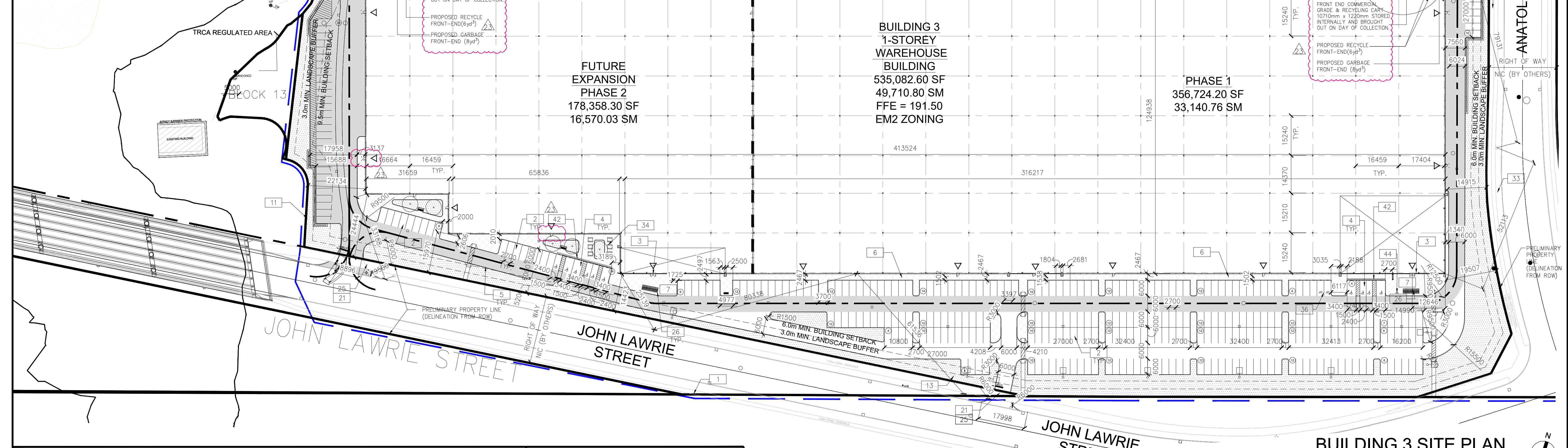


SITE STATISTICS TABLE

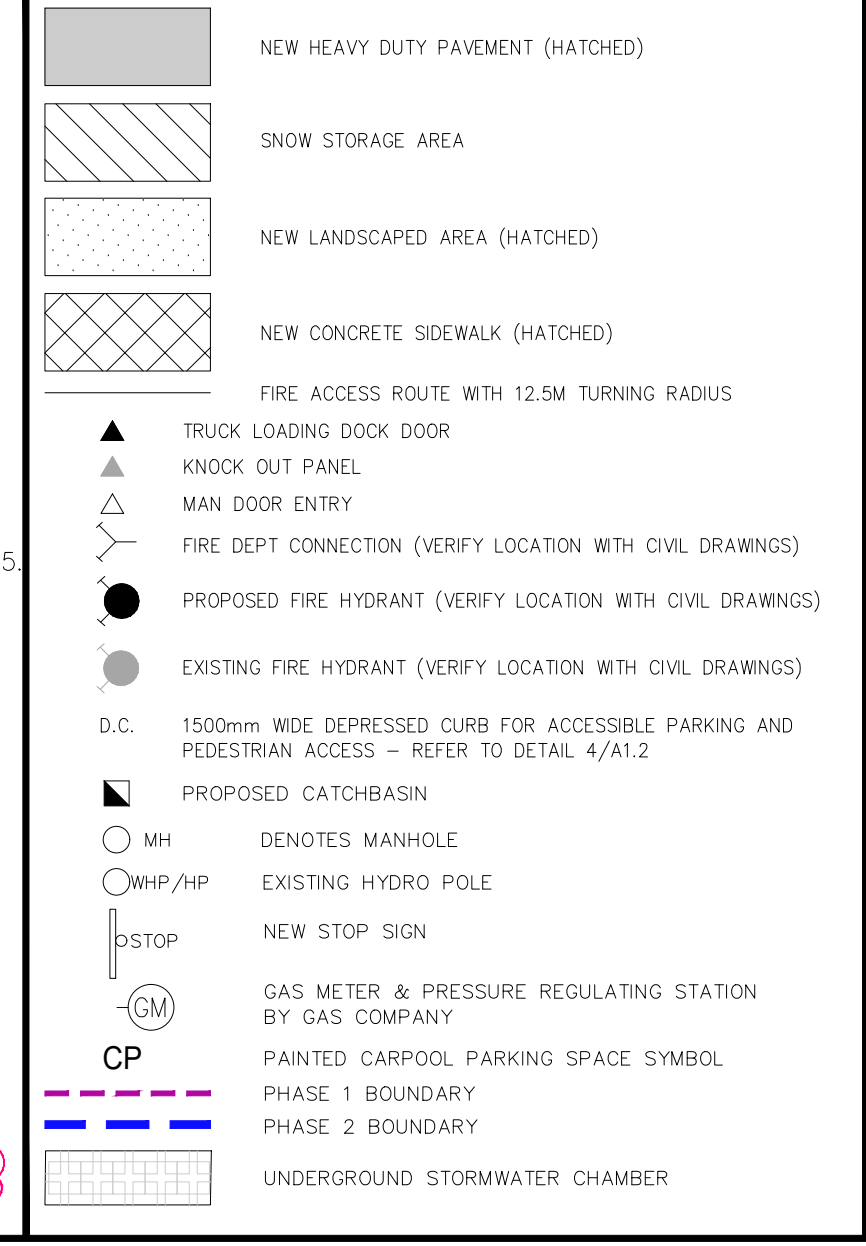
ITEM	BUILDINGS PROPOSED	BUILDINGS REQUIRED
ZONING CATEGORY	EM2	EM2
LOT AREA (BLOCK 4)	9,320 HA (93,202 SM)	3,000 m ² MINIMUM (0.3 ha)
GROUND FLOOR AREA (SQ. M)	49,710.80	N/A
GROSS FLOOR AREA (SQ. M)	49,710.80	N/A
LOT COVERAGE	53.34%	60% MAXIMUM FOR SITE
LANDSCAPE COVERAGE (NET EXCLUDING SETBACK FROM 10m BUFFER)	8,613.10 SM (8.74%)	MIN 5% OF LOT AREA
PAVING AREA	34,877.18 SM (37.58%)	N/A
FRONT YARD SETBACK (M)	14.42m	6.0m (South)
REAR YARD SETBACK (M)	9.97m	12.0m (West)
INT. SIDE YARD SETBACK (M)	N/A	6.0m (North)
EXT. SIDE YARD SETBACK (M)	14.92m	6.0m (East)
NUMBER OF PARKING SPACES WAREHOUSE (49,709.75sm): 0.7 space per 100 SM GFA	352 STALLS	348 STALLS
NUMBER OF HANDICAPPED PARKING SPACES (2 + 2% OF TOTAL)	10 STALLS (5) TYPE 'A', (5) TYPE 'B'	10 STALLS MIN. (5) TYPE 'A', (5) TYPE 'B'
NUMBER OF LOADING SPACES	83 SPACES	10 SPACES
PARKING STALL DIMENSIONS (M)	2.7m X 6.0m	2.7m X 6.0m
HANDICAPPED PARKING STALL DIMENSIONS	A: 3.4m X 6.0m (TYP.) B: 2.4m X 6.0m	A: 3.4m X 6.0m (TYP.) B: 2.4m X 6.0m
LOADING SPACE DIMENSIONS (M)	3.5m X 9.0m	3.5m X 9.0m
BUILDING HEIGHT	12.19m	15m MAXIMUM MAY EXCEED, PROVIDED THE SIDE YARD IS INCREASE BY 0.3M PER 0.6M HT. ADDED
TRAILER PARKING SPACES	103	N/A
SNOW STORAGE AREA	1,963.40sm (2.10%)	MIN. 2% OF LOT AREA
BICYCLE PARKING SPACES	20	N/A



