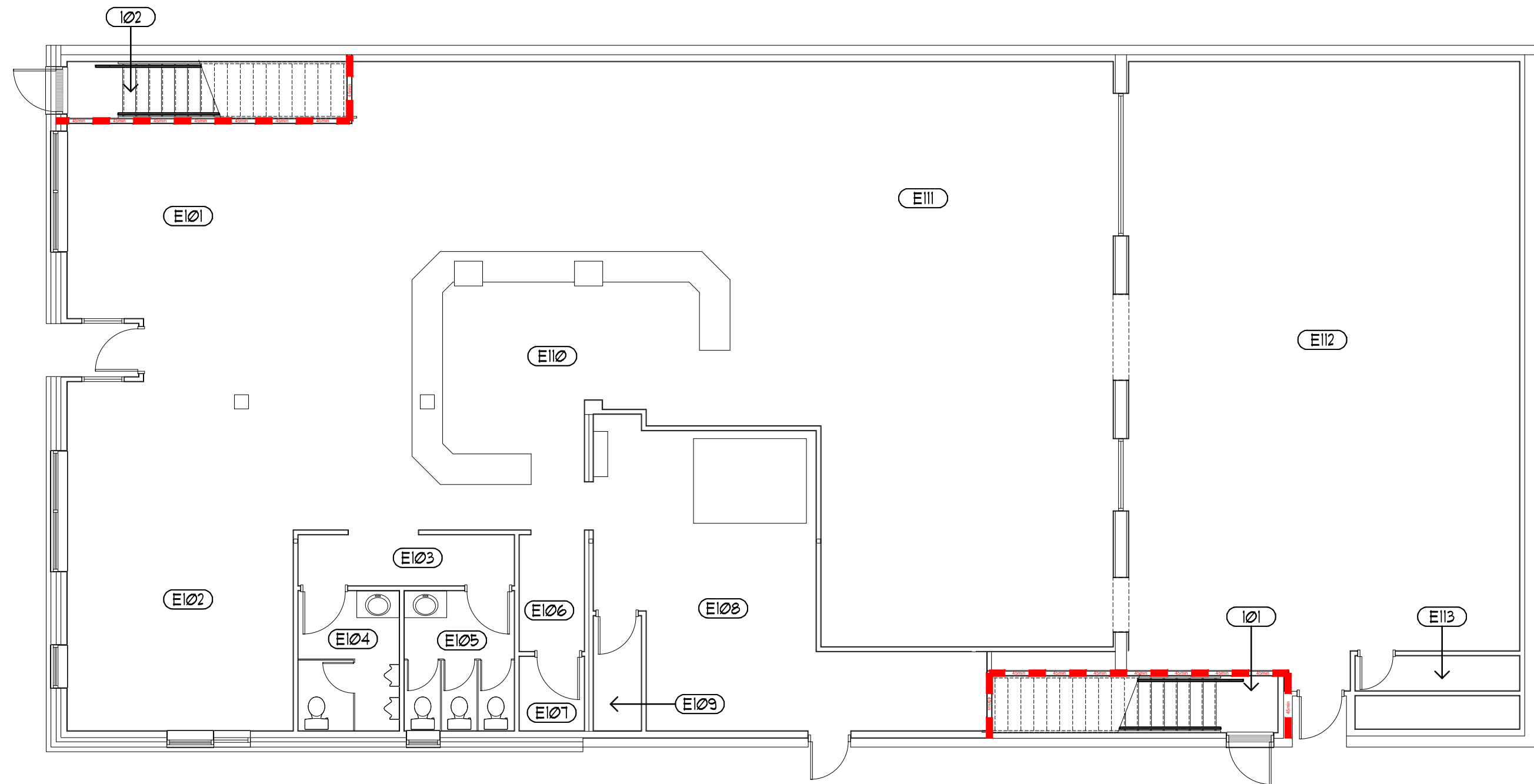


OBC SECOND FLOOR PLAN - PROPOSED INTERIOR RENOVATIONS

SECOND FLOOR ROOM LEGEND

- | | | | | | |
|-----|----------|-----|-------------------|-----|--------------------------|
| 201 | STAIR A | 209 | OFFICE | 217 | CORRIDOR |
| 202 | CORRIDOR | 210 | OFFICE | 218 | OFFICE |
| 203 | CLOSET | 211 | STAIR B | 219 | OFFICE |
| 204 | JANITOR | 212 | CORRIDOR | 220 | CORRIDOR |
| 205 | WASHROOM | 213 | OFFICE | 221 | BOARD ROOM |
| 206 | WASHROOM | 214 | MECH./ELECT. ROOM | 222 | STORAGE |
| 207 | CORRIDOR | 215 | OFFICE | 223 | MECHANICAL/ STORAGE ROOM |
| 208 | OFFICE | 216 | OFFICE | | |



OBC FIRST FLOOR PLAN - PROPOSED INTERIOR RENOVATIONS

FIRST FLOOR ROOM LEGEND

- | | | | | | |
|------|------------------------|------|------------------------|------|---------|
| E101 | EXIST. LOUNGE AREA | E107 | EXIST. STAFF WASHROOM | E101 | STAIR A |
| E102 | EXIST. SEATING AREA | E108 | EXIST. KITCHEN | E102 | STAIR B |
| E103 | EXIST. CORRIDOR | E109 | EXIST. ELECTRICAL ROOM | | |
| E104 | EXIST. MENS WASHROOM | E110 | EXIST. BAR | | |
| E105 | EXIST. WOMENS WASHROOM | E111 | EXIST. LOUNGE AREA | | |
| E106 | EXIST. CORRIDOR | E112 | EXIST. BILLIARD ROOM | | |
| | | E113 | EXIST. STORAGE ROOM | | |

