

# RIDGEWAY RESIDENCES

97 GORHAM ROAD, RIDGEWAY, ON



3.00 BUILDING CODE VERSION		O.Reg. 332/12	LAST AMENDMENT		O.Reg. 88-19				
3.01 PROJECT TYPE									
New Construction [A] 1.1.2.									
3.02 MAJOR OCCUPANCY CLASSIFICATION		OCCUPANCY	USE		3.1.2.1.(1)				
C		Residential	Apartments						
-		-	-						
-		-	-						
3.03 SUPERIMPOSED MAJOR OCCUPANCIES		NO			3.2.2.7.				
-		-	-						
3.04 BUILDING AREA (m²)		DESCRIPTION	EXISTING	NEW	TOTAL [A] 1.4.1.2.				
Building 1				778.00	778.0				
Building 2				778.00	778.0				
-		-	-						
-		-	-						
TOTAL				1,556.0	1,556.0				
3.05 GROSS AREA (m²)		DESCRIPTION	EXISTING	NEW	TOTAL [A] 1.4.1.2.				
Building 1				2815.00	2,815.0				
Building 2				2815.00	2,815.0				
-		-	-						
TOTAL				5,630.0	5,630.0				
3.06 MEZZANINE AREA (m²)		DESCRIPTION	EXISTING	NEW	TOTAL 3.2.1.1.				
-		-	-						
-		-	-						
TOTAL				-	-				
3.07 BUILDING HEIGHT		4	STOREYS ABOVE GRADE	12.00 (m) ABOVE GRADE	[A] 1.4.1.2. & 3.2.1.1.				
-		-	-						
3.08 HIGH BUILDING		No			3.2.6				
3.09 NUMBER OF STREETS/FIREFIGHTER ACCESS		2	STREET(S)		3.2.2.10. & 3.2.5.				
3.10 BUILDING CLASSIFICATION (SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY)		3.2.2.45.	Group C, up to 4 Storeys, Sprinklered		3.2.2.20-83.				
-		-	-						
-		-	-						
3.11 SPRINKLER SYSTEM		Required	PROVIDED:	Entire Building	3.2.1.5. & 3.2.2.17.				
DESCRIBE									
3.12 STANDPIPE SYSTEM		Required			3.2.9.				
3.13 FIRE ALARM SYSTEM		Required	TYPE PROVIDED Two Stage		3.2.4.				
3.14 WATER SERVICE/SUPPLY IS ADEQUATE		Yes							
3.15 CONSTRUCTION TYPE		RESTRICTIONS	Combustible Permitted		3.2.2.2.20.-83.				
ACTUAL		Combination	HEAVY TIMBER CONSTRUCTION	NO	3.2.1.4.				
3.16 IMPORTANCE CATEGORY		Normal			4.1.2.1.(3), 14.1.2.1.B.				
3.17 SEISMIC HAZARD INDEX (I <sub>s</sub> , I <sub>s</sub> , I <sub>s</sub> )		0.00	Seismic Design Not Required for Table 4.1.8.18. Items 6 to 21		4.1.8.18.(1)				
3.18 OCCUPANT LOAD		FLOOR LEVEL/AREA	OCCUPANCY TYPE	BASED ON	OCCUPANT LOAD (PERSONS) 3.1.17.				
BUILDING 1 LEVEL 1		C	No. of sleeping rooms		16				
BUILDING 2 LEVEL 1		C	No. of sleeping rooms		16				
