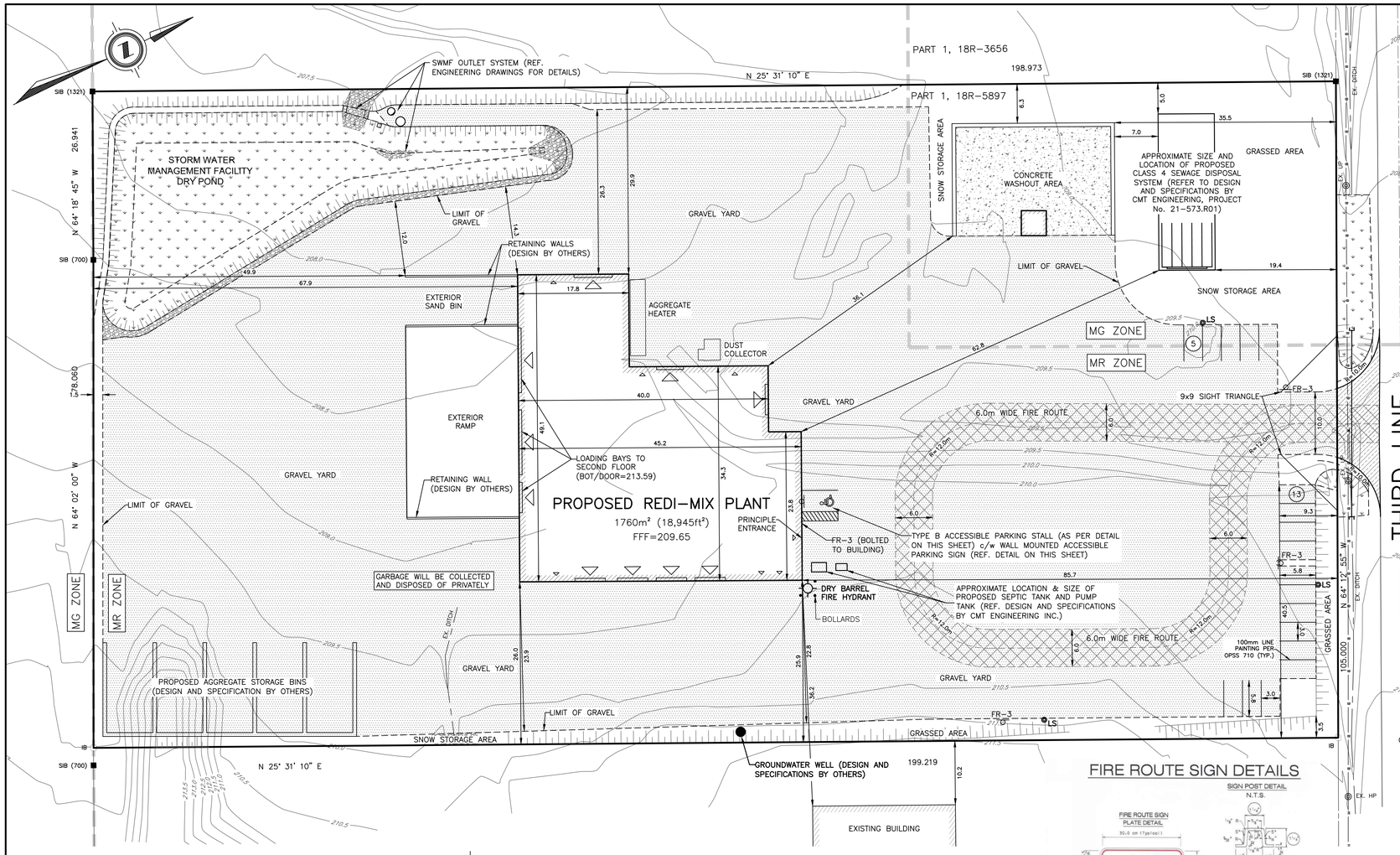
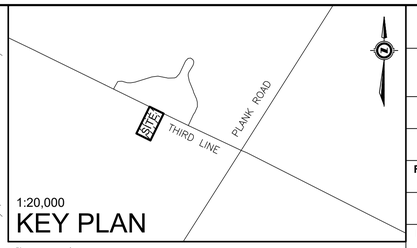




COSINE BENCHMARK:

BM No. 00119650172

DESCRIPTION: BRASS CAP IN TOP OF CONCRETE CULVERT (NW END)

LOCATION: UNDER HIGHWAY 6, ±250M SOUTHWEST OF 2ND LINE, ± 30M SOUTHWEST OF DRIVEWAY TO M.N. 4410

GEODETIC ELEVATION: 205.128m

SITE BENCHMARKS:

BENCHMARK #1 – SPIKE SET IN CENTRELINE OF THIRD LINE ROAD ADJACENT TO NORTHEAST CORNER OF SUBJECT SITE

ELEVATION=210.20m

BENCHMARK #2 – TOP SPINDLE OF PRIVATE FIRE HYDRANT (RED IN COLOUR) ON THE NORTH SIDE OF THIRD LINE, ADJACENT TO THE NORTHEAST CORNER OF THE SUBJECT SITE.

