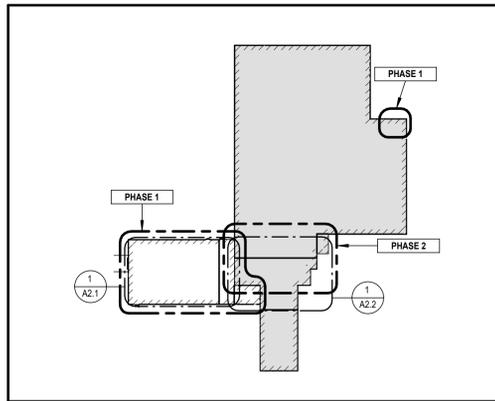


SITE GENERAL NOTES

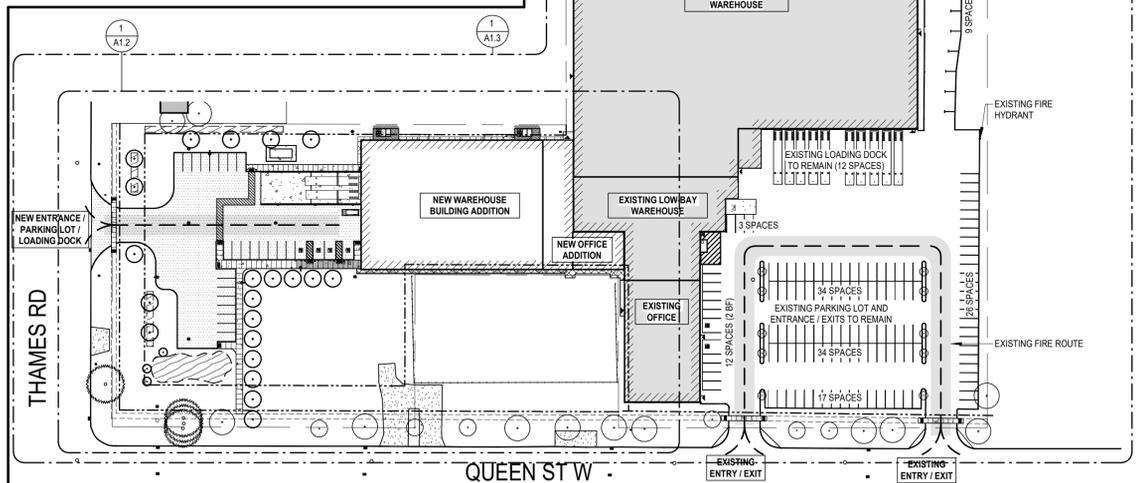
1. CONTRACTOR SHALL BE RESPONSIBLE TO MAKE GOOD ALL ASPHALT TO NEW CONDITION AS PER SPECIFICATIONS WHERE DAMAGED AND NOT INDICATED TO BE REPLACED. ALL REPAIRS TO BE DONE TO SATISFACTION OF CONSULTANT.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY SERVICES PRIOR TO COMMENCEMENT OF EXCAVATION AND/OR REMOVALS. REFER ALSO TO MECHANICAL, ELECTRICAL AND SITE SERVICES DRAWINGS.
3. REMOVE AND DISPOSE OF ALL UNSUITABLE SOIL, DEBRIS AND DEMOLISHED MATERIAL OFF SITE. REFER TO SITE SERVING DRAWINGS AND GEOTECHNICAL REPORT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SHORING REQUIRED. PROVIDE IN ACCORDANCE WITH STRUCTURAL DRAWINGS AND ENGINEER'S APPROVAL AS REQUIRED TO ENSURE THE STABILITY OF ALL EXISTING STRUCTURES AND COMPONENTS OF THE WORK POTENTIALLY AFFECTED BY THE NEW CONSTRUCTION.
5. PROVIDE CONSTRUCTION BARRIER AROUND AREAS OF WORK.
6. PROTECT EXISTING SERVICES TO REMAIN.
7. MAINTAIN SAFE ACCESS TO AND EGRESS FROM EXISTING BUILDING AT ALL TIMES.
8. THE CONSULTANT DOES NOT WARRANT THE ACCURACY OF THE EXISTING BUILDING CONDITIONS, DIMENSIONS OR MATERIALS REPRESENTED ON THE DRAWINGS. DRAWINGS SHOWING EXISTING CONDITIONS ARE PROVIDED SOLELY FOR THE CONTRACTOR'S CONVENIENCE.



