

SITE STATISTICS

Category	Value	Unit	Percentage
Site Area	739,476.06	m ² or 182.73 acres	73.96 ha
SW Area	32,943.72	m ² or 8.14 acres	3.29 ha
Site Area-Phase 1	137,861.12	m ² or 34.03 acres	13.78 ha
Site Area-Phase 2	73,037.23	m ² or 18.04 acres	7.30 ha
Site Area-Phase 3	139,063.42	m ² or 34.36 acres	13.91 ha
Site Area-Phase 4	354,969.34	m ² or 87.73 acres	35.50 ha
Site Area-Phase 5	34,607.95	m ² or 8.55 acres	3.48 ha

ZONING

Zone	Zone Description	Site Coverage (Dev. Area)	Site Coverage (Total)	Site Coverage (%)
M1	INDUSTRIAL COMMERCIAL ZONE	37,074.72 m ²	75,443.34 m ²	49.14 %
M2	GENERAL INDUSTRIAL ZONE	3,365.71 m ²	3,365.71 m ²	12.45 %
		29,972.81 m ²	29,972.81 m ²	38.41 %

SETBACKS

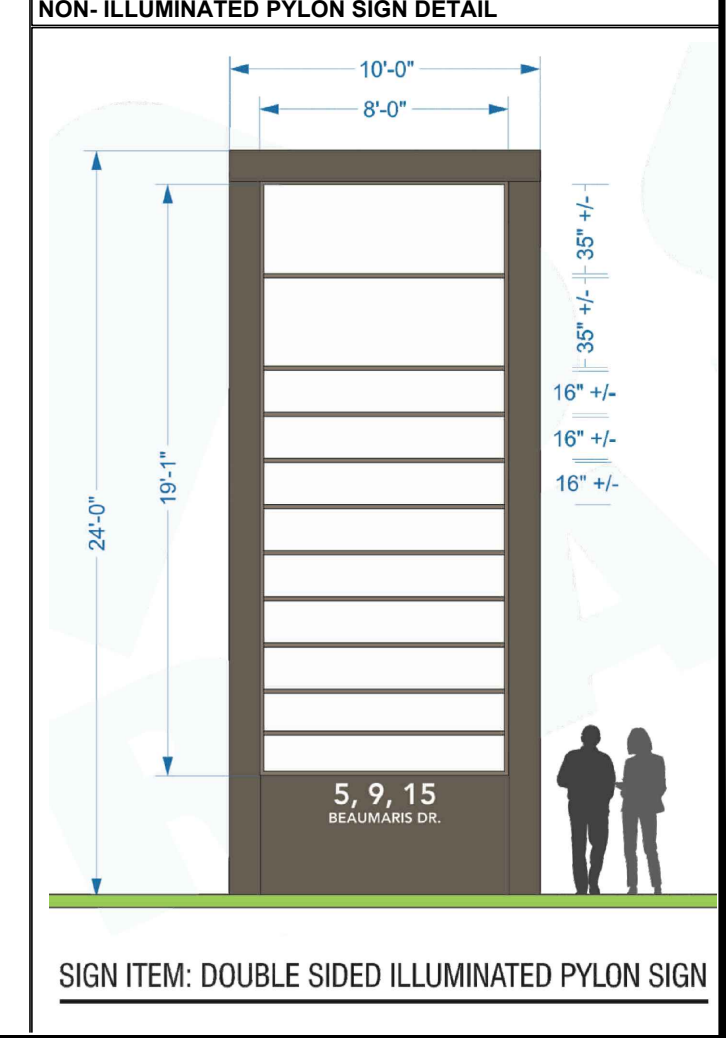
Setback	Required	Provided
FRONT YARD (SOUTH)	15.00 m	17.15 m
REAR YARD (NORTH)	3.00 m	57.00 m
INTERIOR SIDE YARD (EAST)	3.00 m	19.10 m
INTERIOR SIDE YARD (WEST)	3.00 m	20.00 m
BUILDING 'A'	37,074.72 m ²	399,069.00 m ²

NOTES

- SNOW TO BE REMOVED OFF-SITE BY PRIVATE CONTRACTOR
- ALL ROOF TOP MECHANICAL UNITS SHALL BE INDICATIVELY SCREENED FROM PUBLIC VIEWS BY THE APPLICANT. THE DESIGN, PLACEMENT AND SCREENING OF THE UNITS SHALL BE THE RESPONSIBILITY OF THE APPLICANT. ARCHITECTURE WITH RESPECT TO FORM, MATERIALS AND COLOUR.

