

**Site Legend**

- North Point
- Perimeter Boundary
- Building Envelope
- Principle Entrance
- Entrance
- Direction of Overland Drainage
- Existing Elevation
- Proposed Elevation 285.75
- Well
- Bottom of Curb
- Barrier Free
- Benchmark
- Bell Pedestal
- Basement Slab
- Catch Basin
- Curb Cut
- Cable Pedestal
- Dropped Curb for drainage
- Gutter
- Ground
- Finished First Floor Elevation
- Manhole
- Riser
- Rain Water Leader
- Swale
- To Be Determined
- Temporary Benchmark
- Top of Curb
- Traffic Control Box
- Top of Wall
- Underside Footing
- Water Valve
- Test Hole Number
- Steel Chain Link Fence
- Wood Board on Board Fence
- Iron Pin
- Iron Bar
- Standard Iron Bar
- Short Standard Iron Bar
- Denoted Measured
- Denoted Witness
- Invert Elevation
- Overt Elevation
- Origin Unknown
- Monumentation Found
- Monumentation Planted
- Gas
- Hydro
- Water
- Sanitary Sewer
- Storm Sewer
- Utility Pole
- Coniferous Tree
- Deciduous Tree
- Shrub
- Barrier Free Access
- Fire Hydrant
- Water Meter
- Telephone Pedestal
- Transformer
- Light Standard
- Wall Mounted Lights

Lot 23, Plan No. 40M - 2336  
**Township of Uxbridge**  
 Regional Municipality of Durham

**Surveyor**  
 Site Plan based on information provided by E.R. Garden Limited, Ontario Land Surveyors, 1260 Journey's End Circle, Unit 1, Newmarket Ontario L3Y, File No. 22-7987, dated May 6, 2022.

**Elevations**  
 Elevations are geodetic and are derived from Cansef Can-Net RTN base station 20120110050 (Uxhg.) Values are related to CGVD289: 1978 (Geoid Model HT2\_0)

**Conversion**  
 Conversion from metric to imperial, divide by 0.3048

**Industrial Building**  
 for  
**Tower Valley Investments Inc.**

**Zoning Statistics**

Zone	Required	Proposed	Compliance
Official Plan	(H)M1-38 (By-Law 81-19 (As Amended))		
Minimum Lot Area	8,000.0 m <sup>2</sup>	8,098.5 m <sup>2</sup>	✓
Minimum Lot Frontage	40.0 m	63.83 m	✓
Front Yard Depth	15.0 m	21.95 m	✓
Exterior Side Yard Width	15.0 m	N/A	✓
Interior Side Yard Width	6.0 m	6.44 m / 19.27 m	✓
Rear Yard Depth	15.0 m	85.96 m	✓
Maximum Lot Coverage of all Buildings (Footprint)	40 %	12.19 %	✓
Minimum Setback from Street Centreline (Township Road)	25.0 m	33.45 m	✓
Minimum Landscape Open Space	20 %	22.75 %	✓
Maximum Height of Building	12.0 m	8.9 m	✓
Maximum Outside Storage	30 %	19.52 %	✓
Parking - Standard (2.7 m x 5.7 m)	18	19	✓
- Barrier Free (5.4 m x 5.7 m)	1	1	✓
Loading Space (3.5 m x 9.0 m)	1	1	✓
Services	Municipal Water & Private On-Site Sewage		
Stormwater	Overland and Catch Basins		
Wellhead Protection Area	Capture Zone - 5 Years		
Ground Sign	One		

**Building Statistics**

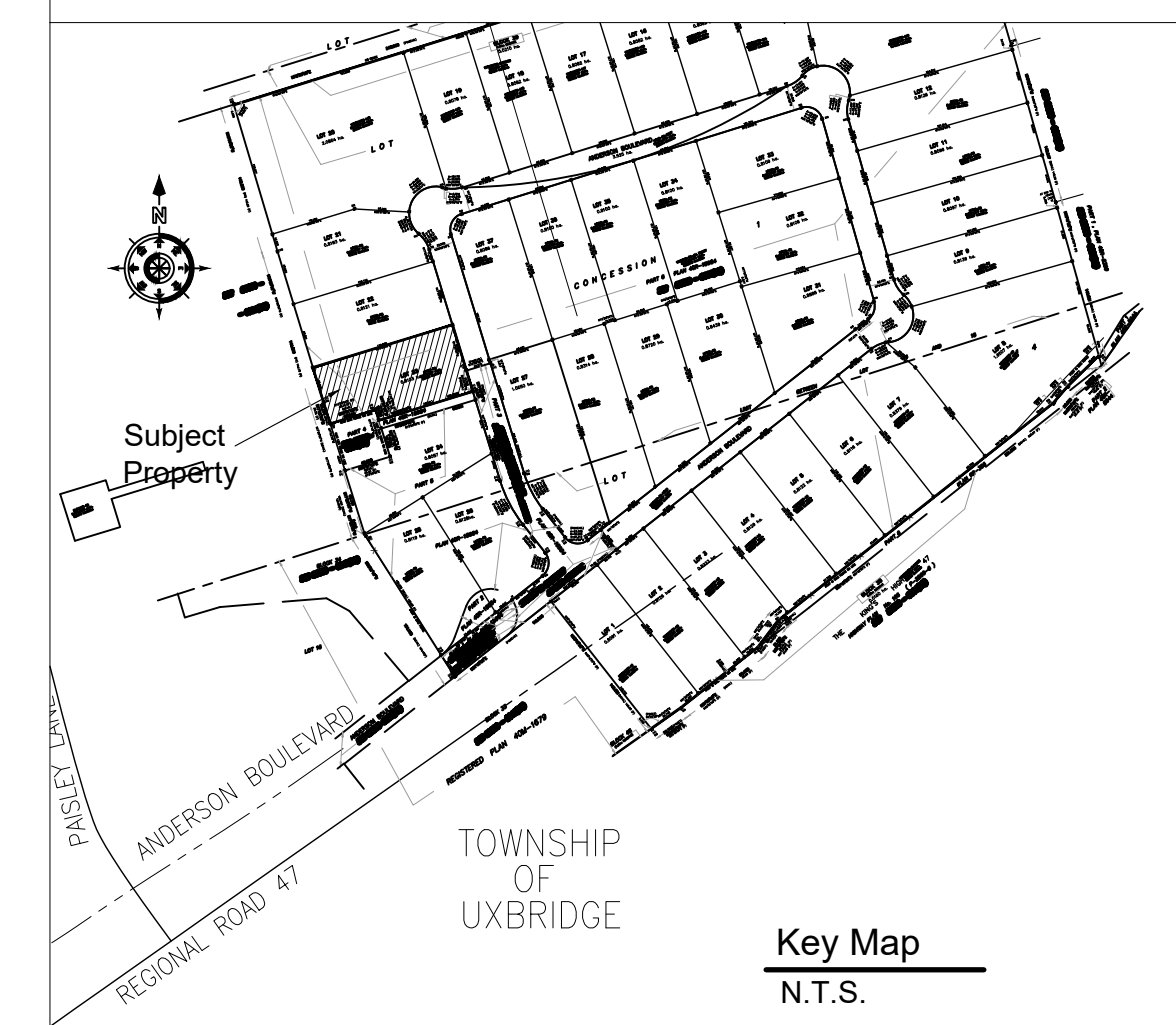
Scope of Work	Proposed Industrial Building
Streets	Three (access routes)
Storeys	One with Mezzanine
Floor Area - Office	204.1 m <sup>2</sup> (2,197 sq. ft.)
Floor Area - Repair Shop	782.6 m <sup>2</sup> (8,424 sq. ft.)
Floor Area - Mezzanine	204.1 m <sup>2</sup> (2,197 sq. ft.)
Building Area	986.7 m <sup>2</sup> (10,620 sq. ft.)
Gross Floor Area	1,190.8 m <sup>2</sup> (12,817 sq. ft.)
OBC Classification	Part 3
Construction Type	Combustible or Non Combustible
Major Occupancy	F2 - Medium Hazard Industrial
Design & General Review	Architect & Engineer

