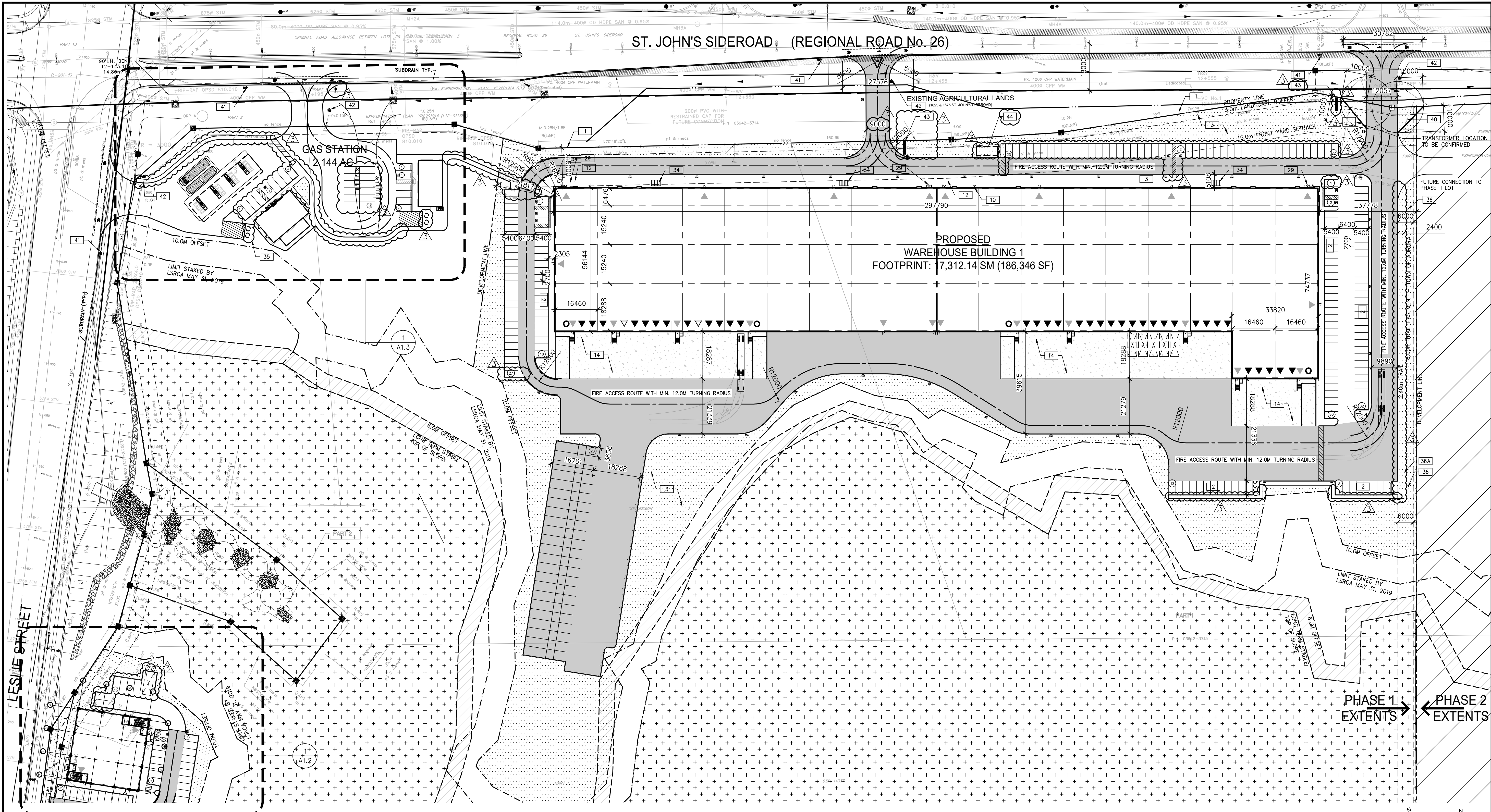


ST. JOHN'S SIDEROAD (REGIONAL ROAD No. 26)



