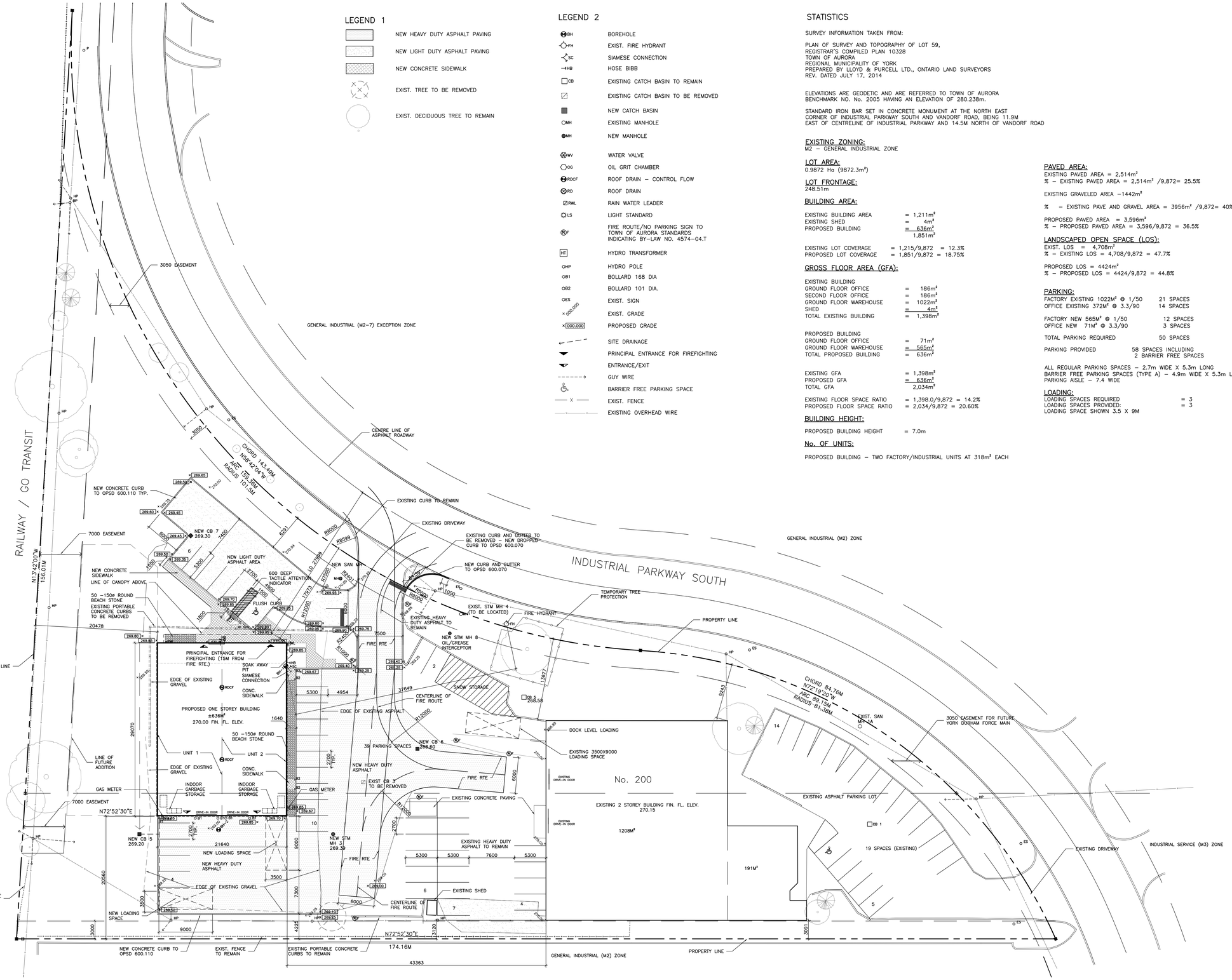


1 SITE PLAN
1:300

LEGEND 1

- NEW HEAVY DUTY ASPHALT PAVING
- NEW LIGHT DUTY ASPHALT PAVING
- NEW CONCRETE SIDEWALK
- EXIST. TREE TO BE REMOVED
- EXIST. DECIDUOUS TREE TO REMAIN

LEGEND 2

BH	BOREHOLE
FH	EXIST. FIRE HYDRANT
SC	SIAMESE CONNECTION
HB	HOSE BIBB
CB	EXISTING CATCH BASIN TO REMAIN
	EXISTING CATCH BASIN TO BE REMOVED
	NEW CATCH BASIN
MH	EXISTING MANHOLE
MH	NEW MANHOLE
WV	WATER VALVE
OG	OIL GRIT CHAMBER
RDCF	ROOF DRAIN - CONTROL FLOW
RD	ROOF DRAIN
RWL	RAIN WATER LEADER
LS	LIGHT STANDARD
FIRE ROUTE	FIRE ROUTE/NO PARKING SIGN TO TOWN OF AURORA STANDARDS INDICATING BY-LAW NO. 4574-04.T
HT	HYDRO TRANSFORMER
HP	HYDRO POLE
OB1	BOLLARD 168 DIA
OB2	BOLLARD 101 DIA.
ES	EXIST. SIGN
000.000	EXIST. GRADE
000.000	PROPOSED GRADE
	SITE DRAINAGE
	PRINCIPAL ENTRANCE FOR FIREFIGHTING
	ENTRANCE/EXIT
	GUY WIRE
	BARRIER FREE PARKING SPACE
X	EXIST. FENCE
	EXISTING OVERHEAD WIRE

STATISTICS

SURVEY INFORMATION TAKEN FROM:

PLAN OF SURVEY AND TOPOGRAPHY OF LOT 59,
REGISTRAR'S COMPILED PLAN 10328
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK
PREPARED BY LLOYD & PURCELL LTD., ONTARIO LAND SURVEYORS
REV. DATED JULY 17, 2014

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO TOWN OF AURORA
BENCHMARK NO. No. 2005 HAVING AN ELEVATION OF 280.238m.

