

EXISTING PLANTING SCHEDULE				
SYM	BOTAN NAME	COMMON NAME	SIZE	QTY
Fa	FRAXINUS AMERICANA	AUTUMN PURPLE ASH	AS PER PLAN	AS PER PLAN
Pp/G	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	AS PER PLAN	AS PER PLAN
Ph	PINUS NIGRA	AUSTRIAN PINE	AS PER PLAN	AS PER PLAN
Pg	PICEA GLAUCA	WHITE SPRUCE	AS PER PLAN	AS PER PLAN
Pg	PICEA ABIES	NORWAY SPRUCE	AS PER PLAN	AS PER PLAN

NOTES:
1. REMOVE MANITOWA MAPLE GROWING WITHIN TREE
2. REMOVE VINE GROWING WITH TREE
3. APPLY 3-1-2 FERTILIZER TO ALL TREES

NEW PLANTING SCHEDULE				
SYM	BOTAN NAME	COMMON NAME	SIZE	QTY
Ar	ACER RUBRUM	RED MAPLE	14 m HEIGHT	5
Qr	QUERCUS RUBRA	RED OAK	18 m HEIGHT	6
Pg	PINUS STROBUS	WHITE PINE	25 m HEIGHT	20

DRAWING NOMENCLATURE

TEXT IN THIS TYPEFACE IS EXISTING
TEXT IN THIS TYPEFACE IS NEW CONSTRUCTION AND RENOVATIONS

EXISTING CONDITIONS

THIS PLAN IS BASED ON A TOPOGRAPHICAL SURVEY COMPLETED BY WEST AND RUSSKA LTD. OLS ON MARCH 24, 2016
EXISTING TREE SPECIES IDENTIFIED BY ARBORLORD.
BURIED INFILTRATION GALLERY LOCATION BASED ON MTE PLAN DATED OCTOBER 2002

FIRE FIGHTING PROVISIONS			
REQUIRED	PROVIDED	REFERENCE	
ACCESS TO STOREYS ABOVE GRADE	NO	NO	3.2.5.1
ACCESS TO BASEMENTS	N/A	N/A	3.2.5.2
ACCESS TO ROOF	NO	YES	3.2.5.3
FIRE TRUCK ACCESS ROUTE	YES	YES	3.2.5.4(1)
STANDPIPE AND HOSE SYSTEM	NO	NO	3.2.9.1(1)
FIRE EXTINGUISHERS	YES	YES	3.2.5.17
FIRE DEPT CONNECTIONS	YES	YES	3.2.5.16

REMARKS:
See 3.2.9.2 to 3.2.9.7 for standpipe and hose system design criteria

FIRE ACCESS ROUTE			
REQUIRED	PROVIDED	REFERENCE	
MIN. DISTANCE TO PRINCIPAL ENTRANCE	3.0 M	15	3.2.5.4(1)
MAX. DISTANCE TO PRINCIPAL ENTRANCE	15.0 M	15	3.2.5.4(1)
HYDRANT TO ENTRANCE DISTANCE	90 M	N/A	3.2.5.5(2)(b)
FIRE TRUCK TO ENTRANCE DISTANCE	45 M	N/A	3.2.5.5(2)(c)
MIN. WIDTH OF ACCESS ROUTE	6.0 M	11	3.2.5.4(1)(a)
MIN. CENTRELINE TURNING RADIUS	12.0 M	12	3.2.5.4(1)(b)
MIN. CLEAR HEIGHT	5.0 M	OPEN	3.2.5.4(1)(c)
MAX. GRADE CHANGE IN 15 M	8 %	MAX 4%	3.2.5.4(1)(d)
FIRE DEPT CONNECTION TO HYDRANT	45 M	15	3.2.5.16
MAX. DEADEND WITHOUT TURNAROUND	90 M	15	3.2.5.4(1)(f)

REMARKS:
See 3.2.9.2 to 3.2.9.7 for standpipe and hose system design criteria
*** Applies to buildings without sprinklers or standpipe systems
** Applies to buildings with sprinklers and/or standpipe systems

