

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. 7,561.94 s.m. 81,324.36 s.f.

PARKING REQUIREMENTS: BYLAW No.81-19 SECTION 5.15

SIZE: 5.7 (a) (STANDARD)

2700 X 5700

5.6 (c) (ACCESSIBLE)

4000 X 5700

AMOUNT: 5.12.1 (STANDARD)

INDUSTRIAL: 1 CAR/100 s.m.

(7,561.94/100 = 76 CARS)

AMOUNT: 5.6.1 (ACCESSIBLE)

4% = 3 SPACES

NUMBER OF PARKING REQUIRED (STANDARD): 76 CARS

NUMBER OF CARS PROVIDED: 84 CARS

NUMBER OF ACCESSIBLE PARKING REQUIRED (4%): 3 SPACES

NUMBER OF ACCESSIBLE PARKING PROVIDED: 5 SPACES

LOADING: BYLAW No.61-16 SECTION 5

SIZE: 5.11 (a)

3500 X 9000

AMOUNT: 5.10.1

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

NUMBER OF LOADING SPACES REQUIRED = 3

NUMBER OF LOADING SPACES PROVIDED = 6

LEGEND

HEAVY DUTY ASPHALT PAVING 40mm HL-3
150mm - 20mm CRUSHER RUN LIMESTONE
450mm - 50MM CRUSHER RUN LIMESTONE
LIGHT (PARKING) DUTY ASPHALT PAVING 40mm HL-3
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:

1. 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 MINYI SURVEYING LTD.
PROJECT No 14-00ST
ARCHITECT IS NOT RESPONSIBLE FOR SURVEY AS
NOTED ABOVE.
2. DIMENSIONS ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.
3. CONTRACTOR SHALL VERIFY ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION.
4. REFER TO DRAWING SSG-1 FOR SITE GRADING AND SERVICES INFORMATION, DRAWING
L.1 FOR LANDSCAPE INFORMATION, DRAWING E-1 FOR SITE LIGHTING INFORMATION.
5. ALL CONCRETE CURBS AND GUTTERS TO BE INSTALLED AS PER CITY OF PICKERING
PLANNING & DEVELOPMENT STANDARD "BARRIER CURB" DETAIL P-500.
(SEE DETAILS 1 & 2/4-1) AS WELL AS REFER TO SITE GRADING DRAWING SSG-3.
6. ALL DIRECTIONAL SIGNS ON SITE AS REFERENCED ARE TO CONFORM TO THE
SPECIFICATIONS AS REQUIRED BY THE GOVERNING REGULATORY STANDARDS.

8	8/11/22	REISSUED FOR SITE PLAN APPROVAL	YT
7	2/11/22	REVISED PARKING & ADDED LANDSCAPE ISLANDS	YT
6	22/07/06	REVISED SEPTIC SYSTEM	YT
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
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Scale: 1:300

Date: MAR. 2022

Drawn by: M.K.

Checked by: Y.T.

Issued:

Project No.:

22147

Drawing No.:

A-1

