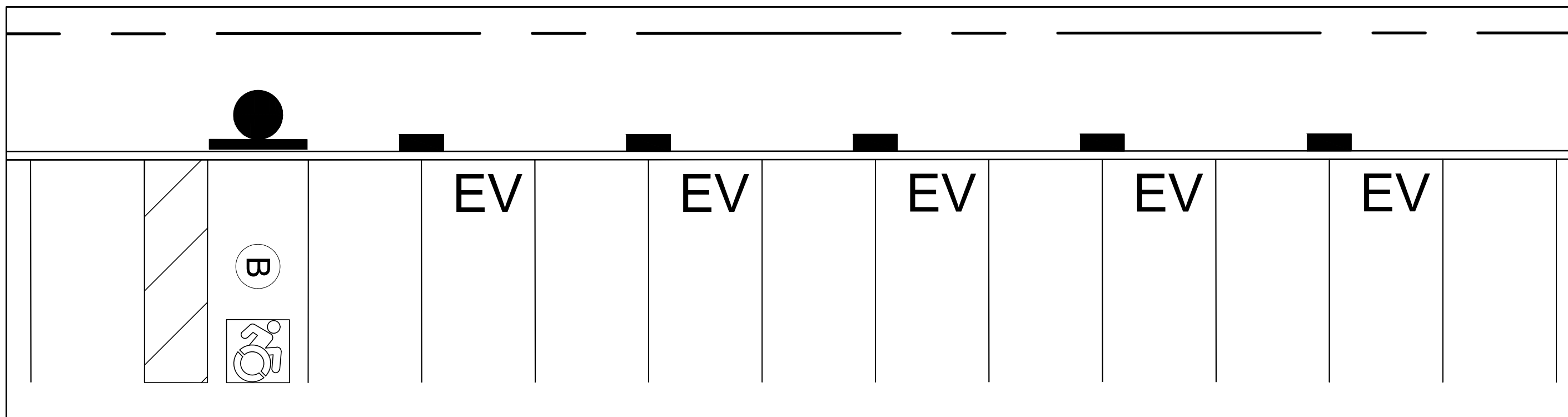


SYMBOL LEGEND	
	MAN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN LOCATIONS
	ENTRANCE & EXIT VESTIBULES
	DIRECTION OF TRAFFIC FLOW
	LANDSCAPE ISLANDS TO CONC. CURB CONC. AS SHOWN CIVIL LANDSCAPE - SEE LANDSCAPE DWG.
	PAINTED ISLANDS PAINTED TRAFFIC ISLAND COLOUR AS PER PAINT SPEC.
	CURB-CUTS FOR ACCESSIBLE ACCESS
	LIGHT DUTY ASPHALT PAVING CAR PARKING AND DRIVEWAYS SEE SITE SERVICE & GRADING DWGS FOR DETAILS
	HEAVY DUTY ASPHALT PAVING TRUCKING ROUTE SEE SITE SERVICE & GRADING DWGS FOR DETAILS
	SNOW STORAGE
	EASEMENT
	PROPERTY LINE
	DESIGNATED FIRE ROUTE
	ACCESSIBLE PARKING SIGN
	ACCESSIBLE PARKING STALL
	FIRE HYDRANT AND VALVE (REFER TO TYPICAL SITE PLAN DETAILS)
	FIRE DEPT. CONNECTION
	ALTERNATIVE FUELING STATION
	GARBAGE ROOM
	ELECTRICAL ROOM
	MECHANICAL ROOM
	CART CORRAL
	BICYCLE RACK - LAYOUT CONFORMS TO YOURSINGLES FOR DESIGN & MANAGEMENT OF BICYCLE PARKING FACILITIES
	ROOF DRAIN
	FIRE ANNUNCIATOR PANEL
	FIRE ALARM
	CANADA POST FACILITY
	LIGHTING REFERENCE (REFER TO ELECTRICAL DRAWINGS)
	FIRE-ROUTE SIGN
	IMPRESSED ASPHALT
	ELECTRIC VEHICLE CHARGING STATION
	STOP SIGN



