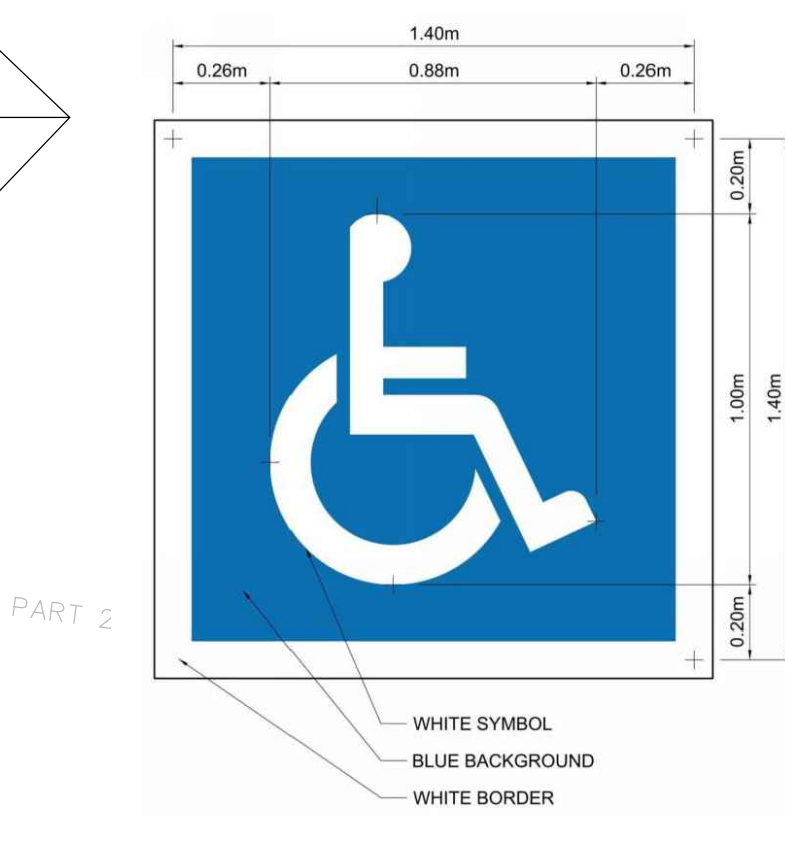
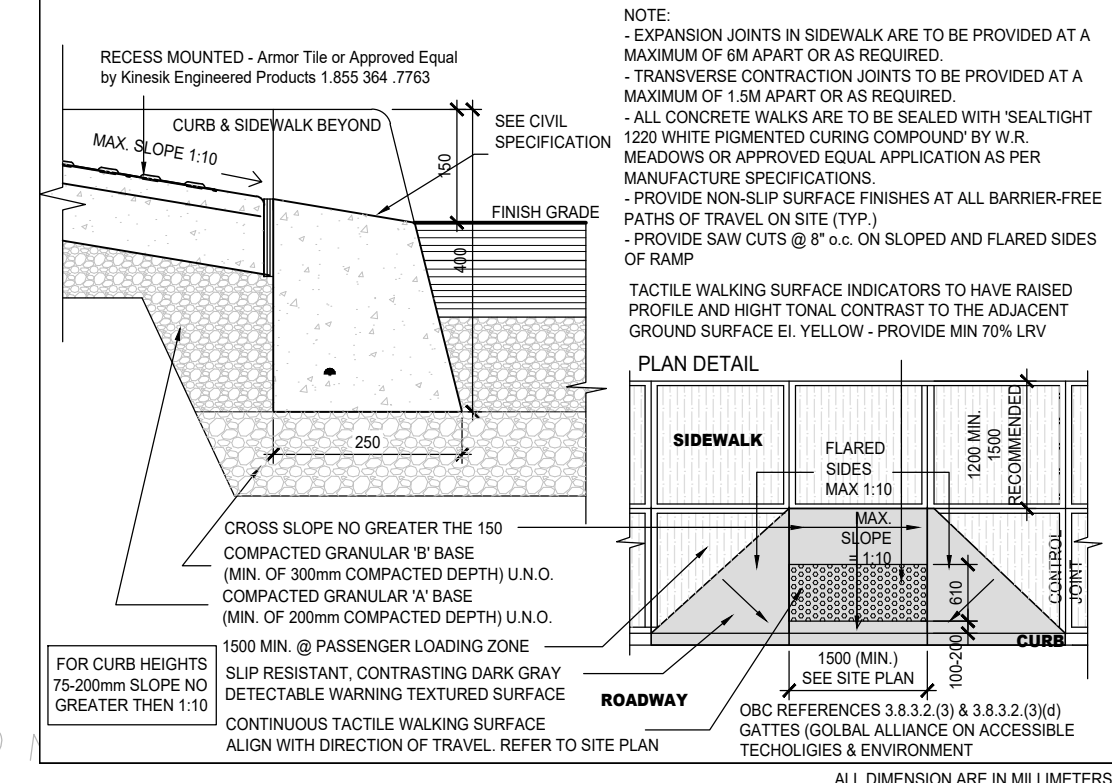


