

1 EXISTING SITE PLAN  
A-1.0 SCALE: 1:200



**n Architecture Inc**

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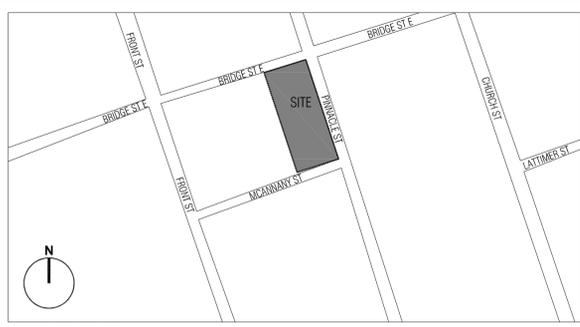
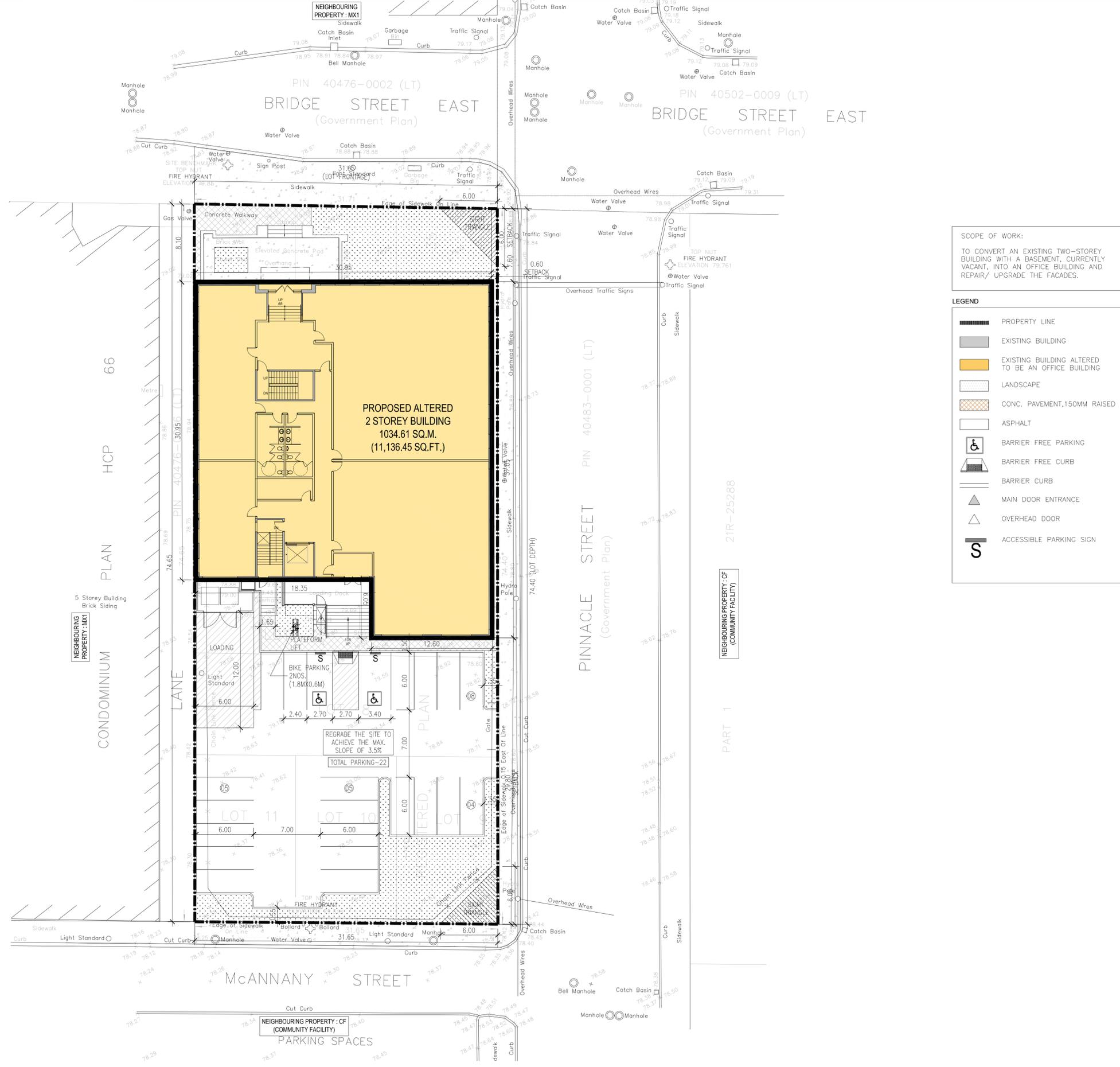
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PROJECT:  
**PROPOSED OFFICE BUILDING AT 45 BRIDGE St E, BELLEVILLE**

DRAWING TITLE:  
**EXISTING SITE PLAN**

DRAWN BY: JH	DATE: 19 NOV. 2024
CHECKED BY:	SCALE:
PROJECT NO.:	DRAWING NO.:
<b>24-61</b>	<b>A-1.0</b>



**KEY MAP**  
SCALE: NTS

**PROJECT STATISTICS**

ADDRESS: 45 BRIDGE STREET EAST, BELLEVILLE, ON.  
OFFICIAL PLAN LAND-USE (SCHEDULE B) DESIGNATION: CITY CENTRE  
ZONING: MX1 - MIXED USE TYPE 1  
PARCEL ROLL NUMBER: 120801002002100

	REQUIRED	PROPOSED
ZONING BY-LAW: 2024-100		
LOT AREA (m <sup>2</sup> )		2399.45 SQ.M. (25,827.46 SQ.FT.)
LOT FRONTAGE (MIN.)	10.0M	31.65 M
LOT DEPTH (MIN.)		74.40 M
BUILDING COVERAGE (EXISTING)	65%(MAX.)	1034.61 SQ.M. (43.11%)
GFA (EXISTING)		2405.92 SQ.M. (25,897.10 SQ.FT)
LANDSCAPED AREA	25%(MIN.)	333.48 SQ.M. (13.89%)
ASPHALT PAVED AREA (MIN.)		1031.36 SQ.M. (42.98%)
BUILDING HEIGHT (MAX.)	13.5M	
LANDSCAPED STRIP BETWEEN PARKING AND STREET	1.5M	1.5M

	REQUIRED	PROPOSED
FRONT SIDE SETBACK (NORTH)	3.6M	7.60 M.(EXIST.)
REAR SIDE SETBACK (SOUTH)	7.5M	29.80 M.(EXIST.)
INTERIOR SIDE SETBACK (EAST)	4.5M	0.60 M.(EXIST.)
INTERIOR YARD SETBACK (WEST)	4.5M	0.00 M.(EXIST.)

	REQUIRED	PROPOSED
COMMERCIAL UNITS-(2405.92 SQ.M.) (1.0 PER 100 SQ.M. OF GFA) PARKING SPACE SIZE: 2.4MX6.0M+7M DRIVE AISLE	24 (INCLUDING 1 ACCESSIBLE PARKING SPACE)	22 (INCLUDING 2 ACCESSIBLE PARKING SPACE)
ACCESSIBLE PARKING SPACES (BETWEEN 13 TO 100 PARKING SPACES 5% MUST BE ACCESSIBLE SPACES) ACCESSIBLE PARKING SPACE SIZE: TYPE-A: 3.4MX6.0M+1.5M TRANSFER SPACE TYPE-B: 2.7MX6.0M+1.5M TRANSFER SPACE	1	2
BICYCLE PARKING SPACES-(2405.92 SQ.M.) (1.0 PER 1500 SQ.M. OF GFA) PARKING SPACE SIZE: 1.8MX0.6M	2	2
TOTAL	24 (INCLUDING 1 ACCESSIBLE PARKING SPACE)	22
LOADING SPACE SIZE: 12MX3.6M AND 4.5M CLEAR HEIGHT (GFA BETWEEN 415 SQ.M. TO 2300 SQ.M. INCLUSIVE)	1	1

**MUNICIPAL ADDRESS & LEGAL DESCRIPTION**  
45 BRIDGE St E, BELLEVILLE, ON K8N 1L5, CANADA  
LOT 2, 3, 4M 5 AND 6, REGISTERED PLAN 35  
LOTS 7, 8, 9, 10 AND 11, REGISTERED PLAN 10  
CITY OF BELLEVILLE COUNTY OF HASTINGS

**SURVEY INFORMATION TAKEN FROM:**  
WATSON LAND SURVEYORS LTD.  
218 CHURCH STREET BELLEVILLE, ONTARIO

**APPLICANT:**  
n ARCHITECTURE INC.  
9120 Leslie Street, Suite-208 Richmond Hill, ON. L4B 3J9  
T: 416.256.9741, E: Info@narchitecture.com, www.narchitecture.com

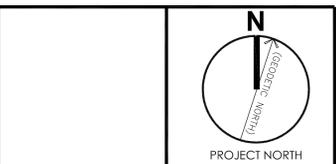
**OWNER:**  
Asif Mian I President  
Cell: (647)821-1575  
asif.mian@canadacrushing.com  
canadacrushing.com  
Office: 327 Telephone Rd. Grafton, ON. K0K 2G0

**SCOPE OF WORK:**  
TO CONVERT AN EXISTING TWO-STORY BUILDING WITH A BASEMENT, CURRENTLY VACANT, INTO AN OFFICE BUILDING AND REPAIR/ UPGRADE THE FACADES.