Google Earth - Key Plan



6 OVERALL FLOOR PLAN
A1.1 1:2000



1 OVERALL SITE PLAN
A1.1 1:1000

| SITE DATA | | | |
|--------------------------|--|-----------------------------------|--|
| | Req'd. / Max. / Min. | Existing | Proposed |
| Proposed Zoned Use | Light Industrial | Light Industrial | Light Industrial |
| Lot Area | Min. 1,125 m ² | +/- 35,726 m ² | +/- 42,516 m ² |
| Lot Frontage | Min. 30 m | +/- 110 m | +/- 90 m |
| Lot Depth | Min. 37.5 m | +/- 159.0 m | +/- 263 m |
| Building Area | Building Area | +/- 13,405 m ² | Addition +/- 2,561 m ² TOTAL +/- 15,966 m ² |
| Lot Coverage | Max. 50% | +/- 37.5% | +/- 37.5% |
| Building Height | Max. 13.5 m | +/- 6.2 m | +/- 7.0 m |
| Landscape Open Space | Min. 20% | +/- 32% | +/- 33.4% |
| Parking | 1.25 spaces per largest shift including Office staff Min. 6 Accessible spaces (1.25 x 150 = 188 Spaces) | 150 spaces 2 Accessible spaces | 182 spaces 6 accessible spaces Total provided = 188 |
| Loading Spaces | Min. 3 spaces | 12 spaces | 14 spaces |
| Bike Parking | No zoning requirement | | |
| Front Yard Depth | Min. 7.5m | +/- 7.5m | +/- 7.2 m |
| Interior Side Depth | Min. 3.0m | +/- 3.0m | +/- 1.4 m |
| Exterior Side Depth | Min. 7.5m | N/A | +/- 4.2 m |
| Rear Yard Depth | Min. 6.0m | +/- 15.0m | +/- 2.2 m |
| Garbage / Waste Material | | Existing | No Change |

Preliminary Site Data

| | |
|---------------------------------|---|
| Firm Name: | Nicholson Sheffield Architects Inc. 358 Talbot Street London, Ontario N6A 2R6 |
| Certificate of Practice Number: | 4823 |
| Name of Project: | Veterinary Purchasing Co Ltd. Addition and Renovation |
| Location: | 455 Queen Street West Saint Marys, Ontario N4X 1C4 |

