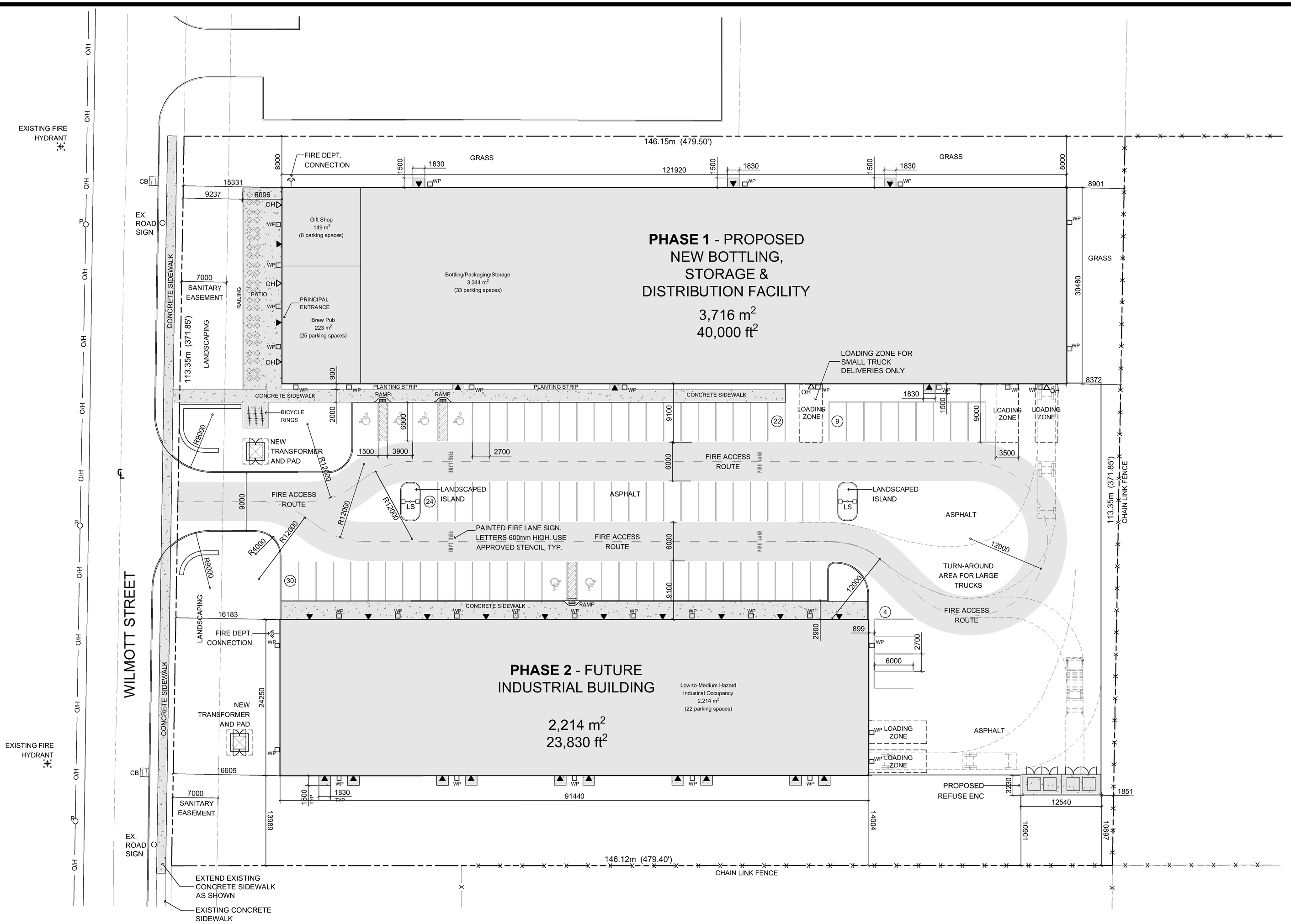

ZONING & SITE DATA

	REQUIRED	PROPOSED	COMPLIES
CURRENT ZONING DESIGNATION:	LM-1	LM-1	YES
SITE AREA:	1,400m2 min.	16,562m2	YES
FOOTPRINT OF BUILDING:			
BUILDING ONE:	–	3,716m2	
BUILDING TWO:	–	2,214m2	
REFUSE ENCLOSURE:	–	43m2	
TOTAL:	–	5,973m2	
% OF SITE COVERED:	40% max.	36.07%	YES
TOTAL PAVED AREA (INCLUDES SIDEWALKS, DRIVING AISLES AND PARKING AREAS)	–	5,777m2	
% OF LOT AREA:	–	34.88%	
TOTAL LANDSCAPED AREA:	–	4,812m2	
% OF LOT AREA:	20%	29.05%	YES
LOT FRONTAGE:	30m	113.35m	YES
SETBACK REQUIREMENTS:			
WEST FRONT YARD	15m	15.331m	YES
NORTH SIDE YARD	3m	8.000m	YES
SOUTH SIDE YARD	3m	74.851m	YES
EAST REAR YARD	7.5m	8.372m	YES
HEIGHT OF BUILDING: 12m MAXIMUM	13.000m	6.200m	YES
PARKING SPACES PROVIDED:	82	83	YES
BARRIER-FREE PARKING SPACES:	6	6	YES
TOTAL NO. OF PARKING SPACES:	88	89	YES

SITE PLAN LEGEND

- PROPERTY LINE
- LINE OF SETBACK
- 385.00 EXISTING SPOT ELEVATION
- 385.00 NEW SPOT ELEVATION
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- POLE C=CABLE H=HYDRO T=TELEPHONE
- OVERHEAD SERVICE
- LS LIGHT STANDARD
- WP WALL-MOUNTED LIGHT PACK

ONTARIO BUILDING CODE DATA MATRIX - PART 3 OR 9

PARTS 3 & 9

	ITEM		OBC REFERENCE	
			■ PART 3	□ PART 9
1	PROJECT DESCRIPTION: NEW BOTTLING/DISTRIBUTION FACILITY	■ NEW □ ADDITION □ ALTERATION □ CHANGE OF USE	1.1.2.[A]	1.1.2.[A] 9.10.1.3.
2	MAJOR OCCUPANCY:	GROUP F2, MEDIUM HAZARD INDUSTRIAL	3.1.2.1.(1)	9.10.2.
3	BUILDING AREA: / BUILDING ONE: / BUILDING TWO: / REFUSE ENCLOSURE:	EXISTING / NEW / TOTAL: N/A / 3,716 m2 / 3,716 m2; N/A / 2,214 m2 / 2,214 m2; N/A / 43 m2 / 43 m2; 5,973 m2	1.4.1.2.[A]	1.4.1.2.[A]
