

Firm Name: Joseph N. Campitelli Architect
Certificate of Practice Number: 5859
Firm Certificate of Practice Number: 4067

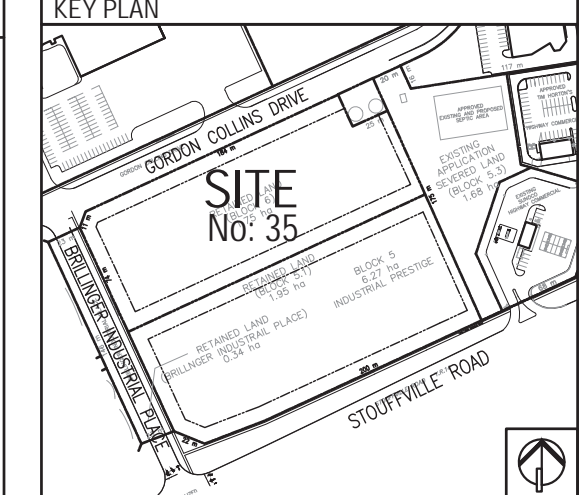
Item	ONTARIO'S 2012 BUILDING CODE Data Matrix Part 3 or 9				OBC Reference			
	References are to Division B unless noted (A) for Division A or (C) for Division C.							
1	Project Description: Industrial Building	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration	<input type="checkbox"/> Part 11 11.1 to 11.4	<input checked="" type="checkbox"/> Part 3 1.1.2 [A]	<input type="checkbox"/> Part 9 1.1.2 [A] & 9.10.1.3			
2	Major Occupancy(s)	Group F2			3.1.2.1.(1)	9.10.2.		
3	Building Area(m ²)	Existing: 4,069m ² New: 5,057m ² Total: 9,126m ²			1.4.1.2 [A]	1.4.1.2 [A]		
4	Gross Area	Existing: 5,057m ² New: 5,057m ² Total: 10,114m ²			1.4.1.2 [A]	1.4.1.2 [A]		
5	Number of Storeys / Fire Fighter Access	Above Grade: 3 Below Grade: 0 1			1.4.1.2 [A] & 3.2.1.1.	1.4.1.2 [A] & 9.10.4		
6	Number of Streets / Fire Fighter Access	Section 3.2.2.69 - Group F2			3.2.2.10 - 83	9.10.2.		
7	Building Classification				3.2.2.20 - 83	9.10.8.2.		
8	Sprinkler System Proposed	<input checked="" type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not required			3.2.2.15. 3.2.2.17. INDEX	9.10.8.2.		
9	Standpipe required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			3.2.9.	N/A		
10	Fire Alarm required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			3.2.4.	9.10.18.		
11	Water Service / Supply is Adequate	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			3.2.5.7.	N/A		
12	High Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			3.2.8.	N/A		
13	Construction Restrictions	<input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both			3.2.2.20 - 83	9.10.6.		
14	Mezzanine(s) Area m ²	123m ²			3.2.1.1.(3)-(8)	9.10.4.1.		
15	Occupant Load Based on	<input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> Design of building			3.1.17.	9.1.3.		
	Basement	Occupancy: N/A Load: 150 Persons: 150						
	1st Floor	Occupancy: N/A Load: 150 Persons: 150						
	Mezzanine	Occupancy: N/A Load: 9 Persons: 9						
	2nd Floor	Occupancy: N/A Load: 9 Persons: 9						
	3rd Floor	Occupancy: N/A Load: 9 Persons: 9						
	(Additional floor areas continue on last page)							
16	Barrier-free Design	<input checked="" type="checkbox"/> Yes (Office Space) <input type="checkbox"/> No (Exempt as per 3.8.1.1.(1)(b))			3.8.	9.5.2.		
17	Hazardous Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			3.3.1.2. & 3.3.1.19.	9.10.1.3(4)		

The architect noted above has exercised responsible control with respect to design activities.
The architect's seal number is the architect's BCIN.

