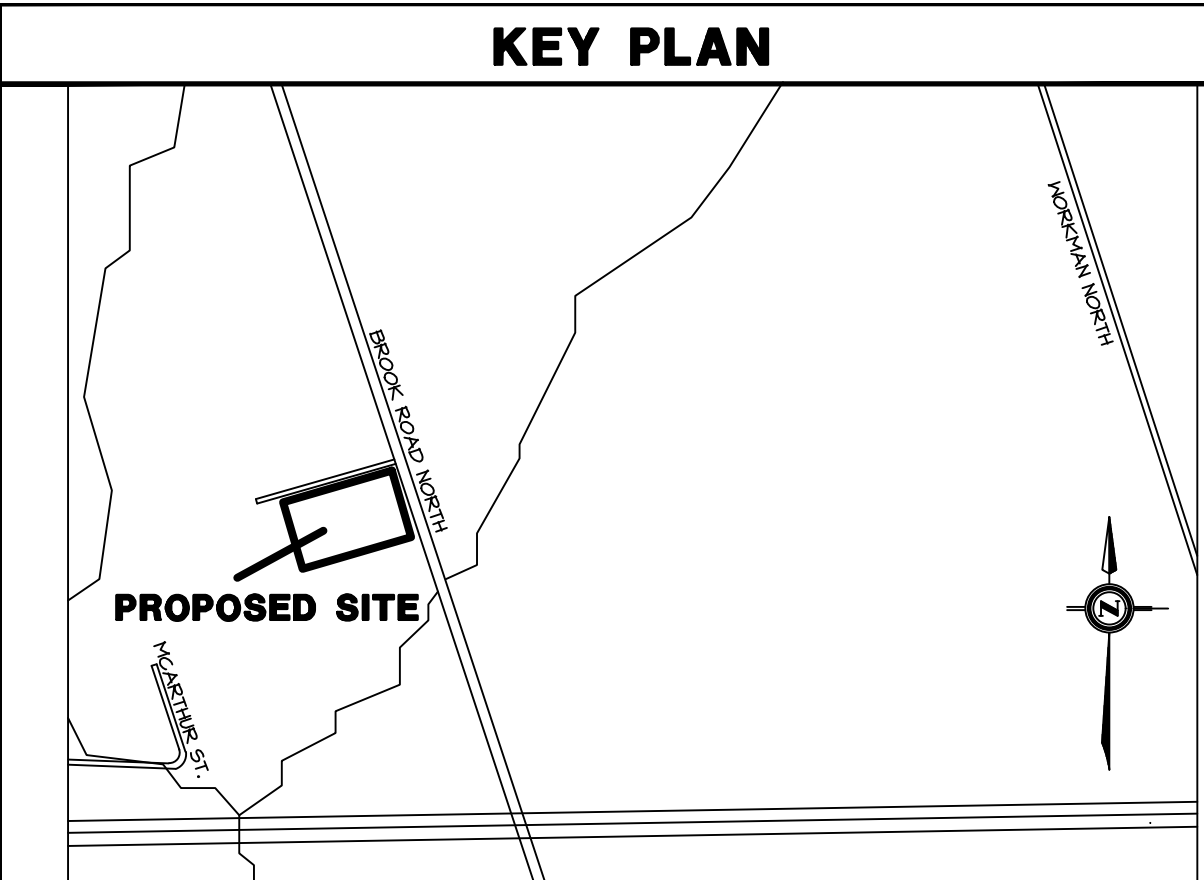


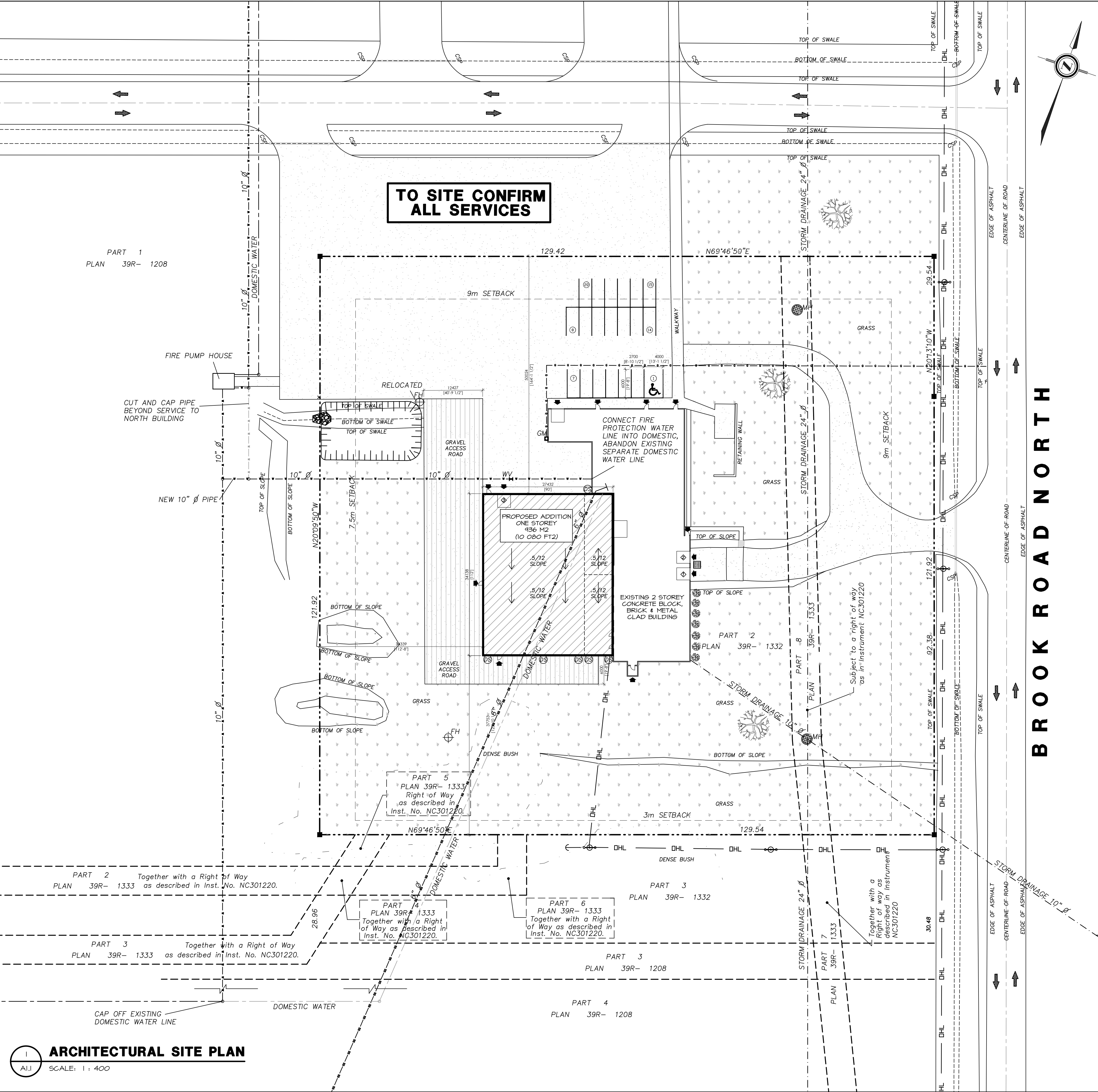


- GENERAL NOTES**
- ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE STATED, ALL ELEVATIONS ARE IN METRES.
 - ALL SERVICES ARE EXISTING AND ADEQUATE.
 - THE EXACT LOCATION OF ALL EXISTING STORM, SANITARY SERVICES, WATER, GAS, TELEPHONE, ETC., TO BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF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