BUILDING 1 LEVEL 2		C	No. of sleeping rooms		24				
BUILDING 2 LEVEL 2		C	No. of sleeping rooms		24				
BUILDING 1 LEVEL 3		C	No. of sleeping rooms		24				
BUILDING 2 LEVEL 3		C	No. of sleeping rooms		24				
BUILDING 1 LEVEL 4		C	No. of sleeping rooms		24				
BUILDING 2 LEVEL 4		C	No. of sleeping rooms		24				
TOTAL					176				
3.19 BARRIER-FREE DESIGN		Yes			3.8.				
3.20 HAZARDOUS SUBSTANCES		No			3.3.1.2. & 3.3.1.19.				
3.21 REQUIRED FIRE RESISTANCE RATINGS		HORIZONTAL ASSEMBLY	RATING (H)	SUPPORTING ASSEMBLY (H)	NONCOMBUSTIBLE IN LIEU OF RATING? 3.2.2.20.-83, 3.2.1.4.				
FLOORS OVER BSMT			n/a		-				
FLOORS			1.00	1.00	-				
MEZZANINE			n/a		-				
ROOF			-		-				
3.22 SPATIAL SEPARATION		WALL	EBF AREA (m²)	L.D. (m)	L/H OR H/L	REQUIRED FRR (h)	CONSTRUCTION TYPE	CLADDING TYPE	3.2.3.
B1 - NORTH		466.0	6.30	3.23	45min	Combustible Permitted	Combustible Permitted		
B1 - SOUTH		466.0	8.98	3.23	-	Permitted	Combustible Permitted		
B1 - EAST		239.0	18.00	1.69	-	Permitted	Combustible Permitted		
B1 - WEST		239.0	43.57	1.69	-	Permitted	Combustible Permitted		
B2 - NORTH		466.0	8.98	3.23	-	Combustible Permitted	Combustible Permitted		
B2 - SOUTH		466.0	6.30	3.23	45min	Combustible Permitted	Combustible Permitted		
B2 - EAST		239.0	18.00	1.69	-	Combustible Permitted	Combustible Permitted		
B2 - WEST		239.0	43.57	1.69	-	Combustible Permitted	Combustible Permitted		
3.23 PLUMBING FIXTURE REQUIREMENTS		RATIO:	MALE:FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE			3.7.4.			
FLOOR LEVEL/AREA		OCCUPANT LOAD	OBC SENTENCE	FIXTURES REQUIRED	FIXTURES PROVIDED				
BUILDING 1 LEVEL 1		16	3.7.4.5						
BUILDING 2 LEVEL 1		16	3.7.4.5						
BUILDING 1 LEVEL 2		24	3.7.4.5						
BUILDING 2 LEVEL 2		24	3.7.4.5						
BUILDING 1 LEVEL 3		24	3.7.4.5						
BUILDING 2 LEVEL 3		24	3.7.4.5						
BUILDING 1 LEVEL 4		24	3.7.4.5						
BUILDING 2 LEVEL 4		24	3.7.4.5						
3.24 ENERGY EFFICIENCY		COMPLIANCE PATH:	Prescriptive						
CLIMATIC ZONE:		Zone 5							
3.25 NOTES									
1		ALL REFERENCES ARE TO DIVISION B OF THE OBC UNLESS PRECEDED BY [A] FOR DIVISION A AND [C] FOR DIVISION C							

