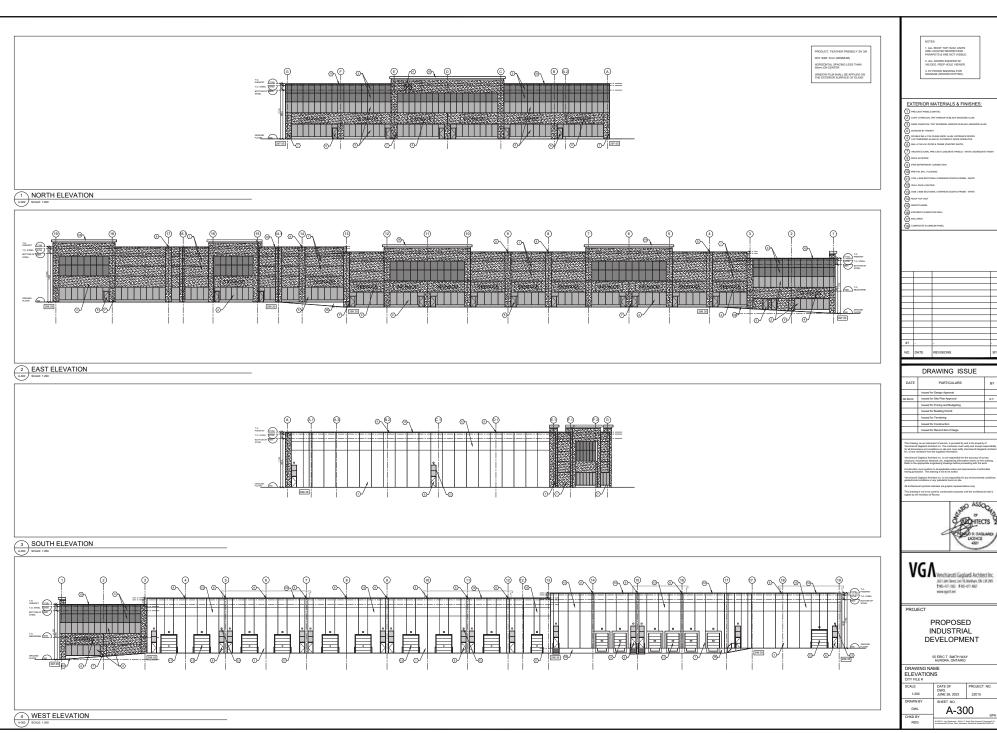
Attachments









- 1				
-				
- 1				
-				
-				
- 1				
- 1				
-				
- 1				
-				
- 1				
- 1	#1		-	-
	NO.	DATE	REVISIONS	BY

	DRAWING ISSUE	
DATE	PARTICULARS	BY
	Issued for Design Approval	
06.28.23	Issued for Site Plan Approval	E.T.
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	

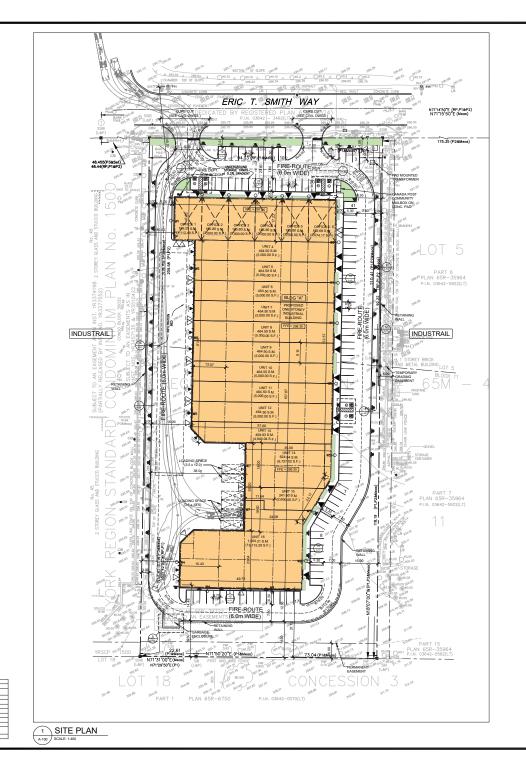


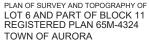


DEVELOPMENT

1:200	DWG. JUNE 28, 2023	22015
DRAWN BY	SHEET NO.	
DWL	A-300	
CHKD BY		SPA
nno	W-SSPS , Ind. Warnings , SS Str. T.	Institute (Summit Department 5.5.)







