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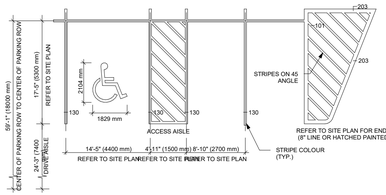


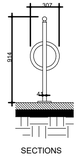
NOTES:

1. REFER TO SITE PLAN FOR SPECIFIC PROJECT SITE PLANNING DIMENSIONS.
2. ALL PARKING LOT LINE STRIPING TO BE PAINTED WITH PARA PAINT 9 MPI - 'YELLOW' OR EQUAL
3. ALL PARKING DIMENSIONS SHOWN ARE MINIMUM. CONFIRM REQUIRED SIZES WITH LOCAL AUTHORITY HAVING JURISDICTION.

ACCEPTABLE MANUFACTURER:

SUREGUARD SHIELD (C/W SUREGUARD "SURE-SEAL" INSTALLATION KIT.)
SIZE: 7" X 42"
COLOUR: YELLOW
AS MANUFACTURED BY "SUREGUARD SECURITY PRODUCTS (ADAM ULIAS).
PO. BOX 1202, 820 VICTORIA ST. N.
KITCHNER, ONT. N2G 4C8
PH: (519) 772-1975 FX: (519) 742-9256
E-MAIL: AULIAS@SUREGUARD.CA

4 PARKING DETAIL
1 : 150



SECTIONS

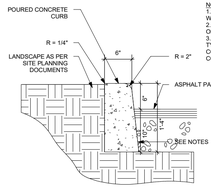
MANUFACTURER (SURFACE):
MODEL TYPE: MAGLIN MBR 100 BIKE RACK
TEL. 1-519-539-6776

(OR EQUAL TO BE APPROVED BY LANDSCAPE ARCHITECT)

PLAN VIEWS

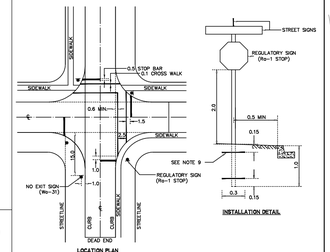
NOTES:
MATERIALS: STEEL TUBING (1.6" DIA.) AND FLATBAR MOUNTING PLATE.
DIMENSIONS:
HEIGHT: 30" STANDARD
CIRCLE WIDTH: 20"
HEIGHT: 551.84
WIDTH: 50.8
FINISH: ALL STEEL COMPONENTS ARE RUSTPROOFED PRIOR TO POWDERCOATING.
INSTALLATION: MAY BE SET IN CONCRETE OR BOLTED DOWN TO SURFACE WITH AN OPTIONAL MOUNTING PLATE.

5 BIKE RACK DETAIL
1 : 30



NOTES:
1.TREATMENT AT ENTRANCES SHALL CONFORM WITH OPSD-351.01
2.OUTLET TREATMENT SHALL CONFORM WITH OPSD-610 SERIES
3. THE LENGHT OR TRANSITION FROM ONE CURB TYPE TO ANOTHER SHALL BE 3.0M, EXCEPT IN CONJUNCTION WITH GUIDE RAIL, IT SHALL CONFORM TO OPSD-900 SERIES

6 CONCRETE CURB SECTION
1 : 200

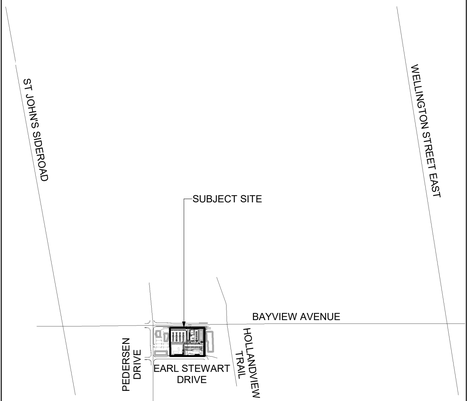


NOTES:

1. REGULATORY/WARNING SIGNS AS PER ONTA REG. 615/916 OR AMENDMENTS THEREOF.
2. STOP SIGNS (Rb-1) POSTS SHALL BE 76mm X 3.66m ALUMINUM COMPLETE WITH TOP CAP.
3. STOP SIGNS SHALL BE BANDED TO THE POST WITH MINIMUM 12.7mm X .76mm STAINLESS STEEL BANDING AND FLARED LEG STAINLESS STEEL BRACKETS (SHADRIT BRACKETS OR EQUIVALENT).
4. ALL OTHER REGULATORY/WARNING SIGNS SHALL BE MOUNTED ON 3.66M 80,000gsf U-FLANGE POSTS WHICH HAVE THE TOP 1200mm PUNCHED ON 50mm CENTRES WITH 11mm HOLES.
5. ALL REGULATORY SIGNS SHALL CONFORM WITH THE CURRENT VERSION OF THE ONTARIO TRAFFIC MANUAL (O.T.M.).
6. ALL WARNING SIGNS AND INSTALLATIONS SHALL CONFORM WITH THE CURRENT VERSION OF THE O.T.M.
7. ALL REGULATORY AND WARNING SIGNS SHALL BE MOUNTED A MINIMUM OF 2.0M ABOVE FINISHED GROUND ELEVATION.
8. ALL PAVEMENT MARKING SHALL CONFORM WITH OPSD-962.40 SERIES AND OPSD-962.50 SERIES FOR PREFORMED SURFACES.
9. SIGN POSTS SHALL BE ANCHORED USING 0.3m LONG 15M REINFORCING STEEL BARS INSERTED THROUGH HOLES DRILLED IN SIGN POST OR BY 0.15m LONG ANGLE IRON WELDED TO THE SIGN POST ON EACH SIDE.
10. SIGN POSTS TO BE BACKFILLED WITH 19mm CRUSHER-RUN LIMESTONE.

ALL DIMENSIONS ARE EXPRESSED IN METRES (M) UNLESS OTHERWISE NOTED.

7 SIGN AND PAVEMENT MARKING INSTALLATION DETAIL
1 : 100



8 KEY PLAN
N.T.S.

LEGEND

- PROPOSED ENTRANCE ARROW
- PROPOSED EXIT ARROW
- PROPOSED FIRE HYDRANT
- PROPOSED SIAMESE CONNECTION
- PROPOSED SIGN
- PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)

SYMBOL	SIGN	DESCRIPTION
A	STOP	"STOP" SIGN Rb-1 (900x600)mm WHITE REFL. LEGEND & BORDER, RED REFL. BACKGROUND
B	PARKING PERMIT ONLY	"DISABLE PARKING PERMIT" SIGN Rb-93 (300x450)mm RED REFL. INTERDICTORY SYMBOL, BLUE REFL. SYMBOL OF ACCESS & SYMBOL BORDER, BLACK SYMBOL, LEGEND & BORDER, WHITE REFL. BACKGROUND
C	FIRE ROUTE NO PARKING ON-DRIVEWAY	"FIRE ROUTE" SIGN (300x450)mm RED REFL. INTERDICTORY SYMBOL, BLACK SYMBOL, WHITE REFL. "FIRE ROUTE" ON RED BACKGROUND, BLACK LEGEND & BORDER, WHITE REFL. BACKGROUND