| Ontario Building Code Data Matrix Part 11 - Renovation of Existing Building | | | Building Code Reference ¹ |
|--|--|--|---|
| 11.00 | Building Code Version: | O. Reg. 332/12 Last Amendment O. Reg. 191/14 | |
| 11.01 | Project Type: | <input checked="" type="checkbox"/> Addition of use <input type="checkbox"/> Renovation <input type="checkbox"/> Addition and Renovation Description: New warehouse and office addition to existing building / minor renovations | [A] 1.1.2. |
| 11.02 | Major Occupancy Classification: | Occupancy: F-2 Use: Medium hazard industrial with an subsidiary office functions. NO CHANGE | 3.1.2.1.(1) |
| 11.03 | Superimposed Major Occupancies: | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes NO CHANGE Description: N/A | 3.2.2.7. |
| 11.04 | Building Area (m ²): | Description: Existing New Total Warehouse (Group F-2) 12,311 2,367 14,678 Office (Group D) 1,094 194 1,288 Total 13,405 2,561 15,966 | [A] 1.4.1.2. |
| 11.05 | Building Height: | one Storeys above grade 6.0 (m) Above grade none Storeys below grade | [A] 1.4.1.2. & 3.2.1.1. |
| 11.06 | Number of Streets/ Firefighter access: | two street(s) | 3.2.2.10. & 3.2.5. |
| 11.07 | Building Size: | <input type="checkbox"/> Small <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Large <input type="checkbox"/> >Large | T.11.2.1.1.B.-N. |
| 11.08 | Existing Building Classification: | Change in Major Occupancy: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Applicable (no change of major occupancy) Construction Index: T.11.2.1.1A Hazard Index: T.11.2.1.1B.-N. Importance Category: <input type="checkbox"/> Low <input checked="" type="checkbox"/> Normal <input type="checkbox"/> Post-disaster 4.2.1.(3), 5.2.2.1.(2) | 11.2.1.1. |
| 11.09 | Renovation Type: | <input checked="" type="checkbox"/> Basic Renovation <input type="checkbox"/> Extensive Renovation | 11.3.3.1, 11.3.3.2. |
| 11.10 | Occupant Load: | Floor Level/Area Occupancy Type Based On Occupant Load (Persons) First Floor D / F-2 Largest Shift 150 | 3.1.17. |
| 11.11 | Plumbing Fixture Requirements: | Ratio: 150 - Male Female = 50:50 Except as noted otherwise Floor Level/Area Occupant Load OBC Reference Fixtures Required Fixtures Provided Warehouse/Office 150 3,7.4.7. & 3,7.4.9. 5 per sex 10 per sex | 3.7.4. |
| 11.12 | Barrier-Free Design: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Explanation: NO CHANGE | 11.3.3.2.(2) |
| 11.13 | Reduction in Performance Level: | Structural: By increase in occupant load: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes 11.4.2.1, 11.4.2.2 By change of major occupancy: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes 11.4.2.3, 11.4.2.4 Plumbing: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes 11.4.2.5, 11.4.2.6 Sewage-systems: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Extension of combustible construction: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | 11.4.2.1, 11.4.2.2, 11.4.2.3, 11.4.2.4, 11.4.2.5, 11.4.2.6. |
| 11.14 | Compensating Construction: | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Structural: By increase in occupant load: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes 11.4.3.2, 11.4.3.3 By change of major occupancy: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes 11.4.3.4, 11.4.3.5 Plumbing: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes 11.4.3.6, 11.4.3.7 Sewage-systems: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Extension of combustible construction: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | 11.4.3.1, 11.4.3.2, 11.4.3.3, 11.4.3.4, 11.4.3.5, 11.4.3.6, 11.4.3.7. |
| 11.15 | Compliance Alternatives Proposed: | <input type="checkbox"/> No <input type="checkbox"/> Yes | 11.5.1. |
| 11.16 | Notes: | Travel paths within existing warehouse space exceed 45 m, permitted per clause 3.4.2.5. (2). | 11.5.1. |

¹ All references are to Division B of the OBC unless provided by [A] for Division A and [C] for Division C.

OBC MATRIX PART 11 - GROUP F-2

| | |
|---------------------------------|---|
| Firm Name: | Nicholson Sheffield Architects Inc. 358 Talbot Street London, Ontario N6A 2R6 |
| Certificate of Practice Number: | 4823 |
| Name of Project: | Veterinary Purchasing Co Ltd. Addition and Renovation |
| Location: | 455 Queen Street West Saint Marys, Ontario N4X 1C4 |

