

Part of Lot 887, Block 'PPP' Registered Plan 83 Township of Uxbridge Regional Municipality of Durham

Surveyor
Site Plan based on information provided by E. R. Carlen, Ontario Land Surveyors, 1250 Journey's End Circle, Unit 1, Newmarket, Ontario L3Y 8Z7, File No. 16-7256, dated May 17, 2018

Conversion
Conversion from metric to Imperial, divide by 0.3048

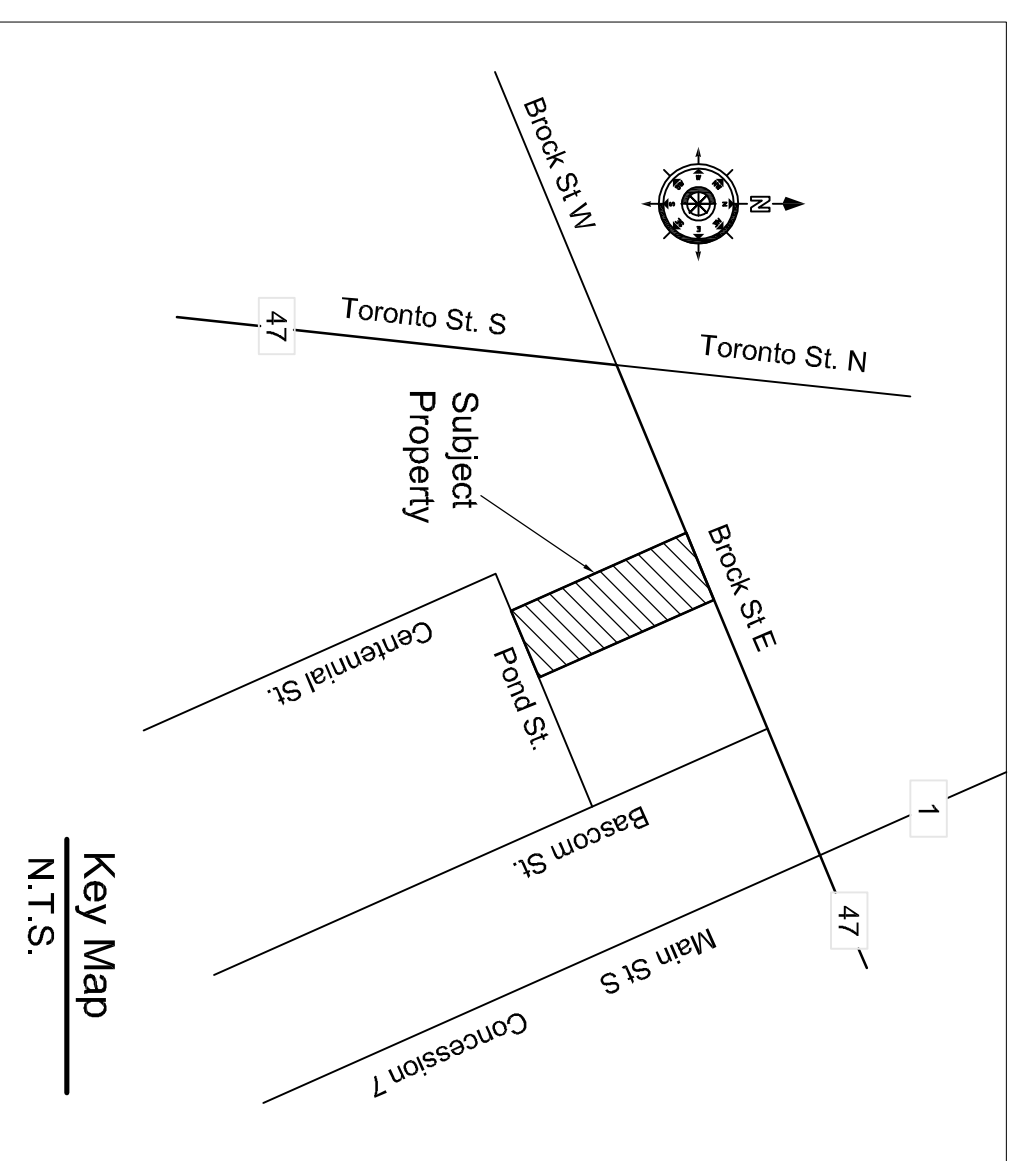
Bearings
Bearings are astronomic and are referred to the westerly limit of Bascom Street, as shown on Plan 40R-24153, having a bearing of N18° 12'00" W.

Zoning Statistics

Zoning	Required	Proposed
C3-2 General Commercial		
Official Plan		
Minimum Lot Area	NIL	593.35 m ²
Minimum Lot Frontage	NIL	NIL
Front Yard Depth	NIL	NIL
Exterior Side Yard Width	NIL	NIL
Rear Yard Depth	NIL	NIL
Maximum Lot Coverage of all Buildings (Footprint)	80.0%	58.23%
Maximum Height of Building	10.0 m	7.27 m
Commercial Apartments		349.0 m ²
Parking - Standard (6.7 m x 5.7 m)	18	4
Parking - Barrier Free (4.2 m x 5.7 m)	1	0
Loading Space (3.5 m x 9.0 m)	1	1
Stormwater Services		Municipal Water & Sanitary Overland and Drainage Gullies

Building Statistics

Scope of Work	Two Storey Commercial Building
Major Occupancy	Group E - Mercantile & Group C Residential
ORC Classification	Part 9
Gross Floor Area	698.0 m ² (7,516 sq. ft.)
Storeys	Two
Construction Type	Non Combustible
Streets	Two
Design & General Review	Architect and Professional Engineers