SITE STATISTICS		PROPOSED	
1. ZONING	ZONING BY LAW EBP-G(1)(b)-(18) TOWN OF WHITCHURCH-STOUFFVILLE ZONING BY-LAW	INDUSTRIAL UNITS W/ OFFICE SPACE 17.512.3m ²	
2. SITE AREA	0.8ha (0.4ha)	1.78ha (BLOCK 6) 17.512.3m ²	
3. SETBACKS	FRONT YARD - 10.0m REAR YARD - 10.0m EXTERIOR SIDE YARD - 10.0m INTERIOR SIDE YARD - 6.0m	FRONT YARD - 56.03m REAR YARD - 54.60m EXTERIOR SIDE YARD - 23.40m INTERIOR SIDE YARD - 20.80m	
4. BLDG. HEIGHT	Max. 20m	15.64m	
5. COVERAGE	35%	23.1% (4,069.3m ²) 1 STOREY OFFICES - 818 sm UNIT 1-2 OFFICES - 436 sm UNIT 1-2 REAR AREA - 404 sm PUMP ROOM - 6.3 sm REAR UNITS AREA - 2,379 sm UTILITY ROOMS - 26 sm TOTAL FOOTPRINT - 4,069.3m ²	
6. FSI / GFA	N/A	1 STOREY OFFICES - 818 sm 3 STOREY DECOR/OFFICE - 1,308 sm REAR UNITS AREA - 2,789.3m ² UTILITY ROOMS - 26 sm MEZZ. LEVEL (UNIT 1) - 116 sm TOTAL GFA - 5,057.3m ²	
7. PARKING	REQUIRED PARKING: OFFICES SPACES (5/100sm): 2,127sm @ 5/100: 107 CARS REAR UNITS AREA (2/100sm): 2,789.3sm @ 2/100: 56 CARS TOTAL REQUIRED: 163 CARS BARRIER FREE PARKING REQ. 8/W 101-200 SPACES - 1 BF SPACE + 3% TOTAL REQ. - 6 BF SPACES (1+ (35x163)) 10 UNITS (10 SPACES REQ.)	163 PARKING SPACES TYP. PARKING 2.75m x 5.5m 49 ADDITIONAL SPACES AT GRAVEL OPEN STORAGE / PARKING TYPE A (3.4m x 5.5m) - 3 TYPE B (2.4m x 5.5m) - 3 2 CARPOOL PARKING SPACE (INCLUDED)	
8. LOADING	10% OF LOT AREA (1,761sm REQ.) 50% OF FRONT YARD AREA (YARD AREA = 4,731sm) MIN. 4.5m LANDSCAPE STRIP @ FRONT, REAR + EXTERIOR SIDE YARDS MIN. 3.0m LANDSCAPE STRIP @ INTERIOR SIDE YARD	5 SMALL LOADING SPACES (SL) 3.0(W) x 4.5(L) x 4.25m (H) / EACH 5 LARGE LOADING SPACES (LL) 3.6(W) x 16(L) x 4.25m (H) / EACH 50% (2,600sm) 4.5m @ EXTR. SIDE YARD + REAR YARD 8.25m @ FRONT YARD 0m STRIP @ INTERIOR PROP. LINE	
9. LANDSCAPE	10% OF LOT AREA (1,761sm REQ.) 50% OF FRONT YARD AREA (YARD AREA = 4,731sm) MIN. 4.5m LANDSCAPE STRIP @ FRONT, REAR + EXTERIOR SIDE YARDS MIN. 3.0m LANDSCAPE STRIP @ INTERIOR SIDE YARD	4.5m @ EXTR. SIDE YARD + REAR YARD 8.25m @ FRONT YARD 0m STRIP @ INTERIOR PROP. LINE	
10. OCCUPANT LOAD	N/A	UNIT 1-2: 20 PEOPLE UNITS 3-10: 18 PEOPLE/UNIT (x8) TOTAL: 164 PEOPLE (MAX.)	