| Ontario Building Code Data Matrix Part 3 | | | Building Code Reference ¹ |
|---|--|--|--------------------------------------|
| 3.00 | Building Code | O. Reg. 332/12 Last Amendment O. Reg. 191/14 | |
| 3.01 | Project Type: | <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Addition and Renovation <input type="checkbox"/> Change of use Description: New warehouse and office addition to existing building / minor renovations | [A] 1.1.2. |
| 3.02 | Major Occupancy Classification: | Occupancy: F-2 Use: Medium hazard industrial with an subsidiary office functions. NO CHANGE | 3.2.2.67. |
| 3.03 | Superimposed Major Occupancies: | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes NO CHANGE Description: N/A | 3.2.2.7. |
| 3.04 | Building Area (m ²): | Description: Existing New Total Warehouse (Group F-2) 12,311 2,367 14,678 Office (Group D) 1,094 194 1,288 Total 13,405 2,561 15,966 | [A] 1.4.1.2. |
| 3.05 | Gross Area (m ²): | Description: Existing New Total Warehouse (Group F-2) 12,311 2,367 14,678 Office (Group D) 1,094 194 1,288 Total 13,405 2,561 15,966 | [A] 1.4.1.2. |
| 3.06 | Mezzanine Area (m ²): | NO CHANGE N/A | [A] 1.4.1.2. |
| 3.07 | Building Height: | one Storeys above grade 6.0 (m) Above grade none Storeys below grade | [A] 1.4.1.2. & 3.2.1.1. |
| 3.08 | High Building: | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes NO CHANGE | 3.2.6. |
| 3.09 | Number of Streets/ Firefighter access: | two street(s) | 3.2.2.10. & 3.2.5. |
| 3.10 | Building Classification: | 14,678 Group/Div Group F Div 2 1,288 Subsidary office occupancy | 3.2.2.67. |
| 3.11 | Sprinkler System: | <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Proposed: <input checked="" type="checkbox"/> Entire building <input type="checkbox"/> Selected floor areas <input type="checkbox"/> In lieu of roof rating <input type="checkbox"/> Selected compartments <input type="checkbox"/> Basement <input type="checkbox"/> None | 3.2.1.5. & 3.2.2.17. |
| 3.12 | Standpipe System: | <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required NO CHANGE | 3.2.9. |
| 3.13 | Fire Alarm System: | <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required NO CHANGE Proposed: <input type="checkbox"/> Single stage <input type="checkbox"/> Two stage <input type="checkbox"/> None | 3.2.4. |
| 3.14 | Water Service/ Supply is adequate: | <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes NO CHANGE | |
| 3.15 | Construction Type: | Restriction: <input type="checkbox"/> Combustible permitted <input checked="" type="checkbox"/> Non-combustible required Actual: <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Combination Heavy Timber Construction: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | 3.2.2.20.-83. & 3.2.1.4. |
| 3.16 | Importance Category: | <input type="checkbox"/> Low <input type="checkbox"/> Low human occupancy <input type="checkbox"/> Post-disaster shelter <input checked="" type="checkbox"/> Normal <input type="checkbox"/> High <input type="checkbox"/> Minor Storage Building <input type="checkbox"/> Explosive or hazardous substances <input type="checkbox"/> Post-disaster | 4.1.2.1.(3) & T.4.1.2.1.B |
| 3.17 | Seismic Hazard Index: | (I _{Fa} S _a (0.2)) = Seismic design required for Table 4.1.1.18. Items 6 to 21: (I _{Fa} S _a (0.2)) > 0.35 or Post-disaster <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | 4.1.2.1.(3) & 4.1.8.16.(2) |
| 3.18 | Occupant Load: | Floor Level/Area Occupancy Based On Occupant Load (Persons) First Floor D / F-2 Largest Shift 150 | 3.1.17. |
| 3.19 | Barrier-Free Design: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Explanation: NO CHANGE | 3.8. |
| 3.20 | Hazardous Substances: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Explanation: NO CHANGE | 3.3.1.2. & 3.3.1.9. |
| 3.21 | Required Fire Resistance Ratings: | Horizontal Assembly Rating Supporting Assemblage (H) Noncombustible in lieu of rating? Floors over basement N/A N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A Floors N/A N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A Mezzanine N/A N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A Roof N/A N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A | 3.2.2.20.-83. & 3.2.1.4. |
| 3.22 | Spatial Separation: | EBF Area (m ²) L/D OR H/L Required FRR (H) Construction Type Required Cladding Type Max % of Unprotected Openings North 357 4.5 L/H 2H <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Non-combustible 14 South 430 47 L/H N/A <input type="checkbox"/> Non-combustible <input type="checkbox"/> Non-combustible 100 East N/A N/A L/H N/A <input type="checkbox"/> Non-combustible <input type="checkbox"/> Non-combustible N/A West 217 76 L/H N/A <input type="checkbox"/> Non-combustible <input type="checkbox"/> Non-combustible 100 | 3.2.2.20.-83. & 3.2.3. |
| 3.23 | Plumbing Fixture Requirements: | Ratio: 150 - Male Female = 50:50 Except as noted otherwise Floor Level/Area Occupant Load OBC Reference Fixtures Required Fixtures Provided Warehouse/Office 150 3,7.4.7. & 3,7.4.9. 5 per sex 10 per sex | 3.7.4. |
| 3.24 | Energy Efficiency: | Compliance Path: SB-10 Climate Zone: Zone 5 | |
| 3.25 | Notes: | | |

¹ All references are to Division B of the OBC unless provided by [A] for Division A and [C] for Division C.

