

Cloudpermit application number  
CA-3539015-P-2025-17

**A8-2025**  
**Received: March 21, 2025.**  
**Completed:**

**Pre-consultation information**

By-law 199-2007 requires pre-submission consultation with a staff Planner to determine what supporting information is required, to verify payable fees, and to review the process. This application is incomplete unless you have a valid pre submission letter.

**Pre-consultation is not completed. Application number: CA-3539015-P-2025-17**

**Applicant**

Last name Rizzo	First name [REDACTED]	Corporation or partnership [REDACTED]
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Province [REDACTED]	Postal code [REDACTED]
Other phone [REDACTED]	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

**Property owner**

Last name BEZAIRE	First name DEREK	Corporation or partnership
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Province [REDACTED]	Postal code [REDACTED]
Other phone [REDACTED]	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

**Subject Land Information**

Address	Legal description	Roll number
24 FRONT ST E (Primary)	PLAN 93 PT LOT P S/SIDE OF STREET RP 34R 1535 PARTS 1 & 3	3916000100128000000

## Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, DEREK BEZAIRE, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)

*Derek Bezaire*

Signature of Commissioner for taking affidavits

*[Signature]*

Municipality

*Strathroy-Carleton Place*

Day, month, year

*21/03/2025*

Place an imprint of your stamp below

ANDREA C. BEZAIRE, NOTARY PUBLIC  
BEZAIRE & HEMERYCK  
PROFESSIONAL CORPORATION  
18 FRONT ST. EAST  
STRATHROY, ONTARIO  
N7G 1Y4

519-245-0342


**Applicant****Notice with respect to collection of personal information**

I/We also acknowledge that the information requested on this application is collected under the authority of The Planning Act, R.S.O. 1990, Chapter P13, as amended. The information is required in order to process the application to the Committee of Adjustment. The name and business address of the Applicant and/or authorized Agent is public information. The address of the property, which is the subject of the application, is also public information. Please be advised that any personal information i.e. name and address may become part of a public record in an electronic form, i.e. web site and/or paper format, i.e. agenda or minutes.

**Species at risk acknowledgement**

Ontario's Endangered Species Act protects endangered and threatened species — animals and plants in decline and at risk of disappearing from the province by restricting activities that may affect these plants, animals or their habitats.

I acknowledged that it is my sole responsibility as the Applicant to comply with the provisions of the Endangered Species Act, 2007, S. O. c.6. This could require me to register an activity, get a permit or other authorization from the Ministry of Natural Resources and Forestry (MNRF) prior to conducting an activity that could impact an endangered or threatened plant or animal or its habitat. I further acknowledge that any Planning Act, R.S.O. 1990, c.P.13 approval given by the City does not constitute an approval under the Endangered Species Act, nor does it absolve me from seeking the necessary authorization, approvals or permits from the MNRF prior to conducting any activity that may affect an endangered or threatened plant or animal or its habitat.

 Digitally signed on 2025-03-17, 4:43:48 p.m. EDT by Mike Rizzo.

**Property owner**

I, DEREK BEZAIRE, do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership. By signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

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**Permission to enter upon the subject land and premises**

I hereby authorize the members of the Committee of Adjustment and/or members of the staff of the City to enter upon the subject lands and premises for the purpose of evaluating the merits of this application. This is their authority for doing so.

**MUNICIPAL COSTS** - Please be advised that the Municipality may incur expenses associated with obtaining outside legal/engineering/ planning review/ assistance from its consultants, relating to your application. Any expenses that the Municipality incurs in this regard will be forwarded to you, the owner, for payment. I, Firstname Lastname, (the owner) acknowledge that I will pay all legal/ engineering/ planning expenses the Municipality incurs as outlined above.

Signature

Date

  
DEREK BEZAIRE

March 21, 2025




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 Digitally signed on 2025-03-17, 4:43:48 p.m. EDT by Mike Rizzo.

**Property owner**

I, Derek Bezaire, do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership. By signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.