Sheet List	
Sheet Number	Sheet Name
A000	COVER SHEET
A001	SITE PLAN
A002	SURVEY
A300	ELEVATIONS
A301	ELEVATIONS

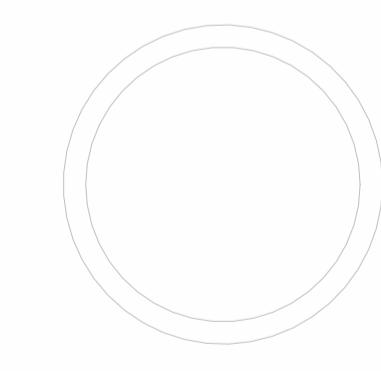


PROJECT: GORHAM ROAD RESIDENCES

RIDGEWAY, ON  
DATE: 12/06/2022  
PROJECT NO: 1903  
REVISION: DATE

NOTES:

NOT FOR CONSTRUCTION



COVER SHEET

SCALE:

A000

DRAWN BY: Author



97 GORHAM RD  
 CONCEPT SITE PLAN  
 12 05 2022

SITE AREA: 69,626 SF (6468 SM)  
 BUILDING FOOTPRINT: 16,818 SF (1562 SM)  
 LOT COVERAGE: 24%  
 LANDSCAPED AREA: 20,478 SF (1903 SM)  
 29.4%  
 #OF PARKING: 90  
 STALLS/UNIT: 1.25  
 # OF UNITS: 72



113 GORHAM RD  
 SINGLE STOREY RESIDENTIAL



MATTHEW SCHMID  
 ARCHITECTURE  
 6087 Main St, Niagara Falls, ON L2G 6A1  
 mat@mattheschmid.ca | 416.992.7158

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97 GORHAM RD

PROJECT

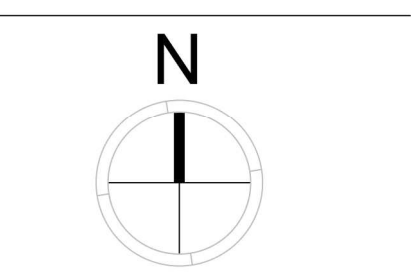
RIDGWAY  
 RESIDENCES

FORT ERIE, ONTARIO

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:

NOT FOR CONSTRUCTION



CONCEPT  
 SITE PLAN

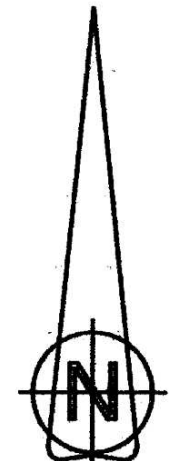
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A001

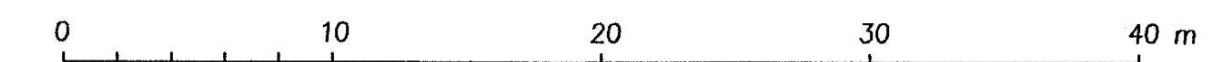
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THIS PLAN IS NOT VALID  
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ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 29(3).



**PART OF LOT 25  
CONCESSION 1 LAKE ERIE  
GEOGRAPHIC TOWNSHIP OF BERTIE  
TOWN OF FORT ERIE  
REGIONAL MUNICIPALITY OF NIAGARA**



SCALE 1 : 400  
RASCH & HYDE LTD.  
ONTARIO LAND SURVEYORS

DISTANCES ARE ADJUSTED GROUND DISTANCES AND CAN BE  
CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE  
AVERAGE COMBINED SCALE FACTOR ( CSF = 0.99986726)

**INTEGRATION DATA**

POINT ID	NORTHING	EASTING
ORP A SIB(OU)	4748977.79	658504.47
ORP B IB#(JEL)	4749050.86	658501.38

ALL COORDINATES ARE IN METRES AND ARE UTM-ZONE 17, (NAD 83-CSRS :  
CBNV6 (EPOCH 2010.0)) (CENTRAL MERIDIAN 81° WEST LONGITUDE ).

COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE  
WITH SECTION 14 (2) OF O. REG 216/10.

**CAUTION**

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH  
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**LEGEND**

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR (25mmX25mmX120cm)
- SSIB DENOTES SHORT STANDARD IRON BAR (25mmX25mmX60cm)
- IB DENOTES IRON BAR (15mmX15mmX60cm)
- IB# DENOTES ROUND IRON BAR (20mm DIA X 60cm)
- WIT DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- (PIN) DENOTES PROPERTY IDENTIFIER NUMBER
- (759) DENOTES C. J. CLARKE, O.L.S.
- (1321) DENOTES R. D. RASCH, O.L.S.
- (JEL) DENOTES J. E. LANTHIER, O.L.S.
- P1 DENOTES PLAN 59R-9714
- P2 DENOTES PLAN 59R-2014
- P3 DENOTES PLAN 59R-14610
- D1 DENOTES R0595451 (PIN 64176-0231(LT))
- SN DENOTES SIGN
- TBM DENOTES TEMPORARY BENCHMARK
- C-L DENOTES CENTRELINE
- LS DENOTES LIGHT STANDARD
- HP DENOTES HYDRO/UTILITY POLE
- OUL DENOTES OVERHEAD UTILITY/HYDRO LINE
- PED DENOTES PEDESTAL
- MH DENOTES MANHOLE
- CB DENOTES CATCH BASIN
- GM DENOTES GAS METER
- HM DENOTES HYDRO METER
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE
- FFE DENOTES FINISHED FLOOR ELEVATION
- LE DENOTES LAKE ERIE
- Ø DENOTES DIAMETER
- PB DENOTES PATIO BLOCK
- ⊙ DENOTES CONIFEROUS TREE (TREE CANOPY DRAWN @ 10 X TREE Ø)
- ⊙ DENOTES DECIDUOUS TREE (TREE CANOPY DRAWN @ 20 X TREE Ø)

