

600 Ouellette Ave, Windsor, ON N9A 6Z3
- BUILDING STRUCTURAL ASSESSMENT REPORT –
(CONVERSION TO COMMERCIAL CONDO)

REPORT BY:

PROFESSIONAL FLOOR PLANS INC.

4183 LOYALIST DR., MISSISSAUGA, ON, L5L 3W3

REV. 01-JAN. 2022

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1. INTRODUCTION

2504877 Ontario Inc., owner of the property located at 600 Ouellette Ave., Windsor, ON, retained the services of Professional Floor Plans Inc. (PFP) to inspect the existing building conditions from structural point of view and provide observations for the status of the building and its safety for the proposed interior alterations and conversion to a commercial condo.

Scope of work includes the following:

- Review the architectural/structural design drawings of the existing building and proposed modifications and identify points of concern, if any.
- Perform a site visit to inspect the existing building structural conditions and compare against design drawings.
- Prepare a technical report confirming that the building structure can adapt the interior alterations and conversion to commercial condo or highlighting any points of concern and indicate precautions and/or modifications to be considered and applied to the existing building structure.

PFP team visited the site on December 21st, 2022 and inspected the site and existing building and prepared the report accordingly.

2. AVAILABLE INFORMATION

- City record drawings (permit drawings) including Architectural, structural, mechanical and electrical drawings (Stamped OCT. 1980 and DEC. 1980).
- Proposed building interior alterations, MATAJ ARCHITECTS INC., AUG. 2021

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3. BUILDING DESCRIPTION

3.1 EXISTING

600 Ouellette Ave. is located at the south-east corner of the major intersection of Wyandotte ST. E and Ouellette Ave.

Approximate lot area is 22,588 sq.ft

Existing building footprint =10,810 sq.ft

The existing building consists of a basement (storage and services), ground floor (retail) and second floor (office space). The Basement structural framing consists of reinforced concrete flat/dropped slabs supported on reinforced concrete columns. The exterior walls are made of reinforced concrete walls. The upper floors consist of OWSJ's and steel beams supported on steel columns.

Approximate existing on grade paved parking area located on the east of the building = 11,300 sq.ft

3.2 PROPOSED

Existing building shall be subject to interior alterations/modifications to convert it to a commercial condo. Basement shall be transferred to 19 condo units with service rooms, ground floor shall be transferred to 3 condo units and second floor shall be transferred to 8 condo units.

4. STRUCTURAL ASSESSMENT, CONCLUSIONS AND RECOMMENDATIONS

The building structure was inspected on December 21st, 2022, and the following was observed:

- The building basement is intact and there are no visible signs of any water leakage, settlement, cracks or any other points of concerns. Exterior walls, columns and slabs are in good conditions.
- First and second floors are in good conditions and there were no noticeable signs of structural damages/defects of any nature.

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- Exterior of the building is in good conditions and no signs of any defects were noticed.

According to Structural design drawings, the following live loads were considered:

Roof = 20 psf (1.00 kPa) + Mechanical equipment + Snow built up loads

First & Second Floors = 100 psf (4.80 kPa)

The above loads are well in compliance with OBC, Table (4.1.5.3), design live load values for commercial buildings.

Based on the inspection and review of design drawings, the building conditions are good and suitable for the interior alterations and conversion to a commercial condo.

5. LIMITATIONS OF THE REPORT

This report is limited to the visual inspection at the time of the site visit. The consulting team professionally inspected and provided the structural recommendations. Client/contractor shall report to the structural consultant any additional points of concerns that may be observed in the building after the date of site visit.

Point of Contact:

Point of contact from PFP shall be Raed Al-Rawi – General Manager (289-937-6442)

Sincerely yours



Raed Al-Rawi, P Eng.
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General Manager - PFP



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