SYMBOL LEGEND

	MAN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN LOCATIONS
	ENTRANCE & EXIT VESTIBULES
	DIRECTION OF TRAFFIC FLOW
	LANDSCAPE ISLANDS : 150 CONC. CURB CONT. AS SHOWN C/W LANDSCAPE - SEE LANDSCAPE DWG.
	PAINTED ISLANDS : PAINTED TRAFFIC ISLAND COLOUR AS PER PAINT SPEC.
	CURB-CUTS FOR ACCESSIBLE ACCESS
	LIGHT DUTY ASPHALT PAVING : CAR PARKING AND DRIVEWAYS SEE SITE SERVICE & GRADING DWGS FOR DETAILS
	HEAVY DUTY ASPHALT PAVING : TRUCKING ROUTE SEE SITE SERVICE & GRADING DWGS FOR DETAILS.
	SNOW STORAGE
	EASEMENT
	PROPERTY LINE
FIRE-ROUTE	DESIGNATED FIRE-ROUTE
APS	ACCESSIBLE PARKING SIGN
	ACCESSIBLE PARKING STALL
F.H.	FIRE HYDRANT AND VALVE (REFER TO TYPICAL SITE PLAN DETAILS)
FDC	FIRE DEPT. CONNECTION
AFS	ALTERNATIVE FUELING STATION
G	GARBAGE ROOM
E	ELECTRICAL ROOM
M	MECHANICAL ROOM
CC	CART CORAL
	BICYCLE RACK -LAYOUT CONFORMS TO "GUIDELINES FOR DESIGN & MANAGEMENT OF BICYCLE PARKING FACILITIES"
RD	ROOF DRAIN
AP	FIRE ANNUNCIATOR PANEL
FA	FIRE ALARM
CPF	CANADA POST FACILITY
	LIGHTING REFERENCE (REFER TO ELECTRICAL DRAWINGS)
FRS	FIRE-ROUTE SIGN
	IMPRESSED ASPHALT

SITE ANALYSIS (PHASE 3)

ZONING:	M1	
LOT AREA 1:	39,345.09 S.M.	(9.72 ACRES)
LOT AREA 2:	7,043.76 S.M.	(1.74 ACRES)
TOTAL LOT AREA:	46,388.85 S.M.	(11.46 ACRES)
BUILDING AREA:		
EXISTING (BLDG A):	4,909.27 S.M.	(52,844.67 S.F.)
PROPOSED A1 (PHASE 1):	3,966.81 S.M.	(42,699.78 S.F.)
PROPOSED B (PHASE 2):	3,170.02 S.M.	(34,122.93 S.F.)
PROPOSED B (PHASE 3):	696.56 S.M.	(7,497.95 S.F.)
PROPOSED B (PHASE 4):	1,584.05 S.M.	(17,051.13 S.F.)
PROPOSED C (PHASE 5):	8,234.30 S.M.	(88,636.17 S.F.)
TOTAL GROUND FLOOR:	22,561.01 S.M.	(242,852.63 S.F.)
COVERAGE:	48.63%	
F.S.I.:	0.49	
PARKING REQUIRED:		
1,800.00 S.M. @ 1 CAR / 95 S.M.	19 SPACES (INDUSTRIAL)	
20,761.01 S.M. @ 1 CAR / 460 S.M.	45 SPACES (INDUSTRIAL)	
180 S.M. @ 1 CAR / 20 S.M.	9 SPACES (OFFICE)	
TOTAL PARKING REQUIRED:	73 SPACES	
PARKING PROVIDED:	228 SPACES	
STAFF PARKING PROVIDED:	16 SPACES	
TOTAL PARKING PROVIDED:	244 SPACES	
ACCESSIBLE PARKING REQ'D:	1 TYPE A (3.5 x 5.5) 1 TYPE B (2.7 x 5.5)	
ACCESSIBLE PARKING PROV'D:	2 TYPE A 2 TYPE B	