2 SITE DETAIL
A-100 SCALE: N.T.S.

NET GFA: (EXCLUDING STAIRWELLS & ELEVATOR SHAFTS)		
GROUND FLOOR:		
UNIT 100 - 103 (INDUST.)	436.88 S.M.	(4,702.69 S.F.)
UNIT 104 - 104A (MGT. OFF.)	106.51 S.M.	(1,146.50 S.F.)
UNIT 105 (REST.)	208.04 S.M.	(2,239.40 S.F.)
UNIT 106 - 107 (INDUST.)	201.67 S.M.	(2,170.83 S.F.)
LOBBY	84.48 S.M.	(909.36 S.F.)
SERVICE CORRIDOR	93.26 S.M.	(1,003.88 S.F.)
UNIT 108 - 109 (INDUST.)	201.67 S.M.	(2,170.83 S.F.)
UNIT 110 (REST.)	208.04 S.M.	(2,239.40 S.F.)
UNIT 111 (INDUST.)	126.24 S.M.	(1,358.88 S.F.)
UNIT 112 - 113 (INDUST.)	214.44 S.M.	(2,308.29 S.F.)
UNIT 114 - 115 (INDUST.)	222.44 S.M.	(2,394.40 S.F.)
TOTAL GROUND FLOOR:	2,103.67 S.M.	(22,644.46 S.F.)
SECOND FLOOR:		
UNIT 200 (OFFICE)	1,008.89 S.M.	(10,859.96 S.F.)
UNIT 201 - 205 (OFFICE)	343.65 S.M.	(3,699.14 S.F.)
UNIT 206 - 210 (OFFICE)	257.48 S.M.	(2,771.58 S.F.)
TOTAL SECOND FLOOR:	1,610.02 S.M.	(17,330.68 S.F.)
THIRD FLOOR:		
UNIT 300 (OFFICE)	1,018.81 S.M.	(10,966.74 S.F.)
TOTAL GFA:	4,732.50 S.M.	(50,941.87 S.F.)
F.S.I. (NET):	0.59	