**ELEVATION NOTE**

ELEVATIONS ARE GEODETIC, DERIVED BY GPS OBSERVATIONS, REFERRED  
TO GEODETIC SURVEY OF CANADA BENCHMARK 0011970037 (AKA 71U037)  
HAVING AN ELEVATION OF 200.338m (CGVD-1928:1978)

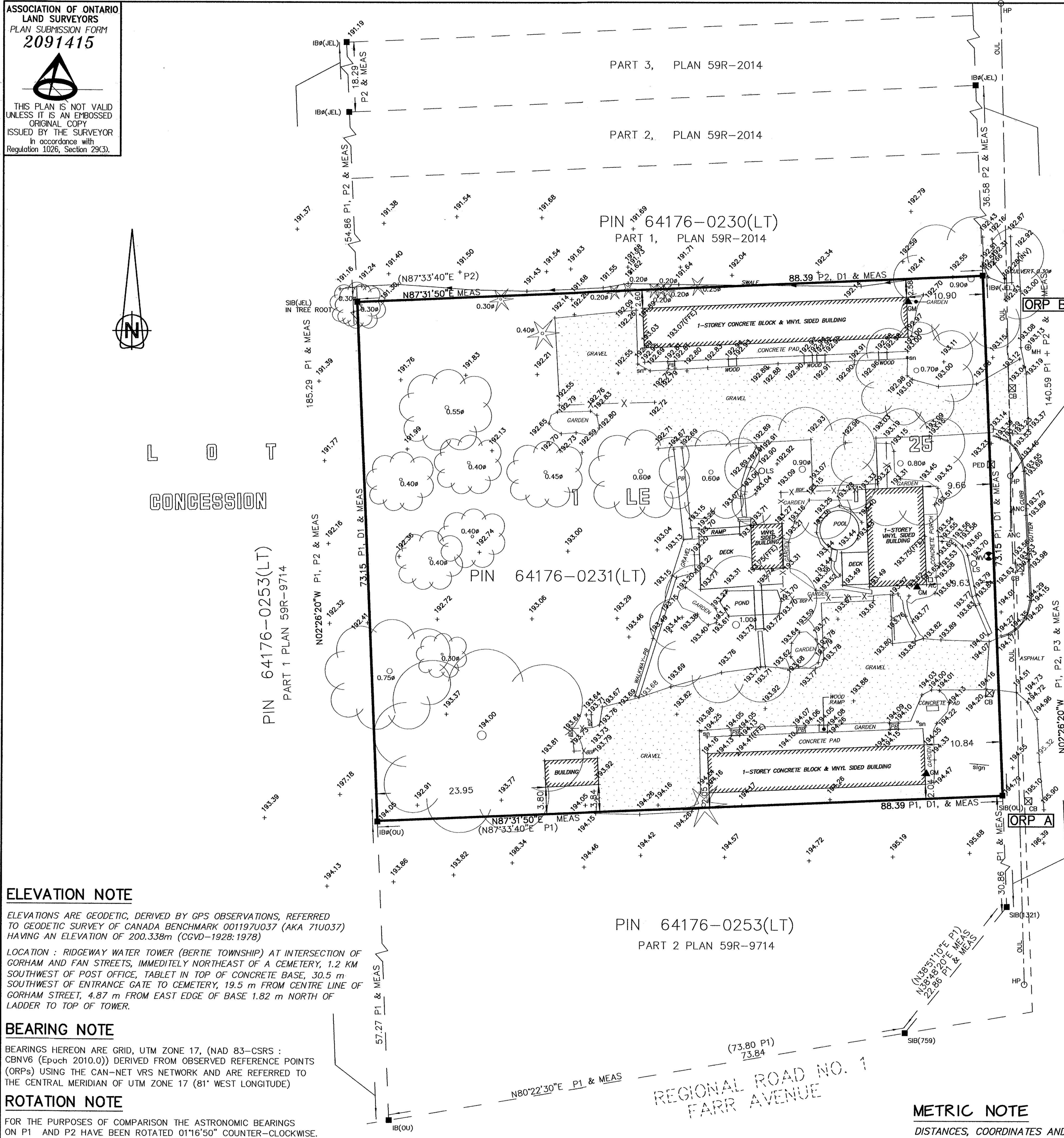
LOCATION : RIDGEWAY WATER TOWER (BERTIE TOWNSHIP) AT INTERSECTION OF  
GORHAM AND FAN STREETS, IMMEDIATELY NORTHEAST OF A CEMETERY, 1.2 KM  
SOUTHWEST OF POST OFFICE, TABLET IN TOP OF CONCRETE BASE, 30.5 m  
SOUTHWEST OF ENTRANCE GATE TO CEMETERY, 19.5 m FROM CENTRE LINE OF  
GORHAM STREET, 4.87 m FROM EAST EDGE OF BASE 1.82 m NORTH OF  
LADDER TO TOP OF TOWER.

