

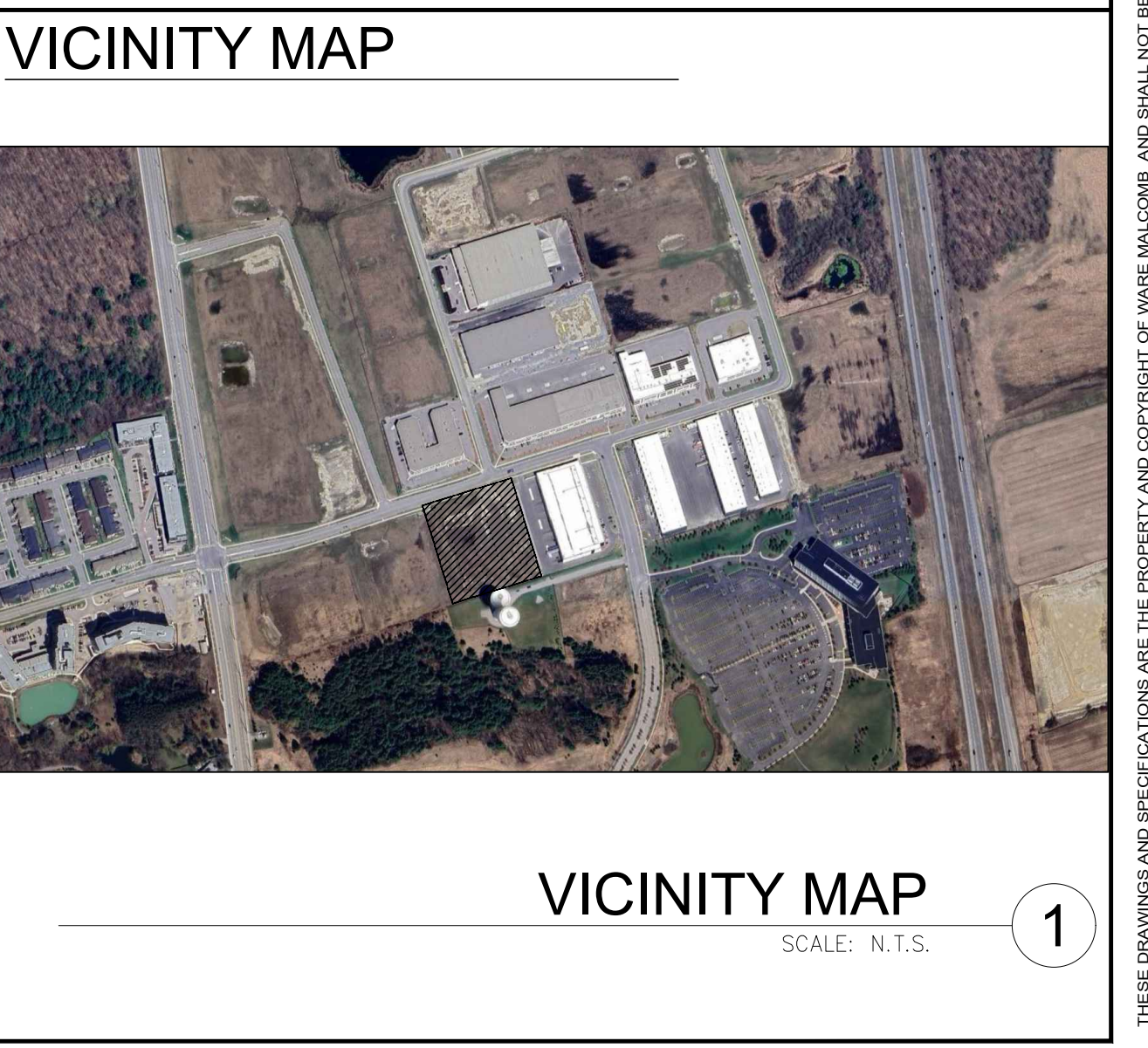
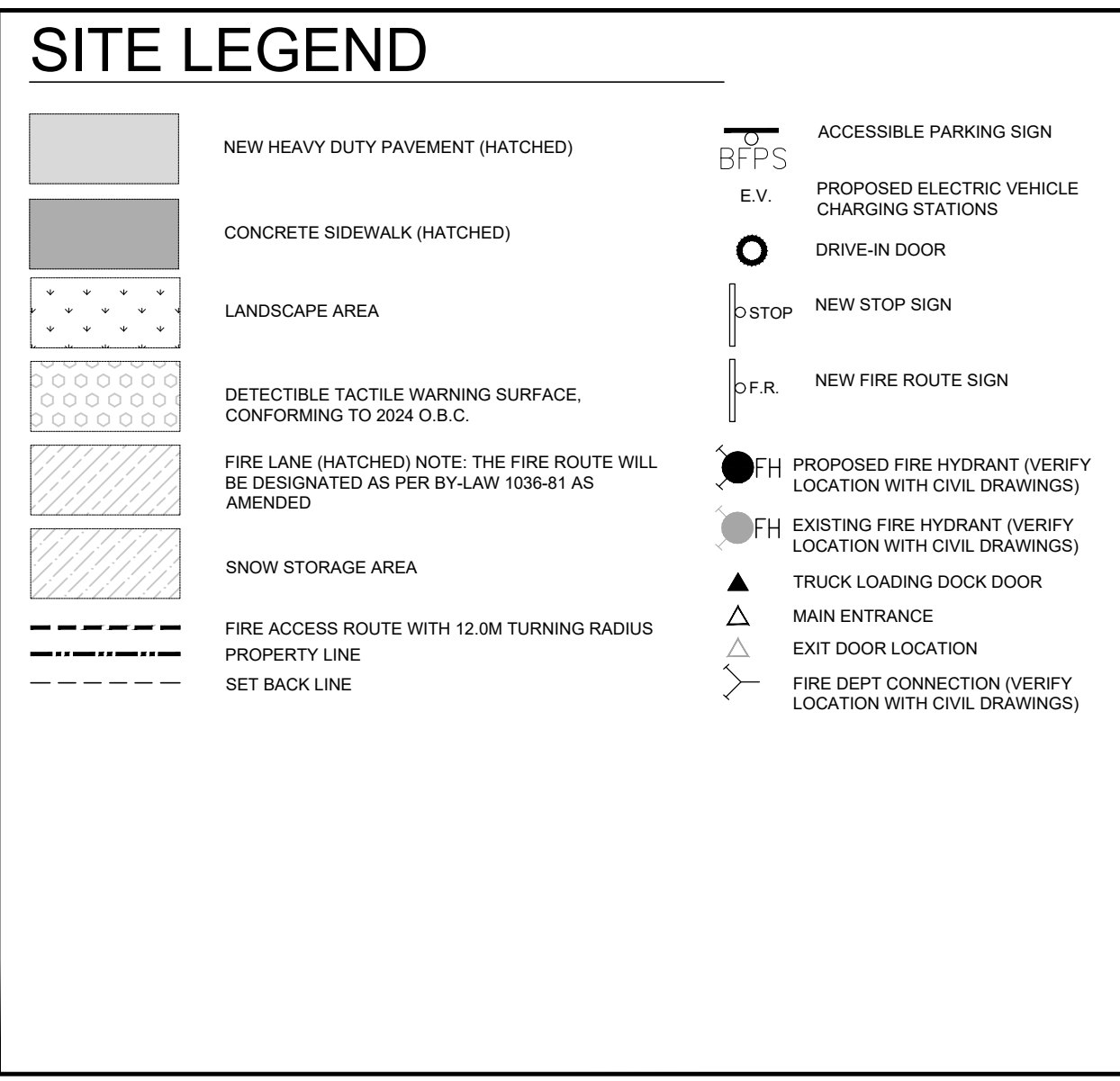
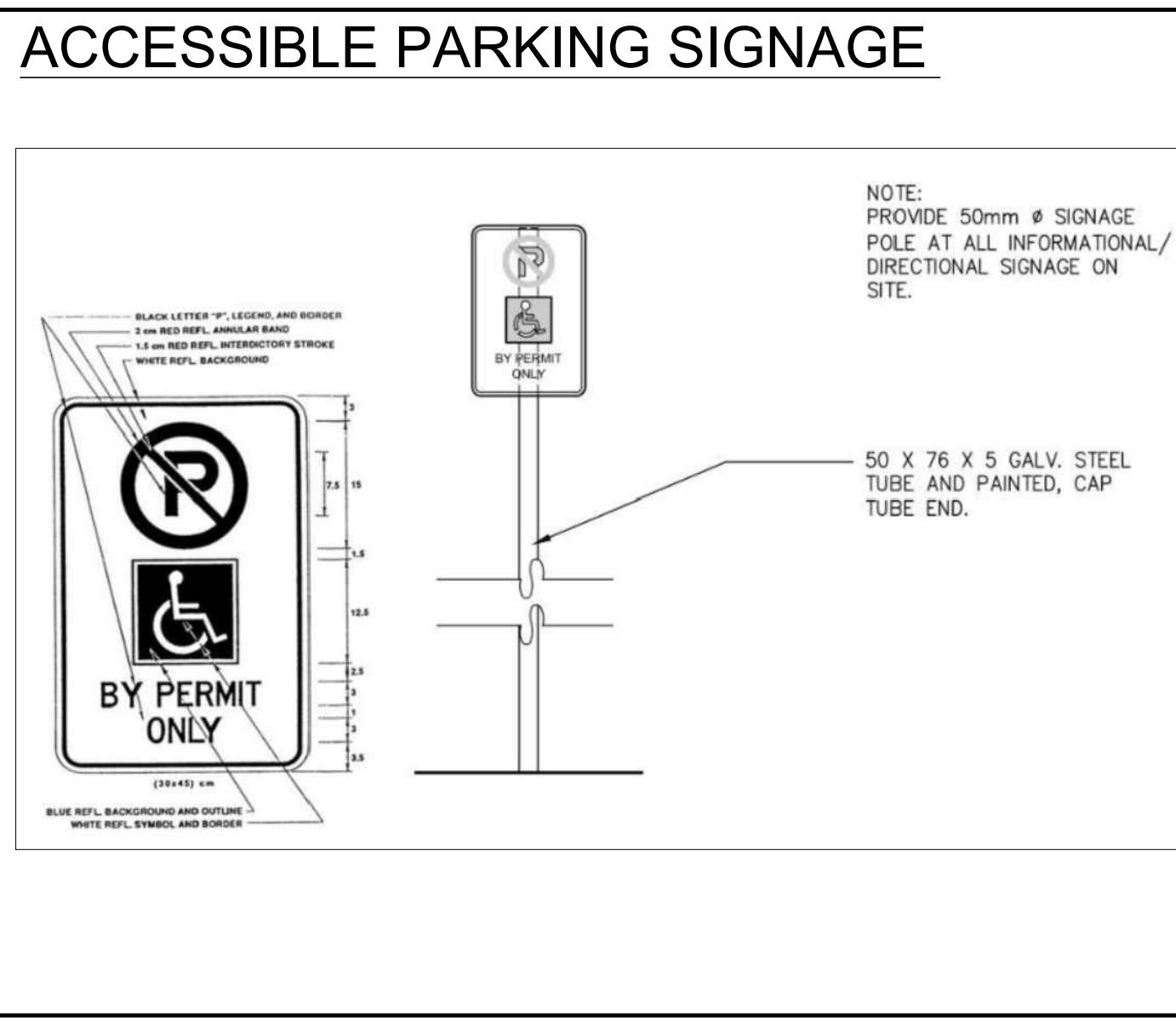
SITE STATISTICS / ZONING MATRIX		
75 ADDISON HALL CIRCLE INDUSTRIAL BUILDING		
Zoning Category	E-BP (Exception No. 433)	
Building Classification	Group F2 (O.B.C. A-3.1.2.1.(1))	
GROSS SITE AREA	1.72 ha	17,171.94m ²
Zone Permitted Use	Warehouse and Office	
Proposed Use	Industrial Warehouse with Office	
BUILDING AREA:		
BUILDING 1	89,013.41 SF	8,269.62 m ²
TOTAL BUILDING AREA	89,013.41 SF	8,269.62 m²
GROSS FLOOR AREA:		
BUILDING 1	89,013.41 SF	8,269.62 m ²
Warehouse	80,112.07 SF	7,442.65 m ²
Office (10% of Bldg Area)	8,901.34 SF	826.96 m ²
TOTAL GROSS FLOOR AREA	89,013.41 SF	8,269.62 m²
Requirements		
Min. Lot Area (Existing)	17,171.94m ²	-
