80.		9.10.2.						
10	SPRINKLER SYSTEM		<input checked="" type="checkbox"/> NOT REQUIRED		<input type="checkbox"/> REQUIRED														
					<input type="checkbox"/> ENTIRE BUILDING						3.2.2.80.,								
					<input type="checkbox"/> BASEMENT ONLY						3.2.1.5. &								
					<input type="checkbox"/> IN LIEU OF ROOF RATING						3.2.1.17.								
					<input type="checkbox"/> SELECTED COMPARTMENTS														
					<input type="checkbox"/> SELECTED FLOOR AREAS														
11	STANDPIPE REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.2.5.8. - 3.2.5.11.		N/A						
12	FIRE ALARM REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.2.4.		9.10.18.						
	IF YES: <input type="checkbox"/> SINGLE STAGE <input type="checkbox"/> TWO STAGE																		
13	WATER SERVICE SUPPLY IS ADEQUATE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO										3.2.5.7.		N/A						
	<input type="checkbox"/> MUNICIPAL <input checked="" type="checkbox"/> ON-SITE SUPPLY																		
14	HIGH BUILDING <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.2.6.		N/A						
15	CONSTRUCTION TYPE <input checked="" type="checkbox"/> COMBUSTIBLE PERMITTED <input type="checkbox"/> NON-COMBUSTIBLE REQUIRED										3.2.2.80.		9.10.6.						
	PROVIDED: <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input checked="" type="checkbox"/> BOTH																		
16	MEZZANINE(S)		NUMBER: 3	AGGREGATE AREA (m²): 117.1						3.2.1.1.	9.10.4.1.								
17	OCCUPANT LOAD TOTAL = 10		FLOOR LEVEL / AREA	OCCUPANCY	F2 / D	# PERSONS					3.1.17. & TABLE 3.1.17.1	9.9.1.3							
			ENTIRE BUILDING																
17a	PLUMBING FIXTURES REQUIRED 1 PROVIDED 1										3.7.4.9.(2)(a)								
18	BARRIER-FREE DESIGN <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (EXPLAIN)										3.8.		9.5.2.						
19	HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.3.1.2. & 3.3.1.19.		9.10.1.3.(4)						
20	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES (FRR) HOURS				LISTED DESIGN NO. OR DESCRIPTION (SB-2, ULC)				3.2.2.80.									
		FLOORS OVER BSMT	45 min.	N/A															
		FLOORS	45 min. OR N/C	N/A															
		ROOF	0	--															
		MEZZANINE	0	--															
		FRR OF SUPPORTING			LISTED DESIGN NO. OR DESCRIPTION (SB-2, ULC)														
		FLOORS OVER BSMT	45 min.	N/A															
		FLOORS	45 min. OR N/C	--															
		ROOF	0	--															
		MEZZANINE	0	--															
21	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS										3.2.3.		9.10.14.						
	WALL	AREA OF EBF (m2)	LD (m)	L/H or H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB. CONSTR.	COMB CONSTR. NON-COMB. CLADDING	NON-COMB CONSTR.								
	NORTH	76.6	>14	3.03	100	--	--	--	<input checked="" type="checkbox"/>										
	SOUTH	EXT'G	--	--	--	--	--	--											
	EAST	410.8	11.0	16.2	24.0	3.3	2 HR	--		<input checked="" type="checkbox"/>									
	WEST	410.8	4.3	16.2	8.2	0	2 HR	--			<input checked="" type="checkbox"/>								
22	COMMENTS										OBC REFERENCE								
	1. FIRE STOPPING: FIRE STOP THE ATTIC SPACE, MAXIMUM COMPARTMENT SIZE = 3230 sq.ft. NO DIMENSION OF COMPARTMENTS TO EXCEED 65'-7".										3.1.11.5.(1)(b)								
	2. A MINIMUM OF TWO EXITS ARE REQUIRED FROM THE FLOOR AREA. THE MAXIMUM PERMITTED TRAVEL DISTANCE TO AN EXIT IS 30 METERS (98'-5").										3.4.2.5.(1)(f)								