ENLARGED SITE PLAN
SCALE: 1:750
TRUE NORTH CONSTRUCTION NORTH

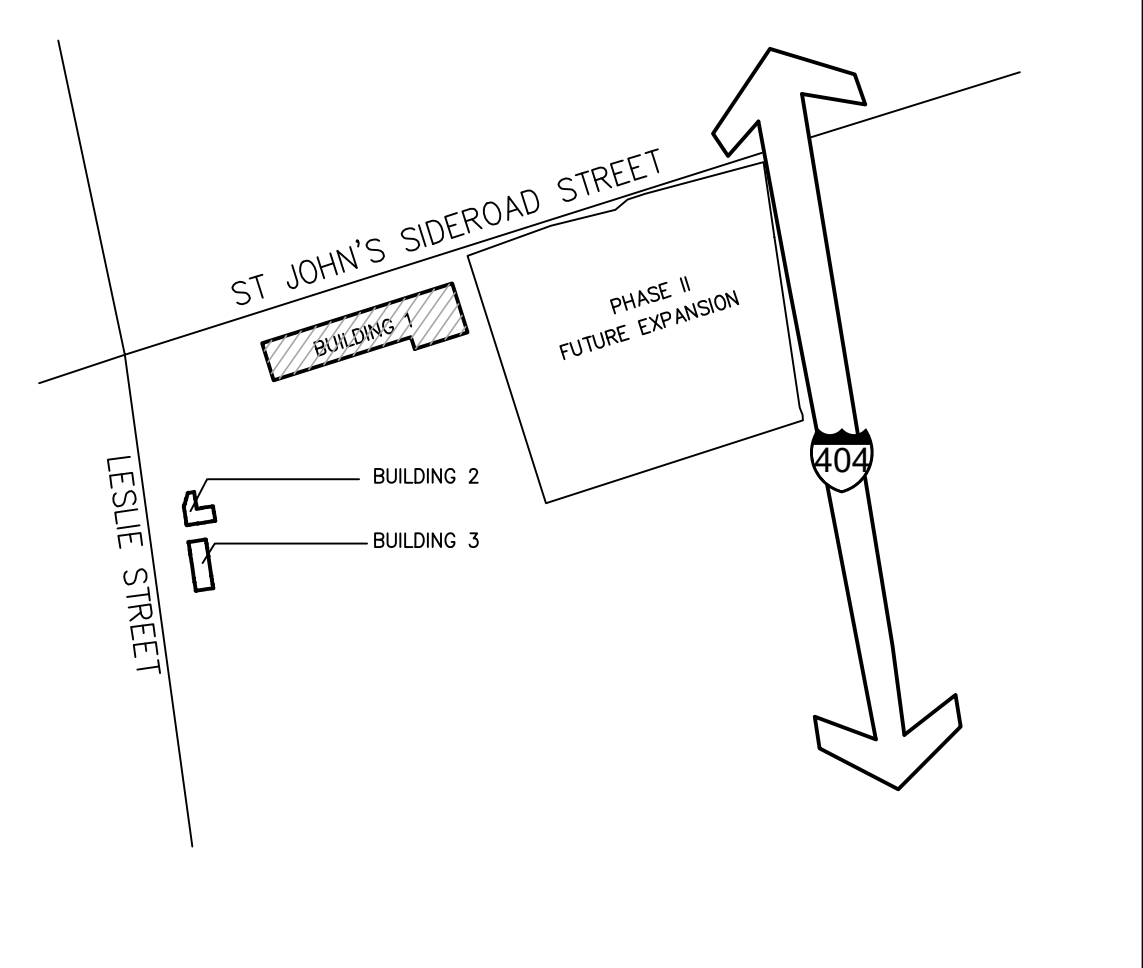
SITE PLAN NOTES

- NOTE: FOR SITE STATISTICS REFER TO A1.0 OVERALL SITE PLAN
- 1 PROPERTY LINE
 - 2 2700x5400 PARKING STALL, PAINTED PARKING STRIPPING PER THE TOWN OF AURORA STANDARDS.
 - 3 LANDSCAPING (SEE LANDSCAPING DWG.)
 - 4 TYPICAL CURB RADIUS 900mm (U.N.O)
 - 5 RESERVED
 - 6 200mm WIDE CURB
 - 7 1800mm WIDE CONCRETE SIDEWALK TYPICAL U.N.O
 - 8 1500x1500 CONCRETE PAD ON GRADE. 150mm BELOW F.F.E.
 - 9 DRIVE-IN RAMP
 - 10 FIRE DEPARTMENT CONNECTION
 - 11 MUNICIPAL SIDEWALK & CURB ACROSS PROPOSED ACCESS TO BE HEAVY DUTY
 - 12 LINE OF CANOPY ABOVE
 - 13 RESERVED
 - 14 CONCRETE APRON
 - 15 LIGHT DUTY ASPHALT PAVING
 - 16 PEDESTRIAN RAIL SET INTO RETAINING WALL WHERE GRADE CHANGE GREATER THAN 600mm
 - 17 EXTERIOR STEEL STAIRS WITH TUBE STEEL GUARDRAIL, TYP.
 - 18 3500mm X 9000mm LOADING SPACE (TYPICAL)
 - 19 RESERVED
 - 20 FIRE ACCESS ROUTE. MIN 12.0M TURNING RADIUS
 - 21 TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER MUNICIPAL STANDARDS. EACH PAIR OF SHARED STALLS TO PROVIDE A MINIMUM OF (1) TYPE A (3650 MIN WIDTH) & (1) TYPE B (2700 MIN WIDTH) STALL C/W A 1.5M PAINTED AISLE - REFER TO THE TOWN OF AURORA ACCESSIBLE PARKING STANDARDS
 - 22 PROPOSED LOCATION OF TRANSFORMER C/W CONCRETE PAD
 - 23 RESERVED
 - 24 RESERVED
 - 25 HATCHED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS REQUIRING TRACTOR TRUCK ACCESS.
 - 26 PROPOSED RETAINING WALL
 - 27 ALL DRIVEWAYS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH TOWN OF AURORA STANDARD
 - 28 CONCRETE PAD FOR DESIGNATED AREA FOR STORAGE/COLLECTION OF WASTE AND RECYCLABLES.