LEGEND	
	3-STOREY OFFICE SPACE
	1-STOREY OFFICE SPACE
	1-STOREY INDUSTRIAL BLDG.
	PAINTED LINES
	NO PARKING
	FIRE ROUTE ACCESS (5m x 147.2m (L))
	LANDSCAPE AREA
	BACKLIT SOFFIT / LED STRIP LIGHT T.B.C.
	LANDSCAPE UPLIGHT FIXTURE
	EXTERIOR SOFFIT LIGHT FIXTURE
	WALL MOUNTED EXTERIOR LIGHT FIXTURE
	FIRE HYDRANT
	CURB DEPRESSION
	FIRE ROUTE SIGN AS PER T.W.S. FIRE-ROUTE BY-LAW
ABBREVIATIONS LEGEND	
CATV	CABLE PEDESTAL
FH	FIRE HYDRANT
LS	MUNICIPAL STREET LIGHT
VW	VALVE & CHAMBER
LL	LARGE LOADING SPACE 3.6x16.0x4.25m (H)
SL	SMALL LOADING SPACE 3.6x9.0x4.25m (H)
MH	MANHOLE (REF. TO GRADING)
CB	CATCH BASIN (REF. TO GRADING)

SURVEY INFORMATION
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE FOLLOWING:
PLAN OF SURVEY OF PART OF LOT 1 CONCESSION 3
GEOGRAPHIC TOWNSHIP OF WHITCHURCH-STOUFFVILLE
REGIONAL MUNICIPALITY OF YORK
DATED: APRIL 19, 2016
LLOYD & PURCELL LTD.
ONTARIO LAND SURVEYORS
228 GORDON STREET, UNIT 28,
NEWMARKET, ON, L3Y 8Z1



GORMLEY INDUSTRIAL PARK
PROPOSED INDUSTRIAL BUILDING

35 GORDON COLLINS DRIVE
GORMLEY, ON



1065752 ONTARIO INC.
8 FAIRLEY LINE
STOUFFVILLE, ON

10 BAY OAK AVENUE, UNIT 3, MARKHAM, ON, L3R 0A2
TEL: 905-947-8900 FAX: 905-947-9400
email: info@jncarchitect.com

JOSEPH N. CAMPITELLI
ARCHITECT INC.

This drawing, as an instrument of service, is provided by, and is the property of, Joseph N. Campitelli Architect Inc. ("Architect"). The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify the Architect, of any variations from the supplied information. The Architect is not responsible for the accuracy of survey, structural, mechanical, electrical, engineering information, etc., which is shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by the Architect. In regard to the environmental condition of the site to which this drawing relates, this drawing is not to be used for construction purposes unless countersigned by the Architect.

COUNTERSIGNED
Joseph N. Campitelli, Architect
B.Arch., O.A.A., M.A.A.I.C.

DATE: 17/05/2025

DWG ISSUES

1.	MAY.08.2023	ISSUED FOR CLIENT REVIEW	RD
2.	MAY.12.2023	ISSUED FOR COORDINATION	RD
3.	JUN.09.2023	ISSUED FOR COORDINATION	RD
4.	JUN.29.2023	ISSUED FOR COORDINATION	RD
5.	DEC.08.2023	ISSUED FOR SPA	RD
6.	FEB.22.2024	ISSUED FOR SPA UNITS, COORD.	RD
7.	AUG.07.2024	ISSUED FOR COORD.	RD
8.	SEP.11.2024	ISSUED FOR SPA COORDINATION	RD
9.	JAN.17.2025	ISSUED FOR COORDINATION	RD