ZONING MATRIX	REQUIRED	PROVIDED
ZONING	CA-433	
LOT FRONTAGE	30 M	183 M
LOT AREA	5,000 S.M.	27,435 S.M.
FRONT YARD SETBACK	6.0 M	6.0 M
INTERIOR SIDE YARD SETBACK	3.4 M	3.4 M
REAR YARD SETBACK	6.0 M	6.0 M
LOT COVERAGE	35% MAX.	24.22%
BUILDING HEIGHT (& No. OF STORIES)	15 M	
BUILDING A		9.20 M (1 ST.+MEZZ.)
BUILDING B		5.49 M (1 STOREY)
BUILDING B1		5.49 M (1 STOREY)
BUILDING B2		7.11 M (1 STOREY)
HEALTH CENTRE GROUND FLOOR AREA		3,809 S.M.
HEALTH CENTRE MEZZANINE FLOOR AREA		372 S.M.
RESTAURANT GROUND FLOOR AREA		422 S.M.
RETAIL GROUND FLOOR AREA (B1)		1,222 S.M.
RETAIL GROUND FLOOR AREA (B2)		1,259 S.M.
GROSS FLOOR AREA		7,084 S.M.
LANDSCAPE STRIPS	N/A	3.4 M
LANDSCAPE COVERAGE	N/A	4,057 S.M.
PARKING / LOADING		
SHOPPING CENTRE PARKING (4.5/100 S.M.)	319	358
TOTAL PARKING		
RETAIL / RESTAURANT LOADING SPACES	5	5
HEALTH CENTRE LOADING SPACES	N/A	N/A
TOTAL LOADING SPACES	5	5
TOTAL BICYCLE PARKING	9	10
ADJACENT PROPERTY ZONES AND USES	C4-353 / C4-291	

TURNER FLEISCHER

Turner Fleischer Architects Inc.

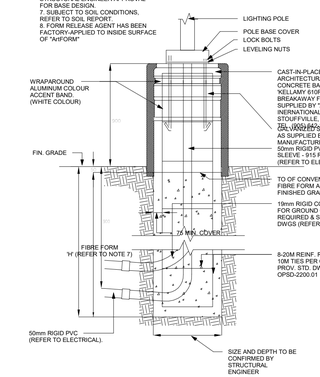
67 Lesmill Road
Toronto, ON, M3B 2T8
T 416 425 2222
turnerfleischer.com

The issue of this record drawing is a representation by Turner Fleischer Architects Inc. that the construction, enlargement or alteration of the areas shown on/related to a plan are approved to proceed concurrently with the design prepared and submitted by Turner Fleischer Architects Inc. It is a record of the information provided by Loblaw Companies Limited for design that has been prepared or provided by others. The shaded areas were not verified, and Turner Fleischer Architects Inc. shall not be held responsible for the accuracy of the information provided by Loblaw Companies Limited. The revisions to the shaded areas have been made based on information provided by others and Turner Fleischer Architects Inc. shall not date furnished by the contractor to Turner Fleischer Architects Inc., Turner Fleischer Architects Inc. shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

LEGAL DESCRIPTION
LOTS 2 AND 3, PLAN 65M-2873
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

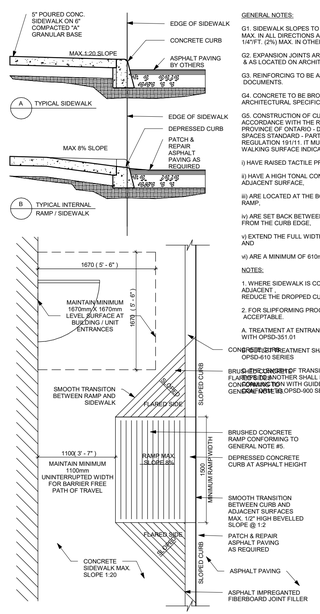
STATISTICS

ENTIRE SITE AREA	±6.78 ACRES
RETAIL A AREA	±41,000 S.F.
RETAIL A MEZZANINE AREA	±4,000 S.F.
RETAIL B AREA	±4,543 S.F.
RETAIL B1 AREA	±13,150 S.F.
RETAIL B2 AREA	±13,557 S.F.
MECH./ELEC. RM AREA	±515 S.F.
TOTAL RETAIL AREA	**±75,735 S.F.**
TOTAL GROSS FLOOR AREA	**±76,250 S.F.**
PARKING PROVIDED	360 CARS (4.72/1000 S.F.)
ACCESSIBLE PARKING	10 CARS
COVERAGE	25.82 %



TYPICAL CONCRETE BASE FOR LUMINAIRE

3 LIGHT STANDARD
1 : 500



GENERAL NOTES:

G1. SIDEWALK SLOPES TO BE 1/8" / FT. (1%) MAX. IN ALL DIRECTIONS ALONG STOREFRONT. 1/4"/FT. (2%) MAX. IN OTHER AREAS.

