

# HILLEN NURSERY

NEW 250’ x 100’ PRE-ENG BUILDING w/ 23’-0” EAVE HEIGHT AND NEW 100’x62’ PRE-ENG BUILDING w/ 14’-0” EAVE HEIGHT

23079 ADELAIDE RD,  
MOUNT BRYDGES, ONTARIO N0L 1W0

Ontario Building Code Data Matrix							Building Code Reference
PART 2 - New Farm Building							
2.00	BUILDING CODE VERSION: LATEST AMENDMENT:	O. REG. 203/24: BUILDING CODE under Building Code Act, 1992, S.O. 1992, c. 23 MAY 29, 2024					
2.01	PROJECT TYPE:	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> RENOVATION <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> ADDITION AND RENOVATION DESCRIPTION: FARM WAREHOUSE WITH ACCESSORY FARM OFFICE					[A]1.3.3.1A
2.02	MAJOR OCCUPANCY CLASSIFICATION:	OCCUPANCY GROUP G DIVISION 2 USE WAREHOUSE/OFFICE					2.1.2.2. & 2.1.4.
2.03	BUILDING AREA:	BUILDING AREA FT²(m²):	EXISTING	NEW	DEMO	TOTAL	[A]1.4.1.2.
		WAREHOUSE		25,000 (2,322)		25,000 (2,322)	
		OFFICE		6,112 (568)		6,112 (568)	
		TOTALS		31,112 (2,890)		31,112 (2,890)	
2.04	GROSS AREA:	GROSS AREA FT²(m²):	EXISTING	NEW	DEMO	TOTAL	[A]1.4.1.2.
		WAREHOUSE		25,000 (2,322)		25,000 (2,322)	
		OFFICE		6,112 (568)		6,112 (568)	
		TOTALS		31,112 (2,890)		31,112 (2,890)	
2.05	MEZZANINE AREA:						2.2.2.2. & 3.2.1.1.
2.06	BUILDING HEIGHT:	1 STOREYS ABOVE GRADE 23'-0" (7.0m)] HEIGHT ABOVE GRADE N/A STOREYS BELOW GRADE					2.2.2.2. & 3.2.1.1.
2.07	BUILDING CLASSIFICATION:	2.2.2.6. Group G, Division 2, up to 3 storeys					2.2.2.3. -8.
2.08	SPRINKLER SYSTEM	<input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> NOT REQUIRED PROPOSED: <input type="checkbox"/> ENTIRE BUILDING (3.2.2.20.-83.) <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> BASEMENT (3.2.1.5. & 3.2.2.15.) <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> NONE					2.2.2.3. 2.2.2.5. & 2.2.4.
2.09	FIRE ALARM SYSTEM	<input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> NOT REQUIRED PROPOSED: <input type="checkbox"/> SINGLE STAGE <input type="checkbox"/> TWO STAGE <input type="checkbox"/> NONE					2.2.3.
2.10	WATER SERVICE/SUPPLY IS ADEQUATE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF NO, EXPLAIN:					2.2.4.
2.11	CONSTRUCTION TYPE:	RESTRICTION: <input checked="" type="checkbox"/> COMBUSTIBLE PERMITTED <input type="checkbox"/> NONCOMBUSTIBLE REQUIRED ACTUAL: <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NONCOMBUSTIBLE <input type="checkbox"/> COMBINATION HEAVY TIMBER CONSTRUCTION: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					2.2.2.3. -8.
2.12	OCCUPANT LOAD	OCCUPANT LOAD BASED ON:		<input checked="" type="checkbox"/> FT²/PERSON <input type="checkbox"/> DESIGN OF BUILDING			2.1.2.2. & 2.2.1.17.
		FLOOR LEVEL/AREA	OCCUPANCY TYPE	BASED ON (PER PERSON)	OCC. LOAD (PERSONS)	POSTED LIMIT REQUIRED	
		WAREHOUSE/25,000	AGRICULTURAL	430.6(40.00 m²)	58	34	
		OFFICE/6,112	AGRICULTURAL	430.6(40.00 m²)	14	14	
		TOTAL			72	48	
2.13	HAZARDOUS SUBSTANCES:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF YES, EXPLAIN:					2.2.8., 3.3.6.1. TO 3.3.6.7.
2.14	REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLIES	RATING	SUPPORTED ASSEMBLY			2.2.1.
		FLOORS	-	-			
2.15	PLUMBING FIXTURE REQUIREMENTS	RATIO: MALE/FEMALE = 50:50 EXCEPT AS OTHERWISE NOTED					9.31. & 3.7.4.
		FLOOR LEVEL/AREA	OCCUPANT LOAD M/F	OBC REFERENCE	FIXTURES REQUIRED M/F	FIXTURES PROVIDED M/F	
		AGRICULTURAL (USE 3.7.4.9. GROUP F)	24/24	3.7.4.9.	2/2	2/2	
2.16	NOTES:	...					