EXIT SIGNS / EMERGENCY LIGHTING			
REQUIRED	PROVIDED	REFERENCE	
EXIT SIGNS REQUIRED ?	NO	YES	
Occupant Load > 100	NO	YES	3.4.5.1(1)
Fire escape means of egress	NO	YES	3.4.5.1(2)
EXIT SIGNS	NO	YES	3.4.5.1(3)(14)(16)
EXIT SIGNS ILLUMINATED	NO	YES	3.4.5.1(3)(14)(16)
PHOTOLUMINESCENT EXIT SIGNS	NO	YES	3.4.5.1(3)(14)(16)
EMERGENCY LIGHTING LEVEL	NO	YES	3.2.7.3(1) to (4)
MIN. TIME DURATION-EMERG LIGHTING	NO	YES	3.2.7.4(1)(b)
Self contained lighting units to conform to CBC 3.2.7.4(2)	NO	YES	3.2.7.4(2)
Building emergency power to conform to CBC 3.2.7.5	NO	YES	3.2.7.5

REMARKS:
EXIT SIGNS ILLUMINATED
Exit sign illumination power to comply with CBC 3.4.5.1(3)(14)(16)
PHOTOLUMINESCENT EXIT SIGNS
Conform to CAN/ULC 2972 and be continuously illuminated
EMERGENCY LIGHTING PROVIDED BY STRATEGICALLY LOCATED LIGHT FIXTURES AND CSA CERTIFIED INVERTER LED DRIVERS

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SPATIAL SEPARATION

SPATIAL SEPARATION			
REQUIRED	PROVIDED	REFERENCE	
ELEVATION : WEST	F 3	INTERPOLATION	
OCCUPANCY CLASSIFICATION :	F 3	INTERPOLATION	
LIMITING DISTANCE :	14.4 M		
AREA OF EXPOSING BLDG FACE :	123 M ²		
L / H RATIO :	1 : 2		

REMARKS:
LIMITING DISTANCE OF 14.4m EXCEEDS THE MAXIMUM OF 9.0m IN TABLE 3.2.3.1D AND THEREFORE 100% UNPROTECTED OPENING IS ALLOWABLE ON ADDITION.

