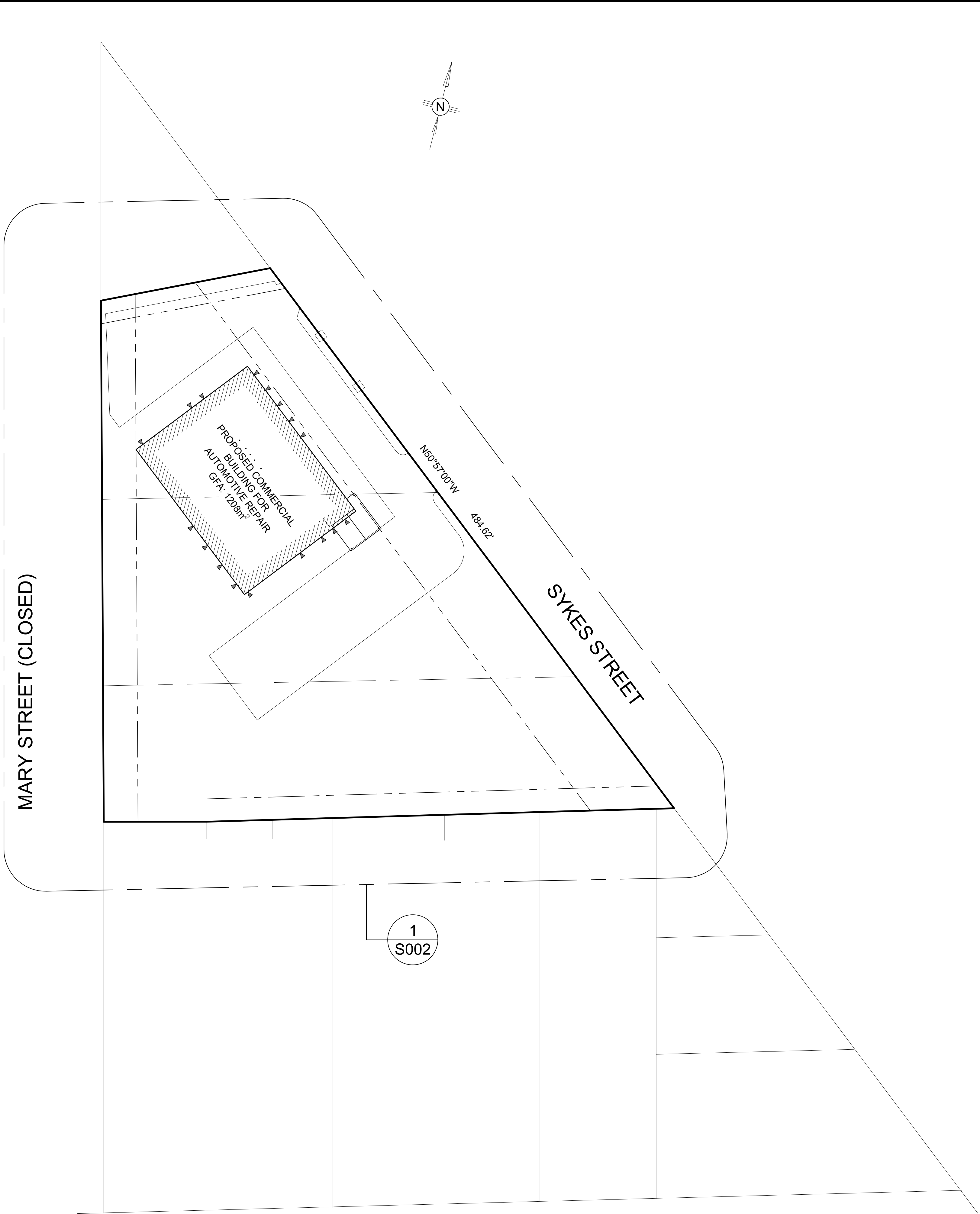




1 KEY PLAN
SCALE: NTS

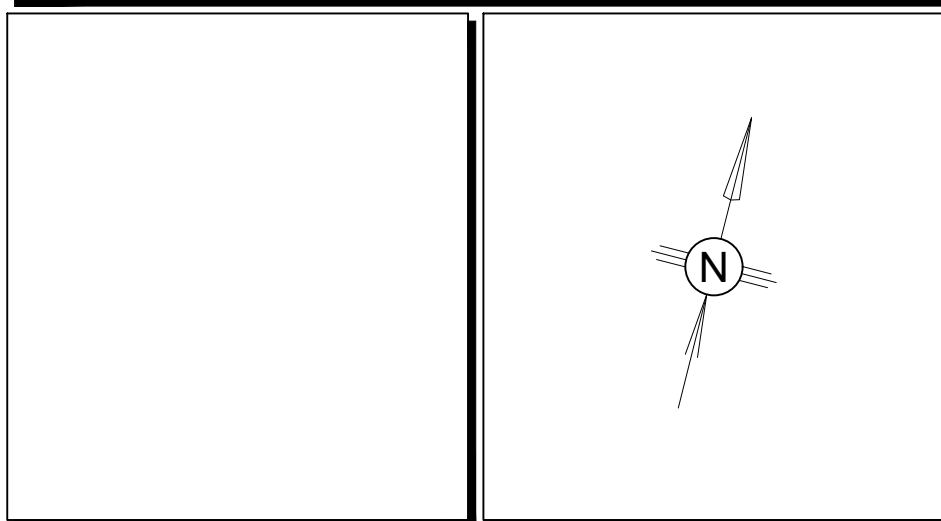


2 SITE PLAN
SCALE: 1:500

Item Ontario Building Code Matrix - Parts 3 & 9				OBC Reference			
1	Project Description	☐ New ☐ Addition ☐ Change of Use	☐ Part 11 ☐ Allocation	☐ Part 3	☐ Part 9		
2	Major Occupancy(s) Group F - Division 2			3.1.2.1 (1)	9.10.2		
3	Building Area (m²) Existing/NA, New 1207.7, Total 1207.7			1.1.3.2	1.1.3.2		
4	Gross Area Existing/NA, New 1207.7, Total 1207.7			1.1.3.2	1.1.3.2		
5	Number of Storeys Above Grade Below Grade NA			2.1.1.3 & 1.1.3.2	2.1.1.3		
6	Height of Building (m) 8.7m			3.2.2.10 & 3.2.3.5	2.1.1.3		
7	Number of Stairways/Routes			3.2.2.12	9.10.4		
8	Building Classification Group F - Division 2			3.2.2.20 - 83	9.10.8		
9	Spur System Proposed	☐ Entire Building ☐ Basement Only ☐ No Sprinkler		3.2.2.17	3.2.1.8		
10	Standpipe Required	☐ Yes ☒ No		3.2.9	8.10.18.2		
11	Fire Alarm Required	☐ Yes ☒ No		3.2.4	3.2.6		
12	Water Service/Supply is Adequate	☐ Yes ☒ No		3.2.2.20 - 83	9.10.6		
13	High Building	☐ Yes ☒ No		3.2.1.1 (3) - (8)	9.10.4.1		
14	Permitted Construction Actual Construction	☐ Combustible ☒ Non-Combustible		3.1.1.6	9.9.1.3		
15	Maximum Area (m²) Occupancy Load	☐ Person ☒ Design of Building		3.1.1.6	9.10.1.3		
16	Occupant Load Based On	Occupancy Load		3.1.1.6	9.10.1.3		
17	Barrier-Free Access	☐ Yes ☒ No		3.1.2.1 (1) & 3.1.1.18 (1)	9.10.1.3		
18	Horizontal Substitutions	☐ Yes ☒ No		3.1.2.1 (1) & 3.1.1.18 (1)	9.10.1.3		
19	Required Fire Resistance Rating (FRR)	Floors 0.75 Hours Roof NA Hours Magazine NA Hours FRR of Supporting Members FRR of Supporting Members		3.2.2.20 - 83 & 3.2.1.4	9.10.8		
20	Spatial Separation - Construction of Exterior Walls	Walls 0.75 Hours Roof NA Hours Magazine NA Hours		3.2.3	9.10.14		
21	Other (Description)						

