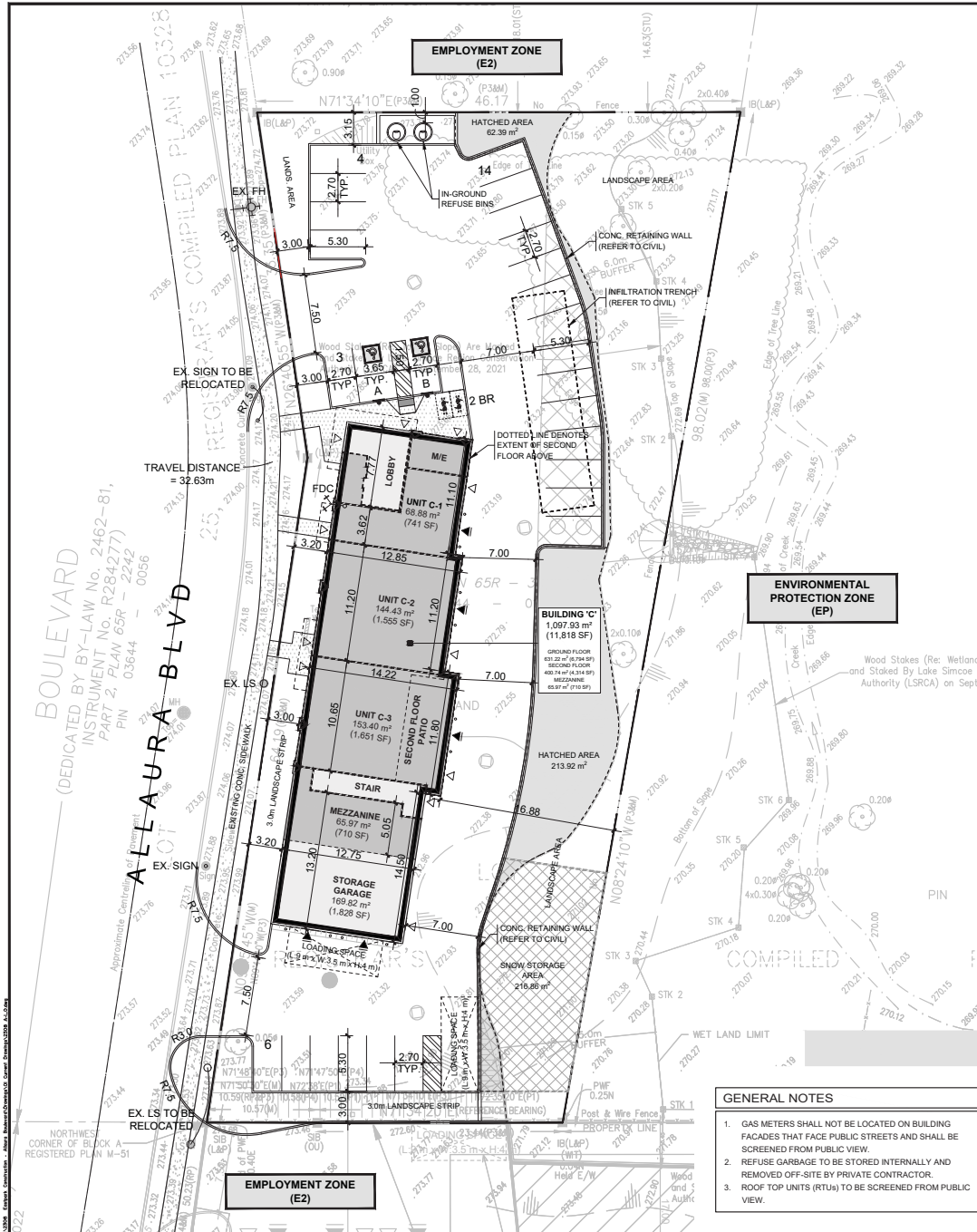
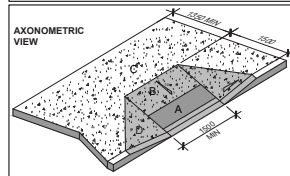


