

GENERAL NOTES

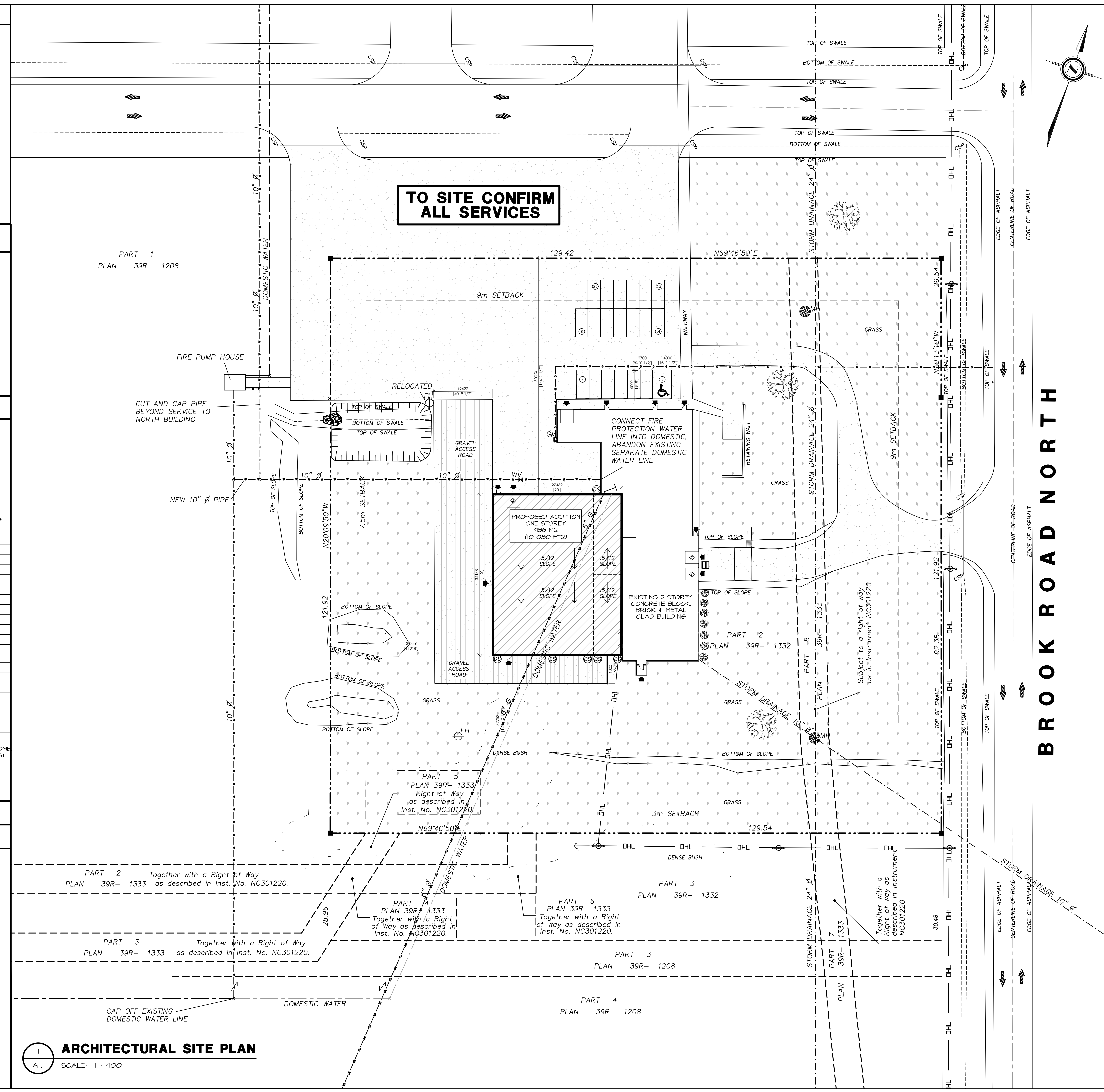
1. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE STATED, ALL ELEVATIONS ARE IN METRES.
2. ALL SERVICES ARE EXISTING AND ADEQUATE.
3. THE EXACT LOCATION OF ALL EXISTING STORM, SANITARY SERVICES, WATER, GAS, TELEPHONE, ETC., TO BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK.
4. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
5. CLEANOUT REQUIRED EVERY 15M. FIRST CLEANOUT LOCATED INSIDE EXISTING BUILDING AT BEGINNING OF SANITARY LINE.