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4	23-11-07	NORTH ELEV. DOOR & WINDOW UPDATES

No.	DATE	REVISION	DRAWN
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PROJECT:

NEW INDUSTRIAL BUILDING

452 SYKES STREET NORTH, MEAFORD, ON

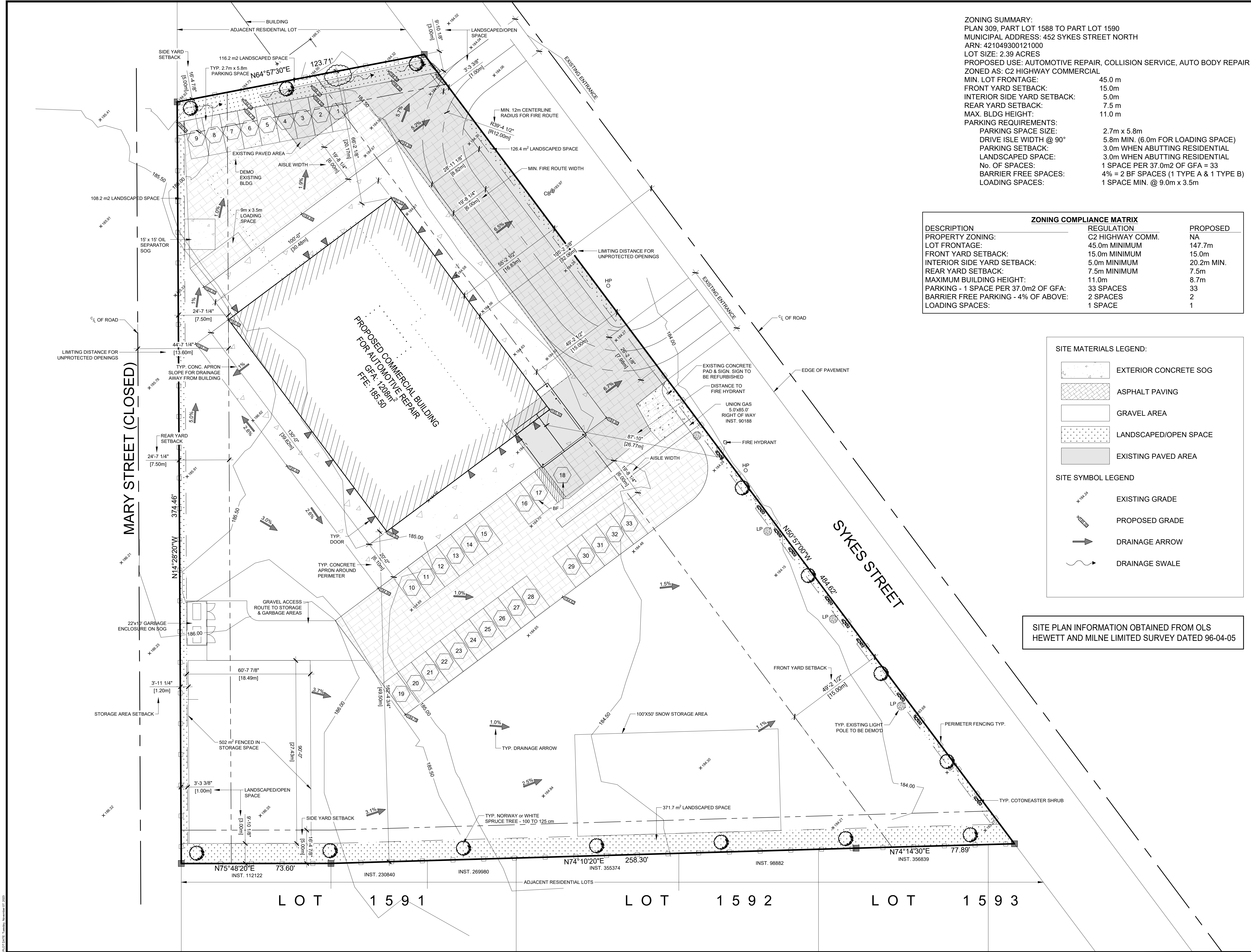
DRAWING:

**SITE PLAN
KEY PLAN
OBC MATRIX**

DESIGNED BY: HJ	CHECKED BY: HJ
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DRAWN BY: MC	SCALE: AS NOTED	DRAWING No.: S001
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DATE: 23-07-03	JOB No.: 07-4846
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ZONING SUMMARY:
PLAN 309, PART LOT 1588 TO PART LOT 1590
MUNICIPAL ADDRESS: 452 SYKES STREET NORTH
ARN: 421049300121000
LOT SIZE: 2.39 ACRES
PROPOSED USE: AUTOMOTIVE REPAIR, COLLISION SERVICE, AUTO BODY REPAIR
ZONED AS: C2 HIGHWAY COMMERCIAL
MIN. LOT FRONTAGE: 45.0 m
FRONT YARD SETBACK: 15.0m
INTERIOR SIDE YARD SETBACK: 5.0m
REAR YARD SETBACK: 7.5 m
MAX. BLDG HEIGHT: 11.0 m
PARKING REQUIREMENTS:
PARKING SPACE SIZE: 2.7m x 5.8m
DRIVE ISLE WIDTH @ 90°: 5.8m MIN. (6.0m FOR LOADING SPACE)
PARKING SETBACK: 3.0m WHEN ABUTTING RESIDENTIAL
LANDSCAPED SPACE: 3.0m WHEN ABUTTING RESIDENTIAL
No. OF SPACES: 1 SPACE PER 37.0m2 OF GFA = 33
4% = 2 BF SPACES (1 TYPE A & 1 TYPE B)
LOADING SPACES: 1 SPACE MIN. @ 9.0m x 3.5m

ZONING COMPLIANCE MATRIX		
DESCRIPTION	REGULATION	PROPOSED
PROPERTY ZONING:	C2 HIGHWAY COMM.	NA
LOT FRONTAGE:	45.0m MINIMUM	147.7m
FRONT YARD SETBACK:	15.0m MINIMUM	15.0m
INTERIOR SIDE YARD SETBACK:	5.0m MINIMUM	20.2m MIN.
REAR YARD SETBACK:	7.5m MINIMUM	7.5m
MAXIMUM BUILDING HEIGHT:	11.0m	8.7m
PARKING - 1 SPACE PER 37.0m2 OF GFA:	33 SPACES	33
BARRIER FREE PARKING - 4% OF ABOVE:	2 SPACES	2
LOADING SPACES:	1 SPACE	1