REGIONAL MUNICIPALITY OF YORK

Delph & Jenkins North Ltd. Ontario Land Surveyors DATE: FEBRUARY, 24 2023.

SITE ANALYSIS (SPA)		
ZONING:	E - BP (349)	
LOT AREA:	19,913.21 S.M.	4.92 ACRES)
BUILDING AREA:		
OFFICE:	1,132.14 S.M.	(12,186.65 S.F.)
WAREHOUSE:	6,910.35 S.M.	(74,384.82 S.F.)
TOTAL GROUND FLOOR:	8,042.49 S.M.	(86,571.47 S.F.)
MEZZANINE (OFFICE):	1,132.14 S.M.	(12,186.65 S.F.)
TOTAL GFA:	9,174.63 S.M.	(98,758.13 S.F.)
COVERAGE:	40.39%	
F.S.I.:	0.46	
PARKING REQUIRED:		
INDUSTRIAL:		
3.000.00 S.M. @ 2 CAR / 100 S.M.	60 SPACES	
3.000.00 S.M. @ 1 CAR / 100 S.M.	30 SPACES	
3.174.63 S.M. @ 0.5 CAR / 100 S.M.	16 SPACES	
TOTAL PARKING REQUIRED:	106 SPACES	
PARKING PROVIDED:	116 SPACES	
LOADING SPACE:	5 x (3.5 x 12.0)	
PAVED AREA:	6.489.57 S.M. (32	1.59%)
LANDSCAPE AREA:	5,381.15 S.M. (27	
FRONT YARD LANDSCAPE STRIP:	227.53 S.M. (3.0r	n)

ACCESSIBLE PARKING REQTD: 1 + (3% OF 106) = 5 SPACES ACCESSIBLE PARKING PROVID: 6 SPACES

2 + (0.25 SPACES @ 1000 S.M.) 5 SPACES

BICYCLE PARKING REQ'D:

		ONTARIO BUILDING CODE DATA MATRIX PART S		BULDING CODE BEFFRENCE
020	BURLEWS CODE VENEZUE	Q BIG HIN DATABOURS Q DIS N	534	PETERDAGE
3411	PROJECT TYPE	The Great Charles	ACIDS.	00.555
		DOWNER OF USE DESCRIPTION DE		
100	MAJOR GOOLPANOY DANIETO/TOS	COUNTY SE		02020
	DARFERTON	MOUSTAN, SHOUP'S		
250	BUPERBUPCHED MOUSE DOCUMENTED	■100 C 1000		1000
	CCCLPANCES	perception -		
2211	BLECKS ARCASES	DESCRIPTION DESCRIPTION OF STREET	TOTAL:	Miner
		DROMOFILION SINCH	8,045.48	
		2034 695.0	125.0	
7,20	EMOSE AMERICA'S	MARKETA DETEC MA	DOM:	PERMIT
		SHOUNDFLOOR SHOULD LINEAR LINE	6340/8 1100/4	
		1: : :	:	
229	MELDOE PER ANNA (III)		97790	NAV.
~*	NAMES AND A STORY	000000 000 000 0000	110024	200
			:	
		1004 10024	13824	
3297	B-ECHOHDSH!	1 STOREY AROVE GROCE 11,195 McABOVE GROCE 8 STOREY GROCE GRADE		OC GOLLECTO.
228	ELEMENTS:	■NO □ YES		376
129	WANGER OF ETHERTO PINE RIGHTER ACCESS	1 STREET (S)		100.404.6100.
323		ALLO GROPHI II	_	NOOLS.
	BLACAGO CLASSIFICATION (BLACAGO CONSTRUCTION BELITTE TO COCCRANCY)			
XIII	Princis Dillin	TOTAL PRODUCT OF STATE OF STAT	PETMENTS	MARKET.
323	ETMOPPE EVETEN	MEG. PED ROSE PED		338
323	PREALIEM SYSTEM	1000000		504
		Uni = 100		
.	BATER SERVICE SUPPLITE BORGUAITE			
0.75	CONSTRUCTION TOTAL	SECULTAR COMMUNITAL PROMITED \$100-000000740.		LLLW-RL 61222
	construction type:	MATERIAL COMMUNICATION COMMUNI	MIRATEM	
		ACTIAL COMMUNICAL MANAGEMENT CO.	MERATEN HELTEN	
0.5	construction type:		HELTER DIFFERUS	
0,75	CONSTRUCTION TOTAL MINORPHICE CATEGORY:		HELTER DIFFERUS	60.00476303
325	CONSTRUCTION TOTAL MINOSCANCE DATES OFF: MINOSCANCE DATES OFF:		HELTEN DESCOUS	4/2/US#13/2/US 1/2/US# 1/2/US 1/2/USB
305	CONSTRUCTION TOTAL MINORINACE EARLISON MINORINACE EARLISON COOLWANT LEAD		HELTEN DESCOUS	402,08576,100,0 62,000,0 62,000,0 63,005
105 105	CONSTRUCTION TOTAL MINOSCANCE DATES OFF: MINOSCANCE DATES OFF:		HELTEN DESCOUS	4/2/US#13/2/US 1/2/US# 1/2/US 1/2/USB
305	CONSTRUCTION TOTAL MINORINACE EARLISON MINORINACE EARLISON COOLWANT LEAD		HELTEN DESCOUS	402,08576,100,0 62,000,0 62,000,0 63,005
105 105 107	CONSTRUCTION TYPE: INFORMACE ENTREPHY INFORMACE ENTREPHY COOLPANT LEAD BARRON-TECE ENTREPHY RESPONDER RE		MERATON MELTER DESCOUS S SETTIMA	122000 122000 122000 122000 122000
105 105 107	CONSTRUCTION TYPE MEDITION MEDITION MEDITION MEDITION COCUPANT LEND MEDITION MEDITI		PETER PETER	122000 122000 122000 122000 122000
025 025 027 029	CONSTRUCTION TYPE: INFORMACE ENTREPHY INFORMACE ENTREPHY COOLPANT LEAD BARRON-TECE ENTREPHY RESPONDER RE		PERMITTEN	602008761220 623000 624000 5340
025 025 027 029	CONSTRUCTION TYPE: INFORMACE ENTREPHY INFORMACE ENTREPHY COOLPANT LEAD BARRON-TECE ENTREPHY RESPONDER RE		MERCEN PETER DEPOS S STICKAS AA AA AA	122000 122000 122000 122000 122000
025 025 027 029	CONTRACTOR INFORMATION INFORM	A	MERCEN PETER DEPOS S STICKAS AA AA AA	122000 122000 122000 122000 122000
307 309 309 309	CONSTRUCTION TYPE: INFORMACE ENTREPHY INFORMACE ENTREPHY COOLPANT LEAD BARRON-TECE ENTREPHY RESPONDER RE	A	PERMITEN DEPOSE STREET AN AN AN AN AN AN AN AN AN A	100000 100000 100000 1000000 1000000 100000 100000 100000 100000 100000 100000 100000 100000 100000 100000 100000 100000 1000000
307 309 309 309	CONTRACTOR INFORMATION INFORM	Column C	PRINTEN PRI	0.2000 (0.2000) (0.2000) (0.2000) (0.2000) (0.2000) (0.2000) (0.2000) (0.2000) (0.2000)
307 309 309 309	CONTRACTOR INFORMATION INFORM	Column C	PELIFE PELIF PE	12.20% 12.20% 12.20% 10.00%
327	CONTROL DO CONTROL DE	Column C	PRINTEN PRI	10000000 Tic 1000000000000000000000000000000000000
307 309 309 309	CONTRACTOR INFORMATION INFORM		PRINTEN	122-000 TO
327	BANGEROOT DATE BANGEROOT BANGER	Column C	SERVICES SERVIC	12-20-00 12-
505 505 509 509 509	CONTROL DO CONTROL DE		PRINTEN	10000000 Tic 1000000000000000000000000000000000000
505 505 509 509 509	BANGEROOT DATE BANGEROOT BANGER	Column C	PRINTEN	12-20-00 12-



KEY MAP

Ξ			
h.	DATE	REVISIONS	BY

	DRAWING ISSUE	
DATE	PARTICULARS	BY
	Issued for Design Approval	
28.23	Issued for Site Plan Approval	E.T.
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Dwgs.	