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No.	Date	Issued for / Revision
1.	MAY 21 2024	SITE PLAN APPROVAL PRE-CONSULTATION
2.	NOV. 26 2025	ZONING BY-LAW AMENDMENT APPLICATION

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WESTAYR
TRANSFORMATION

260 WAYDOM DRIVE, AYR, ON

260 WAYDOM
DRIVE

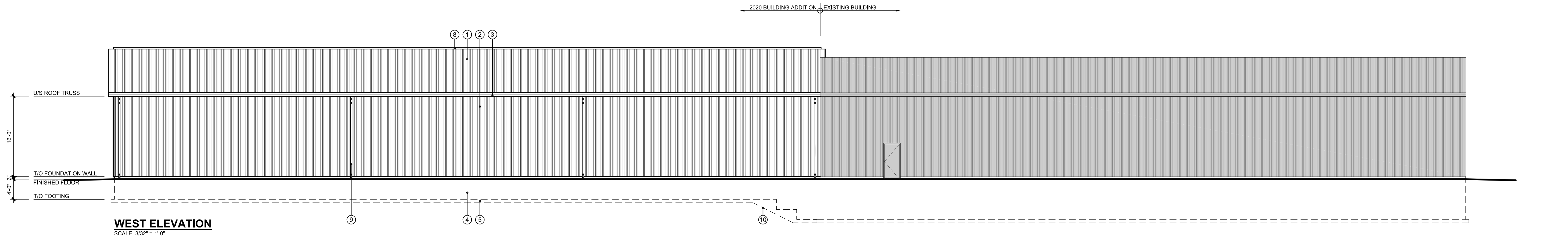
260 WAYDOM DRIVE, AYR, ON

FLOOR PLAN &
OBC MATRIX

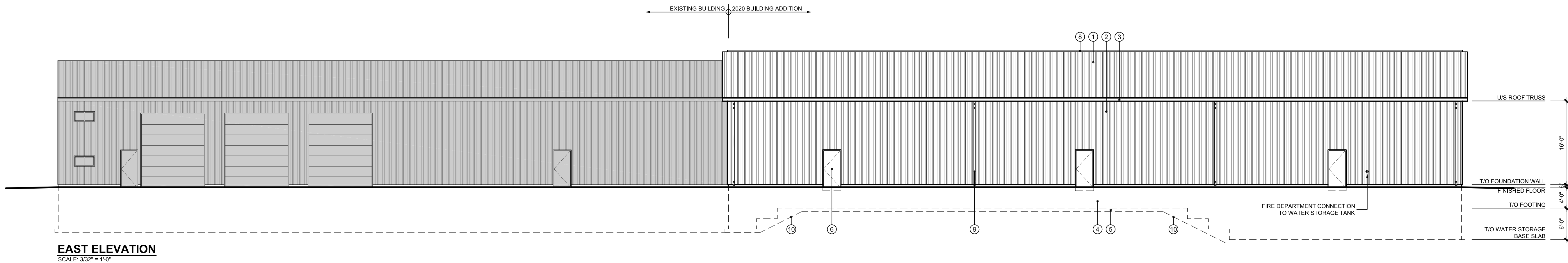
Project No: TW-01403-24
Drawn By: B. MARTIN