SITE MATERIALS LEGEND:

- EXTERIOR CONCRETE SOG
- ASPHALT PAVING
- GRAVEL AREA
- LANDSCAPED/OPEN SPACE
- EXISTING PAVED AREA

SITE SYMBOL LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- DRAINAGE ARROW
- DRAINAGE SWALE

SITE PLAN INFORMATION OBTAINED FROM OLS
HEWETT AND MILNE LIMITED SURVEY DATED 96-04-05

1	23-09-18	COORDINATION WITH SURVEY
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4	23-11-07	NORTH ELEV. DOOR & WINDOW UPDATES

No.	DATE	REVISION	DRAWN
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PROJECT:

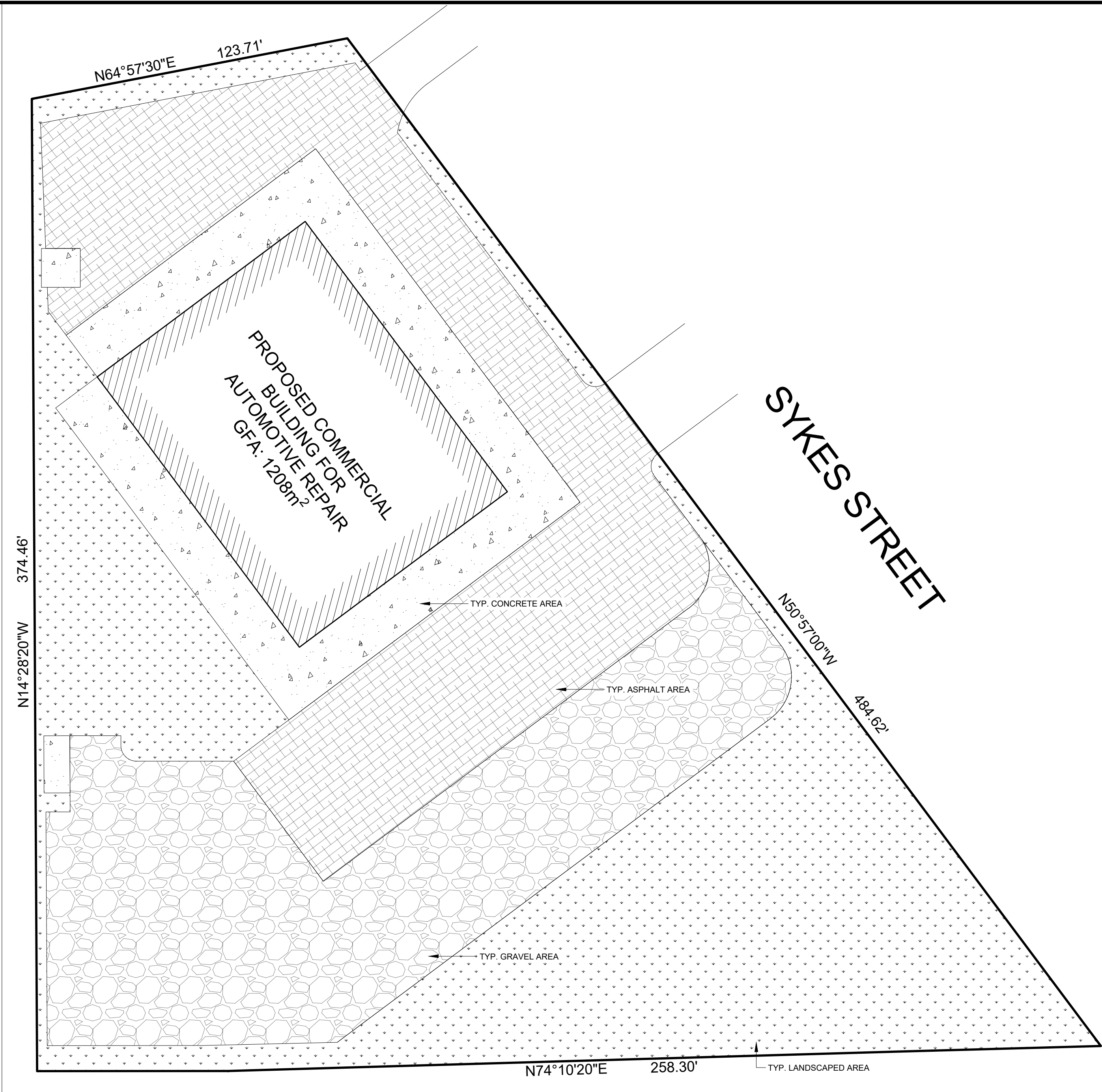
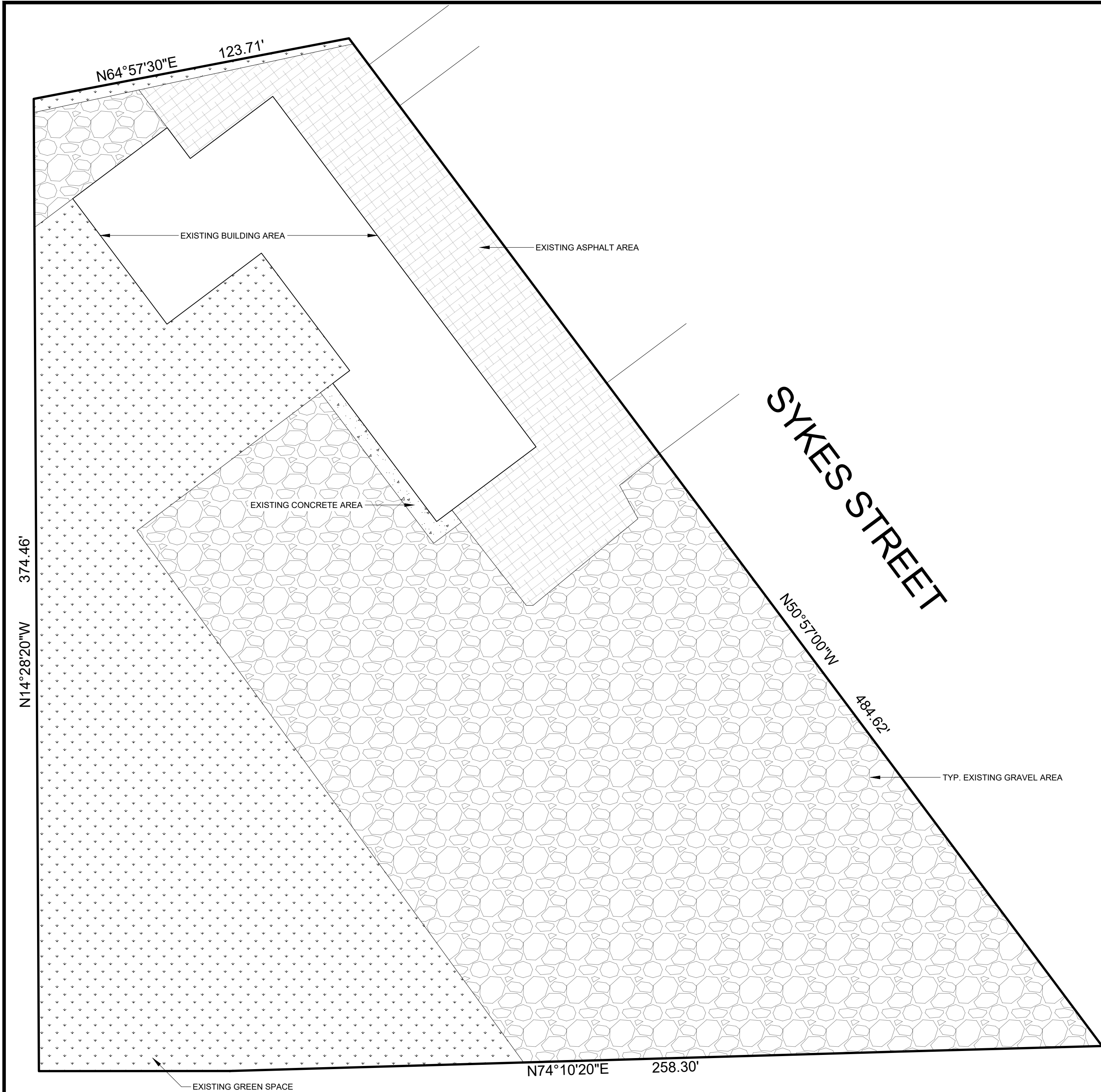
NEW INDUSTRIAL BUILDING