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 Digitally signed on 2025-03-18, 11:52:36 a.m. EDT by Derek Bezaire.

Agent Authorization		
Is there an authorized agent(s) acting on behalf of the property owner(s)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Name of the agent(s) acting on behalf of the property owner(s) Michael Rizzo	What is the name(s) of the property owner(s)? Derek Bezaire
The property owner(s) identified above authorizes the agent(s) described above to act as the agent in matters related to this application  Signed by <b>Mike Rizzo</b> 2025-03-17, 3:38:41 p.m. EDT		

1. Applicant information														
<b>Registered owner(s) of the subject land</b>														
Name DEREK BEZAIRE	Address [REDACTED]	Town [REDACTED]												
Postal Code [REDACTED]	Phone [REDACTED]		Cell [REDACTED]											
Fax			Email [REDACTED]											
Is the applicant different from the property owner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No														
<b>Applicant (if other than the registered owner)</b>														
Name michael rizzo	Address [REDACTED]	Town [REDACTED]	Postal code [REDACTED]	Phone [REDACTED]	Cell	Fax	Email [REDACTED]							
<b>Authorized agent authorized by the owner to file the application, if applicable</b>														
Is there an Authorized Agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Name Michael Rizzo	Address [REDACTED]	Town [REDACTED]	Postal code [REDACTED]	Phone [REDACTED]	Cell								
Fax						Email [REDACTED]								

2. Current Official Plan land use designation
Current Official Plan land use designation: commercial group D

3. Current Zoning
Current Zoning: General Commercial c1

**4. Nature and extent of the relief from the Zoning By-law (what is being varied)**

Describe the nature and extent of the relief from the Zoning By-law (what is being varied):

creation of new main floor residential dwelling unit requiring the following (4) minor variances: 1.section 4.6(1)(b) to permit unit to be located on main floor. 2.section 4.6(3)(b)- to permit unit to be smaller than required size 3.section 10.4(3)(a)- to allow dwelling unit on main floor 4. section 10.4(3)(b) side access via a common area of group D commercial occupancy, rear direct exit to driveway

**5. Reasons why the proposed use cannot comply with the provisions of the Zoning By-law**

Provide reasons why the proposed use cannot comply with the provisions of the Zoning By law:

Owner is looking to legalize an additional dwelling unit but cannot as-is due to regulations mainly with respect to main floor residential units being prohibited.

**6. Description of subject land**

For fields that don't apply, input N/A

Geographic Township: strathroy-caradoc	Registered Plan: plan 93	Reference Plan: RP 34R 1535	Lots(s)/Concession: LOT P/S	Lot(s): LOT P	911 Address 24 FRONT ST. E
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**7. Dimensions of subject land (in metric units)**

Frontage: 7	Depth: 35.14	Area: 246
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**8. Access to subject land (only those that apply to this property)**

Please input the street name(s). For non applicable fields, please input N/A

Provincial Highway: NA	County Road: NA	Municipal Road FRONT ST	Other Public Road: N/A	Right of Way: DRIVEWAY OFF COLBOURNE ST.	Water: N/A
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**9. Existing Uses on the Subject**

Describe all existing uses of the subject land

COMMERCIAL GROUP D WITH RESIDENTIAL SUITE ON 2ND FLOOR

**10. are any existing buildings or structures on the subject lands?**

Are any existing buildings or structures on the subject lands?

☒ Yes ☐ No

**\*If yes, please complete the following table indicating the types of buildings and structures, including date of construction, that currently exist on the lot and the specified measurements (in metric units):**

	Structure 1	Structure 2	Structure 3	Structure 4
Type of Building/Structure	2 STOREY COMMERCIAL			
Year of Construction	1880			
Distance from front lot line (m)	0			
Distance from rear lot line (m)	2			
Distance from West lot line (m)	-1			
Distance from the East lot line (m)	0			
Height (m)	8			
Floor Area	164.9 m <sup>2</sup>			

**11. Describe all proposed uses of the subject land**

Describe all proposed uses of the subject land

EXISTING MAIN FLOOR COMMERCIAL (GROUP D) OCCUPANCY(BARBERSHOP) WITH NEW RESIDENTIAL DWELLING UNIT.  
EXISTING 2ND FLOOR RESIDENTIAL APPARTMENT

**12. Buildings or structures proposed to be built on the subject land**

Please indicate whether any buildings or structures are proposed to be built on the subject land?