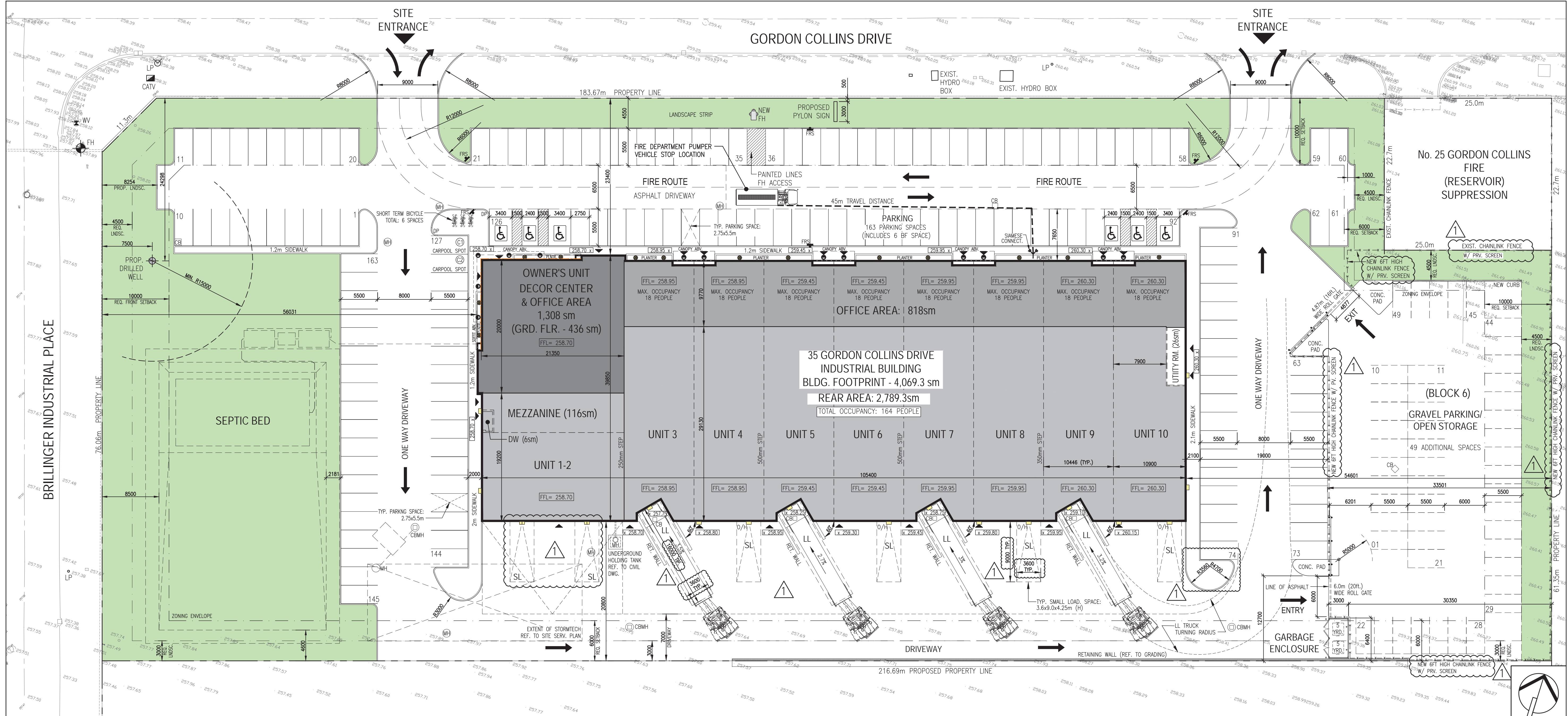
SPA File No: CAPP 23.005

PROJECT ARCHITECT
J. CAMPITELLI
ASSISTANT DESIGNER
R.D.
DRAWN BY
R.D.
CHECKED BY
J.C.