452 SYKES STREET NORTH, MEAFORD, ON

DRAWING:

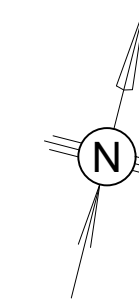
ENLARGED SITE/GRADING PLAN WITH ZONING SUMMARY

DESIGNED BY: HJ		CHECKED BY: HJ
DRAWN BY: MC	SCALE: 1:250	DRAWING No.: S002
DATE: 23-07-03	JOB No.: 07-4846	



1	23-09-18	COORDINATION WITH SURVEY
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No.	DATE	REVISION	DRAWN
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PROJECT:
NEW INDUSTRIAL BUILDING
452 SYKES STREET NORTH, MEAFORD, ON

DRAWING:
**PRE & POST CONSTRUCTION
STORM WATER MGMT
ANALYSIS DIAGRAMS**

DESIGNED BY: HJ	CHECKED BY: HJ
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DRAWN BY: MC	SCALE: 1:250	DRAWING No.: S003
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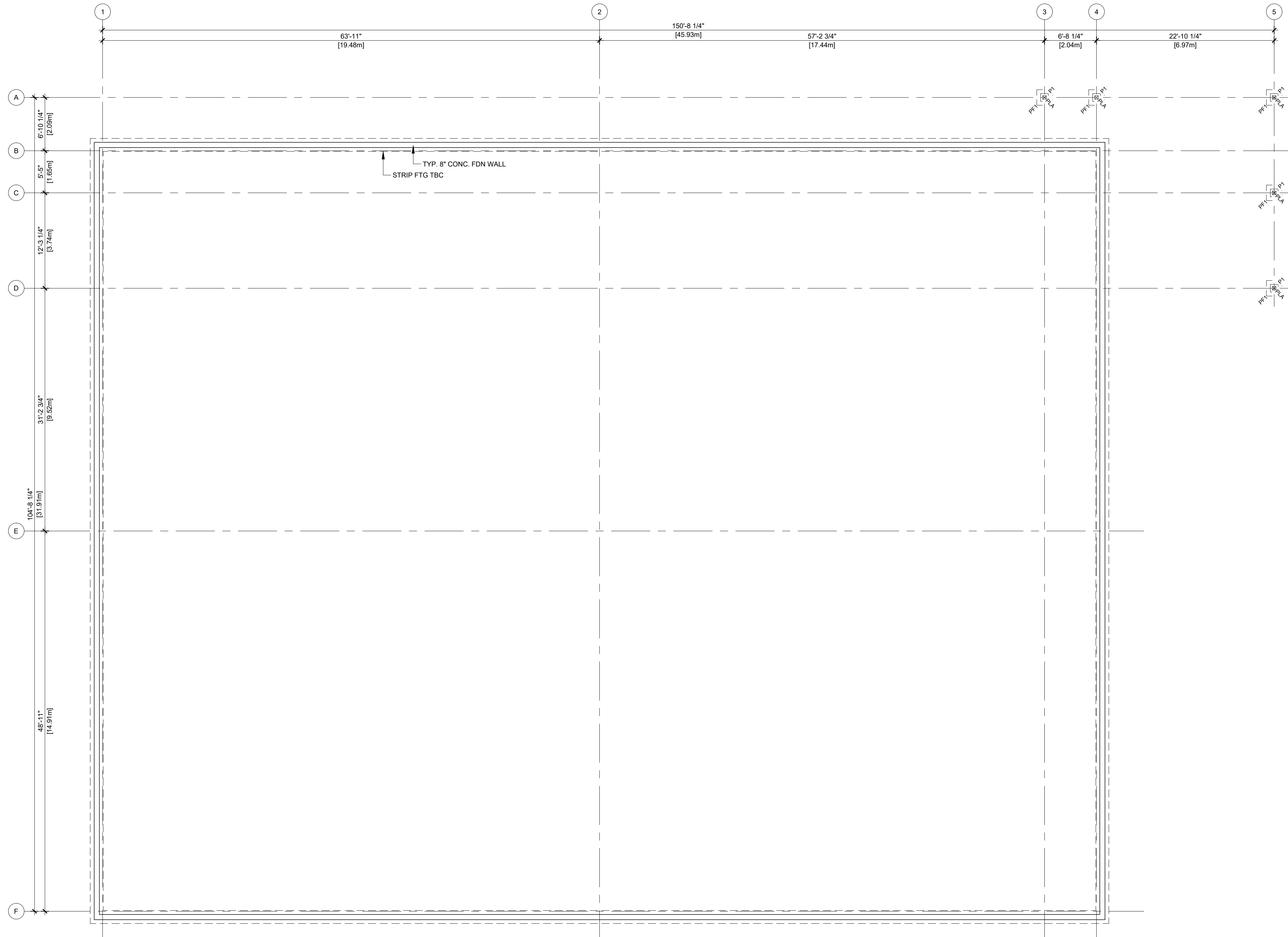
DATE: 23-07-03	JOB No.: 07-4846
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1 PRE-DEVELOPMENT STORM WATER ANALYSIS DIAGRAM

SCALE: NTS

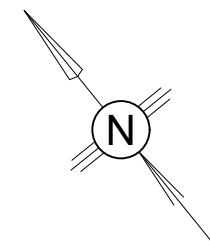
2 POST-DEVELOPMENT STORM WATER ANALYSIS DIAGRAM

SCALE: NTS



1	23-09-18	COORDINATION WITH SURVEY
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452 SYKES STREET NORTH, MEAFORD, ON

