

SITE STATISTICS TABLE

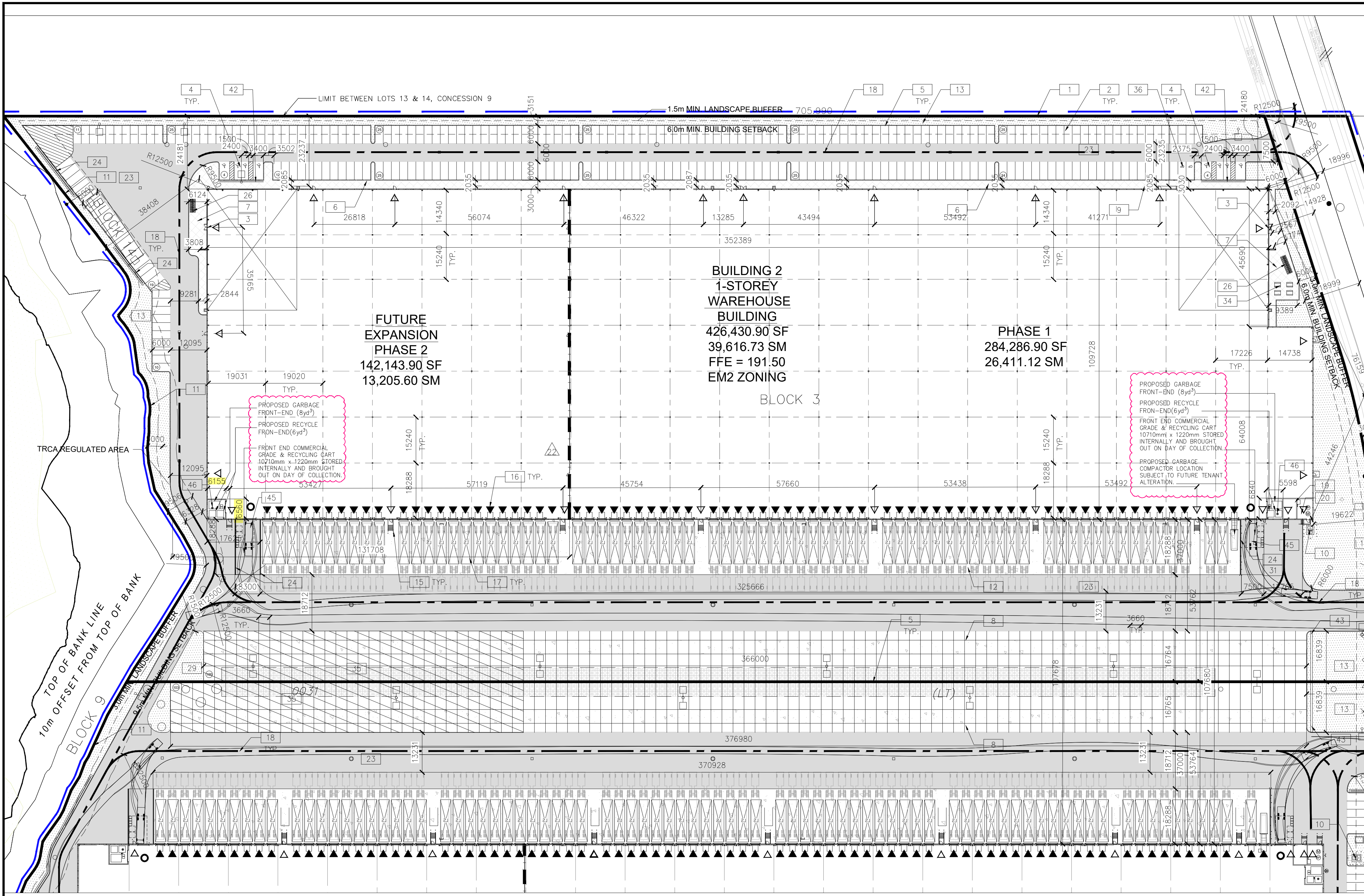
ITEM	BUILDINGS PROPOSED	BUILDINGS REQUIRED
ZONING CATEGORY	EM2	EM2
LOT AREA (BLOCK 3)	7,543 HA (75,434 SM)	3,000 m ² MINIMUM (0.3 ha)
GROUND FLOOR AREA (SQ. M)	39,616.73	N/A
GROSS FLOOR AREA (SQ. M)	39,616.73	N/A
LOT COVERAGE	52.52%	60% MAXIMUM FOR SITE
LANDSCAPE COVERAGE (NET EXCLUDING SETBACK FROM 10m BUFFER)	6,549.54 SM (8.68%)	MIN 5% OF LOT AREA
PAVING AREA	29,267.77 SM (38.80%)	N/A
FRONT YARD SETBACK (M)	6.00m	6.0m (East)
REAR YARD SETBACK (M)	9.51m	12.0m (West)
INT. SIDE YARD SETBACK (M)	23.24m	6.0m (North)
EXT. SIDE YARD SETBACK (M)	N/A	6.0m (South)
NUMBER OF PARKING SPACES	284 STALLS	278 STALLS
WAREHOUSE (39,616.69sm); 0.7 space per 100 SM GFA		
NUMBER OF HANDICAPPED PARKING SPACES (2 + 2% OF TOTAL)	8 STALLS (4) TYPE 'A', (4) TYPE 'B'	8 STALLS (4) TYPE 'A', (4) TYPE 'B'
NUMBER OF LOADING SPACES	73 SPACES	8 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		15m MAXIMUM
i) PRINCIPLE BUILDINGS	12.19m	MAY EXCEED, PROVIDED THE SIDE YARD IS INCREASE BY 0.3M PER 0.6M HT. ADDED
ii) ACCESSORY BUILDINGS		
TRAILER PARKING SPACES	100	N/A
SNOW STORAGE AREA	1,779.35sm (2.36%)	MIN. 2% OF LOT AREA
BICYCLE PARKING SPACES	20	N/A

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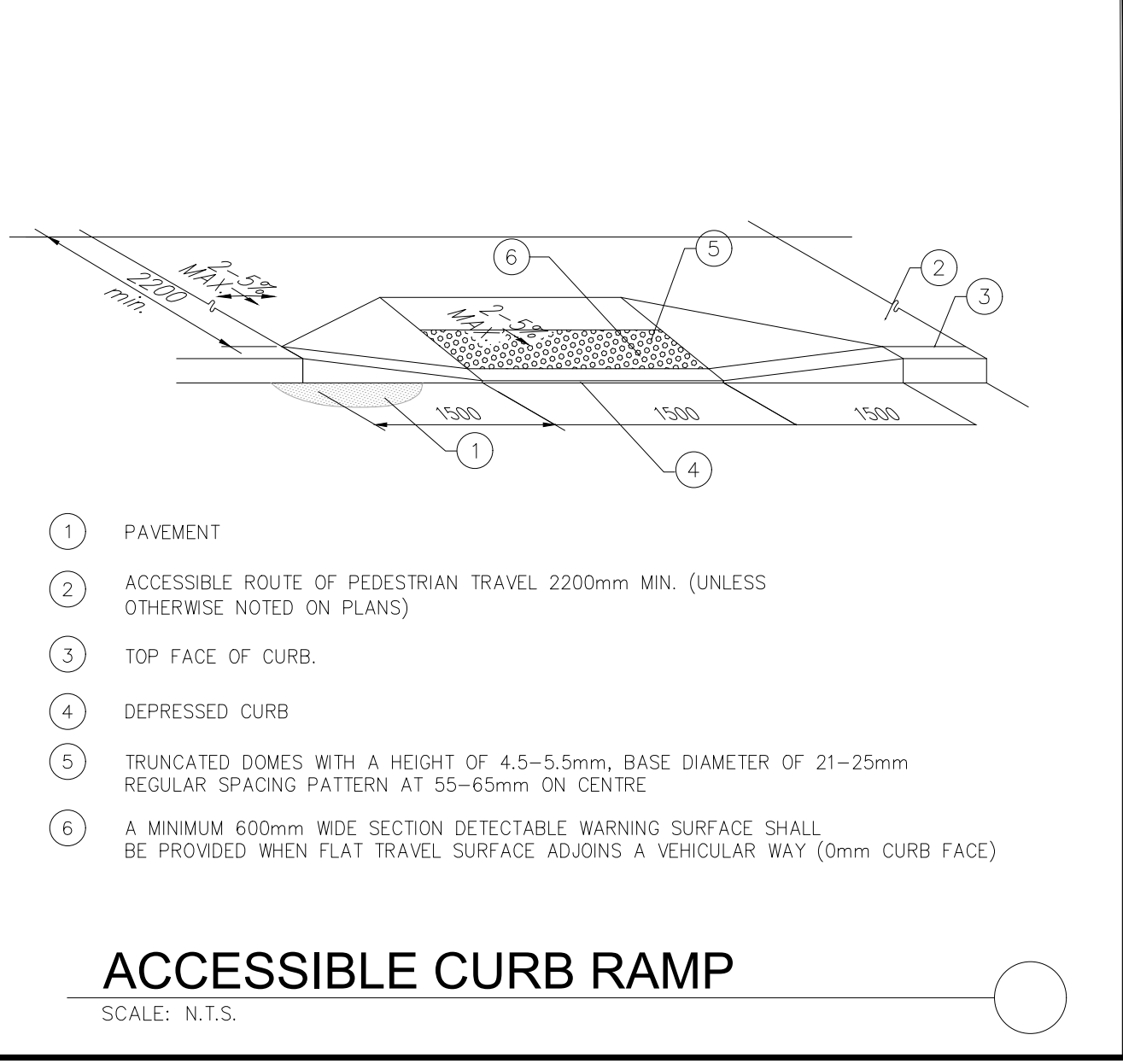
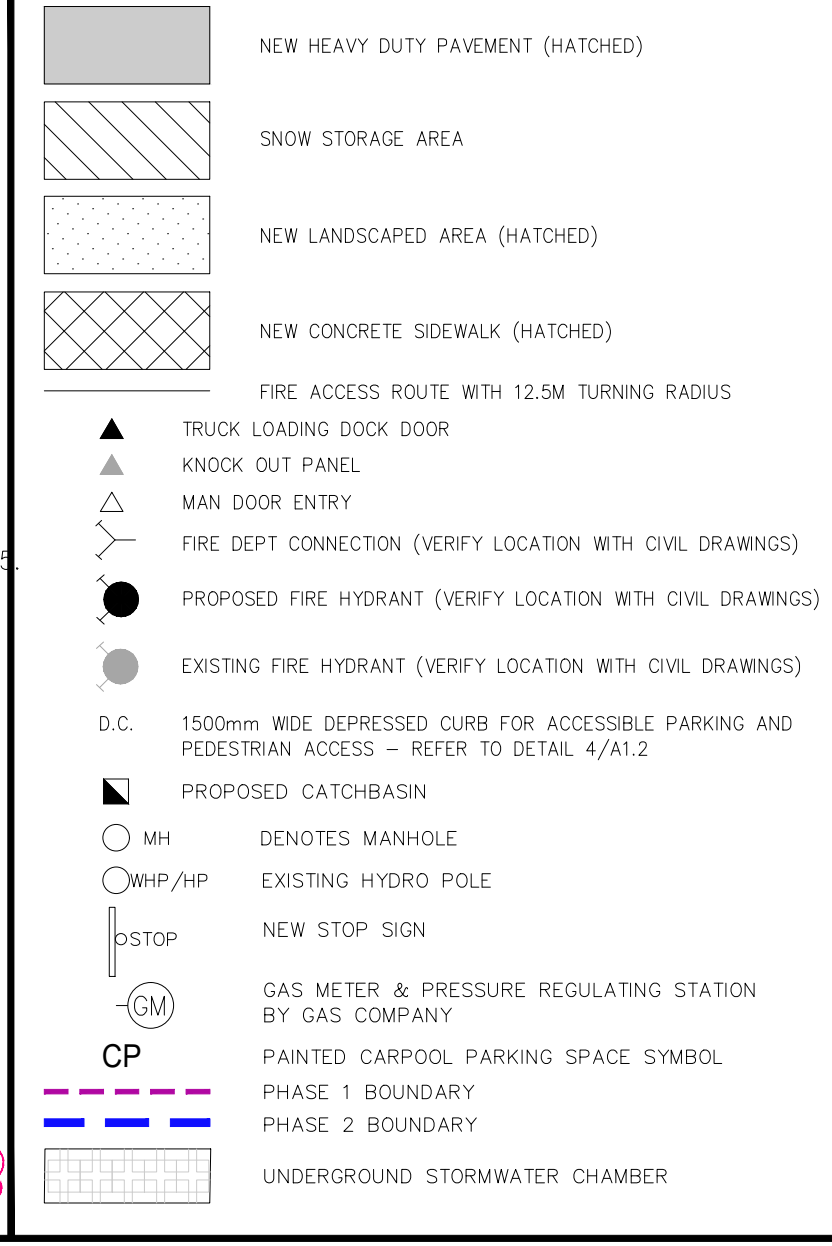


BUILDING 2 SITE PLAN
SCALE: 1:750

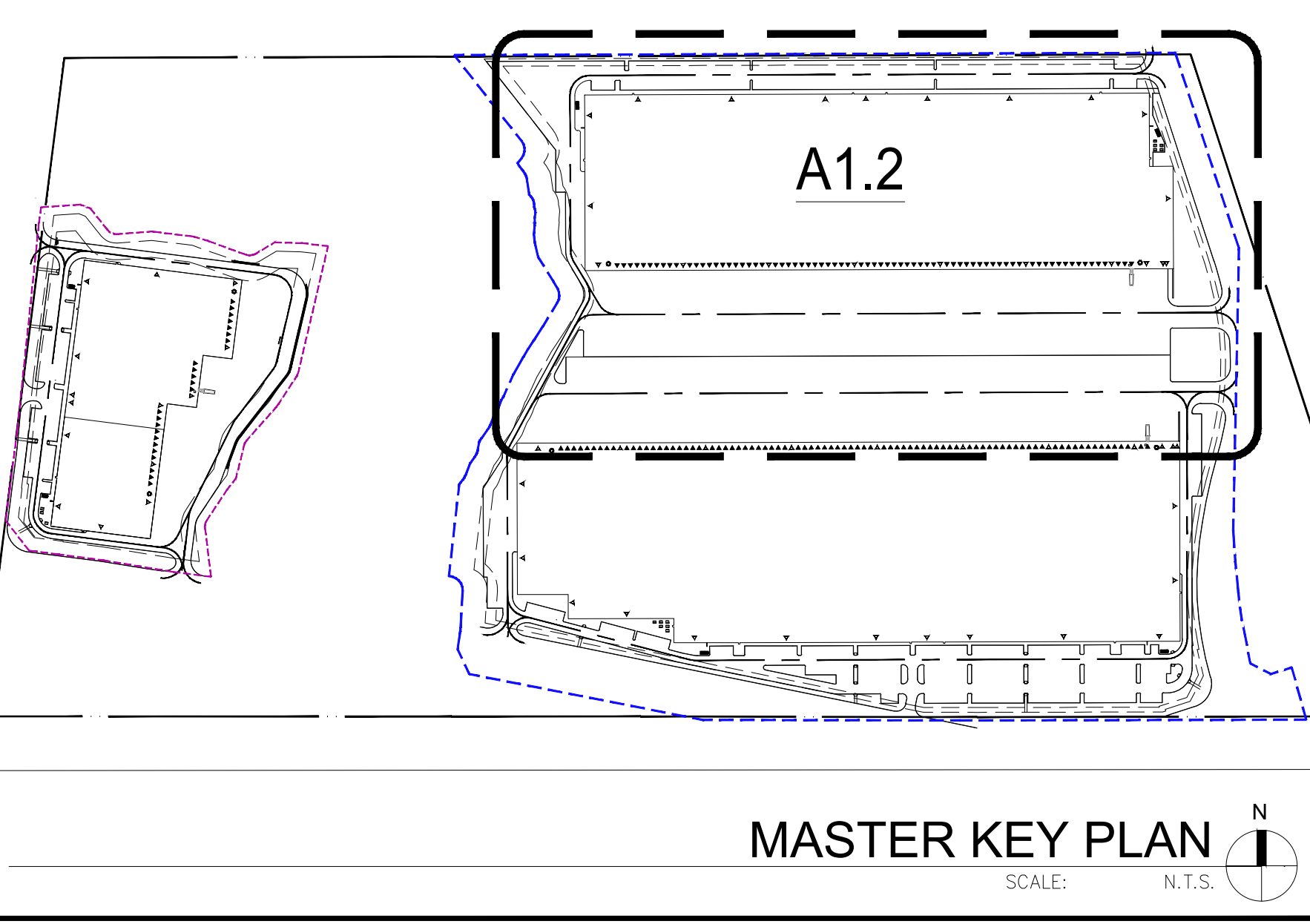
GENERAL NOTES

- PROPERTY LINE
- 2700x6000 PARKING STALL, PAINTED PARKING STRIPPING PER CITY STANDARDS.
- PRINCIPLE ENTRY - TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
- 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.
- 150mm WIDE CURB TYPICAL
- 1500mm MIN. WIDE SIDEWALK TYPICAL U.N.O
- ENTRY PLAZA - SEE LANDSCAPE DWGS.
- CONCRETE DOLLY PAD FOR TRAILER PARKING STALLS
- FIRE DEPARTMENT CONNECTION / SIAMSE
- PROPOSED LOCATION OF TRANSFORMER C/W CONCRETE PAD
- 1.8m HIGH BLACK VINYL CHAIN LINK FENCING OR APPROVED EQUAL ALONG DEVELOPMENT LIMIT BOUNDARY CONCRETE APRON
- LANDSCAPE AREA - SEE LANDSCAPE DWGS.
- 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.
- EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
- TRUCK LOADING DOCK (TYPICAL)
- LOADING SPACE - L.S. (3.5m x 9m)
- FIRE ACCESS ROUTE W/ 12.5M TURNING RADIUS
- PROPOSED ELECTRICAL ROOM
- PROPOSED SPRINKLER ROOM
- CURB RADI AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO OPSD 350.010. - SEE CIVIL DWGS.
- 1.5M WIDE PAINTED ASPHALT PATHWAY - REFER TO A1.5
- 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/A8.4 (FOR RAILING) AND A5.2 (FOR PRECAST SCREEN WALL).
- 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.
- INVERTED U-SHAPE GALVANIZED BICYCLE RACKS PROVIDED AT PRINCIPLE ENTRIES. MIN. 1.8Mx0.6M PER SPACE
- PROPOSED STOP SIGN LOCATION - REFER TO SHEET A1.5.
- PRESSED PATTERNED ASPHALT PEDESTRIAN PATHWAY
- YELLOW PAINTED LINES - REFER TO SHEET A1.5.
- REMOVED
- PRECAST SCREEN WALL TO BE INSTALLED ON TOP OF RETAINING WALL - REFER TO STRUC. DWGS & ARCH A5.2.
- 1.5m WIDE SIDEWALK
- 3.0m WIDE CONCRETE MULTI-USE PATH
- PROPOSED AMENITY AREA
- SNOW STORAGE ON SITE AT 2% TOTAL SITE AREA
- CARPOOL PARKING SPACES 2700x6000mm - REFER TO DETAIL 3/A1.5
- EXISTING UTILITIES TO BE REMOVED OR RELOCATED INCL. FROM ROAD WIDENING WORKS - TO BE CONFIRMED W/ FUTURE SURVEY ROAD
- INTERIM ASPHALT CURB TO ALIGN WITH CURRENT HUNTINGTON ROAD EDGE OF ASPHALT - REFER TO CIVIL DWGS
- PRECAST SCREEN WALL TO MATCH SCREEN WALLS IN TRUCK COURTS
- BICYCLE REPAIR STATION
- 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.
- INTERNAL GARBAGE STORAGE WITH VENTILATION AND APPROPRIATE ODOUR CONTROL REQ. FOR THE WASTE STORAGE FACILITY

SITE LEGEND



ACCESSIBLE CURB RAMP
SCALE: N.T.S.



MASTER KEY PLAN
SCALE: N.T.S.

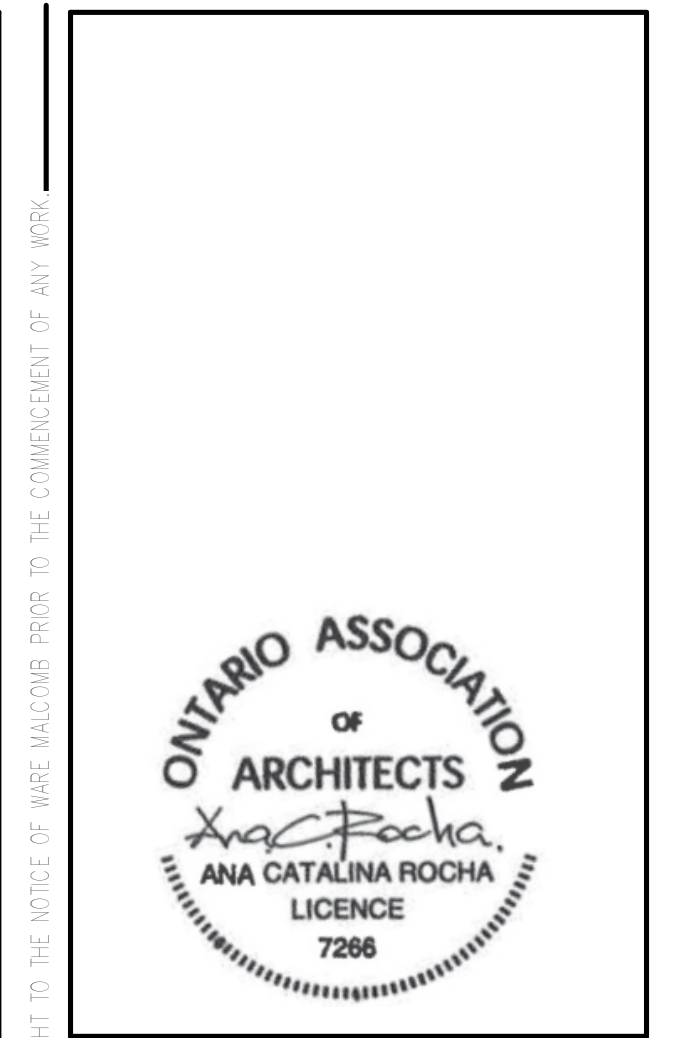
SITE PLAN

DATE	REMARKS
15/2022-03-31	ISSUED FOR BUILDING PERMIT
16/2022-05-12	TRCA SCREENING REVIEW
17/2022-05-27	ISSUED AS PER CITY COMMENTS
18/2022-06-14	GENERAL REVIEW
19/2022-06-24	RE-ISSUED FOR SPA
20/2022-08-11	ISSUED FOR CONSOLIDATION
21/2023-04-04	RE-ISSUED FOR SPA
22/2023-07-28	RE-ISSUED FOR SPA

PA / PM: H.B.
DRAWN BY: DT
JOB NO.: TOR18-0078-00

A1.2

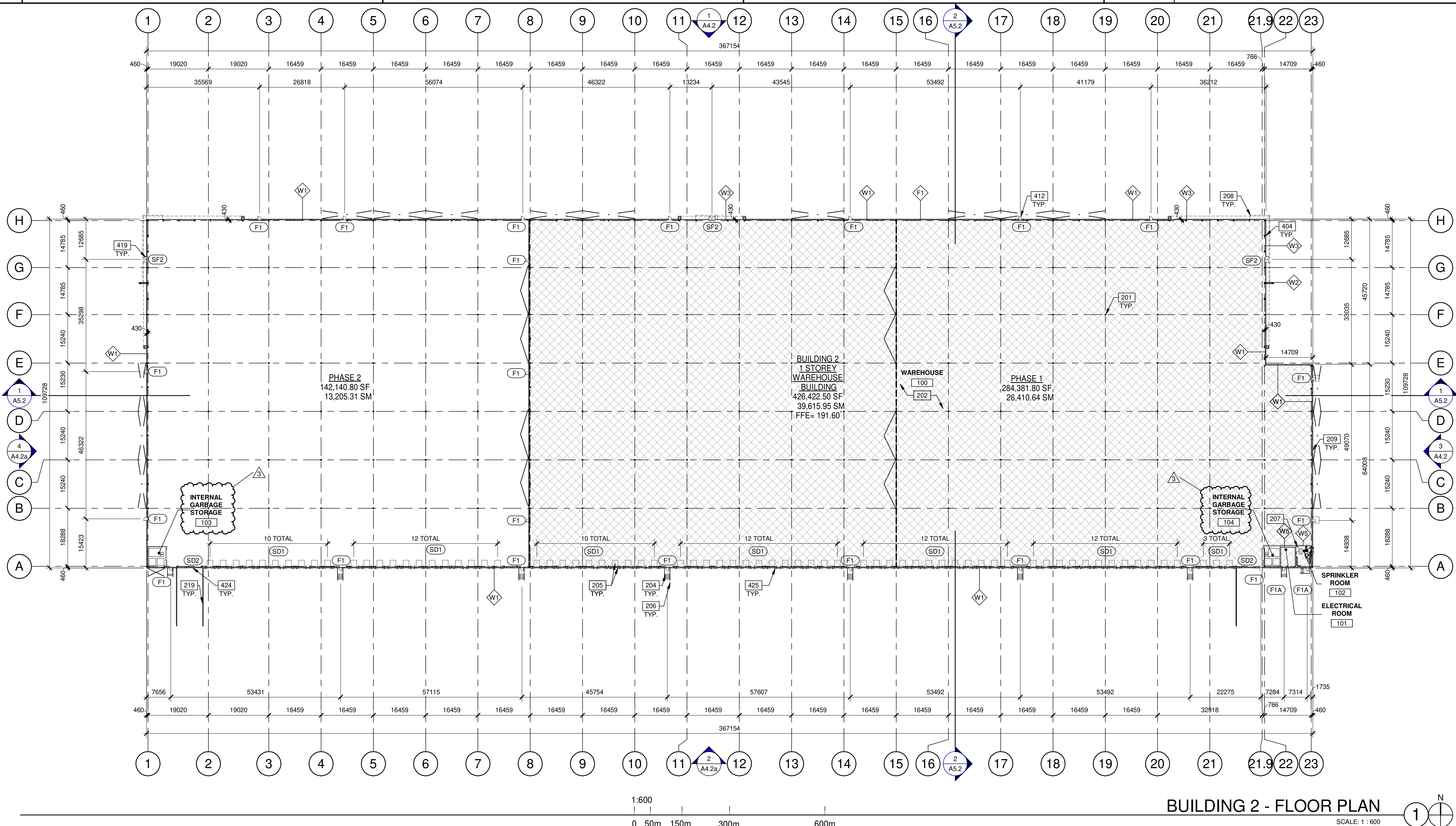
SHEET



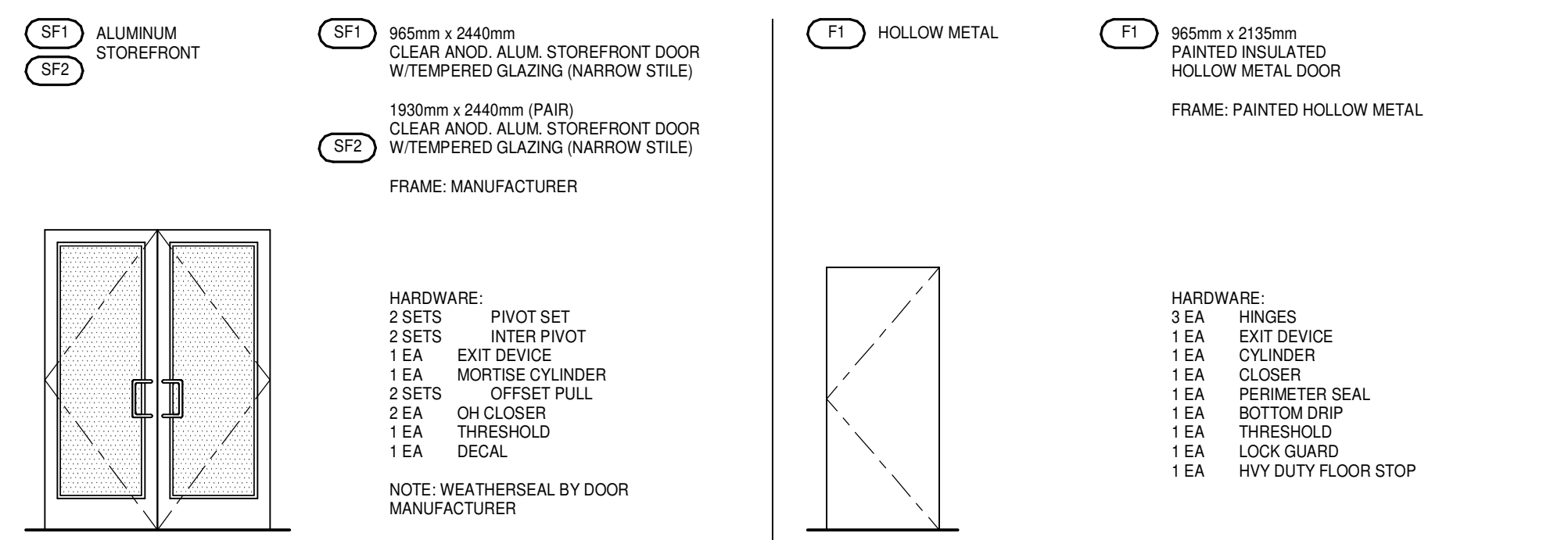
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 civil engineering



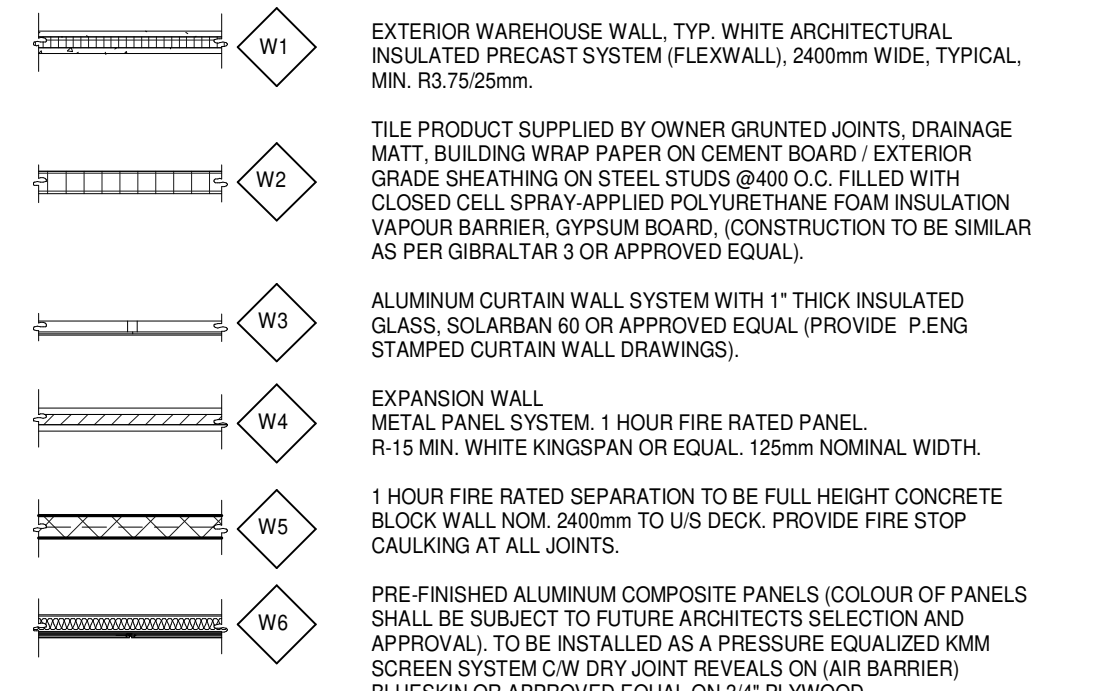
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DOOR TYPES



WALL LEGEND



KEYNOTES

- SEE SHEET A0.2 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.

BUILDING 2 - FLOOR PLAN

DATE	REVISIONS
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

PA/PM:	H.B.
DRAWN BY.:	D.V./O.T.
JOB NO.:	TOR18-0078-00

SHEET
A2.2
 BUILDING 2

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2023-07-28_RE-ISSUED FOR SPA

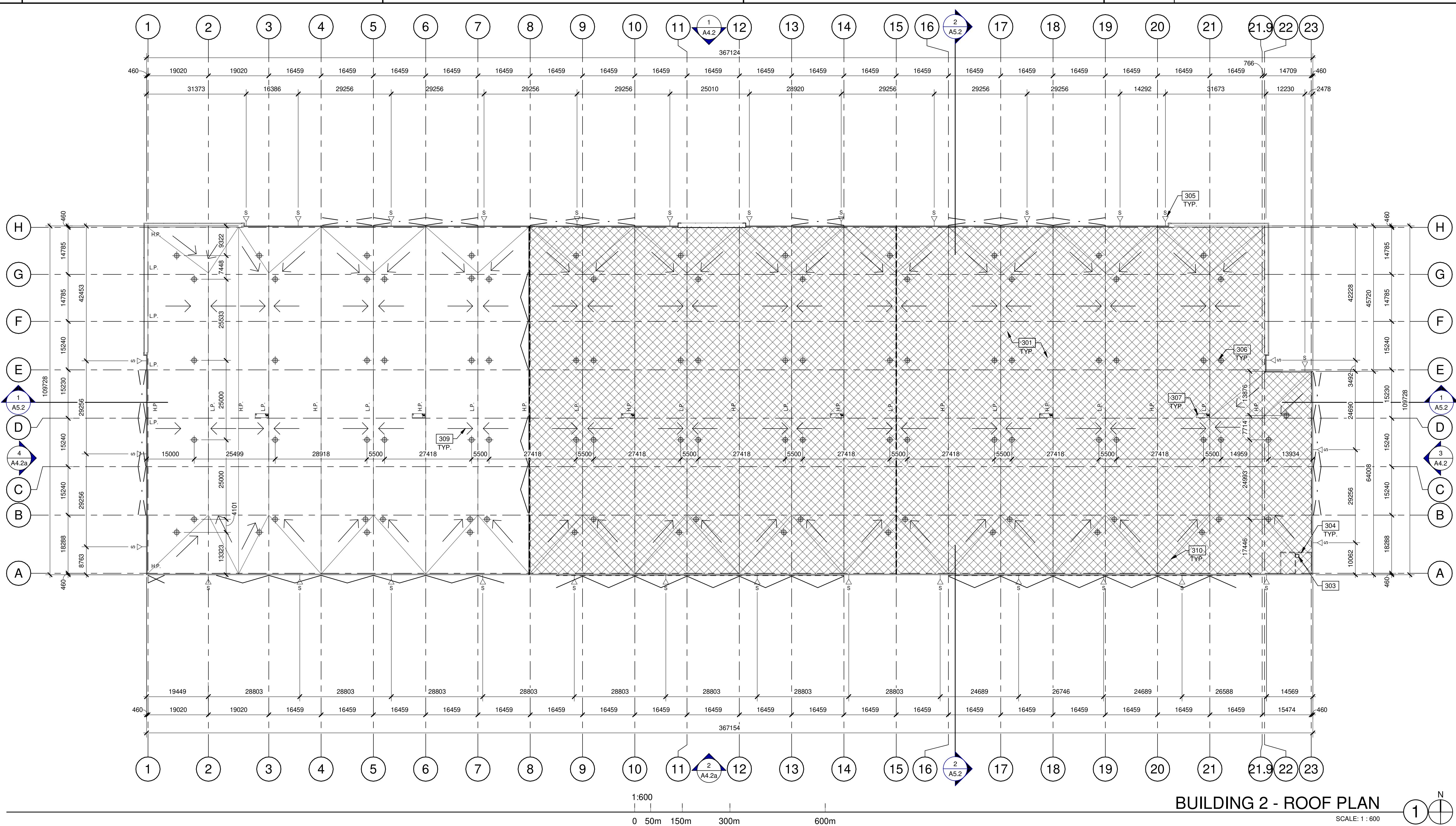
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1:600
 0 50m 150m 300m 600m

BUILDING 2 - ROOF PLAN
 SCALE: 1 : 600

LEGENDS

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

KEYNOTES

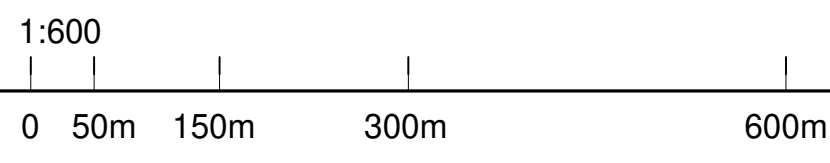
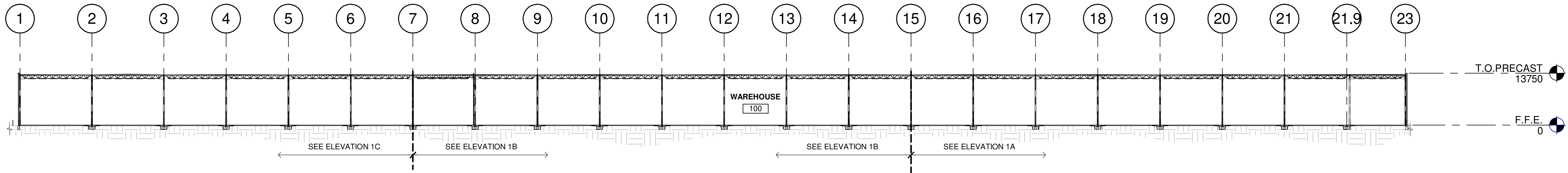
- SEE SHEET A0.2 FOR GENERAL NOTES
- 301 MAIN ROOF, 60 mil TPO ROOF SYSTEM, MECHANICALLY FASTENED FOR OBC AND FM I-60 STANDARDS, R-30 INSULATION.
 - 302 ROOF HATCH.
 - 304 LINE OF WALL BELOW.
 - 305 OVERFLOW SCUPPER.
 - 306 PRIMARY AND SECONDARY DRAINS.
 - 307 ROOF TOP MECHANICAL UNIT - REFER TO MECH.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

BUILDING 2 - ROOF PLAN	
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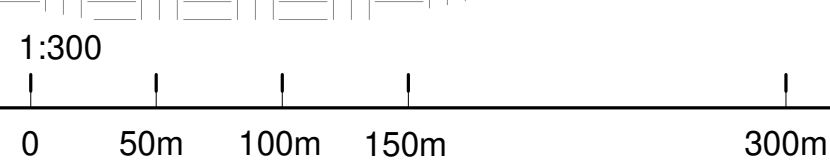
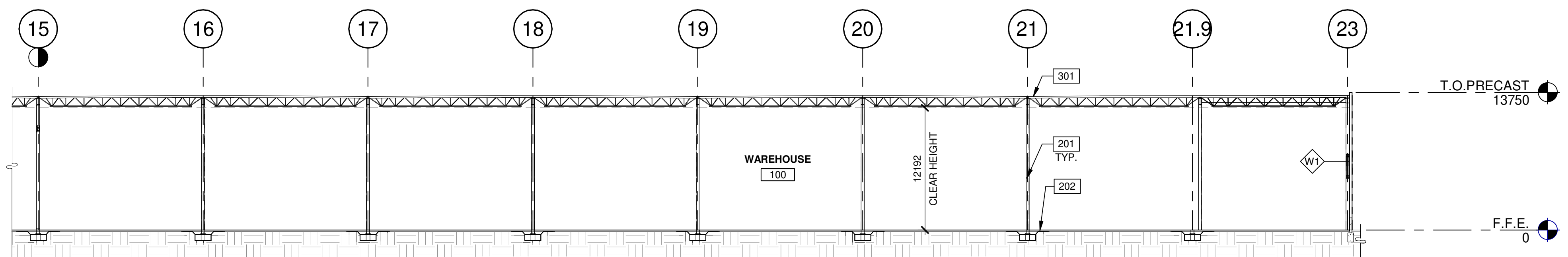
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JOB NO.:	TOR18-0078-00

SHEET
A3.2
 BUILDING 2

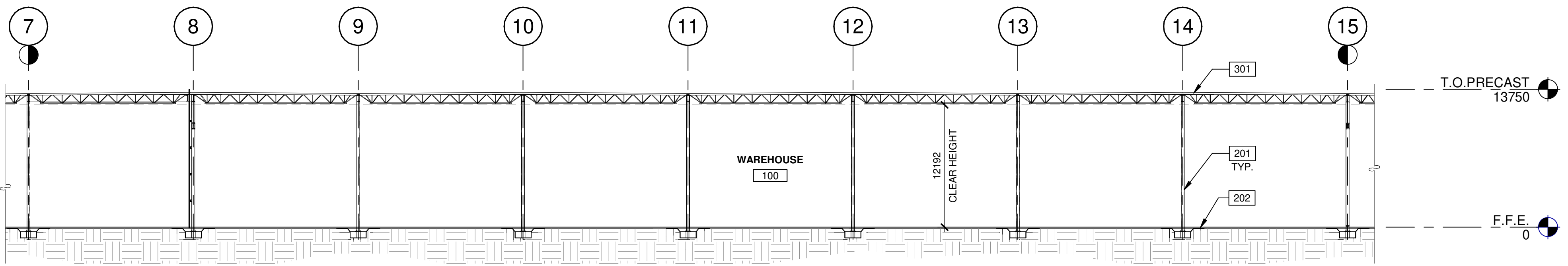
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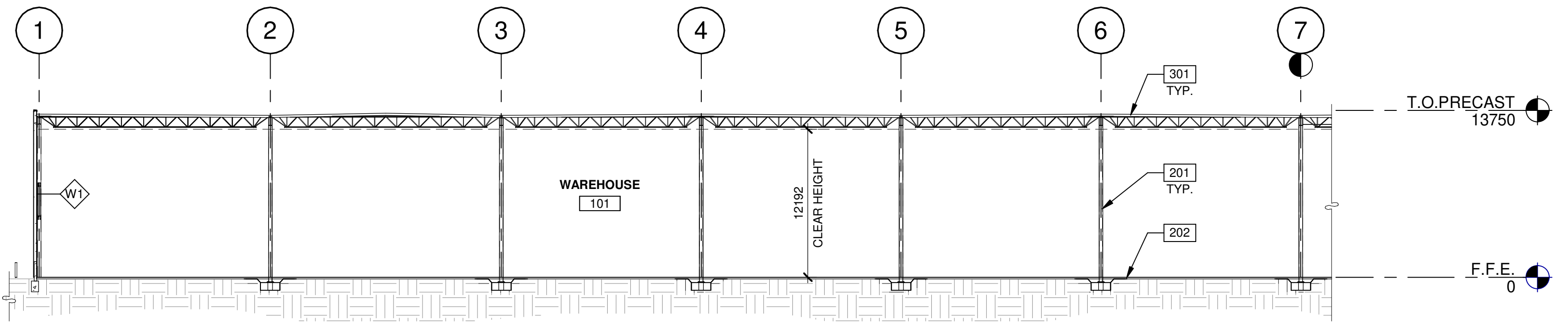
BUILDING 2 - OVERALL BUILDING SECTION A-A' SCALE: 1 : 600



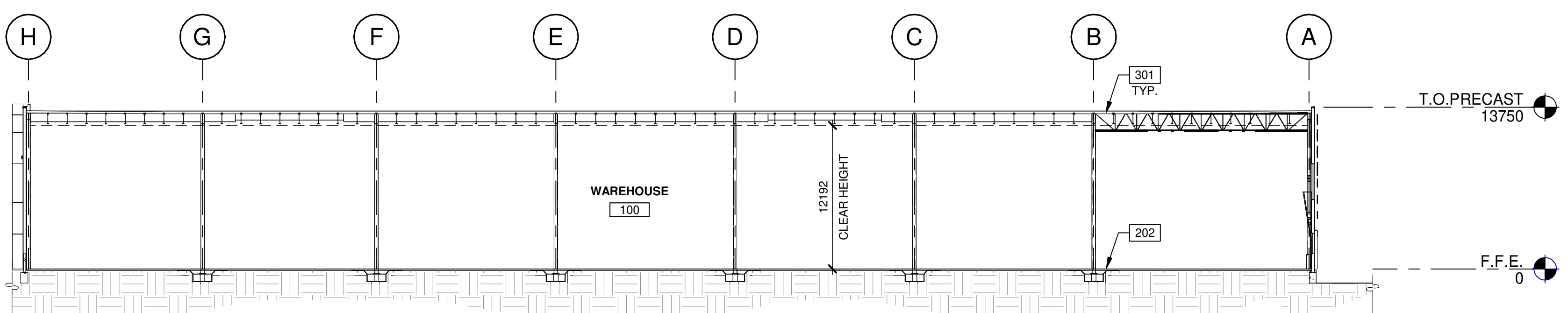
BUILDING 2 - PARTIAL BUILDING SECTION A-A' (1A) SCALE: 1 : 300



BUILDING 2 - PARTIAL BUILDING SECTION A-A' (1B) SCALE: 1 : 300



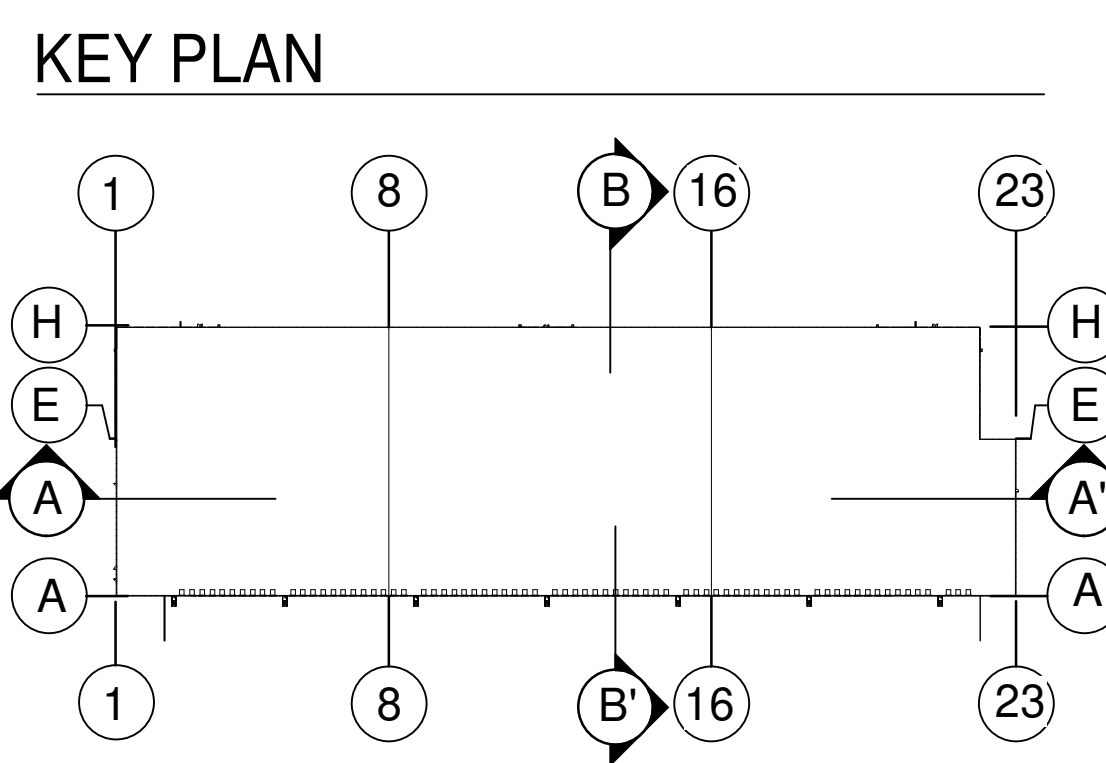
BUILDING 2 - PARTIAL BUILDING SECTION A-A' (1C) SCALE: 1 : 300



BUILDING 2 - BUILDING SECTION B-B' SCALE: 1 : 300

- 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 75.25mm.
 - 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. 240mm 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 2 - BUILDING SECTIONS

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
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JOB NO.:	TOR18-0078-00

SHEET
A5.2
 BUILDING 2

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