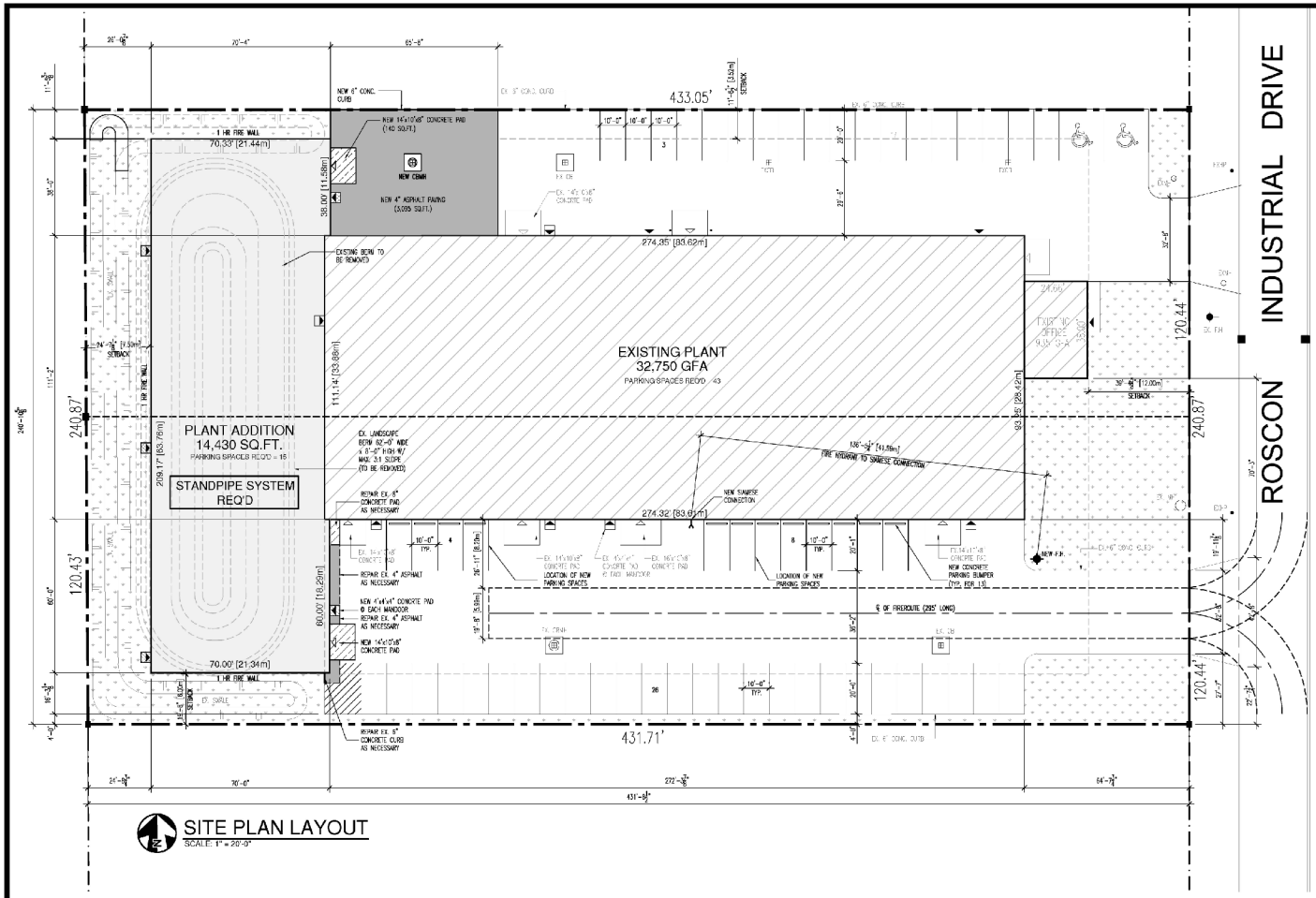


BUILDING ADDITION

SITE ZONING:	M1
LOT AREA =	104,150 SQ.FT. (2.40 ACRES)
EXISTING PLANT AREA:	30,500 SQ.FT.
EXISTING 1st FLOOR OFFICE AREA :	935 SQ.FT.
EXISTING 2nd FLOOR MEZZANINE :	1,315 SQ.FT.
EXISTING BLDG AREA (TOTAL) =	32,750 SQ.FT.
NEW PLANT ADDITION =	14,430 SQ.FT.
TOTAL BUILDING AREA:	47,180 SQ.FT.
BUILDING FOOTPRINT (LOT COVERAGE) =	45,865 SQ.FT. (44.04%)
LANDSCAPE AREA REQUIRED 10% =	10,415 SQ.FT.
LANDSCAPE AREA PROVIDED =	17,980 SQ.FT. = 17.27%
PARKING REQUIRED =	58 SPACES INCL. 2 H/C
PARKING PROVIDED =	58 SPACES INCL. 2 H/C
EXISTING BUILDING HEIGHT =	26'-8" (AT HIGHEST POINT)
PROPOSED BUILDING HEIGHT =	26'-8" (AT HIGHEST POINT)

BUILDING CLASSIFICATION:

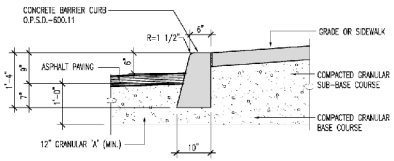
INDUSTRIAL BUILDING, GROUP F, DIVISION 3,
UNSPRINKLERED, (O.B.C. 3.2.2.76) LOW HAZARD.

EX. SEPTIC INFORMATION

EX. SEPTIC SYSTEM = MEA MAYADIC AEROBIC SEWAGE TREATMENT SYSTEM W/ 4,000 LITRE SEPTIC TANK W/ A WORKING CAPACITY OF 1,900 LITRES PER DAY DESIGNED FOR A MAXIMUM OF 25 PEOPLE IN 24 HOURS

NEW STANDPIPE SYSTEM REQUIRED

BASED ON PROPOSED BUILDING AREA
O.B.C. 3.2.9.1