**Wellhead Protection Area Restrictions**

- Pesticides or herbicides on the grassed area of the lot are prohibited.
- Remain vigilant while handling any chemicals or cleaning agents.
- Vehicle maintenance activities (oil changes, painting, washing, etc.) will be permitted within internal containment areas only
- Excessive road salt application is prohibited on parking lots and driveways.



Satellite Image



Key Map  
N.T.S.

**GENERAL NOTES**

- These drawings & specifications are prepared by the designer on the basis of information obtained from on site inspections, and data supplied by the owner. All hidden/unconcealed construction features of existing buildings/structures (if applicable) were assumed to be in accordance with conventional building standards and accepted construction practices.
- Contractor shall report any error or omissions to OWEN DESIGN CONSULTANTS LTD. prior to commencement of construction.
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- Contractor and owner to observe all local zoning by-laws, Ontario Building Code as amended and all other applicable laws during the course of construction.
- The release of these drawings does not give the owner and/or contractor the right to deviate from the approved building permit. All changes must be approved by the appropriate municipal body and designer prior to construction or alteration.
- Owner to obtain plumbing, heating, mechanical, electrical and all other permits necessary for completion of work as indicated on building permit.
- All drawings, sketches, plans and copies are the property of OWEN DESIGN CONSULTANTS LTD.

**DESIGNER**

John Owen, BCIN 12838

**REVISIONS**

- Jul 11/16 - Issued for Pre-consult meeting
- Oct 12/21 - Issued for client review
- Mar 25/22 - Building increase for client review
- May 31/22 - Coordinate with survey
- Jun 27/22 - Issued for Site Plan Agreement

**STAMPS**

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

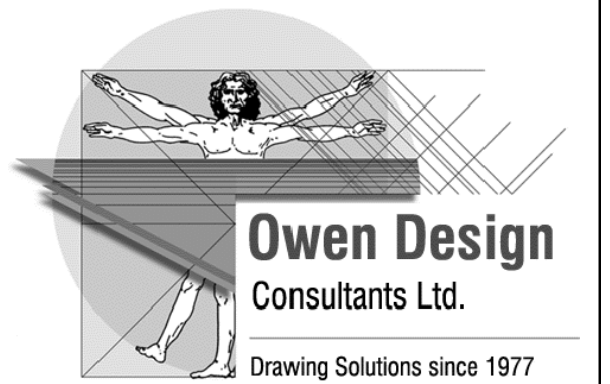
QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1, Division "C" of the Ontario Building Code

John Owen 12838  
 NAME SIGNATURE BCIN

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1, Division "C" of the Ontario Building Code

Owen Design Consultants Ltd. 16770  
 FIRM NAME BCIN

**FOLD**



Firm BCIN 16770  
**Owen Design Consultants Ltd.**  
 Uxbridge, Ontario  
 L9P 1R2  
 Phone: 647-500-3483  
 Email: john@owendesign.ca

**CLIENT**

Tower Valley Investments Inc.  
 7 Cranborne Chase  
 Stouffville, Ontario  
 L4A 0C6

**PROJECT**

Proposed Industrial Building  
 67 Anderson Blvd.  
 Lot 23, Plan 40M-2336  
 Township of Uxbridge  
 Regional Municipality of Durham