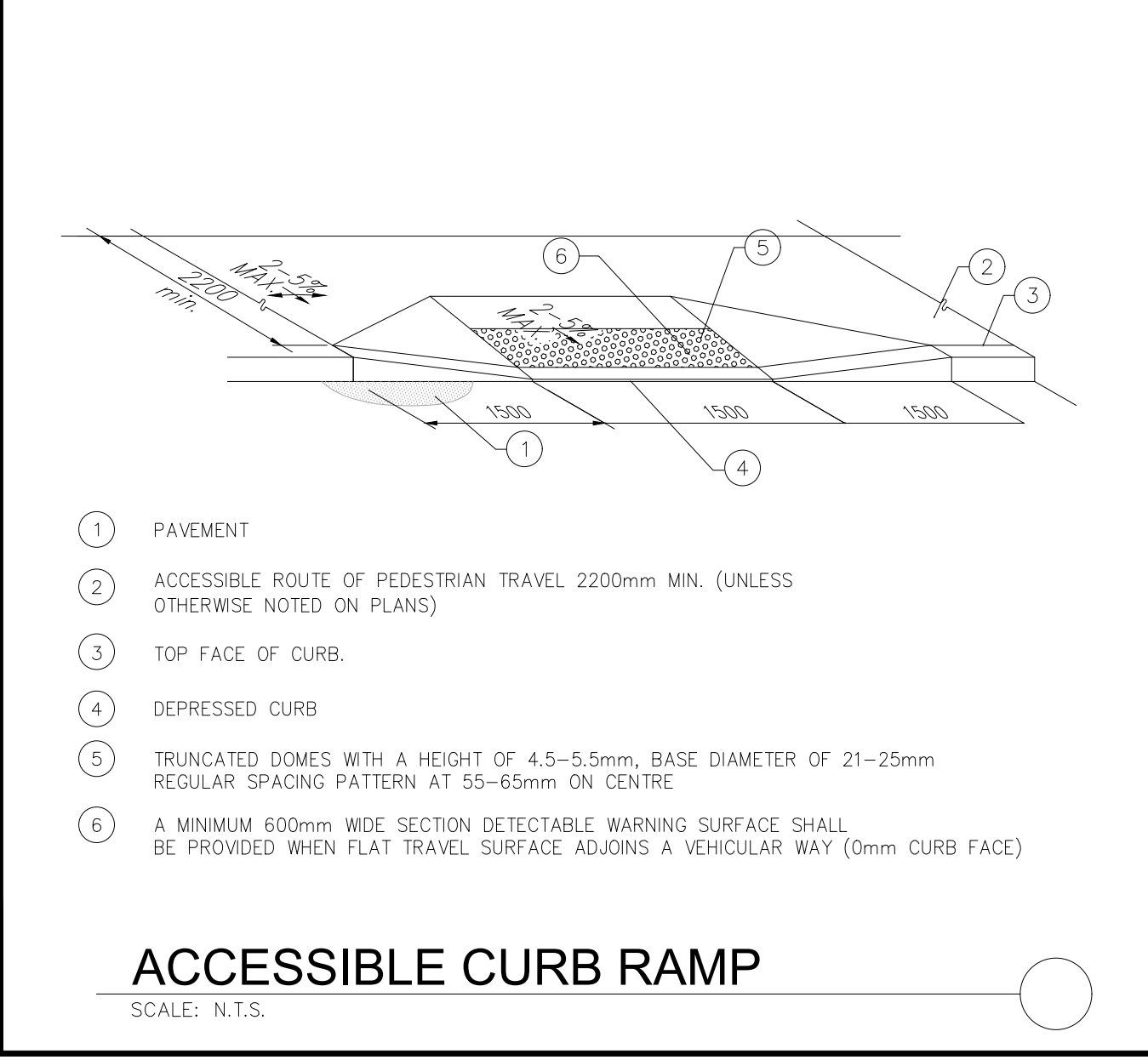
GENERAL NOTES

- 1 PROPERTY LINE
- 2 2700x6000 PARKING STALL, PAINTED PARKING STRIPPING PER CITY STANDARDS.
- 3 PRINCIPLE ENTRY - TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
- 4 TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER CITY STANDARDS. TO HAVE (2) TYPE B (2400x6000), (2) TYPE A STALLS (3400x6000), OR ONE OF EACH WITH 1500mm PATH STRIP BETWEEN - REFER TO CITY OF VAUGHAN ACCESSIBLE PARKING STANDARDS.
- 5 150mm WIDE CURB TYPICAL
- 6 150mm MIN. WIDE SIDEWALK TYPICAL U.N.O
- 7 ENTRY PLAZA - SEE LANDSCAPE DWGS.
- 8 CONCRETE DOLLY PAD FOR TRAILER PARKING STALLS
- 9 FIRE DEPARTMENT CONNECTION / SIAMISE
- 10 PROPOSED LOCATION OF TRANSFORMER C/W CONCRETE PAD
- 11 1.8m HIGH BLACK VINYL CHAIN LINK FENCING OR APPROVED EQUAL ALONG DEVELOPMENT LIMIT BOUNDARY CONCRETE APRON
- 12 LANDSCAPE AREA - SEE LANDSCAPE DWGS.
- 14 PEDESTRIAN RAIL SET INTO RETAINING WALL WHERE GRADE CHANGE GREATER THAN 600mm. PROVIDE CONCRETE-FILLED STEEL BOLLARD AT END OF RETAINING WALL - SEE CIVIL DWGS.
- 15 EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
- 16 TRUCK LOADING DOCK (TYPICAL)
- 17 LOADING SPACE - L.S. (3.5m x 9m)
- 18 FIRE ACCESS ROUTE W/ 12.5M TURNING RADIUS
- 19 PROPOSED ELECTRICAL ROOM
- 20 PROPOSED SPRINKLER ROOM
- 21 CURB RADI AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO OPSD 350.010. - SEE CIVIL DWGS.
- 22 1.5M WIDE PAINTED ASPHALT PATHWAY - REFER TO A1.5
- 23 HATCHED AREA DENOTES HEAVY DUTY ASPHALT, TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS. RETAINING WALL - REF. TO STRUC./GRADING DWGS & SEE ARCH. 14/AR.4 (FOR RAILING) AND AS.2 (FOR PRECAST SCREEN WALL).