**LEGEND**

- PROPERTY LINE
- EXISTING BUILDING
- EXISTING BUILDING ALTERED TO BE AN OFFICE BUILDING
- LANDSCAPE
- CONC. PAVEMENT, 150MM RAISED
- ASPHALT
- BARRIER FREE PARKING
- BARRIER FREE CURB
- BARRIER CURB
- MAIN DOOR ENTRANCE
- OVERHEAD DOOR
- ACCESSIBLE PARKING SIGN

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**PROJECT:**  
**PROPOSED OFFICE BUILDING AT 45 BRIDGE St E, BELLEVILLE**

**DRAWING TITLE:**  
**PROPOSED SITE PLAN**

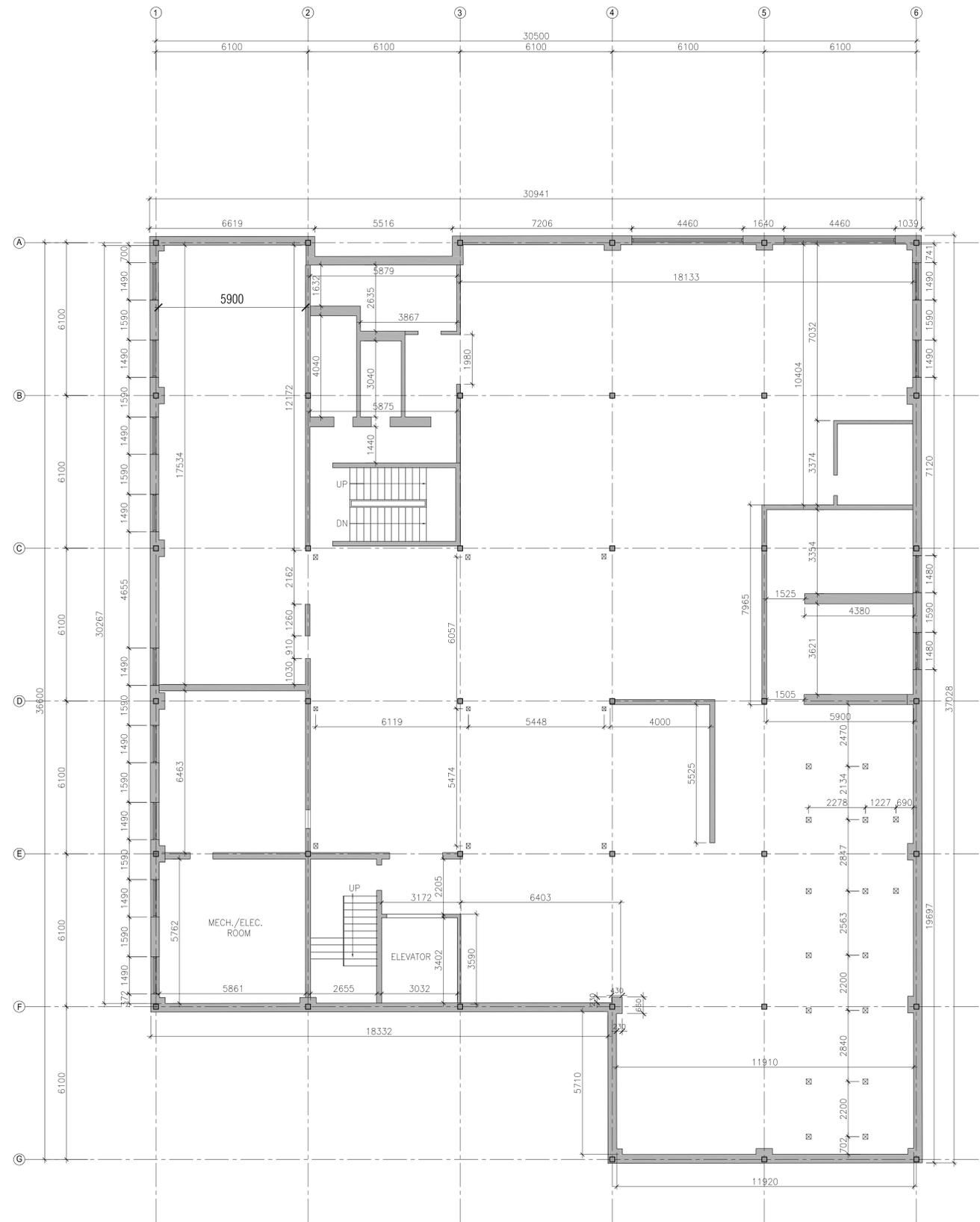
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CHECKED BY:      SCALE:

PROJECT NO.:      DRAWING NO.:

**24-61      A-1.0a**

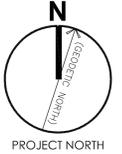
**1** PROPOSED SITE PLAN  
A-1.0a SCALE: 1:200



1 EXISTING BASEMENT FLOOR PLAN  
A-2.0 SCALE: 1:100



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**PROPOSED  
 OFFICE BUILDING  
 AT 45 BRIDGE St E,  
 BELLEVILLE**

DRAWING TITLE:  
**EXISTING BASEMENT  
 FLOOR PLAN**

DRAWN BY: JH	DATE: 19 NOV. 2024
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**24-61      A-2.0**

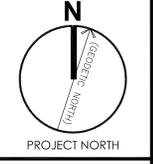


WALL TYPES	
EXISTING EXTERIOR WALL (NO CHANGE)	
WALL TO BE DEMOLISHED	

DOOR TYPES	
EXISTING DOOR (NO CHANGE)	
DOOR TO BE DEMOLISHED	



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**PROPOSED OFFICE BUILDING AT 45 BRIDGE St E, BELLEVILLE**

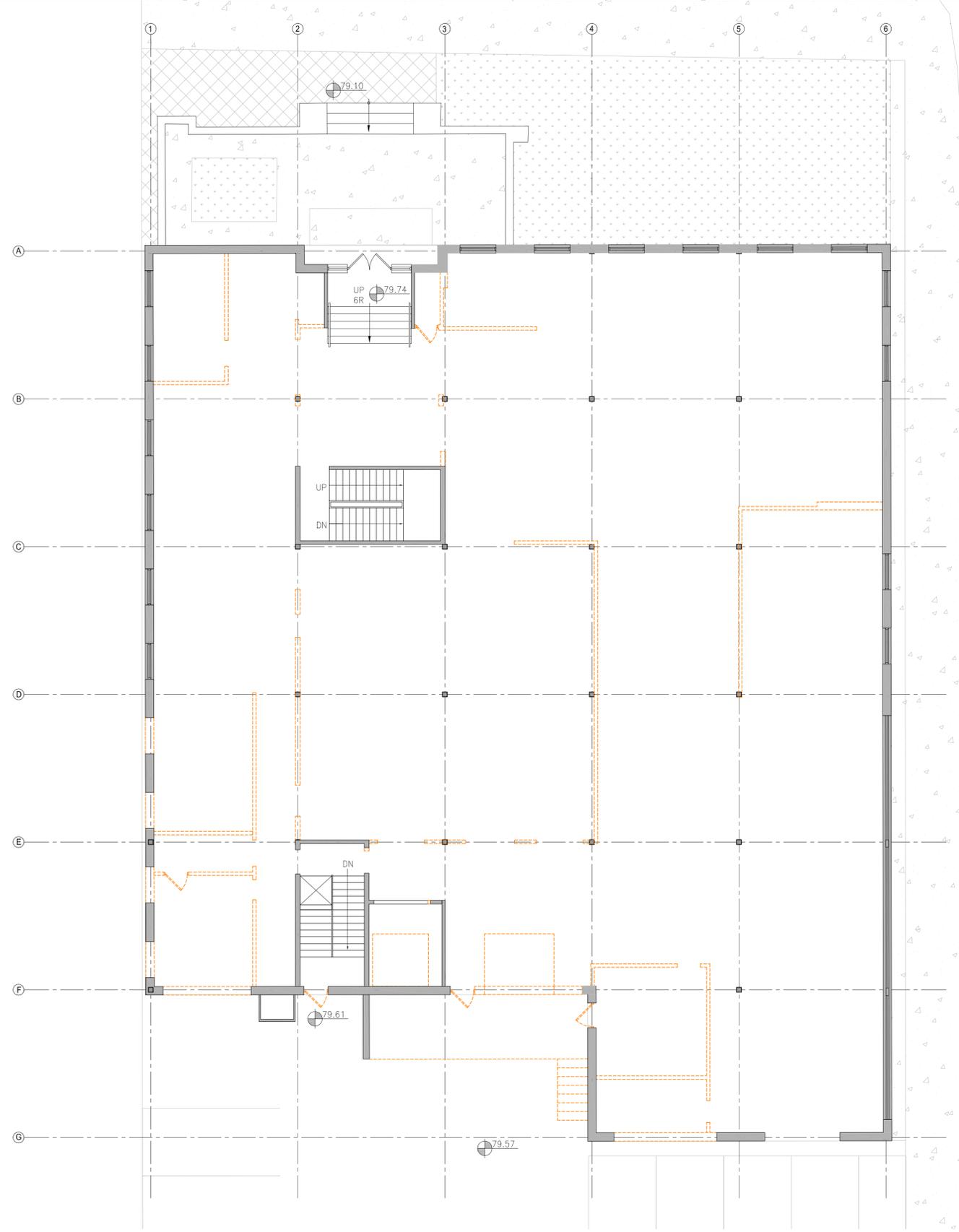
DRAWING TITLE:  
**BASEMENT DEMOLITION PLAN**

DRAWN BY: JH	DATE: 19 NOV. 2024
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PROJECT NO.:	DRAWING NO.:

**24-61 A-2.0a**

1 BASEMENT DEMOLITION PLAN  
 A-2.0a SCALE: 1:100





WALL TYPES	
EXISTING EXTERIOR WALL (NO CHANGE)	
WALL TO BE DEMOLISHED	

DOOR TYPES	
EXISTING DOOR (NO CHANGE)	
DOOR TO BE DEMOLISHED	



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PROJECT:  
**PROPOSED OFFICE BUILDING AT 45 BRIDGE St E, BELLEVILLE**