## GENERAL NOTES

### 0.0 GENERAL

- 0.1 PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR FABRICATION, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. SHOULD FIELD CONDITIONS OR DIMENSIONS VARY FROM DESIGN DRAWINGS, THE CONSULTANT SHALL BE NOTIFIED. FAILURE TO DO SO SHALL RENDER THE CONTRACTOR RESPONSIBLE TO REPAIR ANY IMPROPER WORK.
- 0.2 READ ARCHITECTURAL/STRUCTURAL DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DRAWINGS AND DOCUMENTS.
- 0.3 THE LOCATION OF UTILITIES IS NOT SHOWN ON THESE DRAWINGS ARE NOT CERTIFIED TO BE ACCURATE. THE ONUS LIES UPON THE CONTRACTOR TO ASCERTAIN, AT THEIR OWN EXPENSE, THE EXACT LOCATION OF EACH UTILITY.
- 0.4 ALL WORK SHALL BE DONE BY SKILLED AND EXPERIENCED TRADESMEN. ALL WORK SHALL BE CARRIED OUT IN A SUBSTANTIAL MANNER TO ENSURE A RIGID, STRAIGHT, SQUARE, PLUMB AND HORIZONTAL LINES LEVEL STRUCTURES.
- 0.5 DO NOT INSTALL OPENINGS, SET INSERTS, DRILL OR ATTACH TO STRUCTURAL FRAME WITHOUT AUTHORIZATION OF THE ENGINEER EXCEPT AS INDICATED ON THE DRAWINGS.
- 0.6 ALL STRUCTURAL ITEMS MUST BE INSPECTED BY THE STRUCTURAL ENGINEER OR BY ANOTHER SUITABLE QUALIFIED PERSON.
- 0.7 NOTIFY THE ENGINEER 48 HOURS IN ADVANCE FOR INSPECTIONS OF THE FOLLOWING;

- EXCAVATION
- REINFORCING STEEL
- STEEL FRAMING
- BOLTS IN CONCRETE
- STRUCTURAL WELDING
- HIGH STRENGTH BOLTING
- EXPANSION AND EPOXY ANCHORS
- PRIOR TO POURING FOOTINGS
- BEFORE EACH CONCRETE POUR
- BEFORE COVER UP
- BEFORE EACH CONCRETE POUR
- BEFORE COVER UP
- BEFORE COVER UP
- BEFORE COVER UP

CHECK THAT WORK IS COMPLETED PRIOR TO CALLING FOR INSPECTION.

INSPECTION BY THE LOCAL MUNICIPAL BUILDING DEPT THAT HAS JURISDICTION ARE NOT A SUBSTITUTE FOR THE ENGINEERS INSPECTION AND VICE VERSUS.

- 0.8 BRACE THE STRUCTURE UNTIL ALL THE COMPONENTS ARE PERMANENTLY FASTENED IN PLACE. TEMPORARY SHORING AND BRACING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY BRACING SHOWN IS FOR COMPLETED STRUCTURE ONLY. ALL WORK IS TO MEET WCB REQUIREMENTS.
- 0.9 ONLY STRUCTURAL COMPONENTS DETAILED ON OUR DRAWINGS HAVE BEEN DESIGNED BY US; OTHER STRUCTURAL COMPONENTS AND ANY OTHER BUILDING COMPONENTS ARE THE RESPONSIBILITY OF THEIR RESPECTIVE DESIGNER.
- 0.10 DO NOT BUILD FROM THESE DRAWINGS UNLESS THEY ARE MARKED "ISSUED FOR CONSTRUCTION". DO NOT SCALE DRAWINGS. AVOID SCALING DIRECTLY FROM THE DRAWINGS. IF THERE IS AMBIGUITY OR LACK OF INFORMATION, INFORM THE CONSULTANT. ANY CHANGE THROUGH THE DISREGARDING OF THIS NOTICE TO BE RESPONSIBILITY OF THE CONTRACTOR

### 1.0 CODES

- 1.1 THE NATIONAL BUILDING CODE OF CANADA. 2020 EDITION, LATEST REVISIONS, AND THE BUILDING CODE OF ONTARIO 2012, ONT. REG. 332/12, LATEST REVISIONS, SHALL BE THE BASIS FOR DESIGN AND CONSTRUCTION OF ALL WORK.
- 1.2 ALL WORK TO BE PERFORMED INCOMPLIANT WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT ONT. REG. 213/91, LATEST REVISIONS.