SCOPE OF WORK

PHASE 1

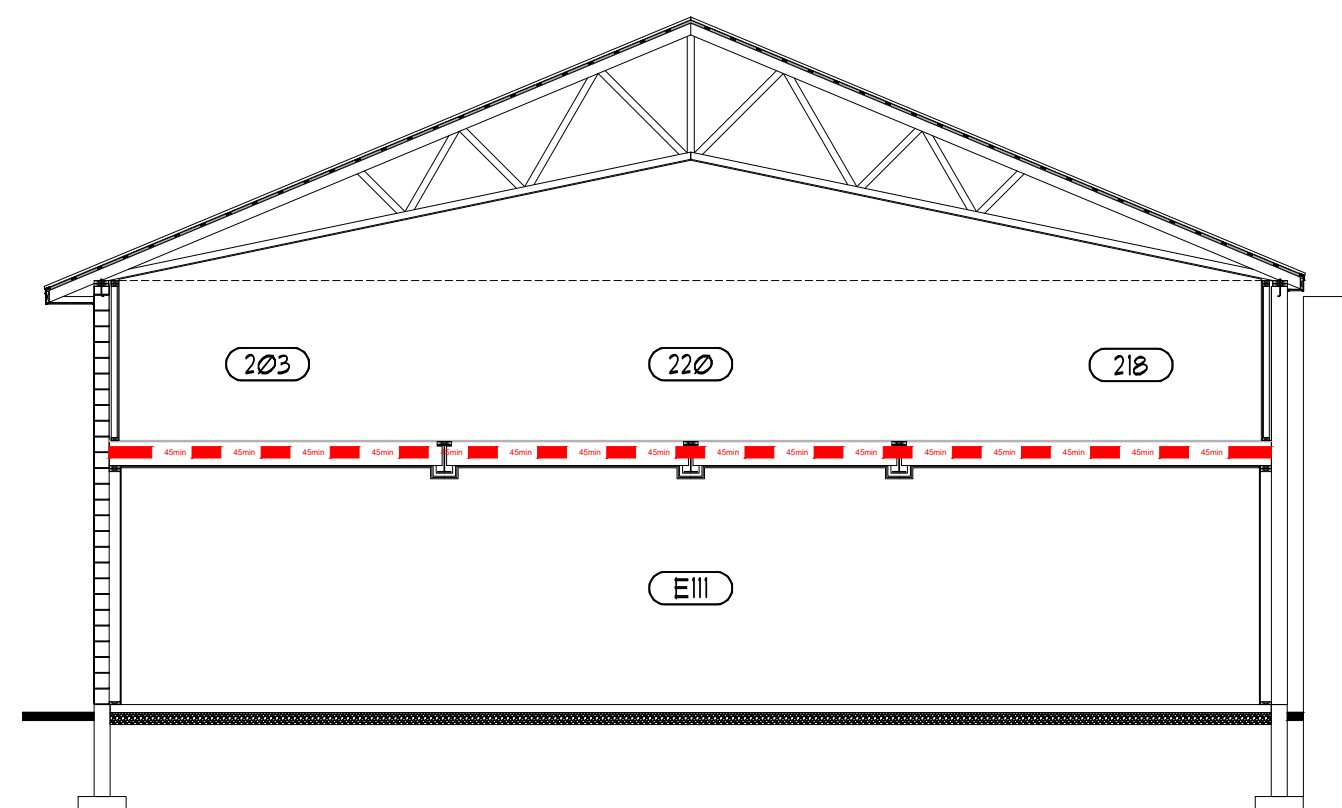
1. ROOF REPLACEMENT
2. NEW STAIR ACCESS TO SECOND FLOOR LEVEL
3. IMPROVEMENTS TO EXTERIOR FACADE (NORTH AND WEST SIDES)

PHASE 2

1. REMEDIAL REPAIRS TO EXISTING SECOND FLOOR LEVEL FLOOR ASSEMBLY INCLUDING FIRE SEPARATION IMPROVEMENTS)
2. SECOND FLOOR OFFICE EXPANSION

EXTERIOR/INTERIOR RENOVATIONS TO 32 SIMCOE

Ontario Building Code Data Matrix				OBC Reference - O.Reg 332/12		
Item	Project Description:	EXTERIOR/INTERIOR RENOV.	<input type="checkbox"/> New <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Alteration	<input checked="" type="checkbox"/> Part 3 2.1.1.	<input type="checkbox"/> Part 9 2.1.1.	<input type="checkbox"/> Part 11 11.1 to 11.4
1	Location: 32 SIMCOE STREET COLLINGWOOD, ONTARIO Completed By: GB ARCHITECT INC. Phone: 519-275-1410 E-mail: --					
2	Major Occupancy(s): GROUP D (3.2.2.55) UP TO 2 STOREYS			3.1.2.1.(1)	9.10.2.	
3	Building Area (m ²): Existing: 48125 New: 00 Total: 48125			1.1.3.2.	1.1.3.2.	
4	Gross Floor Area (m ²): Existing: 91450 New: 00 Total: 91450			1.1.3.2.	1.1.3.2.	
5	Number of Storeys: Above Grade: 2 Below Grade: 0			3.2.1.1. & 1.1.3.2.	2.1.1.3.	
6	Height of Building (m): 8.68 (28'-6")					
7	Number of Streets / Access Routes: 1			3.2.2.10. & 3.2.5.5.	9.10.19.	
8	Building Classification: 32255			3.2.2.20-83	9.10.4.	
9	Sprinkler System Proposed:	<input type="checkbox"/> Entire Building <input type="checkbox"/> Basement Only <input type="checkbox"/> In Lieu of Roof Rating <input checked="" type="checkbox"/> Not Required		3.2.2.20-83 3.2.1.5. 3.2.2.17.	9.10.8.	
10	Standpipe Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.9.		
11	Fire Alarm Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.4.	9.10.17.2.	
12	Water Service / Supply is Adequate:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.5.7.	N/A	
13	High Building:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.6.	N/A	
14	Permitted Construction:	<input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both		3.2.2.20-83	9.10.6.	
15	Actual Construction:	<input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both				
16	Mezzanine(s) Area (m ²): N/A			3.2.1.1.3(-8)	9.10.4.1.	
17	Occupant Load:	<input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> Design of Building		3.1.17.1.	9.9.1.3.	
18	Group D Occupancy: RESTAURANT/BAR	Load: Persons 90				
19	Group D Occupancy: 2ND FLOOR OFFICE	Load: Persons 18				
20	Washroom Fixture Count:					
21	RESTAURANT Water Closets Required	Men = 3 W/C Women = 3 W/C (Exist. No Change)		3.7.4.7.		
22	OFFICE Water Closets Required	Men = 3 W/C Women = 3 W/C (Exist. No Change)		3.7.4.7.		
23	Water Closets Provided	Men = 1 W/C Women = 1 W/C				
24	Water Closets Provided	Men = 1 W/C Women = 1 W/C				
25	Barrier-free Design: (11)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.8.	9.5.2.	
26	Hazardous Substances:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.1.2.10 & 3.1.19.0	9.10.1.3.4)	
27	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours) Floor 3/4 Roof 3/4 Mezz. N/A Supporting Members FRR (Hours) Floor 3/4 Roof 3/4 Mezz. N/A	Listed Design No. or Description (ULC) N/A N/A N/A Listed Design No. or Description (SG-2) N/A N/A N/A	3.1.2.10 & 3.1.19.0	9.10.8. 9.10.9. 9.10.9.4.(2)	
28	Spatial Separation - Construction of Exterior Walls: EXIST. NO CHANGE			3.2.3.	9.10.14.	
29	Walls	Area of EBF (m ²) L-D (m) L/H Ratio U.O.'s (%)	Permitted U.O.'s (%)	Proposed U.O.'s (%)	FRR (Hours) Listed Design or Description	Comb. Const. Comb. Cladding Nonc. Cladding Nonc. Cladding
30	North	N/A	STREET	-	-	-
31	East	N/A	-	-	-	-
32	West	N/A	-	-	-	-
33	South	N/A	-	-	-	-
34	Other:					

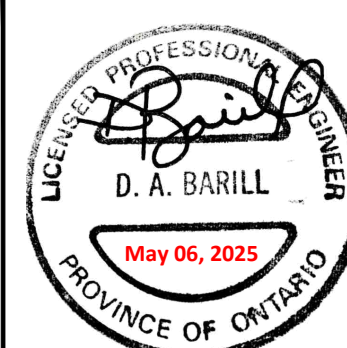
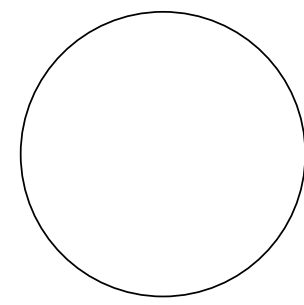