DRAWING TITLE:  
**GROUND FLOOR DEMOLITION PLAN**

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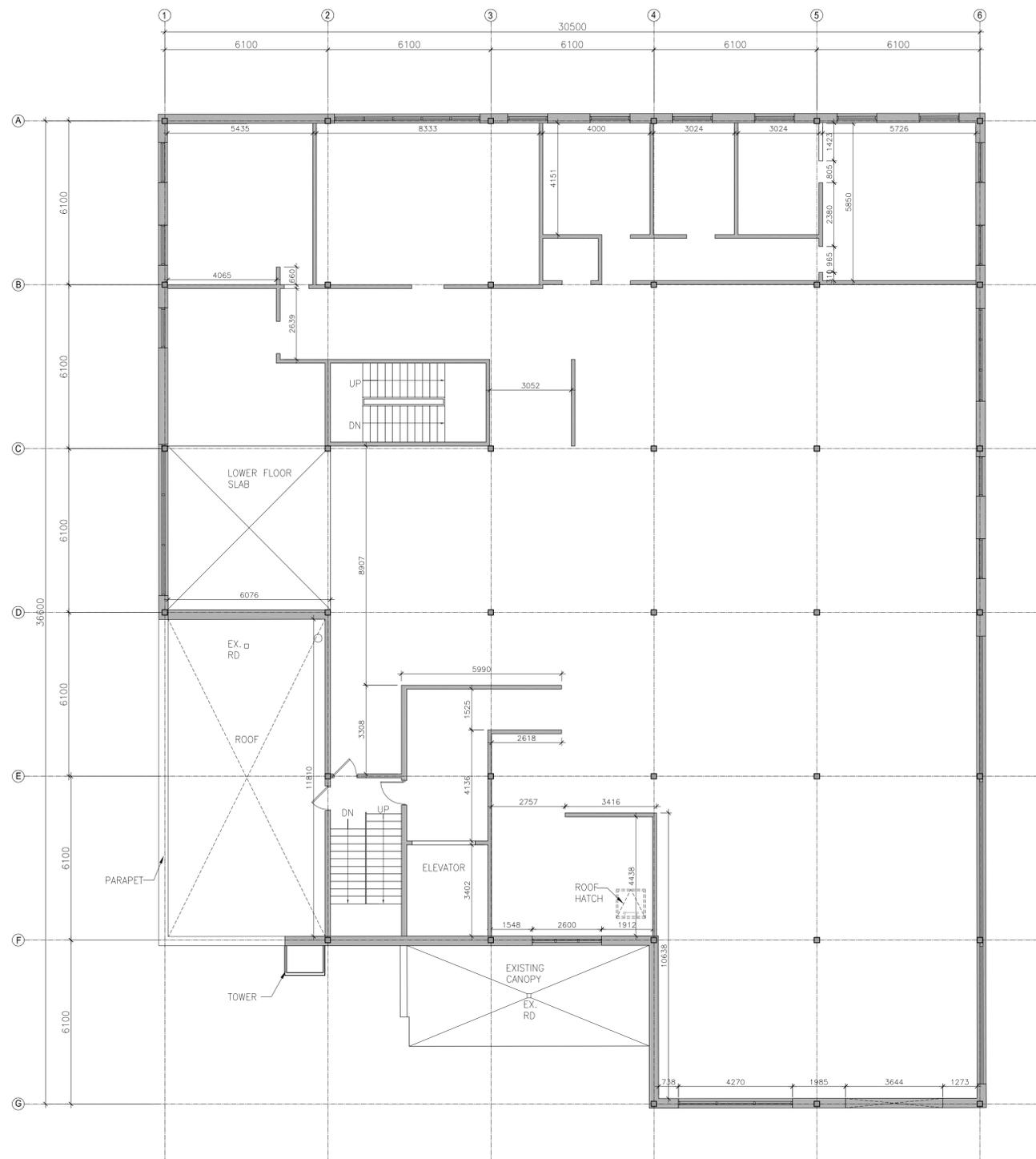
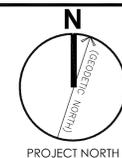
**24-61 A-2.1a**

1 GROUND FLOOR DEMOLITION PLAN  
 A-2.1a SCALE: 1:100



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1 EXISTING SECOND FLOOR PLAN  
A-2.2 SCALE: 1:100

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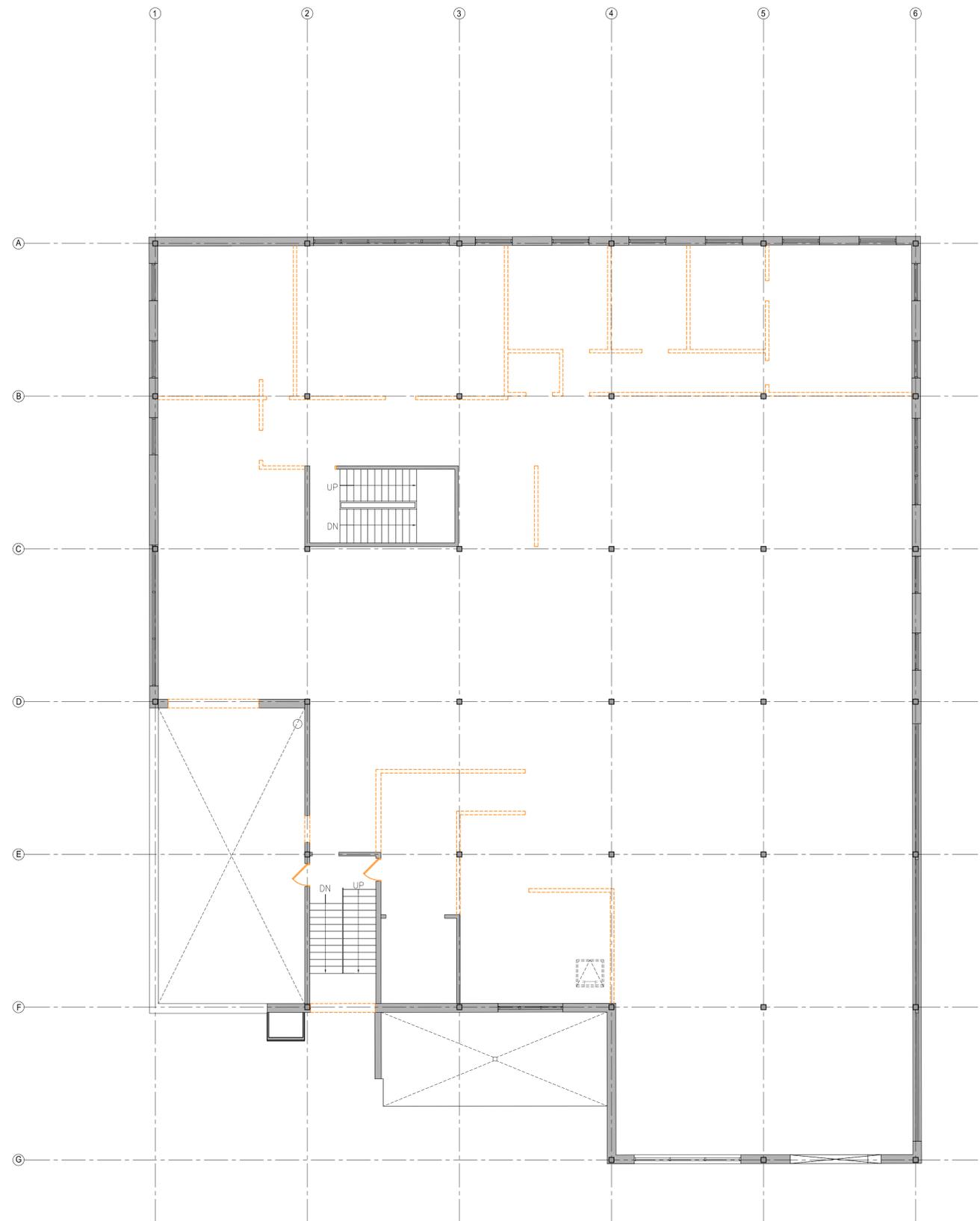
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**PROPOSED OFFICE BUILDING AT 45 BRIDGE St E, BELLEVILLE**

DRAWING TITLE:  
**EXISTING SECOND FLOOR PLAN**

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<b>24-61</b>	<b>A-2.2</b>

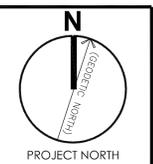


WALL TYPES	
EXISTING EXTERIOR WALL (NO CHANGE)	
WALL TO BE DEMOLISHED	

DOOR TYPES	
EXISTING DOOR (NO CHANGE)	
DOOR TO BE DEMOLISHED	



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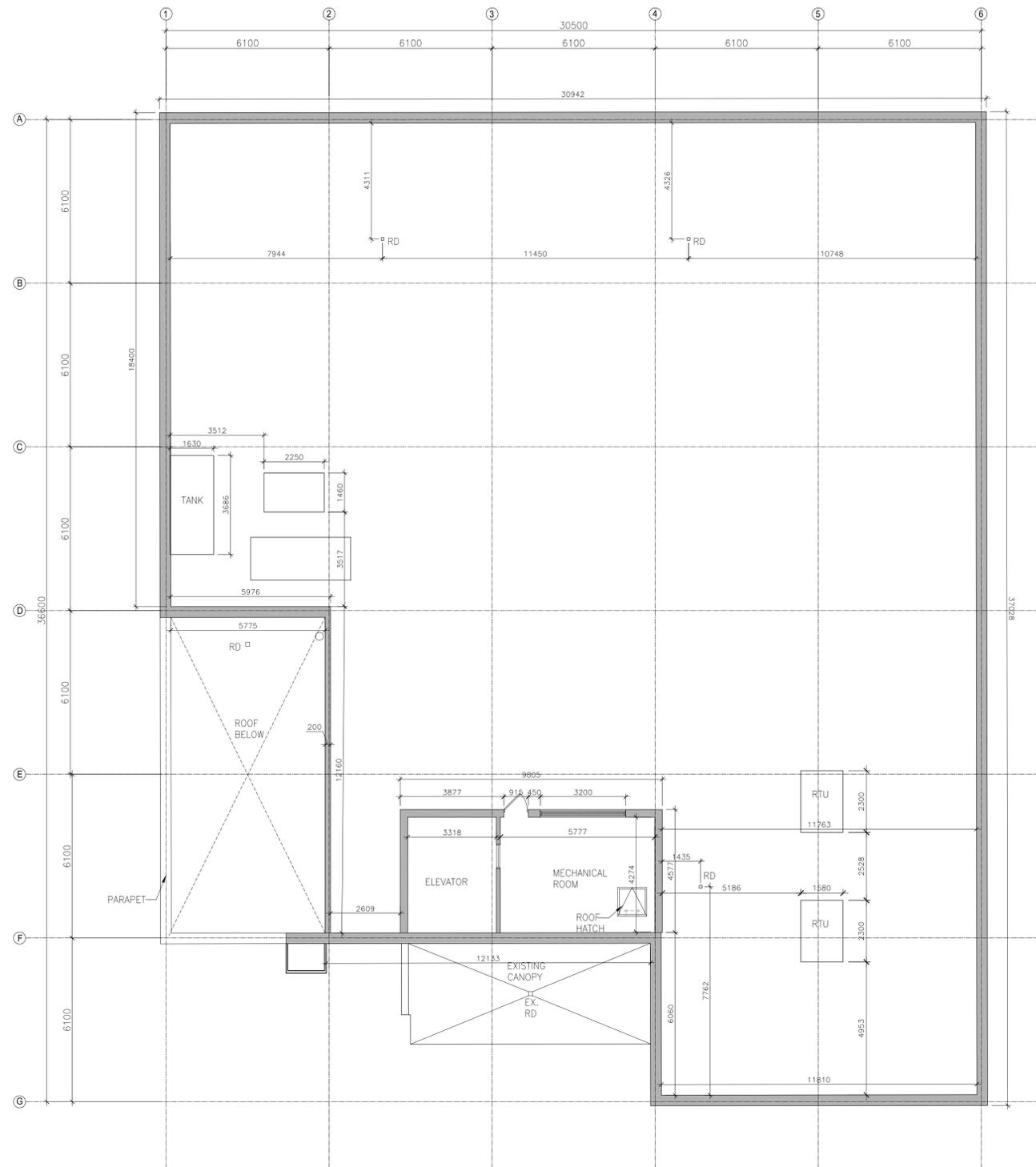
PROJECT:  
**PROPOSED OFFICE BUILDING AT 45 BRIDGE St E, BELLEVILLE**

