LIST OF DRAWINGS

CIVIL

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P302	EROSION AND SEDIMENT CONTROL PLAN
P303	NOTES AND DETAILS
P304	DRAINAGE PLAN
P305	COMPOSITE UTILITY PLAN

ARCHITECTURAL

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A003	FIRE SEPARATION PLANS & LD CALCULATIONS
A010	EXTERIOR WALL, PARTITION, FLOOR & ROOF TYPES
A100	SITE PLAN
A201	GROUND FLOOR PLAN
A202	SECOND FLOOR PLAN
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A210	GROUND FLOOR RCP
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A301	EXTERIOR ELEVATIONS NORTH & EAST
A302	EXTERIOR ELEVATIONS SOUTH & WEST
A303	ISOMETRIC VIEWS
A402	WALL SECTIONS
A403	WALL SECTIONS
A404	WALL SECTIONS
A500	STAIR A PLANS, SECTION & DETAILS
A501	STAIR B PLANS, SECTION & DETAILS
A502	TYPICAL STAIR DETAILS
A510	ELEVATOR PLAN, SECTION & DETAILS
A524	STANDARD / TYPICAL DETAILS
A601	DOOR SCHEDULE & TYP DETAILS
A603	EXTERIOR WINDOW SCHEDULE
A604	INTERIOR SCREEN SCHEDULE
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STRUCTURAL

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S102	SECOND FLOOR FRAMING PLAN
S103	ROOF FRAMING PLAN
S201	SCHEDULES & PIER DETAILS
S301	ELEVATIONS
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S401	SECTIONS
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S501	GENERAL NOTES & TYPICAL DETAILS
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MECHANICAL

M-000	COVER SHEET AND DRAWING LIST
M-001	MECHANICAL SPECIFICATION
M-002	MECHANICAL SPECIFICATION AND LEGEND
M-003	MECHANICAL SCHEDULE
M-004	MECHANICAL DETAILS
M-100	GROUND FLOOR MECHANICAL HVAC
M-101	SECOND FLOOR MECHANICAL HVAC PLAN
M-200	GROUND FLOOR MECHANICAL PLD PLAN
M-201	SECOND FLOOR MECHANICAL PLD PLAN
M-300	GROUND FLOOR MECHANICAL SP PLAN
M-301	SECOND FLOOR MECHANICAL SP PLAN
M-400	MECHANICAL ROOF PLAN

ELECTRICAL

E000	DRAWINGS LIST LEGEND GENERAL NOTES
E001	ELECTRICAL SPECIFICATIONS
E002	SINGLE LINE DIAGRAM
E003	PANEL SCHEDULES
E004	DETAIL SHEET 1
E005	DETAILS SHEET 2
E100	POWER AND SYSTEMS SITE PLAN LAYOUT NOTES
E101	POWER AND SYSTEMS GROUND FLOOR LAYOUT NOTES
E102	POWER AND SYSTEMS SECOND FLOOR LAYOUT NOTES
E103	POWER AND SYSTEMS ROOF FLOOR LAYOUT NOTES
E201	LIGHTING AND FIRE ALARM GROUND LAYOUT NOTES
E202	LIGHTING AND FIRE ALARM SECOND LAYOUT NOTES

WAREHOUSE & OFFICE HEADQUARTERS

45 BLOWERS CRES
AJAX, ON L1Z 0N4

ISSUED FOR: ISSUED FOR BUILDING PERMIT 25-06-27



ARTISTIC RENDERING PROVIDED FOR VISUALIZATION PURPOSES ONLY. ACTUAL DESIGN, MATERIALS, AND DIMENSIONS MAY VARY.