 - 29 PRINCIPLE ENTRY WITH POWER OPERATED AUTOMATIC DOOR OPENER AND FLUSH THRESHOLD. PROVIDE FROST SLAB BY STRUCTURAL

SITE LEGEND

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- CONCRETE APRON
- PAINTED DIAGONAL LINES WHERE INDICATED
- NEW LANDSCAPING AREA (HATCHED)
- EXISTING MIXED FOREST AREA
- TURNING VEHICLES YIELD TO BICYCLES SIGN
- PEDESTRIAN AND BICYCLE CROSSING AHEAD SIGN AND CROSSING TAB SIGN
- ACCESSIBLE PARKING SIGN INSTALLED PER MUNICIPAL STANDARDS
- PRINCIPLE ENTRY WITH POWER OPERATED AUTOMATIC SLIDING DOORS AND FLUSH THRESHOLD.
- TRUCK LOADING DOCK; TYPICAL
- 150MM DIA. STEEL PIPE BOLLARD. CONCRETE FILLED MIN. 1220MM ABOVE FINISHED GRADE.
- PROPOSED BICYCLE PARKING SPACE (TOTAL BLDG 1 = 19, BLDG 2 = 3, BLDG 3 = 4)
- PROVIDE TWO (2) MOLK BINS PER BUILDING PROPOSED
- 6.0M TRAIL EASEMENT
- 2.4M TRAIL
- 2-MODULE COMMUNITY MAILBOX PER CANADA POST SPECIFICATIONS
- PUBLIC ACCESS DOORS TO BE AUTOMATIC DOORS AND WILL INCLUDE PROPER TIMED DOOR DELAYS
- DRIVEWAY PROVIDING ACCESS TO ADJACENT LOT
- 10mx10m DAYLIGHT TRIANGLE
- TURNING VEHICLES YIELD TO BICYCLES SIGN
- PEDESTRIAN AND BICYCLE CROSSING AHEAD SIGN AND CROSSING TAB SIGN
- MUNICIPAL ADDRESS MONUMENT
- OUTDOOR LUNCH/RECREATION AREA
- FIRE ACCESS ROUTE MIN. 12.0M TURNING RADIUS
- PROPERTY LINE
- PARKING STALL COUNT TOTAL
- KNOCK OUT PANEL
- TRUCK LOADING DOCK DOOR
- DRIVE IN DOOR
- BARRIER-FREE PARKING SPACE WITH SIGNAGE AT SIDEWALK
- DEPRESSED CURB FOR BARRIER-FREE ACCESS
- FLUSH CURB
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM WATER MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE ACCESS ROUTE SIGN AT EVERY 26M