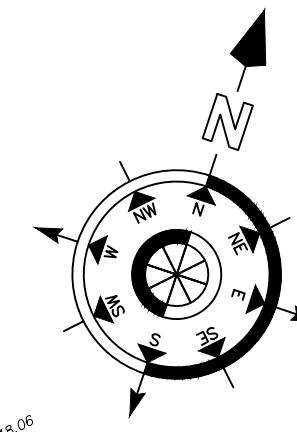
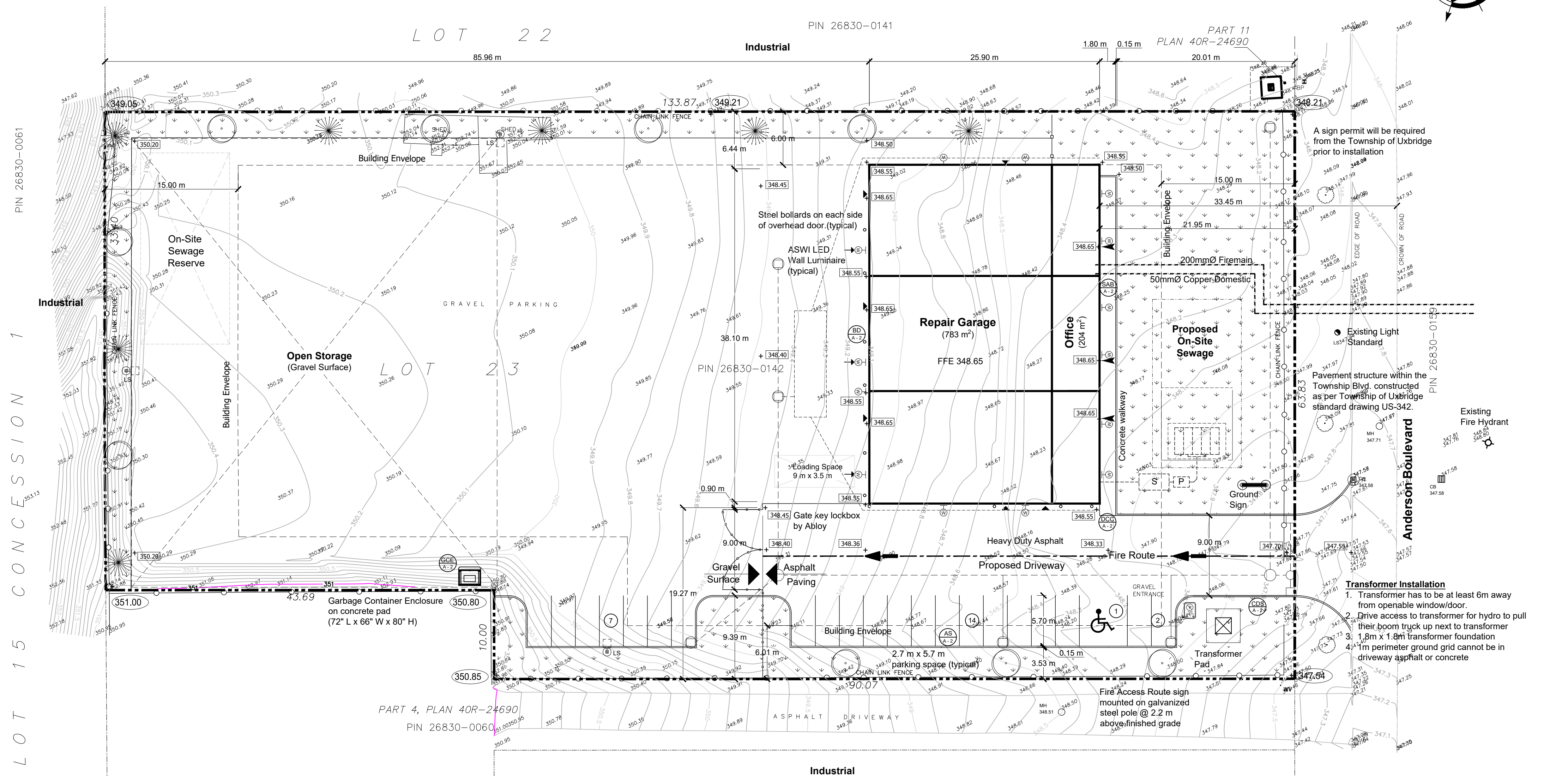
**TITLE**