ONTARIO BUILDING CODE DATA MATRIX									
1	PROJECT DESCRIPTION -			☐ ALTERATION ☐ CHANGE OF USE	☐ NEW ☒ ADDITION	☐ 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		BELOW GRADE - 0			
6	HEIGHT OF BUILDING (m) - 10.6 m								
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 ☐ NOT REQUIRED		☐ IN LIEU OF RATING			
10	STANDPIPE REQUIRED			☒ YES ☐ NO					
11	FIRE ALARM REQUIRED			☐ YES ☒ NO					
12	WATER SERVICE / SUPPLY IS ADEQUATE			☒ YES ☐ NO					
13	HIGH BUILDING			☐ YES ☒ NO					
14	PERMITTED CONSTRUCTION			☒ BOTH		☐ COMBUSTIBLE	☐ NON-COMBUSTIBLE		
15	ACTUAL CONSTRUCTION			☐ BOTH		☐ COMBUSTIBLE	☒ NON-COMBUSTIBLE		
16	MEZZANINE(S) AREA (sq.m.) -								
17	OCCUPANT LOAD BASED ON			☐ sq.m./PERSON		☒ DESIGN OF BUILDING			
ENTIRE BUILDING OCCUPANT LOAD - 70									
18	BARRIER FREE DESIGN			☒ YES ☐ NO					
19	HAZARDOUS SUBSTANCES			☐ YES ☒ NO					
19	REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLIES				LISTED DESIGN NO. OR DESCRIPTION(SB-2)			
		FRR (HOURS)							
		FLOORS -		N/A	HOURS(S)	U.L.C.		N/A	
		ROOF -		N/A	HOURS(S)	U.L.C.		N/A	
		MEZZ. -		N/A	HOURS(S)	U.L.C.		N/A	
		FRR OF SUPPORTING MEMBERS				LISTED DESIGN NO.			
		FLOORS -		N/A	HOURS(S)	U.L.C.		N/A	
		ROOF -		N/A	HOURS(S)	U.L.C.		N/A	
		MEZZ. -		N/A	HOURS(S)	U.L.C.		N/A	
		20	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS						
	WALL	AREA (sq.m.) EBF	LD (m)	L/H	% OPENINGS ALLOWED	PROPOSED % OPENINGS	FRR (HOURS)	LISTED DESIGN NO.	NON-COMBUSTIBLE
	NORTH	267 sqm	02.4m	2.5	100%	-%	0	N/A	☒
	SOUTH	236 sqm	03.4m	2.4	100%	-%	0	N/A	☒
	WEST	340 sqm	04.3m	3.2	100%	-%	0	N/A	☒
	EAST	- sqm	-m	-	-%	-%	0	N/A	☒

LOT DESCRIPTION

ZONING (LM) LIGHT INDUSTRIAL
CITY OF COBOURG



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SITE STATISTICS

DESCRIPTION	PROVIDED	PERCENT %
TOTAL LOT AREA	15700 sq.m.	100.0 %
EXISTING FLOOR AREA	1452 sq.m.	9 %
1ST FLOOR	1247 sq.m.	-
2ND FLOOR	155 sq.m.	-
PROPOSED ADDITION AREA	436 sq.m.	6 %
EXISTING BUILDING AREA TO BE REMOVED	314 sq.m.	2 %
NEW TOTAL FLOOR AREA	2074 sq.m.	13 %
LANDSCAPED AREA	10341 sq.m.	66 %
ASPHALT AREA	3361 sq.m.	21 %
# 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	4M
REAR YARD DEPTH	34.5M	7.5M
INTERIOR SIDE YARD WIDTH (NORTH)	29.4M	4M
INTERIOR SIDE YARD WIDTH (SOUTH)	36.6	3M
LOT COVERAGE	12%	40% MAX
BUILDING HEIGHT	10.7	15M MAX

LEGEND

④	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
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

BEL-CON DESIGN-BUILDERS LTD

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FACSIMILE: (613) 968-6700 BELLEVILLE, ONTARIO

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

ARCHITECTURAL SITE PLAN

DATE: 05/19/2021	CONTRACT NO.: 2123
CHECKED BY:	ENG. NO.:
DESIGNED BY: BDN	
DRAWN BY: BDN	
SCALE: AS SHOWN	

A1.1