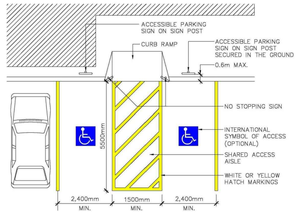
ELEVATION=209.45m

TOPOGRAPHIC INFORMATION AND SITE BENCHMARK AS PROVIDED BY DEVELOPMENT ENGINEERING (LONDON) LIMITED, DATED: DECEMBER 21, 2020

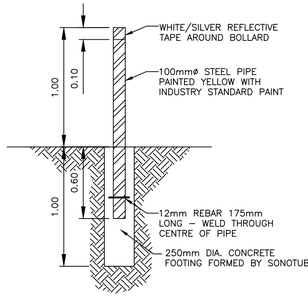
THE OWNER'S CONTRACTOR SHALL USE TWO GEODETIC BENCHMARKS AT ALL TIMES DURING CONSTRUCTION. ADD 200 TO ALL PROPOSED DESIGN GRADES TO OBTAIN GEODETIC DESIGN ELEVATIONS.

SITE DATA (ZONE CATEGORY MR/MG)

ZONING REGULATION	REQUIRED	PROPOSED
LOT AREA (min.)	1,855m² (0.19 ha)	20,902 m² (2.09 ha)
LOT FRONTAGE (min.)	30.0m	105.0m
FRONT YARD SETBACK (min.)	13.0m	85.7m
EXTERIOR SIDE YARD (min.)	13.0m	N/A
REAR YARD SETBACK (min.)	9.0m	67.9m
INTERIOR SIDE YARD (min.)	5.0m	25.9m
LOT DEPTH (min.)	N/A	199.2m
SETBACK (FROM EX. BUILDING ON ADJACENT LOT) **(min.)**	30.0m	36.2m
GROSS FLOOR AREA (min.)	N/A	1,760m²
LANDSCAPED OPEN SPACE (min.)	10% OF LOT AREA	21.0%
BUILDING HEIGHT (max.)	11.0m	11.0m
LOT COVERAGE	60%	8.4%
PARKING	18 TOTAL SPACES (1 FOR EVERY 100 sq.m. GROSS FLOOR AREA) 1 B.F. SPACE (4% OF TOTAL)	18 TOTAL SPACES 1 B.F. SPACE



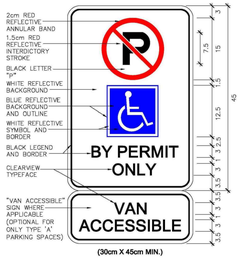
TYPE 'B' ACCESSIBLE PARKING DETAIL
NTS



1. ALL PIPE SHALL BE SCHEDULE 40 OR BETTER.
2. ALL EXPOSED WELDS SHALL BE SPATTER-FREE AND FINISHED SMOOTH TO THE TOUCH.
3. ALL EXPOSED STEEL TO BE COMPLETELY PAINTED YELLOW WITH INDUSTRY STANDARD PAINT.
4. ALL EXCESSIVE EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE.
5. ALL DIMENSIONS IN MILLIMETRES.

SOLID BOLLARD DETAIL
NTS

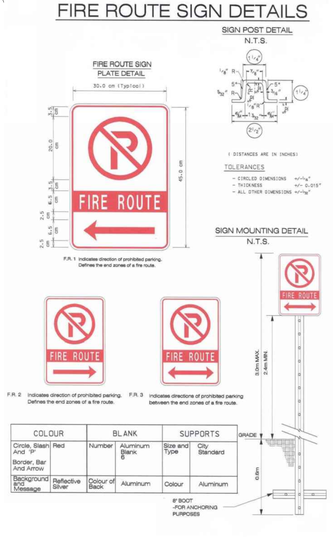
FIGURE 7.3
ACCESSIBLE PARKING SIGN
HIGHWAY TRAFFIC ACT, REGULATION 581
PRESCRIBED SIGNS FOR PARKING SPACES UNDER THE *HIGHWAY TRAFFIC ACT*, REGULATION 581
PRESCRIBED SIGNS FOR PARKING SPACES DESIGNATED UNDER A MUNICIPAL BY-LAW FOR THE USE OF PEOPLE WITH DISABILITIES



NOTE: SIGN ON A POST TO BE AT LEAST 1.5M ABOVE GRADE AND NOT MORE THAN 2.5M WHEN MEASURING FROM GRADE TO THE CENTRE OF THE SIGN.