KEY PLAN



WARE MALCOMB
Leading Design for Commercial Real Estate

architecture 180 bass pro mills drive, unit 103
planning vaughan, ontario, L4K 5W9
interiors p.905.760.1221
graphics f.905.248.3344
civil engineering a business name of WMA Inc.

ONTARIO ASSOCIATION
of
ARCHITECTS
Ana Catalina Rocha
ANA CATALINA ROCHA
LICENCE
7286

**St John's Sideroad
Development**
INDUSTRIAL SHELL & RETAIL
LESLIE ST & ST. JOHN'S SIDEROAD
AURORA, ONTARIO

ENLARGED SITE PLAN
BUILDING 1

DATE	ISSUED FOR	REMARKS
2020-03-18	ISSUED FOR SPA	
2021-05-17	ISSUED FOR SPA 2ND SUBMISSION	
2021-12-23	ISSUED FOR SPA 3RD SUBMISSION	

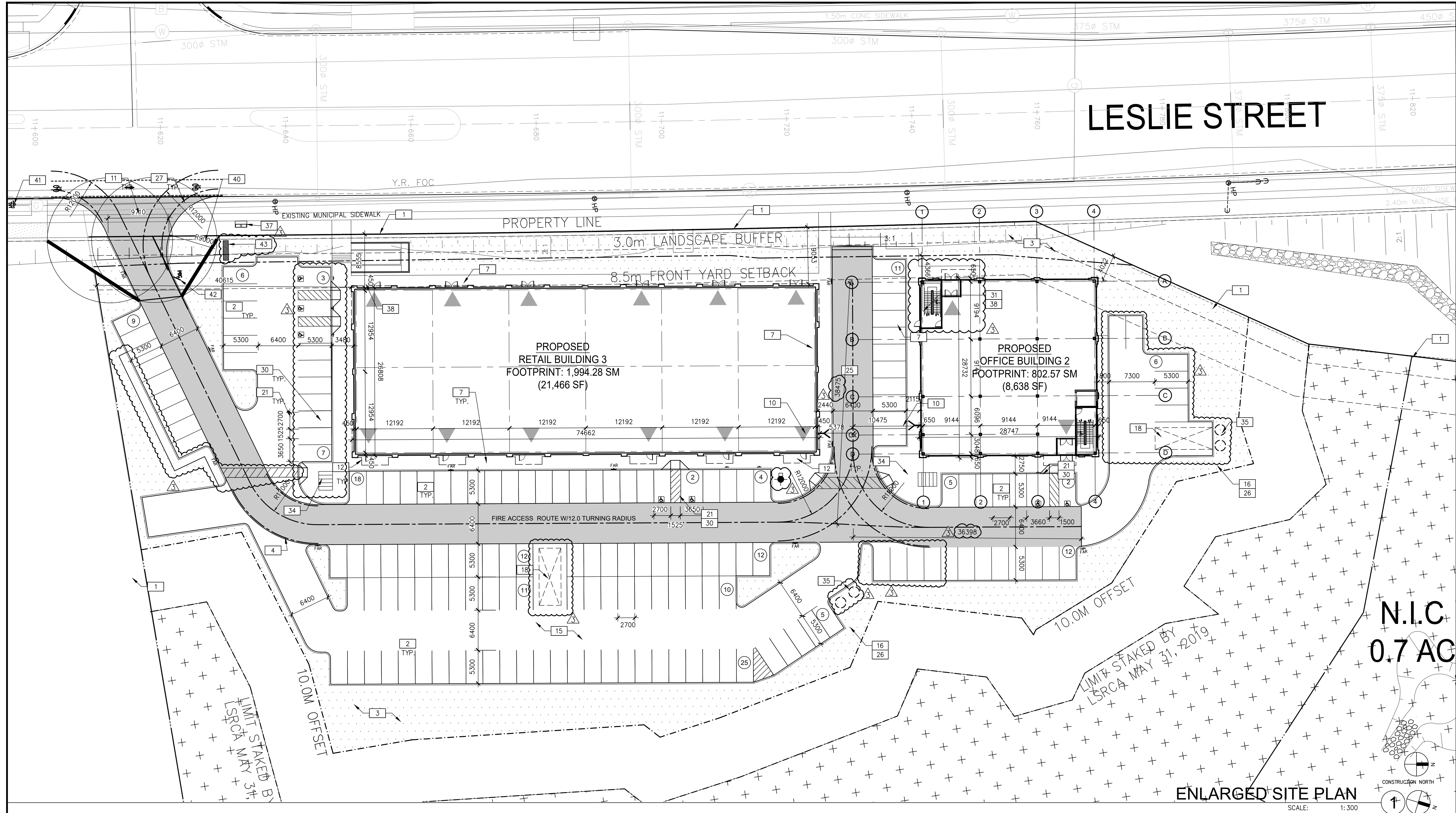
PA / PM:	RCB
DRAWN BY:	LBC
JOB NO.:	TOR18-0085-00

