

LEGEND

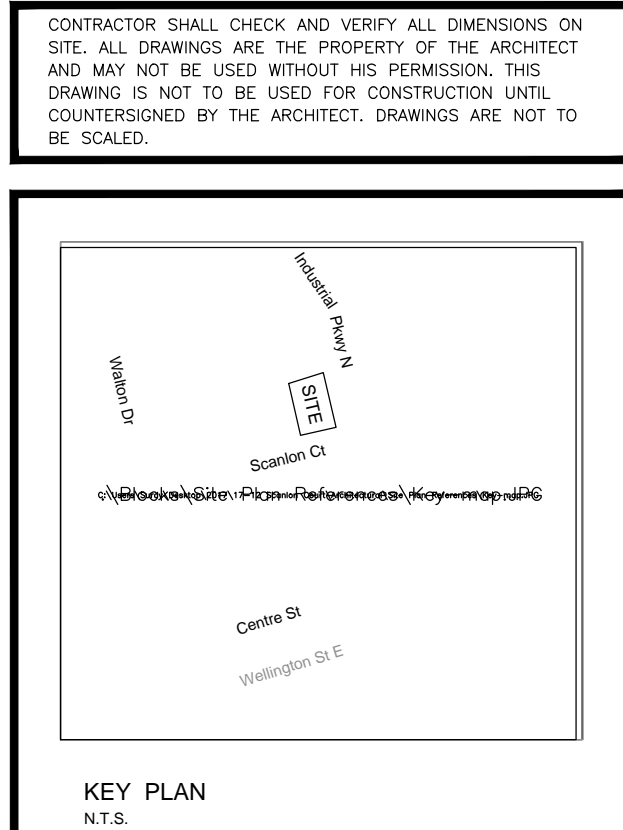
- PROPERTY LINE
- - - FIRE ROUTE
- ▶ MAN DOOR
- ▽ OVERHEAD DOOR
- ⊙ FIRE HYDRANT
- ⊙ UTILITY POLE
- ⊙ WALL MOUNT OUTDOOR LIGHT
- BOLLARD

WES SURDYKA ARCHITECT INC.