- 24 ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY. DRIVEWAY GRADE TO BE COMPATIBLE WITH EXIST. SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR AT EACH ENTRANCE.
- 25 INVERTED U-SHAPE GALVANIZED BICYCLE RACKS PROVIDED AT PRINCIPLE ENTRIES. MIN. 1.8Mx0.6M PER SPACE.
- 26 PROPOSED STOP SIGN LOCATION - REFER TO SHEET A1.5.
- 27 PRESSED PATTERNED ASPHALT PEDESTRIAN PATHWAY
- 28 YELLOW PAINTED LINES - REFER TO SHEET A1.5.
- 29 REMOVED
- 30 PRECAST SCREEN WALL TO BE INSTALLED ON TOP OF RETAINING WALL - REFER TO STRUC. DWGS & ARCH AS.2.
- 31 1.5m WIDE SIDEWALK
- 32 3.0m WIDE CONCRETE MULTI-USE PATH
- 33 PROPOSED AMENITY AREA
- 34 SNOW STORAGE ON SITE AT 2% TOTAL SITE AREA
- 35 CARPOOL PARKING SPACES 2700x6000mm - REFER TO DETAIL 3/A1.5
- 36 EXISTING UTILITIES TO BE REMOVED OR RELOCATED INCL. FROM ROAD WIDENING WORKS - TO BE CONFIRMED W/ FUTURE SURVEY
- 37 INTERIM ASPHALT CURB TO ALIGN WITH CURRENT HUNTINGTON ROAD EDGE OF ASPHALT - REFER TO CIVIL DWGS
- 38 ULTIMATE CURBS TO ALIGN WITH FUTURE HUNTINGTON ROAD WIDENING
- 39 FIRE ROUTE SIGNAGE INSTALLED PER VAUGHAN STANDARDS, SPACED EVERY 30m - REFER TO SHEET A1.5.
- 40 RB-93 PERMIT SIGNAGE - REFER TO SHEET A1.5.
- 41 DETECTIBLE TACTILE WARNING SURFACE, CONFIRMING TO 2012 O.B.C.
- 42 PRECAST SCREEN WALL TO MATCH SCREEN WALLS IN TRUCK COURTS
- 43 BICYCLE REPAIR STATION
- 44 LOADING PAD AND WASTE COLLECTION BINS. PAD TO BE MIN. 9.3 x 6.0m AND HAVE MIN. 300mm COMPACTED 20mm CRUSHER RUN-LIMESTONE AND FINISHED TO MIN. 200mm DEPTH, OR ACCEPTABLE ALTERNATIVE AS PER CITY REQUIREMENTS. GRADE TO NOT EXCEED 2% - REFER TO CIVIL DWGS.
- 45 INTERNAL GARBAGE STORAGE WITH VENTILATION AND APPROPRIATE ODOUR CONTROL REQ. FOR THE WASTE STORAGE FACILITY