4	GROSS AREA: / BUILDING ONE: / BUILDING TWO:	EXISTING / NEW / TOTAL: N/A / 3,716 m2 / 3,716 m2; N/A / 2,787 m2 / 2,214 m2; 5,930 m2	1.4.1.2.[A]	1.4.1.2.[A]
5	NO. OF STOREYS:	1 ABOVE GRADE, 0 BELOW GRADE	1.4.1.2.[A] & 3.2.1.1	1.4.1.2.[A] & 9.10.4.
6	NO. OF STREETS, ACCESS ROUTES:	2	3.2.2.10. & 3.2.5.	9.10.20.
7	BUILDING CLASSIFICATION:	GROUP F-2	3.2.2.20.-.83.	9.10.2.
8	SPRINKLER SYSTEM PROPOSED:	■ ENTIRE BUILDING □ SELECTED COMPARTMENTS □ SELECTED FLOOR AREAS □ BASEMENT □ IN LIEU OF ROOF RATING □ NOT REQUIRED	3.2.2.20.-.83. 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2. INDEX
9	STANDPIPE REQUIRED:	□ YES ■ NO	3.2.5.	NOT REQUIRED
10	FIRE ALARM REQUIRED:	■ YES □ NO	3.2.4.	9.10.18.
11	WATER SERVICE ADEQUATE:	■ YES □ NO	3.2.5.7.	N/A
12	HIGH BUILDING:	□ YES ■ NO	3.2.6.	N/A
13	PERMITTED CONSTRUCTION: / ACTUAL CONSTRUCTION:	□ COMB. □ NON-COMB. ■ BOTH / □ COMB. □ NON-COMB. ■ BOTH	3.2.2.20.-.83.	9.10.6.
14	MEZZANINE AREA:		3.2.1.1.(3)-(8)	9.10.4.1.
15	OCCUPANT LOAD BASED ON: FLOOR & OCCUPANCY:	■ AREA/PERSON □ DESIGN OF BLDG.	3.1.17.	9.9.1.3.
	BUILDING ONE:	AREA / FACTOR / PERSONS		
	1ST FLOOR, RETAIL	149 m2 / 3.70 m2 / 40		
	1ST FLOOR, BREW PUB	223 m2 / 1.10 m2 / 203		
	1ST FLOOR, BOTTLING	3,344 m2 / 28.0 m2 / 120		
	TOTAL	363		
	BUILDING TWO:			
	1ST FLOOR, INDUSTRIAL	2,214 m2 / 28.0 m2 / 79		
16	BARRIER-FREE DESIGN:	■ YES □ NO	3.8.	9.5.2.
17	HAZARDOUS SUBSTANCES:	□ YES ■ NO	3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)
18	REQUIRED FIRE-RESISTANCE RATINGS:	ASSEMBLY: / RATING IN HRS.: / LISTED DESIGN NO. OR SG-2:	3.2.2.20.-.83. & 3.2.1.4.	9.10.8. & 9.10.9.
		FLOORS: 0.75 –		
		MEZZANINES: 0.75 –		
		ROOF: 0.00 –		
		SUPPORTING WALLS: 0.75 –		
		SUPPORTING COLUMNS: 0.75 –		