**BEARING NOTE**

BEARINGS HEREON ARE GRID, UTM ZONE 17, (NAD 83-CSRS :  
CBNV6 (Epoch 2010.0)) DERIVED FROM OBSERVED REFERENCE POINTS  
(ORPs) USING THE CAN-NET VRS NETWORK AND ARE REFERRED TO  
THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE)

**ROTATION NOTE**

FOR THE PURPOSES OF COMPARISON THE ASTRONOMIC BEARINGS  
ON P1 AND P2 HAVE BEEN ROTATED 01°16'50" COUNTER-CLOCKWISE.



**SITE BENCHMARK (TBM)**  
SPIKE IN HYDRO POLE  
ELEV : 193.61m

GORHAM (NAME CHANGED BY BY-LAW NO. 2250-68 REGISTERED AS INST. NO. BB78466) ROAD  
(ROAD ALLOWANCE BETWEEN LOTS 24 AND 25, CON. 1 LE)  
PIN 64190-0001(LT)  
PART 5, PLAN 59R-14610

**METRIC NOTE**

DISTANCES, COORDINATES AND ELEVATIONS SHOWN ON THIS PLAN ARE  
IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT :  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT, AND THE SURVEYORS ACT AND  
THE REGULATIONS MADE UNDER THEM.

2. THIS SURVEY WAS COMPLETED ON THE 24TH DAY OF APRIL 2019.

JUNE 21, 2019  
DATE

*Harold D. Hyde*  
HAROLD D. HYDE  
ONTARIO LAND SURVEYOR

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**RASCH + HYDE LTD.**  
Ontario Land Surveyors