SHEET
A1.1
SPA FILE # SP-2020-04

W:\TOR\18\0085\000_Architectural\Cad\DO\0085_A11.dwg

PLOT DATE: Thu, 23 Dec 2021 ISSUED FOR SPA 2ND SUBMISSION

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.



WARE MALCOMB
 Leading Design for Commercial Real Estate

architecture 180 bass pro mills drive, unit 103
 planning vaughan, ontario, L4K 5W9
 interiors p 905.760.1221
 graphics f 905.286.3344
 civil engineering a business name of WMA Inc.

ONTARIO ASSOCIATION
 of
ARCHITECTS

Ana Catalina Rocha
 ANA CATALINA ROCHA
 LICENCE
 7286

**St John's Sideroad
 Development**

INDUSTRIAL SHELL & RETAIL
 LESLIE ST & ST. JOHNS SIDEROAD
 AURORA, ONTARIO

ENLARGED SITE PLAN
 SCALE: 1:300

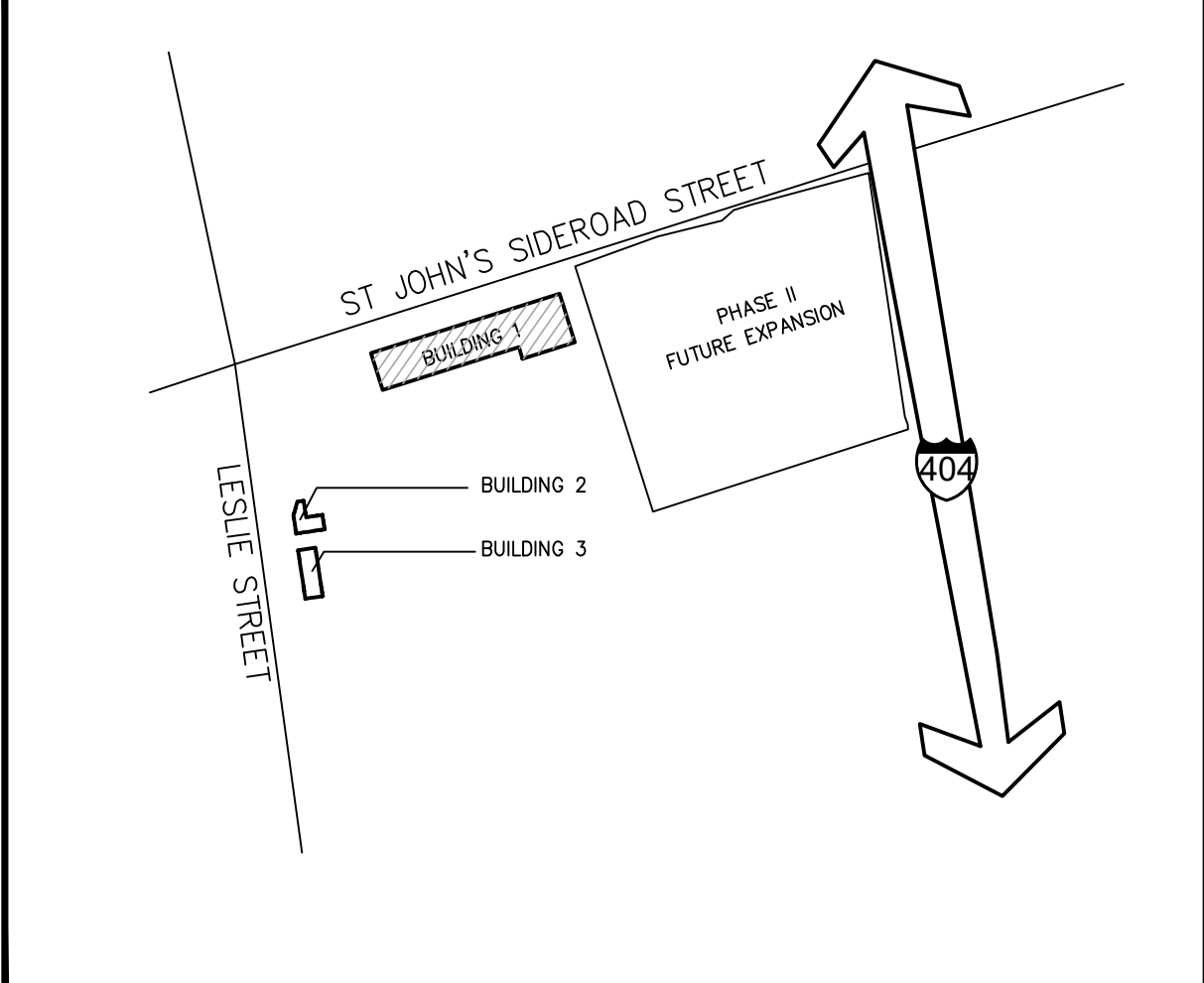
SITE PLAN NOTES

- NOTE: FOR SITE STATISTICS REFER TO A1.0 OVERALL SITE PLAN
- 1 PROPERTY LINE
 - 2 2700x5400 PARKING STALL, PAINTED PARKING STRIPPING PER THE TOWN OF AURORA STANDARDS.
 - 3 LANDSCAPING (SEE LANDSCAPING DWG.)
 - 4 TYPICAL CURB RADIUS 900mm (U.N.O)
 - 5 RESERVED
 - 6 200mm WIDE CURB
 - 7 1800mm WIDE CONCRETE SIDEWALK TYPICAL U.N.O
 - 8 1500x1500 CONCRETE PAD ON GRADE. 150mm BELOW F.F.E.
 - 9 DRIVE-IN RAMP
 - 10 FIRE DEPARTMENT CONNECTION
 - 11 MUNICIPAL SIDEWALK & CURB ACROSS PROPOSED ACCESS TO BE HEAVY DUTY LINE OF CANOPY ABOVE
 - 12 RESERVED
 - 13 RESERVED
 - 14 CONCRETE APRON
 - 15 LIGHT DUTY ASPHALT PAVING
 - 16 PEDESTRIAN RAIL SET INTO RETAINING WALL WHERE GRADE CHANGE GREATER THAN 600mm
 - 17 EXTERIOR STEEL STAIRS WITH TUBE STEEL GUARDRAIL, TYP.