Site Plan, Key Map  
 Zoning and Building Statistics

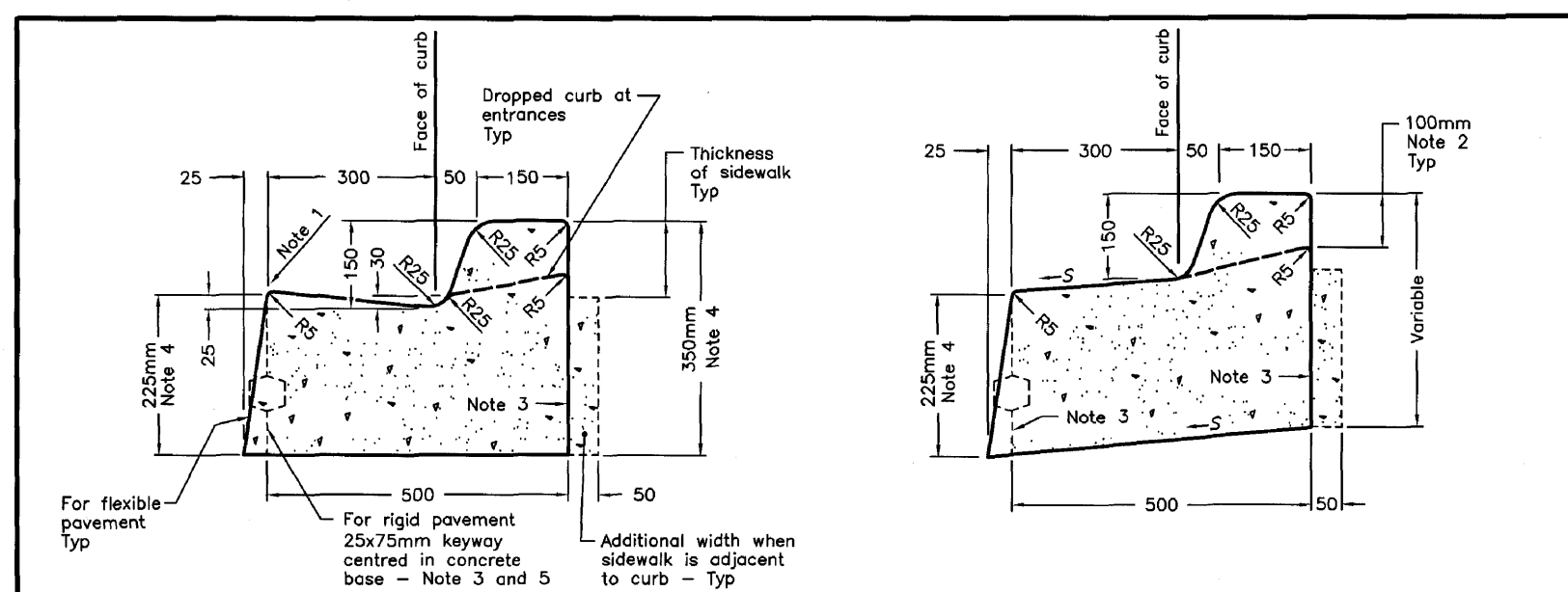
DATE October 2021

SCALE 1:300

DRAWING **A - 1**

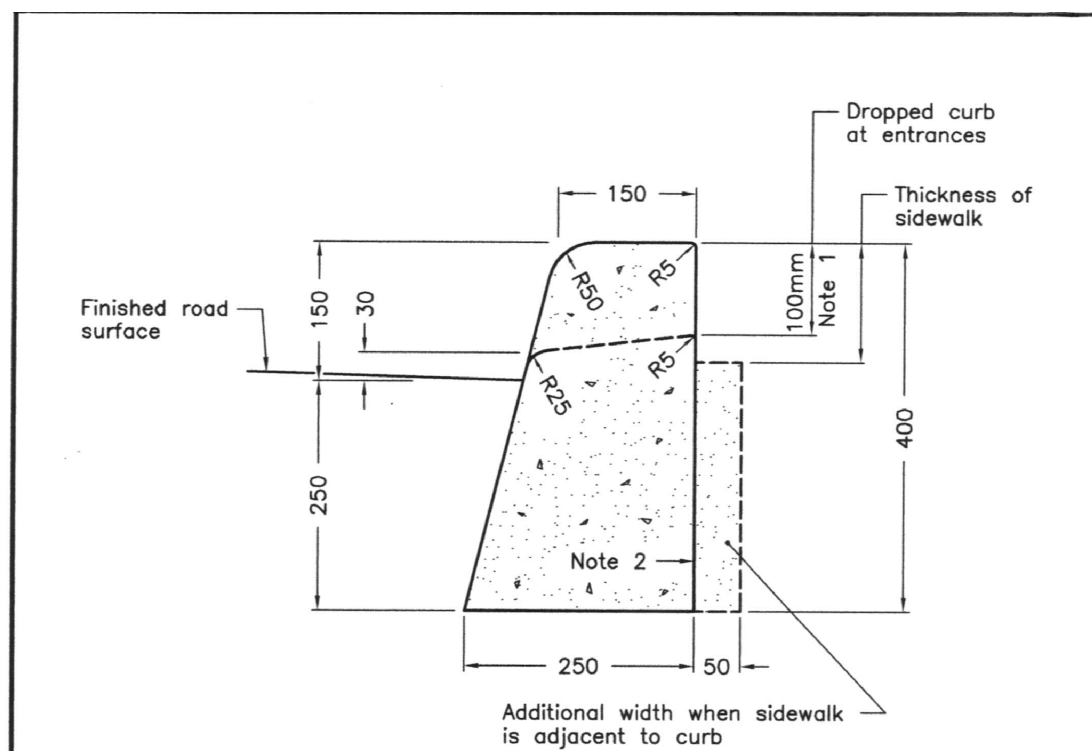


**Site Plan**  
 Scale = 1:300



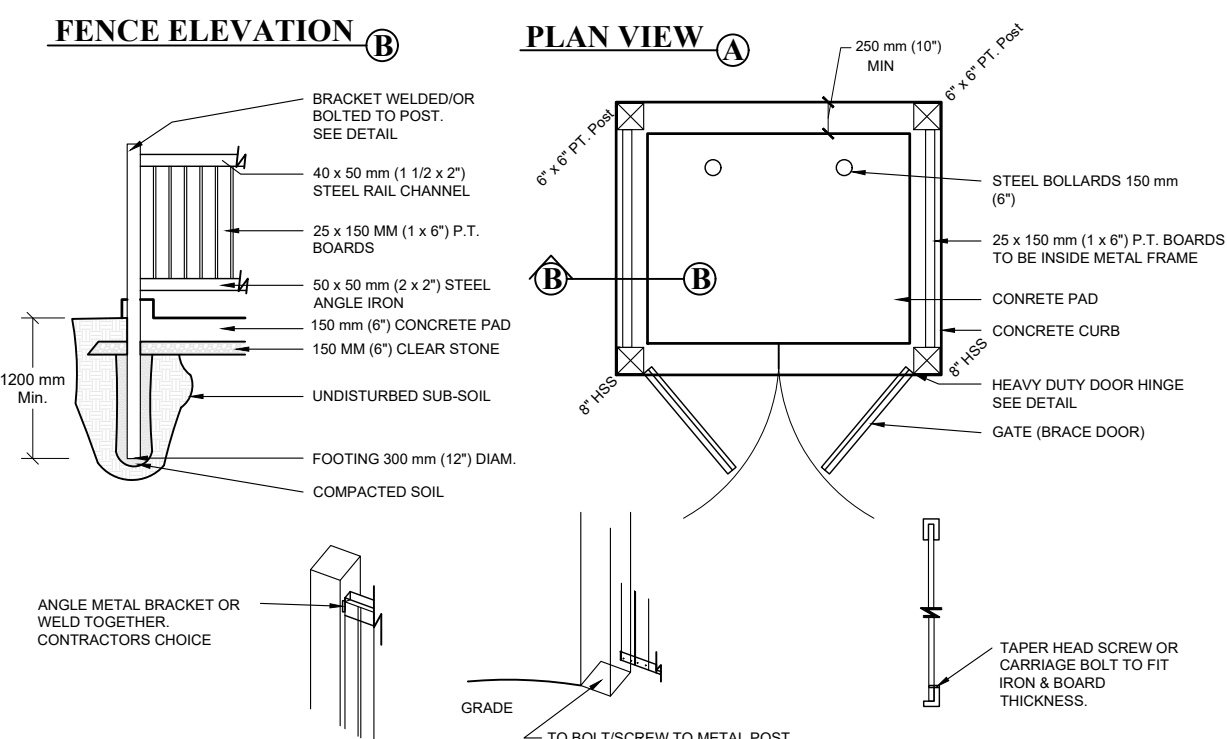
- LEGEND:**  
S = Rate of pavement superelevation in percent, %.
- NOTES:**  
1 Flexible and composite pavement shall be placed 5mm above the adjacent edge of gutter.  
2 When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.  
3 For slipforming procedure a 5% batter is acceptable.  
4 For composite pavement the depth of concrete curb shall be adjusted to depth of concrete pavement.  
5 When the bars are specified, refer to OPSD 552.010 and 552.020 for details.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2012	Rev 2	
<b>CONCRETE BARRIER CURB WITH STANDARD GUTTER</b>			
	<b>OPSD 600.040</b>		

