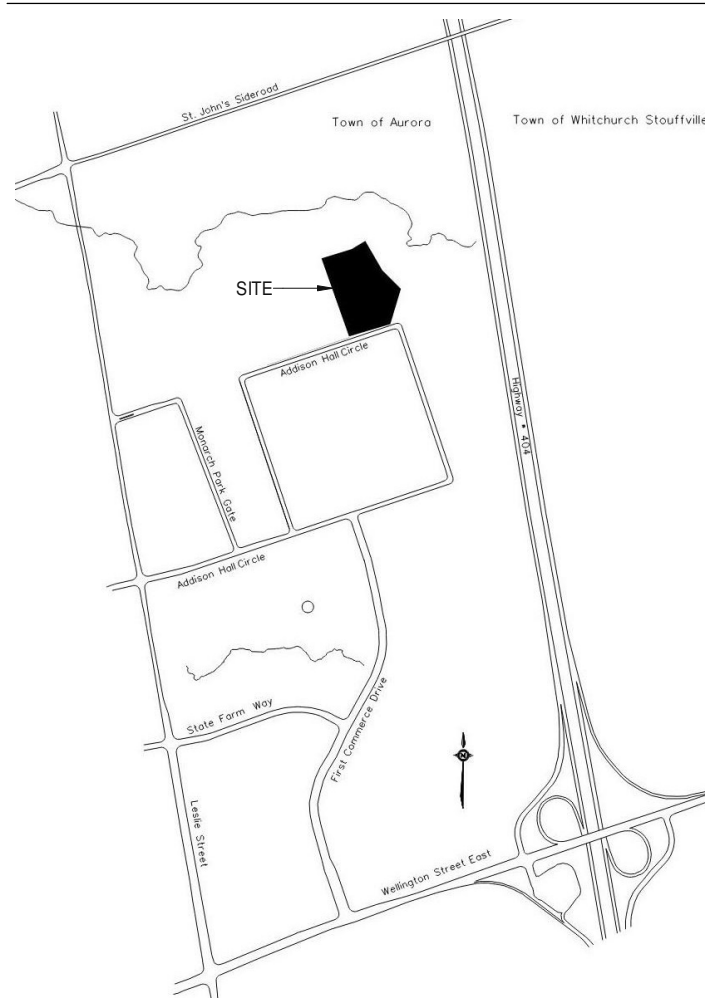


SITE STATISTICS

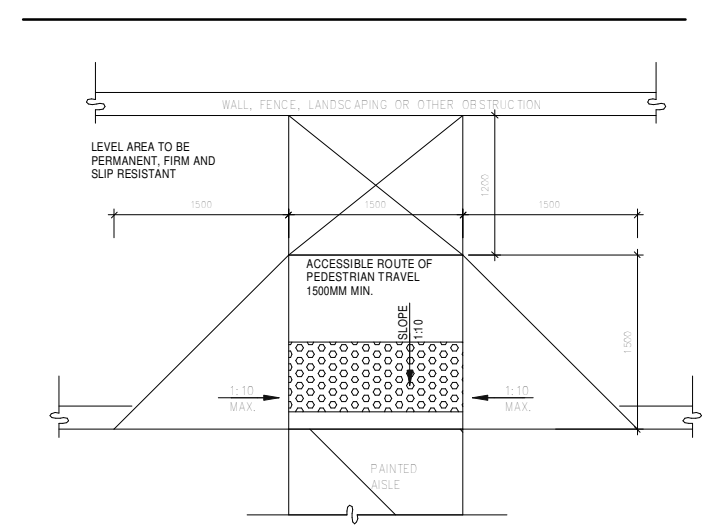
ZONING	E-BP	
GROSS SITE AREA	23,453 m² (2.35 HA)	
ZONE PERMITTED USE		
PROPOSED USE	INDUSTRIAL	
REGULATIONS (PART 8: EMPLOYMENT ZONES)		
	PROPOSED	REQUIRED
LOT AREA	2.35 HA	1 HA
MIN LOT FRONTAGE (m)	106.1 m	60 m
GROSS FLOOR AREA	11,610.5 m²	N/A
FLOOR AREA	11,053.0 m²	11,727.0 m²
FLOOR AREA RATIO (LOT COVERAGE)	47%	50% MAX.
MIN FRONT YARD BUILDING SETBACK (m)	6.31 m	6.0 m
MIN. INTERIOR SIDE YARD BUILDING SETBACK - WEST (m)	15.25 m	3.0 m
MIN. INTERIOR SIDE YARD BUILDING SETBACK - EAST (m)	14.69 m	3.0 m
MIN REAR YARD BUILDING SETBACK (m)	18.28 m	3.0 m
MIN LANDSCAPE FRONT YARD SETBACK (m)	3.0 m	3.0 m
MIN LANDSCAPE SIDE YARD SETBACK (m)	3.0 m	3.0 m
MIN LANDSCAPE REAR YARD SETBACK (m)	3.0 m	3.0 m
MAX HEIGHT	13.1 m	13.5 m
LANDSCAPE AREA	3338 m²	2345 m²
PERCENTAGE OF LOT COVERED BY NO OTHER PURPOSE...	14%	10%