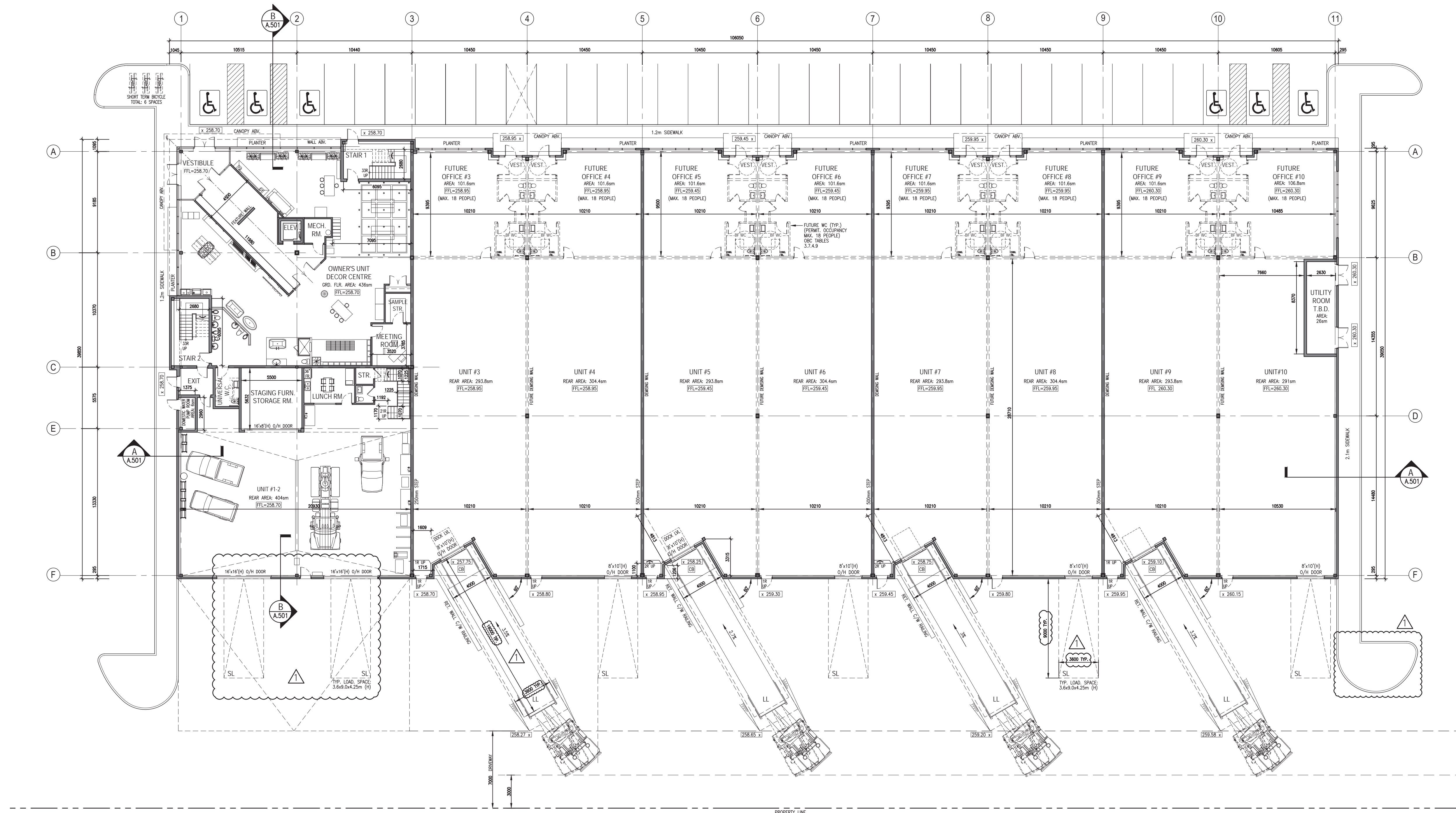
SITE PLAN

SCALE: 1:300
DATE: JAN. 17, 2025
PROJECT NO: 218.15.D

SHEET NO: A.100

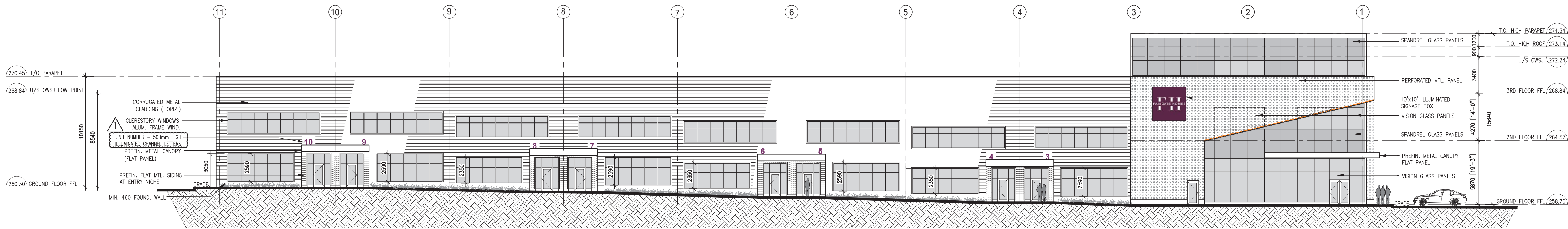


SITE PLAN

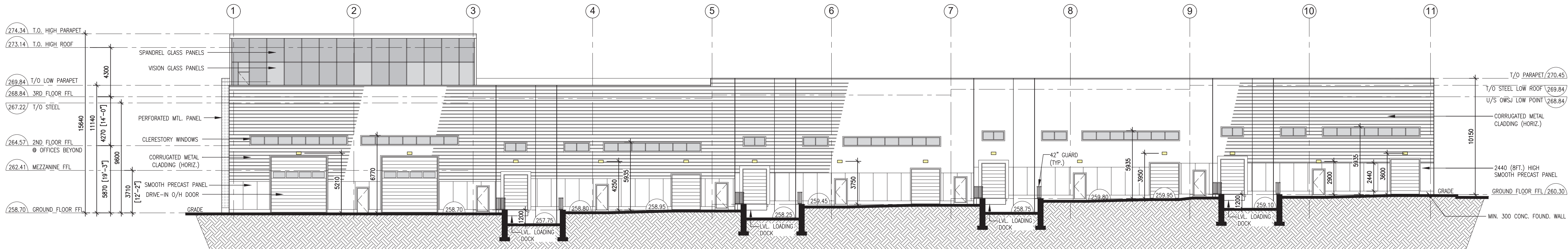


GROUND FLOOR PLAN

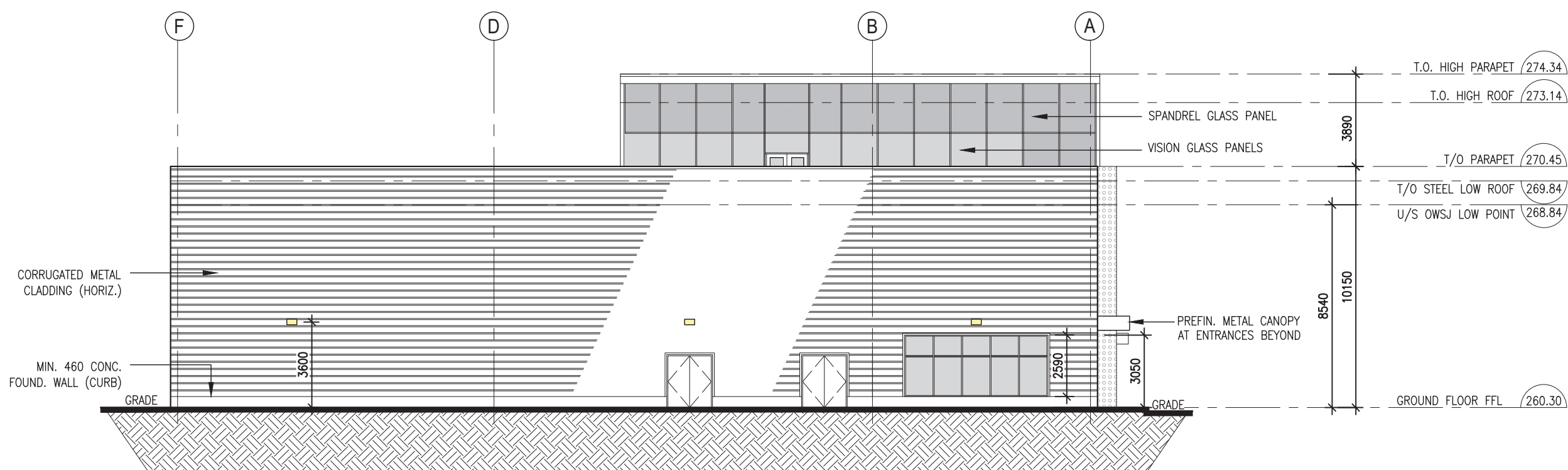




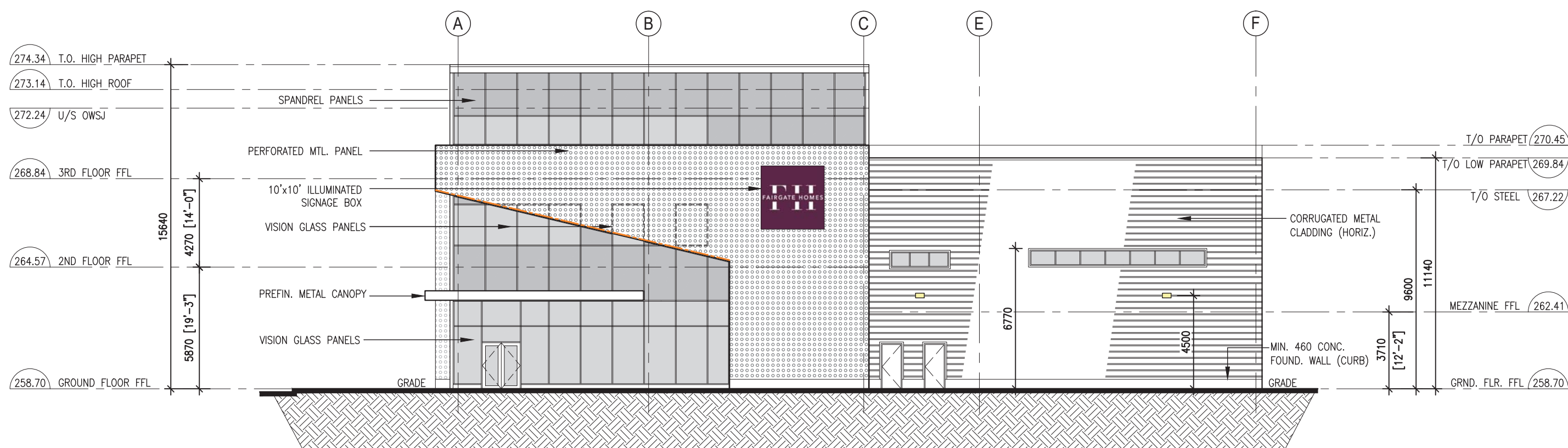
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

LEGEND	
	BACKLIT SOFFIT / LED STRIP LIGHT T.B.C.
	WALL MOUNTED EXTERIOR LIGHT FIXTURE
	UNIT NUMBERS (3 TO 10)
	ILLUMINATED CHANNEL LETTERS

GORMLEY INDUSTRIAL PARK