I demensione and conditions on the an demental mostly five-filtered Cogdards Architect Cogdards Architect Ext. I are comparable for the accuracy of extra Chilentific Cogdards Architect Ext. is not expensing before the accuracy of extra filtered accuracy of the extra condition of the accuracy of extra the accuracy of the accuracy of the accuracy of extra the accuracy of the accuracy of the accuracy of the accuracy of extra the accuracy of private of Cogdards Architect Ext. I accuracy consistent or accuracy of private of Cogdards Architect Ext. I accuracy consistent or private of Cogdards Architect Ext. I accuracy consistent conditions or any pulsations based on a condition or any pulsation should be accurated expectation of the accuracy of the accuracy



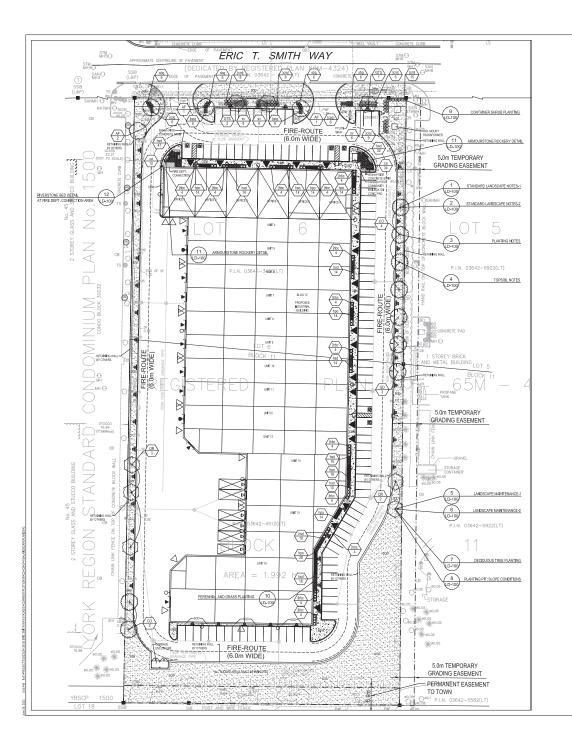
VGA Wenchlarutti Gagliardi Anchitect Inc. 201 inn Sent, ibri 18 sketiun. Ok 18 765 1906-01-190. 1906-01-190.

PROPOSED
INDUSTRIAL
DEVELOPMENT

55 ERIC T. SMITH WAY AURORA, ONTARIO

ITE PLAN		
CALE	DATE OF DWG	PROJECT NO.
1:400	JUNE 28, 2023	22015
RAWN BY	SHEET NO.	
DWL	A-10	
HKD BY		SPA
RDG	W-02016 - Ind Warehouse - 65 Sto T / 2-51 - Architectural SPASSIN Plan 20031	Emilit Way (furms) G Dessings'

		REQUIRED	PROPOSED
		E-8P-349	NO CHANGE
		60 METERS	66.06m.
LOT AREA (MIN.)		8,000 S.M.	19,913.21 S.M.
	FRONT	6 METERS	23.60m.
SETBACKS (MIN.)	REAR	2.0 METERS	30.01m
an include (min.)	EXTERIOR SIDE	6 METERS	NA
	NTEROR SIDE	2.0 METERS	10.50m. (WEST) 18.30m. (EAST)
HEIGHT (MAX.)		1 STOREY (13.5m.)	11.155m.
COVERAGE (MAX.)	1	50%	38.69%
LANDSCAPING WIDTH ADJ. TO STREET (MIN.)		10 METERS	1.0 METERS