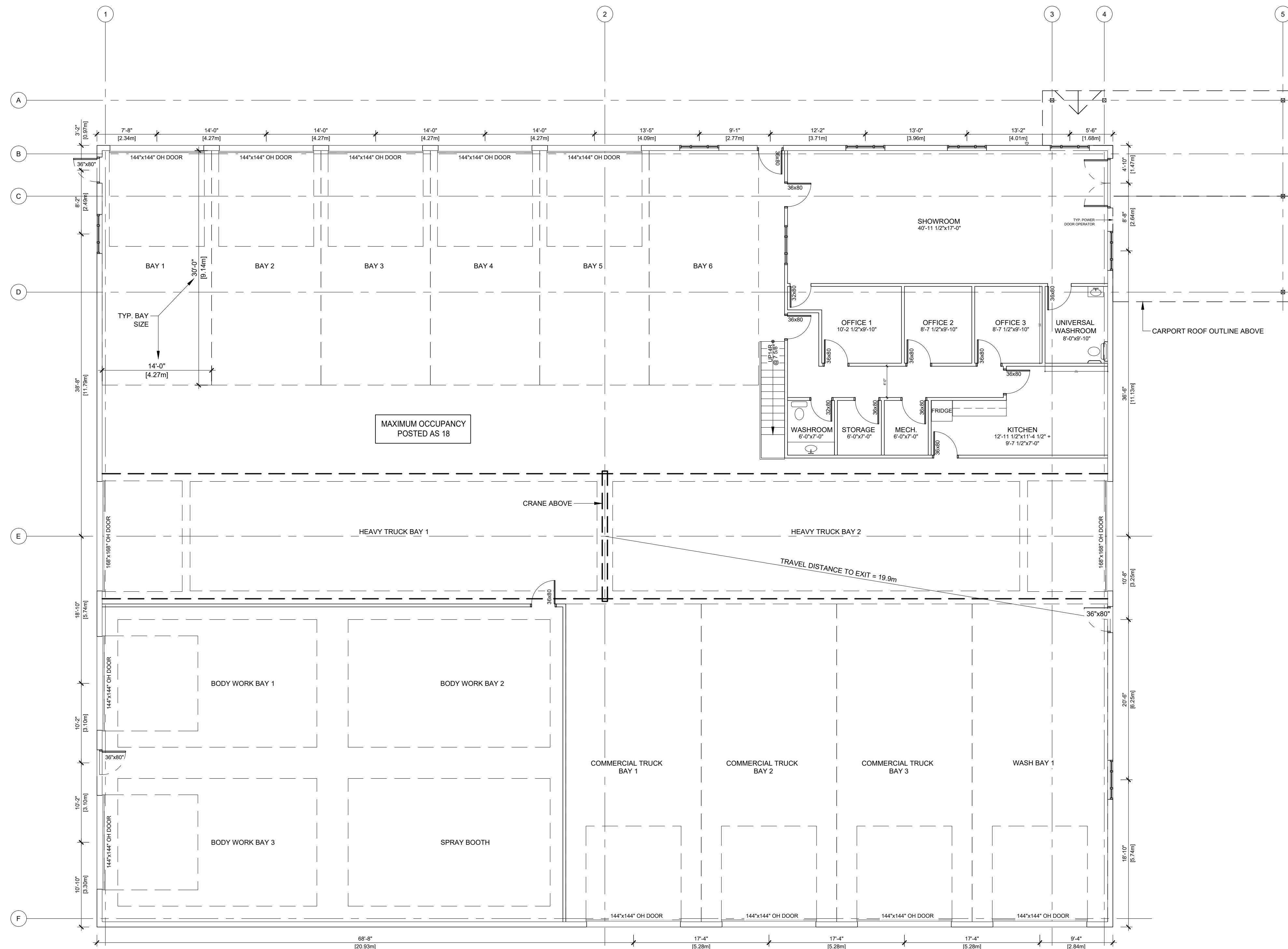
DRAWING:

FOUNDATION PLAN

DESIGNED BY: HJ	CHECKED BY: HJ
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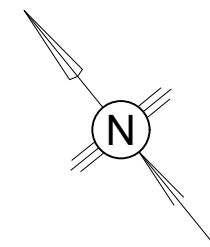
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DATE: 23-07-03	JOB No.: 07-4846
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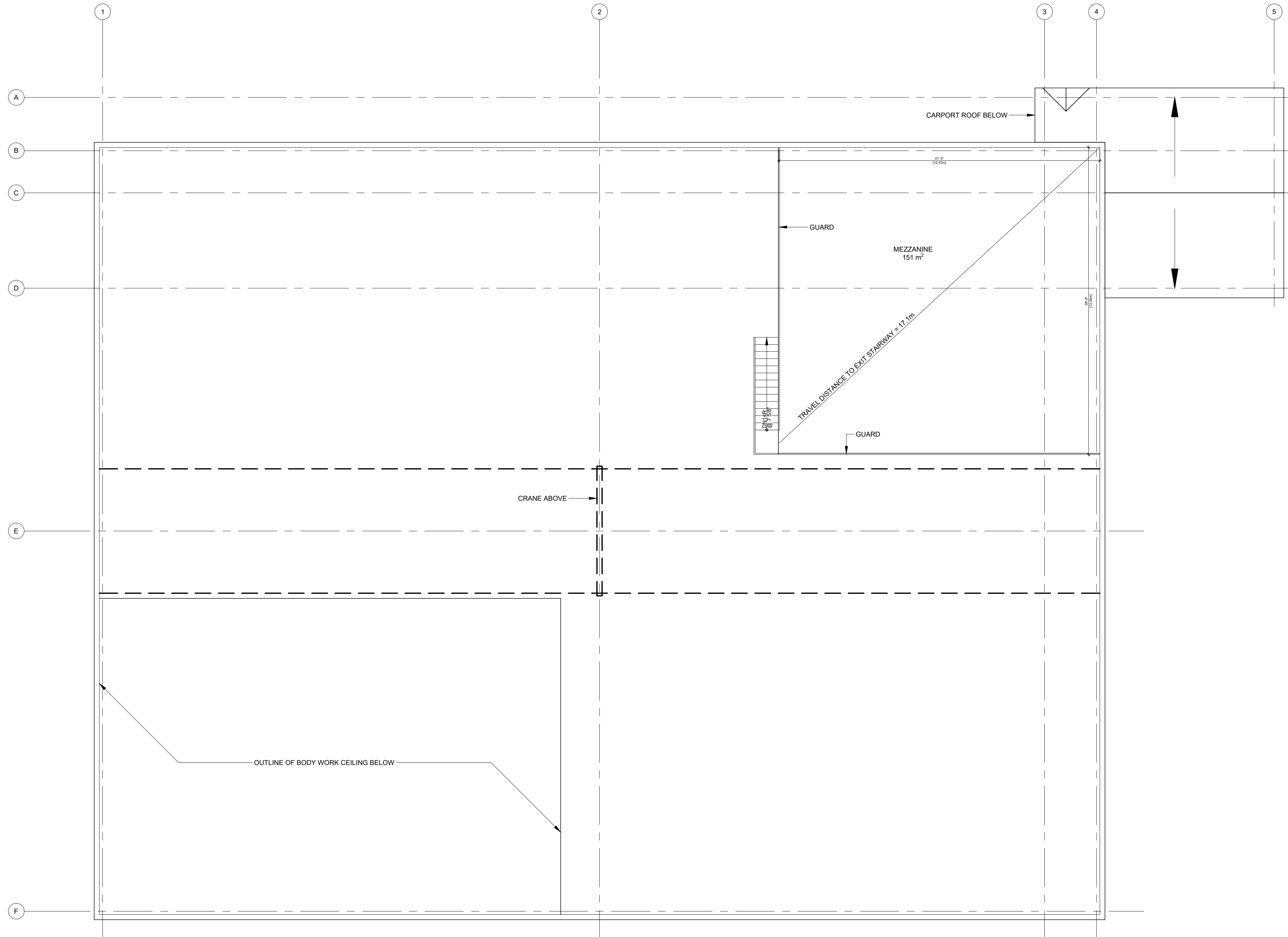
PROJECT:
NEW INDUSTRIAL BUILDING
452 SYKES STREET NORTH, MEAFORD, ON