**4 PAINTED MARKING**  
 ASP-100 STANDARD BY-LAW 2213-78



**2 DETAIL**  
 ASP-100 DETAIL FROM GAATES 2.1.5.1 - BETTER BARRIER-FREE CURB RAMPS



**DRAWING LEGEND**

- LOCATION OF BLDG PRINCIPAL ENTRANCES FOR PUBLIC, FIRE FIGHTERS AND BF USE
- FREE STANDING SIGNS
- TRAFFIC FLOW
- DELINEATED PATH OF TRAVEL - REFER TO OBC 3.8.3.2. CONCRETE SURFACE TO CHANGE FROM BROOM FINISH TO SWIRL FINISH
- AREA OF PROPOSED NEW BLDG
- EXISTING BUILDING
- HARDSCAPE AREAS PAVERS / STAMPER CONCRETE / REFER TO LANDSCAPE DRAWINGS
- PATH OF FIRE ROUTE
- SOFT LANDSCAPE AREAS REFER TO LANDSCAPE DRAWING
- SNOW STORAGE AREAS
- SERVICE EXITS/ ENTRANCE POINTS
- OVER-HEAD DOORS (S.C.) SIAMSESE CONNECTION
- PAINTED ISLAND - NO PARKING
- FLAG POLE C/W UPLIGHT
- GAS METER
- LIGHT BOLLARDS
- REFER TO ELEC. SITE PLAN
- PROPOSED LOCATION OF PAD MOUNTED TRANSFORMER (CONFIRM WITH LOCAL UTILITIES SEE SITE ELECTRICAL PLAN)
- LOCATION OF L.S.
- TREE PROTECTION HOARDING SEE LANDSCAPE DWGS
- PROPOSED DECORATIVE FENCING
- PROPOSED CHAIN LINK FENCE SEE CIVIL
- BIKE RACK - REFER TO LANDSCAPE DWGS
- BF DEPRESSED CURB/ RAMP (TYPICAL) - AS PER 3.8.3.2(3) OBC
- DESIGNATED BARRIER FREE PARKING SPACE. REFER TO CITY STANDARD FOR PAINTED SYMBOL
- NUMBER OF PARKING STALLS IN A ROW

**DEVELOPMENT STATISTICS**

	SF	ACRES	%
GROSS SITE AREA	9,039.9	96.541	100.0%
SOFT LANDSCAPE AREA	1,322.3	14.233	15.52%
HARDSCAPE	147.4	1.587	1.74%
LANDSCAPE OPEN SPACE	1,469.7	15.590	17.14%
ASPHALT AREA	3,899.8	41.977	46.54%
MISC (CURBS, WALKWAYS ETC.)	1,484.5	16.007	17.69%
BASEMENT FLOOR GFA (no deducts)	792.0	8.502	9.32%
GROUND FLOOR GFA (Lot coverage)(no deducts)	1,175.9	12.568	13.91%
2ND FLOOR GFA (no deducts)	1,138.0	12.250	12.59%
3RD FLOOR GFA (no deducts)	1,138.0	12.250	12.59%
4TH FLOOR GFA (no deducts)	1,138.0	12.250	12.59%
5TH FLOOR GFA (no deducts)	1,138.0	12.250	12.59%
GROSS FLOOR AREA (BEFORE DEDUCTIONS)	6,666.0	73.956	73.76%
BASEMENT FLOOR GFA (with deducts)	592.8	6.373	6.55%
GROUND FLOOR GFA (with deducts)	1,198.5	12.878	13.25%
2ND FLOOR GFA (with deducts)	1,084.1	11.670	12.80%
TYPICAL FLOOR (3,4,5) (with deducts)	1,084.1	11.670	12.80%
GROSS FLOOR AREA (AFTER DEDUCTIONS)	7,068.3	76.083	77.65%
FLOOR AREA RATIO (FLOORS 1-6)	6,524.1	70.225	81%

