

No.	ISSUED	DATE
1	ISSUED FOR CONSULTANT COORDINATION	APR. 5, 2023
2	ISSUED FOR SFA	APR. 17, 2023
3	RE-ISSUED FOR SFA	JUN. 8, 2023
4	RE-ISSUED FOR CONSULTANT COORDINATION	JAN. 18, 2024

No.	REVISION	DATE
1	REVISED AS NOTED	JAN. 8, 2023
2	REVISED AS NOTED	NOV. 10, 2023
3	REVISED AS NOTED	NOV. 22, 2023
4	REVISED AS NOTED	DEC. 21, 2023
5	REVISED AS NOTED	JAN. 18, 2024

**BALDASSARRA**  
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7  
T. 905.660.0722 | [www.baldassarra.ca](http://www.baldassarra.ca)

OWNERS INFORMATION

**GARDEN COMMERCIAL AURORA INC.**

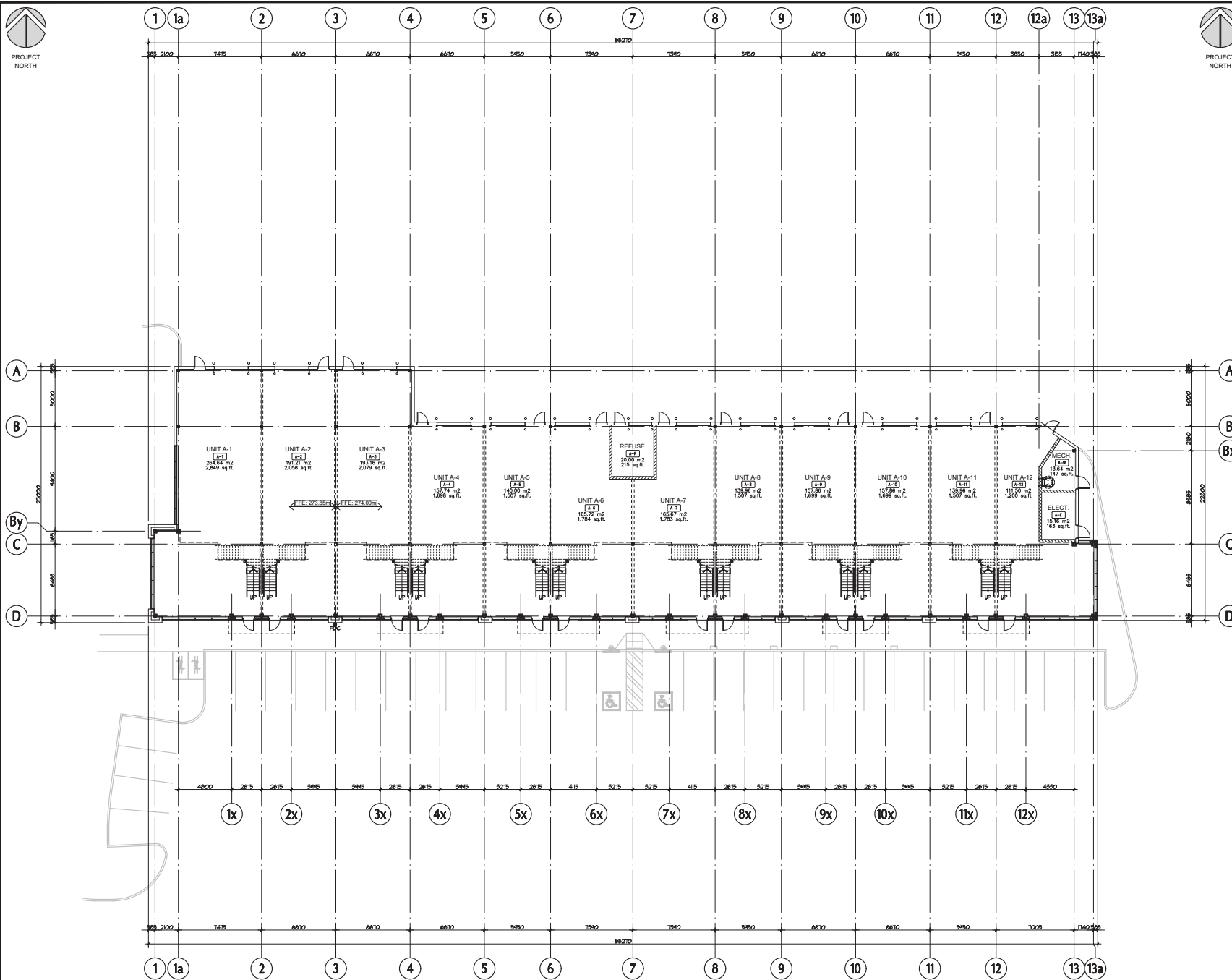
**SITE PLAN**

DATE: MAR. 2023 DRAWN BY: CI CHECKED: SCALE: 1:400  
PROJECT NO. DRAWING NO.

