



# Holloway Lodging LP

320 King St. E, London,  
Ontario

20-058

MAY 04, 2023

zedd  
ARCHITECTURE



ARCHITECTURE | DESIGN | PLANNING

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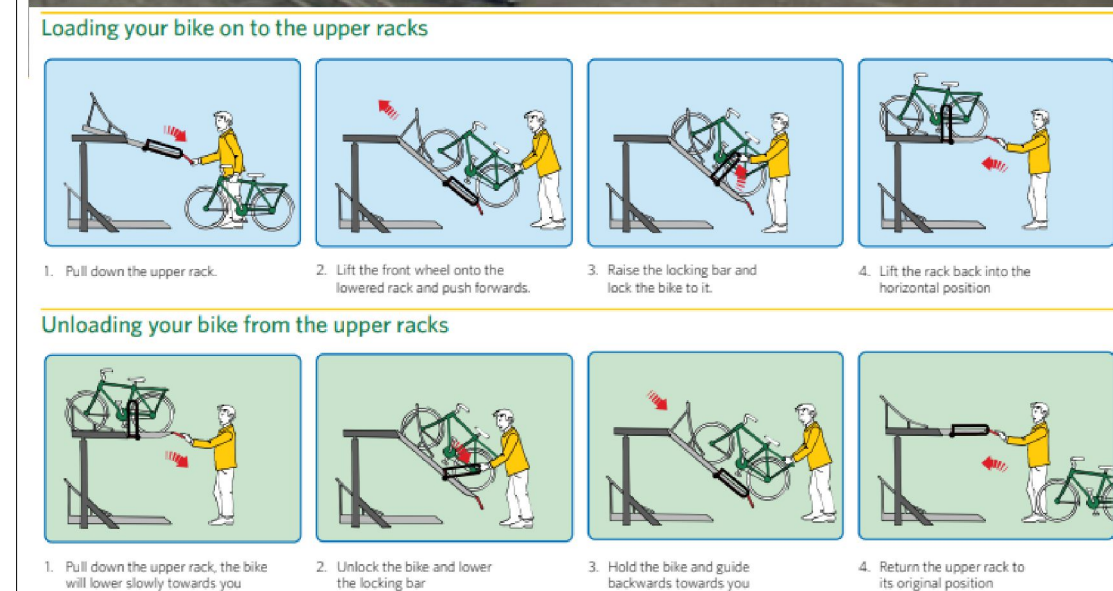


