

2 SITE PLAN
A101 NTS

GENERAL NOTES

EXISTING CONDITIONS:

DO NOT SCALE DRAWINGS.

EXISTING PLANS SHOWN HERE ARE FOR REFERENCE PURPOSES ONLY. EXISTING AS-BUILT PLANS DATED JUNE TO 2024, WHICH WERE COMPLETED BY MEASUREX, DAVID THOMPSON ARCHITECT LTD. AND ORCHARD DESIGN STUDIO INC. ASSUME NO RESPONSIBILITY OR LIABILITY FOR INFORMATION OR DIMENSIONS SHOWN ON PLANS OUTSIDE OF THE DESIGNATED SCOPE OF WORK FOR THIS PROJECT.

DIMENSIONS PROVIDED ARE APPROXIMATE AND SHALL BE SITE VERIFIED.

CONTRACTOR(S) SHALL CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH THE WORK.

THE DRAWING AND INFORMATION CONTAINED HEREIN IS THE CONSULTANTS BEST JUDGEMENT OF THE INFORMATION AVAILABLE. ANY USE WHICH A THIRD PARTY MAKES OFF THE CONTRACT DOCUMENTS, OR ANY RELIANCE ON/OR DECISIONS MADE BASED ON THEM ARE THE SOLE RESPONSIBILITY OF SUCH THIRD PARTIES.

REFER TO EXISTING BASE BUILDING DRAWING(S) FOR EXISTING WALL ASSEMBLIES AND FIRE SEPARATION INFORMATION.

NEW CONSTRUCTION:

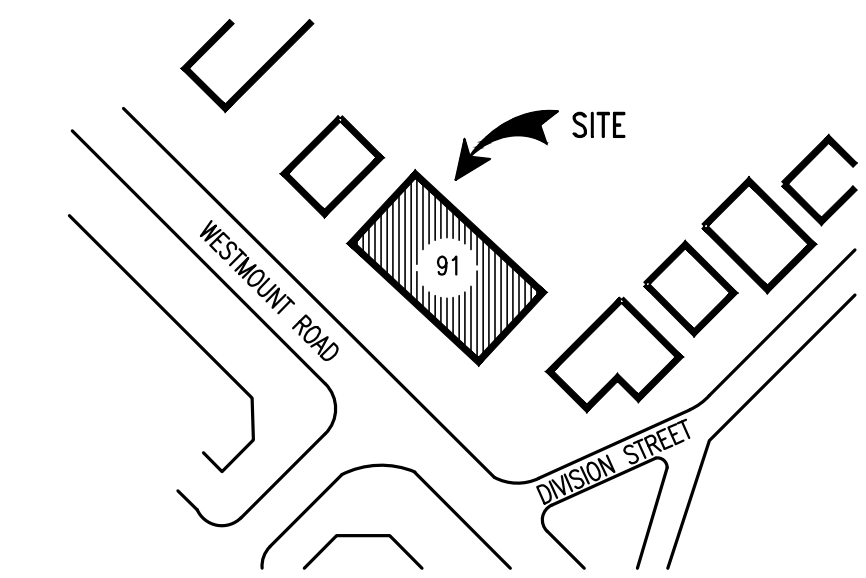
ALL WORK MUST COMPLY WITH 2024 ONTARIO BUILDING CODE AND AMENDMENTS.

AS A CONDITION OF THE WORK, THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR AND ENSURE ALL AREAS DISTURBED WITHIN THE RENOVATED AREA ARE MADE GOOD SUCH THAT AFFECTED AREAS ARE RETURNED TO A STATE PRIOR TO CONSTRUCTION ACTIVITIES AND AS SUCH SHALL BE DEEMED AS PART OF THE WORK AND SHALL NOT CONSTITUTE ADDITIONAL COSTS. RESTORATION WORK SHALL MEET WITH THE APPROVAL OF THE OWNER.

CONTRACTOR MUST PROVIDE ALL LABOUR, MATERIAL AND EQUIPMENT REQUIRED TO PERFORM THE WORK.

ALL FURNITURE AND OFFICE EQUIPMENT SHALL BE SUPPLIED AND INSTALLED BY OWNER.

ALL NEW AND EXISTING WALLS, CEILING, DOORS AND FRAMES THROUGHOUT RENOVATED AREA SHALL BE PRIMED/PAINED. COLOUR(S) SHALL BE AS DIRECTED BY OWNER OR INTERIOR DESIGNER. ALL SCRATCHOUTS, DENTS, HOLES AND ANY OTHER ANOMALIES THROUGHOUT BUILDING RESULTING FROM THE WORK BEING PERFORMED, DURING DEMOLITION AND NEW CONSTRUCTION, SHALL BE PATCHED, REPAIRED, AND PAINTED. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REINSTALLATION OF ANY AND ALL EXISTING WALL MOUNTED ITEMS IN SUITE TO FACILITATE FULL PAINT COVERAGE ON EXISTING WALLS.