SYMBOL LEGEND

MAN DOOR	LOADING DOOR DOOR
DRIVE-IN COVERED DOOR	HYDRANT + VALVE
FIRE DEPARTMENT CONNECTION / SIAMISE	CATCH BASIN
SANITARY MAN HOLE	CATCH BASIN / MAN HOLE
STORM MAN HOLE	HYDRO TRANSFORMER
HYDRO TRANSFORMER	ACCESSIBLE PARKING SPACE
ACCESSIBLE PARKING SPACE	ACCESSIBLE PARKING SPACE SIGNAGE
SNOW STORAGE AREA	REFUSE STORAGE BINS
STOP SIGNS	FIRE ROUTE SIGNS
FIRE ROUTE SIGNS	CONC. FLEED STEEL BOLLARDS, EXT. TYPE A
CONC. FLEED STEEL BOLLARDS, EXT. TYPE A	DESIGNATED VISITOR VEHICLE SPACE & ASSOCIATED SIGN
DESIGNATED VISITOR VEHICLE SPACE & ASSOCIATED SIGN	TYPE 'B' LOADING SPACE - 3.5m x 20m x 4m 5m HIGH
TYPE 'B' LOADING SPACE - 3.5m x 20m x 4m 5m HIGH	DEFINES EXTENT OF REQUIRED SETBACK