Item	Ontario's 2012 Building Code Data Matrix Part 3 or 9	OBC Reference
1	Project Description: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of Use	1.1.2. [A] 1.1.2. [A] & 9.10.1.3.
2	Major Occupancy(s): Group E & Group C Residential	3.1.2.1.(1) 9.10.2.
3	Building Area (m <sup>2</sup> ): Existing: New: 2,835.5m <sup>2</sup> Total: 2,835.5m <sup>2</sup>	1.4.1.2. [A] 1.4.1.2. [A]
4	Gross Area: Existing: New: 49,421.78m <sup>2</sup> Total: 49,421.78m <sup>2</sup>	1.4.1.2. [A] 1.4.1.2. [A]
5	Number of Storeys: Above grade: 35 Below grade: 2	1.4.1.2. [A] & 3.2.1.1. 1.4.1.2. [A] & 9.10.4
6	Number of Streets/Fire Fighter Access: 2	3.2.2.10 & 3.2.5 9.10.20
7	Building Classification: Group C, Any Height, Any Area, Sprinklered (3.2.2.42)	3.2.2.20-83 9.10.2
8	Sprinkler System Proposed: <input checked="" type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not required	3.2.2.83 9.10.8.2. 3.2.1.5. 3.2.2.17.
9	Standpipe required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.9. N/A
10	Fire Alarm required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4 9.10.18.
11	Water Service/Supply is Adequate: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7. N/A
12	High Building: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.6. N/A
13	Construction Restrictions: <input type="checkbox"/> Combustible permitted <input checked="" type="checkbox"/> Non-combustible required <input type="checkbox"/> Both Actual Construction: <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.20-83 9.10.6.
14	Mezzanine(s) Area m <sup>2</sup> : N/A	
15	Occupant load based on: <input checked="" type="checkbox"/> m <sup>2</sup> /person <input checked="" type="checkbox"/> design of building	3.1.17. 9.9.1.3.
Level P2:	Other(Storage) Load = 46.0 m <sup>2</sup> /person @ 127.5m <sup>2</sup> = 3 persons Occupancy Group F3 Load = 46.0 m <sup>2</sup> /person @ 2297m <sup>2</sup> = 50 persons	
Level P1:	Other(Storage) Load = 46.0 m <sup>2</sup> /person @ 127.5m <sup>2</sup> = 3 persons Occupancy Group F3 Load = 46.0 m <sup>2</sup> /person @ 2297m <sup>2</sup> = 50 persons	
Level 1:	Occupancy Group E (Retail) Load = 3.7 m <sup>2</sup> /person @ 475 m <sup>2</sup> = 129 persons Occupancy Group F3 Load = 46.0 m <sup>2</sup> /person @ 1332m <sup>2</sup> = 29 persons	
Level 2:	Occupancy Group C Other(Storage) Load = 2 persons per bedroom = 18 persons Occupancy Group F3 Load = 46.0 m <sup>2</sup> /person @ 286m <sup>2</sup> = 7 persons Occupancy Group F3 Load = 46.0 m <sup>2</sup> /person @ 1254m <sup>2</sup> = 28 persons	
Level 3-4:	Occupancy Group C Other(Storage) Load = 2 persons per bedroom = 20 persons Occupancy Group F3 Load = 46.0 m <sup>2</sup> /person @ 325m <sup>2</sup> = 7 persons Occupancy Group F3 Load = 46.0 m <sup>2</sup> /person @ 1336m <sup>2</sup> = 29 persons	
TOTAL		= 112 persons
Level 5:	Occupancy Group C Other(Storage) Load = 2 persons per bedroom = 10 persons Occupancy Group F3 Load = 46.0 m <sup>2</sup> /person @ 193m <sup>2</sup> = 4 persons Occupancy Group A (Amenity) Load = 225 m <sup>2</sup> (by design) = (25-30) = 55 persons Occupancy Group A (Terrace) Load = 9.3 m <sup>2</sup> /person @ 343m <sup>2</sup> = 36 persons	
Level 6:	Occupancy Group C Load = 2 persons per bedroom = 34 persons	
Level 7-29:	Occupancy Group C Load = 2 persons per bedroom = 36 persons	
TOTAL		= 828 persons
Level 30-32:	Occupancy Group C Load = 2 persons per bedroom = 34 persons	
TOTAL		= 102 persons
Level 33-34:	Occupancy Group C Load = 2 persons per bedroom = 32 persons	
TOTAL		= 64 persons
Level 35:	Occupancy Group A (Amenity) Load = 111m <sup>2</sup> (by design) = 35 persons Occupancy Group A (Terrace) Load = 9.3 m <sup>2</sup> /person @ 161m <sup>2</sup> = 18 persons	
<b>TOTAL OCCUPANCY = 433 UNITS</b>		<b>= 1,659 persons</b>
16	Barrier-free Design: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain)	3.8. 9.5.2.
17	Hazardous Substances: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2. & 3.3.1.19. 9.10.1.3.(4)
18	Required Fire Resistance Rating (FRR): Horizontal Assemblies: Listed Design No. or Description (SB-2 or SB-3) FRR (Hours): UL G524, UL G213 3.2.2.42.(2) Roof: NR Mezzanine: N/A FRR of Supporting Members: Listed Design No. or Description (SB-2 or SB-3) FRR (Hours): Type S Concrete > 130 mm, SB-2 T2.2.1. 3.2.2.42.(2) Mezzanine: N/A	3.2.2.20-83 & 3.2.1.4. 9.10.8. & 9.10.9.
19	Spatial Separation - Construction of Exterior Walls: Wall Area of EBF (m <sup>2</sup> ) LD (m) LH or HL Permitted Max. % of Openings Proposed % of Openings FRR (hours) Listed Design or Description Construction (Required) Cladding (Required)	3.2.3. 9.10.14.
	North (Podium) 1069 0.97 N/A 11 8.3% 1 SB2 x x - x	
	North (Tower) 3814 24.6 N/A 100 55% N/A - x x - x	
	South (Podium) 1102 25.4 N/A 100 44% N/A - x x - x	
	South (Tower) 3800 >25.4 N/A 100 61% N/A - x x - x	
	East (Podium) 668 25.2 N/A 100 36% N/A - x x - x	
	East (Tower) 2880 >25.2 N/A 100 50% N/A - x x - x	
	West (Podium) 899 2.2 N/A 17 9.6% 1 SB2 x x - x	
	West (Tower) 2726 14.8 N/A 100 27% N/A - x x - x	
20	Plumbing Fixture Requirements: Male/Female Count @ 50% / 50%, except as noted otherwise: Group C: Occupancy 1,659 BC Table Number 3.7.4.5 Fixtures Required Min. 1 per Unit 1 to 2 Per Unit Fixtures Provided	OBC Reference <input checked="" type="checkbox"/> Part 3 <input type="checkbox"/> Part 9
21	Energy Efficiency: Compliance Path: Prescriptive (2013 ANSI/ASHRAE/IES 90.1 and Chapter 2, OBC SB-10) Climate Zone: 5	
22	Code Compliance Notes	