G2. EXPANSION JOINTS ARE TO BE AS SPECIFIED & AS LOCATED ON ARCHITECTURAL DOCUMENTS.

G3. REINFORCING TO BE AS PER STRUCTURAL DOCUMENTS.

G4. CONCRETE TO BE BROOM FINISHED AS PER ARCHITECTURAL SPECIFICATIONS.

G5. CONSTRUCTION OF CURB RAMPS TO BE IN ACCORDANCE WITH THE REQUIREMENTS IN PROVINCE OF ONTARIO - DESIGN OF PUBLIC SPACES STANDARD - PART IV.1 OF ONTARIO REGULATION 191/11. IT MUST HAVE TACTILE WALKING SURFACE INDICATORS THAT:

i) HAVE RAISED TACTILE PROFILES,

ii) HAVE A HIGH TONAL CONTRAST WITH THE ADJACENT SURFACE,

iii) ARE LOCATED AT THE BOTTOM OF THE CURB RAMP,

iv) ARE SET BACK BETWEEN 150mm AND 200mm FROM THE CURB EDGE,

v) EXTEND THE FULL WIDTH OF THE CURB RAMP, AND

vi) ARE A MINIMUM OF 610mm IN DEPTH

NOTES:

1. WHERE SIDEWALK IS CONTINUOUSLY ADJACENT, REDUCE THE DROPPED CURB AT ENTRANCES TO 3".

2. FOR SLIPFORMING PROCEDURE A 5% BATTER IS ACCEPTABLE.

A. TREATMENT AT ENTRANCES SHALL CONFORM WITH OPSD-351.01

CONCRETE CURB TREATMENT SHALL CONFORM WITH OPSD-610 SERIES

BRUSHED CONCRETE
FLARED SIDES
SLOPED CURB
CONCRETE CURB
DEPRESSED CURB
SMOOTH TRANSITION BETWEEN CURB AND ADJACENT SURFACE
PATCH & REPAIR ASPHALT PAVING AS REQUIRED
ASPHALT PAVING
ASPHALT IMPREGANITED FIBERBOARD JOINT FILLER

B. THE LENGTH OF TRANSITION FROM ONE CURB TYPE TO ANOTHER SHALL BE 3.0M , EXCEPT IN CONJUNCTION WITH GUIDE RAIL, IT SHALL CONFORM TO OPSD-900 SERIES

BRUSHED CONCRETE RAMP CONFORMING TO GENERAL NOTE #5.

