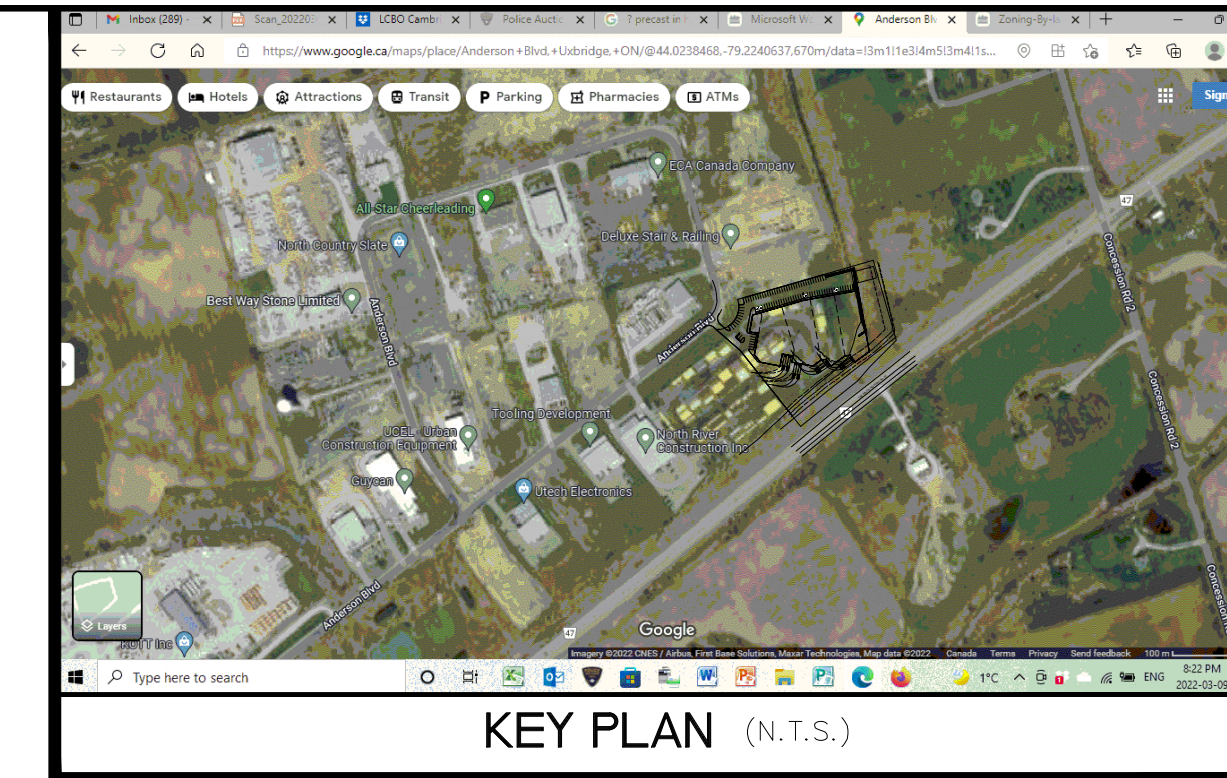


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www.paulsan.com



KEY PLAN (N.T.S.)

ONTARIO BUILDING CODE CLASSIFICATION:
GROUP D (OFFICE OCCUPANCY) AND GROUP F2 (FACTORY INDUSTRIAL)
3 STOREY OFFICE & 1 STOREY BUILDING TO BE SPRINKLERED AS PER ARTICLE 3.2.2.54. & 3.2.2.70.B. (O.B.C.)

SITE STATISTICS:
LOT AREA 19,634.05 s.m. 211,339.15 s.f. 4.85 acres
LOT COVERAGE 7,557.06 s.m. 81,343.52 s.f. 38.49 %
LANDSCAPE COVERAGE: ??? s.m. ??? s.f. ??? %
ASPHALT COVERAGE: ??? s.m. ??? s.f. ??? %
BUILDING AREA & STATISTICS:
PROPOSED INDUSTRIAL G.F.A. 81,343.52 s.f.

PARKING REQUIREMENTS: BYLAW No.81-19 SECTION 5.15

SIZE: 5.7 (a) (STANDARD)
- 2700 X 5700
- 5.6 (-) (ACCESSIBLE):
- 4000 X 5700

AMOUNT: 512.1 (STANDARD)
- INDUSTRIAL: 1 CAR/100 s.m.
(7,557.06/100 = 76 CARS)
AMOUNT: 56.1 (ACCESSIBLE)
- 45' X 3 SPACES

NUMBER OF PARKING REQUIRED (STANDARD): 76 CARS
NUMBER OF CARS PROVIDED: 84 CARS
NUMBER OF ACCESSIBLE PARKING REQUIRED (4X): 3 SPACES
NUMBER OF ACCESSIBLE PARKING PROVIDED: 5 SPACES

LOADING: BYLAW No.61-16 SECTION 5

SIZE: 5.11 (a)

- 3500 X 9000

AMOUNT: 510.1

- BUILDING SIZE (EXCEEDING 7,500 s.m.)

