

ADJACENT PROPERTY

HANNA COURT SOUTH

PARKING DATA / ZONING

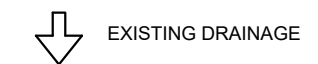
EXISTING PROPERTY AREA	8,812 SQ.M.
PROPOSED PROPERTY AREA	13,622 SQ.M.
EXISTING BUILDING AREA	2,272 SQ.M.
EXISTING GROSS FLOOR AREA	2,548 SQ.M.
PROPOSED BUILDING EXPANSION	1,215 SQ.M.
NEW GROSS FLOOR AREA	3,763 SQ.M.

- A) 1 SP. PER EMPLOYEE
30 SP. REQUIRED
- B) 1 SP. PER COMPANY VEH.
1 SP. REQUIRED
- C) 1 SP. PER 929 SQ.M.
5 SP. REQUIRED

TOTAL PARKING REQUIRED = 36 SP.

TOTAL PARKING PROVIDED = 39 SP.

FRONT YARD SETBACK	MIN. 15m	ACTUAL 17m
REAR YARD SETBACK	MIN. 7.5m	ACTUAL 7.9m
INTERIOR SIDE YARD SETBACK	MIN. 7.5m	ACTUAL 10.5m / 23.9m
LOT COVERAGE	MAX. 65%	ACTUAL 36.5% (ORIG.)
BUILDING HEIGHT	MAX. 15m	ACTUAL 7.5m



FAX: 613-968-4986 general@cornerstonebuilders.ca PH: 613-968-3501

No.	Revisions	Made By	Date
C	PROPERTY LIMITS & EXPANSION REVISED	JWB	04JUNE24
B	ISSUED FOR PRE-DEVELOPMENT REVIEW	DSS	12DEC23
A	ISSUED FOR PROPOSAL	DSS	29NOV23

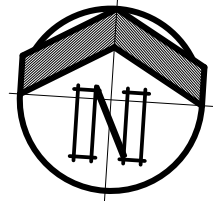
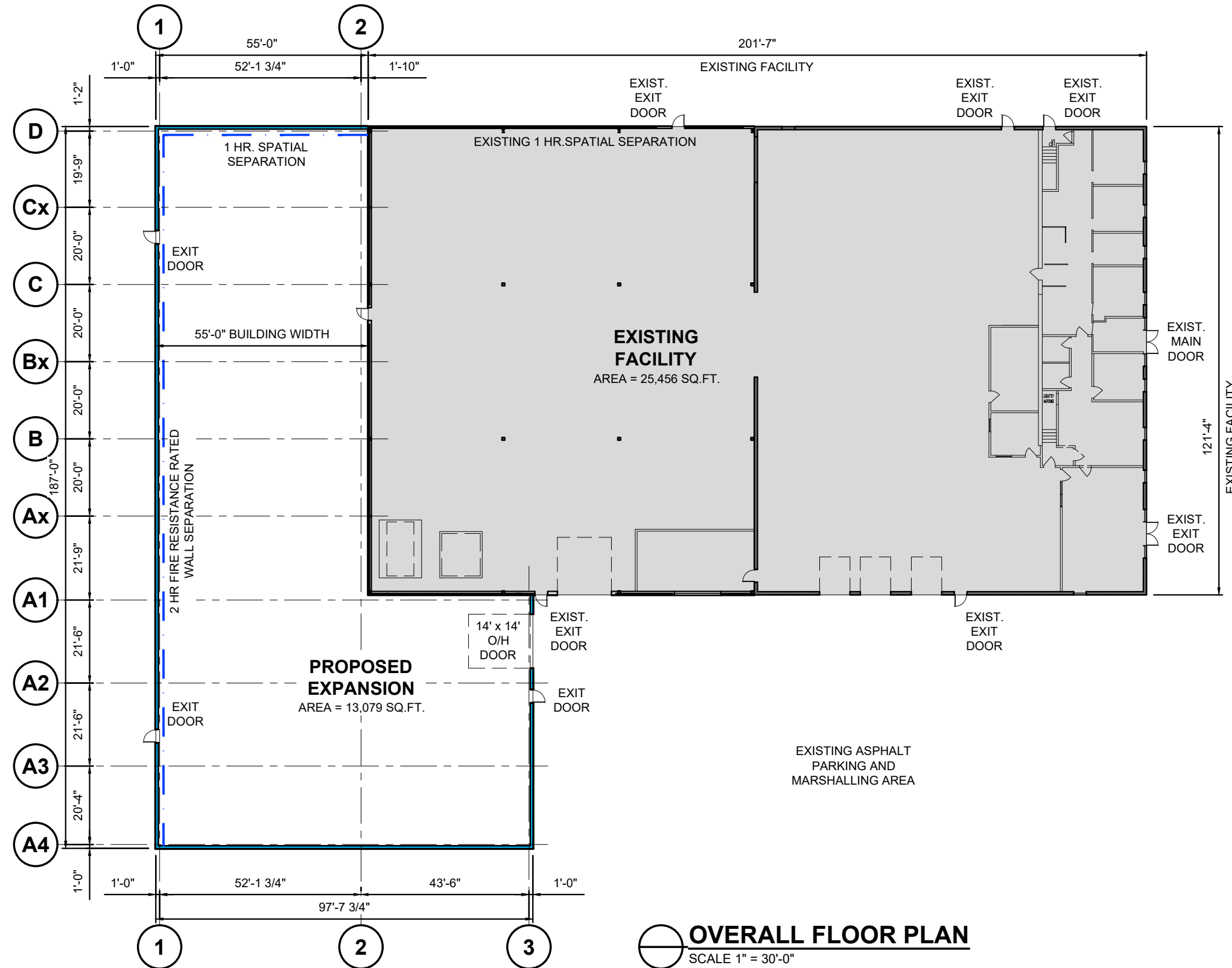
**PRODUCTION EXPANSION 2023
BECLAWAT MANUFACTURING LTD.**