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PROJECT NO.
A22-018

45 BLOWERS CRES
AJAX, ON L1Z 0N4

WAREHOUSE & OFFICE HEADQUARTERS

DATE
25-06-27

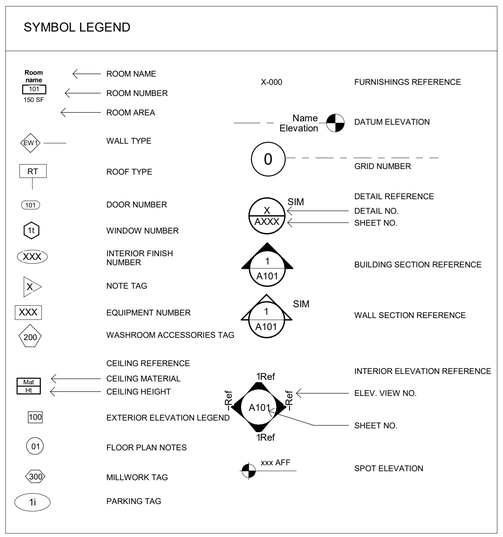
ISSUED FOR
ISSUED FOR BUILDING PERMIT

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ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE SYSTEM	FRP	FIBERGLASS REINFORCED PANEL	PTD	PAINTED
ACC	ACCESSIBLE	FRR	FIRE RESISTANCE RATING	QT	QUARRY TILE
ACM	ALUMINUM COMPOSITE MATERIAL	GALV	GALVANIZED	QTY	QUANTITY
ADO	AUTOMATIC DOOR OPERATOR	G.B.	GYPSUM BOARD	RB	RUBBER
AFF	ABOVE FINISHED FLOOR	GYP. BD.		RD	ROOF DRAIN
AHU	AIR HANDLING UNIT	GC	GENERAL CONTRACTOR	REF	REFRIGERATOR, REFERENCE
ALUM	ALUMINUM	GG	GLASS GUARD	REINF	REINFORCED
ARCH	ARCHITECTURAL, ARCHITECT	H	HIGH	REQD	REQUIRED
ARGB	ABUSE-RESISTANT GYPSUM BOARD	HB	HOSE BIB	REV	REVISION
AUTO	AUTOMATIC	HDW	HARDWARE	RM	ROOM
AVG	AVERAGE	HM	HOLLOW METAL	RO	ROUGH OPENING
BD	BOARD	HORIZ	HORIZONTAL	S	SINK
BF	BARRIER FREE	HP	HEAT PUMP	SACT	SUSPENDED ACOUSTICAL TILE
BLDG	BUILDING	HPT	HIGH POINT	SFRM	SPRAY APPLIED CEMENTITIOUS FIRE RESISTIVE MATERIAL
BSMT	BASEMENT	HSKPG	HOUSEKEEPING		
CACF	CENTRAL ALARM AND CONTROL FACILITY	HT	HEIGHT	SIM	SIMILAR
		HVAC	HEATING, VENTILATION, AIR CONDITIONING	SOG	SLAB ON GRADE
C.B.	CONCRETE BLOCK			SP	SUMP PUMP
CONC. BL.		ID	INSIDE DIAMETER	SPEC	SPECIFICATION
CFS	COLD FORMED STEEL	I.D.	INTERIOR DESIGN	SSG	STRUCTURAL SILICONE GLAZING
CG	CORNER GUARD	ICE	ICE MACHINE	ST	STORAGE TANK
CI	CONTINUOUS INSULATION	IGU	INSULATED GLASS UNIT	STC	SOUND TRANSMISSION CLASS
CIP	CAST-IN-PLACE	INSUL	INSULATION	STL	STEEL
CJ	CONTROL JOINT	K.E.S.	KITCHEN EQUIPMENT SUPPLIER	STOR	STORAGE