FUTURE SHOWROOM MEZZANINE AREA (UNIT 1)	557.5 m²	N/A
TOTAL FUTURE OFFICE GROUND FLOOR AREA (UNIT 1 & 2)	771.5 m²	N/A
TOTAL WAREHOUSE FLOOR AREA (UNIT 1 & UNIT 2)	10,281.5	N/A
PARKING REQUIREMENT		
	PROPOSED	REQUIRED
WAREHOUSE WITHIN A MULTI-UNIT BUILDING IN BUSINESS PARK ZONES : 3.0 PER 100 m² FOR THE FIRST 100 m², PLUS 2.0 PER 100 m² FOR THE NEXT 900 m², PLUS 1.1 PER 100 m² FOR REMAINING SPACE. (11,610.5 m²)	144	138
TOTAL NO. OF PARKING SPACES	144	138
BARRIER FREE PARKING SPACES (1 PLUS 3% OF TOTAL SPACES)	6 (3 TYPE A, 3 TYPE B)	6
PARKING STALL DIMENSIONS	2.70 m x 5.30 m	
BARRIER FREE PARKING STALL TYPE A	3.65 m x 5.30 m	
BARRIER FREE PARKING STALL TYPE B	2.70 m x 5.30 m	
BICYCLE PARKING SPACE DIMENSIONS	1.8 m x 0.6 m	
NO. OF BICYCLE PARKING (SHORT TERM)	14	13
9	3.5 m X 9.0 m	
NO. OF LOADING SPACES (3 PLUS 1 ADDITIONAL SPACE FOR EACH 7,500 m² GFA)	13	4
DOCK STATISTICS	PROPOSED	
DOCK-HIGH DOORS	13	
GRADE-LEVEL DOORS	1	