ONTARIO BUILDING CODE DATA MATRIX

1	PROJECT DESCRIPTION	ALTERATION	NEW	PART II																																								
2	MAJOR OCCUPANCY(S)	F2																																										
3	BUILDING AREA (sq.m)	EXISTING - 403	NEW - 436	TOTAL - 1414																																								
4	GROSS AREA (sq.m)	EXISTING - 1130	NEW - 436	TOTAL - 2074																																								
5	NUMBER OF STOREYS ABOVE GRADE	2																																										
6	HEIGHT OF BUILDING (m)	10.6																																										
7	NUMBER OF STREETS / ACCESS ROUTES	2																																										
8	BUILDING CLASSIFICATION	3.2.2.10 GROUP F, DIVISION 2, UP TO 4 STOREYS																																										
9	SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING																																										
10	STANDPIPE REQUIRED	YES																																										
11	FIRE ALARM REQUIRED	NO																																										
12	WATER SERVICE / SUPPLY IS ADEQUATE	YES																																										
13	HIGH BUILDING	NO																																										
14	PERMITTED CONSTRUCTION ACTUAL CONSTRUCTION	BOTH COMBUSTIBLE																																										
15	MEZZANINE(S) AREA (sq.m)	-																																										
16	OCCUPANT LOAD BASED ON	DESIGN OF BUILDING																																										
17	BARRIER FREE DESIGN	YES																																										
18	HAZARDOUS SUBSTANCES	NO																																										
19	REQUIRED FIRE RESISTANCE RATINGS	<table border="1"> <tr> <th></th> <th>FRR (HOURS)</th> <th>LISTED DESIGN NO. OR DESCRIPTION(SB-2)</th> </tr> <tr> <td>FLOORS</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>ROOF</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>MEZZ.</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>FRR OF SUPPORTING MEMBERS</td> <td></td> <td></td> </tr> <tr> <td>FLOORS</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>ROOF</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>MEZZ.</td> <td>N/A</td> <td>N/A</td> </tr> </table>				FRR (HOURS)	LISTED DESIGN NO. OR DESCRIPTION(SB-2)	FLOORS	N/A	N/A	ROOF	N/A	N/A	MEZZ.	N/A	N/A	FRR OF SUPPORTING MEMBERS			FLOORS	N/A	N/A	ROOF	N/A	N/A	MEZZ.	N/A	N/A																
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20	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	<table border="1"> <thead> <tr> <th>WALL AREA (sq.m) EBF</th> <th>LD (m)</th> <th>L/H</th> <th>% OPENINGS ALLOWED</th> <th>PROPOSED % OPENINGS</th> <th>FRR (HOURS)</th> <th>LISTED DESIGN NO.</th> <th>NON COME CONST.</th> </tr> </thead> <tbody> <tr> <td>NORTH 267 sqm</td> <td>0.24m</td> <td>2.5</td> <td>100%</td> <td>-%</td> <td>0</td> <td>N/A</td> <td>■</td> </tr> <tr> <td>SOUTH 236 sqm</td> <td>0.17m</td> <td>2.1</td> <td>100%</td> <td>-%</td> <td>0</td> <td>N/A</td> <td>■</td> </tr> <tr> <td>WEST 340 sqm</td> <td>0.34m</td> <td>3.2</td> <td>100%</td> <td>-%</td> <td>0</td> <td>N/A</td> <td>■</td> </tr> <tr> <td>EAST - sqm</td> <td>-m</td> <td>-</td> <td>-%</td> <td>-%</td> <td>0</td> <td>N/A</td> <td>■</td> </tr> </tbody> </table>			WALL AREA (sq.m) EBF	LD (m)	L/H	% OPENINGS ALLOWED	PROPOSED % OPENINGS	FRR (HOURS)	LISTED DESIGN NO.	NON COME CONST.	NORTH 267 sqm	0.24m	2.5	100%	-%	0	N/A	■	SOUTH 236 sqm	0.17m	2.1	100%	-%	0	N/A	■	WEST 340 sqm	0.34m	3.2	100%	-%	0	N/A	■	EAST - sqm	-m	-	-%	-%	0	N/A	■
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LOT DESCRIPTION