CLIENT INFORMATION

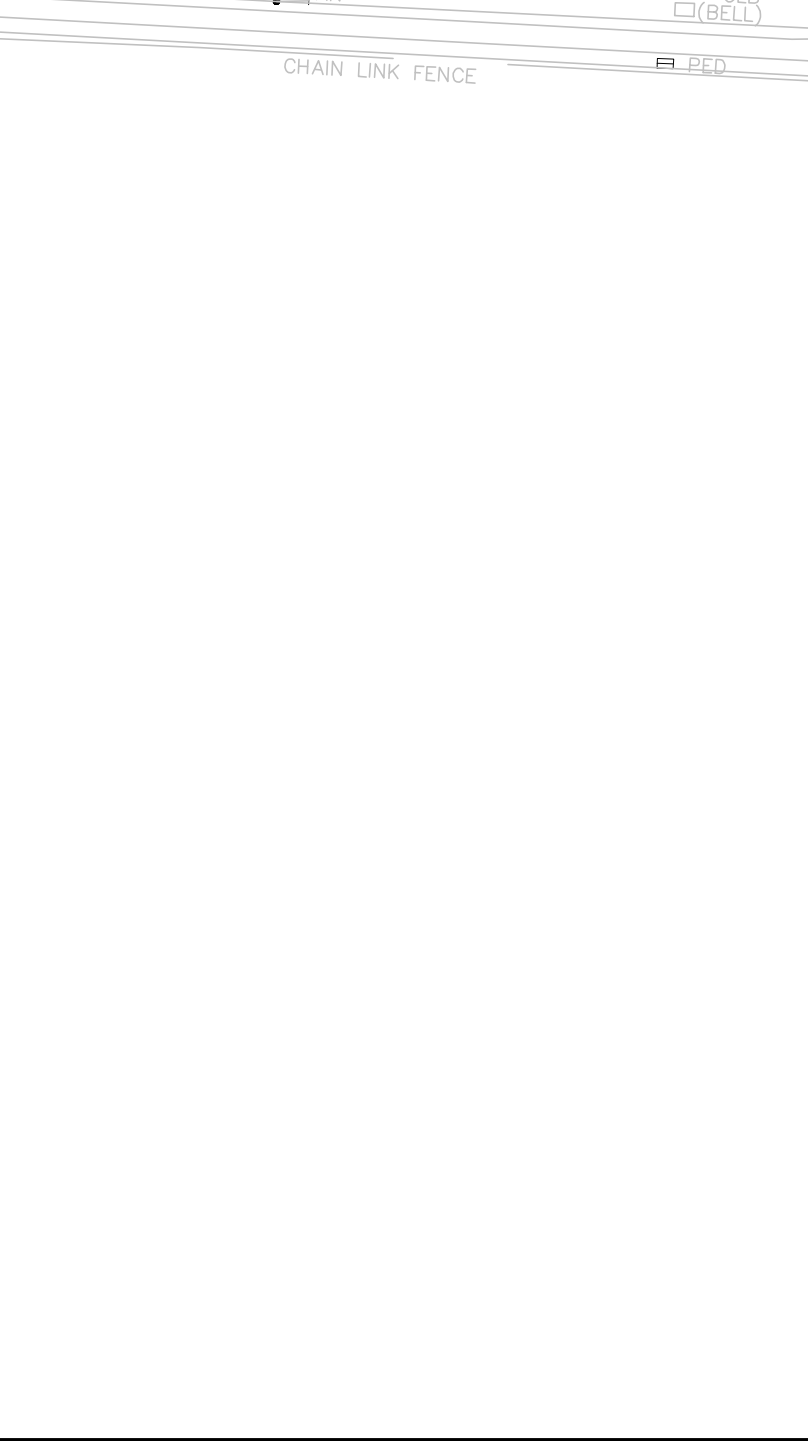
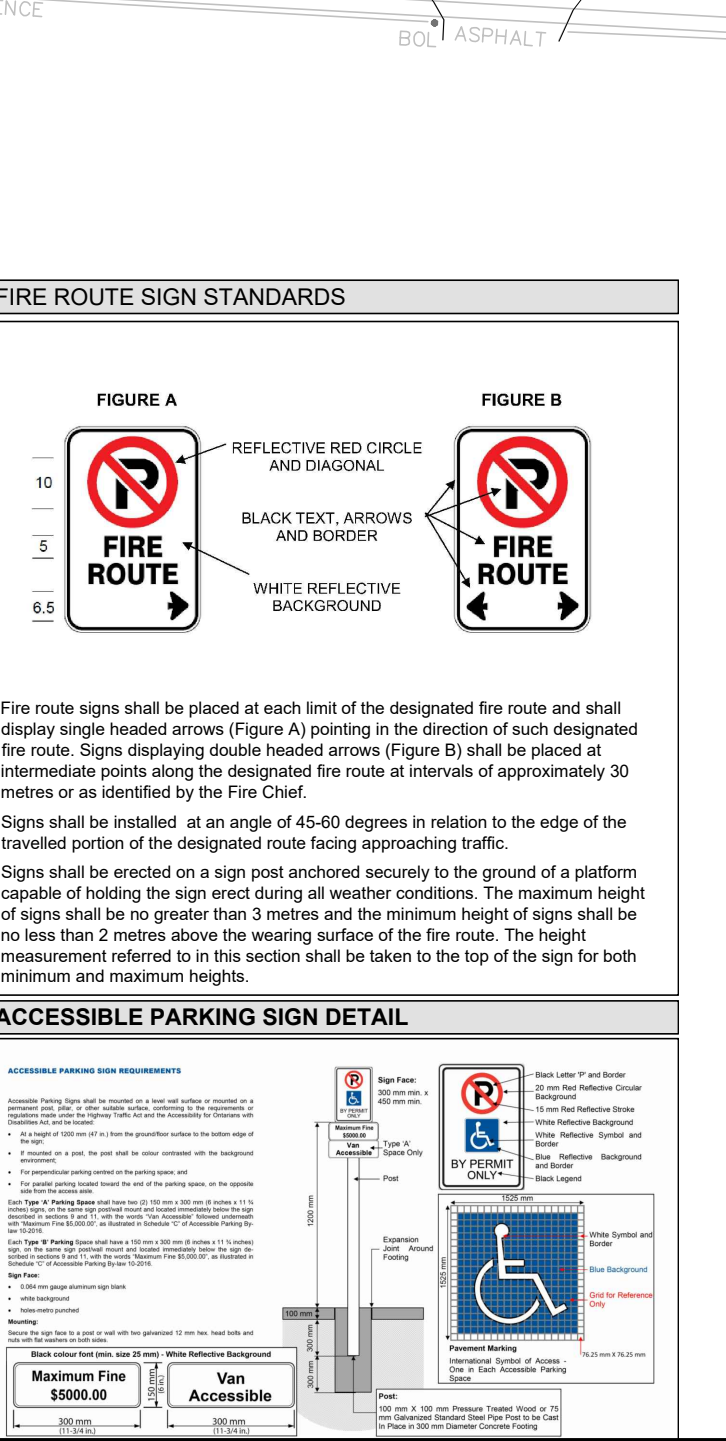
Firm Name: BALDASSARRA Architects Inc.
 Certificate of Practice Number: 2818
 31 Great Gulf Drive, Unit 20 | Concord, ON L4K 0K7
 T: 905.660.0722 | F: 905.660.0719