OBC CROSS SECTION - PROPOSED INTERIOR RENOVATIONS

Firm Name: GB Architect 40 Ontario Street, Stratford ON N5A 3J2 Ph: 519.275.1410 Certificate of Practice: 4217 Name of Project: Brant Form Tech Location: 1039 Ridgeway Road, Woodstock, Ontario				OBC Reference		
ITEM	Ontario Building Code Data Matrix Part 11				OBC Reference	
1.11	EXISTING BUILDING CLASSIFICATION:	DESCRIBE EXISTING USE: GROUP D - RESTAURANT / BAR	CONSTRUCTION INDEX: 3	HAZARD INDEX: 3	<input checked="" type="checkbox"/> Part 11 T 11.2.1 T 11.2.1.1A T 11.2.1.1B to N	
11.2	ALTERATION TO EXISTING BUILDING IS:	<input checked="" type="checkbox"/> NOT APPLICABLE (NO CHANGE OF MAJOR OCCUPANCY)	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		11.3.3.1 11.3.3.2	
11.3	REDUCTION IN PERFORMANCE LEVEL:	STRUCTURAL: BY INCREASE IN OCCUPANT LOAD: BY CHANGE OF MAJOR OCCUPANCY: PLUMBING: SEWAGE SYSTEM:	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		11.4.2 11.4.2.1 11.4.2.2 11.4.2.3 11.4.2.4 11.4.2.5	
11.4	COMPENSATING CONSTRUCTION:	STRUCTURAL: INCREASE IN OCCUPANT LOAD: CHANGE OF MAJOR OCCUPANCY: PLUMBING: SEWAGE SYSTEM:	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		11.4.3 11.4.3.2 11.4.3.3 11.4.3.4 11.4.3.5 11.4.3.6	
11.5	COMPLIANCE ALTERNATIVES PROPOSED:	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (give number(s))			11.5.1	

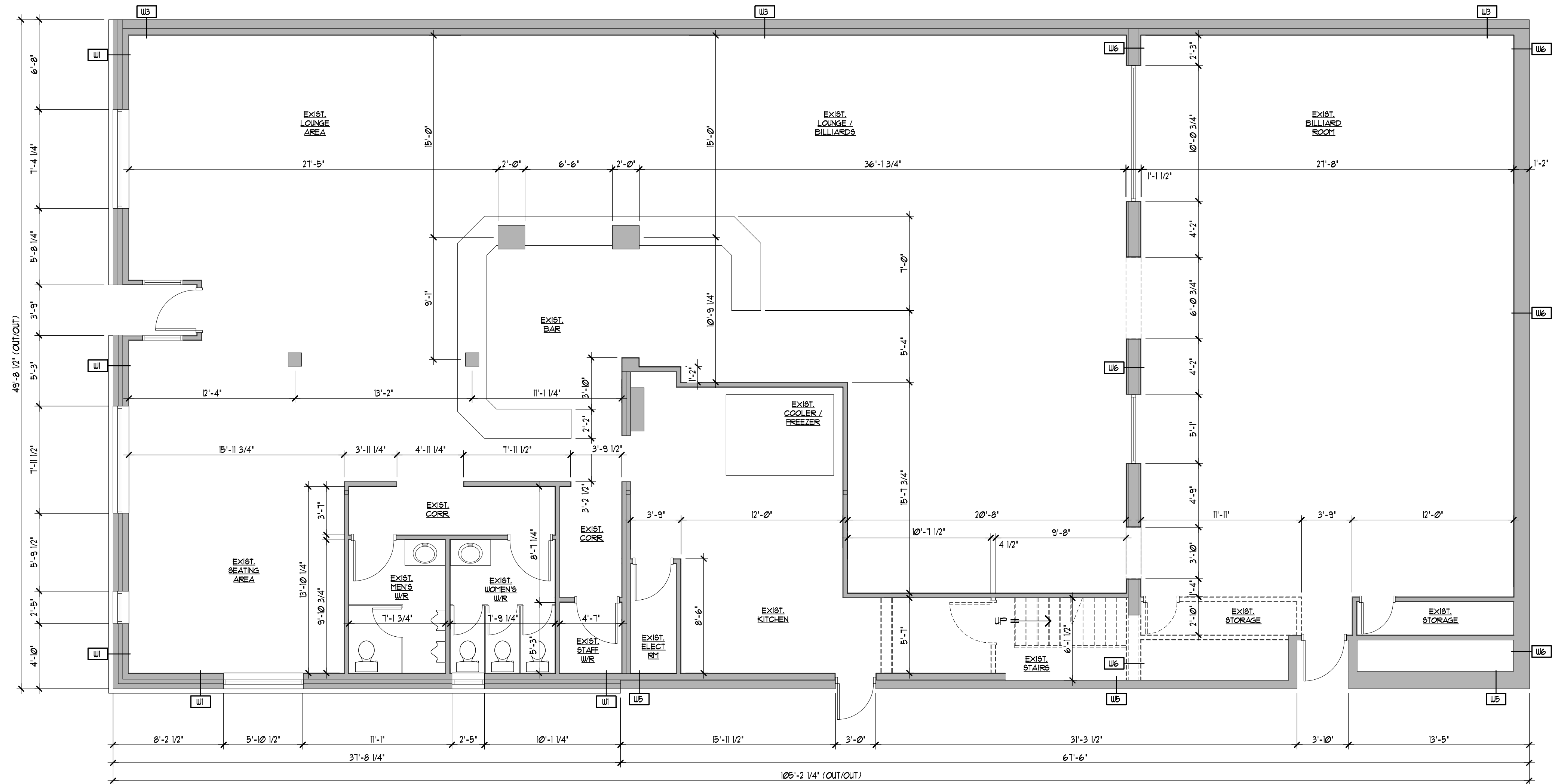
GENERAL NOTES
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No.	REVISION	DATE



Phase 1 Roof
Replacement / Exterior
Facade Improvements
32 Simcoe Street
Collingwood, Ontario

OBC PLANS, SECTION AND MATRIX		A0
SCALE	1/8"=1'-0"	
DRAWN BY	MM	
PROJECT NO.	22-189	
DATE	APRIL 30, 2025	SHEET NUMBER



FIRST FLOOR PLAN - EXISTING CONDIONS

WOOD POST SCHEDULE

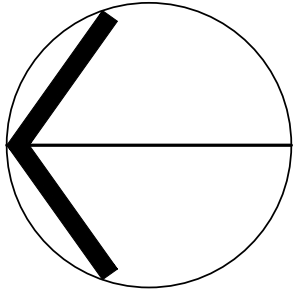
MARK	DESCRIPTION
P1	EXIST. (3/2"x6" ROUGH SAUN WOOD POST
P2	EXIST. 6"x6" WOOD POST
P3	EXIST. 8"x8" ROUGH SAUN WOOD POST
P4	EXIST. 4"x4" WOOD POST

WALL SCHEDULE

MARK	DESCRIPTION
W1	EXIST. BRICK VENEER EXIST. DOUBLE W/TH BRICK (ORIGINAL) EXIST. 2"x6" WOOD STUDS AT 16" O.C. EXIST. BATT INSULATION EXIST. 1/2" GYPSUM BOARD
W2	EXIST. LATHE AND STUCCO EXTERIOR FINISH EXIST. DOUBLE W/TH BRICK (ORIGINAL) (ORIGINAL DOUBLE W/TH BRICK TO REMAIN)
W3	EXIST. 8" POURED CONCRETE WALL EXIST. 2"x6" WOOD STUDS AT 16" O.C. EXIST. BATT INSULATIN EXIST. 1/2" GYPSUM BOARD
W4	EXIST. 8" POURED CONCRETE WALL (TO REMAIN)
W5	EXIST. 8" CONCRETE BLOCK WALL (TO REMAIN)
W6	EXIST. 10" CONCRETE BLOCK WALL (TO REMAIN)
W7	EXIST. 2"x6" WOOD STUD EXIST. 2"x4" WOOD STUD EXIST. 1/2" FLYWOOD SHEATHING
W8	EXIST. 2"x4" WOOD STUD EXIST. 1/2" FLYWOOD SHEATHING
W9	EXIST. 2"x4" WOOD STUD EXIST. 1" BOARDS
W10	EXIST. 2"x4" WOOD STUD AT 32" O.C