A1

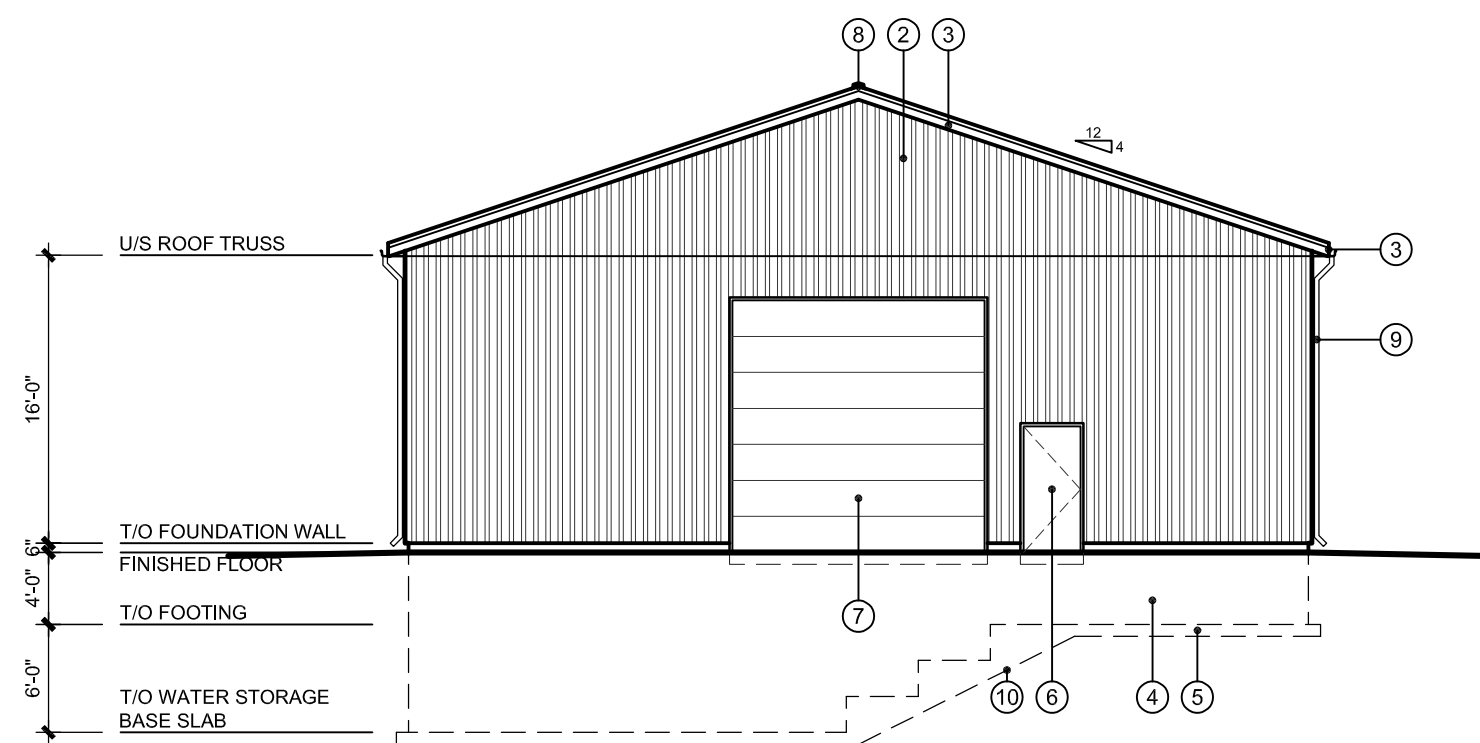
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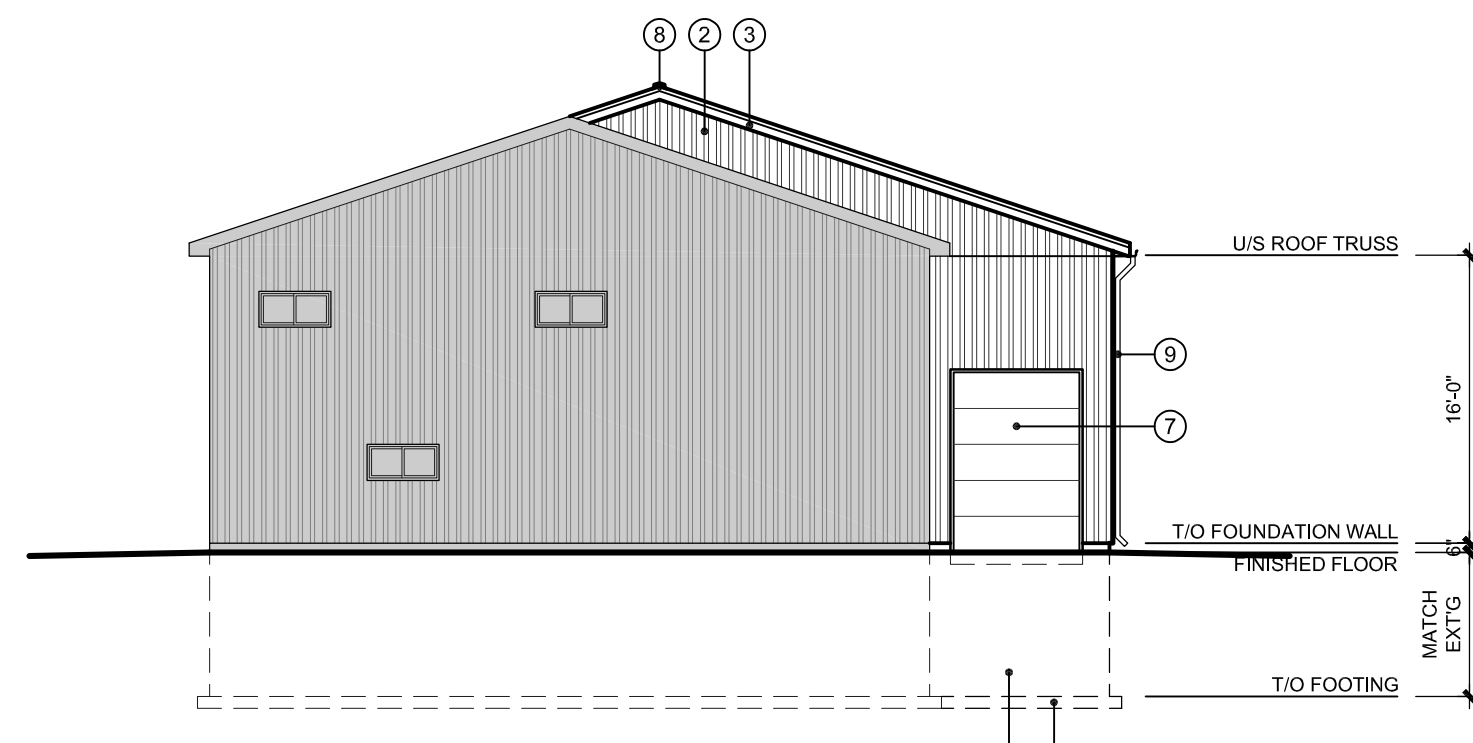
WEST ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

MATERIALS LEGEND:

(AS REFERENCED ON ELEVATIONS)

- | | |
|---|--|
| 1 28 GA. PRE-FIN. METAL ROOF, COLOUR & PROFILE TO MATCH EXISTING | 6 INSULATED HOLLOW METAL DOOR IN INSULATED HOLLOW METAL FRAME (MAX. U-VALUE OF 0.45) |
| 2 28 GA. PRE-FIN. VERTICAL METAL SIDING, COLOUR & PROFILE TO MATCH EXISTING | 7 PREFINISHED INSULATED SECTIONAL OH DOOR CWV HEAVY DUTY DOOR TRACK HARDWARE |
| 3 PRE-FINISHED METAL FASCIA & VENTED SOFFIT, COLOUR TO MATCH EXISTING | 8 CONTINUOUS RIDGE VENT 'AG-WAY MODEL 1200 VENT' OR APPROVED EQUIVALENT |
| 4 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS | 9 PRE-FINISHED METAL DOWNSPOUT TO PRECAST SPLASH PAD |
| 5 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS | 10 STEP FOOTINGS AS REQUIRED |

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TRANSPORTATION**

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DRIVE**

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ELEVATIONS

Project No. TW-01403-24
Drawn By: B. MARTIN

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