Aurora, ON 23-07 **A-1.0**

PROJECT  
NORTH

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No.	ISSUED	DATE
1	ISSUED FOR CONSULTANT COORDINATION	SEPT. 28, 2022
2	ISSUED FOR SPA	APR. 17, 2023
3	RE-ISSUED FOR CONSULTANT COORDINATION	JAN. 18, 2024

No.	REVISION	DATE
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OWNERS INFORMATION

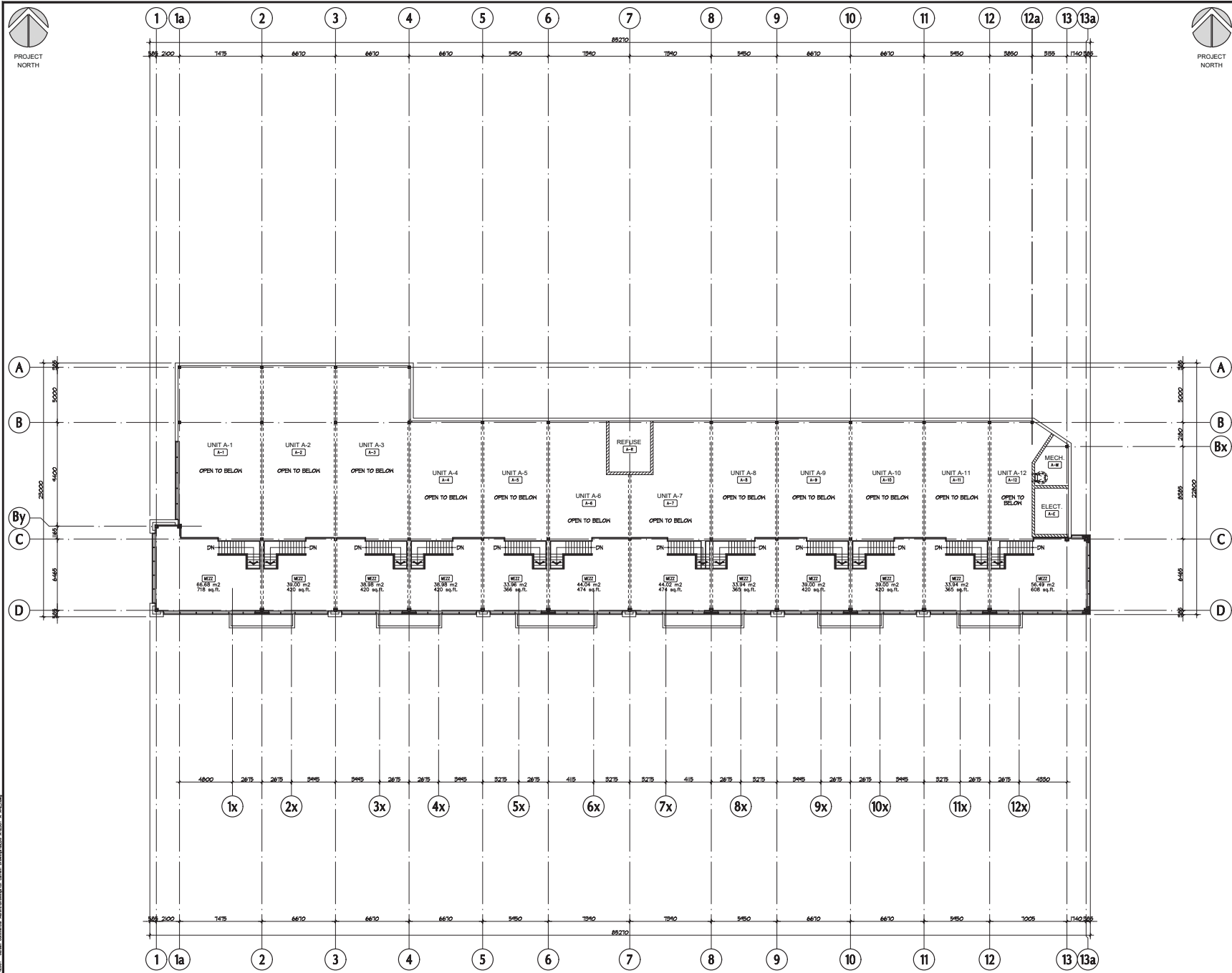
GARDEN COMMERCIAL  
AURORA INC.