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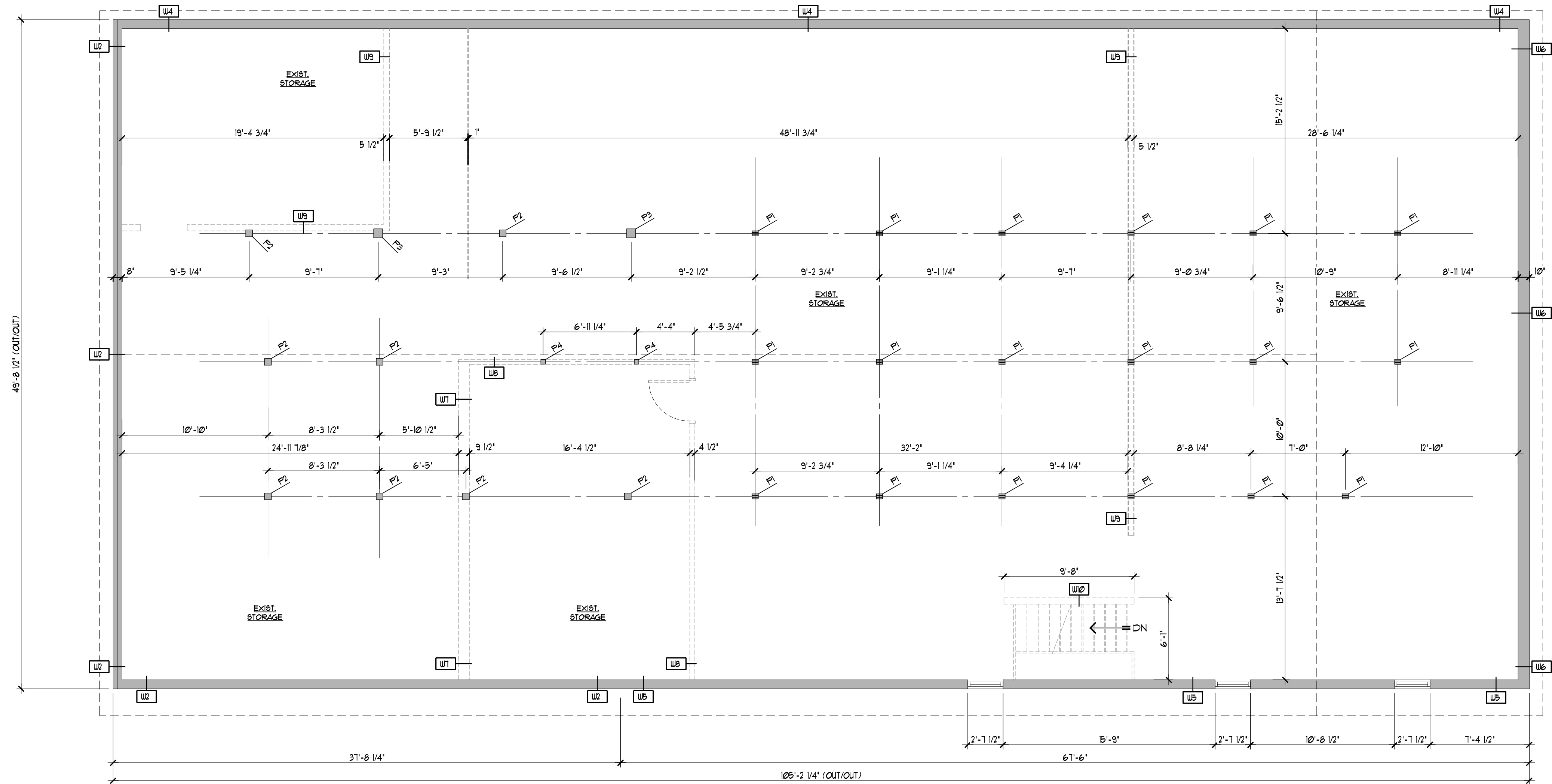


Phase 1 Roof
Replacement / Exterior
Facade Improvements
32 Simcoe Street
Collingwood, Ontario

DRAWING TITLE	
FIRST FLOOR PLAN EXISTING CONDITIONS	
SCALE	3/16"=1'-0"
DRAWN BY	MM
PROJECT NO.	22-189
DATE	APRIL 30, 2025

A1

SHEET NUMBER



SECOND FLOOR PLAN - EXISTING CONDITONS

WOOD POST SCHEDULE

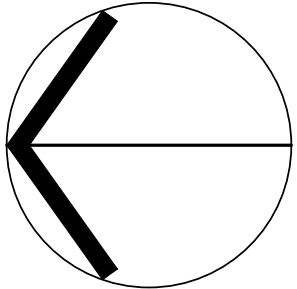
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P4	EXIST. 4"x4" WOOD POST

WALL SCHEDULE

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W9	EXIST. 2"x4" WOOD STUD EXIST. 1" BOARDS
W10	EXIST. 2"x4" WOOD STUD AT 32" O.C

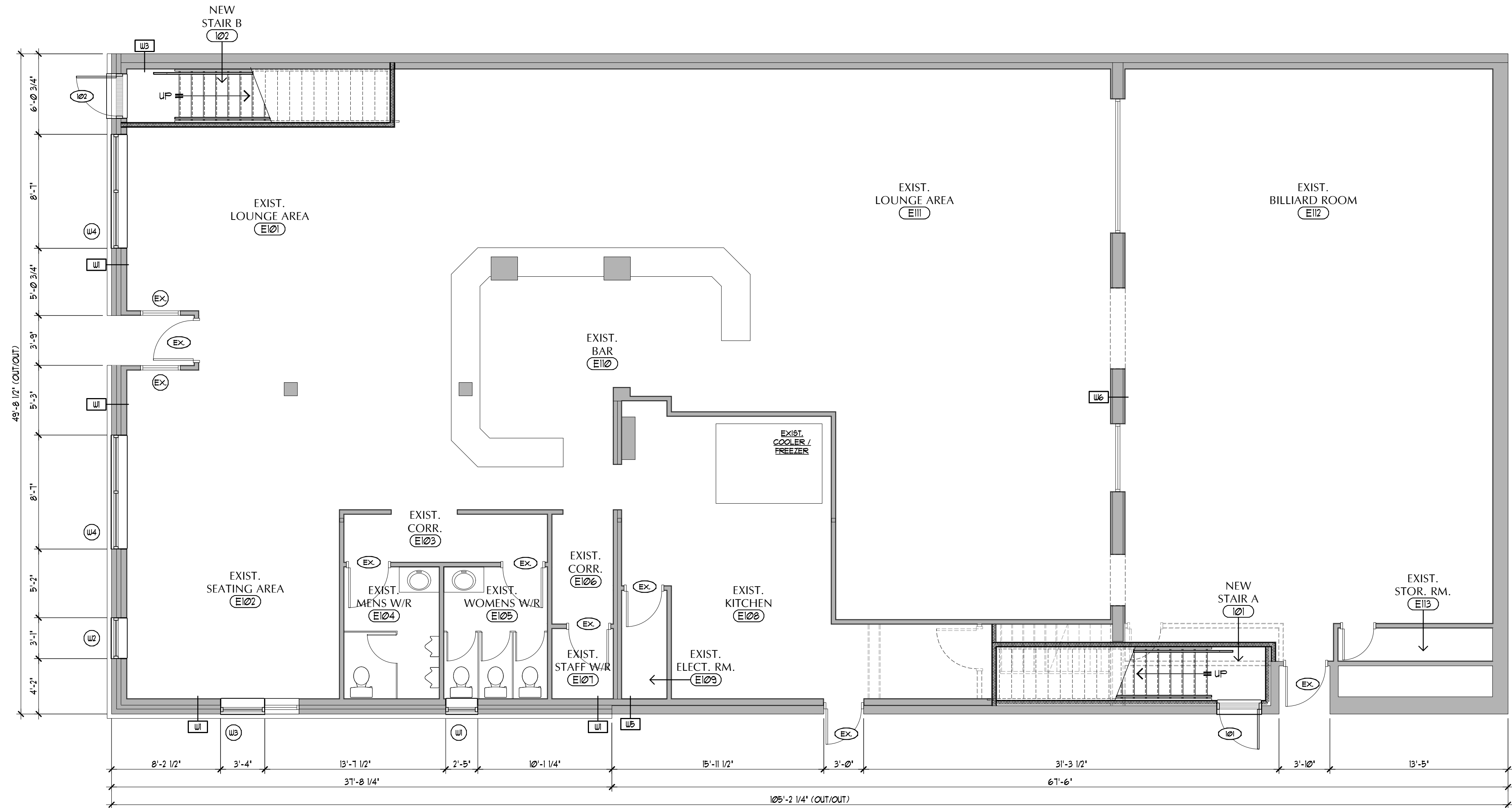
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No.	REVISION	DATE