Building 2 Stats									
Floor Level	Parking Count	Amenity (SqM)2	Retail / Commercial Area (SqM)2	Floor Area (SqM) 2	Total Unit Number	1 Bed	1 Bed + Den	2 Bed	Bach.
-1 (P1 & P2)	134			2919					
1	31		456	2835					
2	36			2894	9	7	2		
3-4	74			2894	20	8	1		1
5	36	245		2548	5	3	2		
6				1013	14	11		3	
7-29				1013	322	10	4		4
30-32				968	39	9		4	
33-34				921	24	8		4	
35		111	463	463					1
	311	356	456		433	56	5	15	1

Site Development Stats		
320 KING ST. E. LONDON, ONTARIO (NEW TOWER)		
ITEM	REQUIRED/ ALLOWED	PROPOSED
1 ZONE - PROPOSED BUILDING PERMITTED USES	Apartment Buildings	Apartment Buildings
2 LOT AREA (MINIMUM)		3236.3 SQM (0.32ha)
3 LOT FRONTAGE (MINIMUM)	3.0m	64.1m
4 FRONT YARD SETBACK (KING ST. MIN. (MINIMUM)	0.0m	0.90m
4a TOWER - FRONT STEP BACK (KING ST.)		5.11m
5 REAR YARD DEPTH MIN. (MINIMUM)	0.0m	0.97m
5a TOWER - REAR STEP BACK		12.25m
6 EXTERIOR SIDEYARD SETBACK (WATERLOO ST.) MIN. (MINIMUM)	0.0m	0.96m
6a TOWER - EXTERIOR SIDEYARD STEP BACK		5.0m
7 INTERIOR SIDEYARD DEPTH MIN. (MINIMUM)	0.0m	0.0m
7a TOWER - INTERIOR SIDEYARD STEP BACK		15.05m
8 LANDSCAPE OPEN SPACE (% MINIMUM)	5%	3%
9 COVERAGE (% MAXIMUM)	95%	95%
10 HEIGHT (M MAXIMUM)	90m	112m
11 DENSITY (UPH MAXIMUM)	595UPH	1338UPH
13 GROSS FLOOR AREA RETAIL	THE LESSER OF: 20% OR 5000m <sup>2</sup>	468 m <sup>2</sup>
14 COMMERCIAL PARKING	5.18	6 spaces
15 RESIDENTIAL PARKING	10.71	305 spaces
16 VISITOR PARKING	1:10	44 spaces (Incl. total)
17 B.F. PARKING	2+2% = 8.2	9 spaces (Incl. total)
18 TOTAL PROPOSED PARKING	10.71	311 spaces
19 BICYCLE PARKING	0.9 per unit (Long Term)	390 spaces (Above grade)
20 BICYCLE PARKING	0.1 per unit (Short Term)	44 (On grade)

