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LEGEND

- DEPRESSED CURB (C/W 600mm WIDE T.W.S.I. STRIP - SEE A1.03 FOR DETAILS
- EGRESS / OVERHEAD DOOR
- 301.93 EXISTING / PROPOSED GRADE
- CATCH BASIN
- STORM MANHOLE
- DIRECTIONAL ARROW
- WALL PAC (SEE ELECTRICAL)
- LIGHT POLE (SEE ELECTRICAL)
- BARRIER-FREE PARKING SPACE
- FIRE HYDRANT (PRIVATE HYDRANTS TO BE COLORED CODED CHROME YELLOW)
- SIAMESE CONNECTION
- TRAFFIC / BARRIER-FREE PARKING SPACE SIGNAGE POLE
- GAS METER

Table 4.3.12 - Designated Parking Spaces Requirements.
(Section 5.8.2 of Town of Aurora Zoning By-law #6000-17)

Total Number of Required Parking Spaces	Minimum Number of Required Accessible Parking Spaces
12 or less	1
13 - 100	4% of the total (1)(2)
101 - 200	1 space plus 3% of the total (2)
201 - 1000	2 spaces plus 2% of the total (2)
more than 1000	11 spaces plus 1% of the total (2)

(1) Where only 1 accessible parking space is required, a Type A accessible parking space shall be provided.
(2) Where more than 1 accessible parking space is required
(2.1) If an even number of accessible parking spaces are required, an equal number of Type A and Type B accessible parking spaces must be provided.
(2.2)If an odd number of accessible parking spaces are required, an equal number of Type A and Type B accessible parking spaces must be provided and the odd space may be a Type B accessible parking space.

PARKING / LOADING STATISTICS

PARKING	PROVIDED	REQUIRED
STANDARD SPACES (2.7M x 5.3M)	199	184 (@ 1.5 Space / 100SqM for 2,801 to 56,00SqM GFA)
BARRIER FREE SPACES	10 (**)	10 (*)
TOTAL	209	

(*) BARRIER FREE REQUIREMENT: ASSUMED @ 5% OF TOTAL (EQUAL NUMBERS OF TYPE 'A' (3.65M WIDE) AND 3 TYPE 'B' (2.7M WIDE) SPACES REQUIRED.)
(**) 5 TYPE 'A' AND 5 TYPE 'B' BARRIER FREE SPACES.

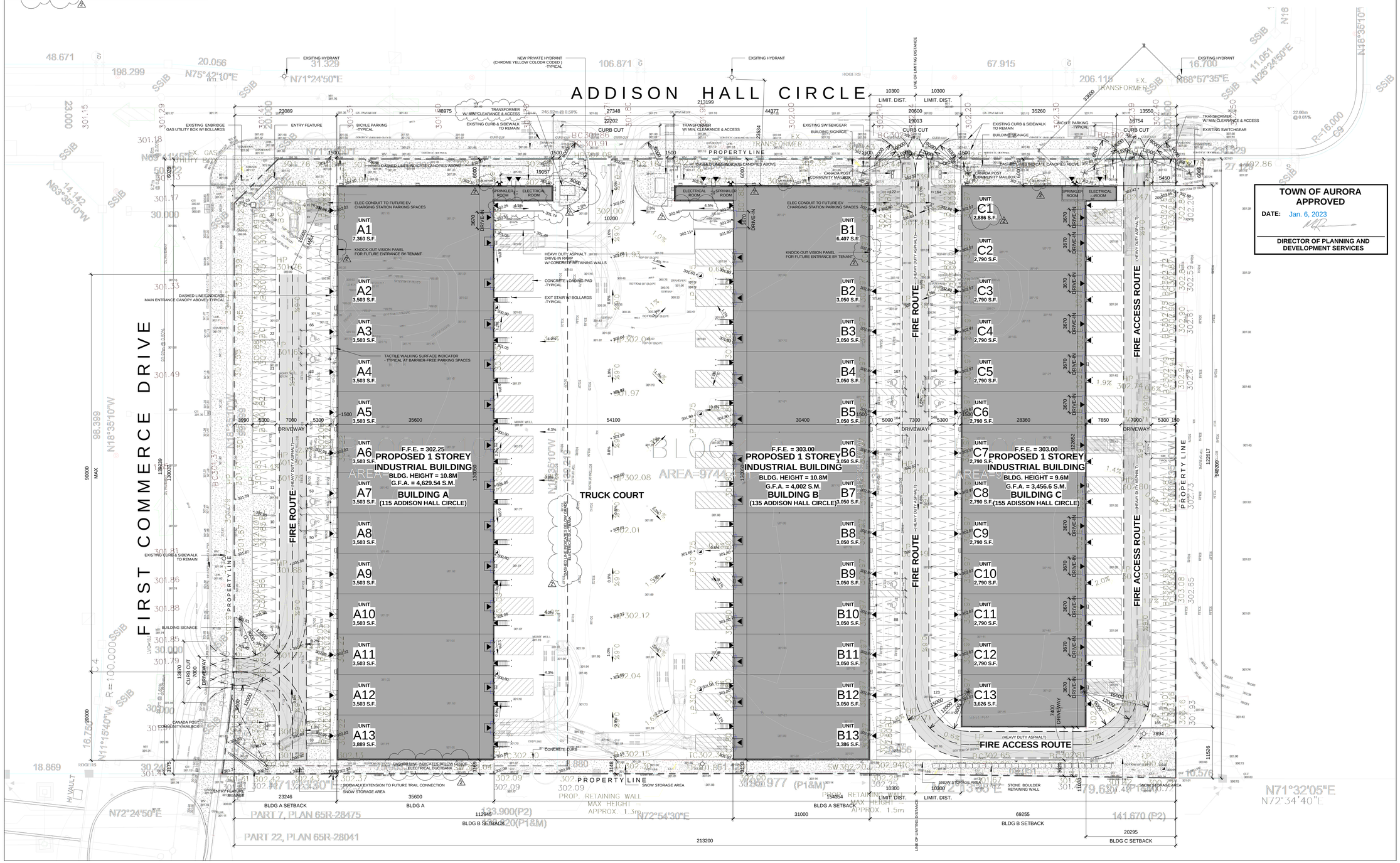
LOADING	PROVIDED	REQUIRED
BLDG A:	13	3 (2,500 - 7,500 sqm)
BLDG B:	13	3 (2,500 - 7,000 sqm)
BLDG C:	13	3 (2,500 - 7,000 sqm)
BICYCLE PARKING	6	5