PLAN OF SURVEY OF
ALL OF LOT 21
LAND REGISTERED COMPILED PLAN 335

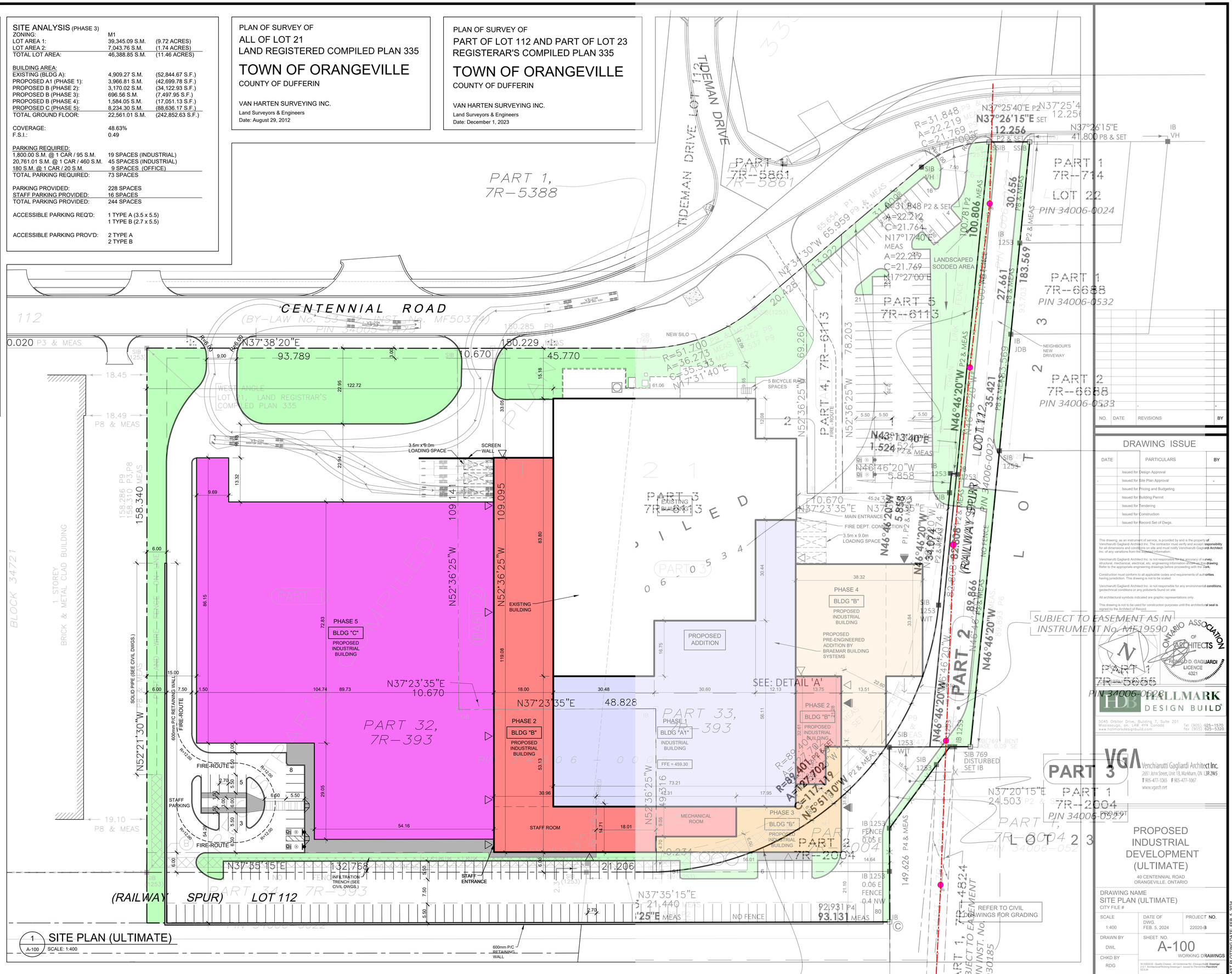
TOWN OF ORANGEVILLE
COUNTY OF DUFFERIN

VAN HARTEN SURVEYING INC.
Land Surveyors & Engineers
Date: August 29, 2012

PLAN OF SURVEY OF
PART OF LOT 112 AND PART OF LOT 23
REGISTERAR'S COMPILED PLAN 335

TOWN OF ORANGEVILLE
COUNTY OF DUFFERIN

VAN HARTEN SURVEYING INC.
Land Surveyors & Engineers
Date: December 1, 2023


CENTENNIAL ROAD
TIDEMAN DRIVE
PART 1, 7R-5388
PART 1 7R-5861
PART 1 7R-714 LOT 22 PIN 34006-0024
PART 1 7R-6688 PIN 34006-0532
PART 2 7R-6688 PIN 34006-0533
PART 5 7R-6113
PART 4, 7R-6113
PART 3 7R-6113
PART 1 7R-2004 PIN 34006-0523
PART 2 7R-2004
PART 32, 7R-393
PART 33, 7R-393
PART 34 7R-393
LOT 112
LOT 21
LOT 22
LOT 23
(RAILWAY SPUR)
BLOCK 34721
1 STOREY BRICK & METAL CLAD BUILDING
EXISTING BUILDING
PROPOSED ADDITION
PHASE 1 BLDG "A1" PROPOSED INDUSTRIAL BUILDING
PHASE 2 BLDG "B" PROPOSED INDUSTRIAL BUILDING
PHASE 3 BLDG "B" PROPOSED INDUSTRIAL BUILDING
PHASE 4 BLDG "B" PROPOSED INDUSTRIAL BUILDING
PROPOSED PRE-ENGINEERED ADDITION BY BRAEMAR BUILDING SYSTEMS
PHASE 5 BLDG "C" PROPOSED INDUSTRIAL BUILDING
NEW SILO
MECHANICAL ROOM
STAFF ROOM
STAFF ENTRANCE
MAIN ENTRANCE
FIRE DEPT. CONNECTION
3.5m x 9.0m LOADING SPACE
5 BICYCLE RACK SPACES
SCREEN WALL
INFILTRATION TRENCH (SEE CIVIL DWGS.)
600mm P/C RETAINING WALL
SOLID PIPE (SEE CIVIL DWGS.)
600mm P/C RETAINING WALL
FIRE-ROUTE
STAFF PARKING
LANDSCAPED SODDED AREA
NEIGHBOUR'S NEW DRIVEWAY
SEE: DETAIL 'A'
SUBJECT TO EASEMENT AS IN INSTRUMENT No. MF19590
REFER TO CIVIL DRAWINGS FOR GRADING
N37°38'20"E 93.789
N37°23'35"E 10.670
N37°35'15"E 132.768
N37°35'15"E 21.206
N37°35'15"E 21.440
N37°25'15"E 24.524
N37°26'15"E 12.256
N37°26'15"E 41.800
N37°20'15"E 24.503
N52°36'25"W 109.095
N52°21'30"W 158.340
N46°46'20"W 82.866
N46°46'20"W 5.858
N46°46'20"W 35.421
N43°13'40"E 1.524
N37°23'35"E 48.828
N52°36'25"W 78.203
N52°36'25"W 69.260
N52°36'25"W 149.626
N37°25'40"E P2
N37°25'4
N46°46'20"W
N46°46'20"W
N46°46'20"W