STANDARD IRON BAR SET IN CONCRETE MONUMENT AT THE NORTH EAST
CORNER OF INDUSTRIAL PARKWAY SOUTH AND VANDORF ROAD, BEING 11.9M
EAST OF CENTRELINE OF INDUSTRIAL PARKWAY AND 14.5M NORTH OF VANDORF ROAD

EXISTING ZONING:
M2 - GENERAL INDUSTRIAL ZONE

LOT AREA:
0.9872 Ha (9872.3m²)

LOT FRONTAGE:
248.51m

BUILDING AREA:

EXISTING BUILDING AREA	= 1,211m²
EXISTING SHED	= 4m²
PROPOSED BUILDING	= 636m²
	1,851m²

EXISTING LOT COVERAGE = 1,215/9,872 = 12.3%
PROPOSED LOT COVERAGE = 1,851/9,872 = 18.75%

GROSS FLOOR AREA (GFA):

EXISTING BUILDING	
GROUND FLOOR OFFICE	= 186m²
SECOND FLOOR OFFICE	= 186m²
GROUND FLOOR WAREHOUSE	= 1022m²
SHED	= 4m²
TOTAL EXISTING BUILDING	= 1,398m²
PROPOSED BUILDING	
GROUND FLOOR OFFICE	= 71m²
GROUND FLOOR WAREHOUSE	= 565m²
TOTAL PROPOSED BUILDING	= 636m²
EXISTING GFA	= 1,398m²
PROPOSED GFA	= 636m²
TOTAL GFA	2,034m²

EXISTING FLOOR SPACE RATIO = 1,398.0/9,872 = 14.2%
PROPOSED FLOOR SPACE RATIO = 2,034/9,872 = 20.60%

BUILDING HEIGHT:

PROPOSED BUILDING HEIGHT = 7.0m

No. OF UNITS:

PROPOSED BUILDING - TWO FACTORY/INDUSTRIAL UNITS AT 318m² EACH

PAVED AREA:
EXISTING PAVED AREA = 2,514m²
% - EXISTING PAVED AREA = 2,514m² /9,872= 25.5%

EXISTING GRAVELED AREA -1442m²

% - EXISTING PAVE AND GRAVEL AREA = 3956m² /9,872= 40%

PROPOSED PAVED AREA = 3,596m²
% - PROPOSED PAVED AREA = 3,596/9,872 = 36.5%

LANDSCAPED OPEN SPACE (LOS):
EXIST. LOS = 4,708m²
% - EXISTING LOS = 4,708/9,872 = 47.7%

PROPOSED LOS = 4424m²
% - PROPOSED LOS = 4424/9,872 = 44.8%

PARKING:

FACTORY EXISTING 1022M² @ 1/50	21 SPACES
OFFICE EXISTING 372M² @ 3.3/90	14 SPACES
FACTORY NEW 565M² @ 1/50	12 SPACES
OFFICE NEW 71M² @ 3.3/90	3 SPACES
TOTAL PARKING REQUIRED	50 SPACES
PARKING PROVIDED	58 SPACES INCLUDING 2 BARRIER FREE SPACES

ALL REGULAR PARKING SPACES - 2.7m WIDE X 5.3m LONG
BARRIER FREE PARKING SPACES (TYPE A) - 4.9m WIDE X 5.3m LONG
PARKING AISLE - 7.4 WIDE

LOADING:

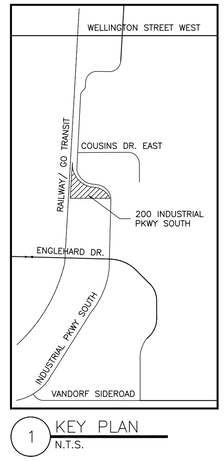
LOADING SPACES REQUIRED	= 3
LOADING SPACES PROVIDED:	= 3

LOADING SPACE SHOWN 3.5 X 9M

The contractor shall check all dimensions and other data from the job and report any discrepancies to the architects before proceeding. Do not scale drawing.

NO.	ISSUED FOR	DATE
1	ISSUED FOR PRELIMINARY REVIEW	2014-09-10
2	ISSUED FOR COORDINATION	2014-10-20
3	ISSUED FOR COORDINATION	2015-01-29
4	ISSUED FOR SPA-1	2015-02-26
5	ISSUED FOR SPAN-2	2015-05-22
6	ISSUED FOR BUILDING PERMIT	2015-08-05

NO.	REVISIONS	DATE



1 KEY PLAN
N.T.S.

Owner
JOCHRI INVESTMENTS LIMITED

Drawing Title
SITE PLAN

Project Title
NEW WAREHOUSE

200 INDUSTRIAL PARKWAY SOUTH AURORA

ONTARIO ASSOCIATION OF ARCHITECTS
DONALD J. CAUNTER
LICENCE
3155

Donald J. Caunter
Architect Limited
40 St. Clair Ave. East, Suite 302, Toronto, ON M4T 1M9 (416) 922-2040

Approved DJC	Checked DJC	Drawn By WT	
Scale 1:300	Date 2014-09-10	File No. 116902	
Drawing Number A-101		Revision Number	

Computer File Number: 116902-A-101

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