**PARKING REQUIRED (BY-LAW 2213-78 SECTION 6.26)**

PARKING BREAK/DOWN	AREA (SQ)	AREA (SQM)	PER (SQ)	RATIO	TOTAL
HOTEL - 1 SPACE PER GUEST RM OR SUITE					
HOTEL - 10 SPACES PER 100 m <sup>2</sup> GFA DEVOTED TO PUBLIC USE					
REQUIRED (APPROVED MV-2017-19A)	122.0	1,100.0	1.0	1.00	122.0
PROVIDED					
TOTAL PUBLIC USE AREAS	5,132	669.9	100.0	10.00	66.99
GROUND FLOOR RECEPTION/ PANTRY / TREAT SHOP/ GREAT ROOM	2,071	192.4	100.0	10.00	19.24
GROUND FLOOR MEETING A,B,C	1,788	166.1	100.0	10.00	16.61
GROUND FLOOR W.R. COMBINED	384	35.7	100.0	10.00	3.57
BASEMENT POOL	1,940	180.2	100.0	10.00	18.02
BASEMENT FITNESS	889	82.6	100.0	10.00	8.26
BASEMENT POOL W.R.	134	12.5	100.0	10.00	1.25
PARKING PROVIDED					
PARKING AREA 1					74
PARKING AREA 2					51
TOTAL PARKING PROVIDED					125
APPROVED VARIANCE MV-2017-19A-D	NO				-87

- GENERAL NOTES:**
- ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE RESTORED TO THE SATISFACTION OF THE TOWN.
  - A MINIMUM SETBACK OF 1.0m FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE MAINTAINED BY THE CONTRACTOR PRIOR TO A SETBACK OF 1.0m. THE COST OF THE RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
  - THE CONTRACTOR OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND ANY DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
  - ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
  - THE OWNER/CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND HANDICAP SIGNS AS SET OUT IN THE TOWN BY-LAW AND DESIGN CRITERIA.
  - ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
  - ALL DOWNSPOTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
  - ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR.
  - SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
  - WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
  - EXCESS SNOW WILL BE REMOVED BY PRIVATE HAULER SUBJECT TO DEMAND FOR PARKING.
  - REBOUNDING SIGN POST MOUNTED ON CURB.
  - MANUFACTURE IMPACT RECOVERY (http://www.impactrecovery.com) STYLE: Sta-Rite Sign Posts. SIGN MOUNTING HEIGHT & SIGN AS PER TOWN ACCESSIBILITY STANDARDS.
  - GAS METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE PUBLIC STREETS AND SHALL BE DISCREETLY AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREENED FROM PUBLIC VIEW.
  - GAS PIPES SERVICING ROOF TOP MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE TO ANY PUBLIC VIEW AND SHALL BE INSTALLED WITHIN THE WALL CONSTRUCTION.

**CREDIT NOTES:**

THIS SITE PLAN IS BASED UPON AND MUST BE READ WITH TOPO PLAN 17-21-049-00A BY JD BARNES LTD. DATED JANUARY 23, 2017. SAPIUS ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION.

**LEGAL LAND DESCRIPTION:**

LOT 1 REGISTERED PLAN 65M-3974 TOWN OF AURORA REGIONAL MUNICIPALITY OF YORK

**SURVEYORS INFO** FILE: 17-21-049-0A

**JD Barnes Limited**  
 Surveying Mapping GIS  
 140 RENEW DRIVE,  
 SUITE 100, MARKHAM, ON L3R 6K3  
 Tel: 905-477-3600 Fax: 905-477-3882

**ZONING INFORMATION - ZONING BY-LAW NO. 2213-78**

Table	REQ'D (SQ M)	PROV. (SQ M)	COMPLY
Min. Lot Frontage	10	74.58	YES
Min. Lot Area	9 HA	0.804	YES
Lot Coverage	NA	14.6%	YES
Min. Landscape Open Space	NA	18.3%	YES
Max. Building Height (MV-2017-19B)	6 STOREY APPROVED	6 STOREY	YES
Max GFA	55,700	6,524	YES
Max Floor Area Ratio (FAR)	50%	0.85	YES
REQUIRED + 35% MV-2017-19C		94	9.4
DRIVE ENTRANCE - EXIT MV-2017-19D			