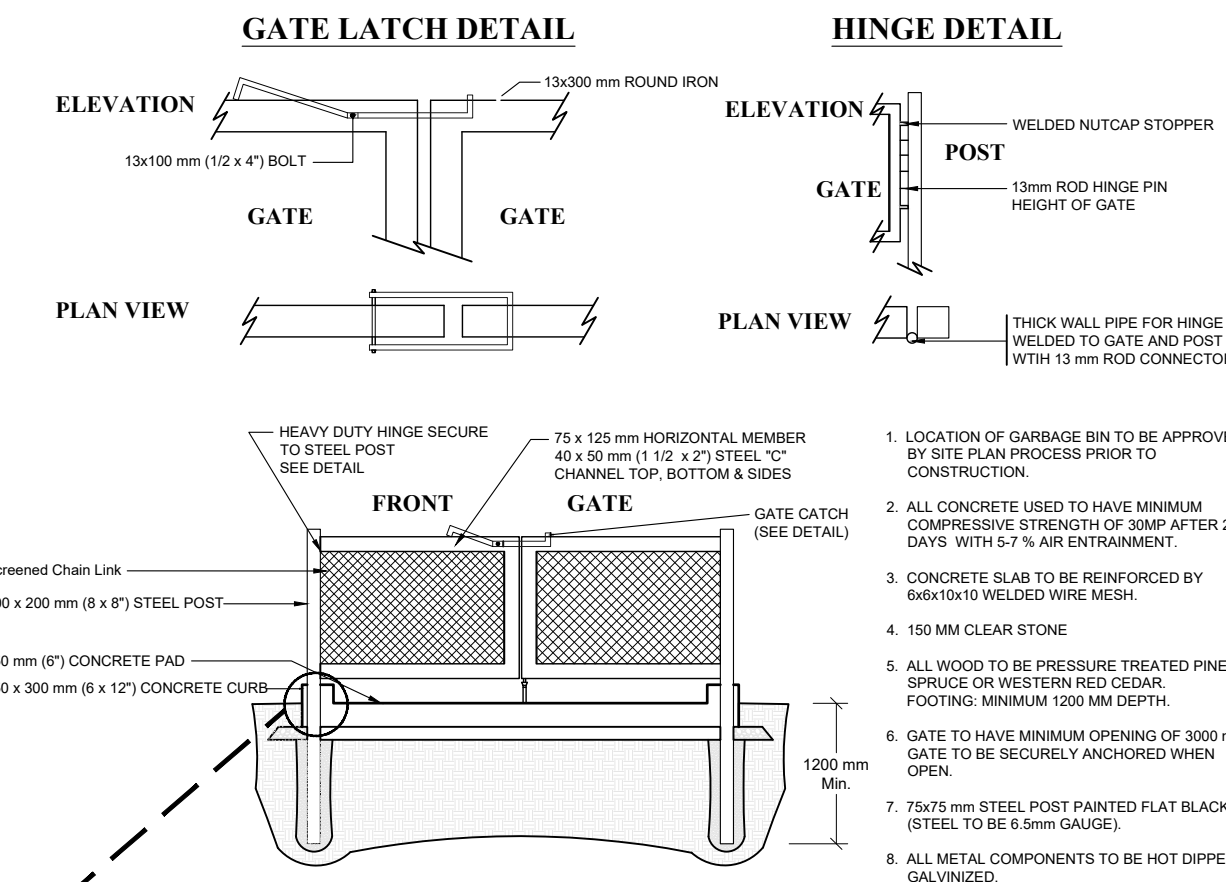


- NOTES:**  
1 When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.  
2 For slipforming procedure a 5% batter is acceptable.  
A Treatment at entrances shall be according to OPSD 351.010.  
B Outlet treatment shall be according to the OPSD 610 Series.  
C The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.  
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2012	Rev 2	
<b>CONCRETE BARRIER CURB</b>			
	<b>OPSD 600.110</b>		

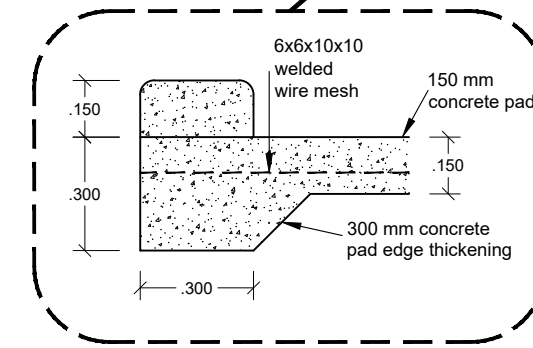


**GCE Garbage Container Enclosures**  
N.T.S.



**GCE Garbage Container Gate Elevation**  
N.T.S.

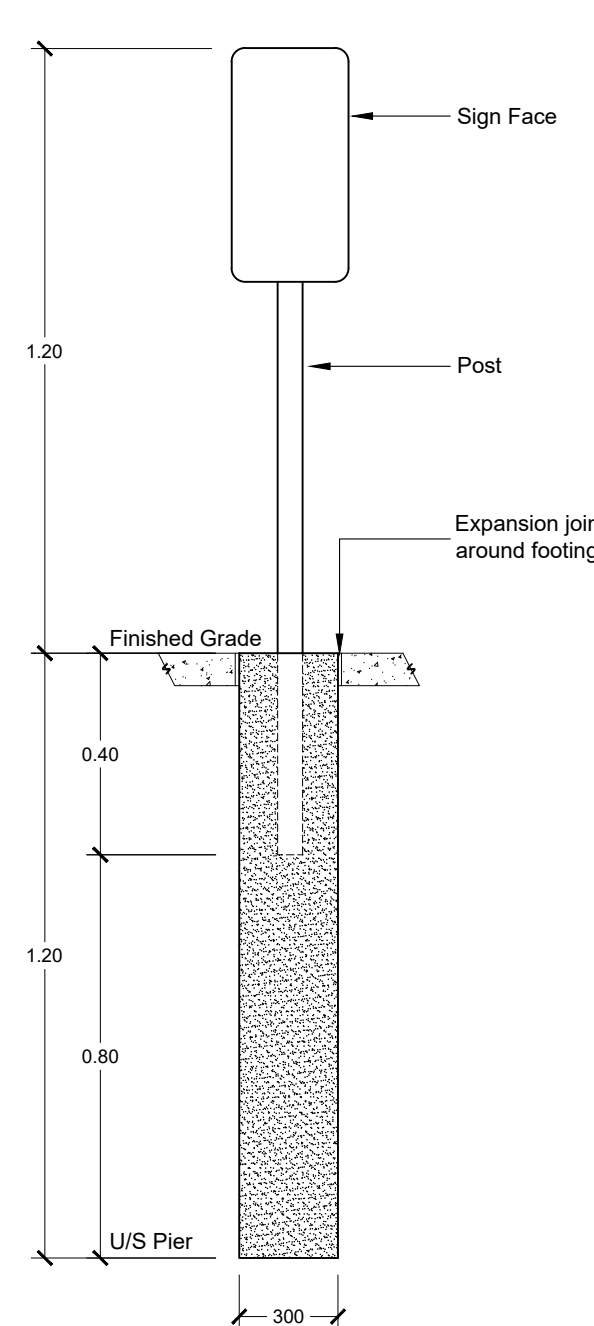
- Standard Container Sizes**
- 2 cubic yard (36" W x 72" L x 36" H)
  - 4 cubic yard (54" W x 72" L x 48" H)
  - 6 cubic yard (66" W x 72" L x 60" H)
  - 8 cubic yard (66" W x 72" L x 80" H)