NOTES:
1. JOINTS IN CURB AND GUTTER TO CONSIST OF 1/2" THICK JOINT FILLER MATERIAL CONFORMING TO M.T.C. SPECIFICATIONS 1.9.16. MACHINE CUT TO REQUIRED CROSS SECTION.
2. MAXIMUM SPACING OF JOINTS 10'-0" ON CIRCULAR JOINTS 16'-0" ON STRAIGHT RUNS.

4" ASPHALT PAVING	3,245 SQ. FT.	
4" CONCRETE PADS	80 SQ. FT.	
8" CONCRETE	320 SQ. FT.	
6" CONC. CURBS	85 LN. FT.	

ROSATI
DEVELOP • DESIGN • CONSTRUCT
8555 MALDEN ROAD, WINDSOR, ONTARIO, N9H 1T5 PH: 519.734.8511

DRAWING TITLE:
OVERALL SITE PLAN LAYOUT

PROJECT/CLIENT:
PROPOSED PLANT ADDITION
TECUMSEH, ONT.

DATE	ISSUED FOR:
08.26.19	TENDER
12.02.21	ADDENDUM #1
12.08.21	ADDENDUM #2
12.16.21	CONTRACT/CONSTRUCTION
01.11.22	REVISION #1
02.15.22	MINOR VARIANCE
03.02.22	BUILDING PERMIT
03.16.22	SITE PLAN CONTROL

PROJECT No.: 2019018
SCALE: 1" = 20'-0"
DRAWN BY: DI
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.
DO NOT SCALE DRAWINGS
© ROSATI CONSTRUCTION INC. ALL RIGHTS RESERVED

STAMP:
STAMP:
NOTES:

DRAWING No.:
A1.0

Prepared By:
Development Services

Attachment 2A, DS-2022-20
Site Plan Control
180825 Ontario Limited
5515 Roscon Industrial Drive
Proposed Site Plan