### 2.0 FOUNDATIONS AND BACKFILL

- 2.1 ALL FOOTINGS SHALL BE PLACED ON NATURAL UNDISTURBED SOIL AT ELEVATIONS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED. THIS CONTRACTOR SHALL INSPECT AND ENSURE THE EXPOSED BEARING CAN ATTAIN THE DESIRED **ALLOWABLE CONTACT BEARING PRESSURE OF 3000 PSF**.
- 2.2 BACKFILL AGAINST WALLS IN SUCH A MANNER THAT THE LEVEL NEVER HAS MORE THAN A 18" DIFFERENCE IN ELEVATION ON EACH SIDE OF THE FOUNDATION UNLESS SPECIFIED ELSEWHERE.
- 2.3 EXCAVATION FOR FOOTINGS SHALL BE CLEAN AND FREE OF STANDING WATER. THE FOUNDATION CONCRETE SHALL BE PLACED WITHOUT DELAY AFTER EXCAVATION OR PROTECT THE UNDISTURBED SOIL WITH A LAYER OF 2" THICK LEAN CONCRETE (MUD MAT) PRIOR TO PLACEMENT OF REINFORCING STEEL.

### 3.0 CONCRETE

- 3.1 ALL CONCRETE WORK SHALL CONFORM TO THE CSA STANDARD CAN3-23.1 "CONCRETE MATERIALS AND METHODS OF CONSTRUCTION".
- 3.2 ALL REINFORCED CONCRETE DESIGN SHALL CONFORM TO THE CSA STANDARD CAN3-23.3 "DESIGN OF CONCRETE STRUCTURES".
- 3.3 UNLESS OTHERWISE NOTED, COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL BE AS FOLLOWS AS PER CAN/CAS A23.1 STANDARD:

TYPE	EXPOSURE CLASS	WATER/CEMENTING RATIO	COMPRESSIVE STRENGTH	AIR CONTENT CATEGORY
MUDMATS & FILL CONCRETE	N	0.65	15 MPa (2175 psi)	-
FOOTINGS	N	0.65	20 MPa (2900 psi)	-
PIERS/WALLS	F-2	0.55	25 MPa (3625 psi)	1
INTERIOR SLABS ON-GRADE	N	0.55	25 MPa (3625 psi)	-
EXTERIOR SLABS	C-2	0.45	32 MPa (4640 psi)	1

ALL EXTERIOR CONCRETE SHALL HAVE 5% TO 7% AIR ENTRAINMENT.

ALL CONCRETE SHALL DEVELOP 70% OF ULTIMATE STRENGTH AT SEVEN (7) DAYS.

- 3.4 MINIMUM CLEAR CONCRETE COVER FOR STEEL REINFORCEMENT SHALL BE AS FOLLOWS:
- FOOTING OR CONCRETE CAST AGAINST EARTH: 3"
- FORMED CONCRETE EXPOSED TO EARTH & WEATHER: 2"
- FORMED CONCRETE NOT EXPOSED TO EARTH & WEATHER: 1"

3.5 REINFORCING STEEL SHALL BE HARD GRADE NEW BILLET STEEL, Fy = 400 MPa (58 k.s.i.) IN ACCORDANCE WITH THE LATEST C.S.A. STANDARD G30.18-M92.

3.6 LAP REINFORCING BARS A MINIMUM OF 36 BAR DIAMETERS OR A MINIMUM OF 12", WHICHEVER IS GREATER GOVERNS, AND/OR AS STIPULATED IN CSA-A23.3-94. UNLESS OTHERWISE NOTED.

3.7 FOOTING SHALL BE PLACED IN FORMS WHICH ARE FREE OF LOOSE SOIL AND STANDING WATER. ALL PRECAUTIONS SHALL BE TAKEN FOR CONCRETE WHICH IS PLACED DURING COLD OR HOT WEATHER.

3.8 DOWELS TO MATCH VERTICAL REINFORCEMENT.

3.9 GROUT SHALL BE NON-SHRINK GROUT MEADOWS V-3 CONSTRUCTION TYPE OR APPROVED EQUAL.

3.10 ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.

3.11 SAW CUTS SHALL BE MAXIMUM 10'-0" x 10'-0"

### 5.0 STRUCTURAL STEEL

- 5.1 ALL STRUCTURAL STEEL TO CONFORM WITH THE REQUIREMENTS OF CAN/CSA-G40.21-92, GRADE 300W (Fy = 50 k.s.i.) UNLESS OTHERWISE NOTED. HSS TO BE CLASS H-350W.
- 5.2 WELDING WHERE CALLED FOR SHALL CONFORM TO C.S.A. STANDARD W 47.1-92, W59-M1989 AND W186-M1990, AND SHALL DEVELOP THE FULL STRENGTH OF MEMBER WHERE LOADS ARE NOT SHOWN. USE E70XX ELECTRODES. ALL WELDS MUST HAVE END RETURNS IN ACCORDANCE WITH CAN/CSA-S16.1-94.
- 5.3 ALL STRUCTURAL STEEL SHALL HAVE A PRIME COAT OF RUST INHIBITIVE METAL PAINT. DO NOT PAINT SURFACES IN CONTACT WITH CONCRETE. ALL SURFACES TO BE PAINTED SHALL BE THOROUGHLY CLEANED OF ALL RUST, SCALE, GREASE OR OIL AND BE DRY PRIOR TO PAINTING.
- 5.4 STRUCTURAL STEEL ERECTOR MUST PROVIDE ALL THE NECESSARY TEMPORARY BRACING AS REQUIRED FOR ALIGNMENT, WIND, DEAD LOAD AND ERECTION STRESSES.
- 5.5 ALL FIELD BOLTED CONNECTIONS SHALL CONFORM TO ASTM STANDARD A325-94 FOR HIGH TENSILE BOLTS. MINIMUM 2 BOLT CONNECTIONS, 3/4" DIAMETER BOLTS UNLESS NOTED OR APPROVED.