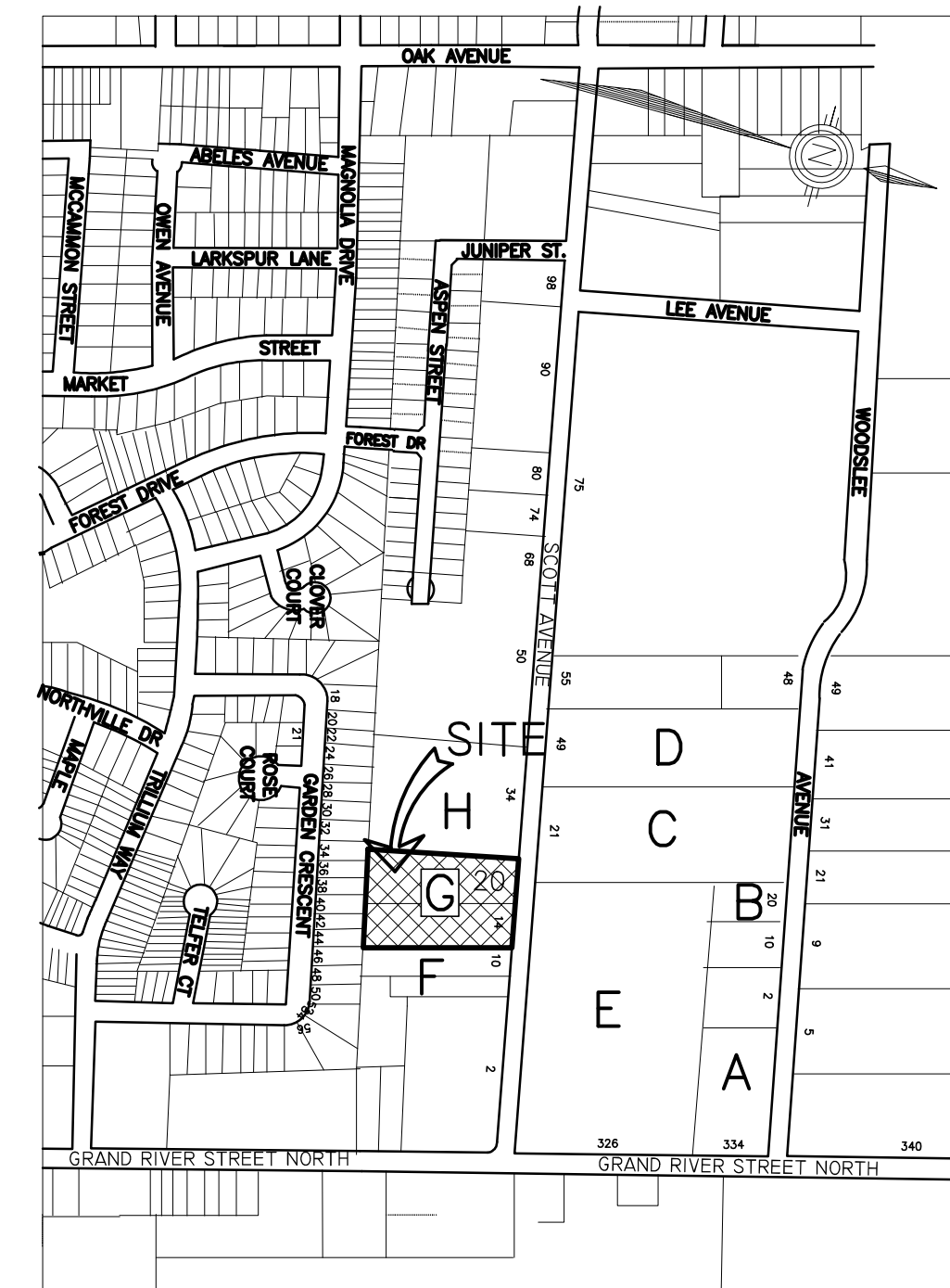
ONTARIO BUILDING CODE DATA			
BUILDING USE / OCCUPANCY :	FOOD PROCESSING F-3	DIVISION B	3.2.3.1
BUILDING AREA : (BY DEFINITION)	3 893 M ²	DIVISION A	1.4.3.1
NO. OF STOREYS :	NUMBER	DIVISION A	1.4.3.1
BASEMENT :	NO	DIVISION A	1.4.3.1
NO. OF STREETS FACING :	ONE	DIVISION B	3.2.3.1
APPLICABLE CODE PART :	DIVISION B - PART 3		
SIZE AND OCCUPANCY ARTICLE :	DIVISION B - 3.2.2.1		
REQUIRED	PROVIDED	REFERENCE	
CONSTRUCTION TYPE	COMB / NON-COMB	COMB / NON-COMB	
SPRINKLERS	YES	YES	
FLOOR ASSEMBLY F.R.R.	45 MIN IF COMB	0 HR NON-COMB	
ROOF ASSEMBLY F.R.R.	45 MIN IF COMB	0 HR NON-COMB	
WALLS AND COLUMNS F.R.R.	45 MIN IF COMB	0 HR NON-COMB	
MEZZANINE F.R.R.	45 MIN IF COMB	0 HR NON-COMB	
FIRE SEPARATIONS	REQUIRED	PROVIDED	REFERENCE
FIREWALLS	N/A	-	3.1.10.2()
BETWEEN SUITES	N/A	-	3.3.1.1()
PUBLIC CORRIDORS	N/A	-	3.3.1.1()
STORAGE GARAGES	N/A	-	3.3.1.1()
SERVICE ROOMS	10 HR	10 HR	3.6.2.1()
GARAGE ROOMS	N/A	-	3.6.2.2
VERTICAL SERVICE SPACES	N/A	-	3.6.3.1()
ELEVATOR SHAFT/ROOM	N/A	-	3.6.3.1()
CHUTES	N/A	-	3.6.3.2()
HORIZONTAL SERVICE SPACES	N/A	-	3.6.4.2
EXITS	N/A	-	3.4.4.1(1)
FLOOR ABOVE BASEMENT	N/A	-	3.2.1.1(1)
BETWEEN FLOORS	0 HR	0 HR	3.2.1.1(1)
BETWEEN MAJOR OCCUPANT'S	N/A	-	3.1.3.1()
JANITOR'S ROOMS	N/A	-	3.3.1.20
LAUNDRY ROOMS	N/A	-	3.3.1.21