☐ Yes ☒ No

**\*If yes, please indicate the type of buildings or structures proposed on the subject land and the specified measurements (in metric units):**

	Proposed Structure 1	Proposed Structure 2	Proposed Structure 3	Proposed Structure 4
Type of Building Structure				
Proposed Year of Construction				
Distance from the front lot line (m)				
Distance from the rear lot line (m)				
Distance from West lot line (m)				
Distance from East lot line (m)				
Height (m)				
Floor Area				

**13. Date when the subject land was acquired by the current owner**

Please indicate the date when the subject land was acquired by the current owner?

**14. Length of time that the existing uses of the subject land have continued?**

Please indicate the length of time that the existing uses of the subject land have continued?

**15. Water Supply**

Water supply is provided to the subject land via?

☒ publicly owned and operated piped water system ☐ lake or other water body ☐ privately owned well or communal well

other (please specify)

**16. Sewage**

Sewage disposal is provided to the subject land via?

☒ publicly owned and operated sanitary sewage system ☐ privately owned individual or communal septic system ☐ privy

Other (please specify)



**17. Storm Drainage**

Storm drainage is provided to the subject land via?

☒ storm sewers    ☐ swales    ☐ municipal  
drainage  
ditches

other (please specify)

**18. Is the subject land the subject of**

An application for approval of a Plan of Subdivision under the Planning Act?

☐ Yes    ☒ No

**If yes, provide the following**

File No.

Status

An application for an application for Consent under the Planning Act?

☐ Yes    ☒ No

**If yes, provide the following**

File No.

Status

**19. Previous subject of an application for Minor Variance**

Please indicate whether the subject land has previously been the subject of an application for Minor Variance?

☐ Yes    ☒ No

## 20. Accompanying documentation

Please confirm that the attached concept plan includes the following:

1) The boundaries and dimensions of the subject land

☒ Yes ☐ N/A

2) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings and structures from the front yard lot line, rear yard lot line and the side yard lot lines

☒ Yes ☐ N/A

3) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application (for example buildings, railways, roads, watercourses, drainage ditches, rivers or stream banks, wetlands, wooded areas, wells and septic tanks)

☒ Yes ☐ N/A

4) The current uses on land that is adjacent to the subject land

☒ Yes ☐ N/A

5) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way

☒ Yes ☐ No

6) If access to the subject land will be by water only, the location of the parking and docking facilities to be used

☒ Yes ☐ No

7) The location and nature of any easements affecting the subject land

☒ Yes ☐ N/A

## DISCALIMER

ONCE YOU'VE COMPLETED THIS FORM, YOU CAN RETURN TO THE WORKSPACE BY CLICKING THE BUTTON AT THE TOP OF THIS PAGE OR YOUR BROWSER'S BACK BUTTON. YOUR CHANGES HAVE BEEN SAVED AUTOMATICALLY.



GENERAL NOTES

SITE LOCATION

24 FRONT ST. E

PART OF: LOT "F"

SOUTH OF FRONT STREET

REG'D PLAN NO. 93

TOWN OF STRATHROY

COUNTY OF MIDDLESEX

EXISTING FLOOR LAYOUT (MAIN FLOOR ONLY)

PROPOSED NEW LAYOUT (MAIN FLOOR ONLY)

FRONT STREET E.