Aurora, ON

**GROUND FLOOR PLAN  
BUILDING 'A'**

DATE: <b>SEPT. 2022</b>	DRAWN BY: <b>CI</b>	CHECKED:	SCALE: <b>1:150</b>
PROJECT No. <b>23-07</b>		DRAWING No. <b>A-2.0 A</b>	

N:\2507 - Jordan Commercial - Aurecon\Drawings\01 - General Drawings\BLD01\_A\2507 A\_A-2\_0.dwg



No.	ISSUED	DATE
1	ISSUED FOR CONSULTANT COORDINATION	SEPT. 20, 2022
2	ISSUED FOR SPA	APR. 17, 2023
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OWNER'S INFORMATION

**GARDEN COMMERCIAL**  
**AURORA INC.**

Aurora, ON

**MEZZANINE PLAN**  
**BUILDING 'A'**

DATE	DRAWN BY	CHECKED	SCALE
SEPT. 2022	CI		1:150

PROJECT No.	DRAWING No.
23-07	A-2.1 A



- ① INSULATED PRECAST CONCRETE WALL PANEL W/ FLUTED FINISH. COLOUR TO BE WHITE T-2101 B 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 C/W BIRD-FRIENDLY TREATMENT AS REQUIRED 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.
- ⑥ CLEAR TEMPERED THERMAL GLASS AND ALUMINUM DOOR. COLOUR OF ALUMINUM TO MATCH CURTAIN WALL CAPS.
- 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.	REVISION	DATE
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30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7  
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OWNERS INFORMATION:

Aurora, ON

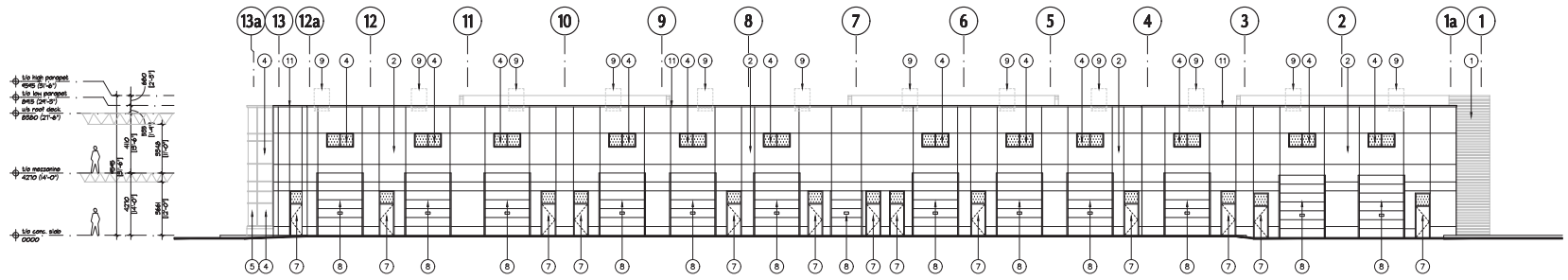
**ELEVATIONS  
BUILDING 'A'**

DATE: <b>SEPT. 2022</b>	DRAWN BY: <b>CI</b>	CHECKED:	SCALE: <b>AS NOTED</b>
PROJECT No.		DRAWING No.	

23-07

A-3.0 A





1 NORTH ELEVATION  
A-3.1  
1:150

LEGEND

- 1 INSULATED PRECAST CONCRETE WALL PANEL W/ FLUTED FINISH. COLOUR TO BE WHITE T-2101 B 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 C/W BIRD-FRIENDLY TREATMENT AS REQUIRED 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.
- 6 CLEAR TEMPERED THERMAL GLASS AND ALUMINUM DOOR. COLOUR OF ALUMINUM TO MATCH CURTAIN WALL CAPS.
- 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 CONSULTANT COORDINATION	SEPT. 28, 2022
2	ISSUED FOR SFA	APR. 17, 2023
3	RE-ISSUED FOR CONSULTANT COORDINATION	JAN. 18, 2024

No.	REVISION	DATE
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GARDEN COMMERCIAL  
AURORA INC.

