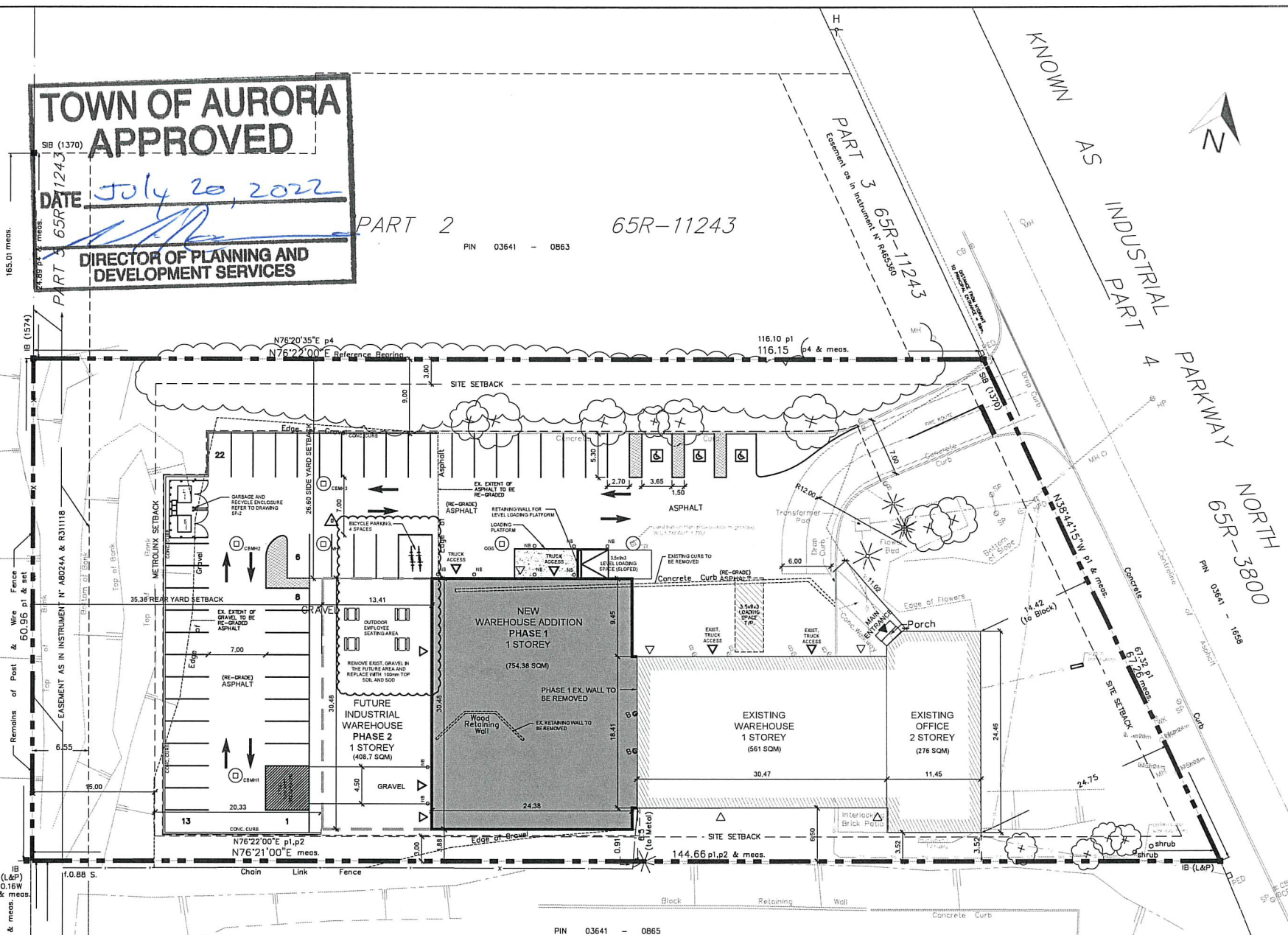


TOWN OF AURORA
APPROVED
 DATE July 20, 2022
 DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