18

Required Fire Resistance Rating (FRR)	Horizontal Assemblies	Listed Design No. or Description (SG-2)	3.2.2.20-.83 & 3.2.1.4.	9.10.8. 9.10.9.
	Floors .75 Hours	F4f		
	Roof Hours			
	Mezzanine Hours			
FRR of Supporting Members		Listed Design No. Or Description (SG-2)		
Floors .75 Hours	F4f (walls w/le)			
Roof Hours				
Mezzanine Hours				

19 Spatial Separation – Construction of Exterior Walls										3.2.3.	9.10.14.
Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const	Comb. Constr. Cladding	Non-comb. Constr.	
North											
South											
East											
West											

20 Plumbing Fixture Requirements					Building Code Reference					
Male/Female Count @ 50 % / 50 %, except as noted otherwise					Occupant Load	BC Table Number	Fixtures Required	Fixtures Provided		
Basement: Occupancy D										
Occupancy										
1st Floor: Occupancy D										
Occupancy C					4.6	9.31	SEE A2	SEE A2		9.31
2nd Floor: Occupancy C										
Occupancy										
3rd Floor: Occupancy										
Occupancy										

Ontario Building Code Data Matrix Parts 3 or 9

Item	Ontario Building Code Data Matrix Parts 3 or 9			Building Code Reference											
	References are to Division B unless noted [A] for Division A or [C] for Division C.														
1	Project Description:	<input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Alteration	<input type="checkbox"/> Part 11 11.1 to 11.4	<input type="checkbox"/> Part 3 1.1.2. [A]	<input type="checkbox"/> Part 9 1.1.2. [A] & 9.10.1.3.										
2	Major Occupancy(s)	GROUP D- BUSINESS/SERVICE GROUP C- RESIDENTIAL	3.1.2.1.(1)	9.10.2.											
3	Building Area (m²)	Existing New Total	1.4.1.2. [A]	1.4.1.2. [A]											
4	Gross Area	Existing New Total	1.4.1.2. [A]	1.4.1.2. [A]											
5	Number of Storeys	Above grade 2 Below grade CRAWLSPACE	1.4.1.2. [A]&3.2.1.1.	1.4.1.2[A] & 9.10.4											
6	Number of Streets/Fire Fighter Access	1 (DRIVEWAY AT REAR)	3.2.2.10. & 3.2.5.	9.10.20.											
7	Building Classification	COMMERCIAL (GROUP D AND C)	3.2.2.20-.83	9.10.2.											
8	Sprinkler System Proposed	<input 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 checked="" type="checkbox"/> not required	3.2.2.20-.83 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2.  INDEX INDEX											
9	Standpipe required	<input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6.	N/A											
13	Construction Restrictions	<input type="checkbox"/> Combustible permitted <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible required <input type="checkbox"/> Non-combustible	<input checked="" type="checkbox"/> Both <input checked="" type="checkbox"/> Both	3.2.2.20-.83 9.10.6.											
14	Mezzanine(s) Area m²		3.2.1.1.(3)-(8)	9.10.4.1.											
15	Occupant load based on	<input checked="" type="checkbox"/> m²/person <input type="checkbox"/> design of building	3.1.17.	9.9.1.3.											
Basement: Occupancy Load persons															
1st Floor: Occupancy D/C Load 4.6 persons															
2nd Floor: Occupancy C Load 4.6 persons															
3rd Floor: Occupancy Load persons															
( Additional floor areas continued on last page)															
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 (SG-2)	3.2.2.20-.83 & 3.2.1.4.	9.10.8. 9.10.9.										
Floors .75 Hours		F4f													
Roof Hours															
Mezzanine Hours															
FRR of Supporting Members		Listed Design No. Or Description (SG-2)													
Floors .75 Hours	F4f (walls w/le)														
Roof Hours															
Mezzanine Hours															
19	Spatial Separation – Construction of Exterior Walls					3.2.3.	9.10.14.								
	Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const	Comb. Constr. Cladding	Non-comb. Constr.				
	North														
	South														
	East														
	West														
20	Plumbing Fixture Requirements										Building Code Reference				
Male/Female Count @ 50 % / 50 %, except as noted otherwise										Occupant Load	BC Table Number	Fixtures Required	Fixtures Provided		
Basement: Occupancy D															
Occupancy															
1st Floor: Occupancy D															
Occupancy C										4.6	9.31	SEE A2	SEE A2		9.31
2nd Floor: Occupancy C															
Occupancy															
3rd Floor: Occupancy															
Occupancy															