DEPRESSED CONCRETE CURB AT ASPHALT HEIGHT

SMOOTH TRANSITION BETWEEN CURB AND ADJACENT SURFACES MAX. 1/2" HIGH BEVELLED SLOPE @ 1:2

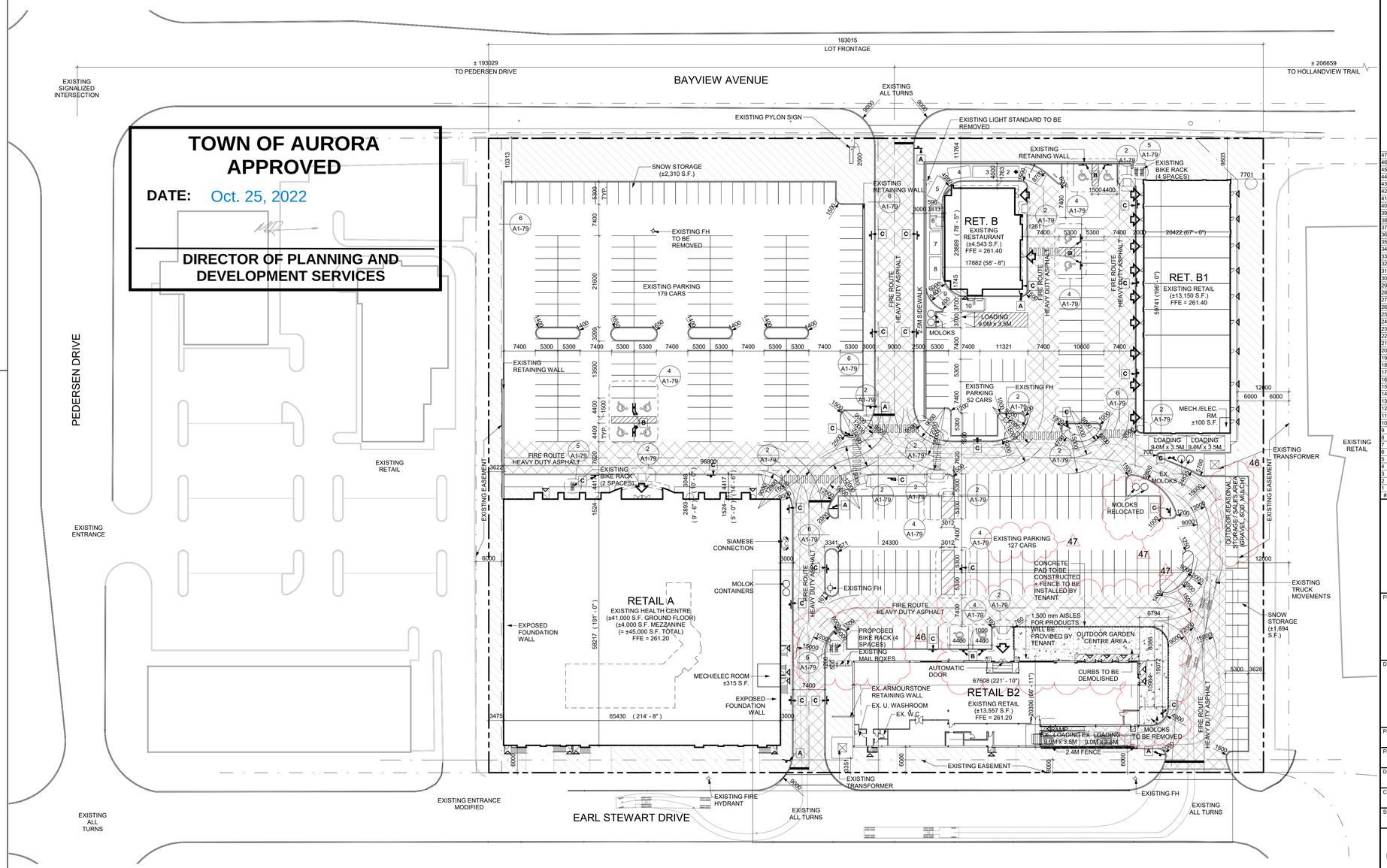
2 CURB DEPRESSION
1 : 40

NOTE:
CONCRETE BASES FOR LUMINAIRES TYPE "L1"L2A" & "L2B" TO BE SUPPLIED AND INSTALLED BY THIS ELECTRICAL CONTRACTOR.

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS OR METERS.
2. TOP OF FOUNDATION SHALL BE TROWELLED SMOOTH & LEVEL.
3. CLASS OF CONCRETE SHALL BE 25mPa. CONCRETE SHALL BE VIBRATED.
4.MINIMUM OF TWO SLEEVES REQUIRED FOR EACH CONC. FOUNDATION UNLESS OTHERWISE SHOWN.
5. PROVIDE A 19 mm DIA. 3000mm STEEL COPPER COATED GROUND ROD ADJACENT TO POLES AS SPECIFIED ON PLAN AND CONNECT TO METAL POLE WITH BARE COPPER CONDUCTOR.
6. CONTRACTOR TO VERIFY OPENING SIZE IN POLE BASE PLATE PRIOR TO SETTING CONDUIT SLEEVES. CONTRACTOR TO PROVIDE STRUCTURAL ENGINEER APPROVAL FOR BASE DESIGN.
7. SUBJECT TO SOIL CONDITIONS, REFER TO SOIL REPORT.
8. FORM RELEASE AGENT HAS BEEN FACTORY-APPLIED TO INSIDE SURFACE OF "AnFORM".