REMARKS:
EXISTING BLDG AREA = 3 391.7
20% ADDITION = 540.0
TOTAL BUILDING AREA = 3 891.7

ZONING INFORMATION			
FRONTING STREET :	SCOTT AVENUE		
USE :	FOOD PROCESSING (EXISTING NON-COMFORMING USE)		
PROPERTY	EXISTING M ²	PROPOSED M ²	TOTAL GROSS M ²
10 4 20 SCOTT AVENUE	2994.2	531.1	3525.3
ZONING :	M2 - SPECIAL INDUSTRIAL		
ZONING BYLAW DATA :	REQUIRED	REFERENCE	
LOT AREA (Min) M ²	1020	36 (3)(A)	16 960
LOT FRONTAGE (Min) M	30	36 (3)(B)	91.44
GROSS FLOOR AREA (Min) M ²	N/A	N/A	N/A
LOT COVERAGE (Max) %	60	36 (3)(E)	20.3
BLDG HEIGHT (Max) M	12	36 (3)(F)	12.5
FRONT YARD (Min) M	9	36 (3)(C)	42.83
REAR YARD (Min) M	3	36 (3)(C)	3.29
EXTR SIDE YARD (Min) M	N/A	N/A	N/A
PARKING SPACES (Min) No.	1 PER 100M ² + 36	3 (19)(C)	42
PARKING SPACE SIZE (Min)	2.8 x 5.5	3 (19)(C)	2.8 x 6.1
HANDIC'D SPACES % / No.	1	3 (19)(A)	1
LOADING SPACES (Min) No.	3	3 (12)(B)	4
BUFFER STRIP (Min) M	N/A	N/A	N/A
PLANTING STRIP (Min) M	YES-3.0m MIN	3 (10)(B)	91.95 x 23
LANDSCAPED SPACE (Min) %	10	3 (3)(D)	32.5

REMARKS:
EXCEEDING 12M HEIGHT PERMITTED BY INCREASED SIDE YARD BEYOND 3.0M.
LANDSCAPED OPEN SPACE 5586.1 / 16 960 = 32.9%

PARKING CALCULATIONS:
NET FLOOR AREA EXISTING = 3391.7
NET FLOOR AREA ADDITION = 540.0
TOTAL FLOOR AREA = 3931.7
THEREFORE TOTAL SPACES REQ'D = 3931.7 / 100 = 39.3 (36 SPACES)



KEY PLAN

N.T.S.

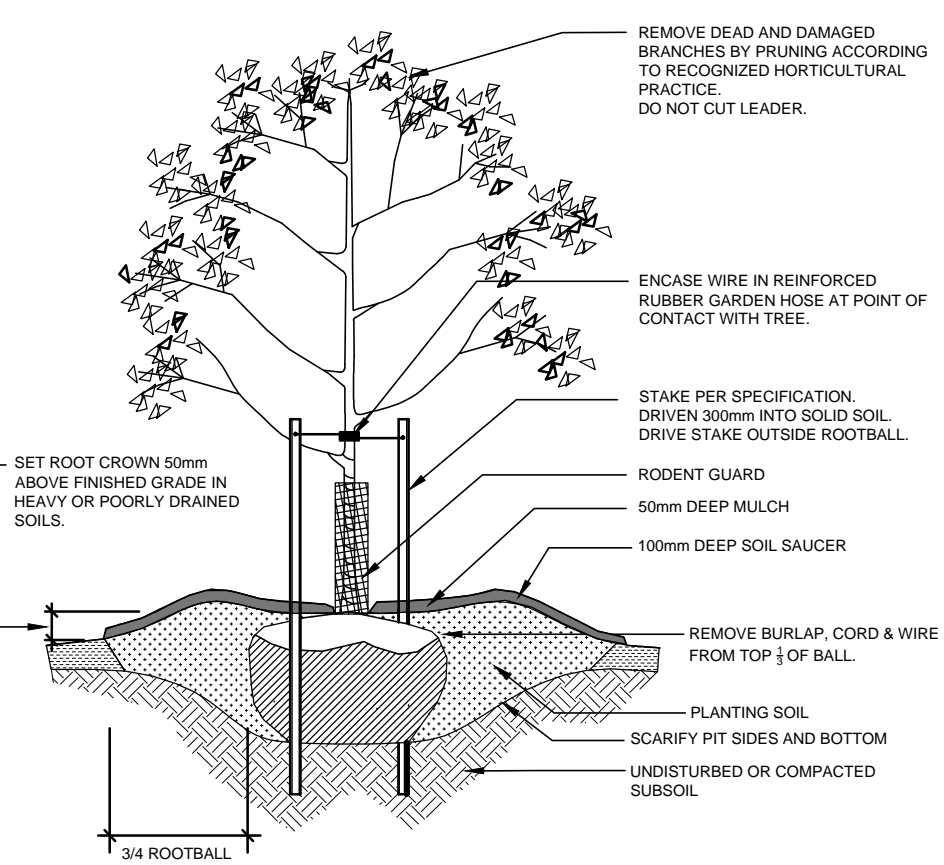
A VACANT PROPERTY
B PHARMACEUTICAL MFG
C ROOFING MANUFACTURER
D HEIDELBERG FOODS
E MULTI TENANT BLDG
F PRINTING AND LITHOGRAPH
G SUBJECT SITE
H BRANT LOT HEATERS