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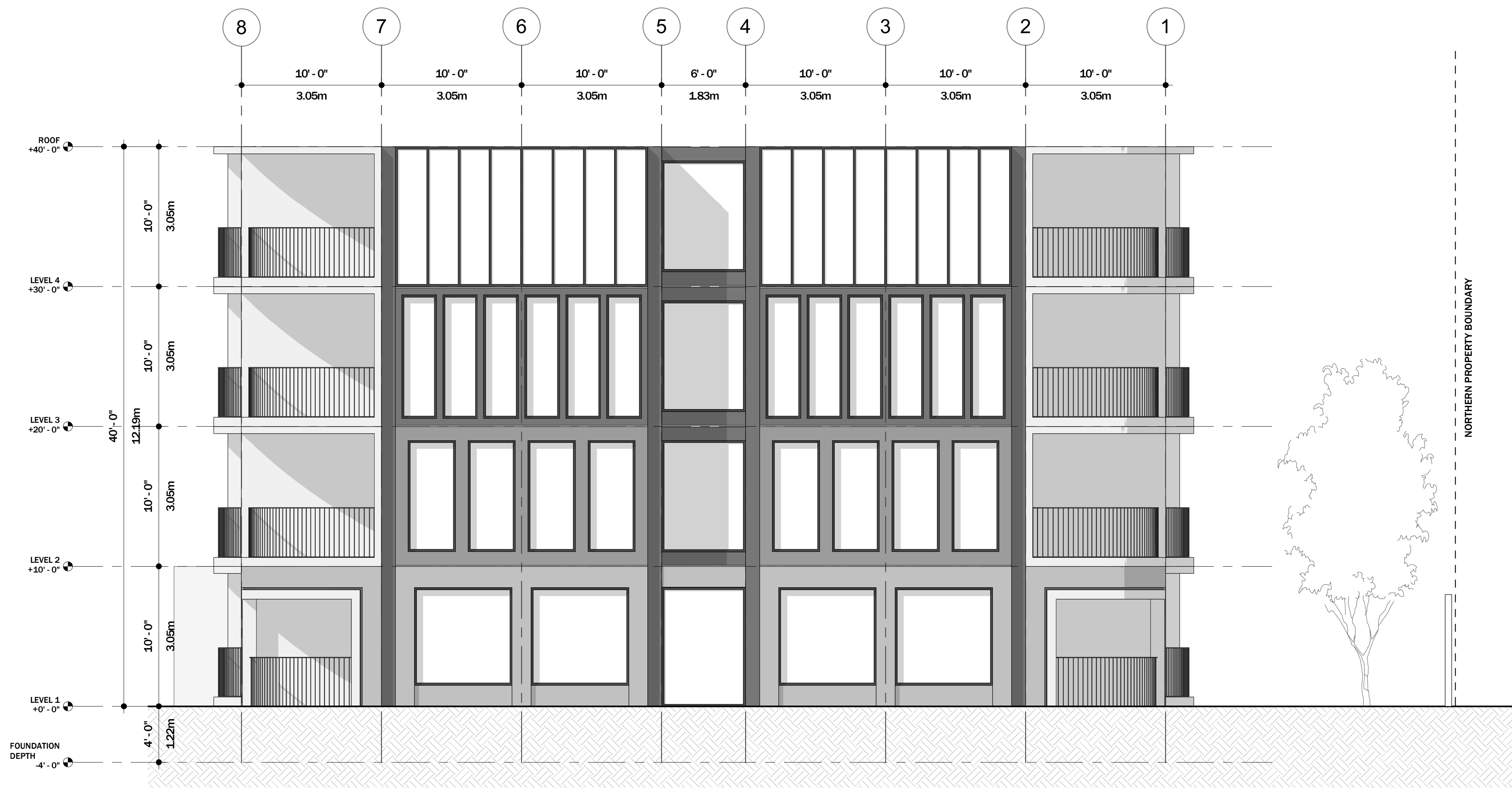
P.O. Box 550, 74 Jarvis Street  
FORT ERIE, ONT, L2A 5Y1  
905-871-9757  
(FAX 905-871-9748)