Phase 1 Roof
Replacement / Exterior
Facade Improvements
32 Simcoe Street
Collingwood, Ontario

DRAWING TITLE	
SECOND FLOOR PLAN EXISTING CONDITIONS	
SCALE	3/16"=1'-0"
DRAWN BY	MM
PROJECT NO.	22-189
DATE	APRIL 30, 2025
A2	
SHEET NUMBER	



FIRST FLOOR PLAN - PROPOSED INTERIOR RENOVATIONS

WOOD POST SCHEDULE

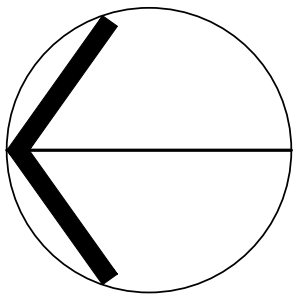
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WALL SCHEDULE

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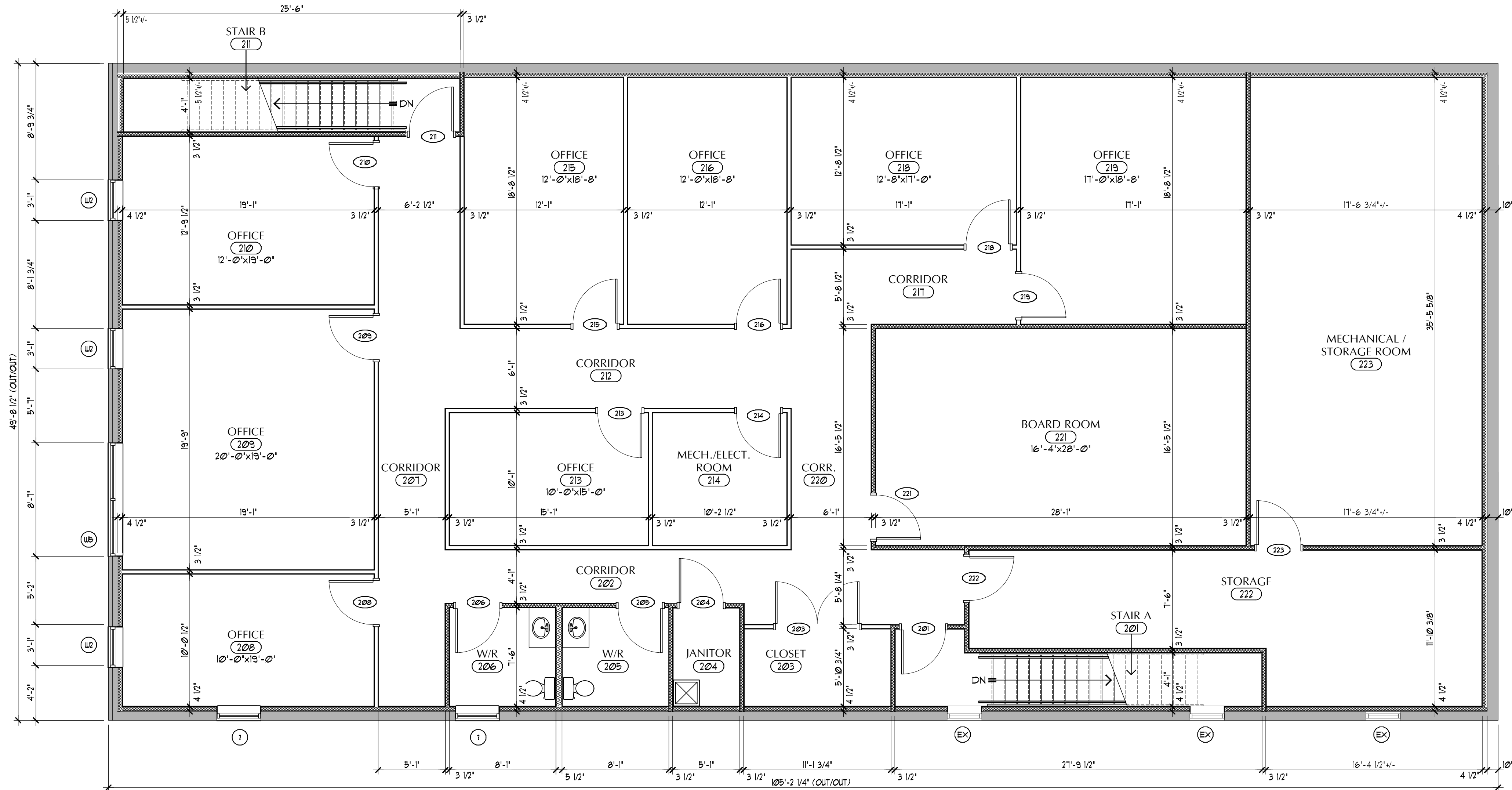
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No.	REVISION	DATE



Phase 1 Roof
Replacement / Exterior
Facade Improvements
32 Simcoe Street
Collingwood, Ontario

DRAWING TITLE FIRST FLOOR PLAN PROPOSED INTERIOR RENOVATIONS	
SCALE 3/16"=1'-0"	A3 SHEET NUMBER
DRAWN BY MKN	
PROJECT NO. 22-189	
DATE APRIL 30, 2025	



SECOND FLOOR PLAN - PROPOSED INTERIOR RENOVATIONS

WOOD POST SCHEDULE

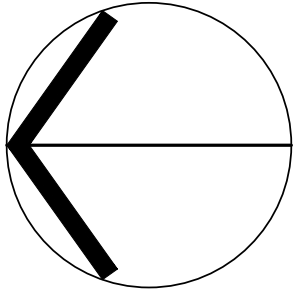
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Phase 1 Roof
Replacement / Exterior
Facade Improvements
32 Simcoe Street
Collingwood, Ontario