GRADING SPECIFICATIONS

STRIP EXISTING TOPSOIL FROM BUILDING AND ADJACENT AREAS.
STRIPPED TOPSOIL MAY BE TEMPORARILY STORED ON SITE FOR REUSE.
STRIP TOPSOIL AND SOILS UNSUITABLE FOR CONSTRUCTION UPON TO DEPTH SPECIFIED IN GEOTECHNICAL REPORT OR DEPTH REQUIRED FOR THICKNESS OF NEW CONSTRUCTION, WHICHEVER IS GREATER.
PROVIDE ROLL SUBGRADE AND SUPPLY, PLACE AND COMPACT NEW GRANULAR MATERIAL AS FOLLOWS:
UNDER ASPHALT BUILDING FLOOR
GRAN. 'B' OPSS 1010 300 300
GRAN. 'A' OPSS 1010 150 150
(COMPACTED THICKNESSES IN MM GIVEN)
COMPACT GRANULAR MATERIALS TO OPSS 501 AS FOLLOWS:
GRAN. 'B' 95 % SPD
GRAN. 'A' 98 % SPD
FINE GRADE GRANULAR 'A' WORK LEVEL FOR FLOORS AND ACCURATELY SLOPED TO CATCHBASINS IN PARKING LOT.
RE-DISTRIBUTE SALVAGED TOPSOIL TO AREAS RECEIVING LANDSCAPING.
REMOVE CLUMPS OF SOIL, BREAK UP CLUMPS OF TOPSOIL AND RAKE OUT TO FINE GRADE READY FOR SEEDING.
PROVIDE TOPSOIL FOR TREE PLANTING CONTRACTOR.
REMOVE EXCESS TOPSOIL FROM SITE.

GEOTECHNICAL TESTING

ARRANGE FOR GEOTECHNICAL ENGINEERING CONSULTANT TO PROVIDE INSPECTION AND TESTING SERVICES AS FOLLOWS:
FOUNDATION SOIL INSPECTION PRIOR TO CONCRETE POUR
FLOOR BASE COMPACTION AND THICKNESS TESTING
PARKING LOT BASE COMPACTION AND THICKNESS TESTING
ASPHALT CONSTRUCTION AND THICKNESS TESTING
CONCRETE TESTING FOR FOUNDATION AND FLOOR SLAB



TREE PLANTING DETAIL

60mm CAL. AND LARGER

N.T.S.