GENERAL NOTES

- 1. Drawing is in metric scale. Dimensions under 1000 mm are shown as whole
- No extra will be allowed for discrenancies between the drawings and actual. 2. No extra will be unknown for discrepancy between the drawings and actual she conditions unless reported in writing prior to commencement of work.
 A Do to feave any holes open overline to commencement of work.
 4. Make good all damage on the substitution of the substi

- 7. Contractor is to submit samples of all proposed materials in this contract for
- Contractor to obtain surpless on an probased make as in the contract or approval prior to placing orders.
 Contractor to request stake out and verify locations for all utilities prior to any construction, and report all conflicts to the Landscape Architects in writing. Contractor to obtain written instructions prior to starting work.
- 9. This drawing to be read in conjunction with Architect's site plan and
- engineering drawings.

 10. All shrubs and conferous planting to be in continuous beds. All planting to
- 10. All shriups and conterious planning to be in continuous beds. All planning to meet municipality's specifications.

 11. Contractor to layout all landscape elements, and confirm locations with the Landscape Architect prior to proceeding.

 12. Landscape contractor must always follow the approved engineering grading.
- plans. Report any discrepancies to landscape architect and engineer 13. Master plant list, all plant material to be clay grown stock. Contractor to
- 13. Mester plant I.lst. all plant material to be clay grown stock, Confractor to confraetor to confraetor to confraetor to confraetor to the plant quantities shown on the plant late conform to the landscape Drawings. Lord conformation to the landscape Drawings. Lord confraetor the landscape contractor.
 4.4 All shrubs to be fibre pot container stock. All trees to be string ball stock.
 15. Contractor shall provide marked-up redfline plants showing sal-built conditions to the Landscape Architect prior to obtaining substantial completion.
- 16. Contractor to install new sod and new topsoll as per specifications and 16. Contractor to Install new soci and new typosil as per specifications and general noise birrupplout the site a designed. New typosil and soci shall general noise birrupplout the site as designed. New typosil and soci shall 17. All pointing beds that are surrounded by soci should be cut and edged at a 65° angle, so there is a clear and would defined separation between the planting beds and socided areas.
 18. The Landscape Contractor is to inform STUDIO ItaTerraplan 30 days prior to the

- 10. Hit Exhibition of the Indicator is thinking to 1000 feet entitipate to dops from the start date of the lie obscape construction.

 19. The Landscape Construction was contact STUDIO later register to opinim start date 7 days prior to commencing the landscape construction.

 20. In the event that the observation of the site deviates from the soft specifications provided by STUDIO tall*errapidin, the Landscape Contractor must provide reputable soil analysis. Soil used on the site must be approved by Terraplan. 21. STUDIO tla/Terraplan inspections are required prior to payment.

PLANT SCH								
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	HT.	REMARKS
\odot	AF	4	ACER X FREEMANII 'UEFFERSRED' TM	AUTUMN BLAZE FREEMAN MAPLE	B&B	60MM CAL.		
(+)	co	6	CELTIS OCCIDENTALIS	COMMON HACKBERRY	В&В	60MM CAL.		NATIVE
+	GTS	3	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	В&В	60MM CAL		
0	GD	3	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	В&В	60MM CAL.		NATIVE
+	QR	5	QUERCUS RUBRA	RED OAK	В&В	60MM CAL.		NATIVE
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	SPR.	REMARKS
#	hpo	116	HEMEROCALLIS 'PURPLE D'ORO'	PURPLE D'ORO DAYLILY	1 GAL			
€3	hed	191	HEMEROCALLIS X 'STELLA D'ORO'	DAYLILY	1 GAL			
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	SPR.	REMARKS
⊕	sbg	24	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLDMOUND SPIREA	CONT.	60 CM		
⊕	sv	22	SPIRAEA X VANHOUTTEI	SPIREA	CONT.	60 CM		
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	SPR.	REMARKS
0	japg	24	JUNIPERUS CHINENSIS 'PAUL'S GOLD'	PAUL'S GOLD JUNIPER	CONT.	50CM SPRD	50CM	
+	jomj	46	JUNIPERUS CHINENSIS MINT JULEP	MINT JULEP JUNIPER	CONT.	60CM SPRD	60 CM	
0	jhbc	52	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUMPER	CONT.		60 CM	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	SPR.	REMARKS
(+)	са	46	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL			