DRAWING TITLE	
SECOND FLOOR PLAN PROPOSED INTERIOR RENOVATIONS	
SCALE	3/16"=1'-0"
DRAWN BY	MM
PROJECT NO.	22-189
DATE	APRIL 30, 2025

A4

SHEET NUMBER

<div>GENERAL NOTES</div> <div>DO NOT SCALE DRAWINGS.</div> <div>DRAWINGS MUST BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS.</div> <div>ALL WORK SHALL BE CARRIED OUT ACCORDING TO LATEST VERSIONS OF THE ONTARIO BUILDING CODE, OTHER APPLICABLE CODES, AND ALL AUTHORITIES HAVING JURISDICTION.</div> <div>CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL DISCREPANCIES OR AMBIGUITIES TO THE ARCHITECT PRIOR TO ISSUANCE OF CONTRACT.</div> <div>ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST.</div>	No.	REVISION	DATE				50 TRAIL'S END, COLLINGWOOD, ONTARIO, L9Y 5B2 PHONE: (705) 445-4905 FAX: (705) 445-6107	<div>Phase 1 Roof Replacement / Exterior Facade Improvements</div> <div>32 Simcoe Street Collingwood, Ontario</div>	DRAWING TITLE EXISTING NORTH AND WEST ELEVATIONS	
									SCALE 1/4"=1'-0"	A3 SHEET NUMBER
									DRAWN BY MKW	
									PROJECT NO. 22-189	
									DATE APRIL 30, 2025	

<div>GENERAL NOTES</div> <div>DO NOT SCALE DRAWINGS.</div> <div>DRAWINGS MUST BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS.</div> <div>ALL WORK SHALL BE CARRIED OUT ACCORDING TO LATEST VERSIONS OF THE ONTARIO BUILDING CODE, OTHER APPLICABLE CODES, AND ALL AUTHORITIES HAVING JURISDICTION.</div> <div>CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL DISCREPANCIES OR AMBIGUITIES TO THE ARCHITECT PRIOR TO ISSUANCE OF CONTRACT.</div> <div>ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST.</div>	No.	REVISION	DATE

May 06, 2025

PROVINCE OF ONTARIO

D. A. BARILL

LICENCED PROFESSIONAL ENGINEER

BARILL

ENGINEERING LIMITED

50 TRAIL'S END, COLLINGWOOD, ONTARIO, L9Y 5B2
PHONE: (705) 445-4905 FAX: (705) 445-6107

Phase 1 Roof Replacement / Exterior Facade Improvements

32 Simcoe Street
Collingwood, Ontario

DRAWING TITLE

PROPOSED NORTH AND WEST ELEVATIONS

SCALE

1/4"=1'-0"

DRAWN BY

MW

PROJECT NO.

22-189

DATE

MARCH 28, 2024

A4

SHEET NUMBER

SCOPE OF DEMOLITION WORK

1. REMOVE AND DISPOSE OF EXIST. METAL ROOFING AND ROOFING BOARDS.
2. REMOVE AND DISPOSE OF EXIST. ROUGH SAWN RAFTERS, BUILT-UP ROOF BEAMS AND ALL INTERIOR POSTS.

WOOD POST SCHEDULE

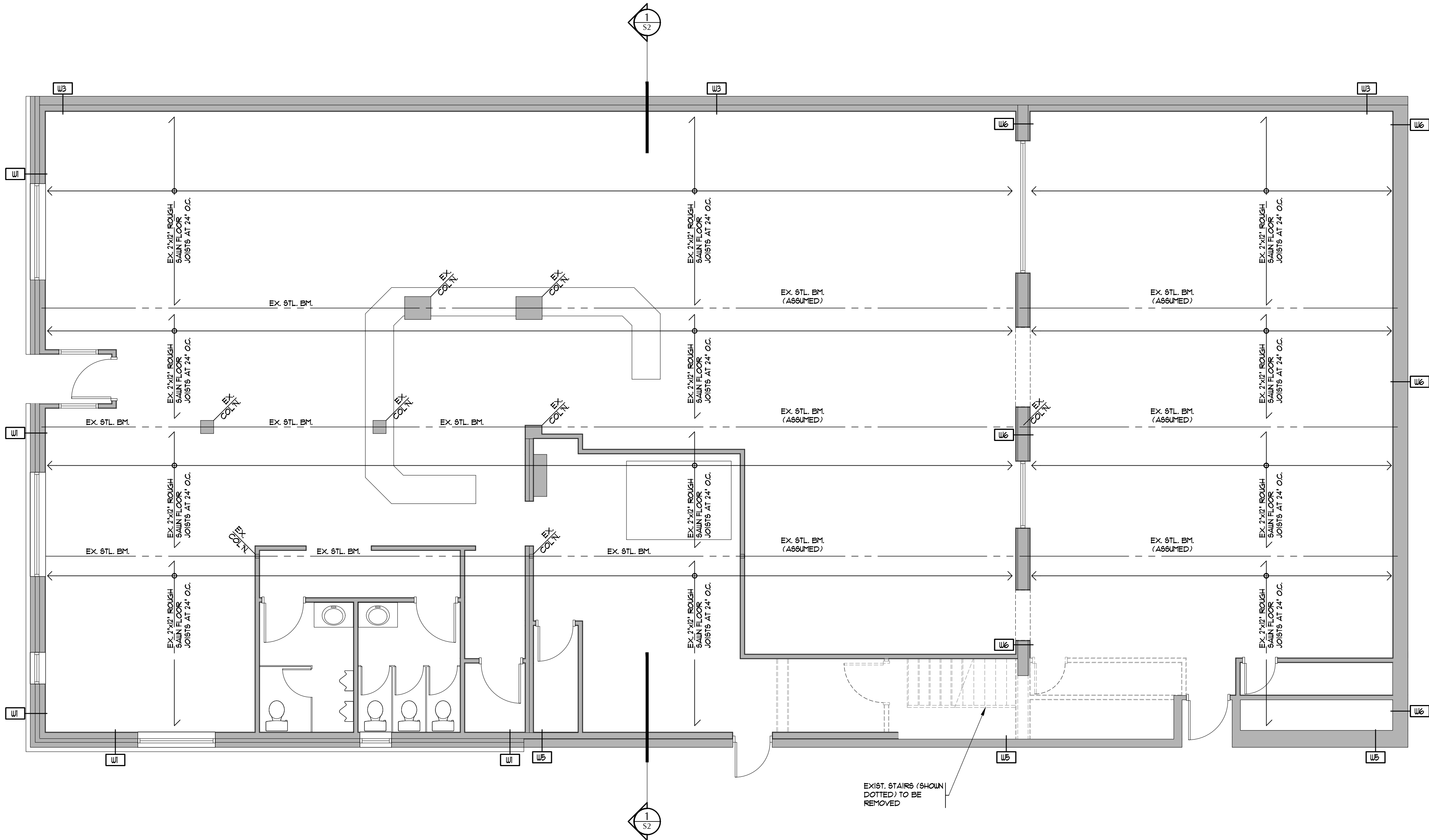
MARK	DESCRIPTION
P1	EXIST. (3/2"x6" ROUGH SAWN WOOD POST (TO BE REMOVED)
P2	EXIST. 6"x6" WOOD POST (TO BE REMOVED)
P3	EXIST. 8"x8" ROUGH SAWN WOOD POST (TO BE REMOVED)
P4	EXIST. 4"x4" WOOD POST (TO BE REMOVED)