PROPOSED INDUSTRIAL BUILDING

35 GORDON COLLINS DRIVE
GORMLEY, ON



1065752 ONTARIO INC.
8 FAIRLEY LANE
STOURVILLE, ON

CONSULTANTS

ARCHITECT

JOSEPH N. CAMPITELLI
ARCHITECT INC.

10 Box Oak Avenue, Unit 3, Markham, ON L3C 0A2
Tel: 905-887-8900 Fax: 905-887-8900
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LEGAL

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COUNTERSIGNED
Joseph N. Campitelli, Architect
B.Arch., O.A.A., M.R.A.I.C.

DATE: 17

DWG ISSUES

1.	MAY 08 2023	ISSUED FOR CLIENT REVIEW	RD
2.	MAY 12 2023	ISSUED FOR COORDINATION	RD
3.	JUN 09 2023	ISSUED FOR COORDINATION	RD
4.	JUN 29 2023	ISSUED FOR COORDINATION	RD
5.	DEC 08 2023	ISSUED FOR SPA	RD
6.	FEB 22 2024	ISSUED FOR SPA QNTS. COORD.	RD
7.	AUG 07 2024	ISSUED UPDATE FOR COORD.	RD
8.	SEP 11 2024	ISSUED FOR SPA COORDINATION	RD
9.	JAN 17 2025	ISSUED FOR COORDINATION	RD

DESCRIPTION

SPA File No: CAPP 23.005

LEGAL

INFO

PROJECT ARCHITECT
J. CAMPITELLI
ASSISTANT DESIGNER

DRAWN BY
R.D.

CHECKED BY
J.C.

DWG TITLE

BUILDING ELEVATIONS

SHEET NO

SCALE	DATE PRINTED	PROJECT NO
1:200	JAN 17 2025	218.15.D

A.401