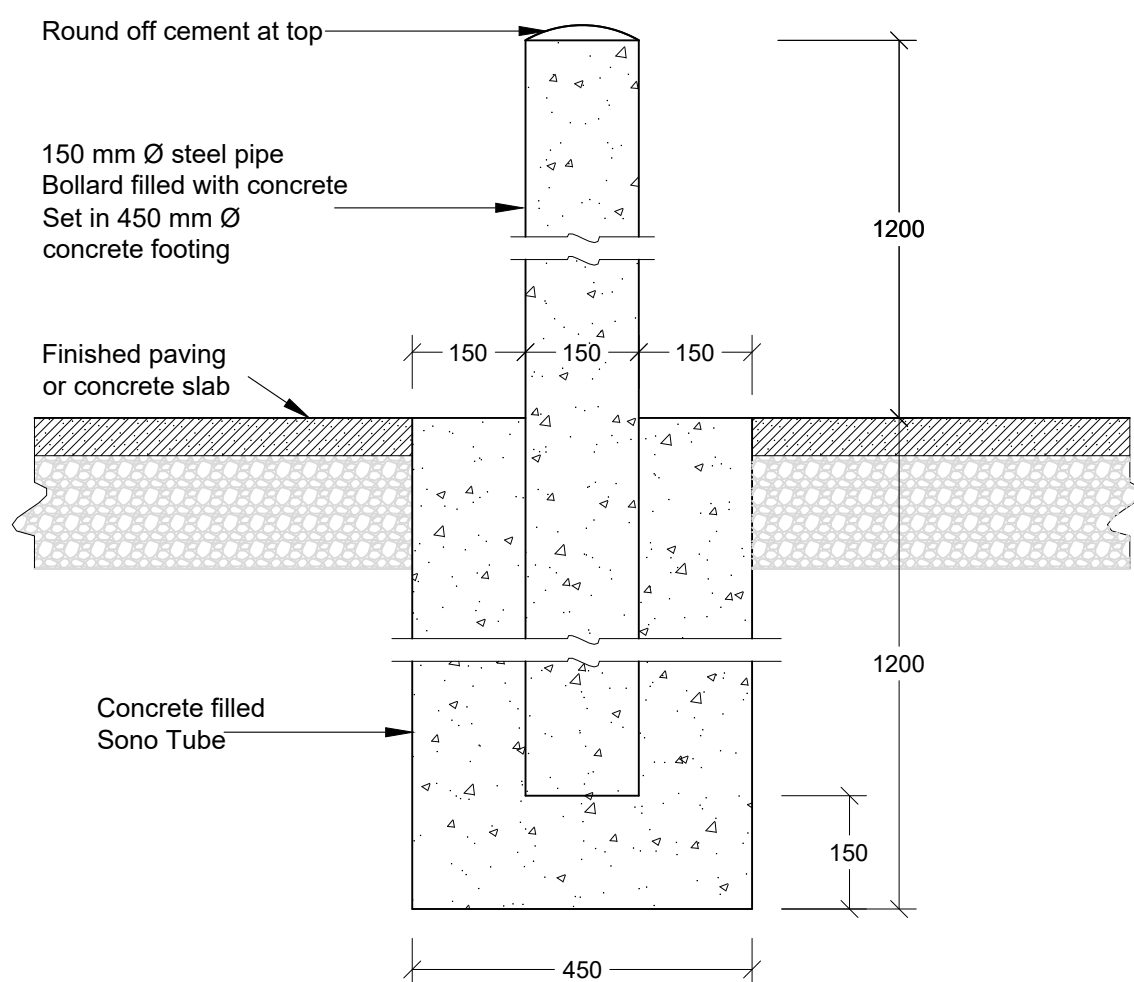
**Handicap Sign**

**Sign Mounting**

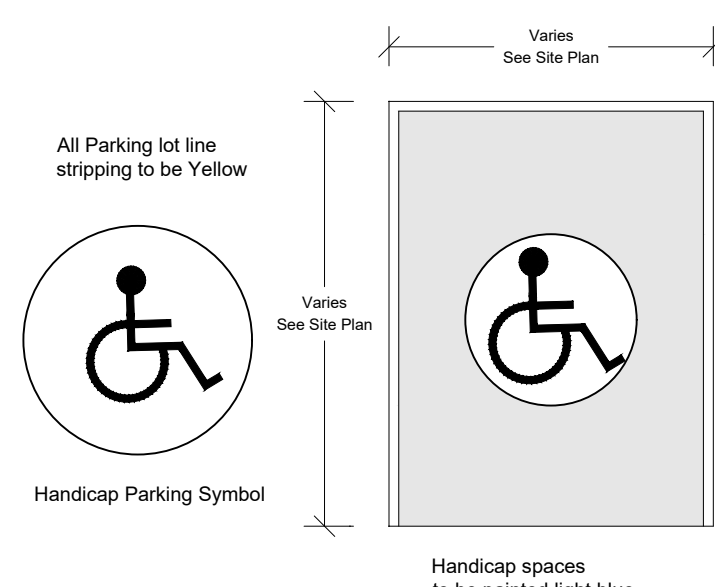
- Refer to Site Plan for installation location
- The sign face must be secured to a:
- Post** with two galvanized 12 mm hex head bolts and nuts with flat washers on both sides. The signs shall be mounted on telescopic square perforated tube sign support systems, such as Telspar or equal.
  - Masonry building** face with two galvanized 500 mm long 8 mm diameter head-head lag bolts with flat washers in lead shield masonry anchors.
  - Metal building** face where the minimum metal thickness is 2 mm with two # 10 plated, self-tapping sheet-metal screws with flat washers.
  - Pier** 300 mm Ø poured concrete footing cast in place pier.