5.6 ALL COLD FORMED STEEL TO CONFORM WITH THE REQUIREMENTS OF CAN/CSA-S136-M84.

### 6.0 CARPENTRY WORK

- 6.1 CARPENTRY WORK SHALL INCLUDE ALL LABOUR, EQUIPMENT AND MATERIALS REQUIRED TO INSTALL ALL NAILERS, BLOCKING, INSTALLATION OF DOORS, FRAMES AND HARDWARE, PLYWOOD SHEATHING, EXHAUST FAN CURB BLOCKING, ALL NAILERS, FASTENERS, BOLTS, WASHERS, NUTS AND SCREWS.
- 6.2 ALL FRAMING LUMBER TO BE S-P-F No. 2 OR BETTER TO SIZES AND SPACINGS SHOWN ON THE DRAWINGS. PRESSURE TREATED LUMBER TO BE IN ACCORDANCE TO CSA 080-M89 AND 080.1-M89. INTERIOR PLYWOOD TO BE G.I.S. GRADE B FIR PLYWOOD IN ACCORDANCE WITH CSA 0121-M78, TO THICKNESS AS SHOWN ON DRAWINGS.
- 6.3 SUPPLY ALL ROUGH HARDWARE WHERE REQUIRED. NAILS, SPIKES, SCREWS, BOLTS, MECHANICAL FASTENERS, EXPANSION BOLTS, ETC., TO BE OF SUFFICIENT SIZE AND TYPE TO RIGIDLY SECURE ALL MEMBERS IN PLACE.
- 6.4 INSTALL HOLLOW METAL DOOR FRAMES PLUMB, RIGID AND IN TRUE ALIGNMENT. INSTALL DOORS IN LOCATIONS INDICATED ON DRAWINGS COMPLETE WITH HARDWARE.

### 7.0 THERMAL AND MOISTURE PROTECTION

- 7.1 WALL AND CEILING INSULATION TO BE PROTECTED BY 6 MIL TYPE I VAPOUR RETARDANT INSTALLED IN SUCH A MANNER THAT ALL JOINTS OCCUR OVER FRAMING MEMBERS AND ARE LAPPED MINIMUM 4". ALL PERFORATIONS THROUGH THE VAPOUR RETARDANT CAUSED BY THE INSTALLATION OF ELECTRICAL OR MECHANICAL ITEMS TO BE TIGHTLY SEALED USING CAULKING, TAPE OR OTHER APPROVED METHODS OF SEALING IN ORDER TO MAINTAIN THE INTEGRITY AND CONTINUITY OF THE VAPOUR RETARDANT IN THE BUILDING ENVELOPE.

7.5 EXPOSED FLASHING TO BE 0.013" GALVANIZED STEEL, 0.014" COPPER, 0.008" ZINC OR 0.019" ALUMINIUM. CONCEALED FLASHING TO F-20 BY LEXSUCO CANADA LTD. OR TYPE 'S' ROLL ROOFING. FLASHING TO BE INSTALLED AT THE FOLLOWING LOCATIONS;

- AT EVERY HORIZONTAL JUNCTION BETWEEN DIFFERENT EXTERIOR FINISHES EXCEPT WHERE THE UPPER FINISH OVERLAPS THE LOWER FINISH
- OPENINGS IN EXTERIOR WALLS WHEN VERTICAL DISTANCE BETWEEN TOP OF OPENING AND BOTTOM OF EAVES EXCEEDS 1/4 OF HORIZONTAL EAVE OVERHANG

7.6 LOW ROOF EAVE TO BE FINISHED WITH PRE-FINISHED METAL EAVES TROUGH. PROVIDE ONE PRE-FINISHED ALUMINIUM DOWNSPOUT FOR EACH 50' RUN OF EAVES TROUGH OR PART THEREOF AROUND THE PERIMETER OF THE BUILDING. CONNECT DOWN SPOUTS TO THE STORM SEWER SYSTEM OR ONTO GRADE WITH PRECAST CONCRETE SPLASH PADS TO PREVENT EROSION.

7.9 PROVIDE CAULKING BETWEEN WINDOW AND DOOR FRAMES AND EXTERIOR CONSTRUCTION MATERIALS. AT BUILDING EXTERIOR AND THE JUNCTIONS OF ALL DISSIMILAR MATERIALS TO BE CAULKED TO PREVENT HEAT LOSS AND AIR INFILTRATION. PROVIDE CAULKING WHERE WINDOW SILLS WILL BUTT EACH OTHER.