### LONG-TERM BICYCLE STORAGE AREA DETAILS



TOTAL LOCKERS = 194  
TOTAL BICYCLE PARKING = 387 spaces  
TOTAL EXTERNAL BICYCLE PARKING = 44 spaces

B.F. UNITS 15%  
TOTAL 65 B.F. UNITS

PARKING TYPE CALC:  
TYPE A: 5 spots  
TYPE B: 4 spots

GARBAGE CALC:  
27 RECYCLING CART  
15 GARBAGE BINS



SITE CONTEXT

FIGURE 7.3 ACCESSIBLE PARKING SIGN

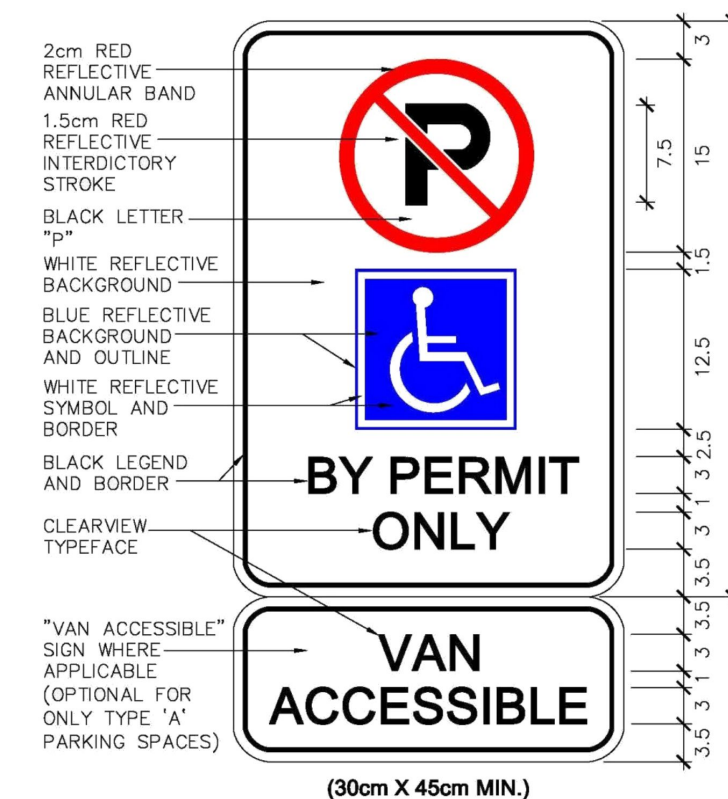


FIGURE 7.4 INTERNATIONAL SYMBOL OF ACCESS (OPTIONAL ON THE SURFACE OF THE PARKING SPACE)

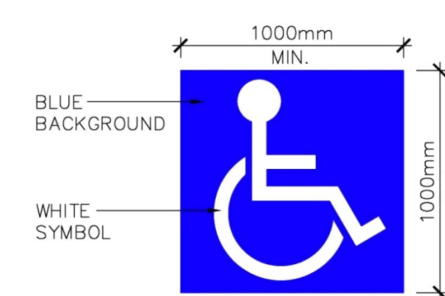
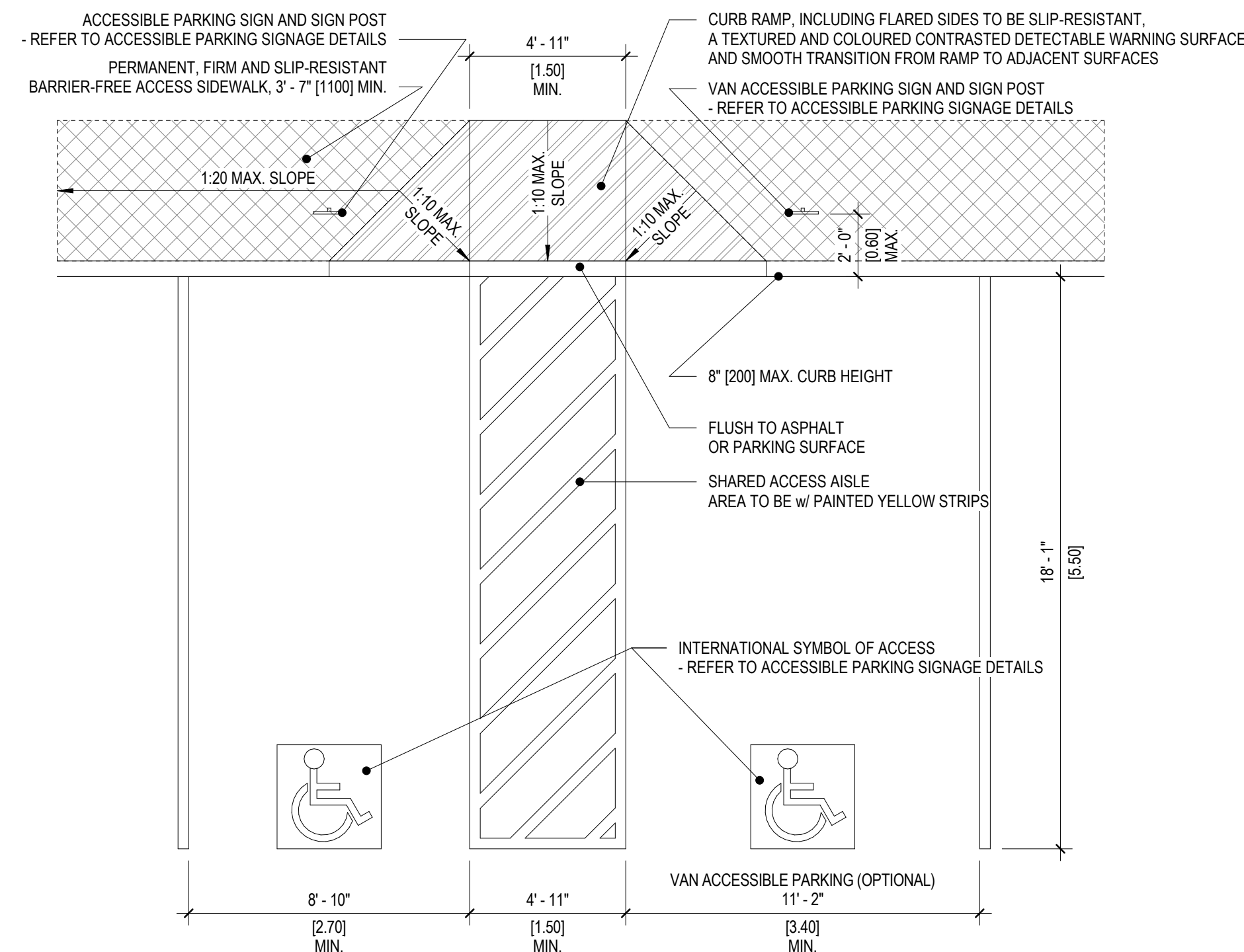
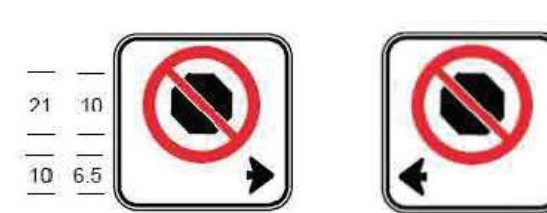
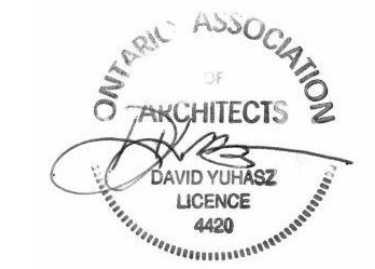