**Mounting Detail**



**BD Bollard Detail**  
N.T.S.

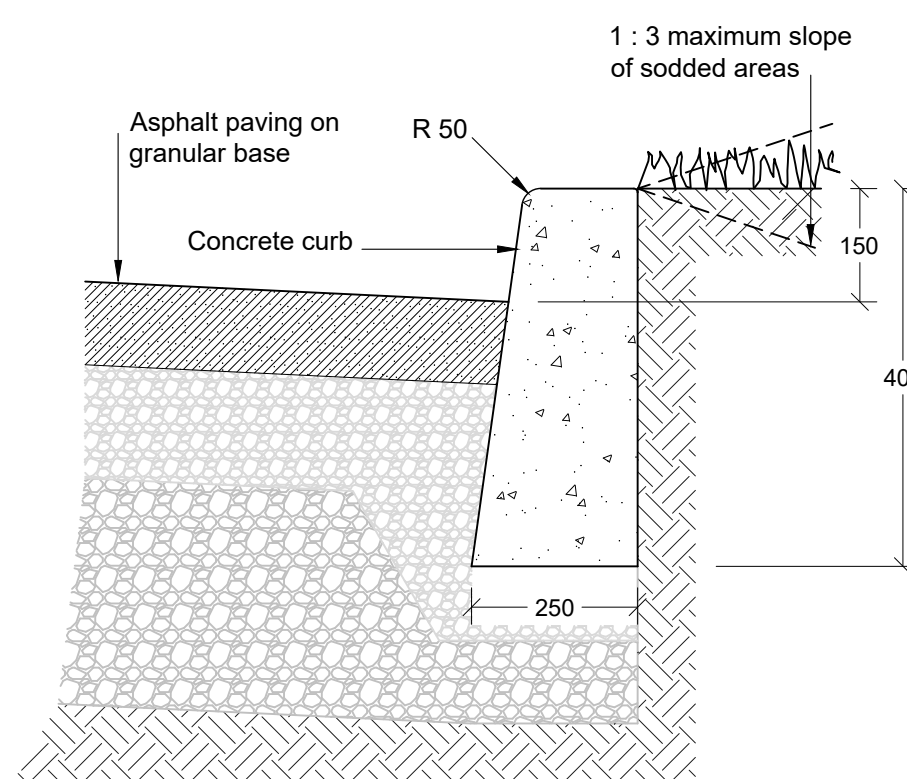


**Typical Handicap Parking**

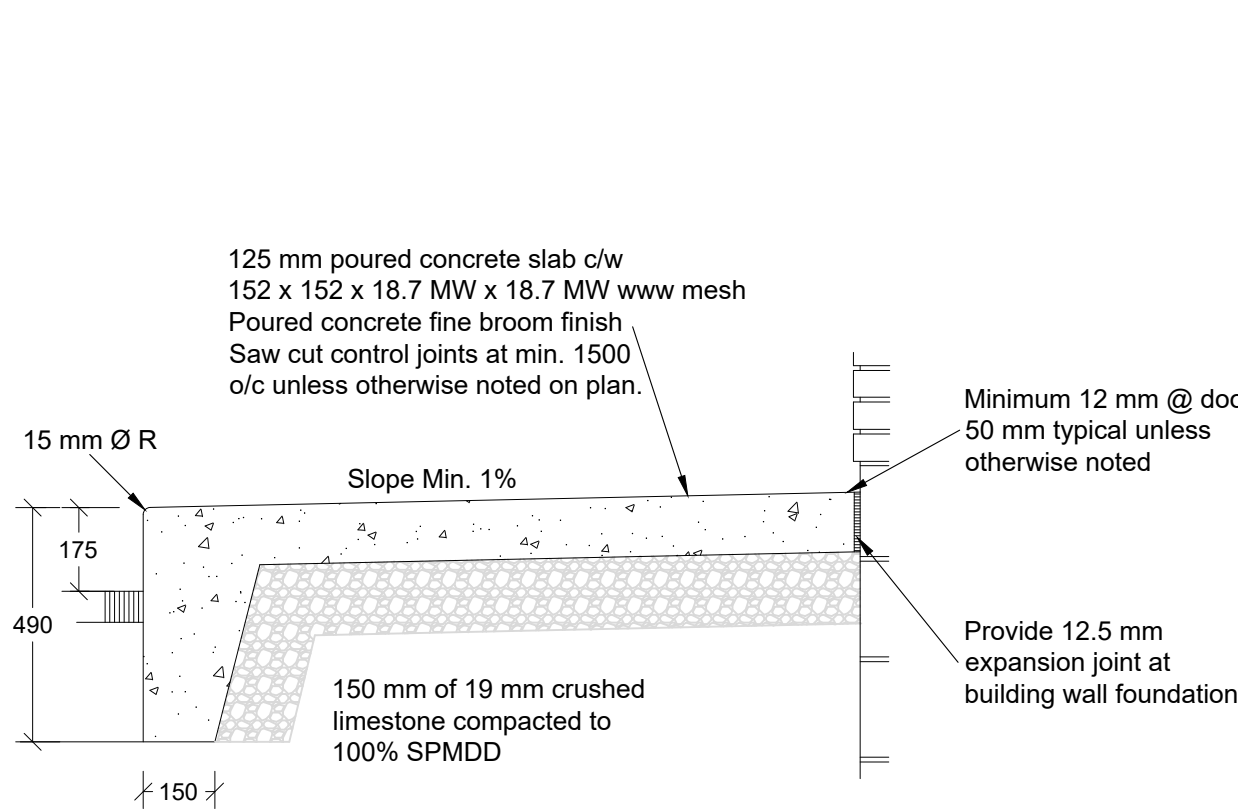
- Medium Duty Asphalt Paving**  
40 mm HL3 asphalt  
50 mm HL8 asphalt  
150 mm crushed limestone  
300 mm Granular B
- Heavy Duty Asphalt Paving**  
45 mm HL3 asphalt  
75 mm HL8 asphalt  
150 mm compacted Granular A  
450 mm compacted Granular B
- Min 150 mm Granular 'A' compacted to 98% P.S.D.

Subbase to be tested by a soils engineers prior to place granular materials and paving specifications to be confirmed

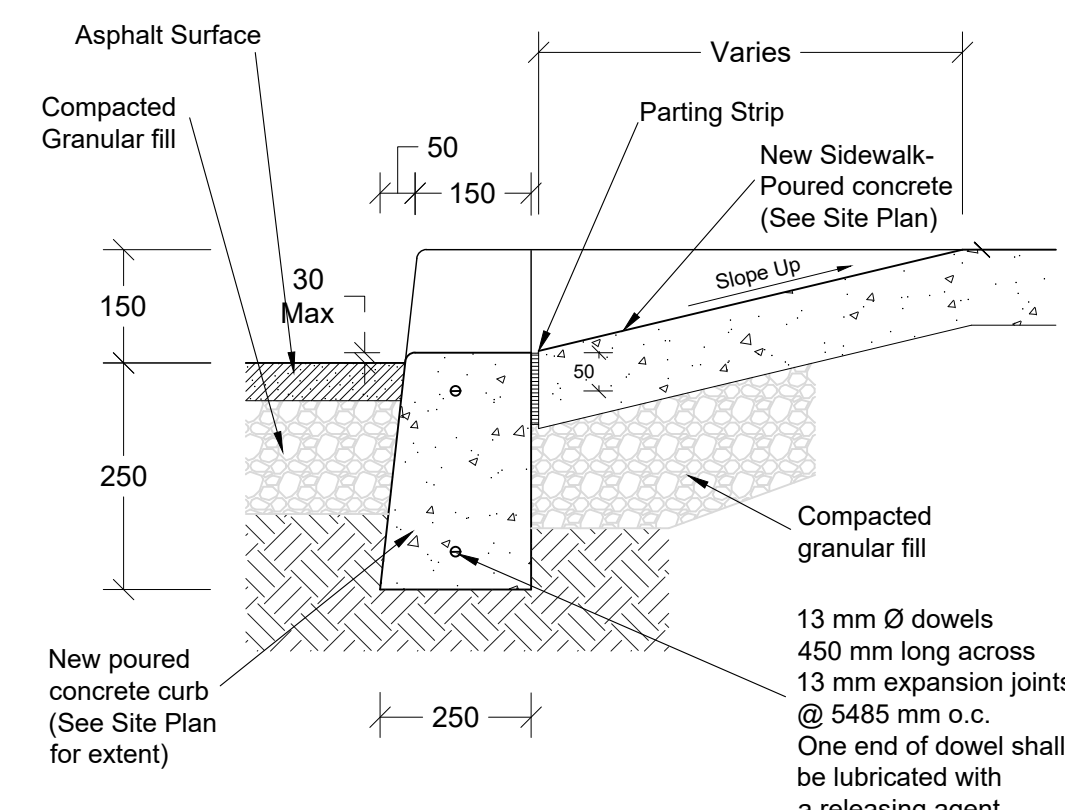
**AS Asphalt Specifications**  
N.T.S.