PROJECT DESCRIPTION AND LOCATION

PROJECT DESCRIPTION:
CONSTRUCTION OF A SINGLE STOREY ADDITION TO THE EXISTING BUILDING. ADDITION TO PROVIDE INCREASED PROCESSING SPACES. EXTENSION OF EXISTING GRAVEL SURFACED TRUCK ACCESS ALONG SOUTH WALL. REQUIRED FOR DELIVERY OF MAINTENANCE SUPPLIES TO EXISTING MEZZANINE.
PROJECT ADDRESS:
10 4 20 SCOTT AVENUE, PARIS ONTARIO, N3L 3R1
PROPERTY LEGAL DESCRIPTION:
PART OF LOT 30, CONCESSION 2,
(GEOGRAPHIC TOWNSHIP OF SOUTH DUMFRIES)
(FORMERLY IN THE TOWN OF PARIS)
COUNTY OF BRANT
PARTS 1 & 2 ON REFERENCE PLAN - 2R-5477
OWNER:
PINTY'S DELICIOUS FOODS INC.
SUITE 601 - 8063 NORTH SERVICE ROAD
BURLINGTON, ONTARIO L7L 5H6
(905) 318-9300
CONTRACTOR:
FOODCON
PO BOX 241, PARIS ON N3L 3G2 (519) 442-1111
EXISTING BUILDING AND PROPOSED ADDITION BUILDING TYPE:
CONSTRUCTED OF STEEL, CONCRETE, MASONRY AND INSULATED PANELS.