BEAM SCHEDULE

MARK	DESCRIPTION
BM-1	EXIST. (3/2"x6" ROUGH SAWN WOOD BEAM (TO BE REMOVED)

WALL SCHEDULE

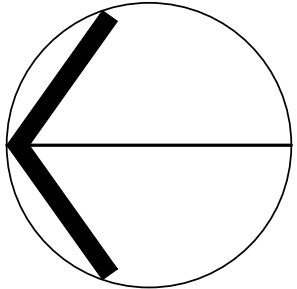
MARK	DESCRIPTION
W1	EXIST. BRICK VENEER EXIST. DOUBLE W/TH BRICK (ORIGINAL) EXIST. 2"x6" WOOD STUDS AT 16" O.C. EXIST. BATT INSULATION EXIST. 1/2" GYPSUM BOARD
W2	EXIST. LATHE AND STUCCO EXTERIOR FINISH EXIST. DOUBLE W/TH BRICK (ORIGINAL) (ORIGINAL DOUBLE W/TH BRICK TO REMAIN)
W3	EXIST. 8" POURED CONCRETE WALL EXIST. 2"x6" WOOD STUDS AT 16" O.C. EXIST. BATT INSULATION EXIST. 1/2" GYPSUM BOARD
W4	EXIST. 8" POURED CONCRETE WALL (TO REMAIN)
W5	EXIST. 8" CONCRETE BLOCK WALL (TO REMAIN)
W6	EXIST. 10" CONCRETE BLOCK WALL (TO REMAIN)
W7	EXIST. 2"x6" WOOD STUD EXIST. 2"x4" WOOD STUD EXIST. 1/2" FLYWOOD SHEATHING
W8	EXIST. 2"x4" WOOD STUD EXIST. 1/2" FLYWOOD SHEATHING
W9	EXIST. 2"x4" WOOD STUD EXIST. 1" BOARD
W10	EXIST. 2"x4" WOOD STUD AT 32" O.C.



EXISTING SECOND FLOOR FRAMING / DEMOLITION PLAN

GENERAL NOTES
DO NOT SCALE DRAWINGS.
DRAWINGS MUST BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS.
ALL WORK SHALL BE CARRIED OUT ACCORDING TO LATEST VERSIONS OF THE ONTARIO BUILDING CODE, OTHER APPLICABLE CODES, AND ALL AUTHORITIES HAVING JURISDICTION.
CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL DISCREPANCIES OR AMBIGUITIES TO THE ARCHITECT PRIOR TO ISSUANCE OF CONTRACT.
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No.	REVISION	DATE

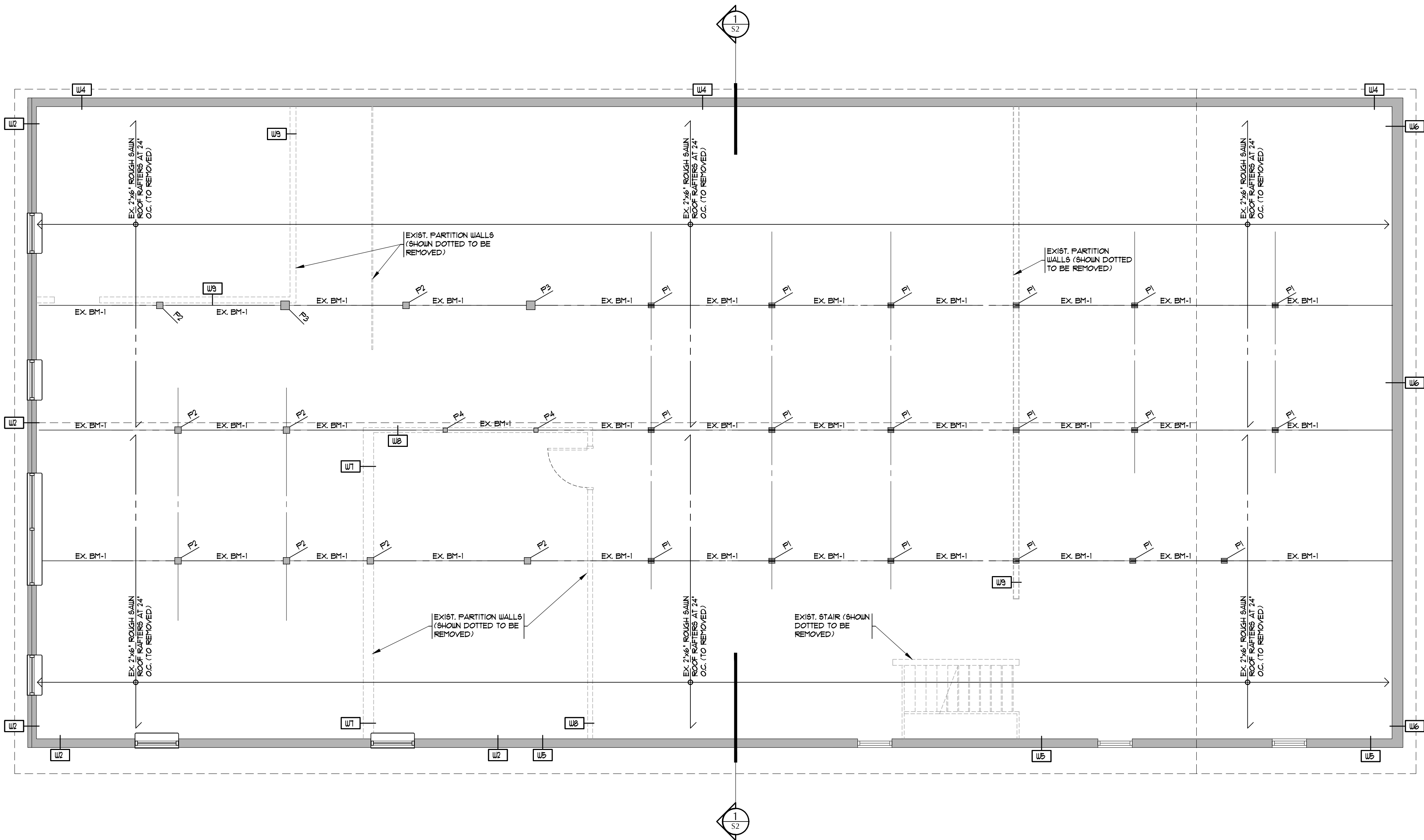


Phase 1 Roof
Replacement / Exterior
Facade Improvements
32 Simcoe Street
Collingwood, Ontario

DRAWING TITLE		
EXISTING SECOND FLOOR DEMOLITION PLAN		
SCALE	3/16"=1'-0"	D1 SHEET NUMBER
DRAWN BY	MM	
PROJECT NO.	22-189	
DATE	APRIL 30, 2025	

SCOPE OF DEMOLITION WORK

1. REMOVE AND DISPOSE OF EXIST. METAL ROOFING AND ROOFING BOARDS.
2. REMOVE AND DISPOSE OF EXIST. ROUGH SAWN RAFTERS, BUILT-UP ROOF BEAMS AND ALL INTERIOR POSTS.