BUILDING STATISTICS

BUILDING A AREA:	4,676.70 sqm
EXCLUSIONS:	47.16 sqm
G.F.A.:	4,629.54 sqm
HEIGHT:	10.8 m
SETBACKS:	22.95 m (WEST) / 154.64 m (EAST) / 6.00 m (NORTH) / 3.17 m (SOUTH)
BUILDING B AREA:	4,075.67 sqm
EXCLUSIONS:	47.16 sqm
G.F.A.:	4,028.51 sqm
HEIGHT:	10.8 m
SETBACKS:	113.55 m (WEST) / 68.65 m (EAST) / 6.00 m (NORTH) / 3.13 m (SOUTH)
BUILDING C AREA:	3,498.87 sqm
EXCLUSIONS:	45.92 sqm
G.F.A.:	3,452.95 sqm
HEIGHT:	9.8 m
SETBACKS:	164.55 m (WEST) / 20.30 m (EAST) / 6.00 m (NORTH) / 11.02 m (SOUTH)
TOTAL G.F.A.	12,111.00 sqm

SITE STATISTICS

AREAS	SqM	[SqFt]	%
GROSS (TOTAL) SITE AREA:	29,693 (2.97 Ha/ 7.33Ac)	[319,618]	100
BUILDING A AREA:	4,676.70	[50,339.58]	15.8
BUILDING B AREA:	4,075.67	[43,870.15]	13.7
BUILDING C AREA:	3,498.87	[37,661.52]	11.8
TOTAL AREA / SITE COVERAGE	12,251.24	[131,871.25]	41.25 (0.41x)
LANDSCAPE AREA	3,252.67	[35,011]	10.90
PAVED AREA	14,189.09	[152,730.09]	47.85
LOT FRONTAGE (ADDISON HALL)	213.20 M		
LOT FRONTAGE (FIRST COMERC.)	139.20 M		



TOWN OF AURORA APPROVED
DATE: Jan. 6, 2023
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

SITE PLAN 1 : 400 (1)

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This drawing shall not be used for construction purposes unless countersigned by:

Signature
Giovanni A. Tassone

NOT ISSUED FOR CONSTRUCTION

The Planning Partnership

Urban Design FINAL Review

A final urban design review of this plan/drawing was completed by The Planning Partnership on August 26, 2022 at the request of and to the satisfaction of the Town of Aurora.

Reviewed by:
Date: August 26, 2022

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Revisions

Date (DD/MM/YY)	No.	Description
27/07/22	03	REISSUED FOR SPA
05/20/22	02	REISSUED FOR SPA
02/02/22	01	ISSUED FOR SPA

Date Issued
Issue Date

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Project
INDUSTRIAL DEVELOPMENT
115, 135 & 155
ADDISON HALL CIRCLE
AURORA, ON

Project No.	Scale
21027	1 : 400
Drawn by: VT / HA	Reviewed by: GAT

Title: SITE PLAN
Drawing No.: A1.01

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