FIGURE 7.5 NO STOPPING SIGN



B-F Curb Ramp



ISSUE		
NO.	DATE	DESCRIPTION
1	10.1.2023	ISSUED FOR SPA
2	30.1.2023	ISSUED FOR SPA
3	16.2.2023	ISSUED FOR SPA
4	24.03.2023	UPDATED FOR SPA
5	13.04.2023	UPDATED FOR SPA
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### PROJECT NAME

Holloway Lodging LP  
320 King St. E, London,  
Ontario

### DRAWING TITLE

### Matrix and Statistics

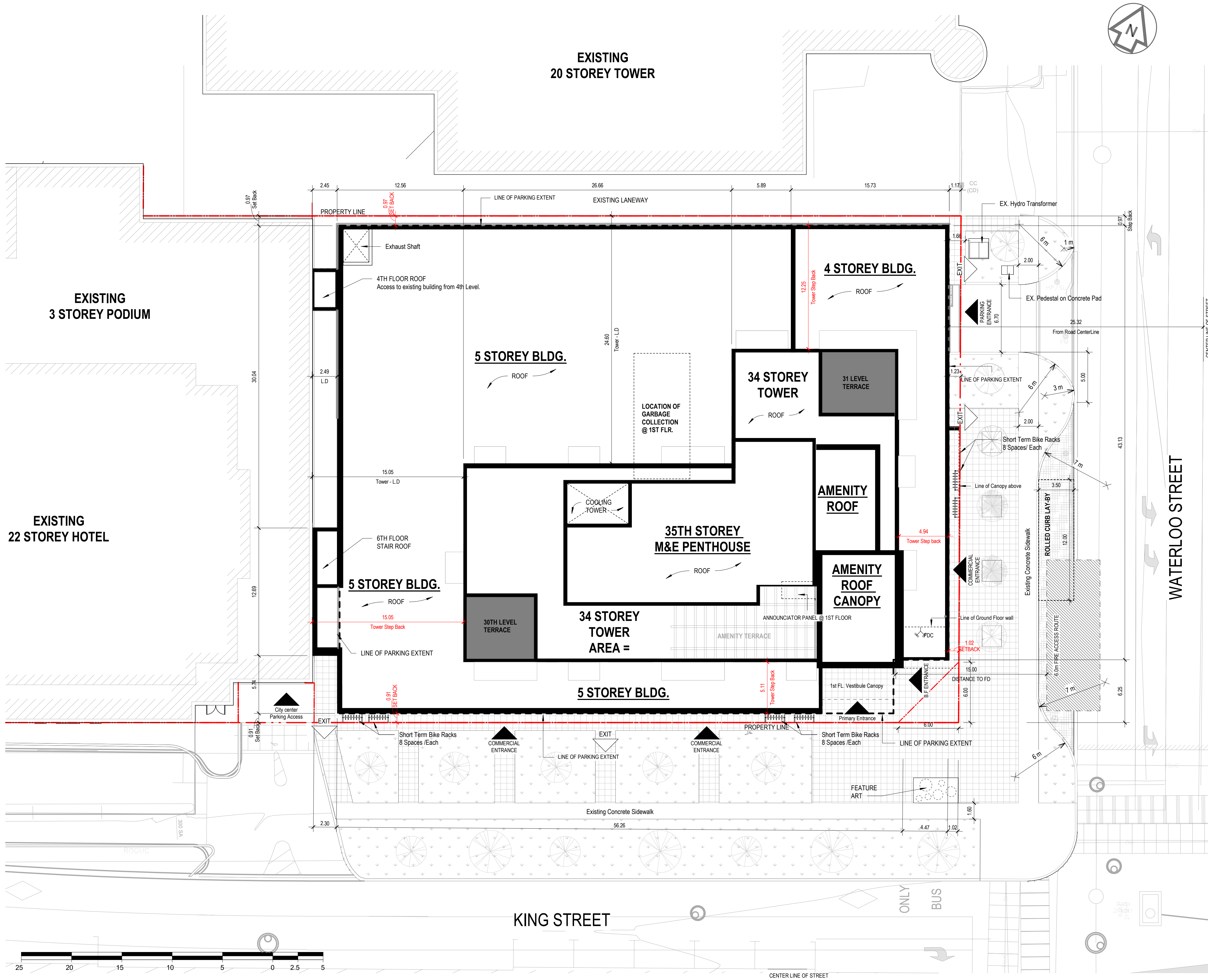
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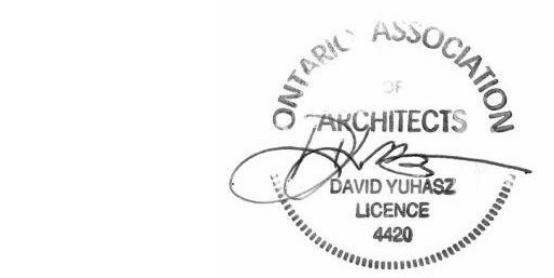