EXISTING ROOF FRAMING / DEMOLITION PLAN

WOOD POST SCHEDULE

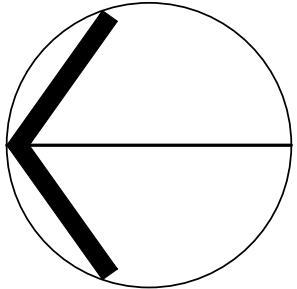
MARK	DESCRIPTION
P1	EXIST. (3/2"x6" ROUGH SAWN WOOD POST (TO BE REMOVED)
P2	EXIST. 6"x6" WOOD POST (TO BE REMOVED)
P3	EXIST. 8"x8" ROUGH SAWN WOOD POST (TO BE REMOVED)
P4	EXIST. 4"x4" WOOD POST (TO BE REMOVED)

WALL SCHEDULE

MARK	DESCRIPTION
W1	EXIST. BRICK VENEER EXIST. DOUBLE W/TH BRICK (ORIGINAL) EXIST. 2"x6" WOOD STUDS AT 16" O.C. EXIST. BATT INSULATION EXIST. 1/2" GYPSUM BOARD
W2	EXIST. LATHE AND STUCCO EXTERIOR FINISH EXIST. DOUBLE W/TH BRICK (ORIGINAL) (ORIGINAL DOUBLE W/TH BRICK TO REMAIN)
W3	EXIST. 8" POURED CONCRETE WALL EXIST. 2"x6" WOOD STUDS AT 16" O.C. EXIST. BATT INSULATION EXIST. 1/2" GYPSUM BOARD
W4	EXIST. 8" POURED CONCRETE WALL (TO REMAIN)
W5	EXIST. 8" CONCRETE BLOCK WALL (TO REMAIN)
W6	EXIST. 10" CONCRETE BLOCK WALL (TO REMAIN)
W7	EXIST. 2"x6" WOOD STUD EXIST. 2"x4" WOOD STUD EXIST. 1/2" PLYWOOD SHEATHING
W8	EXIST. 2"x4" WOOD STUD EXIST. 1/2" PLYWOOD SHEATHING
W9	EXIST. 2"x4" WOOD STUD EXIST. 1" BOARDS
W10	EXIST. 2"x4" WOOD STUD AT 32" O.C.

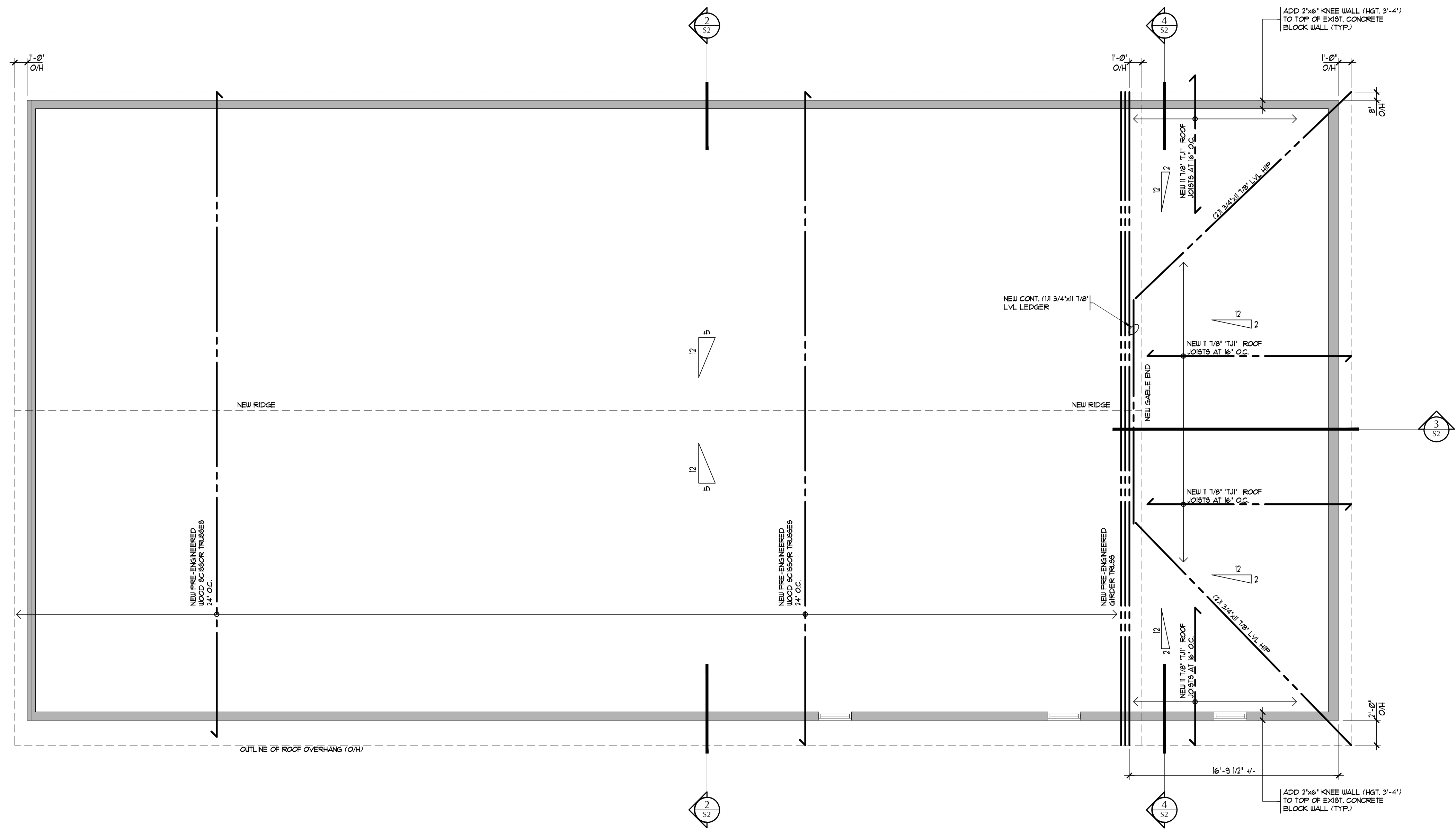
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Phase 1 Roof Replacement / Exterior Facade Improvements
32 Simcoe Street
Collingwood, Ontario

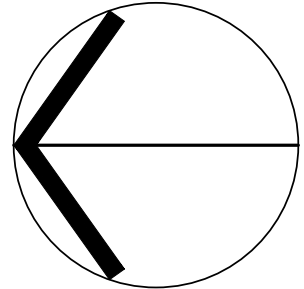
DRAWING TITLE	
EXISTING ROOF FRAMING DEMOLITION PLAN	
SCALE	3/16"=1'-0"
DRAWN BY	MM
PROJECT NO.	22-189
DATE	APRIL 30, 2025
D2	
SHEET NUMBER	



ROOF FRAMING PLAN - PROPOSED ROOF REPLACEMENT

GENERAL NOTES
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**BARILL**
ENGINEERING LIMITED

50 TRAIL'S END, COLLINGWOOD, ONTARIO, L9Y 5B2
PHONE: (705) 445-4905 FAX: (705) 445-6107

Phase 1 Roof Replacement / Exterior Facade Improvements

32 Simcoe Street
Collingwood, Ontario

DRAWING TITLE	
ROOF FRAMING PLAN PROPOSED ROOF REPLACEMENT	
SCALE	3/16"=1'-0"
DRAWN BY	MM
PROJECT NO.	22-189
DATE	APRIL 30, 2025
S1	
SHEET NUMBER	