DRAWING:
MAIN FLOOR PLAN

DESIGNED BY: HJ	CHECKED BY: HJ
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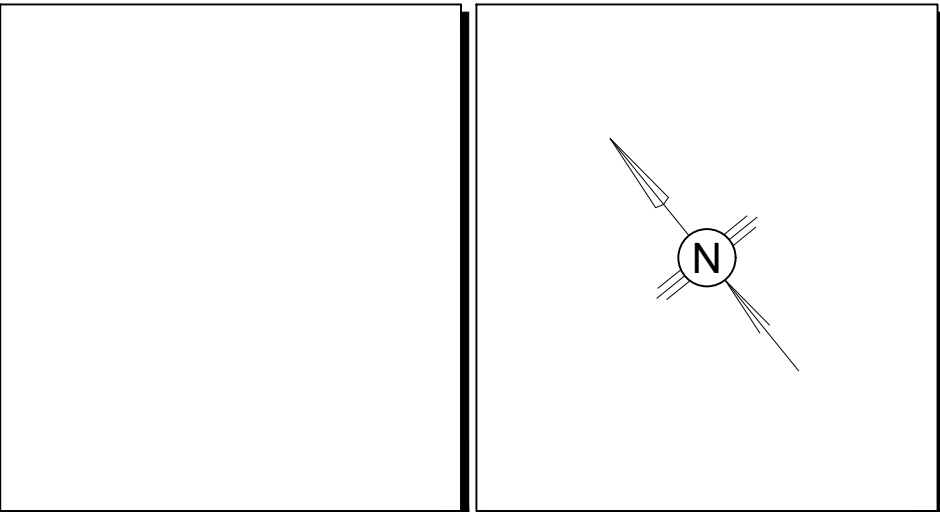
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DATE: 23-07-03	JOB No.: 07-4846
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452 SYKES STREET NORTH, MEAFORD, ON

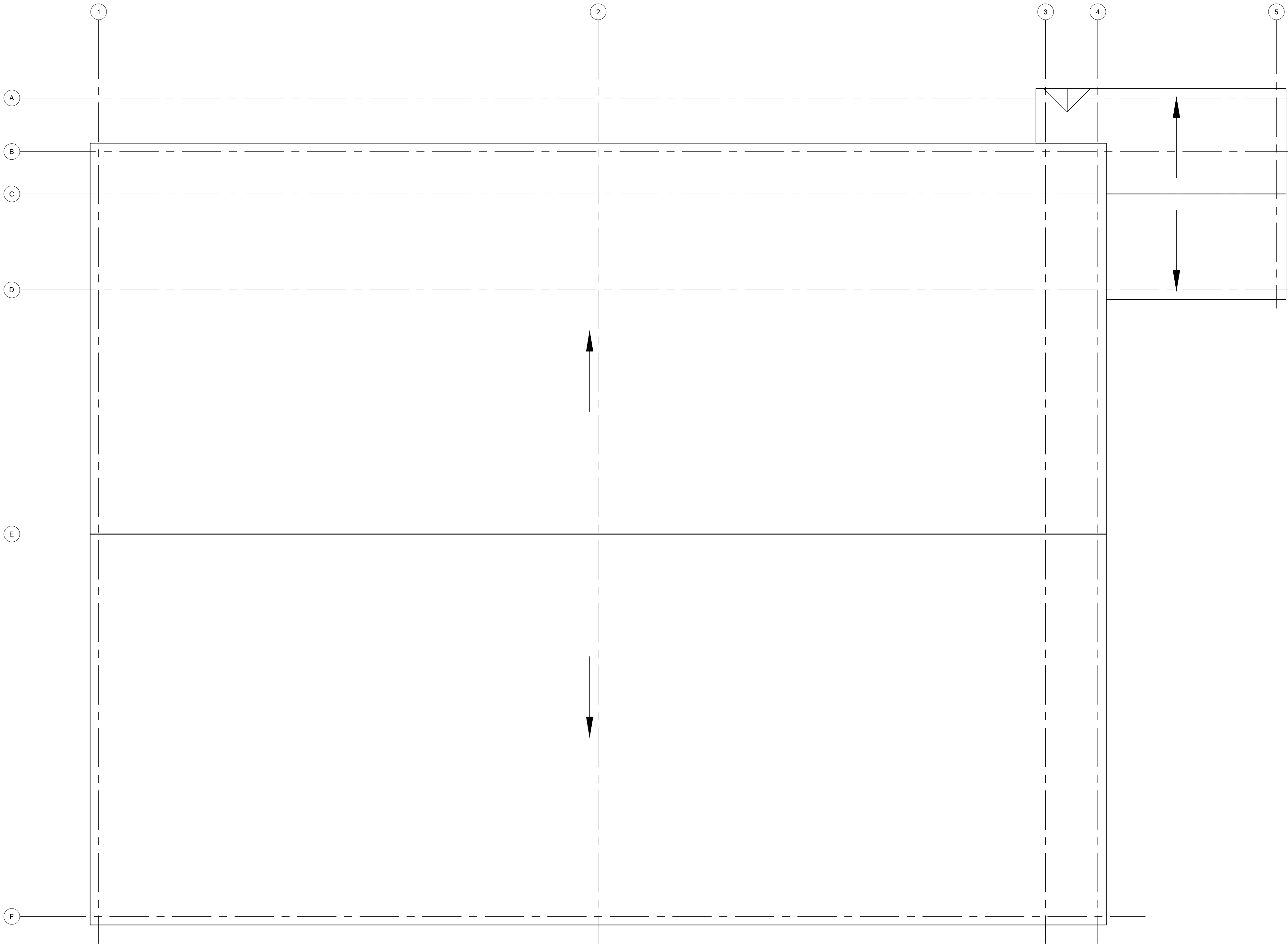
DRAWING:

MEZZANINE PLAN

DESIGNED BY: HJ	CHECKED BY: HJ
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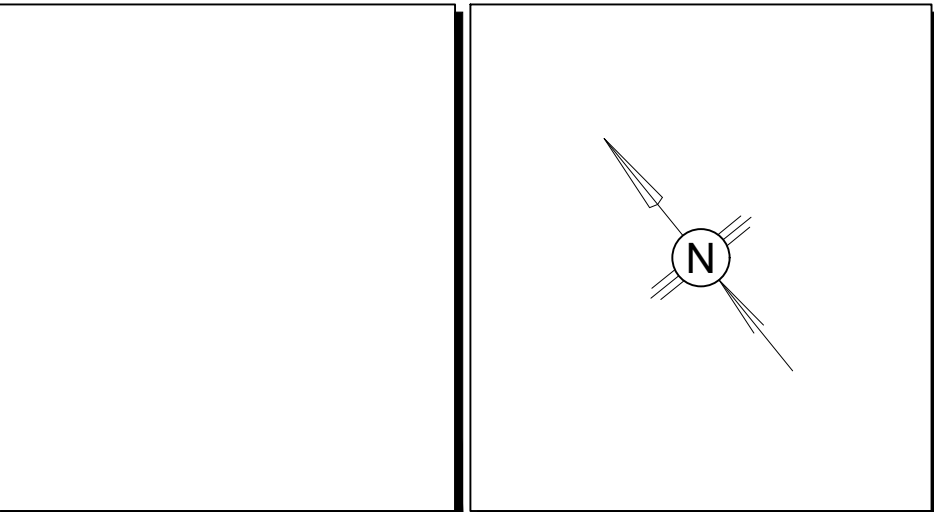
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DATE: 23-07-03	JOB No.: 07-4846
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452 SYKES STREET NORTH, MEAFORD, ON

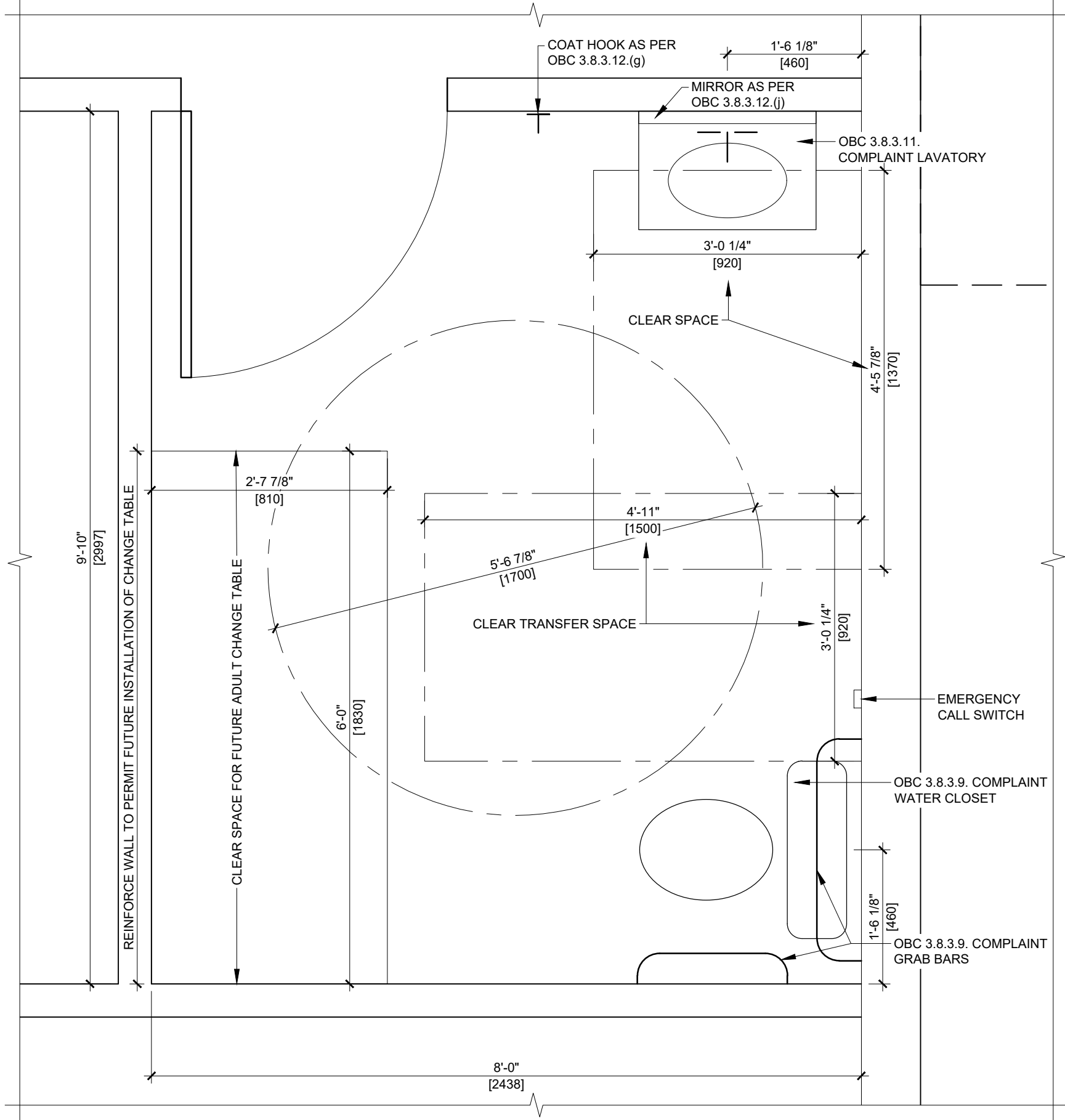
DRAWING:

ROOF PLAN

DESIGNED BY: HJ	CHECKED BY: HJ
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DRAWN BY: MC	SCALE: 1/8" = 1'-0"	DRAWING No.: S103
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DATE: 23-07-03	JOB No.: 07-4846
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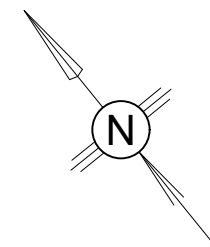


1 ENLARGED UNIVERSAL WASHROOM PLAN

SCALE: 3/4" = 1'-0"

1	23-09-18	COORDINATION WITH SURVEY
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452 SYKES STREET NORTH, MEAFORD, ON

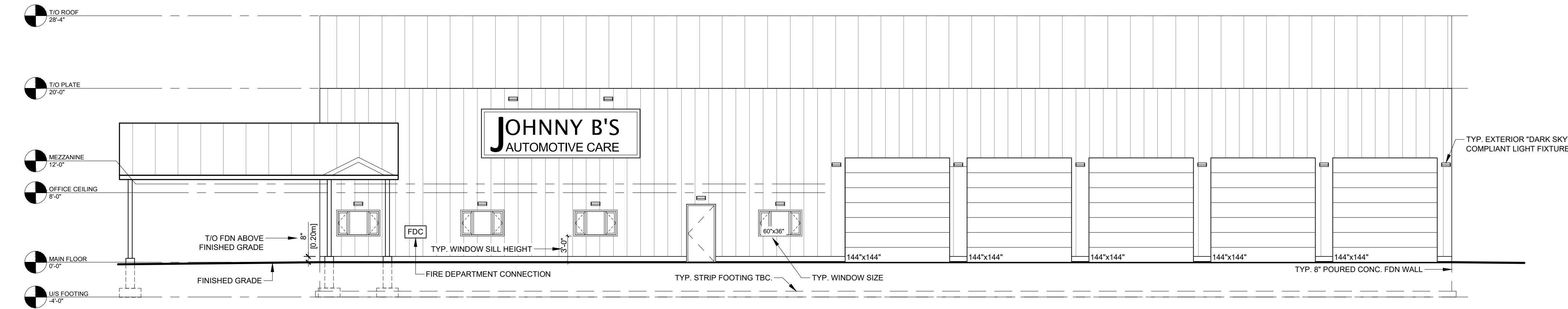
DRAWING:

ENLARGED PLANS

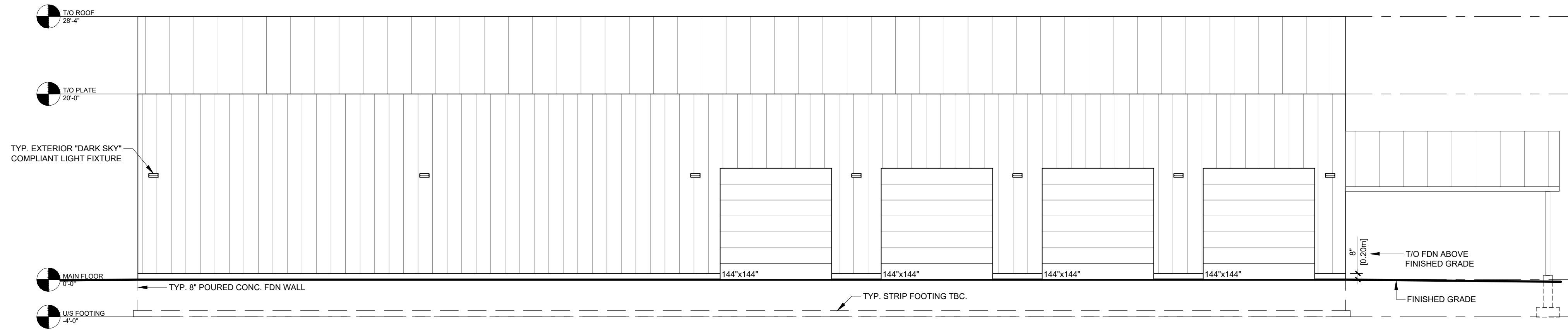
DESIGNED BY: HJ	CHECKED BY: HJ
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DRAWN BY: MC	SCALE: 1/8" = 1'-0"	DRAWING No.: S104
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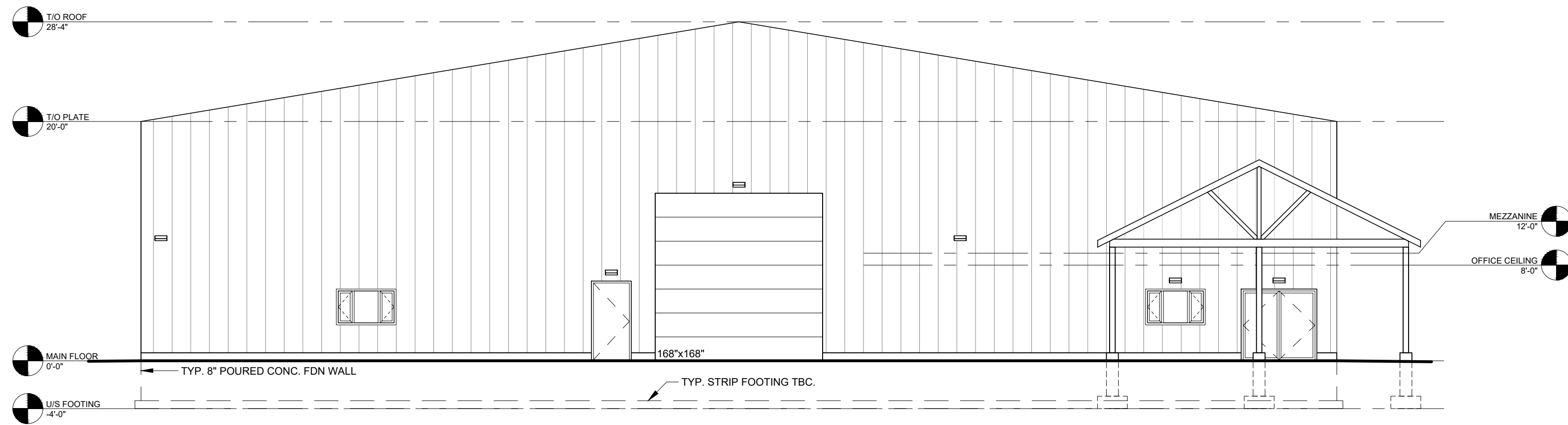
DATE: 23-07-03	JOB No.: 07-4846
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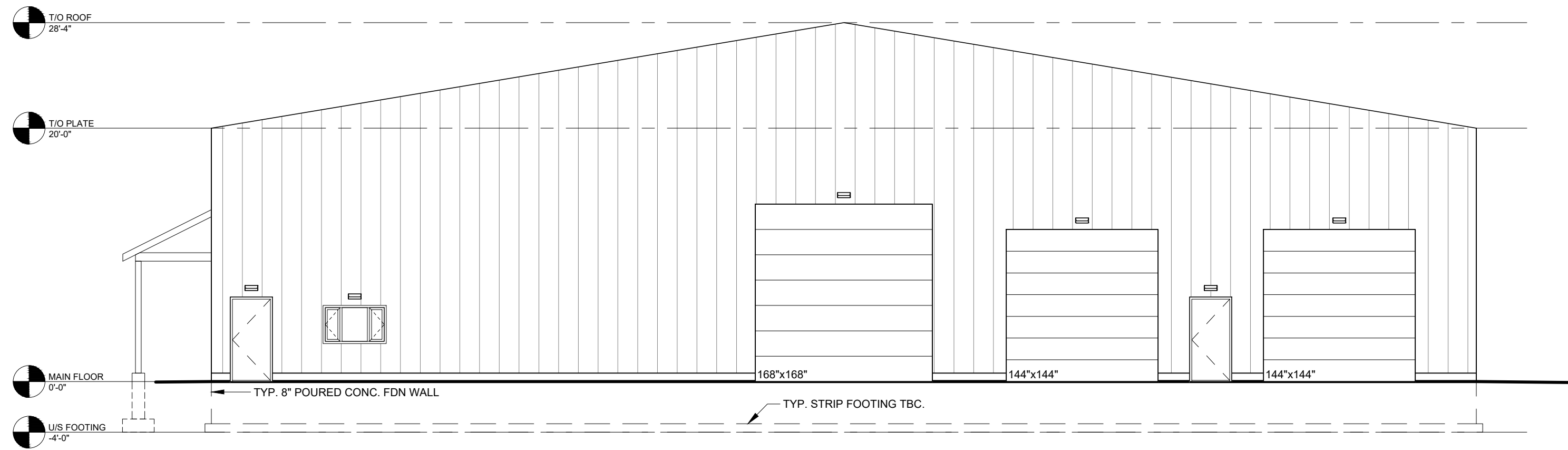
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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No.	DATE	REVISION	DRAWN
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PROJECT:
NEW INDUSTRIAL BUILDING
452 SYKES STREET NORTH, MEAFORD, ON

DRAWING:
ELEVATIONS

DESIGNED BY: HJ	CHECKED BY: HJ
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DRAWN BY: MC	SCALE: 1/8" = 1'-0"	DRAWING No.: S200
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DATE: 23-07-03	JOB No.: 07-4846
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