Total Building Area	8,269.62m ²	-
Total Gross Floor Area	8,269.62m ²	-
Max. F.A.R.	48.16%	60.00%
Min. Lot Frontage (m)	110.63 m	30.00 m
Min. Front Yard Building Setback (m)	25.61 m	6.00 m
Min. Int. (East) Side Yard Building Set back (m)	11.09 m	3.00 m
Min. Int. (West) Side Yard Building Set back (m)	3.00 m	3.00 m
Min. Rear Yard Building Setback (m)	28.89 m	3.00 m
Lot Coverage	48.16%	3.00 m
Maximum Building Height (m)	-	13.50 m
Min. Landscape Area (% of Lot Area)	11.20%	10.00%
Min. Landscape Area (SM)	1,923.16m ²	1,717.19m ²
Min. Front Landscape Buffer (m)	6.00 m	3.00 m
Min. Int. (East) Side Yard Building Set back (m)	1.90 m	-
Min. Int. (West) Side Yard Building Set back (m)	3.00 m	-
Min. Rear Landscape Buffer (m)	3.00 m	-
Paved Area	3,871.54 m	-
Parking Calculations		
Warehouse	3.0 per 100sm for first 100sm Plus 2.0 per 100sm for next 900sm Plus 1.1 per 100sm for remaining space	
Accessible Parking		
For 1-12 Required Spaces	1	
For 13-100 Required Spaces	@4% of required parking spaces	
For 101-200 Required Spaces	@1+ 3% of required parking spaces	
For 201-1000 Required Spaces	@2+ 2% of required parking spaces	
Building 1		
Accessible Parking	Proposed 103 Required 101	Required 101
EV Spaces	2 - Type-A 2 - Type-B	2 - Type-A 2 - Type-B
Total no. of Parking Spaces	103	101
(Including Accessible Parking Spaces)		
Parking Stall Dimensions		
STANDARD: 2.7m X 5.3m w/ 7m Aisle ACCESSIBLE: Type-A 3.65m X 5.3m, Type-B 2.7 X 5.3m, w/ 1.5m access aisle		
Loading Space Calculations		
140 square metres or less	Proposed 8	Required 8
More than 140 square metres but less than 300 square metres		1
300 square metres or more but less than 2500 square metres		2
2500 square metres or more but less than 7500 square metres		3
7500 square metres or more		2
Total No. of Loading Spaces	8	8
Bike Parking Calculations		
BUILDING 1	Proposed 10	Required 10
@2.0 Spaces + 1 Space per every 1000SM of GFA		

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BLOCK 31
 75 ADDISON HALL CIRCLE,
 AURORA, ON L4G 7C7,
 CANADA

- ### GENERAL NOTES
- PROPERTY LINE
 - 2700x3000 PARKING STALL, PAINTED PARKING STRIPING PER TOWN'S STANDARDS, WITH 7M WIDE DOUBLE LOADED AISLE
 - PRINCIPAL ENTRANCE - TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
 - 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: 3.65m x 5.3m & TYPE B 2.7m x 5.3m WITH 1.5m WIDE PAINTED BARRIER FREE AISLE.