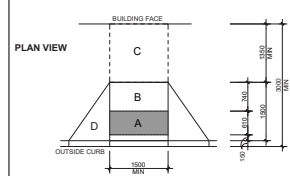
Attachments



CURB DEPRESSION DETAIL



- CURB RAMP MUST HAVE A MINIMUM CLEAR WIDTH OF 1500mm, EXCLUSIVE OF ANY FLARED SIDES.
 - THE RUNNING SLOPE OF THE CURB MUST:
 - i. BE A MAX OF 1:8, WHERE ELEVATION IS LESS THAN 75mm, AND
 - ii. BE A MAX OF 1:10, WHERE ELEVATION IS 75mm OR GREATER AND 200mm OR LESS.
 - THE MAX SLOPE ON THE FLARED SIDE OF THE CURB RAMP MUST BE NO MORE THAN 1:10.
- CURB RAMP MUST HAVE A TACTILE WALKING SURFACE INDICATOR THAT:**
- IS A RAISED TACTILE PROFILE COMPOSED OF TRUNCATED CONES,
 - HAVE A HIGH TONAL CONTRAST WITH THE ADJACENT SURFACE,
 - ARE LOCATED AT THE BOTTOM OF THE CURB RAMP
 - SET BACK BETWEEN 100mm TO 150mm FROM THE CURB EDGE,
 - EXTEND THE FULL WIDTH OF THE CURB RAMP,
 - BE A MIN OF 60mm IN DEPTH, AND
 - BE SLIP-RESISTANT.



- A** TACTILE SURFACE / DETECTABLE HAZARD INDICATOR
150mm FROM EDGE OF CURB AND 610mm IN DEPTH
- B** SLOPE SURFACE @ 1:10 (max)
- C** LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1350mm
- D** FLARED SIDES WITH MAX SLOPE OF 1:10

THE INFORMATION PROVIDED HERE WAS ASSEMBLED FROM OBC 3.8.3.2, AND C. REG. 191/11: INTEGRATED ACCESSIBILITY STANDARDS under the ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005 updated JUL 2016.

OBC MATRIX

Firm Name: Baldassarra Architects Inc.
Certificate of Practice Number: 5810
30 Great Gulf Dr. Unit 20
Concord, Ont. L4K 0K7
Tel: (905) 660-0722
Fax: (905) 660-7019

Name of Project:	Eastpark Construction - Allaura Blvd Building 'C'
Location:	Aurora, Ontario

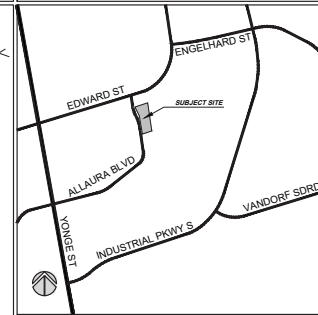
Ontario's 2012 Building Code Data Matrix Part 1

[illegible]

REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES FRR (HOURS)		LISTED DESIGN NO. OR DESCRIPTION (SB-2)		3.2.2.2-43 & 3.2.1.4
	FLOORS	0 HOURS	NON-COMBUSTIBLE CONSTRUCTION		
	ROOF	N/A HOURS			
	MEZZANINE	N/A HOURS			
	FRR OF SUPPORTING MEMBERS		LISTED DESIGN NO. OR DESCRIPTION (SB-2)		
	FLOORS	N/A HOURS	NON-COMBUSTIBLE CONSTRUCTION		
	ROOF	N/A HOURS			

MEZZANINE N/A										3.2.3	
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS											
WALL	AREA OF EBF N/A > 10 M ²	L.D. N/A	L.H. N/A	PERMITTED MAX % OF OPENINGS	PROPOSED MAX % OF OPENINGS	FIRE RATING	LISTED DESIGN DESCRIPTION	COMB. RATING PERMITTED	NON-COMB. RATING REQUIRED		
NORTH	N/A	> 15	N/A	100.00	N/A	N/A	TBD	YES	NO		
SOUTH	N/A	> 15	N/A	100.00	N/A	N/A	TBD	YES	NO		
EAST	N/A	> 15	N/A	100.00	N/A	N/A	TBD	YES	NO		
WEST	455.77	12	N/A	80.00	47.94	1	TBD	YES	NO		

KEY PLAN TOWN OF AURORA



LEGAL DESCRIPTION















PLAN OF SURVEY OF

PART OF LOT 26
REGISTRAR'S COMPILED PLAN 10328

TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

PREPARED BY:
PEARSON & PEARSON SURVEYING LTD. 2021 - ONTARIO LAND SURVEYORS

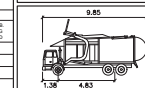
SYMBOL LEGEND

	MAN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN OVERHEAD DOORS
	HYDRANT+VALVE
	CONC. FILLED STEEL BOLLARD
	SIAMESE CONNECTION
	FIRE ROUTE
	STOP SIGN
	LIGHT STANDARD
	BICYCLE RACKS
	ACCESSIBLE PARKING
	CURB DEPRESSION. BARRIER FREE ACCESS
	SIGNAGE
	GAS METERS