Commercial Building for Uxbridge Shoes

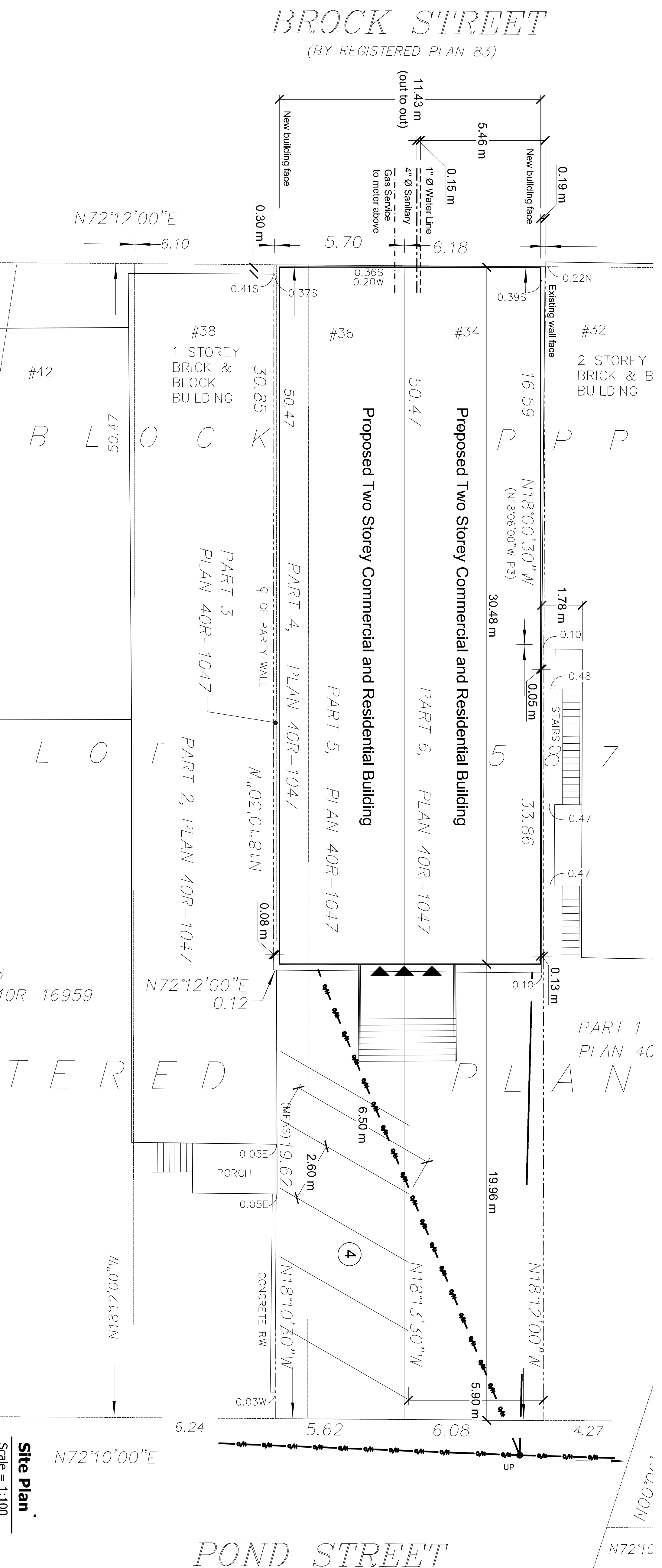
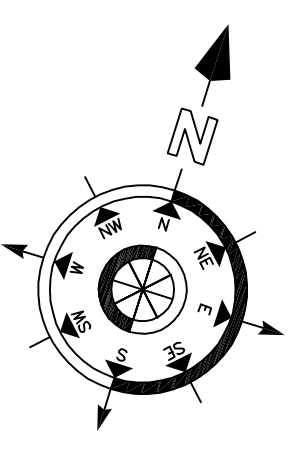
- GENERAL NOTES**
- These drawings & specifications are prepared by the designer on the basis of information obtained from the site inspections, measurements, and other data provided by the client. The designer is not responsible for the accuracy of the information provided by the client.
 - Construction features of existing buildings/structures (if applicable) were assumed to be in accordance with the Ontario Building Code and other applicable codes and standards.
 - Contractor shall obtain any other or additional approvals from the appropriate authorities prior to construction.
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 - The nature of these drawings does not give the owner/contractor the right to detail from the approved building permit. All drawings must be approved by the appropriate authority before construction begins.
 - Owner/contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 - All drawings, sketches, plans and copies are the property of OWEN DESIGN CONSULTANTS LTD. and shall remain the property of OWEN DESIGN CONSULTANTS LTD.

DESIGNER
John Owen, BCIN 12838

REVISIONS
Aug 22/16 - Revisions as requested by client
Apr 27/21 - Issued for incoming services
Jun 29/22 - Issued for Site Plan Agreement

Accepted to be in general conformance with the Township of Uxbridge Standards. This acceptance is not to be construed as verification of engineering content.

AECOM Canada Ltd.
Date: _____



Site Plan
Scale = 1:100

DRAWING A - 1

CLIENT
Uxbridge Shoes
34 - 36 Brock Street
Uxbridge, Ontario
M2R 2P4

PROJECT
Proposed Mercantile Building
34 - 36 Brock Street
Part of Lot 587, Block PPP
Registered Plan 83
Township of Uxbridge
Regional Municipality of Durham

PROJ. NO.
16770

DATE
June 2020

SCALE
As Noted

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