3645 KEELE STREET, 2ND FLOOR, STE 108
TORONTO, ONTARIO M3J 1M8
TEL (416) 630-2254 FAX (416) 630-5741

NAME OF PROJECT: PROPOSED INDUSTRIAL BUILDING
LOCATION: SCANLON COURT, AURORA, ON

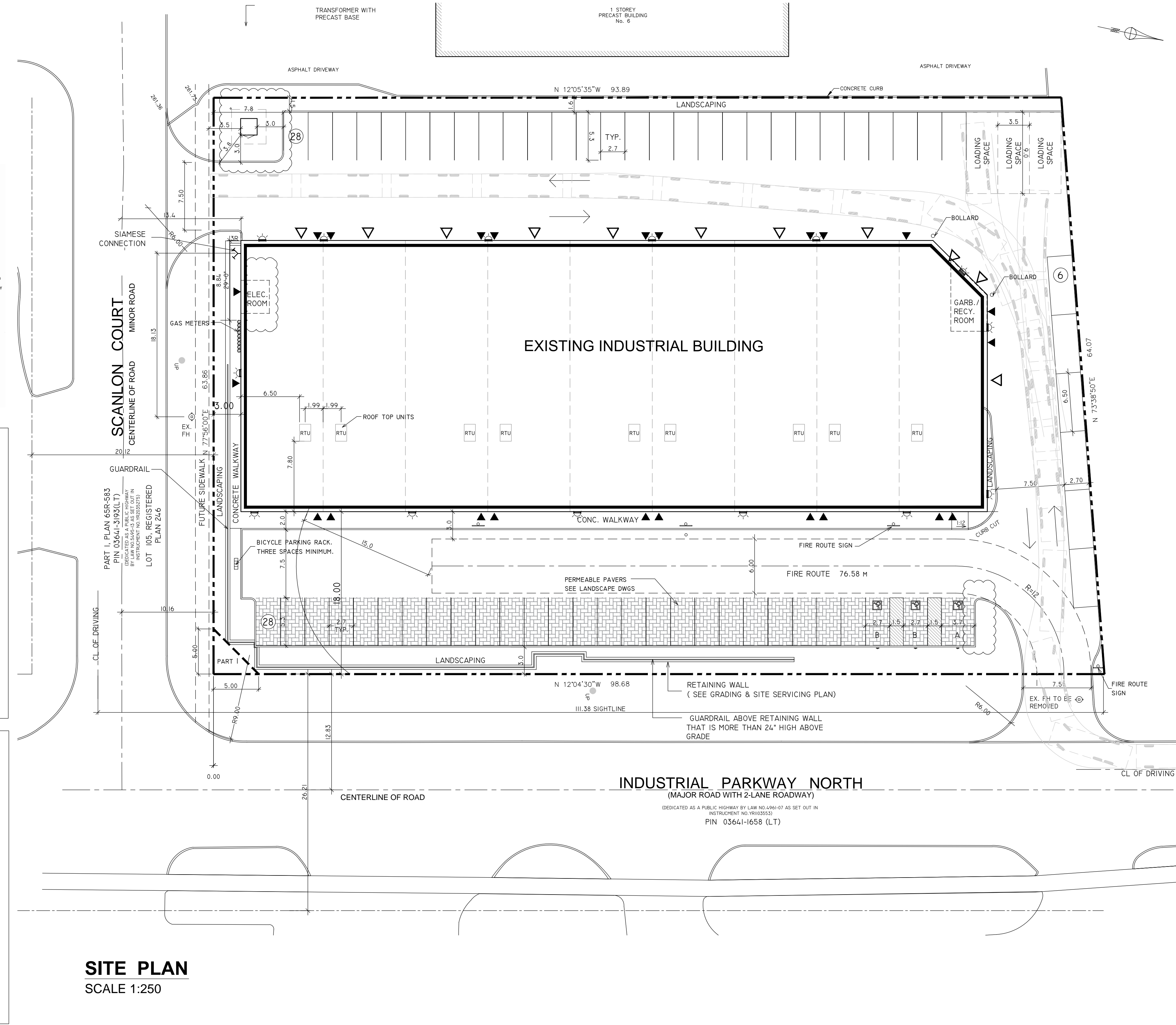
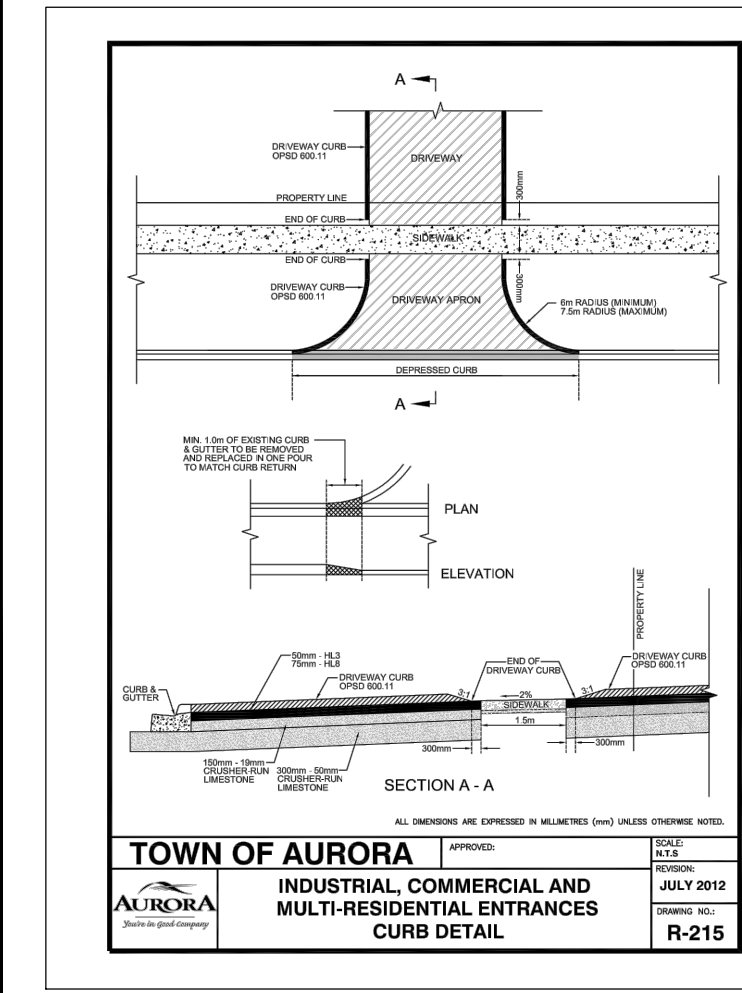
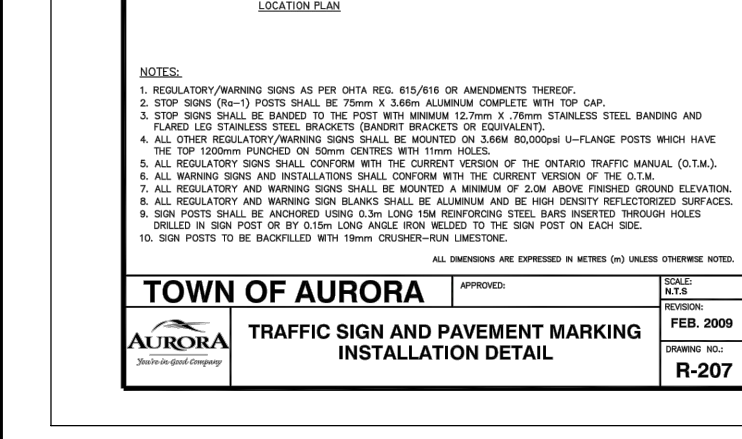
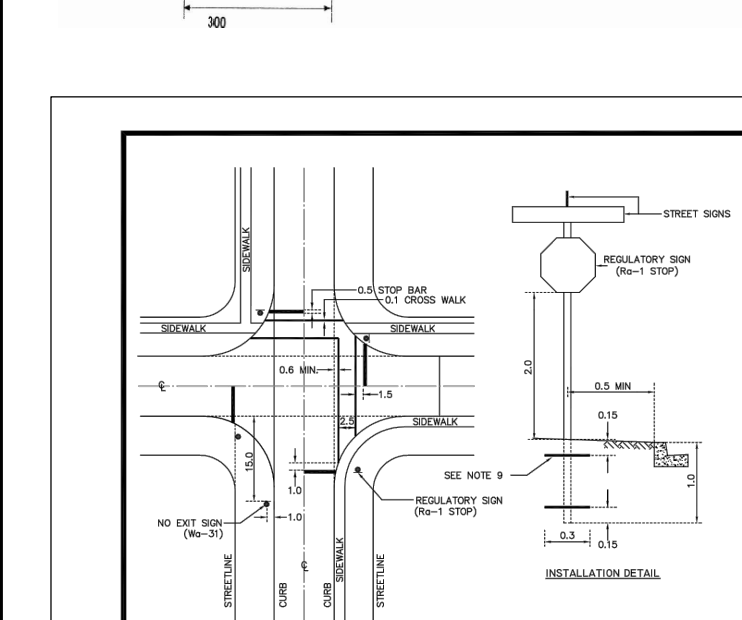
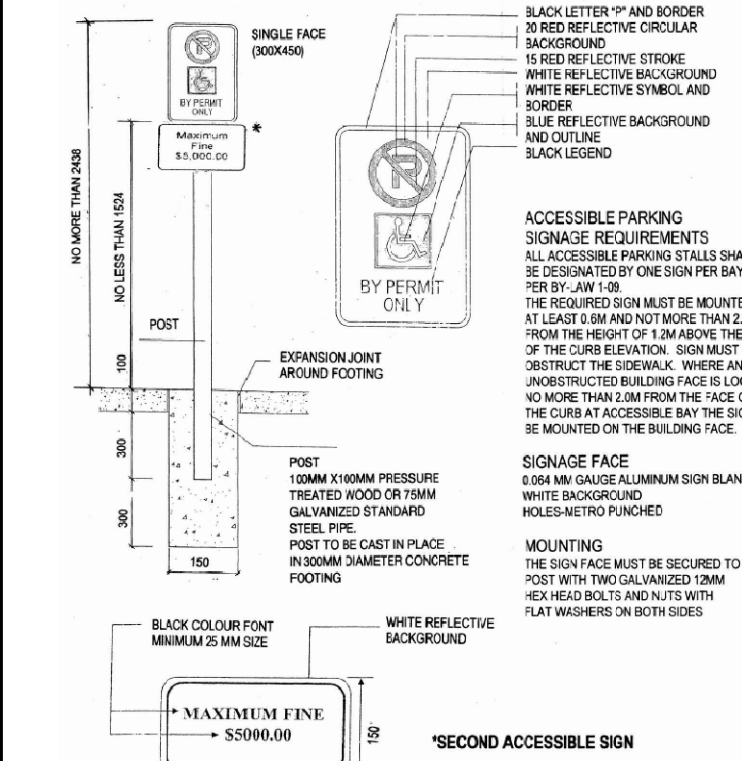
ITEM	ONTARIO BUILDING CODE DATA MATRIX	REFERENCES ARE TO OBC DIV. B UNLESS NOTED IN L.C.
1	PROJECT DESCRIPTION: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> PART 11 <input type="checkbox"/> PART 3 <input type="checkbox"/> PART 9	1.1.2. [A] 1.1.2. [A] 9.10.1.3.
2	MAJOR OCCUPANCY(S): <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE	3.1.2.1.(1) 1.4.1.2. [A] 1.4.1.2. [A] 9.10.2.