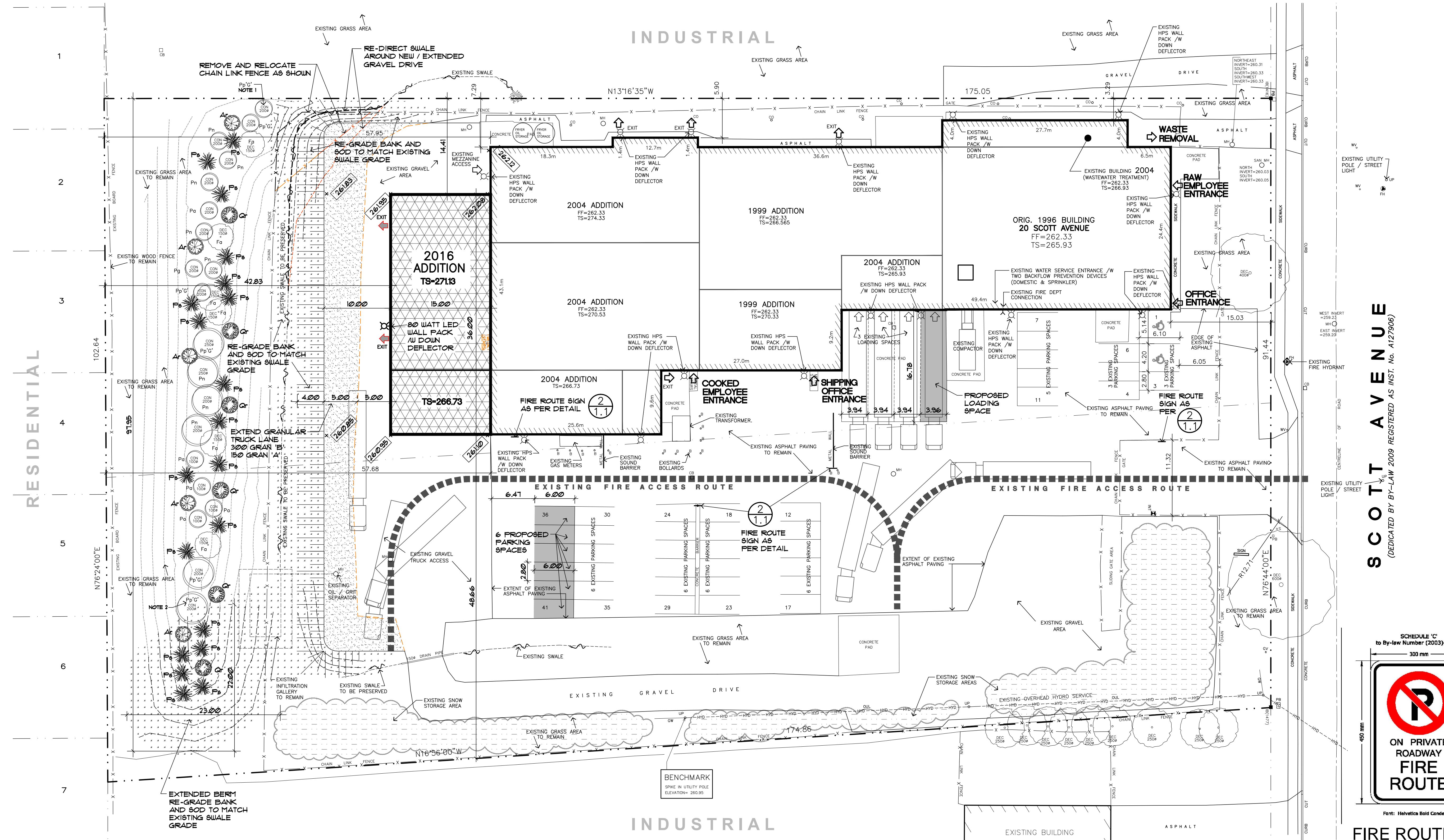


FIRE ROUTE SIGN

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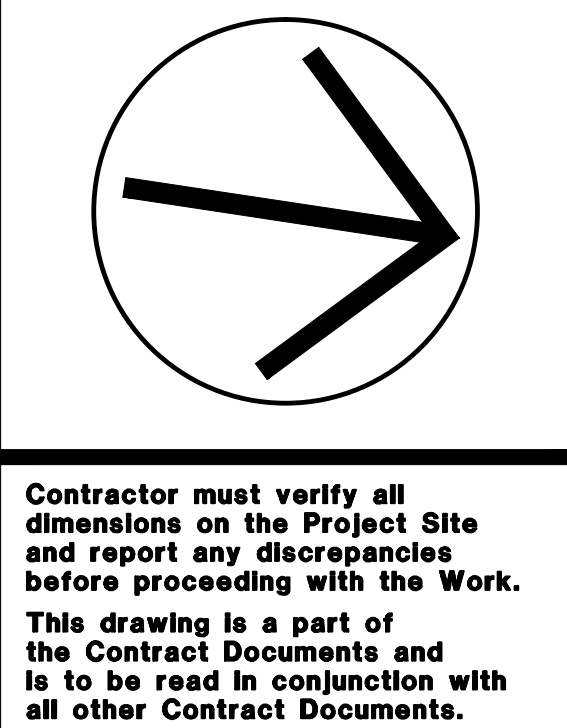
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SITE PLAN

RATIO 1 : 300 (30' x 42' SIZE PAPER)



Plot Record

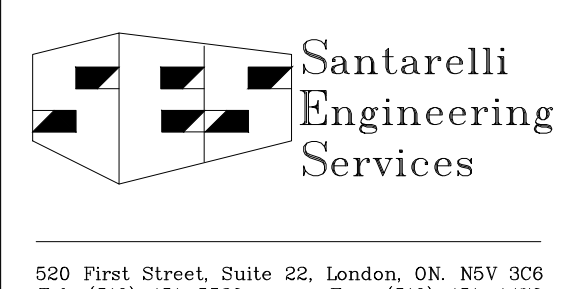
Set No.	Issued For	Date
1	PLANNING APPLICATIONS	APR 12 2016
2	SITE PLAN APPLICATION	MAY 12 2016
3	SITE PLAN RE-SUBMISSION	JULY 20 2016

Revisions

No.	Revision	Date
1	REVISED	MAY 12 2016
2	SITE PLAN REVIEW	JULY 20 2016

LEGEND

NEW GRAVEL PARKING AREA	
NEW TOPSOIL AND SOD	
CENTRELINE OF 60. M FIRE ACCESS ROUTE	
BUILDING ADDITION	
FINISHED FLOOR GEODETIC ELEV	
TOP OF STEEL (ROOF STRUCTURAL STEEL)	
EXISTING SNOW STORAGE AREA	



Project Title
PINTY'S DELICIOUS FOODS INC.
CFIA REG. No. 632
18 & 20 SCOTT AVENUE
PARIS, ONTARIO
N3L 4A5

PROPERTY LEGAL DESCRIPTION:
PART OF LOT 30, CONCESSION 2,
(GEOGRAPHIC TOWNSHIP OF SOUTH DUMFRIES)
(FORMERLY IN THE TOWN OF PARIS)
COUNTY OF BRANT
PARTS 1 & 2 ON REFERENCE PLAN 2R-5477

Design	DTP / WS	Plot Date	JULY 20, 2016
Checked	DTP / WS	Drawn	DTP / CL / KD

Drawing Title

SITE PLAN

Project No.	Drawing No.
	1.1