Site Legend	
Symbol	Description
---	PROPERTY LINE
---	SETBACK LINE REFER TO SITE DEVELOPMENT STATISTICS
▲	PRIMARY ENTRANCE REFER TO SITE DEVELOPMENT STATISTICS
▲	"B.F." DENOTES BARRIER FREE ENTRANCE "F.F.E." DENOTES FIRE FIGHTER ENTRANCE
△	SECONDARY ENTRANCE
▨	FIRE ROUTE. REFER TO NOTE 1.
■	FIRE ROUTE SIGN
▨	BARRIER-FREE PATH OF TRAVEL EXT. WALKWAY. REFER TO NOTE 2.
○	ACCESSIBLE PARKING SIGN
□	CATCH BASIN REFER TO CIVIL
○	MAN HOLE REFER TO CIVIL
⊕	FIRE HYDRANT REFER TO CIVIL
⊕	WATER METER REFER TO CIVIL AND PLUMBING
⊕	GAS METER REFER TO CIVIL AND PLUMBING
⊕	LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS
⊕	LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS
⊕	GROUND MOUNTED LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS
⊕	SOFFIT LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS
⊕	WALL MOUNTED LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS
T	TACTILE ATTENTION SURFACE REFER TO CIVIL DRAWING

- NOTE:**
- HARD SURFACE LEADING FROM BARRIER FREE CURB RAMP TO B.F. ENTRANCE TO HAVE DISTINCT COLOUR AND TEXTURE REFER TO LANDSCAPE
  - LANDSCAPE SHOWN FOR REFERENCE ONLY, REFER TO LANDSCAPE
  - FOR SPOT ELEVATIONS AND DRAINAGE SLOPES REFER TO CIVIL GRADING PLANS
  - SANITARY STORM, MAN HOLE AND CATCH BASINS ARE SHOWN FOR COORDINATION PURPOSES REFER CIVIL DRAWINGS
  - ALL CLEARANCES TO ELECTRICAL CONDUCTORS AS SET OUT IN THE 2012 OBC DIV B-3.1.19.1 ELECTRICAL CONDUCTOR CLEARANCES TO BUILDINGS SHALL BE MAINTAINED.
  - FOR LIGHT STANDS REFER TO LANDSCAPE AND ELECTRICAL DRAWINGS
  - TRANSFORMER SHOWN FOR REFERENCE ONLY, REFER TO ELECTRICAL FOR SIZE
  - LOCATION OF BICYCLE RACK - (8 SHORT-TERM REQ.). REFER TO LANDSCAPE FOR DETAILS



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**PROJECT NAME**  
Holloway Lodging LP  
320 King St. E, London,  
Ontario

**DRAWING TITLE**  
Site Plan

**DRAWING INFO.**

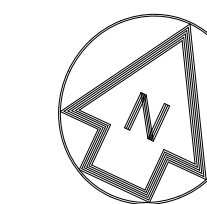
Project Number 20-058  
Date 13/04/23  
Scale As indicated  
Drawn by SA  
Checked by MM, DY