3	BUILDING AREA (m ²): EXISTING 0 NEW 2,461.04 TOTAL 2,461.04	1.4.1.2. [A] 1.4.1.2. [A] 1.4.1.2. [A]
4	GROSS AREA (m ²): EXISTING 0 NEW 3,014.72 TOTAL 3,014.72	1.4.1.2. [A] & 3.2.1.1. 9.10.4.
5	NUMBER OF STOREYS ABOVE GRADE: ONE BELOW GRADE: NONE	3.2.2.10. & 3.2.5. 9.10.20.
6	NUMBER OF STREET ACCESS ROUTES: ONE	3.2.2.20-83 9.10.2.
7	BUILDING CLASSIFICATION: 3.2.2.72	3.2.2.20-83 9.10.2.
8	SPRINKLER SYSTEM PROPOSED: <input checked="" type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> IN LIEU OF ROOF RATING <input type="checkbox"/> NOT REQUIRED	3.2.2.20-83 3.2.1.5. 3.2.2.17. INDEX
9	STANDPIPE REQUIRED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.9. N/A
10	FIRE ALARM REQUIRED: <input type="checkbox"/> YES <input checked="" 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	3.2.6. N/A
13	PERMITTED CONSTRUCTION: <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input checked="" type="checkbox"/> BOTH	3.2.2.20-83 9.10.6.
14	ACTUAL CONSTRUCTION: <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input checked="" type="checkbox"/> BOTH	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. 9.9.1.3.
16	BARRIER-FREE DESIGN: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (EXPLAIN)	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)
18	REQUIRED HORIZONTAL ASSEMBLIES: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.2.20-83 & 3.2.1.4. 9.10.9.
19	SPATIAL SEPARATION-CONSTRUCTION OF EXTERIOR WALLS: 3.2.3.	9.10.14.