CL	CENTER LINE	L	LONG	STRUC	STRUCTURAL
C/L		LPT	LOW POINT	T	TRANSFORMER
CLNG	CEILING	LT	LIGHT	T/	TOP OF
CLR	CLEAR	LVR	LOUVER	T/O	
CMU	CONCRETE MASONRY UNIT	M	METER	TD	TRAVEL DISTANCE
CONC	CONCRETE	MAINT	MAINTENANCE	TEMP	TEMPORARY
CONT	CONTINUOUS	MANUF	MANUFACTURER	THK	THICK
COORD	COORDINATE	MATL	MATERIAL	TPD	TOILET PAPER DISPENSER
CT	CERAMIC TILE	MAX	MAXIMUM	TV	TELEVISION
CU	CONDENSING UNIT	MECH	MECHANICAL	TXT	TEXTURED
C/W	COMPLETE WITH	MEP	MECHANICAL, ELECTRICAL, PLUMBING	TYP	TYPICAL
CWS	CURTAIN WALL SYSTEM			U/S	UNDER SIDE
D	DRYER	MEZZ	MEZZANINE	UL	UNDERWRITER'S LABORATORIES
DEG	DEGREE(S)	MH	MANHOLE	UNO	UNLESS NOTED OTHERWISE
DEMO	DEMOLISH, DEMOLITION	MHO	MAGNETIC HOLD OPEN	VCT	VINYL COMPOSITE TILE
DEPT	DEPARTMENT	MIN	MINIMUM	VEND.	VENDING MACHINE
DW	DISHWASHER	MISC	MISCELLANEOUS	VIF	VERIFY IN FIELD
DWG	DRAWING	MO	MASONRY OPENING	VRF	VARIABLE REFIGERANT FLOW
DWS	DETECTABLE WARNING SURFACE	MTL	METAL	VS	VISION STRIP
EF	EXHAUST FAN	M.U.A.	MAKE-UP AIR	VTAC	VERTICAL TERMINAL AIR CONDITIONER
EIFS	EXTERIOR INSULATION FINISH SYSTEM	NIC	NOT IN CONTRACT		
		NTS	NOT TO SCALE	VWC	VINYL WALL COVERING
ELEV	ELEVATOR	O.C.	ON CENTER	W/	WITH
EOS	EDGE OF SLAB	O/C		W	WASHER
EQ	EQUAL	OD	OUTSIDE DIAMETER	WC	WATER CLOSET
EQUIP	EQUIPMENT	P	PANEL	WD	STACKED WASHER AND DRYER
ETC	ET CETERA	PCT	PORCELAIN CERAMIC TILE	WD	WOOD
EX	EXISTING	PDO	POWER DOOR OPERATOR	WIC	WALK IN CLOSET
EXIST		PLAM	PLASTIC LAMINATE	WR	WASHROOM
EXP JT	EXPANSION JOINT	PLYWD	PLYWOOD	WWM	WELDED WIRE MESH
EXT	EXTERIOR	PREFAB	PREFABRICATED	X	BY
F	FREEZER	PROP	PROPERTY		
F/A	FIRE ALARM	PSH	PURSE SHELF		
FHC	FIRE HOSE CABINET	PTAC	PACKAGED TERMINAL AIR CONDITIONER		
FEC	FIRE EXTINGUISHER CABINET				

SYMBOL LEGEND



BUILDING ENVELOPE REQUIREMENTS

FOR CLIMATE ZONE 5 (I-P), NONRESID. TABLE SB 5.5-5-2017 (OBC 2024 - SB 10)

OPAQUE ELEMENT	MIN. R-VALUE		
ROOF - INSULATION ENTIRELY ABOVE DECK	R-35 ci		
WALL ABOVE GRADE - STEEL FRAMED	R-13 + R-12 ci		
WALL ABOVE GRADE - MASS	R-17 ci		
SLAB ON GRADE - UNHEATED	R-15 FOR 48"		
OPAQUE DOOR(SWINGING AND NON-SWINGING)	U-0.45		
	*ci - CONTINUOUS INSULATION		
VERTICAL FENESTRATION	Max U-VALUE	Max SHGC	Min VT/SHGC
METAL FRAMING - FIXED	U-0.38	0.40	1.10
METAL FRAMING - ENTRANCE DOOR	U-0.69	0.40	1.10
SKYLIGHT (0%-3% OF ROOF) - ALL TYPES	U-0.45	0.40	NR

2024 ONTARIO BUILDING CODE DATA MATRIX

Issued: 2025 01 01

PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY

OBC REFERENCE [1]

Name of Practice	SAPLYS ARCHITECTS INCORPORATED
Address 1	60 ST. CLAIR AVE E, SUITE 806 OAKVILLE, ONTARIO L6J 7W4
Contact	P: 416.771.6460
Name of Project	WAREHOUSE AND OFFICE HEADQUARTERS
Location/Address	45 BLOWERS CRES, AJAX, ON L1Z 0N4
Date	JULY 1, 2025

3.00	BUILDING CODE VERSION	O.Reg. 163/24					LAST CODE AMENDMENT	O.Reg. 5/25		
3.01	PROJECT TYPE	New Construction								[A] 1.3.3.2.
3.02	MAJOR OCCUPANCY CLASSIFICATION	OCCUPANCY						USE		3.1.2.
		F2	Medium Hazard Industrial					STORAGE SPACE		
		D	Business & Personal Services					OFFICE SPACE		
3.03	SUPERIMPOSED MAJOR OCCUPANCIES	NO	[If Yes, provide explanation below; add lines as necessary]							3.2.2.7.
3.04	BUILDING AREA (m²)	DESCRIPTION				EXISTING	NEW		TOTAL	[A] 1.4.1.2.
		1ST STOREY					1768.50		1,768.5	
		TOTAL				-	1,768.5		1,768.5	
3.05	GROSS AREA (m²)	DESCRIPTION				EXISTING	NEW		TOTAL	[A] 1.4.1.2.
		1ST STOREY					1768.50		1,768.5	
		2ND STOREY					354.00		354.0	
		TOTAL				-	2,122.5		2,122.5	
3.06	MEZZANINE AREA (m²)	DESCRIPTION			MEZZ TYPE	EXISTING	NEW		TOTAL	3.2.1.1.
3.07	BUILDING HEIGHT	2	STOREYS ABOVE GRADE				10.60	(m) ABOVE GRADE	-	[A] 1.4.1.2. &
		0	STOREYS BELOW GRADE							3.2.1.1.
3.08	HIGH BUILDING	No								3.2.6.
3.09	NUMBER OF STREETS/ FIREFIGHTER ACCESS	1	STREET(S)							3.2.2.10. & 3.2.5.
3.10	BUILDING CLASSIFICATION (SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY)	3.2.2.81.	Group F, Division 2, up to 2 Storeys, Sprinklered							3.2.2.20-83.
		3.2.2.65.	Group D, up to 2 Storeys, Sprinklered							
3.11	SPRINKLER SYSTEM	Required		PROVIDED:		Entire Building				3.2.1.5. &
		YES		YES		YES				3.2.2.17., 3.2.2.18., 3.2.4.8. to 3.2.4.10. and 3.2.5.13.
		DESCRIBE	BUILDING IS SPRINKLERED THROUGHOUT							
3.12	STANDPIPE SYSTEM	Not Required								3.2.9.
3.13	FIRE ALARM SYSTEM	Required				TYPE PROVIDED - SINGLE STAGE				3.2.4.
3.14	WATER SERVICE/ SUPPLY IS ADEQUATE	Yes								3.2.5.7.
3.15	CONSTRUCTION TYPE	BASED ON	3.2.2.81.							3.2.2.2.20.-83.
		RESTRICTIONS	Combustible Permitted							
		ACTUAL	NonCombustible			HEAVY TIMBER CONSTRUCTION	N/A	NO		3.2.1.4.
3.16	IMPORTANCE CATEGORY	Normal				-				4.1.2.1.(3), T4.1.2.1.B
3.17	SEISMIC CATEGORY	SEISMIC CATEGORY								4.1.8.4.(1)
		SITE CLASS	- C							T4.1.8.5.-B
		SEISMIC DESIGN REQUIRED FOR Table 4.1.8.18. items 6 to 22:				Not Required				4.1.8.18.(2)
		REASON FOR REQUIREMENT (IE FA SA (0.2)) ≥ 0.35 OR POST-DISASTER,(IE FA SA (0.2))								

3.18	OCCUPANT LOAD	FLOOR LEVEL/AREA	OCCUPANCY TYPE	OCCUPANT LOAD (PERSONS)	BASED ON	POSTED LIMIT REQUIRED	3.1.17. and 3.1.17.1.(2)
		GROUND FLOOR (WAREHOUSE)- STAFF	F2	3	Design of space	Yes	
		GROUND FLOOR (OFFICE)	D	7	Design of space	Yes	
		2ND FLOOR (OFFICE)	D	5	Design of space	Yes	
		TOTAL		15			
3.19	BARRIER-FREE DESIGN	Yes					3.8.
	BARRIER-FREE ENTRANCES	2	[provide explanation here]				3.1.8.2.
3.20	HAZARDOUS SUBSTANCES	No					3.3.1.2. & 3.3.1.19.

3.21	REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY	RATING (H)	SUPPORTING ASSEMBLY (H)	NONCOMBUSTIBLE IN LIEU OF RATING?	3.2.2.20-83., 3.2.1.2., 3.2.1.4., 3.2.2.15.
		STOREYS BELOW GRADE	N/A	N/A	N/A	
		FLOORS OVER BASEMENT	N/A	N/A	N/A	
		FLOORS	45 min	45 min	YES	
		MEZZANINE	N/A	N/A	N/A	
		ROOF	NO	NO	N/A	

3.22	SPATIAL SEPARATION	EXPOSING BUILDING FACE	EBF AREA (m2)	L.D. (m)	L/H OR H/L	% UPO PERMITTED / ACTUAL	REQUIRED FRR (H)	CONSTRUCTION TYPE	CLADDING TYPE	3.2.3.
		NORTH (FC-1)	620.5	>15m	-	100/26.3	0HR	Noncombustible Req'd	Noncombustible Req'd	
		SOUTH (FC-1)	622	3m	-	10 /8.7	0HR	Noncombustible Req'd	Noncombustible Req'd	
		EAST (FC-1)	381.1	12.88m	-	68/40.3	0HR	Noncombustible Req'd	Noncombustible Req'd	
		WEST (FC-1)	296.6	3m	-	10/9.9	0HR	Noncombustible Req'd	Noncombustible Req'd	
		WEST (FC-2)	83.9	>15m	-	100/0	0HR	Noncombustible Req'd	Noncombustible Req'd	

3.23	PLUMBING FIXTURE REQUIREMENTS	RATIO:	MALE:FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE					3.7.4., 3.8.2.3., Tables 3.8.2.3.A, and 3.8.2.3.B
		FLOOR LEVEL OR AREA	OCCUPANT LOAD (PERSONS)	OBC SENTENCE	WATER CLOSETS REQUIRED	WATER CLOSETS PROVIDED	BARRIER-FREE WATER CLOSETS REQUIRED / PROVIDED	UNIVERSAL WASHROOMS REQUIRED / PROVIDED
		OFFICE (G.F & S.F)	12	3.7.4.7. 1(M), 1(F)		3 (Unisex),1 (Univ.)	1/1	1/1
		WAREHOUSE (G.F)	3	3.7.4.9. 1 (Unisex)		1 (Unisex)		-

3.24	ENERGY EFFICIENCY	COMPLIANCE PATH:	PRESCRIPTIVE					12.2.1.2.
		CLIMATE ZONE:	5			DEGREE DAYS BELOW 18 C:	3820	SB-1 Table 2

3.25	SOUND TRANSMISSION DESIGN	IS THERE MORE THAN 1 DWELLING UNIT IN THE BUILDING?:	N/A

No.	By	Description	Date YY-MM-DD
1	RK	ISSUED FOR BUILDING PERMIT	25-06-27

ISSUANCE SCHEDULE

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

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1464 CORNWALL ROAD, UNIT 8
OAKVILLE, ONTARIO L6J 7W5

CLIENT:

STARNIGHT IMPORT & EXPORT
35B IRONSIDE CRESCENT
SCARBOROUGH, ON M1X 1G5

PROFESSIONAL CERTIFICATION

PROJECT

WAREHOUSE & OFFICE HEADQUARTERS

45 BLOWERS CRES
AJAX, ON L1Z 0N4

DRAWING TITLE

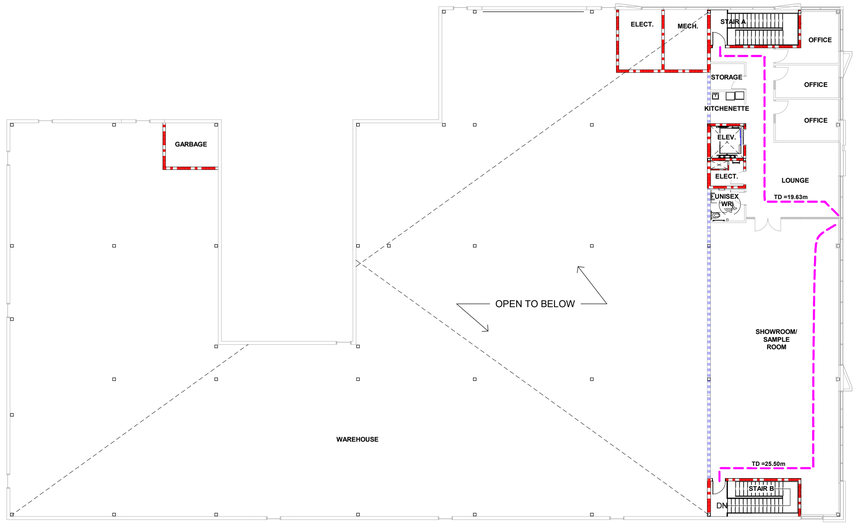
BUILDING CODE MATRIX, LEGEND & ABBREVIATIONS

BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

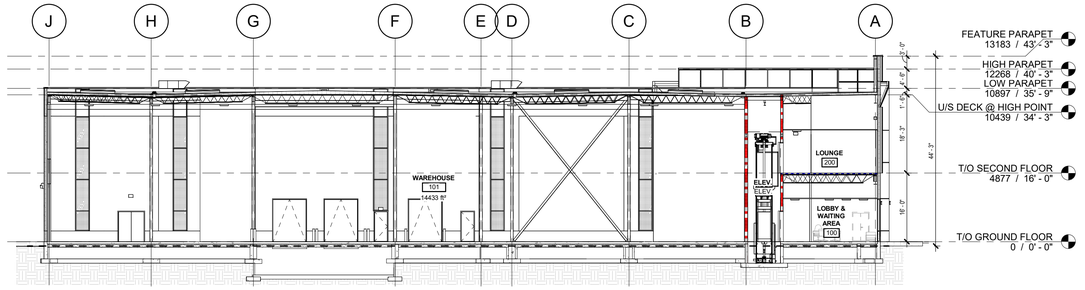
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SCALE: As indicated
ISSUE DATE: 25-06-27
SHEET NO.: A001.1 (SHEET ISSUE No. 1)

PLOT DATE: 2025-06-30 9:35:50 AM

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2 A003 SECOND FLOOR FIRE SEPARATION PLAN
1 : 200



3 A003 FIRE SEPARATION SECTION
1 : 200

FIRE SEPARATION LEGEND

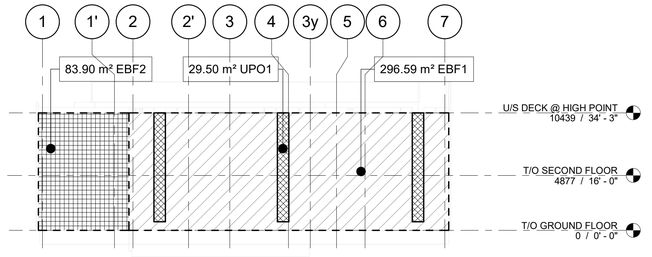
- 1H FIRE RESISTANCE RATING (MIN:45 min)
- NON RATED FIRE SEPARATION
- MAX. TRAVEL DISTANCE
  LENGTH = 45M (147'-6")