SITE STATISTICS

SITE AREA	3,557.67 m ² or 0.88 ac	
	ZONING EMPLOYMENT ZONE - GENERAL (E2)	
SETBACKS	REQUIRED	PROVIDED
	FRONT YARD	3.0 m 3.00 m
	INTERIOR SIDE YARD	3.0 m 17.09 m
	REAR YARD	9.0 m 16.38 m
	EXTERIOR SIDE YARD	3.0 m 29.50 m
	BUILDING HEIGHT (metres)	15.0 m (MAX) 10.50 m
G.F.A.	BUILDING HEIGHT (storeys)	2 Storeys
	BUILDING 'C'	1,097.93 m ² or 1,181.87 sqft
	GROUND FLOOR	631.22 m ² or 6,794 sqft
	SECOND FLOOR	400.74 m ² or 4,314 sqft
	MEZZANINE	65.97 m ² or 710 sqft
	TOTAL GFA	1,097.93 m ² or 1,181.87 sqft
SITE COVERAGE		631.22 m ² or 17.74 %
LANDSCAPED AREA		1,539.17 m ² or 43.26 %
PAVED AREA		1,387.28 m ² or 39.00 %
PARKING	REQUIRED:	REQUIRED PROVIDED
	INDUSTRIAL USES 15 Spaces / 100 m ² GFA = 11 Spaces	
	OFFICE USES 34 Spaces / 100 m ² GFA = 14 Spaces	25 Spaces 25 Spaces
	ACCESSIBLE SPACES	2 Spaces 2 Spaces
	BICYCLE PARKING	3 Spaces 4 Spaces
	LOADING SPACES	2 Spaces 2 Spaces
	SNOW STORAGE AREA	- 216.86 m ²

GARBAGE TRUCK DIMENSIONS



Std. Garbage Truck	
	meters
Width	: 2.77
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 24.8

No.	ISSUED	DATE
1	ISSUED FOR SPA	JUN. 12, 2023

1	REVISED AS NOTED	JUN. 23, 2023
No.	REVISION	DATE

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:

EASTPARK
CONSTRUCTION INC.

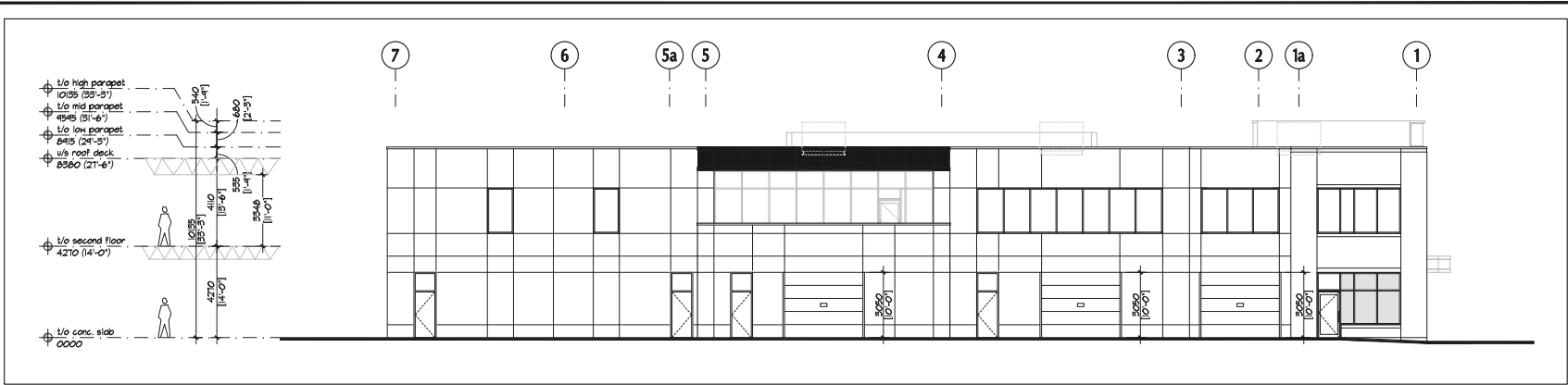
Aurora, ON

SITE PLAN

DATE:	DRAWN BY:	CHECKED:	SCALE:
MAY 2022	CI		1:200
PROJECT No.		DRAWING No.	