BELL CANADA NOTE:
THE OWNER SHALL INDICATE IN THE AGREEMENT, IN WORDS SATISFACTORY TO BELL CANADA, THAT IT WILL GRANT TO BELL CANADA ANY EASEMENTS THAT MAY BE REQUIRED, WHICH MAY INCLUDE A BLANKET EASEMENT, FOR COMMUNICATION/TELECOMMUNICATION INFRASTRUCTURE. IN THE EVENT OF ANY CONFLICT WITH EXISTING BELL CANADA FACILITIES OR EASEMENTS, THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF SUCH FACILITIES OR EASEMENTS.

NOTES TO CONTRACTOR:
- INTEGRITY OF THE REGIONAL 1050 MM DIAMETER SANITARY FORCEMAIN IS TO BE PROTECTED AT ALL TIMES.
- FIRE DEPARTMENT DESIGN TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE-FIGHTING EQUIPMENT (I.E. HEAVY DUTY ASPHALT).
- ENSURE MUNICIPAL ACCESS IS PROMINENTLY DISPLAYED ON THE SITE TO ENABLE IDENTIFICATION FOR EMERGENCY SERVICES.
- APPROVED SIGNS SHALL BE INSTALLED TO INDICATE THE LOCATION OF THE DESIGNATED FIRE ROUTE. SIGNS TO INDICATE BY-LAW NUMBER 4574-04.1.
- SIGNAGE SHALL BE PROVIDED THAT CLEARLY IDENTIFIES THE LOCATION OF ALL UNITS WITHIN MULTI-UNIT BUILDINGS.

ACCESSIBILITY SIGNS NOTES:
- SIGNS INCORPORATING THE INTERNATIONAL SYMBOL OF ACCESS SHALL BE INSTALLED TO INDICATE THE LOCATION OF THE BARRIER-FREE ENTRANCE.
- WHERE A WISHPROOF OR PARKING AREA IS REQUIRED TO ACCOMMODATE PERSONS WITH DISABILITIES, IT SHALL BE IDENTIFIED BY A SIGN CONSISTING OF THE INTERNATIONAL SYMBOL OF ACCESS AND SUCH OTHER GRAPHIC, TACTILE OR WRITTEN DIRECTIONS AS ARE NEEDED TO INDICATE CLEARLY THE TYPE OF FACILITY AVAILABLE.
- SIGNS INCORPORATING THE INTERNATIONAL SYMBOL OF ACCESS SHALL BE INSTALLED WHERE NECESSARY TO INDICATE THE LOCATION OF A BARRIER-FREE MEANS OF EGRESS.
- WHERE A WALL MOUNTED TACTILE SIGN IS PROVIDED IN A BUILDING, CHARACTERS, SYMBOLS OR PICTOGRAMS ON THE SIGN SHALL BE LOCATED NOT LESS THAN 1200 MM AND NOT MORE THAN 1500 MM ABOVE THE FINISHED FLOOR.



LEGAL DESCRIPTION

PART OF LOT 105
REGISTERED PLAN 246
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

SURVEY INFORMATION

WAS TAKEN FROM SURVEY PREPARED BY:
THAM SHANMUGARAJAH SURVEYING LTD.
ONTARIO LAND SURVEYORS
DATED MAY 28, 2007

SITE STATISTICS

ZONING: **E2** General Employment Zone under Zoning By-law 6000-17.
LOT AREA: 6,150.31 m² (66,201 ft²) (1.51 ac)
LOT FRONTAGE: 63.86 m
LOT COVERAGE: 2,461.04 m² (26,490 ft²) 40 %

BUILDING G.F.A.:
PROPOSED GROUND FLOOR: 2,461.04 m² (26,490 ft²)
PROPOSED MEZZANINE: 553.68 m² (5,959 ft²)
TOTAL PROPOSED G.F.A.: 3,014.72 m² (32,449 ft²)

(Total Floor Area = Total G.F.A. - Elec./Mech./Sprinkler Areas = 3,014.72 m² - 48.0 m² = 2,966.72 m²)