### 8.0 DOORS AND WINDOWS

8.1 WINDOW SIZES AND TYPES TO BE AS NOTED ON PLANS.

8.2 DOOR SIZES AND TYPES TO BE AS DENOTED ON PLANS.

### 9.0 SHOP DRAWINGS

- 9.1 SUBMIT CHECKED SHOP & ERECTION DRAWINGS OF STRUCTURAL STEEL FOR ENGINEER'S REVIEW. (THESE SHOP DRAWINGS SHALL INCLUDE ALL MISCELLANEOUS METALS, ANGLES, BEAMS, BRACING, ETC.).

### 10.0 TESTING

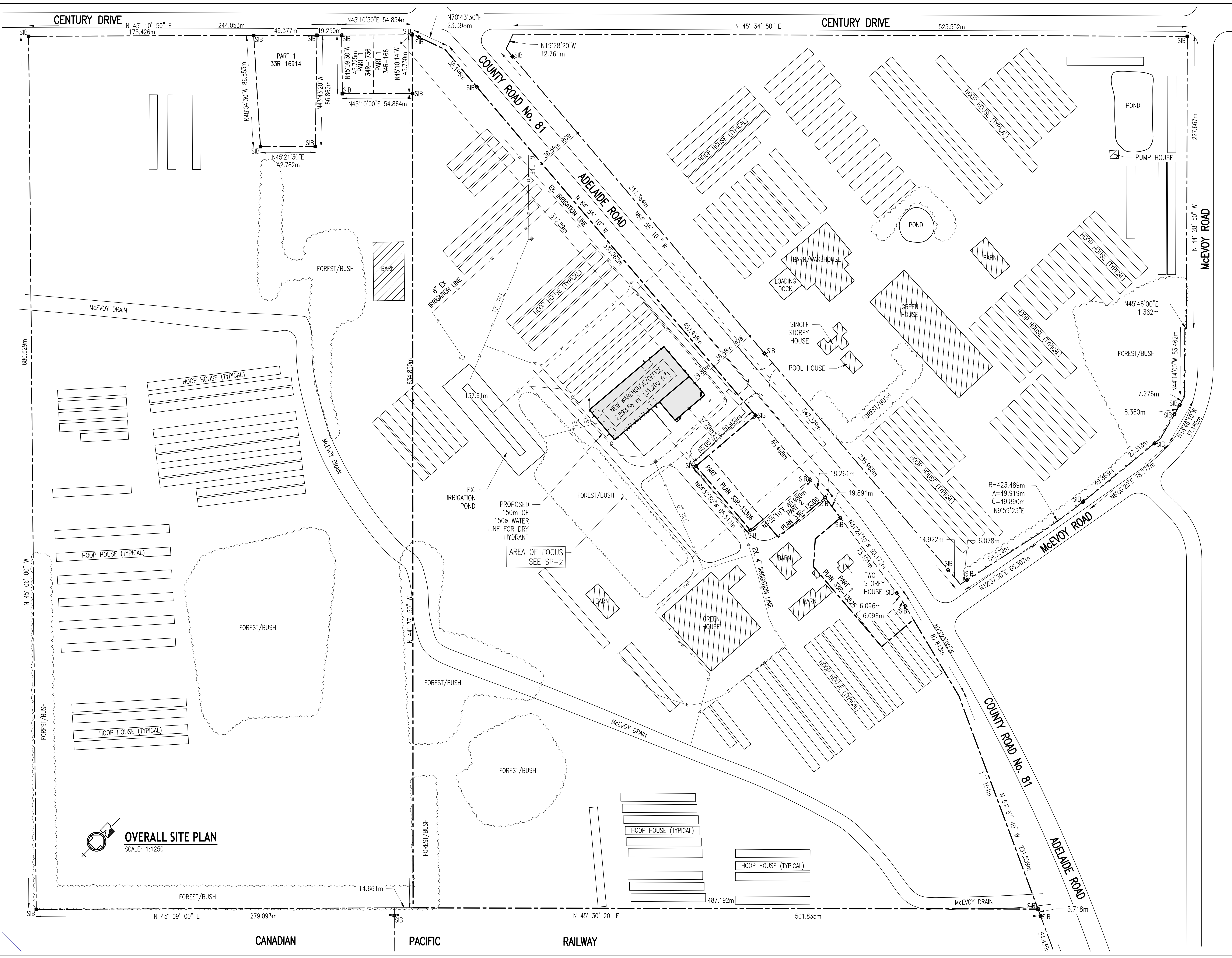
- 10.1 THE OWNER SHALL EMPLOY A CERTIFIED FIRM TO INSPECT AND TEST 10% OF ALL BOLTED AND WELDED CONNECTIONS OF ALL ERECTED STRUCTURAL STEEL. NON DESTRUCTIVE TEST SHALL BE USED FOR WELDS. SHOULD ANY WELD PROVE DEFECTIVE, THE ENGINEER MAY ORDER THE TEST OF 100% OF THE WELDS