Aurora, ON

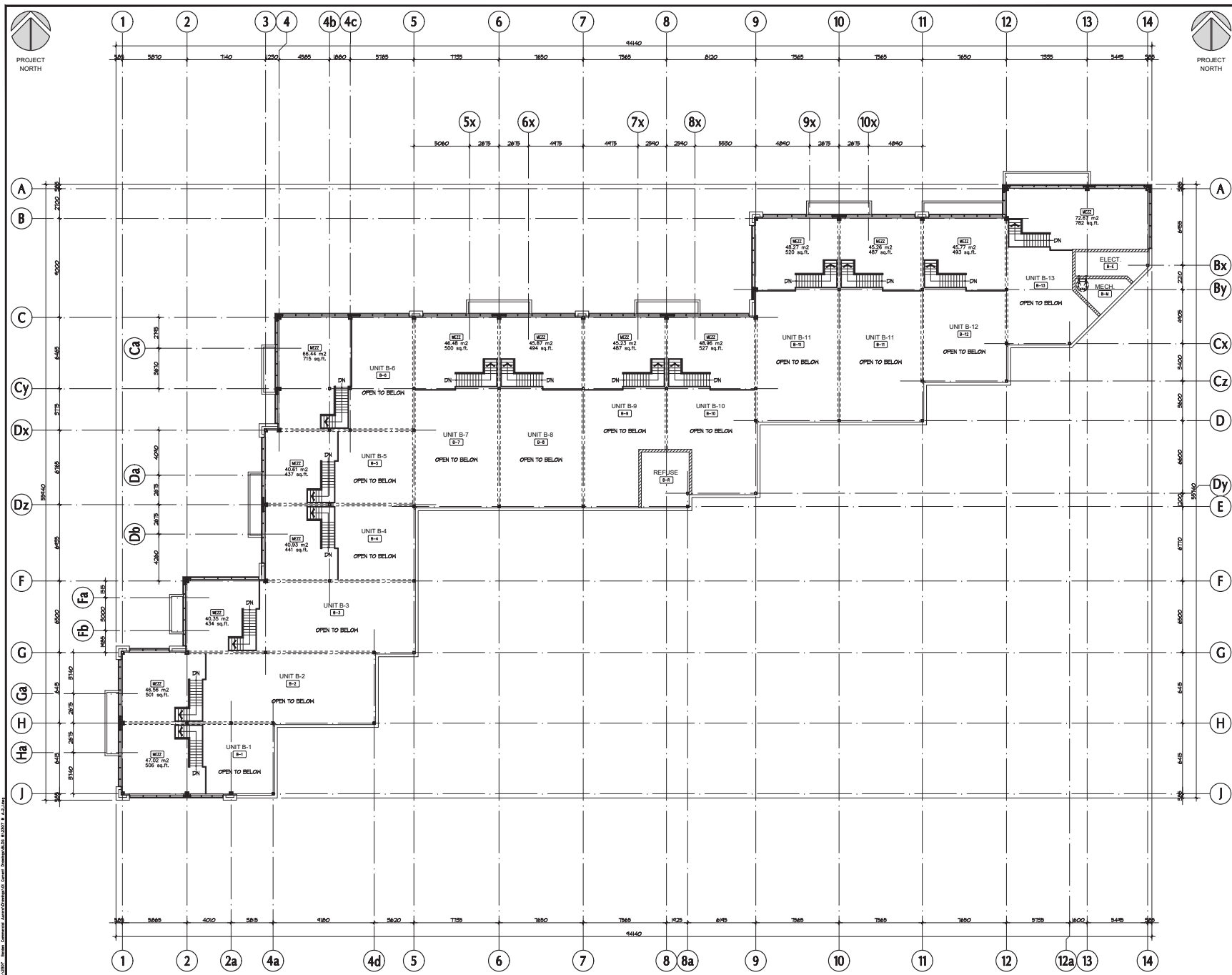
ELEVATIONS  
BUILDING 'A'

DATE:	DRAWN BY:	CHECKED:	SCALE:
SEPT. 2022	CI		AS NOTED
PROJECT No:	DRAWING No:		

P-20116

A-3.1 A





No.	ISSUED	DATE
1	ISSUED FOR CONSULTANT COORDINATION	SEPT. 20, 2022
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No.	REVISION	DATE
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**AURORA INC.**