90 HANNA COURT SOUTH
BELLEVILLE, ON

CONCEPTUAL SITE EXPANSION PLAN

Checked By	Date	Contract No.
Designed By	04JUNE24	DL/DSS
Drawn By	JWB	SK-1
Scale	1 : 750 (metric)	Revision No.

PLOT DATE:



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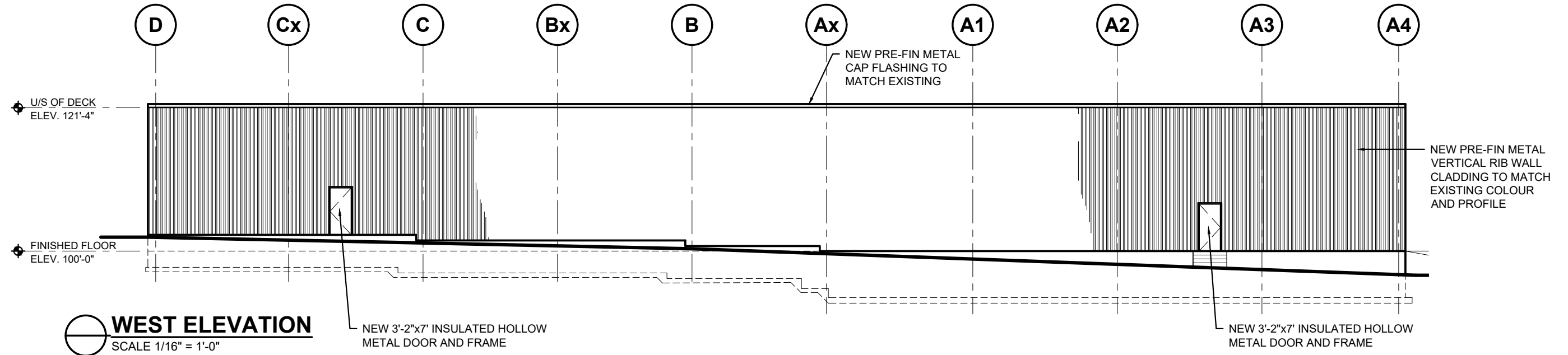
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BECLAWAT MANUFACTURING LTD.
 90 HANNA COURT SOUTH
 BELLEVILLE, ON