23-08

A-1.0



1 EAST ELEVATION
A-31 1:100

- LEGEND
- 1 INSULATED PRECAST CONCRETE WALL PANEL W/ FLUTED FINISH. COLOUR TO BE BLACK W/ MEDIUM SANDBLAST FINISH.
 - 2 ARCHITECTURAL PRECAST WALL PANEL W/ SMOOTH FINISH. COLOUR TO BE WHITE.
 - 3 ALUMINUM COMPOSITE PANELS. COLOUR TO BE FUTURE SELECTED BY ARCHITECT.
 - 4 THERMAL DOUBLE GLAZING IN PREFINISHED ALUMINUM CURTAIN WALL FRAMES. COLOUR OF FRAMES TO BE CLEAR ANODIZED ALUMINUM.
 - 5 SPANDREL GLAZING IN PREFINISHED ALUMINUM CURTAIN WALL FRAMES. COLOUR OF SPANDREL TO BE GREY TINT. COLOUR OF FRAMES TO BE ANODIZED ALUMINUM.
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 - 7 INSULATED HOLLOW METAL MAN DOOR IN THERMAL PRESSED STEEL FRAME WITH CLEAR DOUBLE GLAZED TRANSOM. DOOR AND FRAME PAINTED TO MATCH ADJACENT PRECAST PANELS.
 - 8 PREFINISHED INSULATED OVERHEAD DOOR. COLOUR TO MATCH ADJACENT PRECAST. C/W ONE VIEW WINDOW.
 - 9 ROOF TOP UNITS TO BE SCREENED FROM PUBLIC VIEW. REFER TO MECH. DWGS.
 - 10 TENANT SIGNAGE.
 - 11 PREFINISHED ALUMINUM COPING. COLOUR OF COPING TO MATCH PRECAST OR ALUMINUM CURTAIN WALL FRAMES BELOW.
 - 12 RESERVED.
 - 13 FIRE DEPARTMENT CONNECTION.

No.	ISSUED	DATE
1	ISSUED FOR SPA	JUN. 12, 2023

No.	REVISION	DATE
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OWNER'S INFORMATION