SITE KEY MAP - 91 WESTMOUNT ROAD, GUELPH, ON.
NTS

Firm Name: DAVID THOMPSON ARCHITECT LTD. 181 SIMEON STREET, KITCHENER, ON N2H 1S7 Ph: 519.502.9060 Certificate of Practice: 4217 Name of Project: WELLINGTON HALL ACADEMY Location: 91 WESTMOUNT ROAD - GUELPH, ON		
2024 Ontario Building Code Part 11 Data Matrix		
11.00	Building Code Version: 0.Reg. 163/24 Last Amendment: 0.Reg. 447/24	Building Code Reference
11.01	Project Type: <input checked="" type="checkbox"/> Renovation <input checked="" type="checkbox"/> Change of use <input type="checkbox"/> Addition <input type="checkbox"/> Addition and renovation Description: One (1) storey office building converted to private school	[A]1.1.2.
11.02	Major Occupancy Classification: Occupancy: Existing - D Use: Offices Proposed - A2 Private school	3.1.2.1.(1)
11.03	Superimposed Major Occupancies: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	3.2.2.7.
11.04	Building Area (m²): Description: Existing New Total Level 1 453 0 453	[A]1.4.1.2.
11.05	Building Height: 1 Storeys above grade 1 Storeys below grade	[A]1.4.1.2. & 3.2.1.1.
11.06	Number of Streets/Firefighter Access: 1 Street	3.2.2.10. & 3.2.5.
11.07	Building Size: <input type="checkbox"/> Small <input checked="" type="checkbox"/> Medium (>400 m ²) <input type="checkbox"/> Large <input type="checkbox"/> > Large	T.11.2.1.1.B-N.
11.08	Existing Building Classification: Change in Major Occupancy: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Not Applicable Construction Index: 2 (non combustible, no floor/roof ratings) Hazard Index: Existing-3 (small D) & New-4 (medium A2 school) Importance Category: <input type="checkbox"/> Low <input checked="" type="checkbox"/> Normal <input type="checkbox"/> High <input type="checkbox"/> Post-disaster	11.2.1.1. T 11.2.1.1A T 11.2.1.1J&C 4.2.1.(3). 5.2.2.1.(2)
11.09	Renovation Type: <input type="checkbox"/> Basic Renovation <input checked="" type="checkbox"/> Extensive Renovation	11.3.3.1. 11.3.3.2.
11.10	Occupant Load: Floor Level/Area Occupancy Type Based On Occupant Load Existing, Basement & Level 1 D Exist. Floor Plan 60 Existing, Basement & Level 1 A2 Design 65 % Increase 8.3%	3.1.17.
11.11	Plumbing Fixture Requirements: Ratio: M/F = 1/1 except as otherwise noted Floor Level/Area Occupant Load Fixtures Required Fixtures Provided Basement 29 2 3 Level 1 36 2 3	3.7.4.
11.12	Barrier-free Design: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Explanation: Existing barrier free ramp to provide access to Level 1 and existing LULA to provide basement access.	11.3.3.2.(2)
11.13	Reduction in Performance Level: Structural: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <15% By increase in occupant load: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <15% By change of major occupancy: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Plumbing: Exist. municipal service <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Sewage-systems: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Extension of combustible construction: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	11.4.2.1. 11.4.2.2. 11.4.2.3. 11.4.2.4. 11.4.2.5. 11.4.2.6.
11.14	Compensating Construction: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Structural: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes P.Eng. to verify floor load capacity Increase in occupant load: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes N/A since OL increase <15% Change of major occupancy: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Increase CI from 2 to 4 (equal new HI) Upgrading: Floor over basement - 45min. FRR & Roof 0hr. FRR Plumbing Facilities - 3.7.4.3.(14)(A2): 2 WC per sex (maximum OL=60 males and 56 females) Existing: 6 Water Closets EWEVAC: provide emergency lighting - exit lighting and fire alarm N/R since OL <150 persons Plumbing: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Sewage systems: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Mech. P.Eng. to verify Extension of combustible construction: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Existing non-combustible	11.4.3.1. 11.4.3.2. 11.4.3.3. 11.4.3.4. 11.4.3.5. 11.2.1.1.-A 11.1.4.3.3. 11.4.3.6. 11.4.3.7.
11.06	Compliance Alternatives Proposed: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	11.5.1.

1 OBC PART 11 MATRIX
A101 NTS



INTERIOR ALTERATIONS
91 WESTMOUNT RD
GUELPH - ONTARIO



⚠	BOLLARDS ADDED TO SITE PLAN	2025-09-19
⚠	ISSUED FOR PERMIT	2025-07-11
--	ISSUED FOR REVIEW	2025-06-27
⚠	APPROVALS	2025-06-27
NO.	DESCRIPTION	DATE
PROJECT NO: 16071		
DRAWN BY: FL-bh-jed		
PROJECT START DATE: 2025-06-27		

GENERAL NOTES,
SITE PLAN &
PART 11 MATRIX

A101