DRAWING TITLE:  
**SECOND FLOOR DEMOLITION PLAN**

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PROJECT NO.:	DRAWING NO.:

**24-61 A-2.2a**

1 SECOND FLOOR DEMOLITION PLAN  
 A-2.2a SCALE: 1:100



1 EXISTING ROOF PLAN  
A-2.3 SCALE: 1:100



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**PROPOSED OFFICE BUILDING AT 45 BRIDGE St E, BELLEVILLE**

DRAWING TITLE:  
**EXISTING ROOF PLAN**

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<b>24-61</b>	<b>A-2.3</b>



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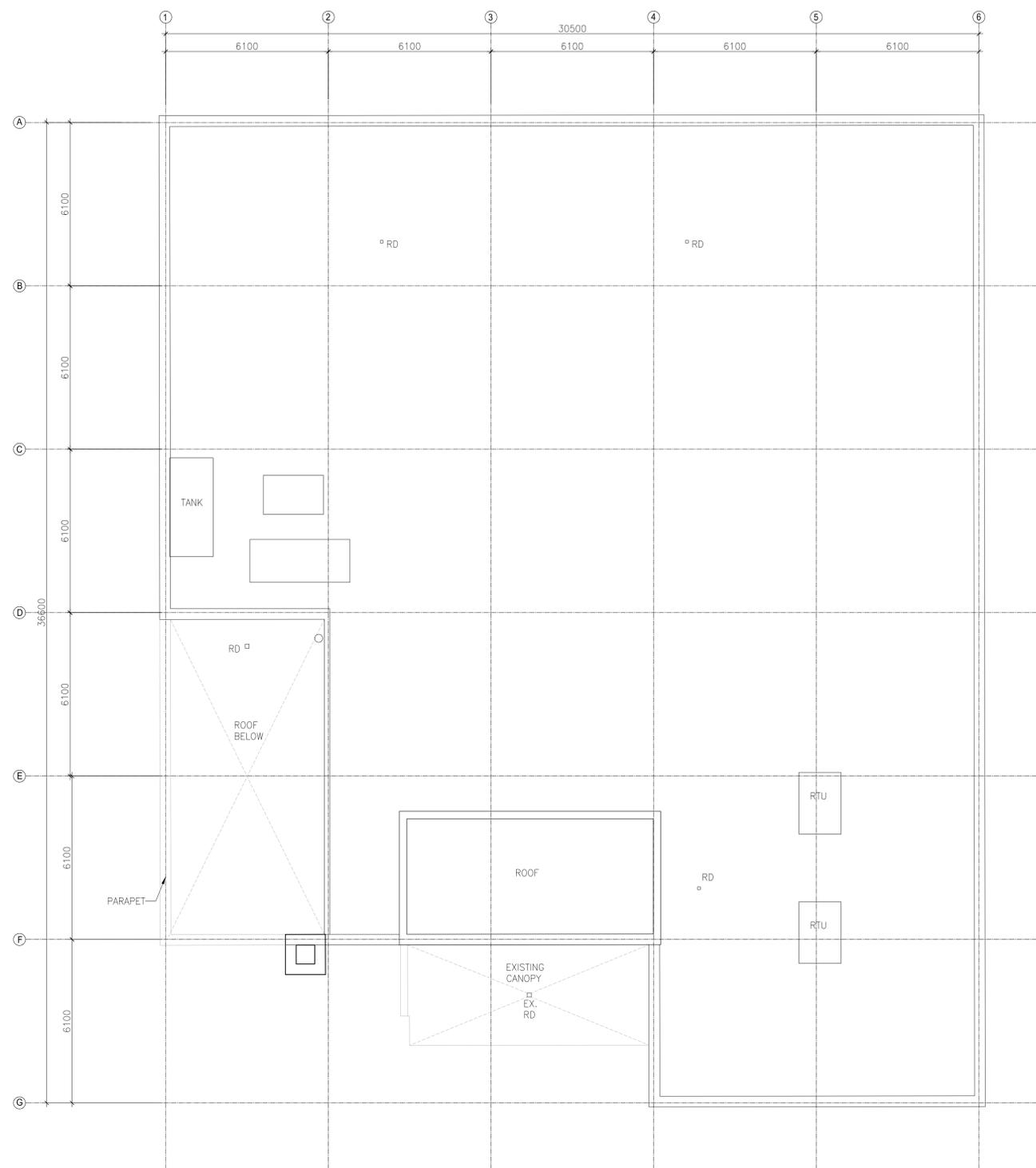
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**EXISTING  
TOP ROOF PLAN**

DRAWN BY: JH DATE: 19 NOV. 2024

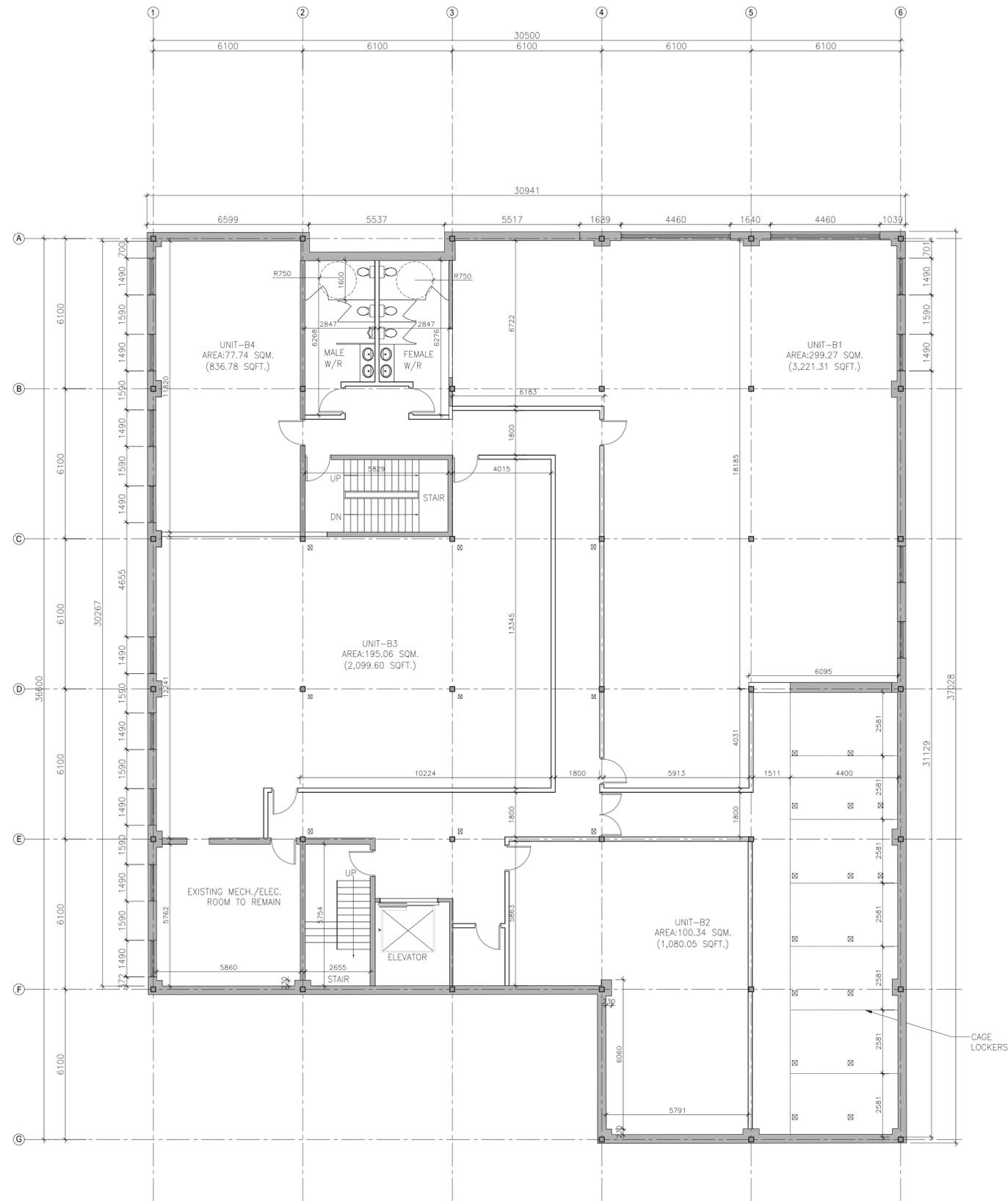
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**24-61 A-2.4**