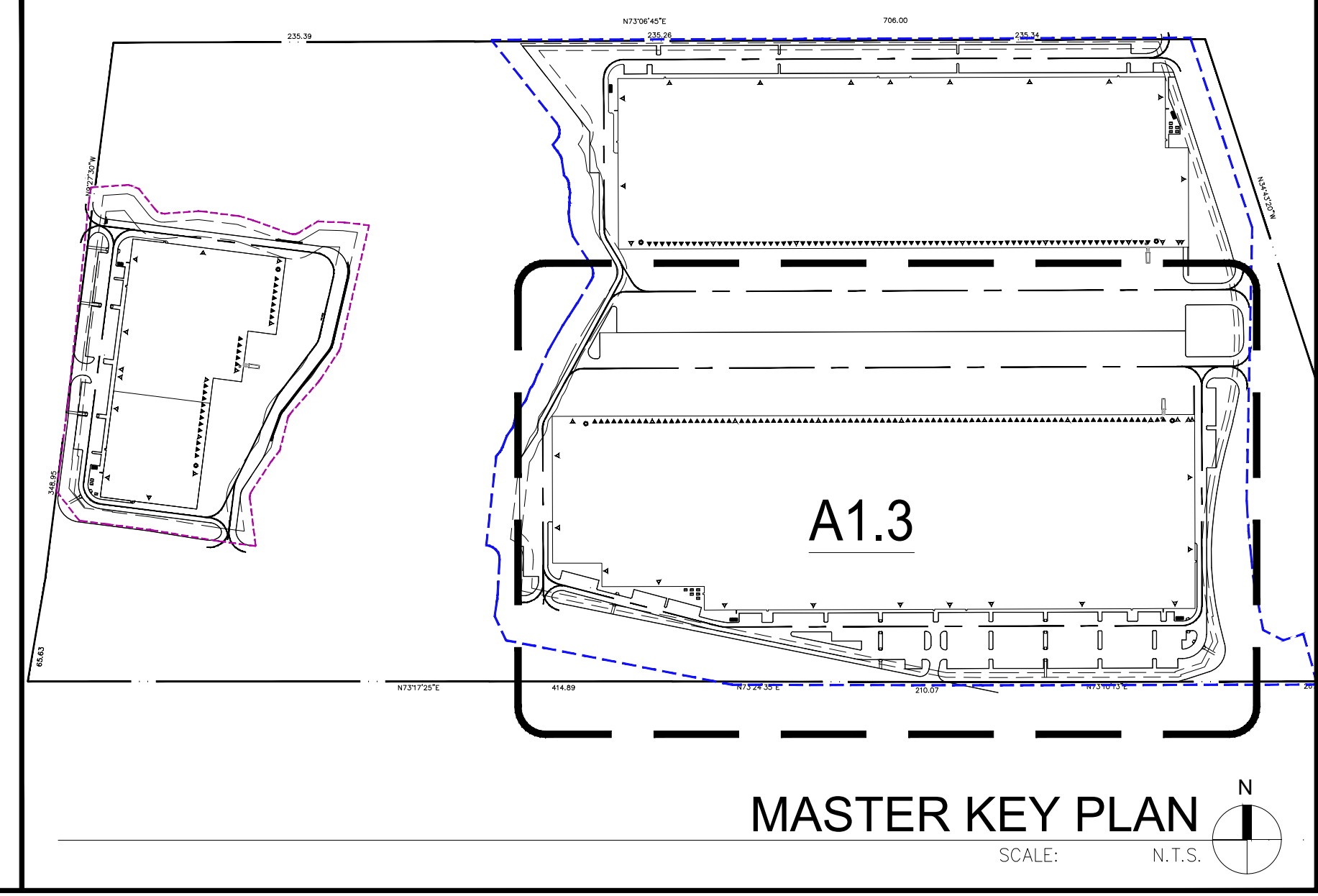
SITE LEGEND



ACCESSIBLE CURB RAMP



BUILDING 3 SITE PLAN



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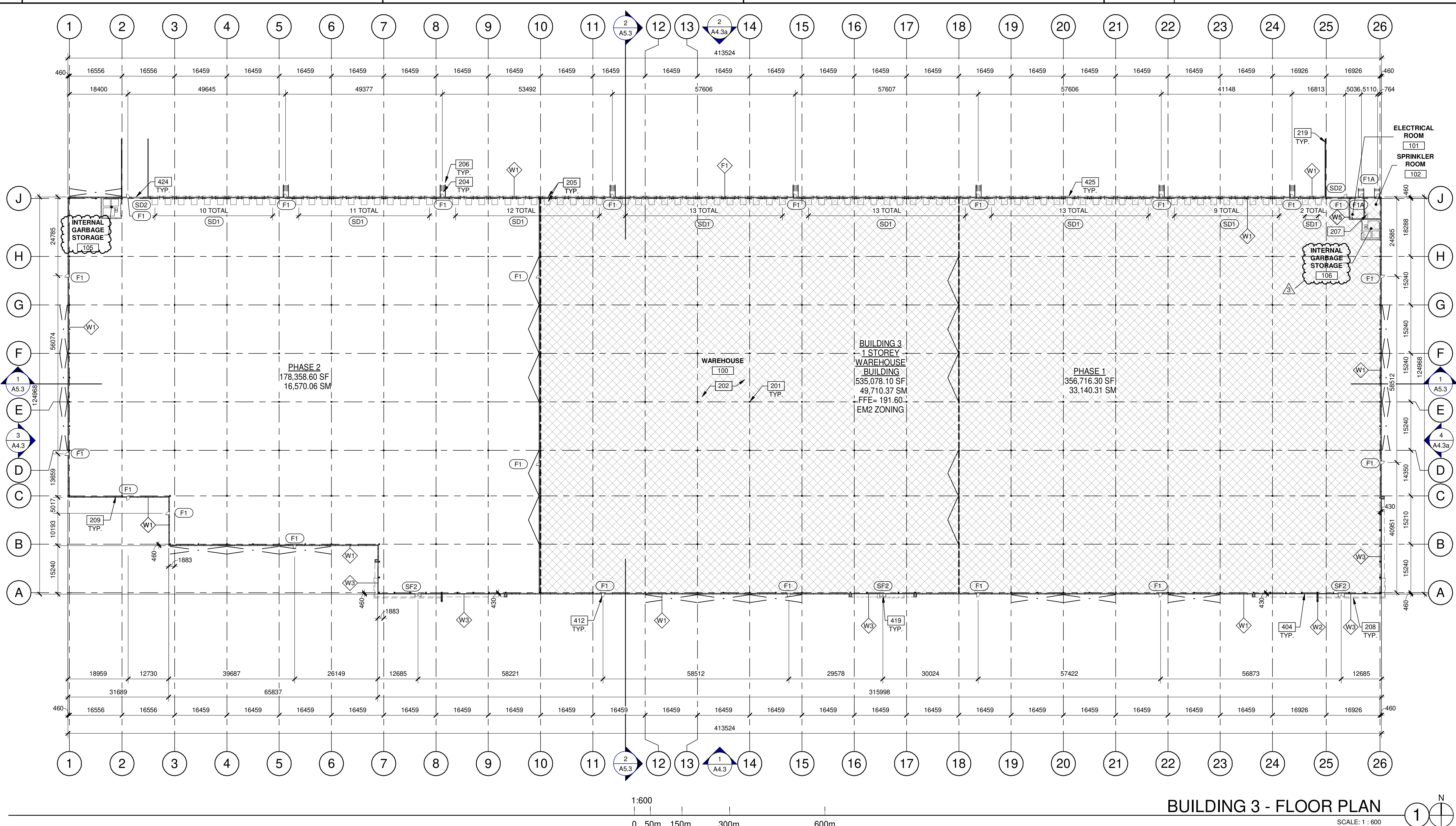
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VAUGHAN, ONTARIO, CANADA

SITE PLAN

DATE	REMARKS
16/2022-05-12	TRCA SCREENING REVIEW
17/2022-05-27	ISSUED AS PER CITY COMMENTS
19/2022-06-14	GENERAL REVIEW
20/2022-06-24	RE-ISSUED FOR SPA
21/2022-08-11	SITE INSTRUCTION 04
21/2022-08-11	ISSUED FOR CONSOLIDATION
22/2023-04-04	RE-ISSUED FOR SPA
23/2023-07-28	RE-ISSUED FOR SPA

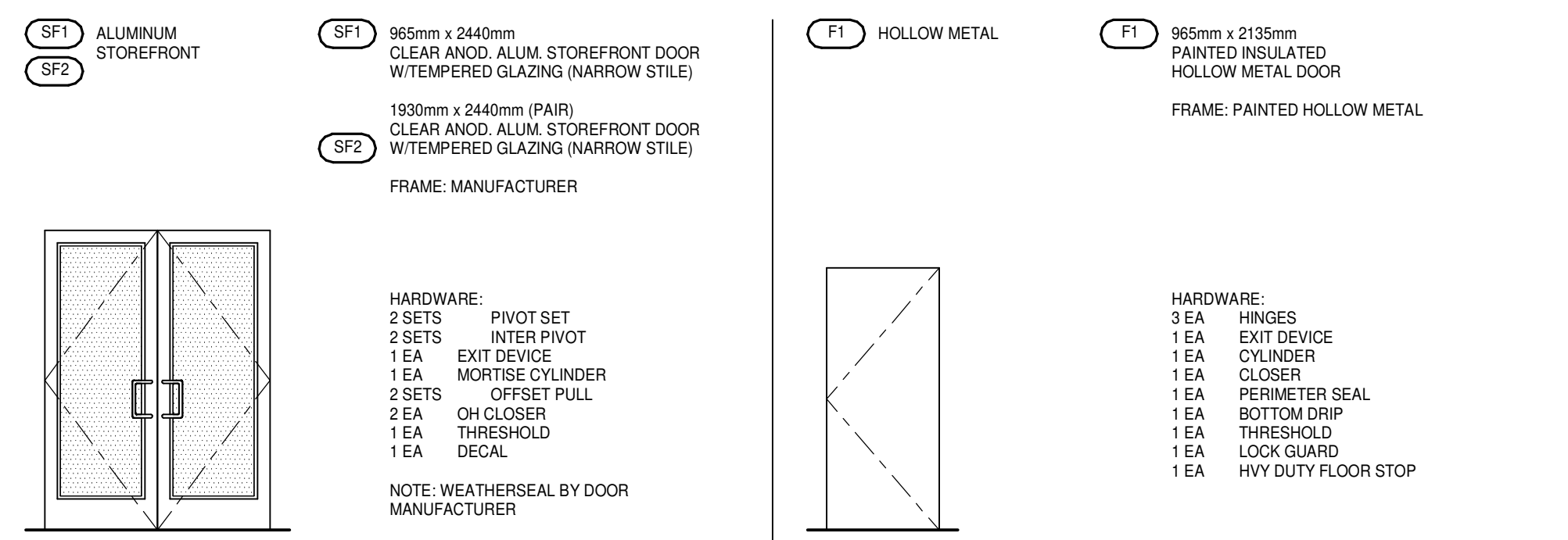
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SHEET
A1.3



BUILDING 3 - FLOOR PLAN
SCALE: 1 : 600

DOOR TYPES

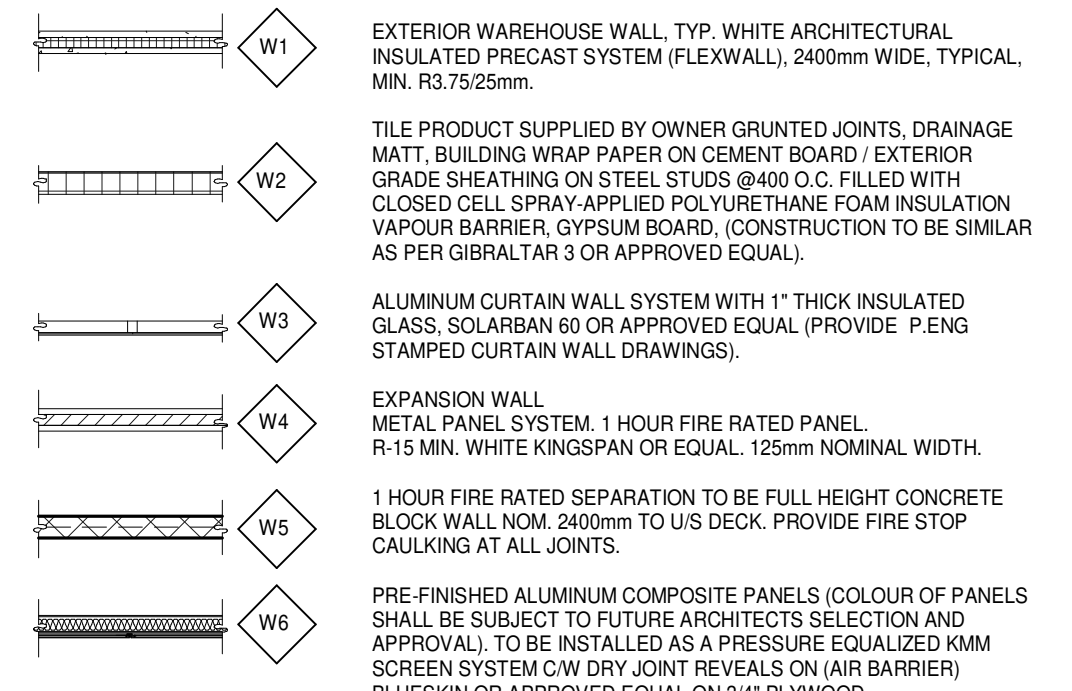


DOOR NOTES

BUTT HINGES: SOSS - STANDARD WEIGHT, PLAIN BEARING, STEEL HINGES OR APPROVED EQUAL. ALL EXTERIOR OUTSWING DOOR BUTTS SHALL BE MADE OF NON-FERROUS MATERIAL AND SHALL HAVE STAINLESS STEEL HINGE PINS.

VON DUPRIN 99 SERIES PANIC DEVICE OR APPROVED EQUAL
CLOSING DEVICES: NORTON 8500 BF SERIES OR APPROVED EQUAL
STOPS: TRICO W1000 SERIES DOOR STOP
SLIDE BOLT AND PAD LOCK: INSTALL SLIDE BOLT ABOVE LEVEL OF DOOR GUARD

WALL LEGEND



LEGENDS



KEYNOTES

- SEE SHEET A02 FOR GENERAL NOTES
- 201 STRUCTURAL STEEL COLUMN.
 - 202 CONCRETE SLAB.
 - 204 EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
 - 205 DOCK LEVELER AND DOCK SHELTER.
 - 206 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
 - 207 ROOF ACCESS LADDER.
 - 208 OUTLINE OF CANOPY ABOVE.
 - 209 ARCHITECTURAL PRECAST CONCRETE PANEL (FLEXWALL).
 - 219 CONCRETE RETAINING WALL WITH FULL LENGTH GUARDRAIL.
 - 404 CURTAIN WALL GLAZING SYSTEM.
 - 412 INSULATED HOLLOW METAL MAN DOOR, PAINTED AT ALL WAREHOUSES EXITS.
 - 419 ALUMINUM STOREFRONT DOUBLE DOORS IN CURTAIN WALL SYSTEM.
 - 424 SECTIONAL OVERHEAD GRADE LEVEL TRUCK DOOR WITH FACTORY PAINTED FINISH.
 - 425 SECTIONAL OVERHEAD DOCK HIGH TRUCK DOOR WITH FACTORY PAINTED FINISH.

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BUILDING 3 - FLOOR PLAN

DATE	REMARKS
03-04-2020	50% CLIENT PROGRESS REVIEW
17-04-2020	ISSUE FOR SPA
12-06-2020	ISSUED FOR COORDINATION
14-03-2023	SPA SET
2023-04-04	ISSUED FOR SPA AMENDMENT
2023-07-28	RE-ISSUED FOR SPA

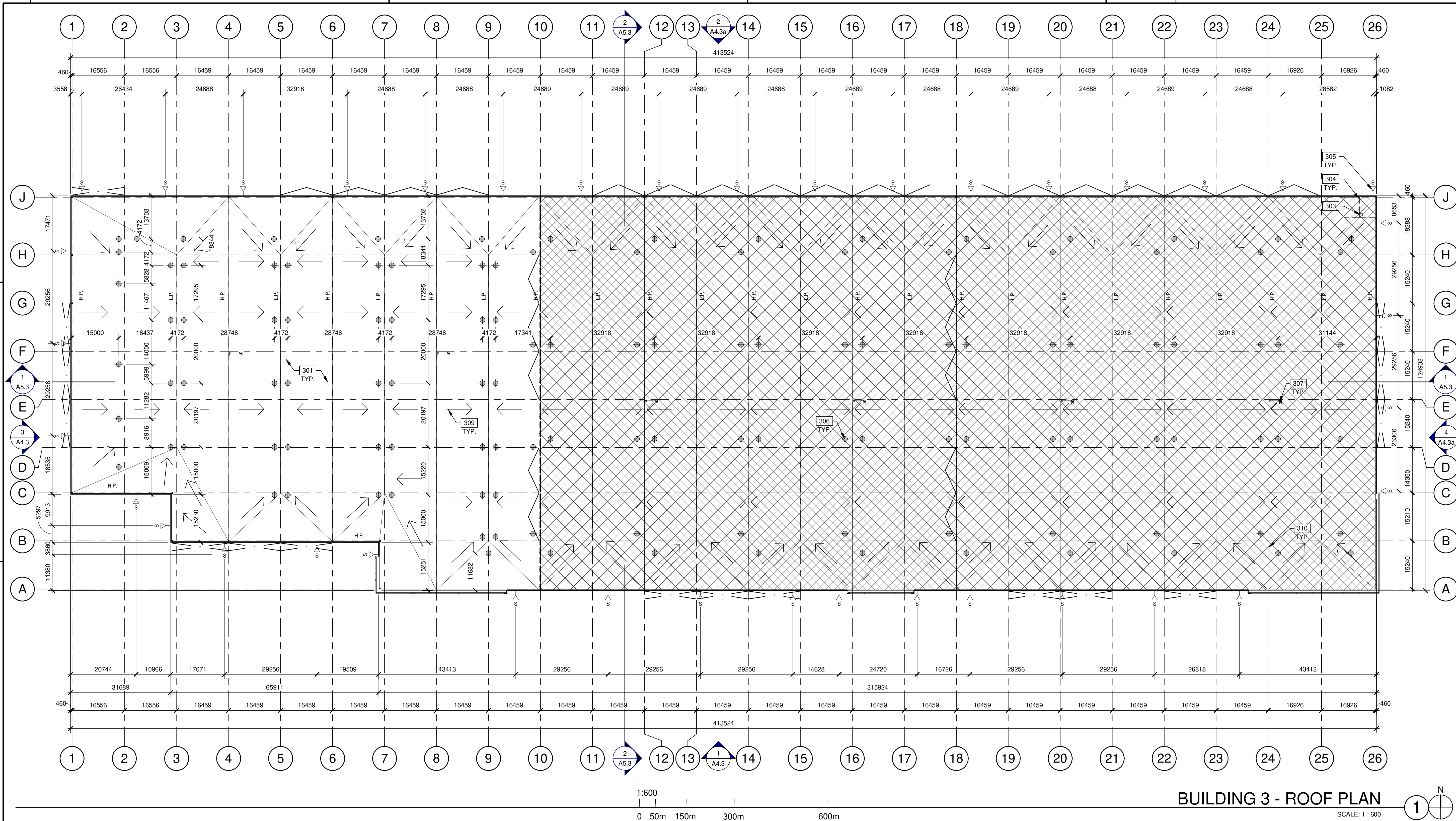
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JOB NO.:	TOR18-0078-00

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A2.3
BUILDING 3

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BUILDING 3 - ROOF PLAN

SCALE: 1 : 600

LEGENDS

- FLOW LINE TO DRAIN.
- ROOF DRAIN - SEE MECHANICAL DRAWINGS.
- ROOF SCUPPER LOCATION - SEE ELEVATIONS.
- EXISTING PHASE 1

KEYNOTES

- SEE SHEET A0.2 FOR GENERAL NOTES
- 301 MAIN ROOF, 60 mil TPO ROOF SYSTEM, MECHANICALLY FASTENED FOR OBC AND FM 1-60 STANDARDS. R-30 INSULATION.
 - 303 ROOF HATCH.
 - 304 LINE OF WALL BELOW.
 - 305 OVERFLOW SCUPPER.
 - 306 PRIMARY AND SECONDARY DRAINS.
 - 307 ROOF TOP MECHANICAL UNIT - REFER TO MECH.
 - 309 FLOW LINE TO DRAIN.
 - 310 PROVIDE MIN. SLOPE TO ROOF DRAIN. REFER TO MECH. DWGS.



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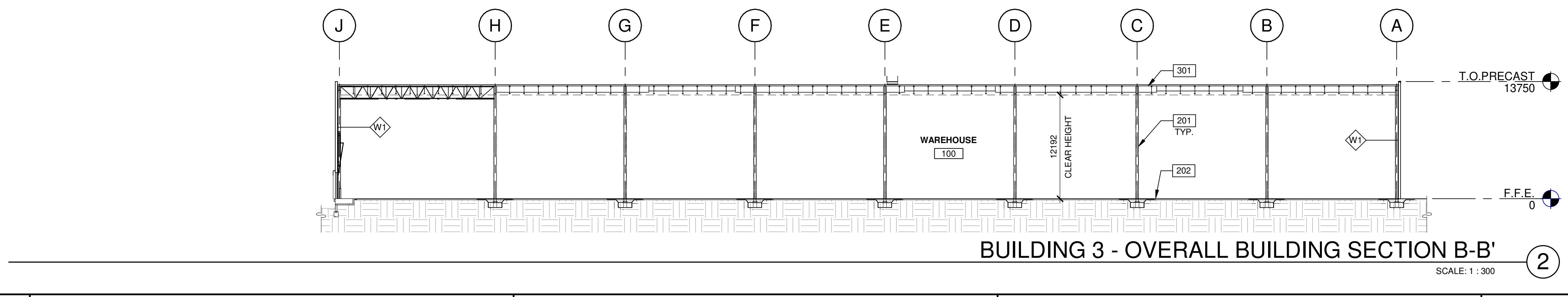
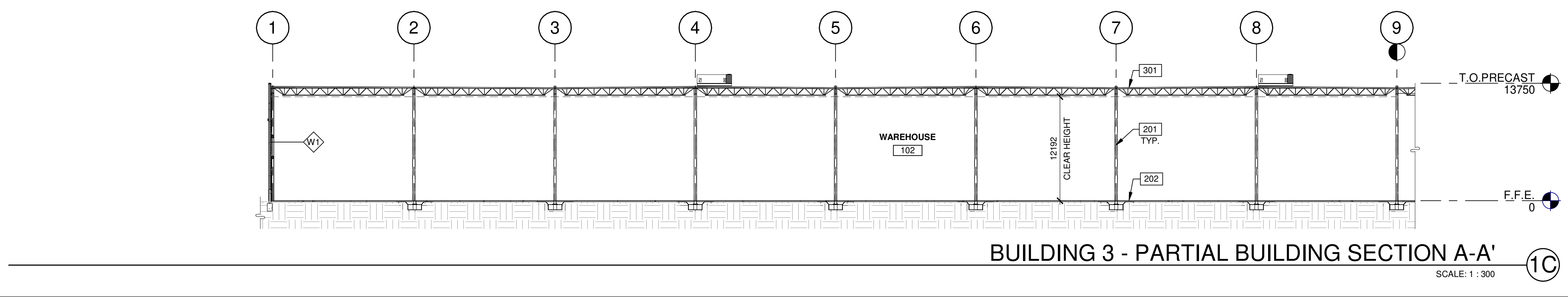
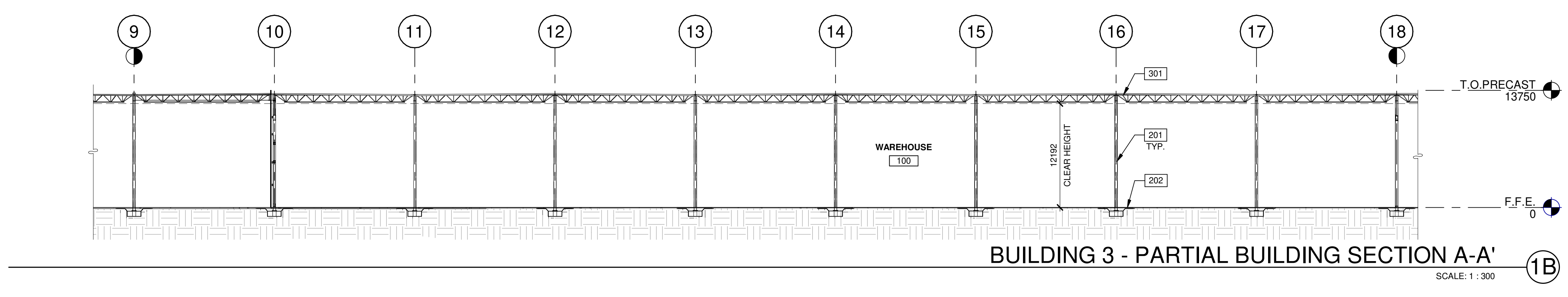
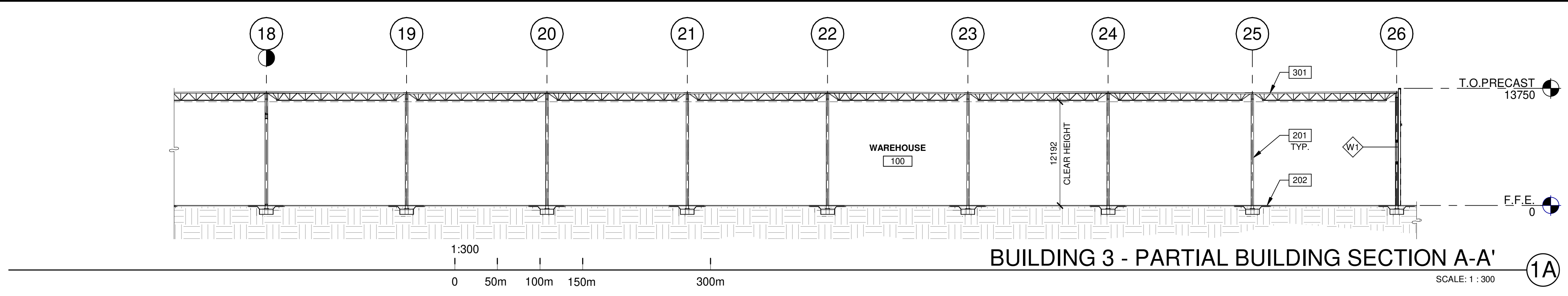
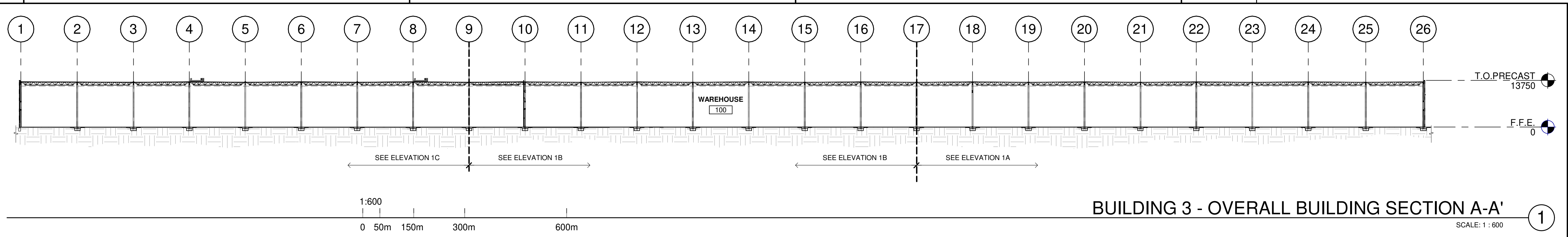
BUILDING 3 - ROOF PLAN

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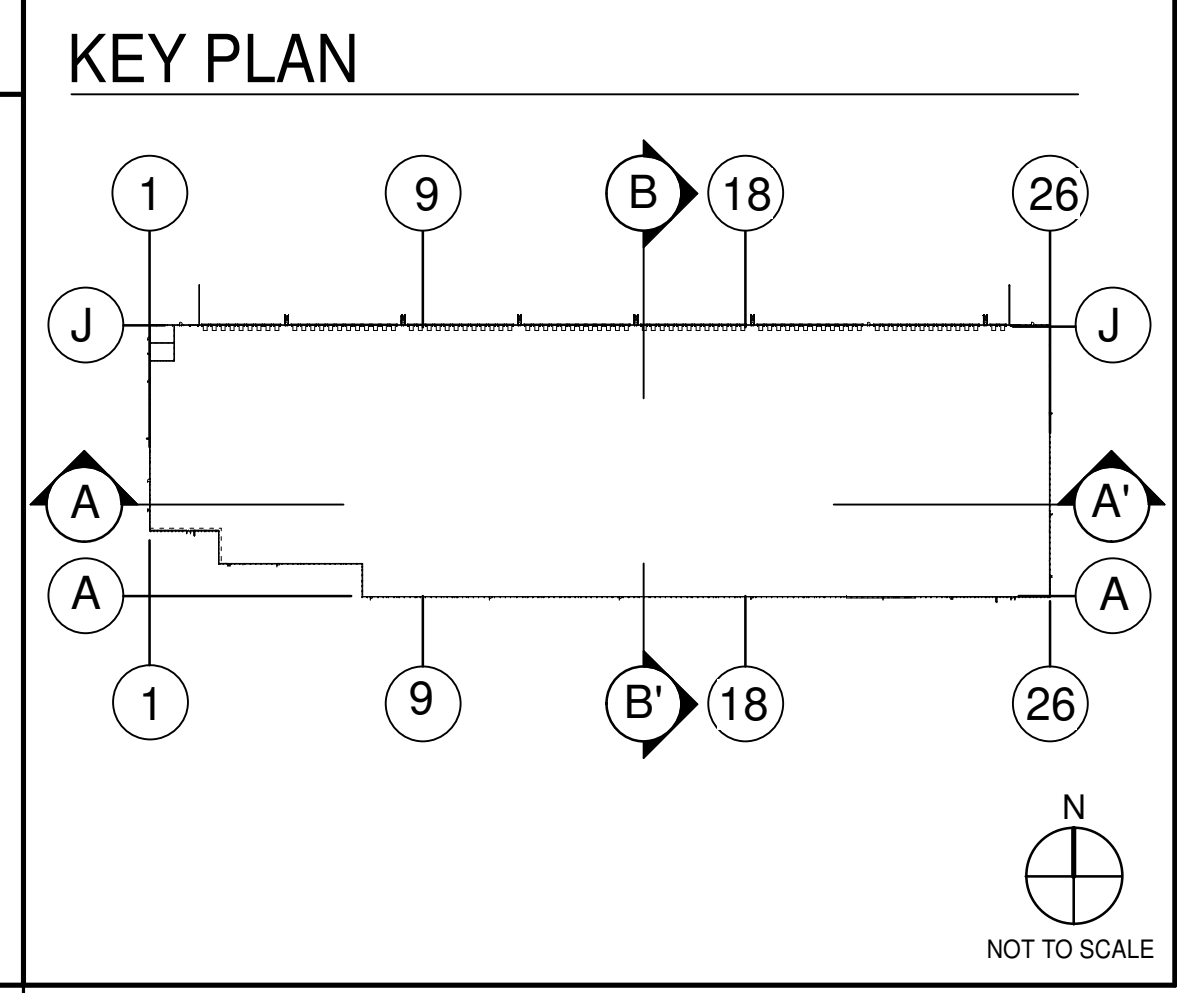
SHEET
A3.3
BUILDING 3

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- KEYNOTES**
- SEE SHEET A02 FOR GENERAL NOTES
- 201 STRUCTURAL STEEL COLUMN.
 - 202 CONCRETE SLAB.
 - 301 MAIN ROOF: 60 mil TPO ROOF SYSTEM, MECHANICALLY FASTENED FOR OBC AND FM I-60 STANDARDS. R-30 INSULATION.

- WALL LEGEND**
- W1 EXTERIOR WAREHOUSE WALL, TYP. WHITE ARCHITECTURAL INSULATED PRECAST SYSTEM (FLEXWALL), 2400mm WIDE, TYPICAL, MIN. R3 7525mm.
 - W2 TILE PRODUCT SUPPLIED BY OWNER GRUNTED JOINTS, DRAINAGE MATT, BUILDING WRAP PAPER ON CEMENT BOARD / EXTERIOR GRADE SHEATHING ON STEEL STUDS @400 O.C. FILLED WITH CLOSED CELL SPRAY-APPLIED POLYURETHANE FOAM INSULATION VAPOUR BARRIER, GYPSUM BOARD, (CONSTRUCTION TO BE SIMILAR AS PER GIBRALTAR 3 OR APPROVED EQUAL).
 - W3 ALUMINUM CURTAIN WALL SYSTEM WITH 1" THICK INSULATED GLASS, SOLARBAN 60 OR APPROVED EQUAL (PROVIDE P.ENG STAMPED CURTAIN WALL DRAWINGS).
 - W4 EXPANSION WALL METAL PANEL SYSTEM, 1 HOUR FIRE RATED PANEL, R-15 MIN. WHITE KINGSPAN OR EQUAL, 125mm NOMINAL WIDTH.
 - W5 1 HOUR FIRE RATED SEPARATION TO BE FULL HEIGHT CONCRETE BLOCK WALL NOM. 2400mm TO UIS DECK. PROVIDE FIRE STOP CAULKING AT ALL JOINTS.
 - W6 PRE-FINISHED ALUMINUM COMPOSITE PANELS (COLOUR OF PANELS SHALL BE SUBJECT TO FUTURE ARCHITECTS SELECTION AND APPROVAL), TO BE INSTALLED AS A PRESSURE EQUALIZED KMM SCREEN SYSTEM CW DRY JOINT REVEALS ON AIR BARRIER) BLUESKIN OR APPROVED EQUAL ON 3/4" PLYWOOD.



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BUILDING 3 - BUILDING SECTIONS

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14-03-2023	SPA SET
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