ACCESSIBLE PARKING SIGN DETAIL
NTS

FIRE ROUTE SIGN DETAILS



COLOUR		BLANK		SUPPORTS	
Circle, Slash And "P"	Red	Number	Aluminum Blank	Size and Type	City Standard
Border, Bar And Arrow					
Background and Message	Reflective Silver	Colour of Back	Aluminum	Colour	Aluminum

LEGEND

- DESIGNATED FIRE ROUTE AS PER OBC 3.2.5
- PROPOSED CONCRETE
- PROPOSED GRAVEL YARD
- ZONE LINE
- BUILDING ACCESS POINT
- OVERHEAD DOOR
- FR-3 FIREROUTE SIGN
- BOLLARD
- HYD PROPOSED DRY-BARREL HYDRANT
- (13) NUMBER OF PROPOSED PARKING SPACES IN A ROW
- LS PROPOSED LIGHT STANDARD (REFER TO LIGHTING DESIGN BY MIGHTON ENGINEERING)

DESIGNLOGIX ENGINEERING
677 DUNDAS STREET
WOODSTOCK, ONTARIO, N4S 1E5

Name of Project:
HAGERSVILLE REDI-MIX PLANT
Location:
28 THIRD LINE, HAGERSVILLE ONTARIO

ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 or 9 OFFICE AREA				Building Code Reference References are to Division B unless noted [A] for Division A or [C] for Division C	
1.	PROJECT DESCRIPTION: ☐ CHANGE OF USE	■ NEW ☐ ADDITION ☐ ALTERATION		☐ PART 11 11.1 to 11.4	■ PART 3 1.1.2. [A]	☐ PART 9 1.1.2.[A] & 9.10.1.3.
2.	MAJOR OCCUPANCY(S):	GROUP F DIVISION 2, SUBSIDIARY GROUP D			3.1.2.1.(1)	9.10.2
3.	BUILDING AREA (m²)	EXISTING: 0	NEW: 1,767.5	TOTAL: 1,760.0	1.4.1.2. [A]	1.4.1.2. [A]
4.	GROSS AREA	EXISTING: 0	NEW: 1,767.5	TOTAL: 1,760.0	1.4.1.2. [A]	1.4.1.2. [A]
5.	NUMBER OF STOREYS	ABOVE GRADE: 1		BELOW GRADE: 0	1.4.1.2. [A] & 3.2.1.1.	1.4.1.2. [A] & 9.10.4.
6.	NUMBER OF STREETS/FIRE FIGHTER ACCESS	3			3.2.2.10. & 3.2.5	9.10.20.
7.	BUILDING CLASSIFICATION: GROUP F-2, UP TO 4 STOREYS				3.2.2.70.	9.10.2.
8.	SPRINKLER SYSTEM PROPOSED	☐ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ BASEMENT ☐ IN LIEU OF ROOF RATING ■ NOT REQUIRED			3.2.2.70. INDEX	9.10.8.2. INDEX
9.	STANDPIPE REQUIRED	☐ YES ■ NO			3.2.9	N/A
10.	FIRE ALARM REQUIRED	☐ YES ■ NO			3.2.4.	9.10.18.
11.	WATER SERVICE/SUPPLY IS ADEQUATE	■ YES ☐ NO			3.2.5.7	N/A
12.	HIGH BUILDING	☐ YES ■ NO			3.2.6.	N/A
13.	CONSTRUCTION RESTRICTIONS ACTUAL CONSTRUCTION	☐ COMBUSTIBLE PERMITTED ☐ COMBUSTIBLE	☐ NON-COMBUSTIBLE ■ BOTH REQUIRED ■ NON-COMBUSTIBLE ☐ BOTH		3.2.2.70.	9.10.6
14.	MEZZANINE(S) AREA m²	SEE MEZZ. CALCS			3.2.1.1.(3)-(8)	9.10.4.1
15.	OCCUPANT LOAD BASED ON: REDI-MIX PLANT	☐ m²/PERSON OCCUPANCY: - OCCUPANCY: - OCCUPANCY: - OCCUPANCY: -	■ DESIGN OF BUILDING LOAD: 10 PERSONS LOAD: PERSONS LOAD: - PERSONS LOAD: - PERSONS		3.1.17.	9.9.1.3
16.	BARRIER FREE DESIGN	■ YES ☐ NO (EXPLAIN)			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 RATING (F.R.R.)