POLE LENGHT	BASE BURIAL DEPTH	REINF. ROD LENTGH
(M)	(M)	(M)
3.0	1.50	1.35
5.6	2.15	2.00
7.0	2.15	2.00
7.5	2.15	2.00
8.7	2.45	2.30
9.0	2.45	2.30
10.5	2.60	2.45
12.0	2.75	2.60
13.6	2.90	2.75
15.1	3.05	2.90



TOWN OF AURORA APPROVED

DATE: Oct. 25, 2022

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

#	DATE	DESCRIPTION	BY
47	22/08/23	ISSUED FOR SPA	RLA
46	22/07/04	ISSUED FOR SPA	RLA
45	22/06/28	ISSUED FOR SPA	RLA
44	22/06/17	ISSUED FOR SPA	RLA
43	15/04/30	ISSUED FOR COORDINATION	JJ
42	15/04/29	ISSUED FOR COORDINATION	JJ
41	15/03/11	ISSUED FOR SPA	JJ
40	15/03/09	ISSUED FOR SPA	JK
39	15/03/04	ISSUED FOR REVIEW	NA
38	15/03/03	ISSUED FOR REVIEW	NA
37	15/02/23	ISSUED FOR REVIEW	JJ
36	15/02/17	ISSUED FOR REVIEW	JJ
35	15/02/13	ISSUED FOR REVIEW	JK
34	15/02/10	ISSUED TO CONTRACTOR	JK
33	15/02/04	ISSUED FOR SPA	JJ
32	15/02/02	ISSUED FOR SPA	JJ
31	14/12/17	ISSUED FOR SPA	JK
30	14/12/17	ISSUED FOR REVIEW	NA
29	14/12/04	ISSUED FOR REVIEW	JK
28	14/11/23	ISSUED FOR REVIEW	JK
27	14/11/07	ISSUED FOR REVIEW	NA
26	14/11/07	ISSUED FOR REVIEW	NA
25	14/06/11	ISSUED FOR REVIEW	JK
24	14/10/22	ISSUED FOR REVIEW	JK
23	14/10/16	ISSUED FOR REVIEW	JK
22	14/10/01	ISSUED FOR REVIEW	JK
21	14/09/30	ISSUED FOR REVIEW	JK
20	14/09/19	ISSUED FOR AMENDMENT	JK
19	14/09/18	ISSUED FOR AMENDMENT	JK
18	14/09/12	RE-ISSUED FOR TENDER	MB
17	14/07/31	ISSUED FOR P.T.A. #2	JK
16	14/07/22	ISSUED FOR COORDINATION	JK
15	14/05/05	ISSUED FOR REVIEW	TB
14	14/04/07	ISSUED FOR COORDINATION	TB
13	14/04/03	ISSUED FOR COORDINATION	TB
12	14/04/02	ISSUED FOR COORDINATION	TB
11	14/03/28	ISSUED FOR COORDINATION	TB
10	14/02/21	ISSUED FOR SPA	TB
9	14/02/04	ISSUED FOR CO-ORDINATION	TB
8	14/02/03	ISSUED FOR REVIEW	TB
7	13/11/04	ISSUED FOR REVIEW	TB
6	13/10/08	ISSUED FOR COORDINATION	SC
5	13/09/27	ISSUED FOR COORDINATION	SC
4	13/08/14	ISSUED FOR COORDINATION	SC
3	13/08/13	ISSUED FOR COORDINATION	SC
2	13/08/12	ISSUED FOR COORDINATION	SC
1	13/08/09	ISSUED FOR COORDINATION	SC

Choice Properties

PROJECT
PROPOSED RENOVATION OF SHERIDAN NURSERIES RETAIL BUILDING
201 EARL STEWART DRIVE
AURORA, ONTARIO

DRAWING
SITE PLAN

PROJECT NO. 11.125P01
PROJECT DATE 2022-06-17
DRAWN BY RLA
CHECKED BY JJJ
SCALE As indicated

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL FLEISCHER
LICENCE 5004

DRAWING NO. A1-79

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