OBC MATRIX PART 3 - GROUP F-2



| | | |
|----|---------------------------------|------------|
| 10 | Issued for SPA (Minor Variance) | 2020/12/10 |
| 9 | Addendum #1 | 2020/12/07 |
| 8 | Issued for Bid | 2020/11/20 |
| 7 | Issued for SPA | 2020/11/18 |
| 6 | Issued for SPA | 2020/11/13 |
| 5 | Issued for SPA | 2020/08/10 |
| 4 | Issued for SPA Client Review | 2020/08/04 |
| 3 | Issued for Coordination | 2020/07/10 |
| 2 | Issued for Coordination | 2020/06/05 |
| 1 | PRE CONSULTATION | 2018/08/30 |
| No | Revision | Date |

NICHOLSON SHEFFIELD ARCHITECTS INC.

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519.673.1190
info@nicholsonsheffield.ca
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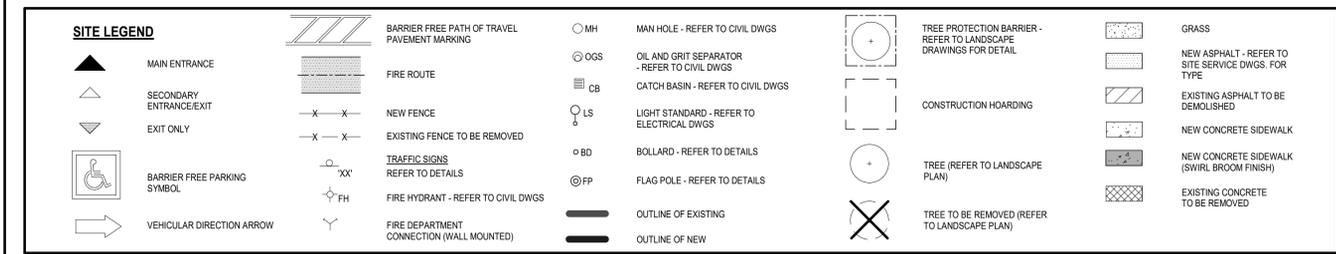
CONTRACTOR SHALL CHECK ALL DRAWINGS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. DRAWINGS ARE TO BE READ AND NOT SCALED.