1 EXISTING TOP ROOF PLAN  
A-2.4 SCALE: 1:100



WALL TYPES	
EXISTING EXTERIOR WALL (NO CHANGE)	
PROPOSED WALL	

DOOR TYPES	
EXISTING DOOR (NO CHANGE)	
PROPOSED DOOR	

TOTAL OCCUPANT LOAD-74



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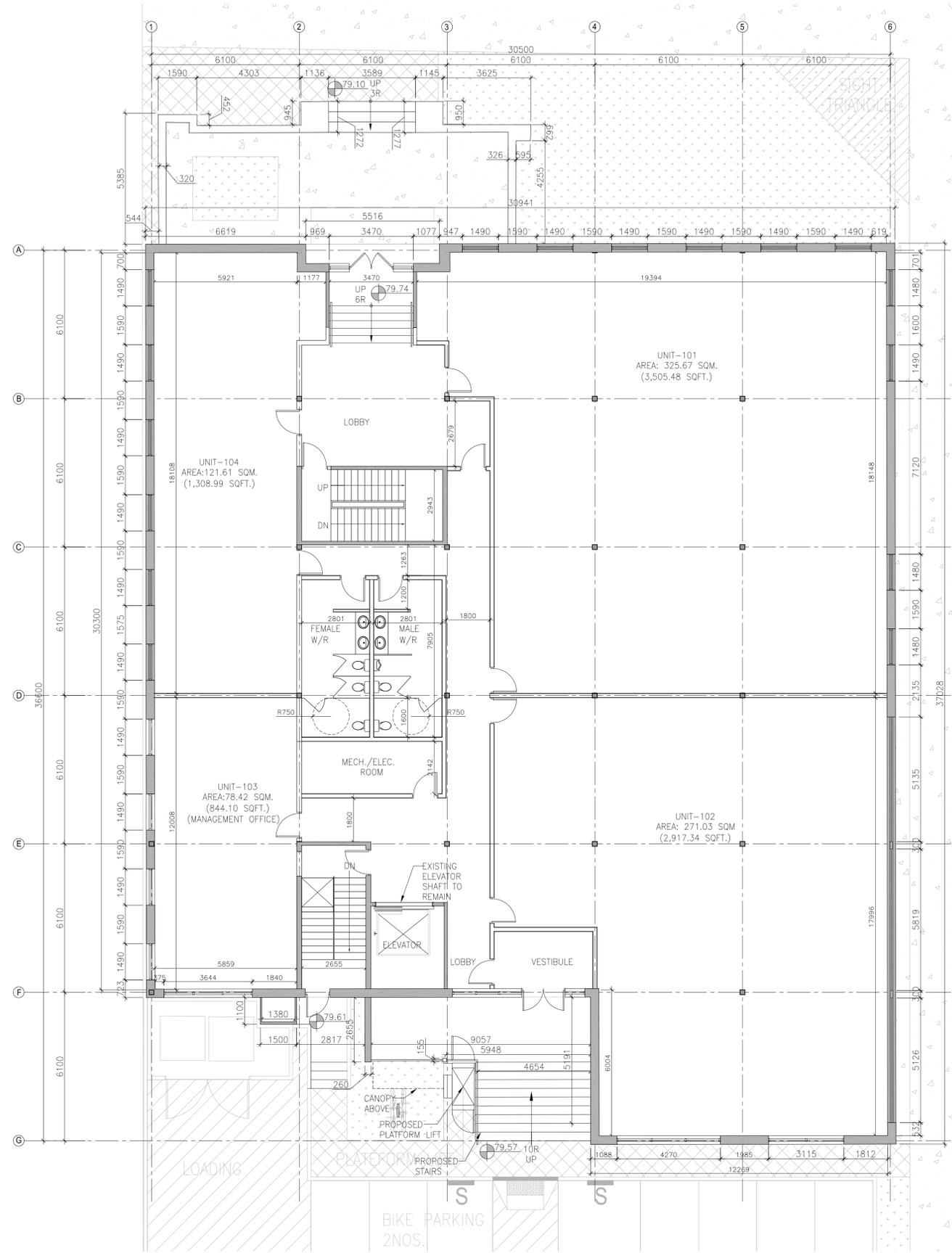
PROJECT:  
**PROPOSED OFFICE BUILDING AT 45 BRIDGE St E, BELLEVILLE**

DRAWING TITLE:  
**PROPOSED BASEMENT PLAN**

DRAWN BY: JH	DATE: 19 NOV. 2024
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PROJECT NO.:	DRAWING NO.:

**24-61 A-2.5**

**1** PROPOSED BASEMENT PLAN  
 A-2.5 SCALE: 1:100



**WALL TYPES**

EXISTING EXTERIOR WALL (NO CHANGE)	
PROPOSED WALL	

**DOOR TYPES**

EXISTING DOOR (NO CHANGE)	
PROPOSED DOOR	

TOTAL OCCUPANT LOAD-86



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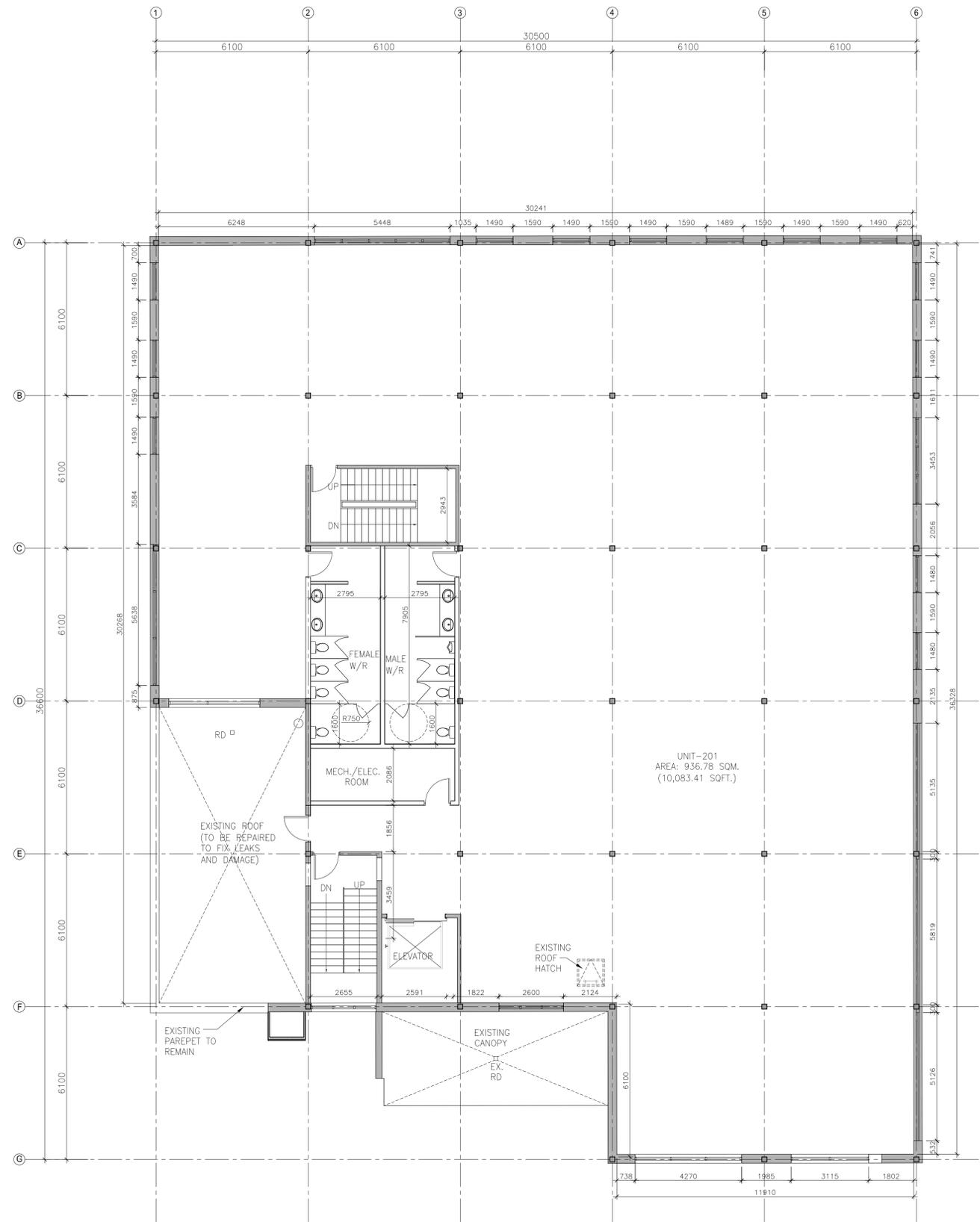
PROJECT:  
**PROPOSED OFFICE BUILDING AT 45 BRIDGE St E, BELLEVILLE**

DRAWING TITLE:  
**PROPOSED GROUND FLOOR PLAN**

DRAWN BY: JH	DATE: 19 NOV. 2024
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**24-61 A-2.6**