HORIZONTAL ASSEMBLIES F.R.R. (HOURS)		LISTED DESIGN No. or DESCRIPTION (SB-2)
FLOORS	¾ HOURS	PRECAST PANELS
ROOF	¾ HOURS OR N.C.	PRECAST HOLLOWCORE PANELS
MEZZANINE	¾ HOURS OR N.C.	PRECAST HOLLOWCORE PANELS

F.R.R. OF SUPPORTING MEMBERS		LISTED DESIGN No. or DESCRIPTION (SB-2)
FLOORS	¾ HOURS	PRECAST PANELS
ROOF	¾ HOURS OR N.C.	PRECAST PANELS
MEZZANINE	¾ HOURS OR N.C.	PRECAST PANELS

3.2.2. 9.10.8 9.10.9

19. SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS — 3.2.3 — 9.10.14.

WALL	AREA OF EBF (m2)	L.D. (m)	L/H or H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	F.R.R. (HOURS)	LISTED DESIGN or DESCRIPTION	COMB. CONST.	COMB. CONSTR. NONC. CLADDING	NON-COMB. CONSTRUCTION
NORTH	497.7	75.7	5:1	100	8.9	N/A	INSULATED PRECAST PANELS			X
EAST	462.2	21.8	4:1	38	22.6	N/A	INSULATED PRECAST PANELS			X
SOUTH	483.7	77.9	5:1	100	22.5	N/A	INSULATED PRECAST PANELS			X
WEST	459.1	34	4:1	80	11.0	N/A	INSULATED PRECAST PANELS			X

20. PLUMBING FIXTURE REQUIREMENTS — 3.7.4.3. — Building Code Reference ■ PART 3 ☐ PART 9

MALE/FEMALE COUNT @ 50% / 50%, EXCEPT AS NOTED OTHERWISE

		OCCUPANT LOAD	BC TABLE NUMBER	FIXTURES REQUIRED	FIXTURES PROVIDED	
1st FLOOR PLANT:	OCCUPANCY 3 MALE	3 MALE	3.7.4.9.	1	1	3.7.4.9.(2)(a)
	OCCUPANCY 3 FEMALE	3 FEMALE	3.7.4.9.			3.7.4.9.(2)(a)
MEZZANINE	OCCUPANCY 2 MALE	2 MALE	3.7.4.7.	1		3.7.4.7.(2)
OFFICE:	OCCUPANCY 2 FEMALE	2 FEMALE	3.7.4.7.			3.7.4.7.(2)

21. NOTES: **PORTABLE FIRE EXTINGUISHERS -** (2012 OBC PART 3, DIV. B - 3.2.5.17.) PORTABLE FIRE EXTINGUISHERS MUST BE INSTALLED AS REQUIRED BY THE ONTARIO FIRE CODE/ONTARIO BUILDING CODE

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION

DETAILS	No.	REVISIONS	DATE	CONSULTANT
DESIGN BY PJB	1	ISSUED FOR OPA/ZBA/CONSENT	JULY 16/21	DEVENG
DRAWN BY PJB	2	ISSUED FOR SPA1	OCT 21/21	DEVENG
CHECKED BY PJB				
F.BK. S-90				
FILE: DEL20-076-211005 - BASE.DWG				

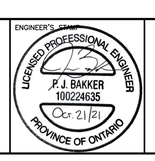
CONSULTANT OR DIVISION

London Office
41 Adelaide St. N., Unit 71
(519) 672-8310

Paris Office
31 Mechanic St., Unit 301
(519) 442-1441

development engineering (London) Limited
CONSULTING CIVIL ENGINEERS

ENGINEER'S STAMP



SCALE

SCALE – 1:400
4 0 8m

TITLE: **HAGERSVILLE REDI-MIX FACILITY**
588922 ONTARIO INC. (STUBBE'S PRECAST)
HAGERSVILLE, ONTARIO

SITE PLAN

PROJECT No. DEL20-076
SHEET No. SP1
PLAN FILE No.

DEL20-076-211005 - Base.dwg
Oct.21/21 - 1:30pm
dnemmer