 - 18 3500mm X 9000mm LOADING SPACE (TYPICAL)
 - 19 RESERVED
 - 20 FIRE ACCESS ROUTE. MIN 12.0M TURNING RADIUS
 - 21 TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER MUNICIPAL STANDARDS. EACH PAIR OF SHARED STALLS TO PROVIDE A MINIMUM OF (1) TYPE A (3650 MIN WIDTH) & (1) TYPE B (2700 MIN WIDTH) STALL C/W A 1.5M PAINTED AISLE - REFER TO THE TOWN OF AURORA ACCESSIBLE PARKING STANDARDS
 - 22 PROPOSED LOCATION OF TRANSFORMER C/W CONCRETE PAD
 - 23 RESERVED
 - 24 RESERVED
 - 25 HATCHED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS REQUIRING TRACTOR TRUCK ACCESS.
 - 26 PROPOSED RETAINING WALL
 - 27 ALL DRIVEWAYS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH TOWN OF AURORA STANDARD
 - 28 CONCRETE PAD FOR DESIGNATED AREA FOR STORAGE/COLLECTION OF WASTE AND RECYCLABLES.
 - 29 PRINCIPLE ENTRY WITH POWER OPERATED AUTOMATIC DOOR OPENER AND FLUSH THRESHOLD. PROVIDE FROST SLAB BY STRUCTURAL.
 - 30 ACCESSIBLE PARKING SIGN INSTALLED PER MUNICIPAL STANDARDS
 - 31 PRINCIPLE ENTRY WITH POWER OPERATED AUTOMATIC SLIDING DOORS AND FLUSH THRESHOLD.
 - 32 TRUCK LOADING DOCK; TYPICAL
 - 33 150MM DIA. STEEL PIPE BOLLARD. CONCRETE FILLED MIN. 1220MM ABOVE FINISHED GRADE.
 - 34 PROPOSED BICYCLE PARKING SPACE (TOTAL BLDG 1 = 19, BLDG 2 = 3, BLDG 3 = 4)
 - 35 PROVIDE TWO (2) MOLOK BINS PER BUILDING PROPOSED
 - 36 6.0M TRAIL EASEMENT
 - 36A 2.4M TRAIL
 - 37 2-MODULE COMMUNITY MAILBOX PER CANADA POST SPECIFICATIONS