**EASTPARK
CONSTRUCTION INC.**

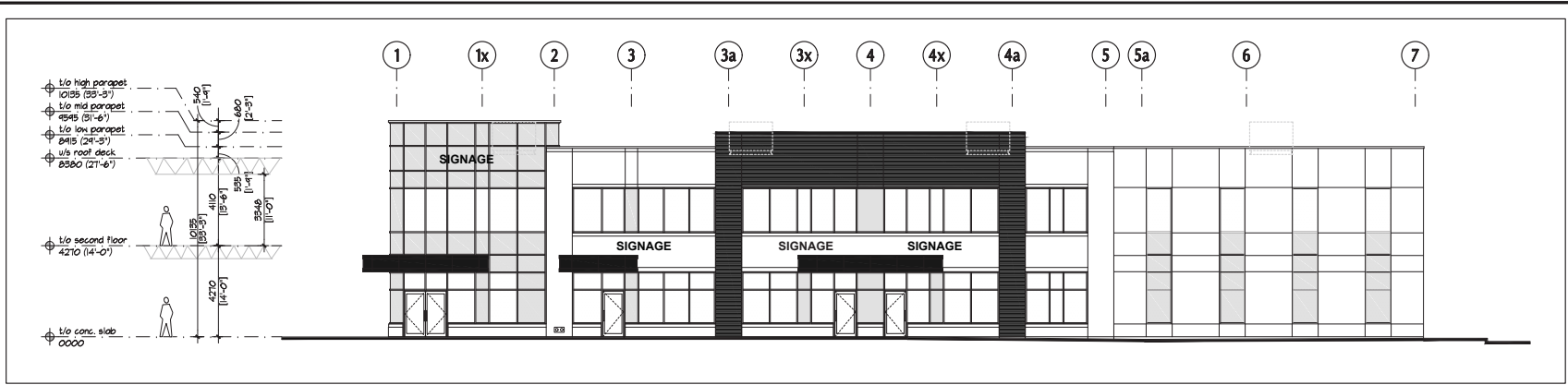
Aurora, ON

ELEVATIONS

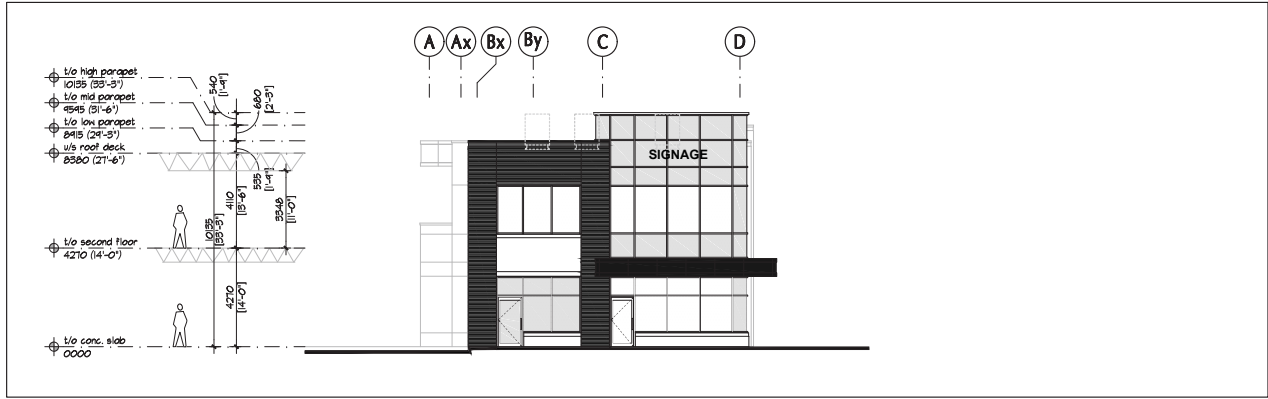
DATE	DRAWN BY	CHECKED	SCALE
OCT. 2022	CI		AS NOTED

PROJECT No.	DRAWING No.
23-08	A-3.1

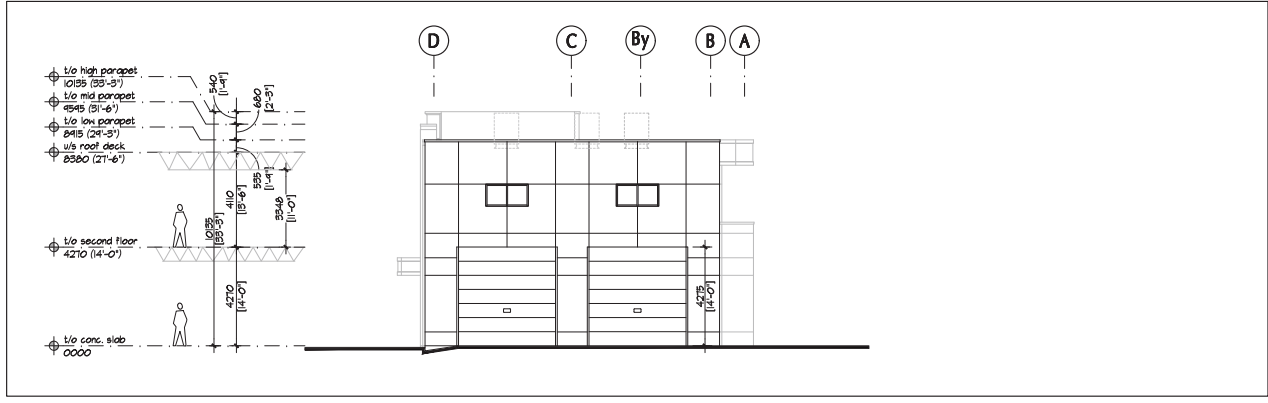
No.	ISSUED	DATE
1	ISSUED FOR SPA	JUN. 12, 2023



1 WEST ELEVATION
A-3.0 1:100



2 NORTH ELEVATION
A-3.0 1:100



3 SOUTH ELEVATION
A-3.0 1:100

LEGEND

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OWNER INFORMATION

EASTPARK
CONSTRUCTION INC.

Aurora, ON

ELEVATIONS

DATE	DRAWN BY	CHECKED	SCALE
OCT. 2022	CI		AS NOTED

PROJECT No.	DRAWING No.
23-08	A-3.0

PROJECT
NORTH

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NOR

No.	ISSUED	DATE
1	ISSUED FOR SPA	JUN. 12 2023

No.	REVISION	DATE
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OWNER INFORMATION

EASTPARK
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Aurora, ON

GROUND FLOOR PLAN

DATE:	DRAWN BY:	CHECKED:	SCALE:
OCT. 2022	CI		1:100
PROJECT No.		DRAWING No.	