### STRUCTURAL STEEL NOTES

1. VERIFY WEIGHTS AND SIZES OF MECHANICAL EQUIPMENT W/ MECHANICAL CONTRACTOR.
2. SEE THIS SHEET FOR GENERAL STEEL NOTES

REVISIONS	ISSUED FOR	DATE
	COUNTY RD SETBACK & DRY HYDRANT	MAR. 28/25
	COUNTY RD SLIP LANES & LIGHTING	APRIL 30/25
	COUNTY RD ENTRANCE PERMIT	JUNE 05/25
	911 MUNICIPAL ADDRESS UPDATE	JUNE 23/25
	SECOND MUNICIPAL REVIEW	JULY 02/25
	SEPTIC SYSTEM DESIGN	SEPT. 04/25
	FRONT ENTRANCE CANOPY REVISION	DEC. 11/25
CONTRACTOR:		
PROJECT:		
HILLEN NURSERY NEW WAREHOUSE & OFFICE SPACE		
23078 Adelaide Road 23059 Adelaide Road 8327 Century Drive		
Community of Mount Brydges, Municipality of Strathroy-Caradoc, ONTARIO		
SHEET TITLE:		
OVERALL SITE PLAN		
Y.C. LIU ENGINEERING 28 HANCOCKVILLE AVE., SUITE 102 CHATHAM, ONTARIO N7L 1B2 TEL: (519) 351-9612 FAX: (519) 351-9528		
DRAWN	CHECKED	FILE NO.
A.B.	C.L.	24-228
BCIN	FIRM BCIN	DATE
20529	29635	OCT./24
DWG. NO.		SHEET NO.
1		SP-1 of 4





HILLEN NURSERY  
OVERALL OPERATIONS

REVISIONS	ISSUED FOR	DATE
	COUNTY RD. SETBACK & DRY HYDRANT	MAR. 28/25
	COUNTY RD. SLIP LANES & LIGHTING	APRIL 30/25
	COUNTY RD. ENTRANCE PERMIT	JUNE 05/25
	911 MUNICIPAL ADDRESS UPDATE	JUNE 23/25
	SECOND MUNICIPAL REVIEW	JULY 02/25
	SEPTIC SYSTEM DESIGN	SEPT. 04/25
	FRONT ENTRANCE CANOPY REVISION	DEC. 11/25

CONTRACTOR:

PROJECT:

HILLEN NURSERY  
NEW WAREHOUSE & OFFICE SPACE

23078 Adelaide Road  
23059 Adelaide Road  
8327 Century Drive

Community of Mount Bridges,  
Municipality of Strathroy-Carleton, ONTARIO

SHEET TITLE:

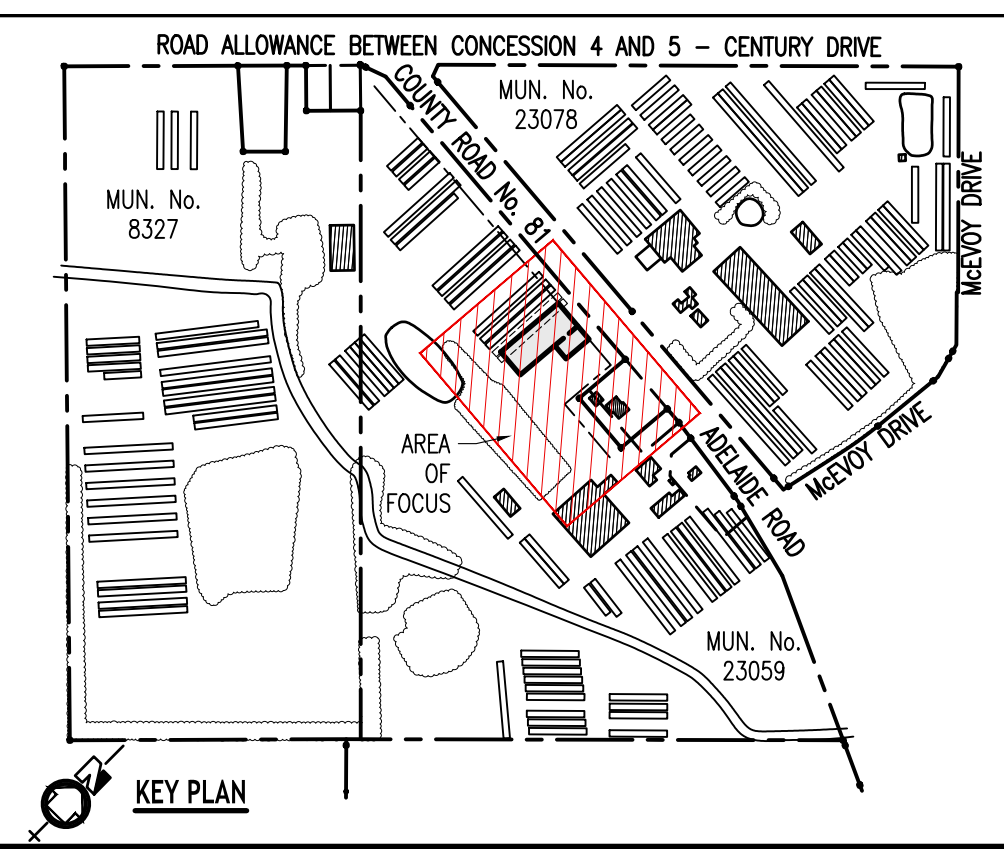
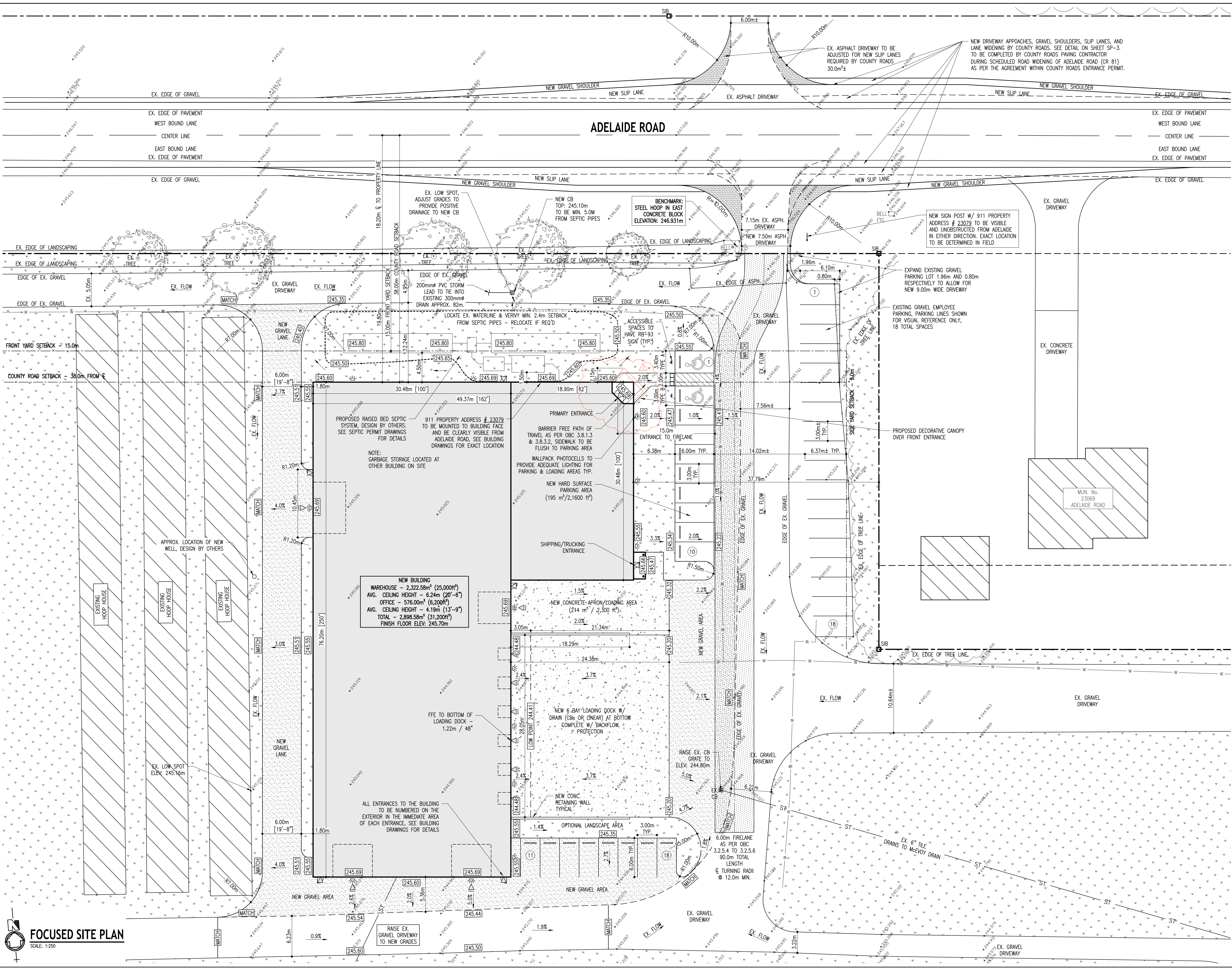
OVERALL SITE PLAN

