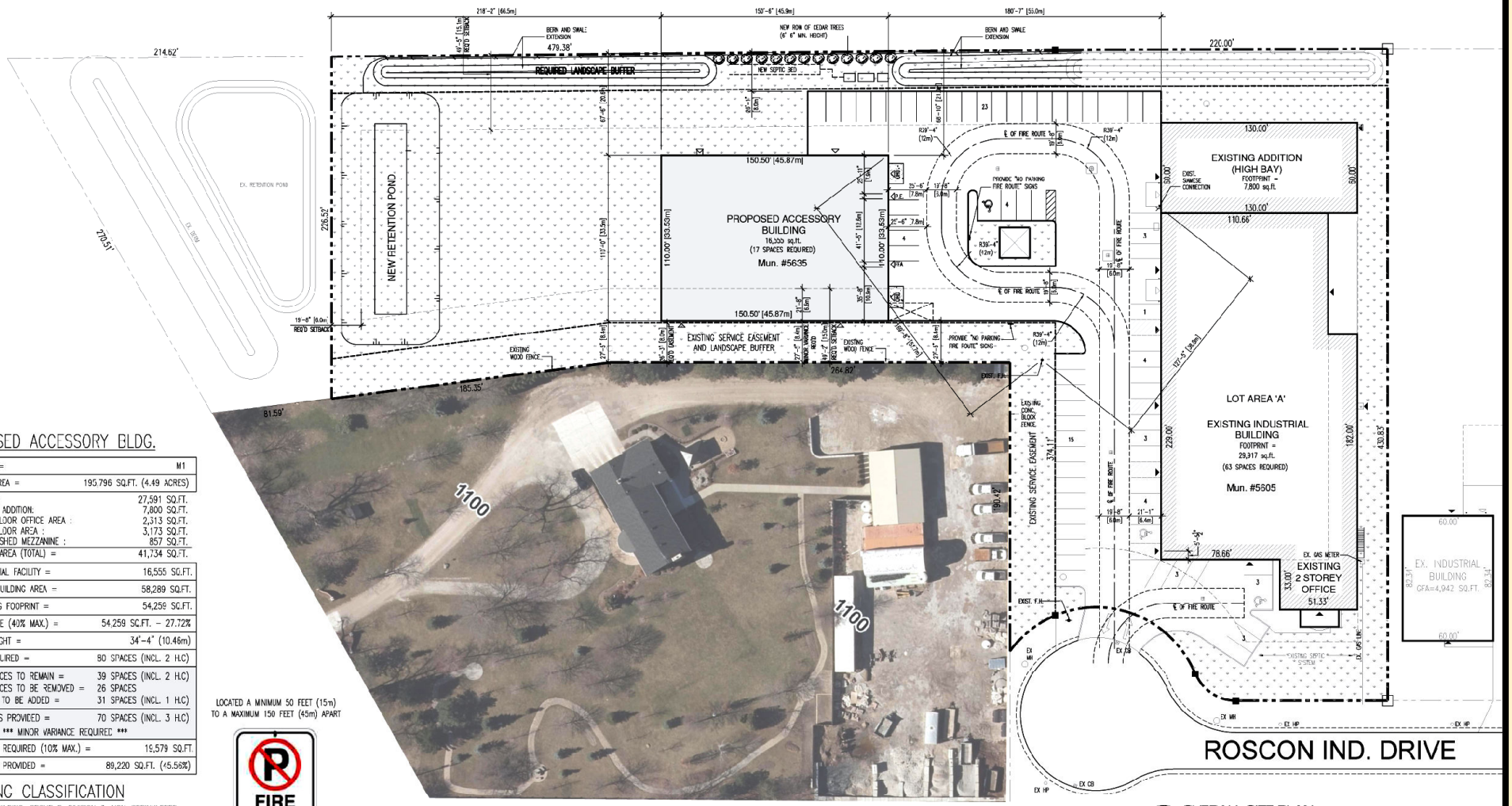

PROPOSED ACCESSORY BLDG.

LOT ZONING =	M1
TOTAL LOT AREA =	195,796 SQ.FT. (4.49 ACRES)
EXIST. PLANT:	27,591 SQ.FT.
EXIST. PLANT ADDITION:	7,800 SQ.FT.
EXIST. 1st. FLOOR OFFICE AREA :	2,313 SQ.FT.
EXIST. 2nd FLOOR AREA :	3,173 SQ.FT.
EXIST. UNFINISHED MEZZANINE :	857 SQ.FT.
EXIST. BLDG AREA (TOTAL) =	41,734 SQ.FT.
NEW INDUSTRIAL FACILITY =	16,555 SQ.FT.
NEW TOTAL BUILDING AREA =	58,289 SQ.FT.
NEW BUILDING FOOPRINT =	54,259 SQ.FT.
LOT COVERAGE (40% MAX.) =	54,259 SQ.FT. - 27.72%
BUILDING HEIGHT =	34'-4" (10.46m)
PARKING REQUIRED =	80 SPACES (INCL. 2 H.C)
EXISTING SPACES TO REMAIN =	39 SPACES (INCL. 2 H.C)
EXISTING SPACES TO BE REMOVED =	26 SPACES
NEW SPACES TO BE ADDED =	31 SPACES (INCL. 1 H.C)
TOTAL SPACES PROVIDED =	70 SPACES (INCL. 3 H.C)
*** MINOR VARIANCE REQUIRED ***	
LANDSCAPING REQUIRED (10% MAX.) =	19,579 SQ.FT.
LANDSCAPING PROVIDED =	89,220 SQ.FT. (45.56%)

BUILDING CLASSIFICATION

INDUSTRIAL BUILDING, GROUP F, DIVISION 3, NON-SPRINKLERED
ONE STOREY , FACING 1 STREET (O.B.C. 3.2.2.76)

F.F.A. - FIRE FIGHTER ACCESS AS PER OBC 3.2.5.1(1)
P.E. = PRINCIPAL ENTRANCE

LOCATED A MINIMUM 50 FEET (15m)
TO A MAXIMUM 150 FEET (45m) APART

FIRE ROUTE

OVERALL SITE PLAN
SCALE: 1" = 30'-0"

ROSATI
DEVELOP • DESIGN • CONSTRUCT
6555 MALDEN ROAD, WINDSOR, ONTARIO, N9H 1T5 PH: 519.734.6511

DRAWING TITLE: OVERALL SITE PLAN

PROJECT/CLIENT: PROPOSED NEW BUILDING
5605 ROSCON IND. DRIVE
OLDCASTLE, ONTARIO

DATE	ISSUED FOR:	DATE	ISSUED FOR:
02.01.21	MINOR VARIANCE		
02.01.21	RE-TENDER		
03.04.21	PERMIT		
03.24.21	SITE PLAN CONTROL		

PROJECT No.: 202085
SCALE: 1" = 30'-0"
DRAWN BY: DI, RJ
CHECKED BY: DI

GENERAL NOTES:
ALL DIMENSIONS TO BE CALCULATED AND VERIFIED ON THE JOB SITE ANY AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT OR ENGINEER. ALL DRAWINGS REMAIN THE PROPERTY OF ROSATI GROUP INC.
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STAMP:
STAMP:
NOTES:

DRAWING No.: A1.0

Prepared By:
Tecumseh Planning and Building Services Department

Attachment 2A
Site Plan Control Approval
Briadco Tool and Mold
5605/5635 Roscon Industrial Drive
Proposed Site Plan