BUILDING HEIGHT:

MAXIMUM:	15 m
PROPOSED:	8.43 m (27.66 ft)

SETBACKS:

	REQUIRED	PROPOSED
FRONT (SOUTH):	3.0 m	3.00 m
REAR (NORTH):	9.0 m	9.85 m
SIDE EXT (EAST):	3.0 m	18.00 m
SIDE INT. (WEST):	3.0 m	15.86 m

LANDSCAPING:

	REQUIRED	PROPOSED
LANDSCAPING STRIP ABUTTING A STREET:	3.0 m	3.0 m
LANDSCAPE AREA:	Not Required	791.77 m ² (12.87 %)

HARD SURFACE: 2,884.99 m²

PARKING SPACES:

	REQUIRED (for Multiple unit buildings within Employment Zones):	PROVIDED
REQUIRED (2 + 0.25 per 1000 m ² of G.F.A.):	2.77 spaces	59 spaces
PROVIDED:	59 spaces	59 spaces

ACCESSIBLE PARKING SPACES:

	REQUIRED (4% for 13-100) 2.4 spaces	PROVIDED:
REQUIRED:	2.4 spaces	3 spaces
PROVIDED:	3 spaces	3 spaces
TOTAL	62 spaces	

BICYCLE PARKING SPACES:

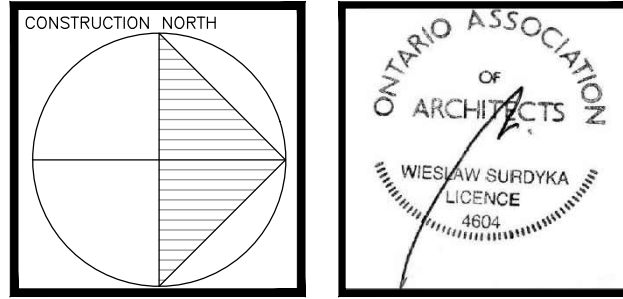
	REQUIRED (2 + 0.25 per 1000 m ² of G.F.A.):	PROVIDED:
REQUIRED:	2.77 spaces	3 spaces minimum rack.
PROVIDED:	3 spaces	3 spaces

LOADING SPACES:

	REQUIRED (for 2500 to 7500 sm Floor Area):	PROVIDED:
REQUIRED:	3 spaces	3 spaces
PROVIDED:	3 spaces	3 spaces

NO.	DATE	REVISION/ISSUED FOR	BY
11	APR 25/23	ISSUED FOR CONSTRUCTION	
10	APR 13/23	ISSUED FOR CONSTRUCTION	
9	SEPT 28/22	ISSUED FOR CONSTRUCTION	
8	MAY 17/21	BUILDING PERMIT	
7	APR 19/21	SITE PLAN APPROVAL FOR FINAL VERIFICATION	
6	APR 14/20	CLIENT REVIEW	
5	OCT 27/20	SITE PLAN APPROVAL COMMENTS	
4	AUG 31/20	SITE PLAN APPROVAL COMMENTS	
3	FEB 3/20	SITE PLAN APPROVAL COMMENTS	
2	APR. 23/19	SITE PLAN APPROVAL	
1		CLIENT REVIEW	
NO.	DATE	REVISION/ISSUED FOR	BY

PROPOSED INDUSTRIAL BUILDING
SCANLON COURT,
AURORA, ONTARIO



WES SURDYKA
architect inc.

3645 KEELE STREET, 2ND FLOOR, STE 108
TORONTO, ONTARIO M3J 1M8
TEL (416) 630-2254 FAX (416) 630-5741
E-mail: surdykaarchitect@bellnet.ca

SITE PLAN

DRAWN BY:	PLOTTED:	SCALE:	START DATE:	PROJECT NO.:
	MAY 29, 2023		MAY 2017	
DRAWING NO.:	A1.0			
	OF			
17-12				