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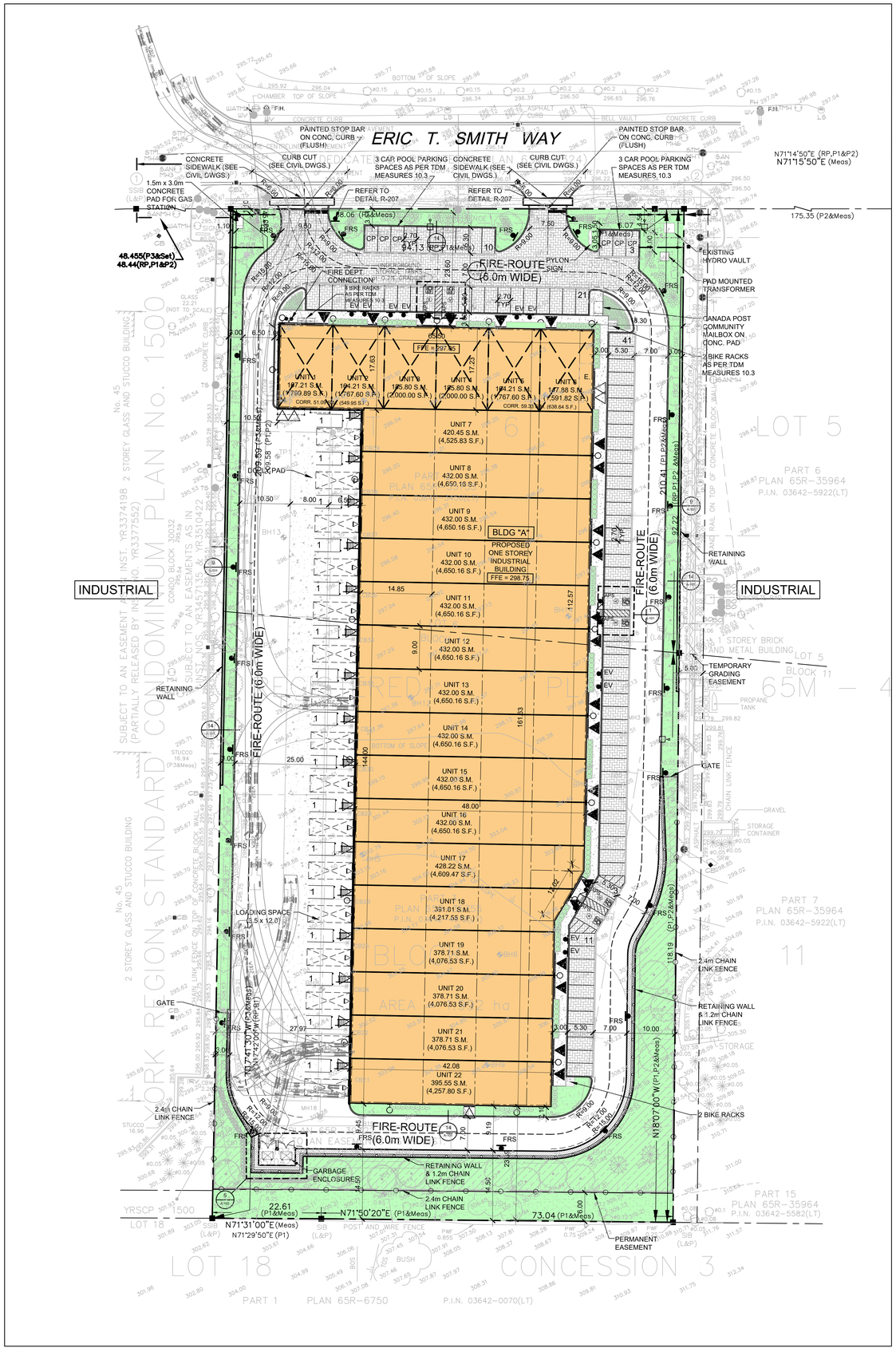
SYMBOL LEGEND

	MAN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN LOCATIONS
	ENTRANCE & EXIT VESTIBULES
	DIRECTION OF TRAFFIC FLOW
	LANDSCAPE ISLANDS : 150 CONC. CURB CONT. AS SHOWN C/W 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
FIRE-ROUTE	DESIGNATED FIRE-ROUTE
	ACCESSIBLE PARKING STALL
F.H.	FIRE HYDRANT AND VALVE (REFER TO TYPICAL SITE PLAN DETAILS)
FDC	FIRE DEPT. CONNECTION
AFS	ALTERNATIVE FUELING STATION
G	GARBAGE ROOM
E	ELECTRICAL ROOM
M	MECHANICAL ROOM
CC	CART CORAL
	BICYCLE RACK -LAYOUT CONFORMS TO "GUIDELINES FOR DESIGN & MANAGEMENT OF BICYCLE PARKING FACILITIES".
RD	ROOF DRAIN
A.P.	FIRE ANNUNCIATOR PANEL
F.A.	FIRE ALARM
C.P.P.	CANADA POST FACILITY
	LIGHTING REFERENCE (REFER TO ELECTRICAL DRAWINGS)
	IMPRESSED ASPHALT
APS	ACCESSIBLE PARKING SIGN
EV	ELECTRIC VEHICLE SIGN
FRS	FIRE-ROUTE SIGN