**SHEET NO.**

A1.2

20 Site Plan Approval 1:200





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Holloway Lodging LP  
320 King St. E, London,  
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**DRAWING TITLE**

Parking Level Floor Plans (P1 & P2)

**DRAWING INFO.**

Project Number 20-058  
Date 13/04/23  
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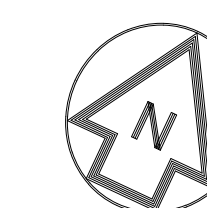
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**A2.1**



Level P1 & P2  
1:120





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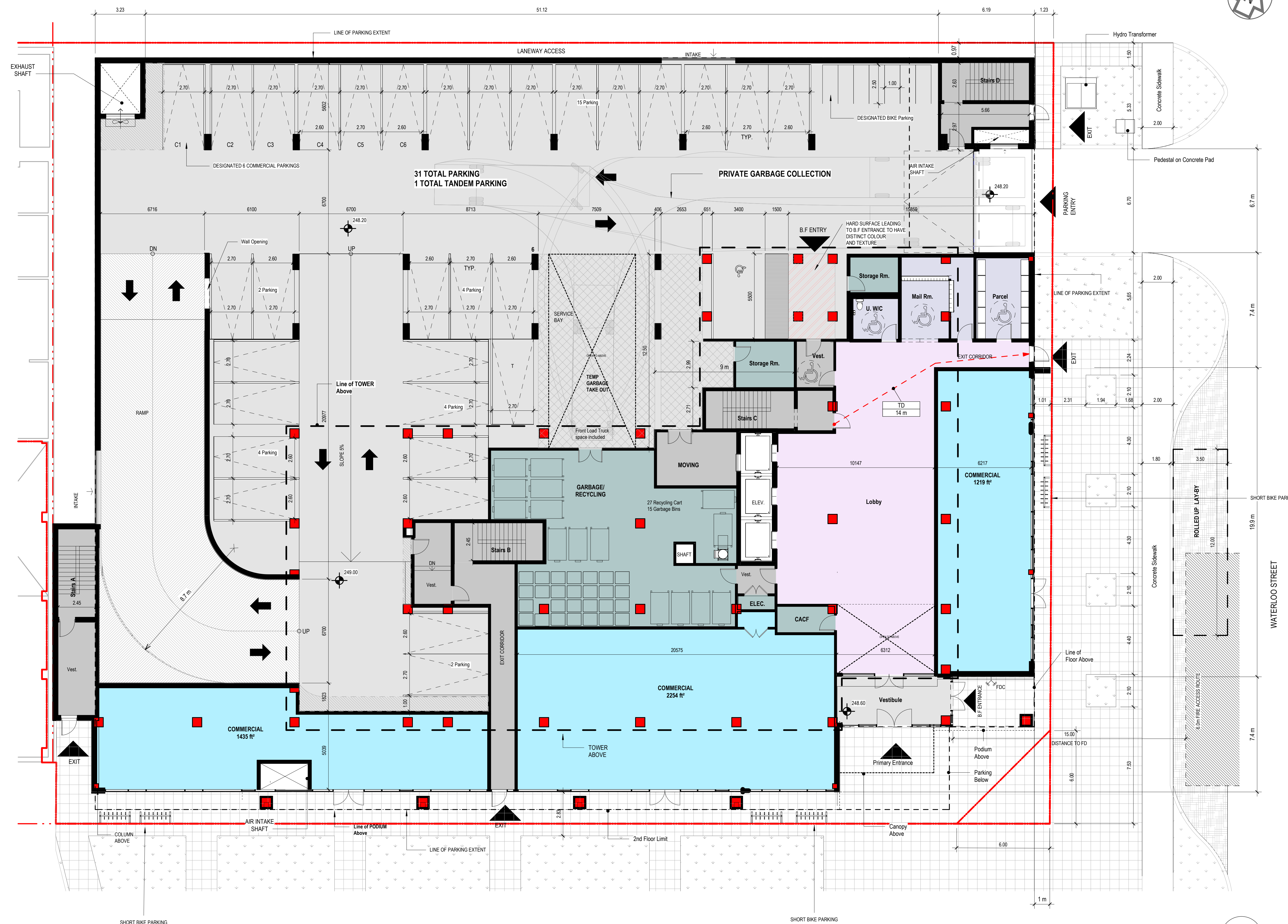
Ground Floor Plan

**DRAWING INFO.**

Project Number 20-058  
Date 13/04/23  
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Checked by MM, DY