23-08

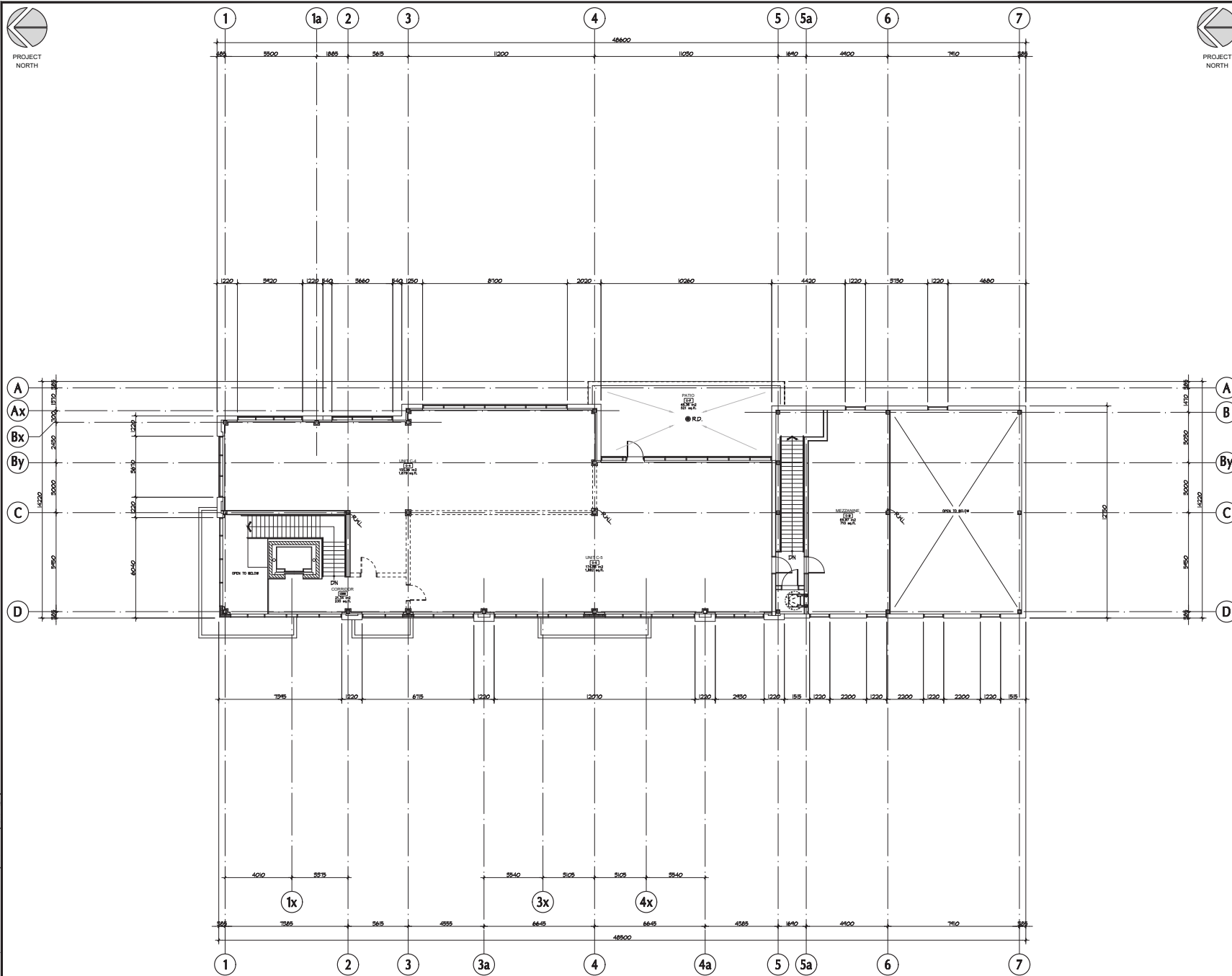
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PROJECT
NORTH



PROJECT
NORTH



No.	ISSUED	DATE
1	ISSUED FOR SPA	JUN. 12, 2023

No.	REVISION	DATE
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OWNER'S INFORMATION

**EASTPARK
CONSTRUCTION INC.**

Aurora, ON

SECOND FLOOR PLAN

DATE OCT. 2022	DRAWN BY CI	CHECKED	SCALE 1:100
PROJECT No.	DRAWING No. A-2.1		
23-08			