ZONING (LM) LIGHT INDUSTRIAL
CITY OF COBOURG



ARCHITECTURAL SITE PLAN

SCALE: 1 : 400

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SITE STATISTICS

DESCRIPTION	PROVIDED	PERCENT %
TOTAL LOT AREA	15100 sq.m	100.0 %
EXISTING FLOOR AREA	1452 sq.m	9.6 %
1ST FLOOR	1247 sq.m	-
2ND FLOOR	195 sq.m	-
PROPOSED ADDITION AREA	436 sq.m	2.9 %
EXISTING BUILDING AREA TO BE REMOVED	314 sq.m	2.1 %
NEW TOTAL FLOOR AREA	2074 sq.m	13.7 %
LANDSCAPED AREA	10391 sq.m	68.2 %
ASPHALT AREA	3367 sq.m	22.3 %

	PROVIDED	REQUIRED
# OF EXISTING PARKING SPACES	20	10
# OF NEW PARKING SPACES	0	10
# OF NEW B.F. SPACES	1	1
# OF COMPANY VEHICLE SPACES	0	0

TOTAL # OF PARKING SPACES: 20 / 20
LOADING SPACES: 3 / 2

ZONE: LM	PROVIDED	REQUIRED
FRONT YARD DEPTH	51.4M	9M
REAR YARD DEPTH	34.5M	7.5M
INTERIOR SIDE YARD WIDTH (NORTH)	29.9M	9M
INTERIOR SIDE YARD WIDTH (SOUTH)	36.6	9M
LOT COVERAGE	12%	40% MAX
BUILDING HEIGHT	10.7	13M MAX

LEGEND

	PARKING SPACE NUMBER
	BARRIER FREE PARKING
	POINTS OF EGRESS
---	LOT LINE / PROPERTY LINE
---	REQUIRED SETBACK LINE
SS - SS	SANITARY DRAIN
DHL	OVERHEAD LINE
W - W	FIRE PROTECTION WATER
---	DOMESTIC WATER
G - G	NATURAL GAS
---	STORM DRAINAGE
	TRAFFIC DIRECTION
WV	WATER VALVE / KEY
FH	EXISTING FIRE HYDRANT
GM	GAS METER
	EXISTING TREE
	EXISTING CATCH BASIN
MH	EXISTING MAINTENANCE HOLE
	HYDRO POLE
CSP	EXISTING CULVERT
DS	DOWNSPOUT
---	CLEANOUT

01	05/14/21	ISSUED FOR REVIEW	BDN
		REVISION	

TELEPHONE: (613) 968-6707 1-335 UNIVERSITY AVE
FACSIMILE: (613) 968-6700 BELLEVILLE, ONTARIO

NEW ADDITION FOR:
CANADIAN WEAR TECHNOLOGIES
675 BROOK ROAD
COBOURG, ONTARIO

ARCHITECTURAL SITE PLAN

DATE: 05/14/2021	CONTRACT NO.: 2123
CHECKED BY: BDN	ENG. NO.:
DESIGNED BY: BDN	
DRAWN BY: BDN	
SCALE: AS SHOWN	