



LEGAL DESCRIPTION

PLAN OF SURVEY AND TOPOGRAPHY OF LOTS 12 AND 13, PLAN 40M - 2336 TOWN OF UXBRIDGE, REGIONAL MUNICIPALITY OF DURHAM AS PREPARED BY: R-PE SURVEYING LTD. ONTARIO LAND SURVEYORS 643 Chrislea Road, Suite 7 Woodbridge, Ontario L4L 8A3 Tel. (416)635-5000 Fax

SITE STATISTICS

	SITE AREA	35,817.61 m2 or	8.85 acres
BUILDING 'A'	G.F.A.	3,200.00 m2 or	34,445 sq ft
		REQUIRED	PROVIDED
	SITE COVERAGE	14,320.00 m2 MAX	3,200.00 m2
		40 % MAX	8.93 %
	LOT FRONTAGE	40.00 m MIN	167.14 m
	FRONT YARD (WEST) SETBACK	15.00 m MIN	18.11 m
	INT SIDE YARD (SOUTH) SETBACK	6.00 m MIN	3.00 m
	EXT SIDE YARD (WEST) SETBACK	15.00 m MIN	3.00 m
	REAR YARD (EAST) SETBACK	15.00 m MIN	44.34 m
	REAR YARD (NORTH) SETBACK	15.00 m MIN	37.58 m
LANDSCAPED AREA		10,745.00 m2 (30%) MIN	17,479.77 m2 (48.80 %)
OUTDOOR STORAGE AREA			

OUTDOOR STORAGE AREA		
(H)M1-36 AND (H)M1-39 ZONING	3,581.76 m2 (10%) MAX	7,164.09 m2 (2
PAVED AREA		
OUTDOOR STORAGE	7,164.09 m2	or 20.00
ALL OTHER PAVED AREAS	7,973.74 m2 d	or 22.27
TOTAL	15,137.83 m2 o	or 42.27
	REQUIRED	PROVIDE
PARKING (1 PARKING SPACE PER 100 m2 of GFA OR PORTION THEREOF)	32 spaces	39 spac
BARRIER-FREE PARKING SPACES	2 spaces	2 space

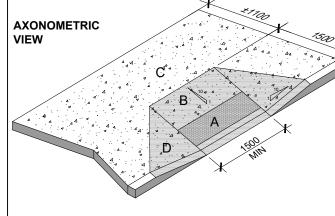
SYMBOL LEGEND

\triangleright	MAN DOOR LOCATIONS	
	LOADING DOCK LOCATIONS	
 	OVERHEAD DOORS	
- ∳-	HYDRANT & VALVE	
	CATCH BASIN	
	DOUBLE CATCH BASIN	
0	STORM SEWER MANHOLE	
•	SANITARY SEWER MANHOLE	
⊱	FIRE DEPARTMENT CONNECTION / SIAMESE	TRUE NORTH
TW	TOP OF WALL	
\Rightarrow	DIRECTION OF TRAFFIC FLOW	
124.35	EXISTING ELEVATION	
124.35	PROPOSED ELEVATION	
	DIRECTION OF DRAINAGE FLOW	
T.D.	TRENCH DRAIN	
C.B.	CATCH BASIN	
(M)	GAS METERS	
	DEPRESSED CURB. BARRIER FREE ACCESS	
	FIRE POLITE SIGN	PROJECT NORTH

FIRE ROUTE SIGN BARRIER FREE SIGN (RP-93)
STOP SIGN
FIRE ROUTE BOLLARDS

DO NOT ENTER SIGN - Rb-19
HYDRO DIP POLE. FINAL LOCATION
SUBJECT TO MODIFICATION. BICYCLE PARKING
TACTILE WALKING SURFACE STOP SIGN EMPLOYEE PARKING SIGN

DEPRESSED CURB DETAIL



CURB RAMP MUST HAVE A MINIMUM CLEAR WIDTH OF 1500mm, EXCLUSIVE OF ANY FLARED SIDES.

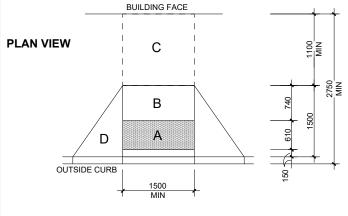
ii. BE A MAX OF 1:8, WHERE ELEVATION IS LESS THAN 75mm, AND
ii. BE A MAX OF 1:10, WHERE ELEVATION IS LESS 75mm OR GREATER AND 200mm OR LESS. THE MAX SLOPE ON THE FLARED SIDE OF THE CURB RAMP MUST BE

CURB RAMP MUST HAVE A TACTILE WALKING SURFACE INDICATOR THAT,

- HAVE RAISED TACTILE PROFILES COMPOSED OF TRUNCATED DOMES,,

- HAVE A HIGH TONAL CONTRAST WITH THE ADJACENT SURFACE,

- ARE LOCATED AT THE BOTTOM OF THE CURB RAMP, - ARE LOCATED AT THE BOTTOM OF THE CURB RAMP,
- ARE SET BACK BETWEEN 150mm AND 200mm FROM THE CURB EDGE,
- EXTEND THE FULL WIDTH OF THE CURB RAMP,
- ARE A MIN OF 610mm IN DEPTH, AND
- BE SLIP-RESISTANT.



TACTILE SURFACE / DETECTABLE HAZARD INDICATOR
150mm FROM EDGE OF CURB AND 610mm IN DEPTH

B SLOPE SURFACE @ 1:10 (max)

C LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1100mm **D** FLARED SIDES WITH MAX SLOPE OF 1:10

THE INFORMATION PROVIDED HERE WAS ASSEMBLED FROM <u>OBC 3.8.3.2.</u> AND THE <u>ONTARIO</u>
<u>REGULATION 413 / 12</u> (made under the ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 20
made *DEC 12*, 2012) IN CONJUNCTION WITH THE <u>GUIDELINES FOR BARRIER-FREE DESIGN OF</u>
<u>ONTARIO GOVERNMENT FACILITIES.</u>

No.	ISSUED	DATE
I	ISSUED FOR CLIENT REVIEW	JAN. 12, 2021
2	RE-ISSUED FOR CLIENT REVIEW	JAN. 14, 2021
3	RE-ISSUED FOR CLIENT REVIEW	FEB. 03, 2021
4	RE-ISSUED FOR CLIENT REVIEW	FEB. 09, 2021
5	RE-ISSUED FOR CLIENT REVIEW	FEB. 22, 2021
6	RE-ISSUED FOR CLIENT REVIEW	MAR. 01, 2021
7	RE-ISSUED FOR CLIENT REVIEW	MAR. 16, 2021
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No.	REVISION	DATE
I	REVISED PER PLANNER COMMENTS	JAN. 08, 2021
2	SITE STATS, PARKING UPDATED	JAN. 14, 2021
3	SITE STATS, OUTDOOR STORAGE UPDATED	FEB. 03, 2021
4	RETAINING WALL AND SCALE LOCATION UPDATED	FEB. 09, 2021

BALDASSARRA Architects Inc.

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OWNERS INFORMATION:

45/47 Anderson Blvd

Uxbridge, ON

Site Plan

DATE:	DRAWN BY:	CHECKED:	SCALE:
DEC. 23, 2020	JK		1:500
PROJECT No.		DRAWING No.	