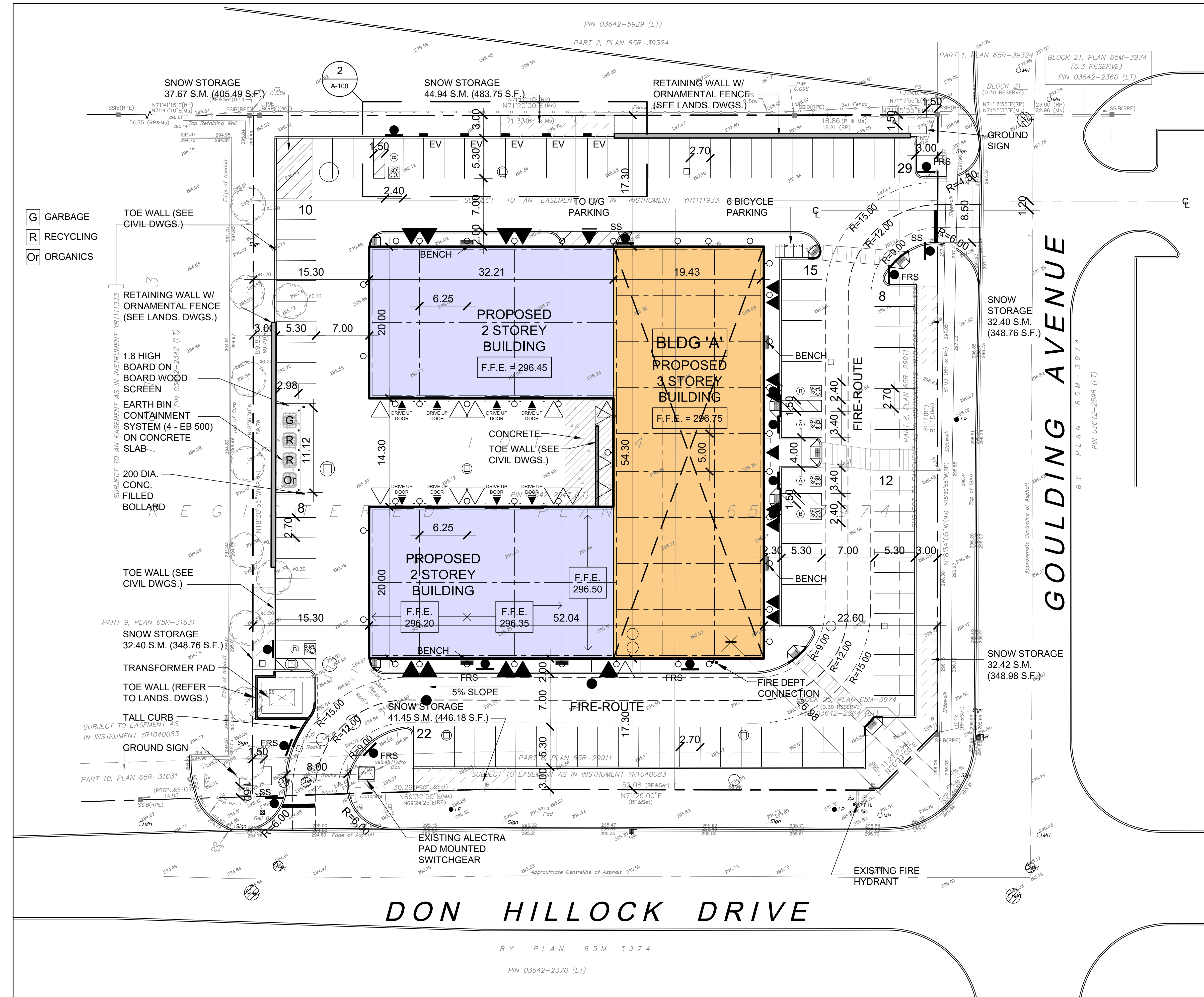
PARKING REQUIRED (NET):		
100.00 S.M. @ 3 CAR / 100 S.M.	3 SPACES	
2,700.00 S.M. @ 2 CAR / 100 S.M.	54 SPACES	
1,932.50 S.M. @ 1 CAR / 100 S.M.	20 SPACES	
TOTAL PARKING REQUIRED:	77 SPACES	
PARKING PROVIDED:		
GROUND:	104 SPACES	
UNDERGROUND:	55 SPACES	
TOTAL PARKING:	159 SPACES	
ACCESSIBLE PARKING REQ'D: 1 + 3% OF 80 = 5 SPACES		
ACCESSIBLE PARKING PROVIDED: 3 TYPE A 5 TYPE B		
TOTAL RESTAURANTS: 8.79% OF G.F.A.		
TOTAL OFFICE: 57.80% OF G.F.A.		
TOTAL INDUSTRIAL: 29.65% OF G.F.A.		
SERVICE CORRIDOR: 1.97% OF G.F.A.		
LOBBY: 1.79% OF G.F.A.		
TOTAL: 100% OF G.F.A.		
BUILDING HEIGHT: 15.5m (3 STOREYS)		
PAVED AREA: 4,198.00 S.M. (52.42%)		
LANDSCAPE AREA: 1,470.43 S.M. (18.36%)		
SNOW STORAGE AREA: 221.28 S.M. (5.27% OF PAVED AREA)		
EV STATIONS: 20 STATIONS		
BICYCLE PARKING: 6 SPACES (0.6 x 1.8)		



KEY MAP
N.T.S.