**SETBACKS**

FRONT YARD (WEST) - Leslie St	REAR YARD (EAST)	INTERIOR SIDE YARD (NORTH)
9	3	3.24

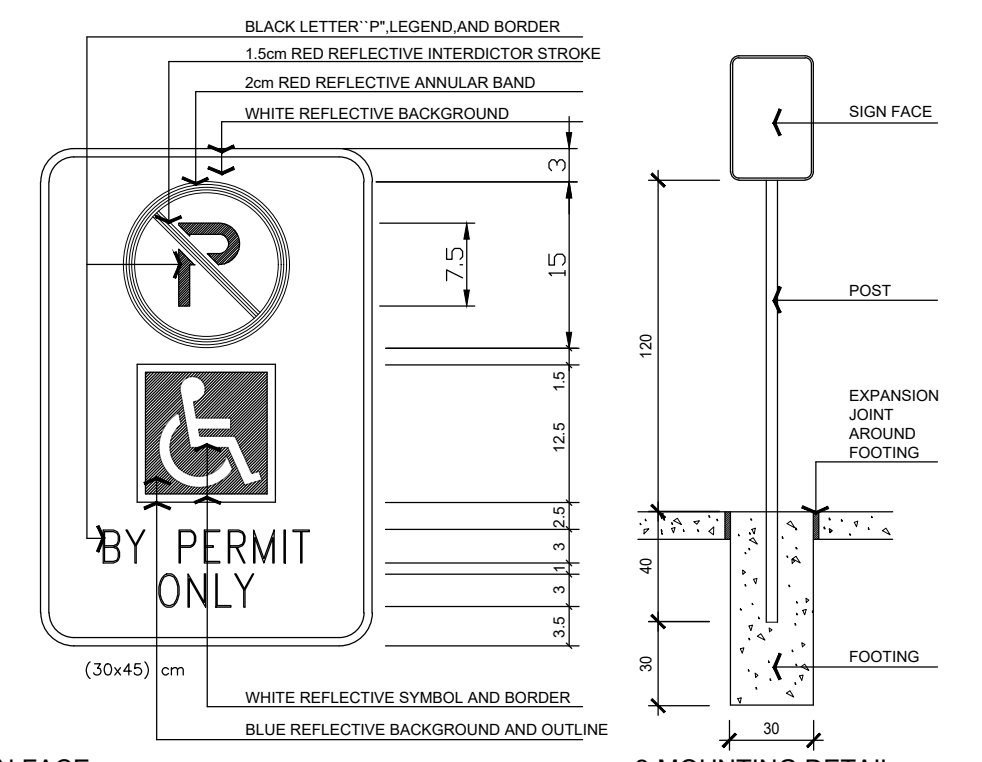
**LANDSCAPE BUFFER**

FRONTING ON LESLIE	FRONTING ON DON HILLOCK DR.	ADJACENT TO OTHER LOTS
6	3	3.00-4.4

**PARKING STANDARDS**

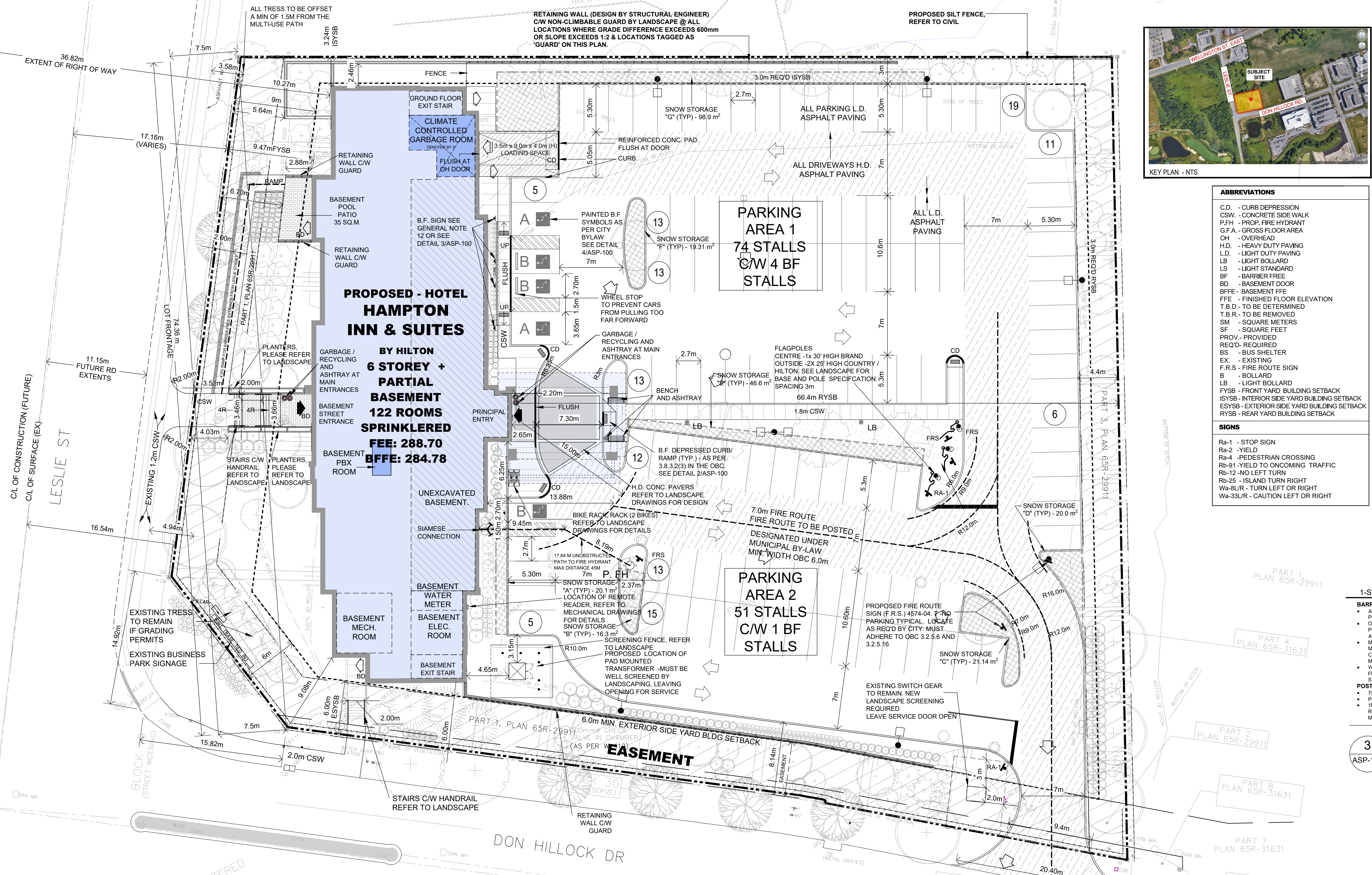
STALL DIMENSION	DRIVE AISLE - TWO WAY
2.7 x 5.3	YES
ACC. PARKING - TYPE A / B	3.65 / 2.7 x 5.3 (+1.5 AISLE)
BIKE RACKING	0.86 x 1.8
LOADING STALL DIMENSION	3.5 x 9 x 4 (H)
DRIVE AISLE - TWO WAY	7.0

- ABBREVIATIONS**
- CD - CURB DEPRESSION
  - CSW - CONCRETE SIDE WALK
  - PFH - PROP. FIRE HYDRANT
  - G.F.A. - GROSS FLOOR AREA
  - OH - OVERHEAD
  - HD - HEAVY DUTY PAVING
  - LD - LIGHT DUTY PAVING
  - LB - LIGHT BOLLARD
  - LS - LIGHT STANDARD