19	SPATIAL SEPARATION & CONSTRUCTION OF EXTERIOR WALLS:	WALL	AREA OF E.B.F.	RATIO	LIMITING DISTANCE	MAXIMUM ALLOWED OPENING	PROP. OPENING	FIRE RESIST. RATING	LISTED DESIGN OR DESC.	CONSTRUCTION & CLADDING TYPE:
		EAST	N/A	N/A	N/A	N/A	N/A	0.00 HR.	N/A	N/A
		WEST	N/A	N/A	N/A	N/A	N/A	0.00 HR.	N/A	N/A
		NORTH	N/A	N/A	N/A	N/A	N/A	0.00 HR.	N/A	N/A
		SOUTH	N/A	N/A	N/A	N/A	N/A	0.00 HR.	N/A	N/A

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Do not commence the Work unless the drawing is issued for Construction.

NOTE: These drawings are not to be used for building permit application or construction unless countersigned by he Designer with BCIN numbers affixed.

GENERAL CONTRACTOR

ARCHITECTURAL CONSULTANT

Pavlo Tourko
VArchitect
22 Jutland Road, Unit C
Toronto, ON M8Z 2G9

This drawing shall not be used for construction purposes unless countersigned by the Architect.

ONTARIO ASSOCIATION OF ARCHITECTS — PAVLO TOURKO LICENCE 6386

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ISSUE SCHEDULE

NO.	DATE	ISSUED	BY
6	8.24.2021	Issued for Site Plan Approval - First Submission	AKS
5	8.16.2021	Issued for Client Review	AKS
4	7.23.2021	Issued for Coordination	AKS
3	5.19.2021	Issued for Planning Pre-Consultation	AKS
2	5.14.2021	Issued for Client Review	AKS
1	5.12.2021	Issued for Preliminary Review	AKS

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200A division street, cobourg, on k9a 3p7

PROJECT

BROCK ST. BREWING COMPANY

Bottling/Distribution Facility
156 Wilmott Street, Cobourg, ON

DRAWING
Site Plan

DESIGN	AKS		
DRAWN	AKS	CHK	AKS
DATE	April 2021		
SCALE	1:300		

PROJECT No. 2021-091

SHEET No. **A100**