PLAN OF SURVEY SHOWING TOPOGRAPHIC FEATURES LOT 4, REGISTERED PLAN 65M-3974 TOWN OF AURORA REGIONAL MUNICIPALITY OF YORK

YOUNG & YOUNG SURVEYING INC. ONTARIO LAND SURVEYORS DATE: JANUARY 12, 2022



1 SITE PLAN
A-100 SCALE: 1:250

SITE ANALYSIS (SPA)		
ZONING:	E - BP (338)	
LOT AREA:	8,008.37 S.M.	1.98 ACRES
BUILDING AREA (INDUST. / OFFICE / REST.):		
GROUND FLOOR:	2,339.94 S.M.	(25,187.73 S.F.)
2ND FLOOR (OFFICE):	2,365.30 S.M.	(25,460.71 S.F.)
3RD FLOOR (OFFICE):	1,076.76 S.M.	(11,590.53 S.F.)
TOTAL GFA:	5,782.00 S.M.	(62,238.97 S.F.)
COVERAGE:	29.22%	
F.S.I.:	0.70	

ONTARIO BUILDING CODE DATA MATRIX PART 3		BUILDING CODE REFERENCE
300 BUILDING CODE VERSION	0.560.300.21	0.560.300.21
301 PROJECT TYPE	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> ADDITION AND RENOVATION <input type="checkbox"/> RENOVATION	(a) 1.1.2.
302 MAJOR OCCUPANCY CLASSIFICATION	DESCRIPTION: "SHELL BUILDING" USE: .	3.1.2.1(1)
303 SUPERIMPOSED OCCUPANCIES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES DESCRIPTION: GROUP F2 & GROUP D	3.2.2.7.
304 BUILDING AREA (M ²)	DESCRIPTION: GROUND FLOOR ELEVATED: . SIDE: . TOTAL: 2,339.94	(a) 1.1.2.
305 GROSS AREA (M ²)	DESCRIPTION: GROUND FLOOR ELEVATED: 2,339.94 SIDE: 2,339.94 TOTAL: 4,679.88	(a) 1.1.2.
306 MEZZANINE AREA (M ²)	DESCRIPTION: . ELEVATED: . SIDE: . TOTAL: .	3.2.1.1.
307 BUILDING HEIGHT	3 STOREY ABOVE GRADE 0 STOREY BELOW GRADE	(a) 1.1.2. & 3.2.1.1.
308 BUILDING HEIGHT	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	3.2.A.
309 NUMBER OF STOREYS FREE FOR FIRE ACCESS	2 STREET (S)	3.2.2.1(1) & 3.2.A.
310 BUILDING CLASSIFICATION	3.2.2.7(1) GROUP F2	3.2.2.0.(4)
311 SPRINKLER SYSTEM	<input type="checkbox"/> NOT REQUIRED <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT <input type="checkbox"/> BELOW ROOF FINISHING <input type="checkbox"/> NONE	3.2.1.5. & 3.2.2.7.
312 STANDPIPE SYSTEM	<input type="checkbox"/> NOT REQUIRED <input checked="" type="checkbox"/> REQUIRED	3.2.A.
313 FIRE ALARM SYSTEM	<input type="checkbox"/> NOT REQUIRED <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> SINGLE STAGE <input type="checkbox"/> TWO STAGE <input type="checkbox"/> NONE	3.2.A.
314 WATER SUPPLY SYSTEM	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	3.2.A.
315 CONSTRUCTION TYPE	RESTRICTION: <input type="checkbox"/> COMBUSTIBLE PERMITTED <input checked="" type="checkbox"/> NON-COMBUSTIBLE REQUIRED ACTUAL: COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> COMBINATION HEAVY TIMBER CONSTRUCTION: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	3.2.2.0. - (b) & 3.2.1.4.
316 IMPORTANCE CATEGORY	LOW <input type="checkbox"/> NORMAL <input checked="" type="checkbox"/> HIGH <input type="checkbox"/> LOW HUMAN OCCUPANCY <input type="checkbox"/> POST-GRABER SHELTER <input type="checkbox"/> LOW HUMAN OCCUPANCY <input type="checkbox"/> STORAGE OR HAZARDOUS SUBSTANCES <input type="checkbox"/> POST-GRABER	4.1.2.1.(2) & 4.1.2.1.(3)
317 SEISMIC HAZARD RISK	In F.S. 10.2.1 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO In F.S. 10.2.2 (1.5 OR POST-GRABER) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	4.1.2.1.(2) & 4.1.2.1.(3)
318 OCCUPANT LOAD	ESG: 10 PERSONS / 100 S.M. OCCUPANCY: 10 PERSONS / 100 S.M. BASED ON: 10 PERSONS / 100 S.M. TOTAL: 10 PERSONS / 100 S.M.	3.1.7.
319 BARRIER-FREE DESIGN	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO EXPLANATION: .	3.A.
320 HAZARDOUS SUBSTANCES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO EXPLANATION: .	3.1.2.1. & 3.1.1.9.
321 REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY: . WALLS: . ROOF: .	3.2.2.0. - (a) & 3.2.1.4.
322 SPINAL SEPARATION	TABLE: WALL, FLOOR, ROOF, PARTITION, ENCLOSURE, ELEVATOR SHAFT ENCLOSURE, ESCAPE ROUTE ENCLOSURE, STAIR ENCLOSURE, ELEVATOR ENCLOSURE, MECHANICAL ENCLOSURE, ELECTRICAL ENCLOSURE, TELEPHONE ENCLOSURE, RECEPTION ENCLOSURE, SERVICE ENCLOSURE, STORAGE ENCLOSURE, MECHANICAL ENCLOSURE, ELECTRICAL ENCLOSURE, TELEPHONE ENCLOSURE, RECEPTION ENCLOSURE, SERVICE ENCLOSURE, STORAGE ENCLOSURE	3.2.2.
323 FLAMING FUTURE HIGH-RISERS	RATIO: .	3.7.A.
324 ENERGY EFFICIENCY	COMPLIANCE PATH: .	
325 NOTES		