  - BF - BARRIER FREE
  - BD - BASEMENT DOOR
  - BFFE - BASEMENT FFE
  - FFE - FINISHED FLOOR ELEVATION
  - T.B.D. - TO BE DETERMINED
  - T.B.R. - TO BE REMOVED
  - SM - SQUARE METERS
  - SF - SQUARE FEET
  - PROV. - PROVIDED
  - REQD. - REQUIRED
  - BS - BUS SHELTER
  - EX - EXISTING
  - F.R.S. - FIRE ROUTE SIGN
  - B - BOLLARD
  - LB - LIGHT BOLLARD
  - FYSB - FRONT YARD BUILDING SETBACK
  - ISYSB - INTERIOR SIDE YARD BUILDING SETBACK
  - ESYSB - EXTERIOR SIDE YARD BUILDING SETBACK
  - RYSB - REAR YARD BUILDING SETBACK
- SIGNS**
- Ra-1 - STOP SIGN
  - Ra-2 - YIELD
  - Ra-4 - PEDESTRIAN CROSSING
  - Rb-91 - YIELD TO ONCOMING TRAFFIC
  - Rb-12 - NO LEFT TURN
  - Rb-25 - ISLAND TURN RIGHT
  - Wa-BL-R - TURN LEFT OR RIGHT
  - Wa-3SL-R - CAUTION LEFT OR RIGHT