Ontario Building Code Data Matrix, Part 11 – Renovation of Existing Building

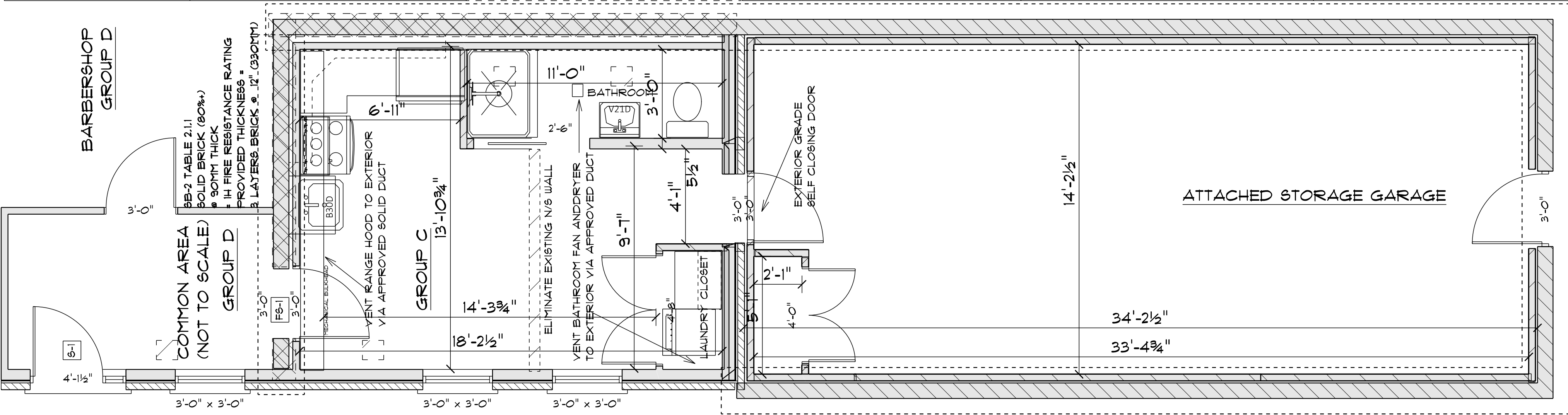
11.1	Existing Building classification:	Describe Existing Use: GROUP D- BARBERSHOP		Building Code Reference
		Construction Index: 4	T 11.2.1.1A	
		Hazard Index: 3	T 11.2.1.1B to N	
		<input type="checkbox"/> Not Applicable (no change of major occupancy)		
11.2	Alteration to Existing Building is:	Basic Renovation <input checked="" type="checkbox"/> Extensive Renovation <input type="checkbox"/>	11.3.3.1 11.3.3.2	
11.3	Reduction in Performance Level:	Structural: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes By increase in occupant load: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes By change of major occupancy: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Plumbing: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Sewage-system: <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: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (explain) Increase in occupant load: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (explain) Change of major occupancy: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (explain) Plumbing: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (explain) Sewage system: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (explain)	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 type="checkbox"/> No <input type="checkbox"/> Yes (give number[s])	11.5.1	