 - 38 PUBLIC ACCESS DOORS TO BE AUTOMATIC DOORS AND WILL INCLUDE PROPER TWO DOOR DELAYS
 - 39 DRIVEWAY PROVIDING ACCESS TO ADJACENT LOT
 - 40 10mx10m DAYLIGHT TRIANGLE
 - 41 TURNING VEHICLES YIELD TO BICYCLES SIGN
 - 42 PEDESTRIAN AND BICYCLE CROSSING AHEAD SIGN AND CROSSING TAB SIGN
 - 43 MUNICIPAL ADDRESS MONUMENT
 - 44 OUTDOOR LUNCH/RECREATION AREA

SITE LEGEND

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- CONCRETE APRON
- PAINTED DIAGONAL LINES WHERE INDICATED
- NEW LANDSCAPING AREA (HATCHED)
- EXISTING MIXED FOREST AREA
- TURNING VEHICLES YIELD TO BICYCLES SIGN
- PEDESTRIAN AND BICYCLE CROSSING AHEAD SIGN AND CROSSING TAB SIGN
- FIRE ACCESS ROUTE MIN. 12.0M TURNING RADIUS
- PROPERTY LINE
- PARKING STALL COUNT TOTAL.
- KNOCK OUT PANEL
- MAN DOOR ENTRY
- TRUCK LOADING DOCK DOOR
- DRIVE IN DOOR
- BARRIER-FREE PARKING SPACE WITH SIGNAGE AT SIDEWALK
- DEPRESSED CURB FOR BARRIER-FREE ACCESS
- FLUSH CURB
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM WATER MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE ACCESS ROUTE SIGN AT EVERY 26M

KEY PLAN



ENLARGED SITE PLAN

BUILDING 2 & 3

DATE	ISSUED FOR	REMARKS
2020-03-18	ISSUED FOR SPA	
2021-05-17	ISSUED FOR SPA 2ND SUBMISSION	
2021-12-23	ISSUED FOR SPA 3RD SUBMISSION	

PA / PM: RCB
 DRAWN BY: DT
 JOB NO.: TOR18-0085-00

SHEET
A1.2
 SPA FILE # SP-2020-04

W:\TOR\18\0085\00\Architectural\Cad\DD\0085_A12.dwg

PLOT DATE: Thu, 23 Dec 2021 ISSUED FOR SPA 2ND SUBMISSION

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.