PART 2 65R-11243

PART 4 65R-4062

LOT 102 REGISTERED PLAN 246 PART 3 65R-23420



JP SAMUEL AND ASSOCIATES INC. STRUCTURAL ENGINEERS

OBC MATRIX

ITEM	ONTARIO BUILDING CODE DATA MATRIX	NEW	ALTERATION	RENOVATIONS																														
1	PROJECT DESCRIPTION: Existing 2 storey office and 1 storey industrial warehouse with 1 storey industrial warehouse addition O.B.C. Part 3. Interior renovations O.B.C. Part 11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																														
2	MAJOR OCCUPANCY(S) GROUP D (Office), GROUP F2 (Woodwork Manufacturing Shop)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																														
3	BUILDING AREA (SQ.M) EXISTING 837 NEW 764.38 TOTAL 1,601.38 sqm	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																														
4	GROSS AREA (SQ.M) EXISTING 1,113 NEW 764.38 TOTAL 1,877.38 sqm	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																														
5	No. OF STOREYS ABOVE GRADE 1 BELOW GRADE 1 EX. ABOVE GRADE 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																														
6	NUMBER OF STREETS/ACCESS ROUTES 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																														
7	BUILDING CLASSIFICATION 3.2.2.70 Group F, Division 2, up to 4 Storeys	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																														
8	SPRINKLER SYSTEM PROPOSED	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																														
9	STANDPIPE REQUIRED	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																														
10	FIRE ALARM REQUIRED	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																														
11	WATER SERVICE/SUPPLY IS ADEQUATE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																														
12	HIGH BUILDING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																														
13	PERMITTED CONSTRUCTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																														
14	MEZZANINE(S) AREA (SQ.M) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																														
15	OCCUPANT LOAD BASED ON 1ST FLR	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																														
16	BARRIER-FREE DESIGN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																														
17	HAZARDOUS SUBSTANCES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																														
18	REQUIRED FIRE RESISTANCE RATING (FRR)	<table border="1"> <thead> <tr> <th>FLOOR(S)</th> <th>HOURS</th> <th>LISTED DESIGN NO. OR DESCRIPTION (S-G-2)</th> </tr> </thead> <tbody> <tr> <td>FLOOR(S)</td> <td>45</td> <td>N/A</td> </tr> <tr> <td>ROOF</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>MEZZANINE</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>FRR OF SUPPORTING MEMBERS</td> <td></td> <td></td> </tr> <tr> <td>FLOOR(S)</td> <td>45</td> <td>N/A</td> </tr> <tr> <td>ROOF</td> <td>0</td> <td>N/A</td> </tr> <tr> <td>MEZZANINE</td> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table>			FLOOR(S)	HOURS	LISTED DESIGN NO. OR DESCRIPTION (S-G-2)	FLOOR(S)	45	N/A	ROOF	N/A	N/A	MEZZANINE	N/A	N/A	FRR OF SUPPORTING MEMBERS			FLOOR(S)	45	N/A	ROOF	0	N/A	MEZZANINE	N/A	N/A						
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NOTE:
 CONFIRM ALL GRIDS, DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
 CONTACT ARCHITECT AND ENGINEER FOR ANY DISCREPANCIES.
 PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND MUST BE RETURNED UPON REQUEST. PLANS MUST NOT BE USED IN ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION OF THE ENGINEER.
 THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ENGINEER.



KEY PLAN
SCALE NTS

NO	REVISIONS	DATE	BY
D	RE-ISSUED FOR PERMIT	13/12/2021	J.S.
C	ISSUED FOR PERMIT	27/10/2021	J.S.
B	ISSUED FOR COORDINATION	22/10/2021	J.S.
A	ISSUED FOR CLIENT REVIEW	20/10/2021	J.S.

CLIENT: HORSESHOE PROPERTIES INC.

PROJECT: WILLEN'S ARCHITECTURAL MILLWORK SHOP EXPANSION
 130 INDUSTRIAL PARKWAY NORTH, AURORA, ON

JP SAMUEL AND ASSOCIATES INC. STRUCTURAL ENGINEERS
 1377 Cormorant Road, Suite 204
 Ancaster, ON L9G 4V5
 Tel: (647) 671-8530
 email: jsamuel@jpsamuel.com
 www.jpsamuel.com

SITE PLAN

Scale: AS NOTED

LOADING SPACE	REQD	PROVIDED
	10	11
	34	35
	2	3
Total Parking Required	46	49 (INCL. BARRIER FREE SPACES)

DRAWN BY: S.K. JOB No. 2021-JPS-183
 CHECKED BY: J.S. DRAWING No. SP-01
 DATE: OCT. 2021
 ISSUED:

- GENERAL NOTES**
- ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE ON ADJACENT PROPERTIES.
 - GRADES WILL BE MET WITH 3% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN.
 - PARKING SPACES RESERVED FOR THE PHYSICALLY HANDICAPPED MUST BE IDENTIFIED BY APPROPRIATE SIGNAGE, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGNATED SPECIFICATIONS OF CITY BYLAWS.
 - CONTINUOUS 15CM HIGH BARRIER TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE, EXCEPT AT ASPHALT WALKWAYS AND AT ASPHALT PLAY AREAS.
 - THERE ARE NO UNDERGROUND PARKING STRUCTURES ON THIS PROJECT.
 - THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.6 METRE IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY A STRUCTURAL ENGINEER.
 - LOCATION OF SIGNS INDICATING FIRE ROUTES SHALL BE TO THE CITY OF AURORA FIRE DEPARTMENT APPROVAL.
 - ALL ROADS AND DRIVEWAYS WHICH ARE TO BE DESIGNATED AS FIRE ROUTES SHALL BE SO DESIGNATED AS PER THE CITY'S BY-LAW, PRIOR TO OCCUPANCY OF THE BUILDING.
 - PARKING SPACES SHALL BE 2.7M X 5.3M MIN. HARD SURFACE AREA.
 - CONTINUOUS CONCRETE CURBING TYPICAL THROUGHOUT PARKING AREAS. ALL CURBS TO BE 150MM* HIGH BARRIER TYPE POURED CONCRETE.
 - FIRE ROUTE ACCESS SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL, SUCH AS ASPHALT, CONCRETE OR LOCKSTONE, CONFORMING TO MUNICIPAL STANDARDS AND HAVE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M.
 - ALL SURFACE DRAINAGE SHALL BE SELF CONTAINED AND COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT. EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
 - AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE, AS PART OF THIS CONTRACT.
 - THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.
 - THE PORTIONS OF THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED AS PART OF THIS CONTRACT.
 - SEDIMENTATION CONTROL MEASURES AS PER CITY STANDARDS ARE TO BE IMPLEMENTED DURING CONSTRUCTION.
 - ALL UNDERGROUND SERVICE MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH THE LATEST STANDARDS AND CODES.
 - ROAD OCCUPANCY PERMIT MUST BE OBTAINED BY CONTRACTOR 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
 - PEDESTRIAN WALKWAYS ARE TO BE MINIMUM WIDTH OF 1.2M. THE WIDTH OF A WALKWAY ABUTTING PARKING SPACES IS 1.8M MINIMUM.
 - ALL CATCHBASIN MANHOLES TO HAVE A MINIMUM 0.3 SUMP AND TOP AS PER MUNICIPAL STANDARDS.
 - ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STANDARDS AND SPECIFICATIONS.
 - IF BUILDING CONSTRUCTION IS INTERRUPTED AND/OR INACTIVITY EXCEEDS 30 DAYS, STRIPPED/BARE AREAS WILL BE STABILIZED BY SEEDING.
 - ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM SITE.
 - STORM SEWERS (PRIVATE SEWERS AND/OR WITHIN R.O.W.) AND CONNECTIONS 200 DIAMETER AND LARGER TO BE CONCRETE CL. ES OR CONCRETE CLR WITH TYPE 'B' BEDDING THROUGHOUT EXCEPT AT RISERS, UNLESS OTHERWISE NOTED.
 - SITE PLAN FILE NUMBER SPXXXXXXX
 - ALL ABOVE GROUND UTILITIES ARE TO BE OFFSET A MINIMUM DISTANCE OF 1500MM FROM ALL PROPOSED DRIVEWAYS.

- ARCHITECTURAL**
- MAIN ENTRANCE
 - SECONDARY ENTRANCE/ EXIT
 - TRUCK ACCESS
 - SITE SIGNAGE
 - FIRE HYDRANT
 - NEW BOLLARD
 - NEW DRAIN
- SITE - SURVEY**
- (C) TOP OF BACK OF CURB
 - (DC) DROP CURB
 - (G) GUTTER
 - CB CATCH BASIN
 - GV GAS VALVE
 - HP HYDRO POLE
 - HPL HYDRO POLE & LIGHT
 - HPD HYDRO POLE DIP
 - MH MAN HOLE
 - PEP BELL PEDESTAL
 - SP SIGN POST
 - WK WATER KEY
 - WV WATER VALVE
 - B BOLLARD
- UTILITY LOCATES**
- TELEPHONE_CABLE
 - TELEVISION_CABLE
 - GAS_SERVICE
 - HYDRO_CABLE
 - HYDRO_SERVICE
 - SANITARY_SEWER
 - STORM_SEWER
 - WATER_SERVICE
- CONIFEROUS TREE (SPREAD)**
- DECIDUOUS TREE (SPREAD)**
- EDGE OF TREES**
- SURVEY MONUMENT FOUND**
- SURVEY MONUMENT SET**
- STANDARD IRON BAR**
- IRON BAR**
- KRCMAR, O.L.S.**
- LLOYD & PURCELL LTD.**
- FINISHED FLOOR**
- TOP OF BANK**
- BOTTOM OF BANK**