1 SITE PLAN
A-100 SCALE: 1:400

	REQUIRED	PROPOSED
ZONING	E-BP(349)	NO CHANGE
FRONTAGE (MIN.)	60 METERS	68.06m.
LOT AREA (MIN.)	8,000 S.M.	19,913.21 S.M.
SETBACKS (MIN.) FRONT	6 METERS	23.60m.
SETBACKS (MIN.) REAR	3.0 METERS	30.01m
SETBACKS (MIN.) EXTERIOR SIDE	6 METERS	N/A
SETBACKS (MIN.) INTERIOR SIDE	3.0 METERS	10.50m. (WEST) 18.30m. (EAST)
HEIGHT (MAX.)	1 STOREY (13.5m.)	11.155m.
COVERAGE (MAX.)	50%	38.69%
LANDSCAPING WIDTH ADJ. TO STREET (MIN.)	3.0 METERS	3.0 METERS
LOADING SPACES (MIN.)	4	4+

TOWN OF AURORA APPROVED

DATE: May 27, 2025

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

PLAN OF SURVEY AND TOPOGRAPHY OF LOT 6 AND PART OF BLOCK 11 REGISTERED PLAN 65M-4324 TOWN OF AURORA

REGIONAL MUNICIPALITY OF YORK

Delph & Jenkins North Ltd.
Ontario Land Surveyors

DATE: FEBRUARY, 24 2023.

SITE ANALYSIS (SPA)

ZONING:	E - BP (349)	
LOT AREA:	19,913.21 S.M.	4.92 ACRES)
BUILDING AREA:		
OFFICE:	1,132.14 S.M.	(12,186.65 S.F.)
WAREHOUSE:	6,675.03 S.M.	(71,851.78 S.F.)
TOTAL GROUND FLOOR:	7,807.17 S.M.	(84,038.43 S.F.)
MEZZANINE (OFFICE):	1,132.14 S.M.	(12,186.65 S.F.)
TOTAL GFA:	8,939.31 S.M.	(96,225.08 S.F.)
COVERAGE:	39.21%	
F.S.I.:	0.45	

PARKING REQUIRED:

INDUSTRIAL:	
3,000.00 S.M. @ 2 CAR / 100 S.M.	60 SPACES
3,000.00 S.M. @ 1 CAR / 100 S.M.	30 SPACES
2,939.31 S.M. @ 0.5 CAR / 100 S.M.	15 SPACES
TOTAL PARKING REQUIRED:	105 SPACES
PARKING PROVIDED:	105 SPACES
LOADING SPACE:	16 x (3.5 x 12.0)
PAVED AREA:	7,857.63 S.M. (39.46%)
LANDSCAPE AREA:	4,248.41 S.M. (21.33%)
FRONT YARD LANDSCAPE STRIP:	227.53 S.M. (3.0m)
ACCESSIBLE PARKING REQ'D:	1 + (3% OF 106) = 5 SPACES
ACCESSIBLE PARKING PROV'D:	6 SPACES
BICYCLE PARKING REQ'D:	2 + (0.25 SPACES @ 1000 S.M.) 5 SPACES
BICYCLE PARKING PROV'D:	8 SPACES

ONTARIO BUILDING CODE DATA MATRIX PART 3

			BUILDING CODE REFERENCE
3.00	BUILDING CODE VERSION	O. REG. 332/12 — LAST AMENDMENT: O. REG. 191/14	
3.01	PROJECT TYPE:	■ NEW ☐ ADDITION ☐ RENOVATION ☐ CHANGE OF USE ☐ ADDITION AND RENOVATION — DESCRIPTION: INDUSTRIAL BUILDING 'A'	(A) 1.1.2.
3.02	MAJOR OCCUPANCY CLASSIFICATION:	OCCUPANCY: INDUSTRIAL - - — USE: GROUP F2 - -	3.1.2.1.(1)
3.03	SUPERIMPOSED MAJOR OCCUPANCIES:	☐ NO ■ YES — DESCRIPTION: OFFICE = GROUP D	3.2.2.7.
3.04	BUILDING AREA (M²)	DESCRIPTION: GROUND FLOOR; TOTAL — EXISTING: - - -