NOTE: ALL SODDED AREAS SHALL BE IRRIGATED

	0	5	10	20	40m A	< ∥
1:400					. (7
					,	V



LEGEND ALL ITEMS ARE TO BE PROVIDED UNLESS OTHERWISE NOTED



DECIDUOUS TREE



CONIFEROUS TREE



SODDED AREA



CONCRETE PAVING

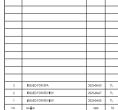


RIVERSTONE ROCKERY



ARMOURSTONE

REFER TO CIVIL ENGINEERING PLANS FOR CONCRETE PAVING DETAILS.



WORK.
ALL DAWNINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE
PROPERTY OF THE LANGUAGE ARCHITECT WHICH MUST BE RETURNED AT THE
CONNECTION OF THE WORK.
ALL DAWNINGS TO BE USED FOR DOINSTRUCTION ONLY WHEN SIGNED BY THE
LANGUAGE ARCHITECTURE.



O Chempkin Blvis Suje 102 - Toronto CNI-MSH 221 Info@studoth.cs www.studofs.cs

PROPOSED INDUSTRIAL DEVELOPMENT

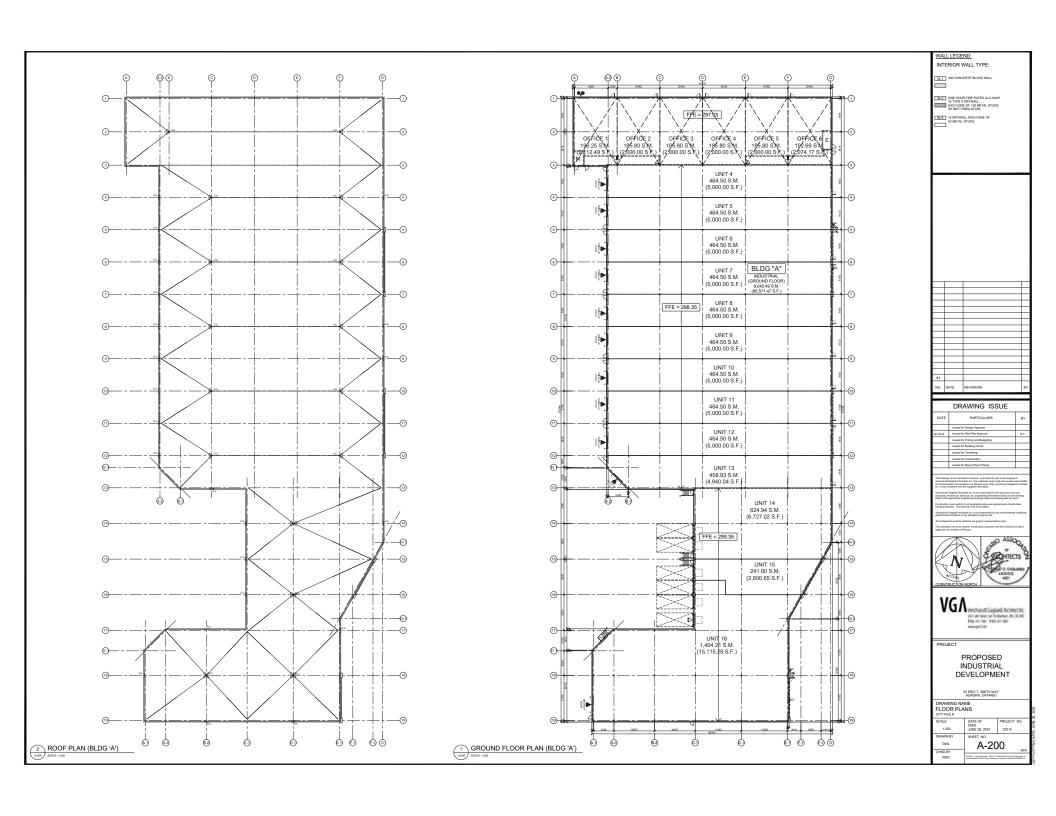
55 ERIC T. SMITH WAY AURORA, ONTARIO

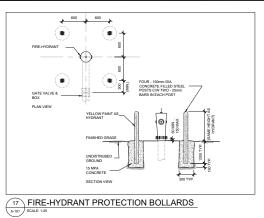
LANDSCAPE PLAN

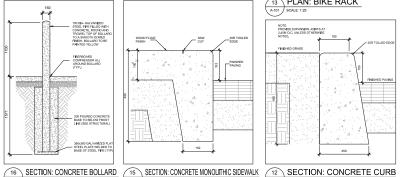
CHECKED: 1:400 2023-04-03



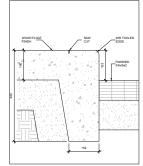
LP-100

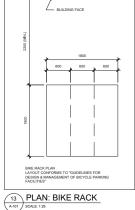


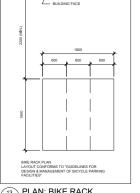




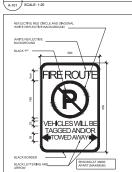
A-101 SCALE: 1:20



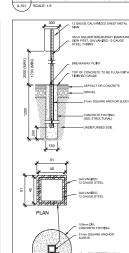




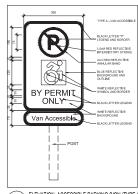
10 PLAN: ACCESSIBLE SYMBOL A-101 SCALE: 1:20



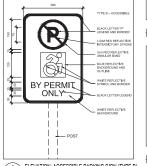


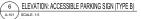


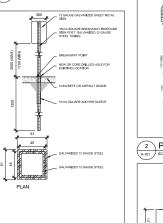


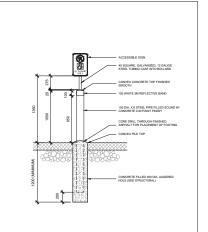


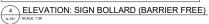
7 ELEVATION: ACCESSIBLE PARKING SIGN (TYPE A) A-101 SCALE: 1:5