REGISTERED PROFESSIONAL ENGINEER  
Y-C. LIU  
JAN 23/2025  
PROVINCE OF ONTARIO

Y.C. LIU ENGINEERING  
28 HALLAMSTOWN AVE. WEST  
CHATHAM, ONTARIO N7L 5P2  
TEL: (519) 551-9612  
FAX: (519) 551-9528

DRAWN	CHECKED	FILE NO.	DWG. NO.
A.B.	C.L.	24-228	1
BCIN	FIRM BCIN	DATE	SHEET NO.
20529	29635	OCT./24	SP-2 of 4





LEGEND	
EX. GRADE - 999.99	LANDSCAPED/OPEN AREA
PROPOSED GRADE - 999.99	GRAVEL
PROPOSED MAJOR SYSTEM FLOW	CONCRETE/HARD SURFACE
TREE -	WALLPACK PHOTOCELL
MAN DOOR -	OVERHEAD DOOR -

PARKING REQUIREMENTS		
MUNICIPALITY OF STRATHROY-CARADOC ZONING BYLAW SUBSECTION 4.23		
OFFICE	1 SPACE PER 30 m <sup>2</sup> OF GROSS FLOOR AREA	
WAREHOUSE	1 SPACE PER 150 m <sup>2</sup> OF GROSS FLOOR AREA	
OFFICE	1 PER 30 m <sup>2</sup>	576.00 m <sup>2</sup> / 30 m <sup>2</sup> = 20 PARKING SPACES
WAREHOUSE	1 PER 150 m <sup>2</sup>	2322.58 m <sup>2</sup> / 150 m <sup>2</sup> = 16 PARKING SPACES
PARKING REQ'D TOTAL BASED ON ALL BLDG. AREA		36 PARKING SPACES
TOTAL BARRIER FREE PARKING REQUIRED		2 B.F. PARKING SPACES
LOADING SPACES REQUIRED		1 LOADING SPACE (3.5mX10.0m)
EXISTING PARKING SPACES		18 PARKING SPACES
PARKING SUPPLIED		16 PARKING SPACES + 1 TYPE A B.F. SPACE + 1 TYPE B B.F. SPACE 18 NEW SPACES 36 LOADING SPACES
TOTAL PARKING SPACES		36 PARKING SPACES 6 LOADING SPACES

ZONING REQUIREMENTS		
AGRICULTURAL PURPOSES ONLY (A3) ZONE		
PERMITTED USES - AGRICULTURAL, FORESTRY, GREENHOUSE (COMMERCIAL), GREENHOUSE (FARM), LIVESTOCK FACILITY, NURSERY, STABLE, WILDLIFE PRESERVE, WINERY/FRUIT FARM		
	REQUIRED	PROPOSED
PERMITTED USES		NURSERY
LOT AREA (min.)	N/A	186,129 m <sup>2</sup> (18.613 Ha / 45,993 acres)
LOT FRONTAGE (min.)	150.0 m	780 m
FRONT YARD DEPTH (min.)	15.0 m	19.8 m
INT. SIDE YARD (min.)	5.0 m	37.79 m EAST 312.89 m WEST
REAR YARD DEPTH (min.)	10.0 m	137.61m
LOT COVERAGE (max.)	30%	4,252.2 m <sup>2</sup> (EX. STRUCTURES) + 2,898.58 m <sup>2</sup> 7,150.78 m <sup>2</sup> / 186,129 m <sup>2</sup> = 3.84%
LANDSCAPE SPACE (min.)	30%	158,782 m <sup>2</sup> / 186,129 m <sup>2</sup> = 85.31%
BUILDING HEIGHT (max.)	N/A	PEAK - 8.28m [27'-2"] EAVE - 7.01m[23'-0"]
GROSS FLOOR AREA (max.)	N/A	NEW - 2,898.58 m <sup>2</sup> [31,200 sq.ft.]
* SEE PARKING REQUIREMENTS CHART FOR ALL PARKING SPACE REQUIREMENTS		

SITE DATA	
GROSS SITE AREA	186,129 m <sup>2</sup> (18.613 Ha / 45,993 acres)
BUILDING AREA	PROPOSED - 2,898.58 m <sup>2</sup> [31,200 sq.ft.] EXISTING - 4,252.20 m <sup>2</sup> [45,770 sq.ft.]
ASPHALT/CONCRETE AREA	1,385 m <sup>2</sup>
GRAVEL AREA	18,811 m <sup>2</sup>
LANDSCAPED AREA	158,782 m <sup>2</sup>

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CONTRACTOR:

PROJECT:

SHEET TITLE:

HILLEN NURSERY  
NEW WAREHOUSE & OFFICE SPACE

23078 Adelaide Road  
23059 Adelaide Road  
8327 Century Drive

Community of Mount Bridges,  
Municipality of Strathroy-Caradoc, ONTARIO

FOCUSED SITE PLAN

Y.C. LIU ENGINEERING  
Professional Engineer  
Y-C. LIU  
REGISTERED PROFESSIONAL ENGINEER  
JAN 23/2025  
PROVINCE OF ONTARIO

TEL: (519) 551-9612  
FAX: (519) 551-9628

DRAWN	CHECKED	FILE NO.	DWG. NO.
A.B.	C.L.	24-228	1
BCIN	FIRM BCIN	DATE	SHEET NO.
20529	29635	OCT./24	SP-3 of 4