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**A2.2**



Ground Floor Plan 1  
1:120

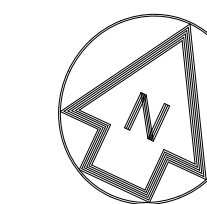












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**PROJECT NAME**

Holloway Lodging LP  
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Ontario

**DRAWING TITLE**

Level 5

**DRAWING INFO.**

Project Number 20-058  
Date 13/04/23  
Scale 1:120  
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**A2.5**

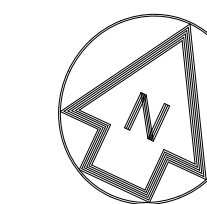


Floor Plan - Level 5  
1:120









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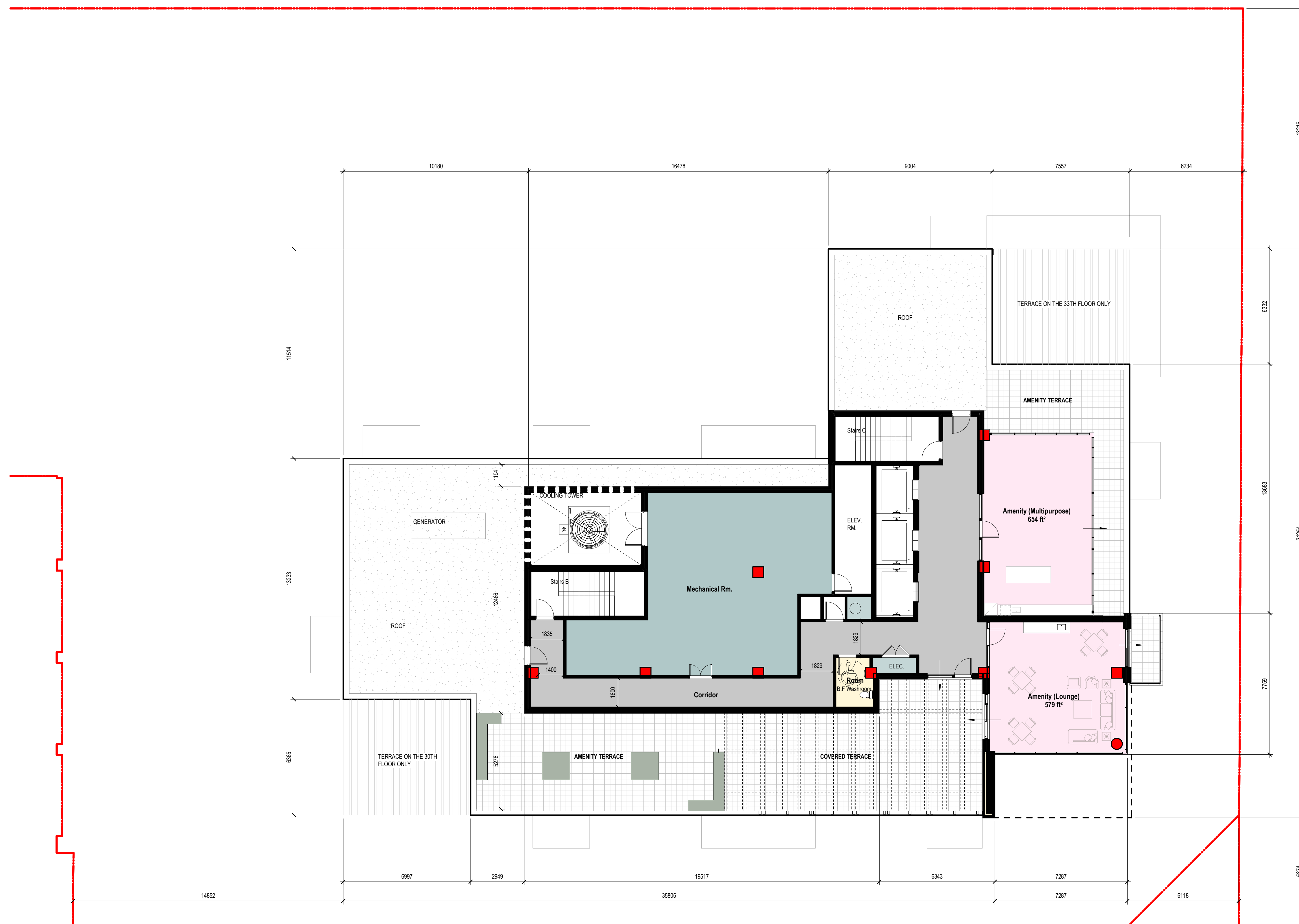
Level 35 - Penthouse

**DRAWING INFO.**

Project Number 20-058  
Date 10/01/23  
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**SHEET NO.**

**A2.7**



Penthouse - Level 35

1:120

1



