**1** PROPOSED GROUND FLOOR PLAN  
 A-2.6 SCALE: 1:100



WALL TYPES	
EXISTING EXTERIOR WALL (NO CHANGE)	
PROPOSED WALL	

DOOR TYPES	
EXISTING DOOR (NO CHANGE)	
PROPOSED DOOR	

TOTAL OCCUPANT LOAD-101

**1** PROPOSED SECOND FLOOR PLAN  
A-2.7 SCALE: 1:100



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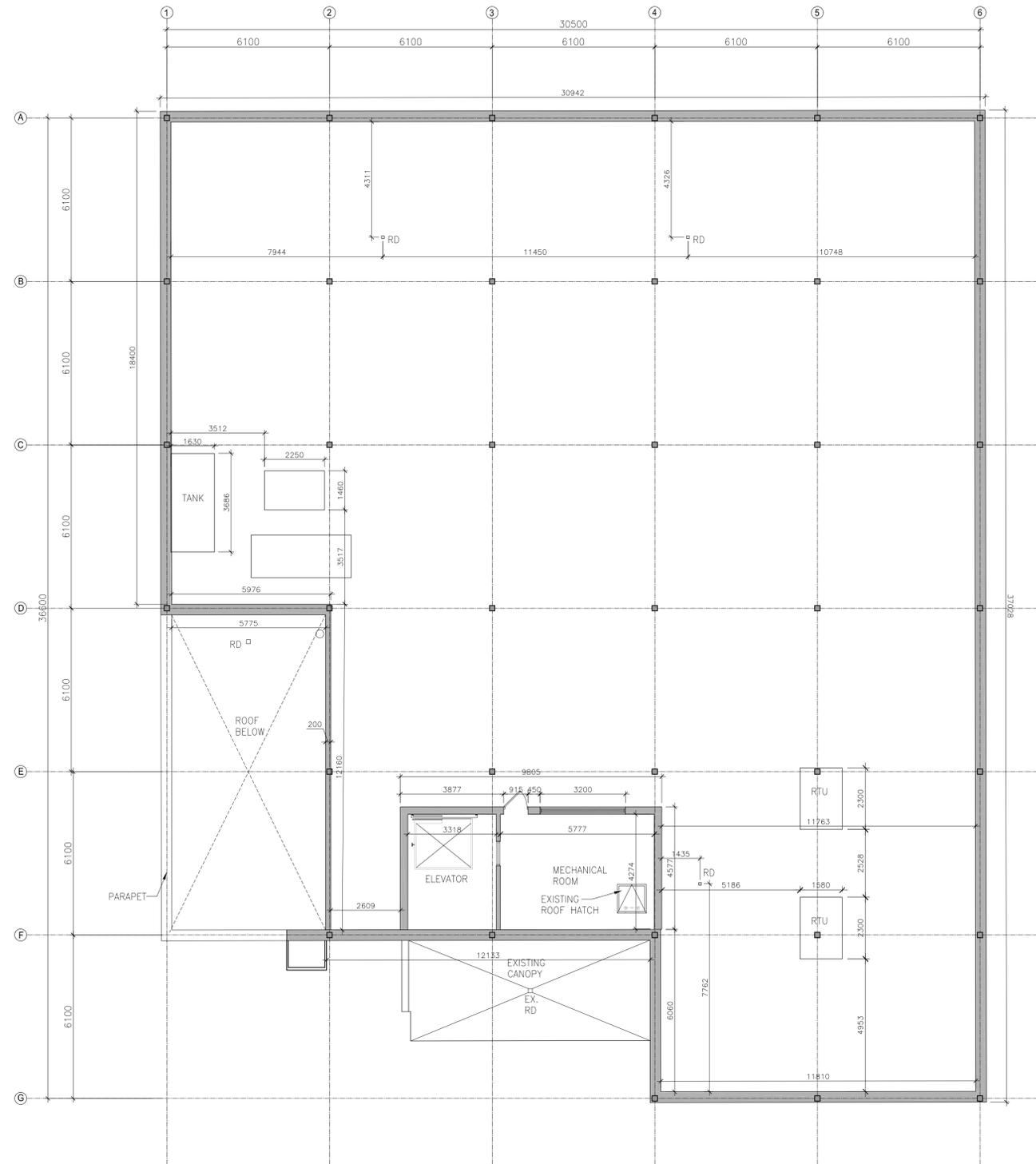
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PROJECT:  
**PROPOSED OFFICE BUILDING AT 45 BRIDGE St E, BELLEVILLE**

DRAWING TITLE:  
**PROPOSED SECOND FLOOR PLAN**

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PROJECT NO.:	DRAWING NO.:
<b>24-61</b>	<b>A-2.7</b>



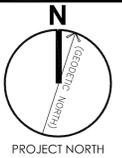
WALL TYPES	
EXISTING EXTERIOR WALL (NO CHANGE)	
PROPOSED WALL	

DOOR TYPES	
EXISTING DOOR (NO CHANGE)	
PROPOSED DOOR	

TOTAL OCCUPANT LOAD-101



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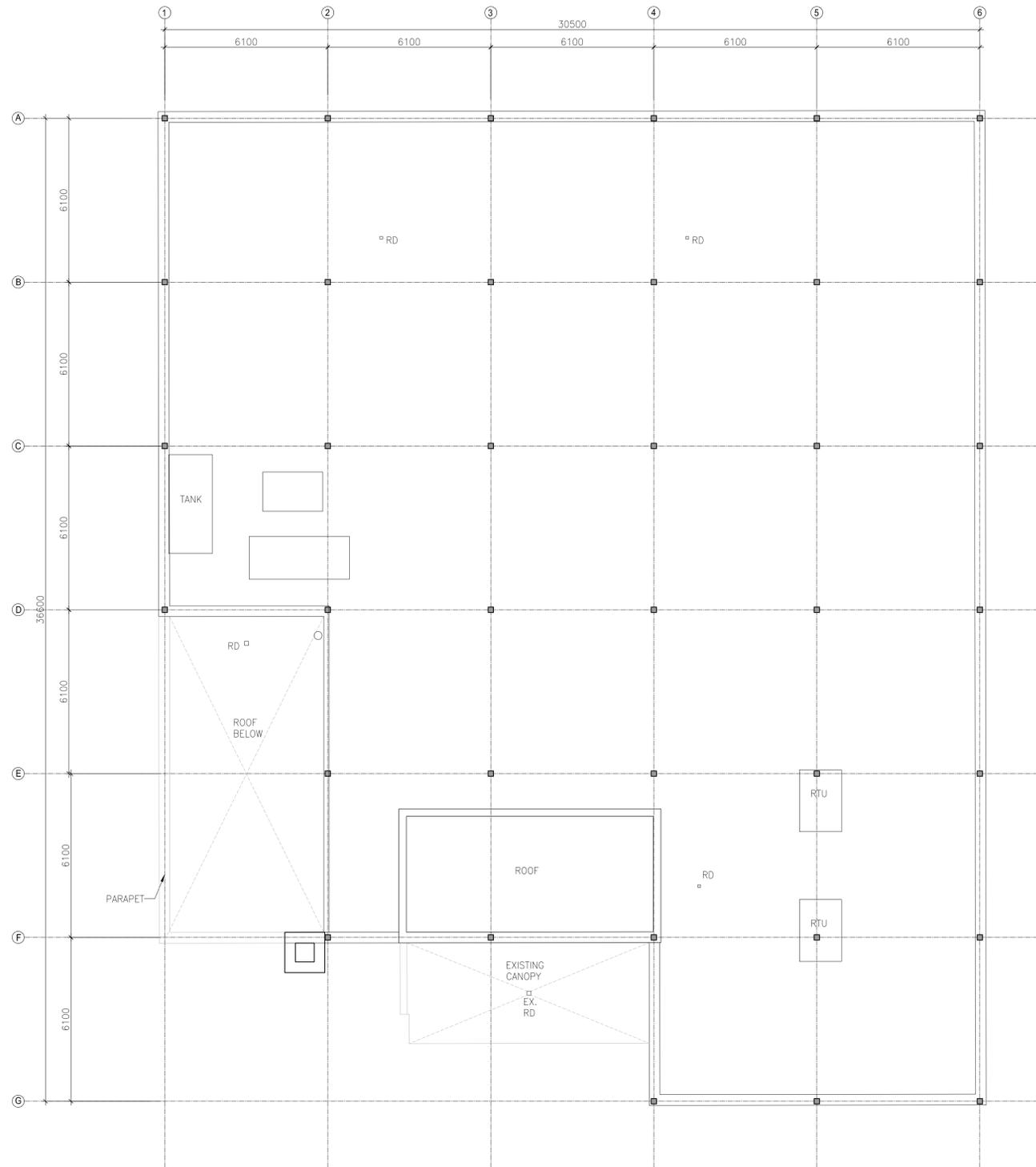
PROJECT:  
**PROPOSED OFFICE BUILDING AT 45 BRIDGE St E, BELLEVILLE**

DRAWING TITLE:  
**PROPOSED ROOF PLAN**

DRAWN BY: JH	DATE: 19 NOV. 2024
CHECKED BY:	SCALE:
PROJECT NO.:	DRAWING NO.:

**24-61 A-2.8**

1 PROPOSED ROOF PLAN  
 A-2.8 SCALE: 1:100



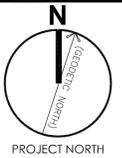
WALL TYPES	
EXISTING EXTERIOR WALL (NO CHANGE)	
PROPOSED WALL	

DOOR TYPES	
EXISTING DOOR (NO CHANGE)	
PROPOSED DOOR	

TOTAL OCCUPANT LOAD-101



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PROJECT:  
**PROPOSED OFFICE BUILDING AT 45 BRIDGE St E, BELLEVILLE**

DRAWING TITLE:  
**PROPOSED ROOF PLAN**

DRAWN BY: JH      DATE: 19 NOV. 2024

CHECKED BY:      SCALE:

PROJECT NO.:      DRAWING NO.:

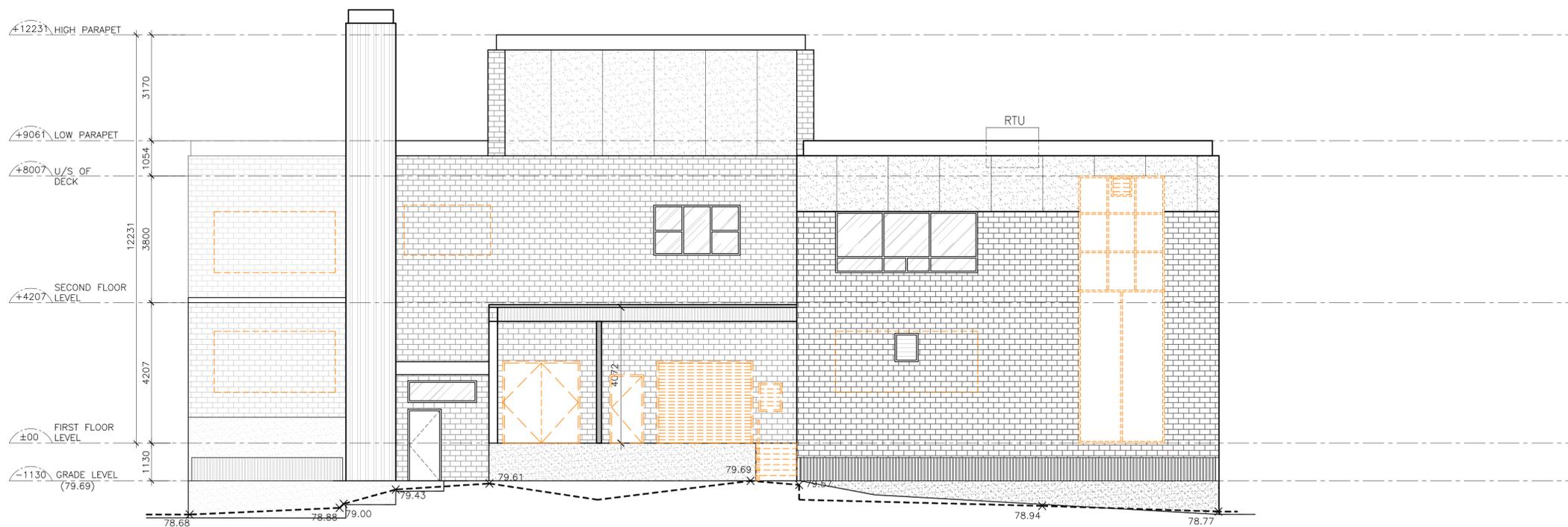
**24-61      A-2.9**

**1** PROPOSED ROOF PLAN  
 A-2.9 SCALE: 1:100



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1 EXISTING SOUTH ELEVATION  
A-3.0 SCALE:1:75