**CDS Curb Detail @ Sod**  
N.T.S.



**SAB Sidewalk Adjacent to Building**  
N.T.S.



**DCC Depressed Concrete Curb Detail**  
N.T.S.

**Handicapped Parking Signage Requirements**

- Refer to Site Plan for installation location
- All handicapped parking stalls shall be designed by signage.
- One sign per bays required unless a row of several bays is provided in which case a sign at each end of the row with appropriate directional arrows.
- The required sign(s) must be mounted at least 1.6 m and not more than 2.0 m from the face of the curb at a height of 1.2 m above the top of curb elevation. Signs must not obstruct the sidewalk.
- Where an unobstructed building face is no more than 2.0 m from the face of the curb at the handicapped bay, the required sign(s) may be mounted on the building face.

- Sign Face**  
0.0084 gauge aluminum sign blank  
White background  
Holes - metro punch

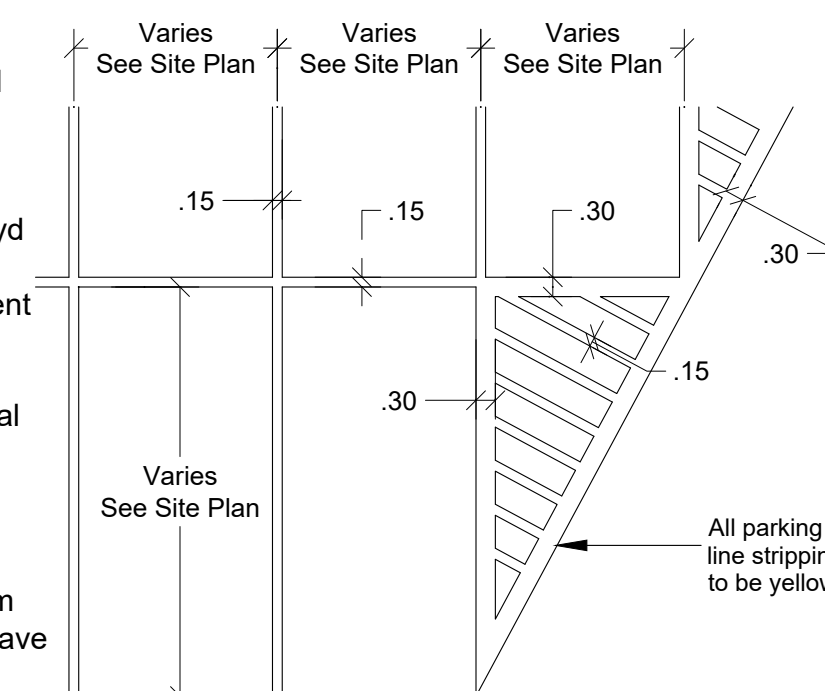
**Asphalt Painting Specifications**

All paint used shall conform to Transport Canada Standard (CGBS01GP74M-SPEC.). Type line marking paint for concrete or bituminous pavement.

**Product Description:** Specially formulated quick drying alkylid traffic paint for use with no heat or low heat. These paints are for exterior use only on concrete or bituminous pavement only.

**Application:** Normal application is by airless or conventional spray systems. Prior to application, the pavement must be clean and dry and free of dust or other contaminants (ie: grease, oil, salt, mud dirt).

**Recommended Coverage:** 75 to 90 feet per litre or 100 mm wide lines @ 15 mils wet. All new asphalt parking lots to have two (2) coats of yellow paint.



**Painted Parking Lines & Strips**



- NOTES:**  
1. All legends in black except where noted.  
2. Background material to be 3M "SCOTCHLITE" white or equal.  
3. Blank to be galvanized steel.  
4. DRAWING NOT DRAWN TO SCALE.

**Fire Route Signs**

- Authorized signs shall:
- Be permanently mounted on a rigid sign post, pole or building an angle of not less than 30 degrees and not more than 45 degrees to a line parallel to the flow of traffic and should be visible to approaching traffic.
  - Be not less than 30 cm in width and 45 cm in height.
  - Be made of aluminum or galvanized steel blanks
  - Bear the symbol and show the wording, colour and numbers as indicated
  - Be placed at intervals not to exceed 30 m along the designated fire route, or as frequently as is necessary to identify the route in the judgement of the Fire Chief or designate.
  - Be at each limit of the fire route, and on each side of the fire route. Double headed arrows shall indicate that the prohibition on restriction exists in each direction.
  - Be placed at all curves in the designated Fire Route having a change in direction or greater than 45 degrees and at all locations where the continuity of the Fire Route is interrupted by intersections.
  - Be erected at a height of 2.2 m above the pavement measured from the bottom of the sign with permitted height variation from 1.9 m to 3m.
  - Be not more than 30 cm back from the curb. Where there are not curbs, no part of the sign should be closer than 3 m, and not further than 4 m from the edge of the route surface.
  - Location of Fire Access Route Sign shown on Site Plan.

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**DESIGNER**

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**REVISIONS**

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**FOLD**

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Phone: 647-500-3483  
Email: john@owendesign.ca

**CLIENT**  
Tower Valley Investments Inc.  
7 Cranborne Chase  
Stouffville, Ontario  
L4A 0C6

**PROJECT**  
Proposed Industrial Building  
67 Anderson Blvd.  
Lot 23, Plan 40M-2336  
Township of Uxbridge  
Regional Municipality of Durham

**TITLE**  
Site Plan Details

**DATE** October 2021

**SCALE** As Noted

**DRAWING** A - 2