 - 150mm WIDE CURB TYPICAL
 - MIN. 1500mm WIDE SIDEWALK TYPICAL U.N.O
 - CANOPY LINE ABOVE
 - ACCESSIBLE CURB RAMP AS PER DETAIL
 - FIRE DEPARTMENT CONNECTION / SIAMSE CONNECTION
 - PROPOSED LOCATION OF TRANSFORMER C/W CONCRETE PAD
 - GAS METERS, GAS METER PADS AND BOLLARDS - GC TO COORDINATE WITH ENBRIDGE FOR EXACT LOCATION OF THE METERS, SIZE AND ELEVATION OF THE PADS AND LOCATION OF THE BOLLARDS.
 - CONCRETE APRON
 - LANDSCAPE AREA - SEE LANDSCAPE DWGS.
 - PEDESTRIAN RAIL (1070mm HIGH) SET INTO RETAINING WALL WHERE GRADE CHANGE GREATER THAN 600mm. PROVIDE CONCRETE-FILLED STEEL BOLLARD AT END OF RETAINING WALL - SEE CIVIL DWGS.
 - EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
 - TRUCK LOADING DOCK (TYPICAL)
 - LOADING SPACE - L.S. (MIN. 3.5m(W) X 9.0m(L))
 - FIRE ACCESS ROUTE W/ 12m TURNING RADIUS (DESIGNED PER BY-LAW 1036-81 AS AMENDED)
 - PROPOSED LOCATION OF ELECTRICAL ROOM
 - PROPOSED LOCATION OF MECHANICAL ROOM
 - CURB RADI AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO OPSD 350.010 - SEE CIVIL DWGS.
 - 1.8M WIDE PAINTED PEDESTRIAN PATHWAY
 - HATCHED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS.
 - PROPOSED FIRE HYDRANT. REFER CIVIL DWGS.
 - ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY. DRIVEWAY GRADE TO BE COMPATIBLE WITH EXIST. SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR AT EACH ENTRANCE.
 - BICYCLE RACKS MIN. 1.8Mx0.6M PER SPACE. REFER LANDSCAPE DWGS.
 - PROPOSED STOP SIGN AND/OR PAINTED STOP LINE LOCATION
 - DETECTIBLE TACTILE WARNING SURFACE, CONFORMING TO 2024 O.B.C.
 - EXISTING MUNICIPAL HYDRANT
 - RETAINING WALL. REFER CIVIL DWGS.
 - ACCESSIBLE PARKING GRADE SLOPING UP TO MEET PROPOSED CURB LEVEL
 - PROPOSED FIRE ROUTE SIGN LOCATION
 - DRIVE-IN RAMP WITH GALVANIZED GUARDRAIL ON EACH SIDE. SEE CIVIL DWGS FOR SLOPE %
 - SNOW STORAGE. REFER LANDSCAPE DWGS.
 - EXISTING CHAIN-LINK FENCE. REFER LANDSCAPE DWGS.
 - CONCRETE/STEEL SAFETY BOLLARD
 - GALVANIZED STEEL GRATE WALKWAY
 - PROPOSED LOCATION OF GARBAGE ENCLOSURE.
 - FUTURE TENANT DEMISING WALL. SUBJECT TO TENANT FIT-UP
 - ACCESSIBLE PARKING SIGN AS PER ONTARIO ACCESSIBILITY STANDARDS
 - EV CHARGING STATION
 - GROUND/PYLON SIGNAGE



DATE	ISSUED FOR SFA	REMARKS
2025-07-31	ISSUED FOR SFA	
2025-10-09	ISSUED FOR COORDINATION	
2025-10-15	ISSUED FOR COORDINATION	
2025-11-21	ISSUED FOR SFA	
2026-01-06	ISSUED FOR SFA	

PA / PM: O.E.
 DRAWN BY: C.B.
 JOB NO.: TOR24-0123-00

SHEET
A100

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