Project
VETERINARY PURCHASING

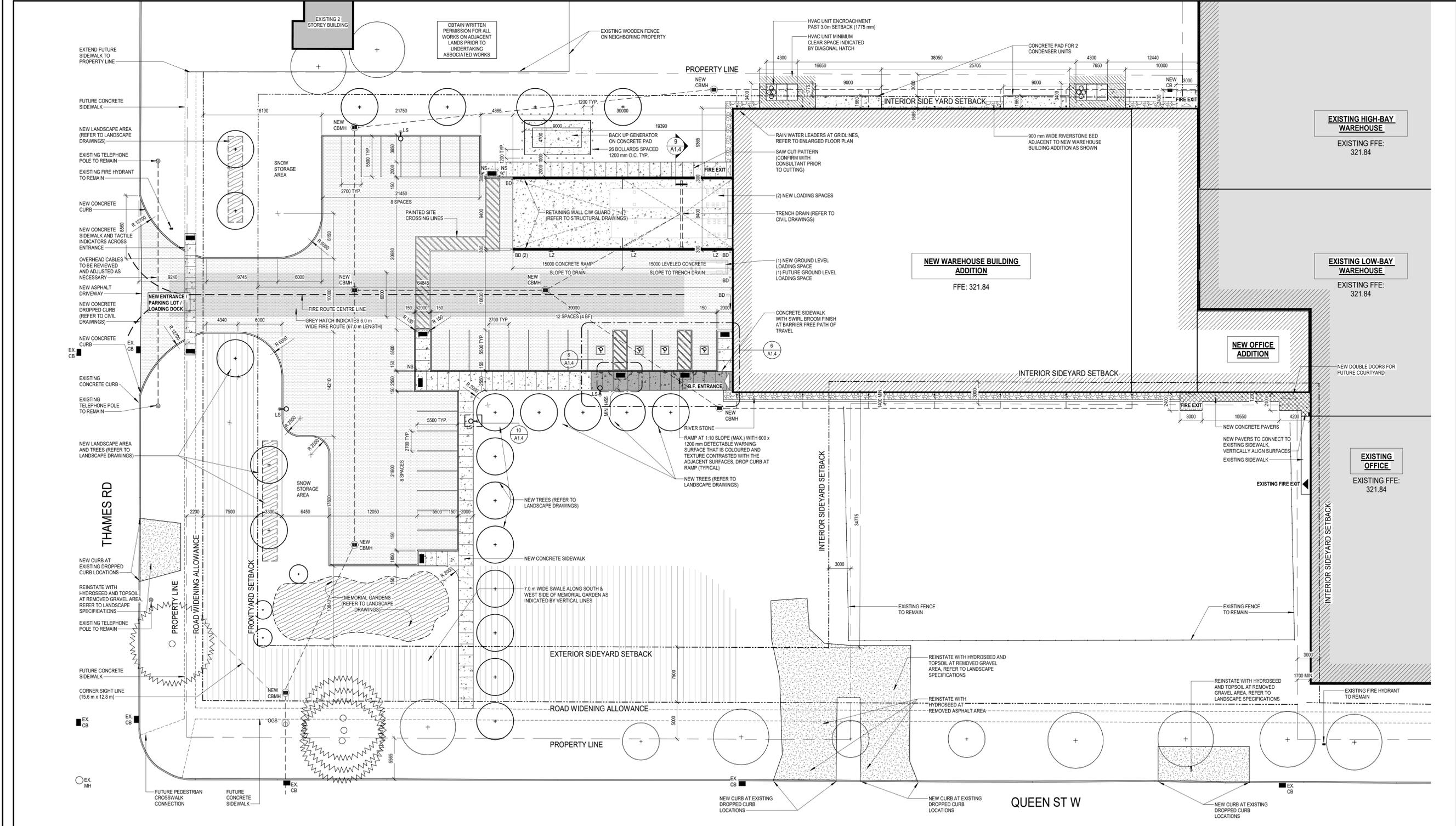
485 Queen St W, St. Marys

Drawing
Overall Site Plan, Legend and Code Matrix

| | | | |
|-------------|--------------|-------------|------|
| Project No. | 18-23 | Drawing No. | |
| Scale | As Indicated | | |
| Drawn by | PS | | A1.1 |
| Checked by | WDMG | | |
| Date | 2018/09/12 | | |



NSA - Site Plan Legend



PROJECT NORTH TRUE NORTH

| No | Revision | Date |
|----|---------------------------------|------------|
| 9 | Issued for SPA (Minor Variance) | 2020/12/10 |
| 8 | Addendum #1 | 2020/12/07 |
| 7 | Issued for Bid | 2020/11/20 |
| 6 | Issued for SPA | 2020/11/18 |
| 5 | Issued for SPA | 2020/11/13 |
| 4 | Issued for SPA | 2020/08/10 |
| 3 | Issued for SPA Client Review | 2020/06/04 |
| 2 | Issued for Coordination | 2020/07/10 |
| 1 | Issued for Coordination | 2020/06/05 |

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Project
VETERINARY PURCHASING
485 Queen St W, St. Marys

Drawing
Enlarged Site Plan

Project No. 18-23
Scale As Indicated
Drawn by PS
Checked by MG
Date 2018/09/12

Drawing No. **A1.2**

1 ENLARGED SITE PLAN
A1.2 1 : 250