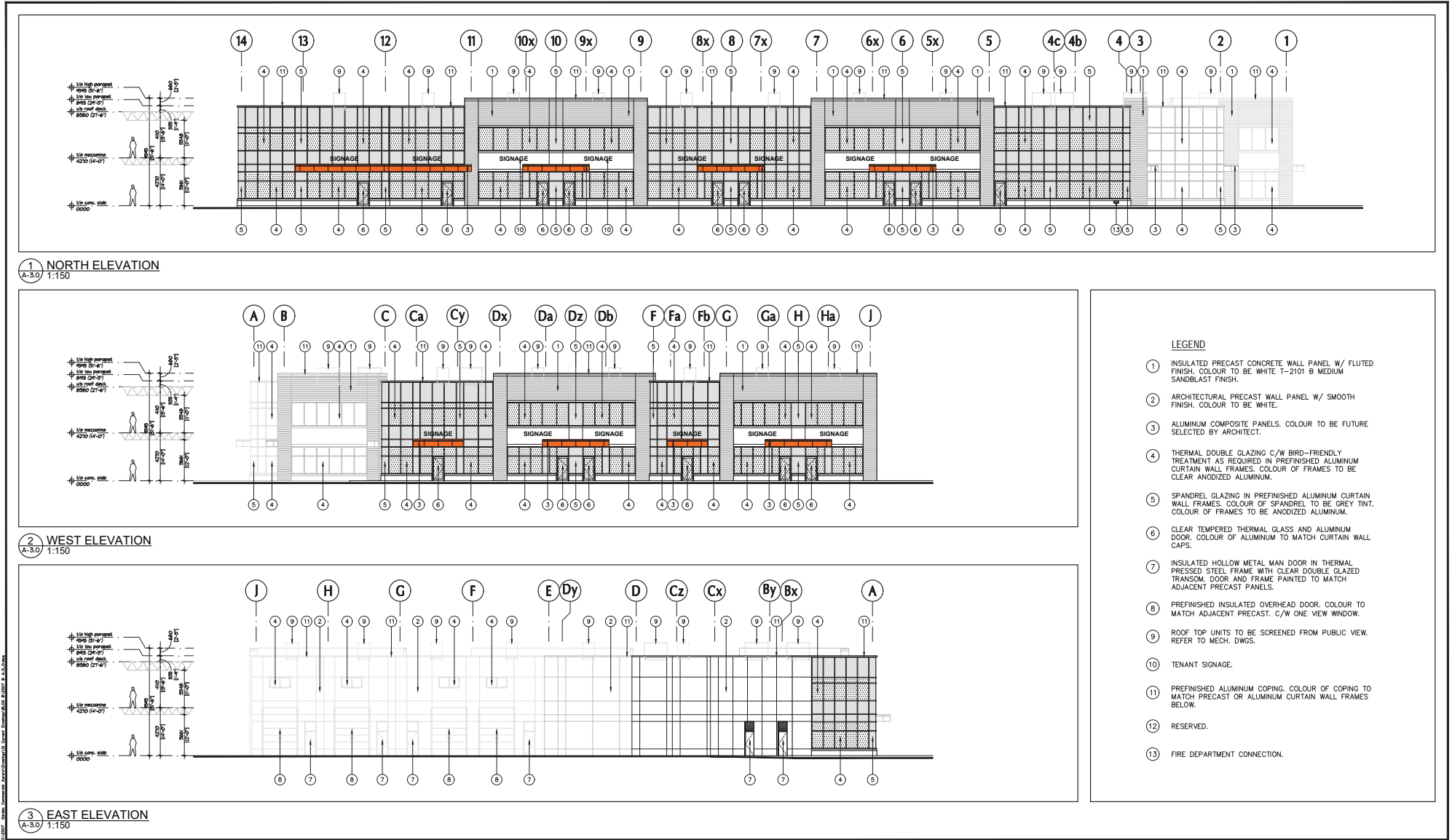
Aurora, ON

**MEZZANINE PLAN**  
**BUILDING 'B'**

DATE	DRAWN BY	CHECKED	SCALE
SEPT. 2022	CI		1:150
PROJECT No.	DRAWING No.		

23-07

**A-2.1 B**



No.	ISSUED	DATE
1	ISSUED FOR CONSULTANT COORDINATION	SEPT. 28, 2022
2	ISSUED FOR SFA	APR. 17, 2023
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No.	REVISION	DATE
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OWNERS INFORMATION

**GARDEN COMMERCIAL  
AURORA INC.**

Aurora, ON

**ELEVATIONS  
BUILDING 'B'**

DATE:	DRAWN BY:	CHECKED:	SCALE:
SEPT. 2022	CI		AS NOTED
PROJECT NO.	DRAWING NO.		

23-07

**A-3.0 B**



1 SOUTH ELEVATION  
A-3.1 1:150

- (1) INSULATED PRECAST CONCRETE WALL PANEL W/ FLUTED FINISH. COLOUR TO BE WHITE T-2101 B 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 C/W BIRD-FRIENDLY TREATMENT AS REQUIRED 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.
- (6) CLEAR TEMPERED THERMAL GLASS AND ALUMINUM DOOR. COLOUR OF ALUMINUM TO MATCH CURTAIN WALL CAPS.
- (7) INSULATED HOLLOW METAL MAIN 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 TILES 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.

Aurora, ON