2 EXISTING NORTH ELEVATION  
A-3.0 SCALE:1:75

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DRAWING TITLE:  
**EXISTING ELEVATIONS**

DRAWN BY: JH	DATE: 19 NOV. 2024
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PROJECT NO.:	DRAWING NO.:
<b>24-61</b>	<b>A-3.0</b>



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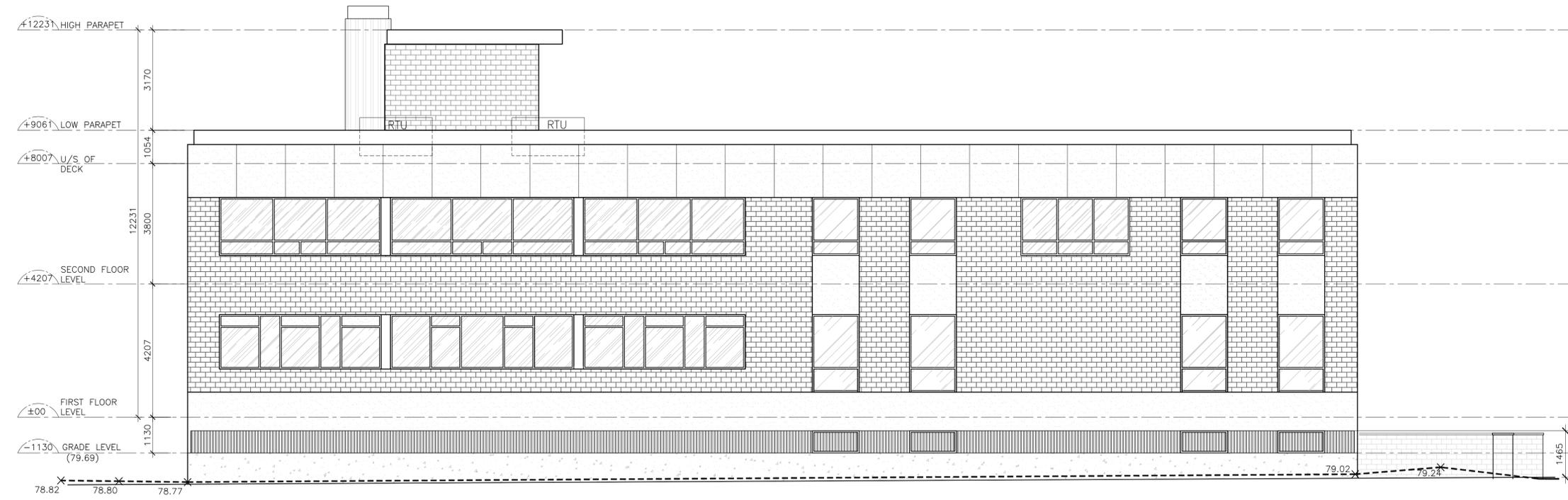
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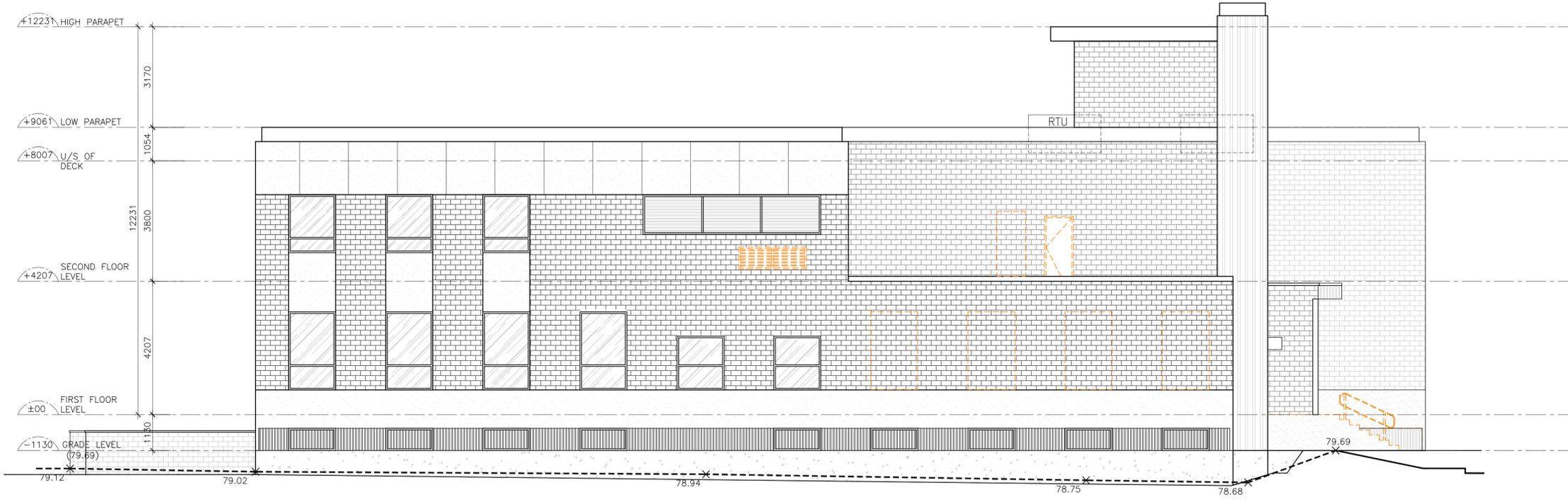
PROJECT:  
**PROPOSED OFFICE BUILDING AT 45 BRIDGE St E, BELLEVILLE**

DRAWING TITLE:  
**EXISTING ELEVATIONS**

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CHECKED BY:	SCALE:
PROJECT NO.:	DRAWING NO.:
<b>24-61</b>	<b>A-3.1</b>



1 EXISTING EAST ELEVATION  
A-3.1 SCALE:1:75



2 EXISTING WEST ELEVATION  
A-3.1 SCALE:1:75



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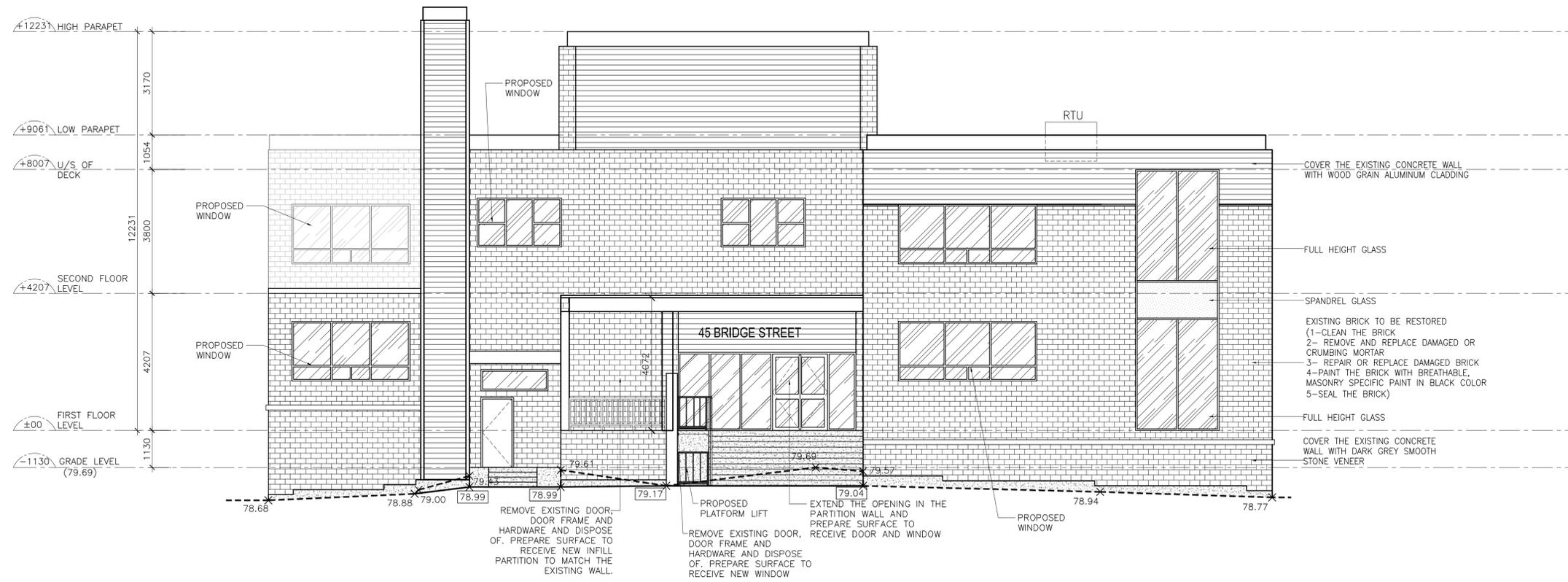
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**PROPOSED OFFICE BUILDING AT 45 BRIDGE St E, BELLEVILLE**

DRAWING TITLE:  
**PROPOSED ELEVATIONS**

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**24-61 A-3.2**



1 PROPOSED SOUTH ELEVATION  
A-3.2 SCALE:1:75



2 PROPOSED NORTH ELEVATION  
A-3.2 SCALE:1:75



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**PROPOSED OFFICE BUILDING AT 45 BRIDGE St E, BELLEVILLE**

DRAWING TITLE:  
**PROPOSED COLOURED ELEVATIONS**

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PROJECT NO.:	DRAWING NO.:
<b>24-61</b>	<b>A-3.2a</b>