KEY PLAN

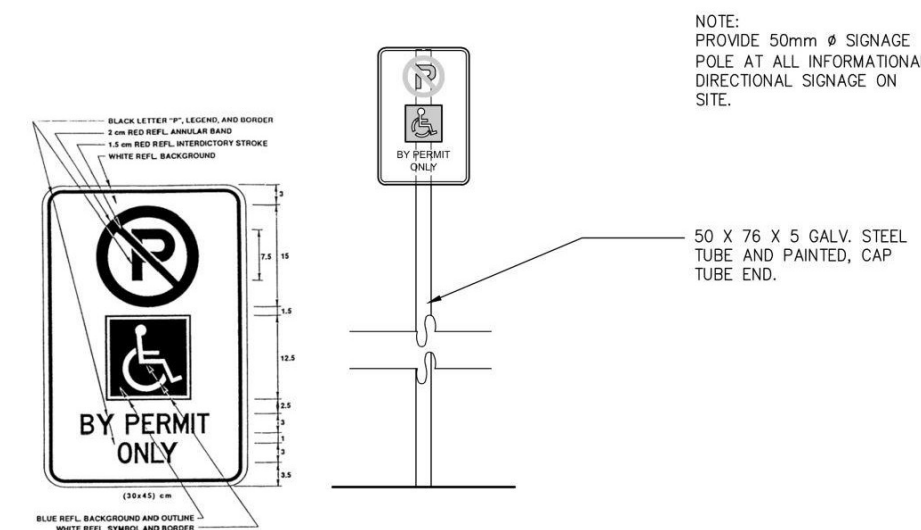
NOT TO SCALE



ACCESSIBLE CURB CUT



ACCESSIBLE PARKING SIGNAGE

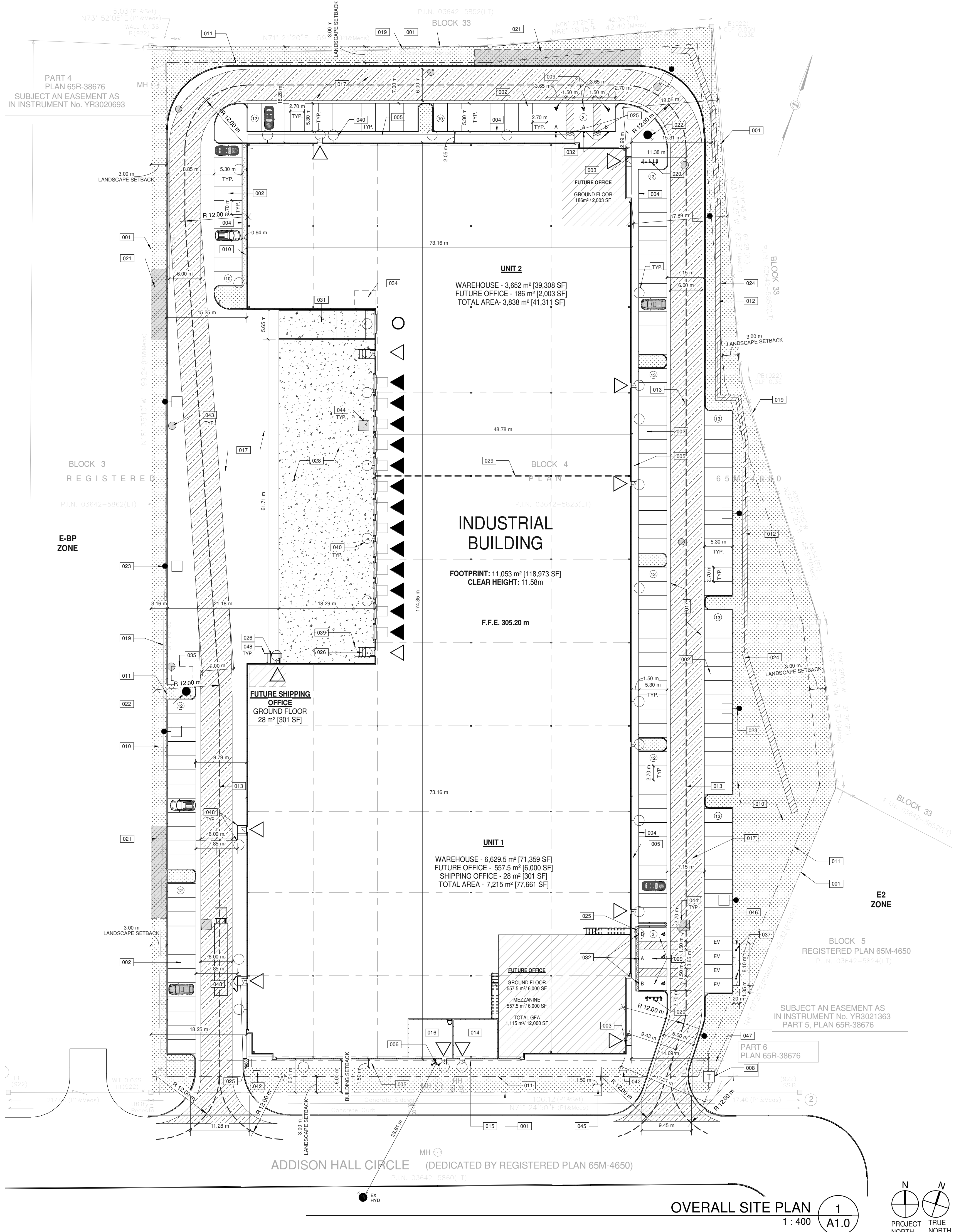


SITE LEGEND

---	FIRE ACCESS ROUTE
- - -	PROPERTY LINE
- - -	SET BACK LINE
□	POLE MOUNTED LIGHT FIXTURE
□	WALLPACK LIGHT FIXTURE
T	TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
■	LANDSCAPE AND IRRIGATION AREA
■	FIRE LANE (HATCHED) NOTE: THE FIRE ROUTE WILL BE DESIGNATED AS PER BY-LAW 1036-81 AS AMENDED
■	HEAVY DUTY ASPHALT
■	TACTILE WALKING SURFACE INDICATORS
①	PARKING STALL COUNT TOTAL
▲	DOCK HIGH TRUCK DOOR
○	DRIVE-IN TRUCK DOOR
▽	PERSONNEL DOOR
●	FIRE HYDRANT
●	EXISTING FIRE HYDRANT
Y	FIRE DEPARTMENT CONNECTION
EV	ELECTRIC VEHICLE PARKING
♿	ACCESSIBLE PARKING
○	ACCESSIBLE PARKING SIGN