A1





<p><b>STRUCTURAL</b></p> <p>S-1: WIDEN OPENING TO ACCOMODATE 41 1/2" ENTRY DOOR</p> <p>INSTALL NEW (2)2X10 SPF#2 HEADER</p> <p>INSTALL NEW BRICK LINTEL</p> <p>*SIZE TBD</p>	<p><b>NEW KITCHEN/DINING AREA</b></p> <p>COMPLETE WITH NEW CABINETS</p> <p>NEW GAS RANGE</p> <p>NEW OVER RANGE VENT/MICROWAVE</p> <p>NEW FRIDGE</p> <p>NEW SINK</p> <p>*PLUMBING IN PLACE FOR EXISTING SINK</p>	<p><b>RENOVATE BATHROOM</b></p> <p>COMPLETE WITH NEW TOILET</p> <p>NEW 21" VANITY</p> <p>NEW SHOWER</p> <p>NEW EXHAUST FAN</p> <p>*EXISTING PLUMBING TO TOILET AND VANITY</p> <p>**NEW PLUMBING REQUIRED TO SHOWER ONLY</p>	<p><b>NEW LAUNDRY CLOSET</b></p> <p>COMPLETE WITH NEW CABINETS</p> <p>NEW STACKABLE WASHER/DRYER COMBO UNIT WITH INTEGRATED LINT TRAP AND APPROVED VENT</p>	<p><b>ATTACHED STORAGE GARAGE</b></p> <p>SISTER COMPROMISED ROOF RAFTERS WITH NEW #2 SPF 2X8 LUMBER</p> <p>FRAME NEW PERIMETER WALLS</p> <p>INSULATE EXTERIOR FACING WALLS WITH R-22 SPRAY FOAM INSULATION</p> <p>INSULATE CEILING WITH R-31 SPRAY FOAM INSULATION</p> <p>ALL FOAM INSULATION TO BE PROTECTED BY MIN 1/2 DRYWALL</p> <p>RE-LEVEL FLOORS WITH SELF-LEVELING COMPOUND</p> <p>FRAME NEW CLOSET C/W DOORS</p>	<p><b>NON-STRUCTURAL FRAMING</b></p> <p>ELIMINATE NON-LOAD BEARING WALL NOTED BY <del>CONNECTION</del></p> <p>EXTEND EXISTING BATHROOM TO ACCOMODATE NEW SHOWER</p> <p>FRAME LAUNDRY CLOSET</p>
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<p><b>APPLICABLE CODE REFERENCES:</b></p> <p>9.5.3E.1 Combined Living, Dining, Bedroom and Kitchen Spaces</p> <p>Minimum Required Space: 13.5m<sup>2</sup> (145 ft<sup>2</sup>)</p> <p>Total provided area: 15.8m<sup>2</sup> (171 ft<sup>2</sup>)</p> <p>*total area does not include bathroom or laundry closet</p> <p>9.31.4.1 REQUIRED FIXTURES</p> <p>KITCHEN SINK, LAVATORY, SHOWER STALL, WATERCLOSET</p> <p>9.31.4.1A, LAUNDRY FIXTURES</p> <p>LAUNDRY CLOSET CONVENIENTLY ACCESSABLE</p>	<p><b>APPLICABLE CODE REFERENCES: FIRE RESISTANCE RATINGS AND FIRE SEPERATIONS</b></p> <p>9.10.9.1 FIRE SEPERATIONS BETWEEN ROOMS/SPACES</p> <p>-MIN FIRE RESISTANCE RATING (FLOORS): 45M</p> <p>*CONSIDERING BUILDING OF 2 STOREY IN HEIGHT</p> <p>3.1.3.1 MAJOR OCCUPANCY FIRE SEPERATIONS</p> <p>-FIRE RESISTANCE RATING OF FIRE SEPERATIONS BETWEEN GROUP D AND GROUP C OCCUPANCY: 1H</p> <p>9.10.8.3 FIRE RESISTANCE RATING LOADBEARING WALLS/COLUMNS</p> <p>-MIN FIRE RESISTANCE RATING: 45M</p> <p>3.1.8.4 FIRE PROTECTION RATING OF CLOSURES</p> <p>-REQUIRED CLOSURE RATING AT OPENING FS-1=45M</p>
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**MAIN FLOOR**

SCALE: 0.3125" = 1'-0"