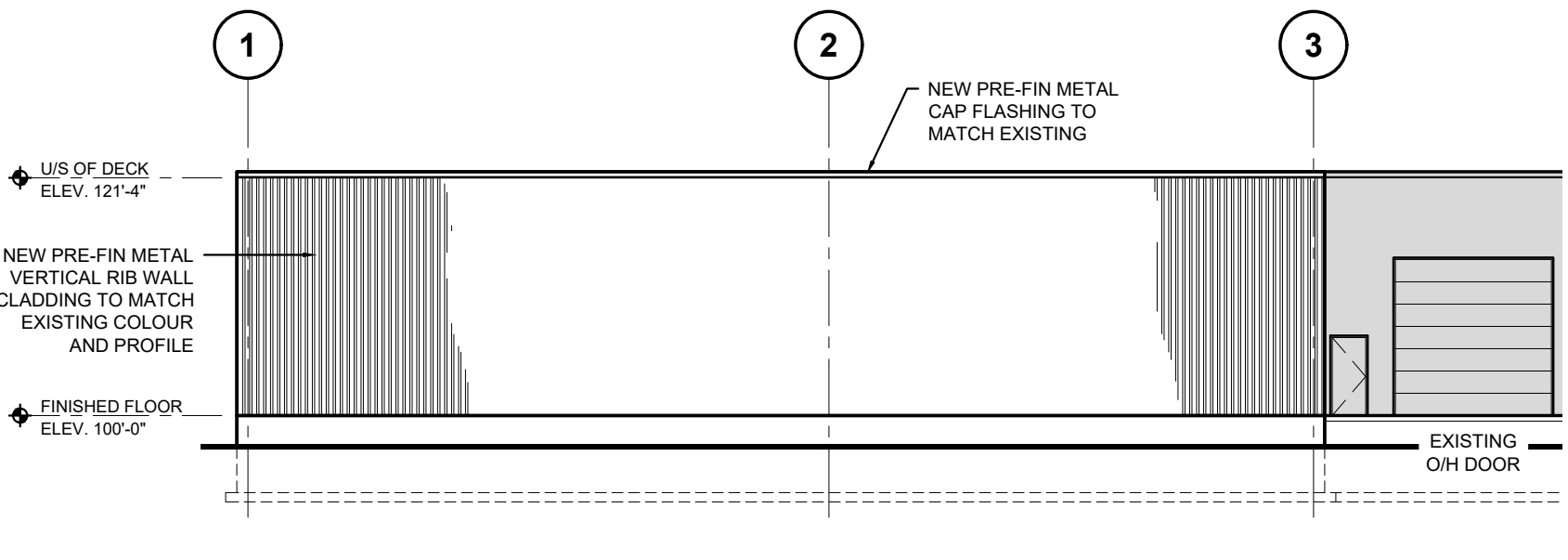
CONCEPTUAL FLOOR PLAN

Checked By	Date	Contract No.
Designed By	04JUNE24	Drawing No.
Drawn By	DL/DSS	SK-2
Scale	JWB	Revision No.
1 : 500 (metric)		

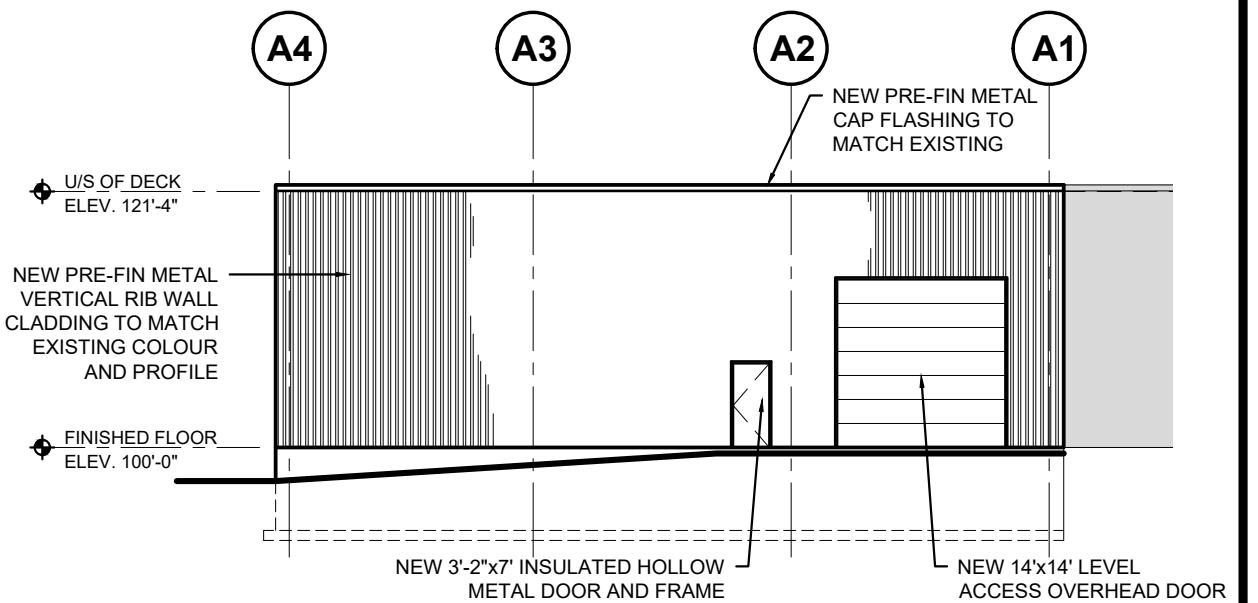
PLOT DATE:



WEST ELEVATION
SCALE 1/16" = 1'-0"



SOUTH ELEVATION
SCALE 1/16" = 1'-0"



EAST ELEVATION
SCALE 1/16" = 1'-0"



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**PRODUCTION EXPANSION 2023
BECLAWAT MANUFACTURING LTD.**

90 HANNA COURT SOUTH
BELLEVILLE, ON

CONCEPTUAL ELEVATIONS

Checked By	Date	Contract No.
Designed By	04JUNE24	DL/DSS
Drawn By	JWB	SK-3
Scale	1 : 500 (metric)	Revision No.

PLOT DATE: