

## **D.A.R.C. COMMENT** (BUILDING SERVICES DIVISION - PLANS REVIEW SECTION)

(D.A.R.C. Comment by the Building Services Division is a cursory review of the site plan matters with respect to the OBC. It is the responsibility of the owner to completely design the building in accordance with the OBC at the building permit stage.)

To: **Simone Fiore**

From: Martin Chan

Date: June 14, 2019

Appendix	C2
SRPRS	19-115
File(s)	D02-18009 & D06-18017

RE: **File No:** **D06-18017** (Recirculation May 9, 2019)  
**Name:** DORMER BOND INC.  
**Location:** 12850-12890 Yonge St. & 1-5 Bond Cres., Richmond Hill.

Owner and Architect are required to address the following comments.

- ☐ Please complete the 'DARC Building Design Information' form attached, or include this information on the site plan for each Block of townhouses building and state the Ontario Building Code (OBC) classification in accordance with Subsection B.3.2.2. or Part 9.  
Item not addressed.
- ☐ Please show on the site plan fire access route & fire hydrant locations and they shall be designed in accordance with OBC Div. B. 3.2.5.4, 3.2.5.5, 3.2.5.6. & 3.2.5.7. The width of the fire route at the right in & right out island at Yonge St. are less than 6.0 m and they do not comply with OBC B 3.2.5.6.(1).  
Item not addressed.
- ☐ Please indicate on the site plan the location of the required fire walls in these townhouse blocks: A, C, D, E, F, G & I.  
Item not addressed.
- ☐ Stair winders inside townhouse type TH-4 & TH-5, going from the 3/F to the Roof, turn more than 90 degree and spaced less than 1.2 m and they do not comply with OBC B 9.8.4.5.(1) & (2).  
Item not addressed.
- ☐ Please submit the Ground Floor Plan of the half modules.

**The above comments made on March 12, 2019 were not addressed in this recirculation.**

## D.A.R.C. Building Design Information

(PLEASE HAVE THE DESIGNER COMPLETE THE FORM OR PROVIDE THE INFORMATION ON THE SUBMITTED SITE PLAN)

Address of Site:

Site Plan Application #:

Proposed Building Use(s):

BUILDING AREAS:	EXISTING	ADDITION / NEW	TOTAL
(FOOTPRINT)	_____ m2	_____ m2	_____ m2

### BUILDING CLASSIFICATION

### CODE REFERENCE

CLASSIFICATION: 3.2.2. \_\_\_\_\_ (number) or ☐ Part 9 Design

MAJOR OCCUPANCIES: \_\_\_\_\_ 3.1.2.

GROSS FLOOR AREA: \_\_\_\_\_ m2 (SUM OF ALL FLOORS & MEZZANINES)

BUILDING HEIGHT: \_\_\_\_\_ DEFINED  
(Number of Storeys above first Storey)

NUMBER OF STREETS: \_\_\_\_\_ 3.2.2.10 & 3.2.5.5.

MEZZANINE AREA(S): \_\_\_\_\_ m2 3.2.1.1.  
% of Building Area \_\_\_\_\_ %

BUILDING USED FOR MULTIPLE TENANCIES?: ☐ Yes ☐ No

SPRINKLERED BUILDING: ☐ Yes ☐ No ☐ Partially - Location \_\_\_\_\_

WILL BARRIER FREE ACCESS BE PROVIDED? ☐ Yes ☐ No

### SPATIAL SEPARATION REQUIREMENTS

3.2.3 or 9.10.14

WALL	CONSTRUCTION TYPE	REQ. FIRE RESISTANCE RATING
NORTH	<input type="checkbox"/> COMBUSTIBLE	_____ HOUR(S)
	<input type="checkbox"/> NON COMBUSTIBLE	<input type="checkbox"/> NOT REQUIRED
EAST	<input type="checkbox"/> COMBUSTIBLE	_____ HOUR(S)
	<input type="checkbox"/> NON COMBUSTIBLE	<input type="checkbox"/> NOT REQUIRED
SOUTH	<input type="checkbox"/> COMBUSTIBLE	_____ HOUR(S)
	<input type="checkbox"/> NON COMBUSTIBLE	<input type="checkbox"/> NOT REQUIRED
WEST	<input type="checkbox"/> COMBUSTIBLE	_____ HOUR(S)
	<input type="checkbox"/> NON COMBUSTIBLE	<input type="checkbox"/> NOT REQUIRED

Note: Owner's Architect shall provide elevations without any form of sign(s)  
Owner shall apply for a permit any sign(s) as required by Sign bylaw 258-90.