- NUMBER OF LOADING SPACES REQUIRED = 3

- NUMBER OF LOADING SPACES PROVIDED = 6

LEGEND

- ASPHALT PAVING 40mm HL-3
50mm HL-8
150mm - 20mm CRUSHER RUN LIMESTONE
450mm - 50MM CRUSHER RUN LIMESTONE
- LIGHT (PARKING) DUTY ASPHALT PAVING 40mm HL-3
50mm HL-8
150mm - 20mm CRUSHER RUN LIMESTONE
350mm - 50mm CRUSHER RUN LIMESTONE
- +○ DENOTES ENTRANCE/EXIT DOORWAYS
- DENOTES PROPOSED LIGHT STANDARD.
- DENOTES ILLUMINATED WALL PACKS (SEE SITE LIGHTING DRAWINGS).
- ⊞ DENOTES ARCHITECTURAL EXTERIOR WALL MOUNTED LIGHTING. (SEE SITE LIGHTING DRAWINGS).

SITE PLAN NOTES:

- SITE PLAN INFORMATION TAKEN FROM:
PLAN OF TOPOGRAPHICAL SURVEY OF PART OF LOT 6,
REGISTERED PLAN 489,
CITY OF PICKERING,
REGIONAL MUNICIPALITY OF DURHAM,
PREPARED BY OMAR MUNIR SURVEYING LTD.
PROJECT No 14-00ST
ARCHITECT IS NOT RESPONSIBLE FOR SURVEY AS
NOTED ABOVE.
- DIMENSIONS ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.
- CONTRACTOR SHALL VERIFY ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION.
- REFER TO DRAWING SSG-1 FOR SITE GRADING AND SERVICES INFORMATION, DRAWING
L1 FOR LANDSCAPE INFORMATION, DRAWING E-1 FOR SITE LIGHTING INFORMATION.
- ALL CONCRETE CURBS AND GUTTERS TO BE INSTALLED AS PER CITY OF PICKERING
PLANNING & DEVELOPMENT STANDARD "BARRIER CURB" DETAIL P-500.
(SEE DETAILS 1 & 2/A-1) AS WELL AS REFER TO SITE GRADING DRAWING SSG-3.
- ALL DIRECTIONAL SIGNS ON SITE AS REFERENCED ARE TO CONFORM TO THE
SPECIFICATIONS AS REQUIRED BY THE GOVERNING REGULATORY STANDARDS.

5	22/04/19	REVISED TO 7557.06 S.F. INDUSTRIAL BUILDING W/NO OFFICE	YT
4	22/04/08	PROPOSED INDUSTRIAL BUILDING W/NO OFFICE	YT
3	22/04/06	PROPOSED 3 ALTERNATE SCENARIOS	YT
2	22/03/30	ISSUED FOR REVIEW (REVISED FOR SEPTIC SYSTEM)	YT
1	22/03/10	ISSUED FOR REVIEW	YT

No: _____ Date: _____ By: _____

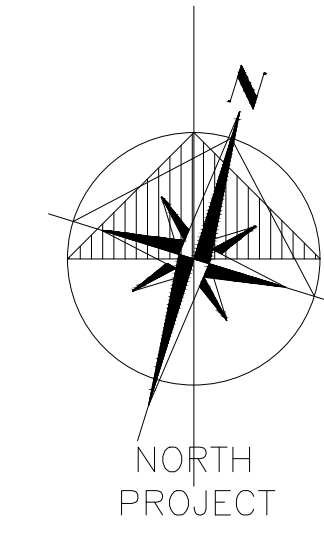
REVISIONS
Contractor shall check and verify all dimensions and report any
discrepancies to the architect before proceeding with the work.

Drawing Name: **SITE PLAN**

Project Name:
PROPOSED:
**INDUSTRIAL BUILDING
DEVELOPMENT**
37 ANDERSON BLVD.,
UXBRIDGE, ONTARIO

Y.T. ARCHITECTURAL SERVICES INC.
Architect.
333 GREENFIELD AVE.,
NORTH YORK, ONTARIO
M2N 3E7
TEL: (416) 222-0612
FAX: (416) 512-7828

Scale: 1:300	Project No.:	Drawing No.:
Date: MAR, 2022	Checked by: Y.T.	22147 A-1



LOT 9
PIN 26830-0128
SUBJECT TO EASEMENT AS IN INST. DR658402

ANDERSON BOULEVARD

THE KING'S HIGHWAY No. 47

LOT 15 CONCESSION 1

LOT 14, CONCESSION 1

PIN 26830-0126
SUBJECT TO EASEMENT AS IN INST. DR658402 & DR1238811

REGISTERED

PROPOSED INDUSTRIAL AREA
AREA: 19,634.05 s.m.
(81,343.52 s.f.)
1 CAR/100 s.m. = 76 CARS

PROPOSED UNIT 1
FOOTPRINT AREA: 2,314.24 s.m.
(21,908.84 s.f.)

PROPOSED UNIT 2
FOOTPRINT AREA: 1,672.04 s.m.
(17,976.16 s.f.)

PROPOSED UNIT 3
FOOTPRINT AREA: 1,285.00 s.m.
(14,027.22 s.f.)

PROPOSED UNIT 4
FOOTPRINT AREA: 2,227.82 s.m.
(24,150.19 s.f.)

PROPOSED SEPTIC TANKS
(SEE CIVIL ENG. DWGS.)

PROPOSED SEPTIC BED LOCATION
(SEE CIVIL ENG. DWGS.)