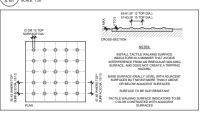




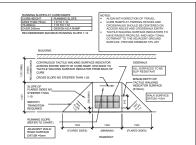




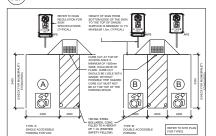




PLAN: TACTILE WALKING SURFACE INDICATORS



2 PLAN: ACCESSIBLE RAMP



1 PLAN: ACCESSIBLE PARKING A-101 SCALE: 1:100



05.28.23	Issued for Site Plan Approval	0.7
	Issued for Pricing and Budgeting	П
	Issued for Building Permit	П
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Dwgs.	
Venchianuti- for all dimens	as an instrument of service, is provided by and is the property of Gagliardi Architect Inc. The contractor must verify and accept re- tions and conditions on site and must notify Venchianuts Gaglian sistons from the supplied information.	oonsbi

truction must conform to all applicable o siction. This drawing is not to be scaled.

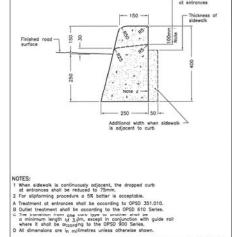


VGA Venchlarutti Gagliardi Architect Inc. 2651 Men Seven, Unit 18, Markham, ON 159 2955 \$1905-477-1065 \$1905-477-1067 www.spatch.ort

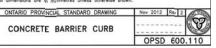
> PROPOSED INDUSTRIAL DEVELOPMENT

DRAWING NAME

SITE PLAN CITY FILE #		
SCALE	DATE OF	PROJECT NO.
AS NOTED	DWG. JUNE 28, 2023	22015
DRAWN BY	SHEET NO.	
DWL	A-101	
CHKD BY		SPA
RDG	W-00011. Ind. Manhouse . 6E Enn T. Smith Way (Aurora)/3. Dreshige/ 2 E. I. Smithestural SPA/Sile Plan 000566.3839	



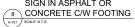
A-101 SCALE: 1:5



14 SECTION: CONCRETE BARRIER CURB A-101 SCALE: N.T.S.



PLAN



SIGN IN ASPHALT OR 5 CONCRETE W/O FOOTING

A-101 SCALE: N.T.S.