SITE PLAN NOTES

- PROPERTY LINE.
- 2700 x 5300 mm PARKING STALL, PAINTED PARKING STRIPING PER TOWN OF AURORA ZONING BY-LAW #6000-17.
- PRINCIPLE ENTRY - TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT.
- 150 mm WIDE CURB TYPICAL.
- 1500 mm MIN. WIDE SIDEWALK TYPICAL U.N.O.
- FIRE DEPARTMENT/SIAMESE CONNECTION.
- EXISTING TRANSFORMER AND CONCRETE PAD - REFER TO ELECTRICAL DRAWINGS.
- TYPICAL ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER SECTION 5.8.1 OF TOWN OF AURORA ZONING BY-LAW #6000-17. EACH PAIR OF SHARED STALLS TO HAVE TYPE A-3.65 m WIDE X5.3 m LONG & TYPE B 2.7 m WIDE X 5.3 m LONG WITH 1.5 m WIDE PAINTED BARRIER FREE AISLE.
- LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS.
- LANDSCAPE SETBACK.
- NEW 1.2m HIGH CHAINLINK FENCE. SEE LANDSCAPE DRAWINGS FOR DETAILS.
- FIRE ACCESS ROUTE W/ 12.0 m TURNING RADIUS DESIGNATED PER BY-LAW 1036-81 AS AMENDED.
- PROPOSED LOCATION OF ELECTRICAL ROOM.
- REQUIRED BUILDING SETBACK.
- PROPOSED LOCATION OF MECHANICAL ROOM.
- HATCHED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK ACCESS.
- EXISTING PERIMETER FENCE - REFER TO LANDSCAPING DRAWINGS.
- BICYCLE RACK - SEE LANDSCAPE DRAWINGS.
- SNOW STORAGE AREA.
- PROPOSED FIRE HYDRANT.
- PROPOSED LIGHT POLE. REFER TO ELECTRICAL DRAWINGS.
- RETAINING WALL - REFER TO CIVIL DRAWINGS.
- TACTILE INDICATOR.
- EXTERIOR STEEL STAIRS.
- CONCRETE DOLLY PAD.
- FUTURE TENANT DEMISING WALL. SUBJECT TO TENANT FIT-UP.
- DRIVE-IN DOOR RAMP AND GUARDRAIL.
- ACCESSIBLE PARKING SIGN AS PER ONTARIO ACCESSIBILITY STANDARDS.
- PROPOSED LOCATION OF GARBAGE ENCLOSURE.
- PROPOSED LOCATION OF ENCLOSED GARBAGE ENCLOSURE.
- EV CHARGING STATION.
- EXTERIOR BOLLARDS.
- PROPOSED WALL LIGHT. REFER TO ELECTRICAL DRAWINGS.
- GROUND / PYLON SIGN.
- PROPOSED MANHOLE - REFER TO CIVIL DRAWINGS.
- PROPOSED CATCH-BASIN - REFER TO CIVIL DRAWINGS.
- 1500 mm CONCRETE WALKWAY TO MUNICIPAL SIDEWALK.
- CONCRETE PAD.
- TRANSFORMER CLEARANCE.
- STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.



WARE MALCOMB

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ARCHITECTURE
PLANNING
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HOME AESTHETICS

INDUSTRIAL DEVELOPMENT
ADDISON HALL BUSINESS
PARK

275 ADDISON HALL CIRCLE
AURORA, ON L4G 7C7

OVERALL SITE PLAN

DATE	REMARKS
2022-05-31	ISSUED FOR REVIEW
2022-06-06	ISSUED FOR SPA
2022-10-24	ISSUED FOR CLIENT APPROVAL
2022-11-29	RE-ISSUED FOR SPA
2023-02-03	ISSUED FOR COORDINATION
2023-03-20	RE-ISSUED FOR SPA
2023-04-04	RE-ISSUED FOR SPA

PA/PM:	O. EMUWA
DRAWN BY.:	A.P.
JOB NO.:	TOR22-0021-00

SHEET

A1.0