DRAWING ISSUE

DATE	PARTICULARS	BY
	Issued for Design Approval	
	Issued for Site Plan Approval	
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Dwg.	

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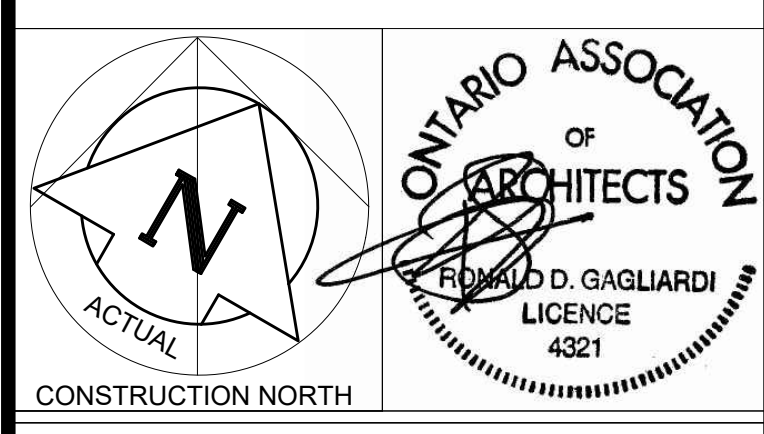
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PROJECT
PROPOSED COMMERCIAL DEVELOPMENT

100 GOULDING AVENUE
AURORA, ONTARIO

DRAWING NAME
SITE PLAN

CITY FILE #

SCALE	DATE OF DWG.	PROJECT NO.
1:250	AUG. 13, 2024	22010

DRAWN BY: DWL SHEET NO. A-100
CHKD BY: RDG SPA