- 1-SIGN FACE**
- BARRIER FREE PARKING SIGNAGE REQUIREMENTS**
  - ALL HANDICAPPED PARKING STALLS SHALL BE DESIGNATED BY SIGNAGE AS PER BY-LAW
  - ONE SIGN PER BAY IS REQUIRED UNLESS A ROW OF SEVERAL BAYS IS PROVIDED IN WHICH CASE, A SIGN AT EACH END OF THE ROW WITH APPROPRIATE DIRECTIONAL ARROWS AS PER DRAWING 3 - SIGN LOCATION FOR MULTIPLE PARKING STALLS IS ACCEPTABLE. THE REQUIRED SIGN(S) MUST BE MOUNTED AT LEAST 0.6m AND NOT MORE THAN 2.0m FROM THE FACE OF THE CURB AT A HEIGHT OF 1.2m ABOVE THE TOP OF CURB ELEVATE. TOWN SIGNS MUST NOT OBSTRUCT THE SIDEWALK
  - WHERE AN UNOBSTRUCTED BUILDING FACE IS LOCATED NO MORE THAN 2.0m FROM THE FACE OF THE CURB AT THE HANDICAPPED BAY, THE SIGN(S) MAY BE MOUNTED ON THE BUILDING FACE.
- 2-MOUNTING DETAIL**
- SIGN FACE
  - 0.064 GAUGE ALUMINUM SIGN
  - BLANK WHITE BACKGROUND
  - HDS-5 METRO PUNCH
  - MOUNTING
  - THE SIGN FACE MUST BE SECURED TO A POST WITH TWO GALVANIZED 12mm HEX HEAD BOLTS AND NUTS WITH FLAT WASHERS ON BOTH SIDES
  - TO A MASONRY BUILDING FACE WITH TWO GALVANIZED 50mm LONG 6mm DIAMETER HEX-HEAD LAG BOLTS WITH FLAT WASHERS IN LEAD SHEILD MASONRY ANCHORS.
  - TO A METAL BUILDING FACE WHERE THE MINIMUM THICKNESS IS 2mm WITH TWO #10 PLATED, 6885 SELF-TAPPING SHEET-METAL SCREWS WITH FLAT WASHERS.

**3 BARRIER FREE SIGN DETAIL**  
 ASP-100 N.T.S.



**1 SITE PLAN**  
 ASP-100 SCALE 1:250

**GENERAL NOTES:** DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED 'ISSUED FOR CONSTRUCTION'. VERIFY CONSTRUCTION & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

**DEVELOPMENT CONSULTANT:**  
 1464 CORTWELL RD. UNIT 7  
 COLUMBIA, ONTARIO L4L 7W5  
 P: 905.337.2249

**ARCHITECTS:**  
 55 ST JOHN AVE, SUITE 205  
 TORONTO, ON M4V 1N5  
 P: 905.337.2249 ext. 207

**CLIENT:**  
 SUNRAY GROUP  
 RUP GUPTA  
 515 CONSUMERS RD, SUITE 701,  
 NORTH YORK, ON, M2J 4Z2  
 416.305.2333

**REGISTERED PROFESSIONAL ARCHITECTS:**  
 DON HILLOCK DR.  
 PROJECT NO. 17-21-049-00A

**PROJECT:**  
 4 DON HILLOCK DR.  
 AURORA, ONTARIO L4G 0H6

**DRAWING TITLE:**  
 SITE PLAN  
 YORK REGION FILE NO. SP.17.A.0006

**BY:** DB / VP  
**CHECKED:** GSE/PROJ  
**DATE:** 19-04-2017  
**SCALE:** AS NOTED

**ASP-100**