PROJECT INFORMATION

Name of Project: 225 HENRY STREET
 Location: 225 Henry Street Building 'K', Brantford, ON

ONTARIO'S 2012 BUILDING CODE DATA MATRIX PART 3

PROJECT DESCRIPTION	IBC Reference
CHANGE OF USE	10.1.2 (a)
MAJOR OCCUPANCY GROUP	10.2.1 (1)
BUILDING HEIGHT	10.2.2 (1)
GROUP AREA	10.2.3 (1)
GROUP AREA	10.2.3 (2)
GROUP AREA	10.2.3 (3)
GROUP AREA	10.2.3 (4)
GROUP AREA	10.2.3 (5)
GROUP AREA	10.2.3 (6)
GROUP AREA	10.2.3 (7)
GROUP AREA	10.2.3 (8)
GROUP AREA	10.2.3 (9)
GROUP AREA	10.2.3 (10)
GROUP AREA	10.2.3 (11)
GROUP AREA	10.2.3 (12)
GROUP AREA	10.2.3 (13)
GROUP AREA	10.2.3 (14)
GROUP AREA	10.2.3 (15)
GROUP AREA	10.2.3 (16)
GROUP AREA	10.2.3 (17)
GROUP AREA	10.2.3 (18)
GROUP AREA	10.2.3 (19)
GROUP AREA	10.2.3 (20)
GROUP AREA	10.2.3 (21)
GROUP AREA	10.2.3 (22)
GROUP AREA	10.2.3 (23)
GROUP AREA	10.2.3 (24)
GROUP AREA	10.2.3 (25)
GROUP AREA	10.2.3 (26)
GROUP AREA	10.2.3 (27)
GROUP AREA	10.2.3 (28)
GROUP AREA	10.2.3 (29)
GROUP AREA	10.2.3 (30)
GROUP AREA	10.2.3 (31)
GROUP AREA	10.2.3 (32)
GROUP AREA	10.2.3 (33)
GROUP AREA	10.2.3 (34)
GROUP AREA	10.2.3 (35)
GROUP AREA	10.2.3 (36)
GROUP AREA	10.2.3 (37)
GROUP AREA	10.2.3 (38)
GROUP AREA	10.2.3 (39)
GROUP AREA	10.2.3 (40)
GROUP AREA	10.2.3 (41)
GROUP AREA	10.2.3 (42)
GROUP AREA	10.2.3 (43)
GROUP AREA	10.2.3 (44)
GROUP AREA	10.2.3 (45)
GROUP AREA	10.2.3 (46)
GROUP AREA	10.2.3 (47)
GROUP AREA	10.2.3 (48)
GROUP AREA	10.2.3 (49)
GROUP AREA	10.2.3 (50)



ISSUANCE RECORD

No.	ISSUED FOR	DATE
1	ISSUED FOR SPA	DEC. 14, 2022
2	ISSUED FOR SPA	FEB. 06, 2023

REVISION RECORD

No.	REVISION	DATE
-----	----------	------

BALDASSARRA
 Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
 T: 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:



HENRY STREET
 BRANTFORD, ONTARIO

**MASTER SITE PLAN
 PHASE 1 - BUILDING 'A'**

DATE: SEPT. 2022
 DRAWN BY: HP
 CHECKED: SCALE: 1:500
 PROJECT No: P-20164
 DRAWING No: A-1.2