1 PROPOSED SOUTH ELEVATION  
A-3.2a SCALE:1:75



2 PROPOSED NORTH ELEVATION  
A-3.2a SCALE:1:75



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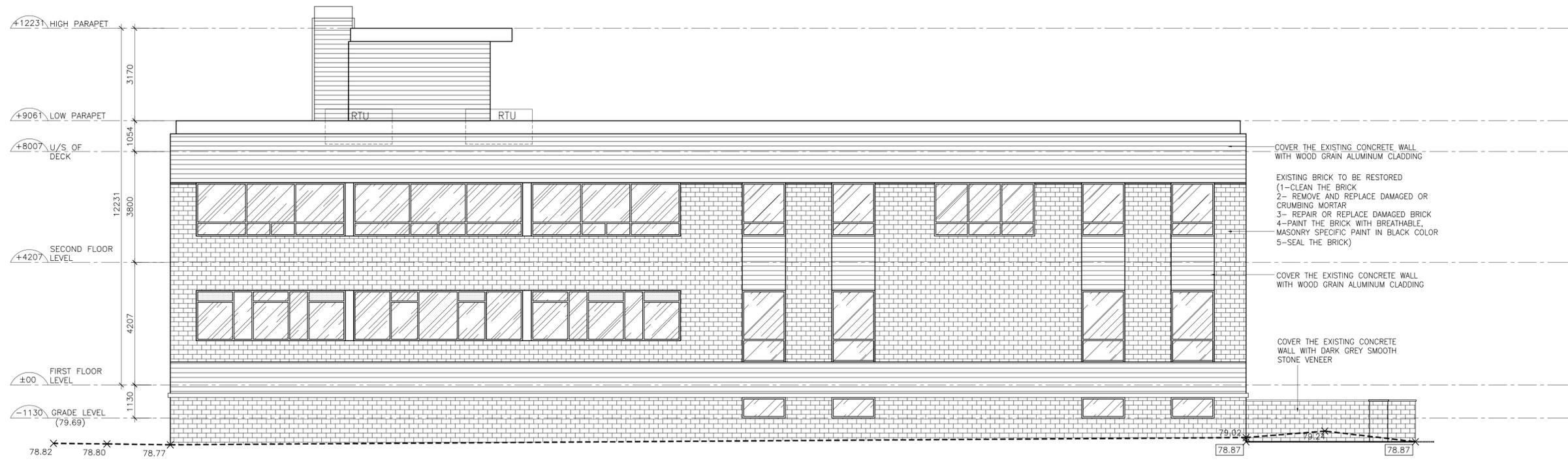
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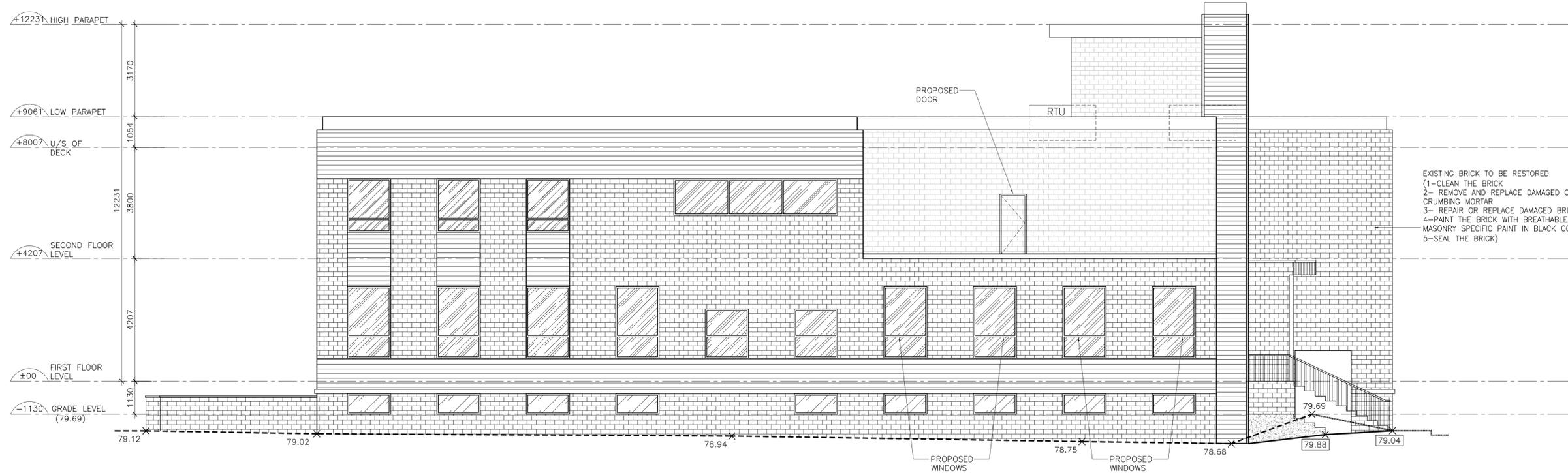
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DRAWING TITLE:  
**PROPOSED ELEVATIONS**

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PROJECT NO.:	DRAWING NO.:
<b>24-61</b>	<b>A-3.3</b>



1 PROPOSED EAST ELEVATION  
A-3.3 SCALE:1:75



2 PROPOSED WEST ELEVATION  
A-3.3 SCALE:1:75



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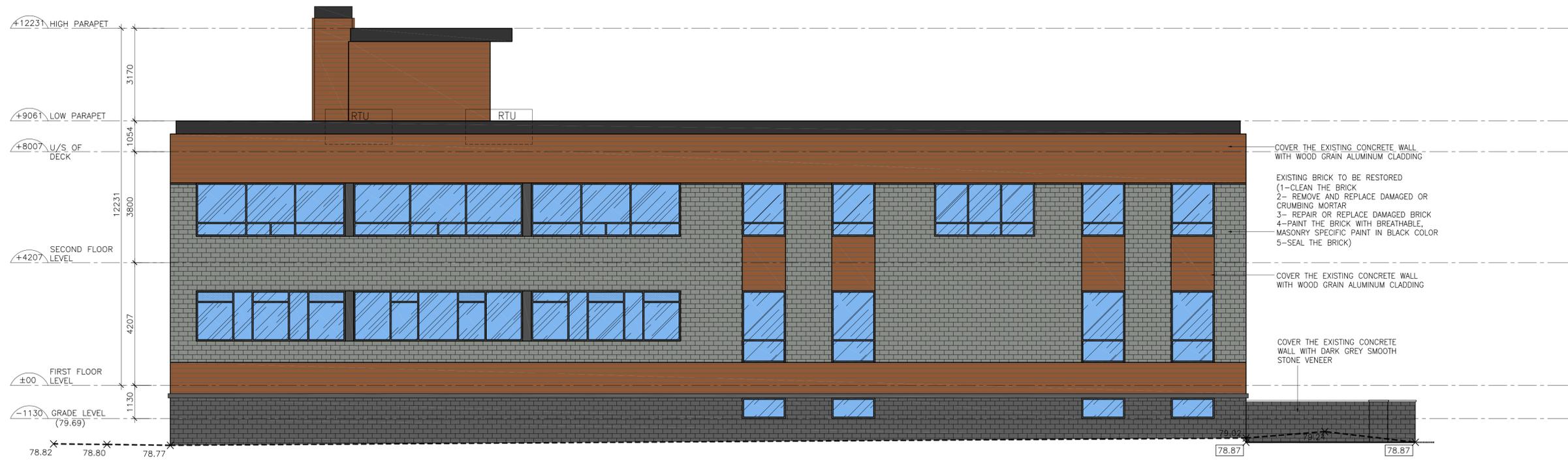
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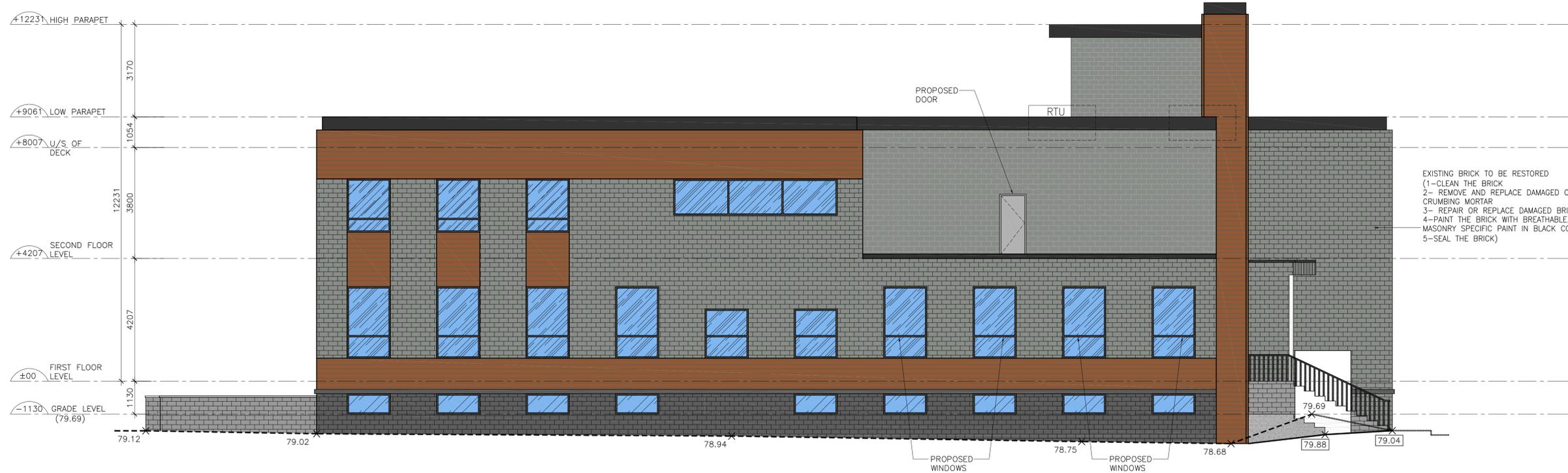
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DRAWING TITLE:  
**PROPOSED COLOURED ELEVATIONS**

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<b>24-61</b>	<b>A-3.3a</b>



1 PROPOSED EAST ELEVATION  
A-3.3a SCALE:1:75



2 PROPOSED WEST ELEVATION  
A-3.3a SCALE:1:75