HAROLD D. HYDE O.L.S.  
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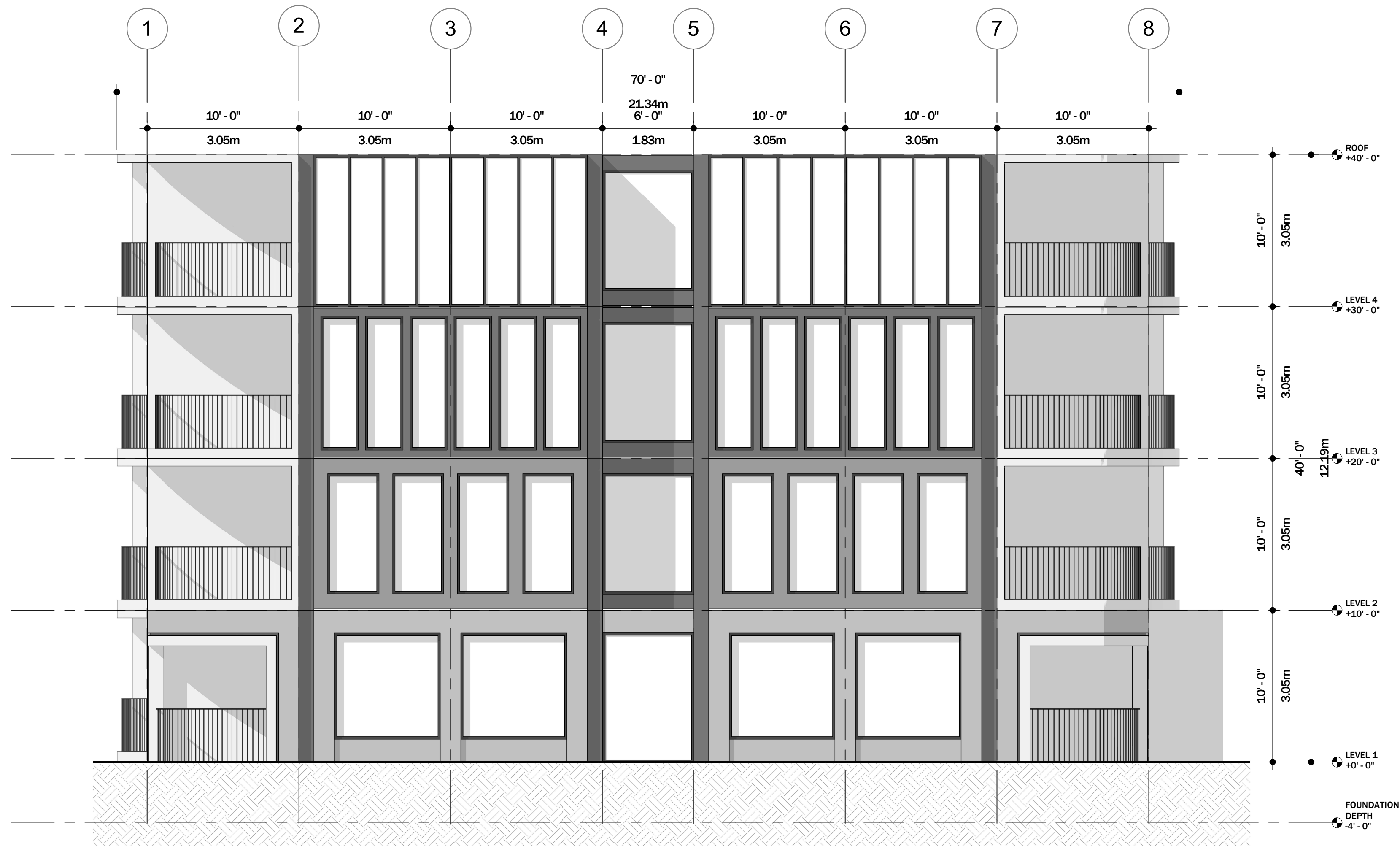
REGIONAL ROAD NO. 1  
FARR AVENUE



NOT FOR CONSTRUCTION



**1 EAST**  
 SCALE: 3/16" = 1'-0"



**2 WEST**  
 SCALE: 3/16" = 1'-0"



**NOT FOR CONSTRUCTION**

ELEVATIONS

SCALE: 3/16" = 1'-0"

**A301**

DRAWN BY: Author