FIRE SEPARATIONS HAVING A FIRE RESISTANCE RATING

45 min- EXIT STAIRS AND ELEVATOR SHAFT
1H - SERVICE & ELECTRICAL ROOMS
0H - FLOORS

PROVIDE FIRE STOP CAULKING AT TOP, BOTTOM AND PERIMETER OF GYPSUM BOARD AT FIRE RATED PARTITIONS IN ACCORDANCE WITH UL DESIGN.

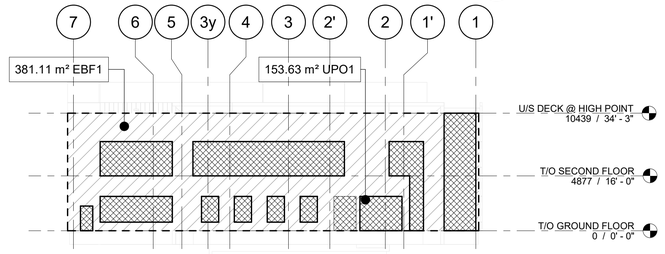
FIRE RATING GRAPHIC NOT SHOWN FOR EXTERIOR WALLS & LOAD BEARING STRUCTURAL STEEL FOR CLARITY. REFER TO WALL ASSEMBLIES.



7 A003 SPATIAL ANALYSIS - WEST ELEVATION
1 : 250

SPATIAL CALC. - WEST ELEV.

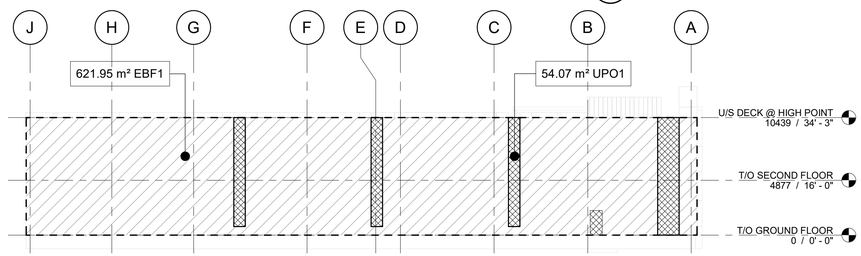
TYPE	EBF	LIMITING DISTANCE	ALLOWABLE OPENINGS	PROPOSED UPO	%
FIRE COMP. 1	296.6 m²	3 m	10%	29.5 m²	9.9%
FIRE COMP. 2	83.9 m²	>15 m	100%	0 m²	0%



4 A003 SPATIAL ANALYSIS - EAST ELEVATION
1 : 250

SPATIAL CALC. - EAST ELEV.

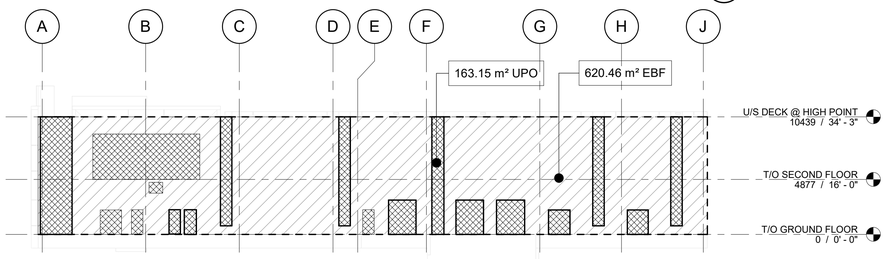
TYPE	EBF	LIMITING DISTANCE	ALLOWABLE OPENINGS	PROPOSED UPO	%
FIRE COMP. 1	381.1 m²	12.88 m	68%	153.6 m²	40.3%



6 A003 SPATIAL ANALYSIS - SOUTH ELEVATION
1 : 250

SPATIAL CALC. - SOUTH ELEV.

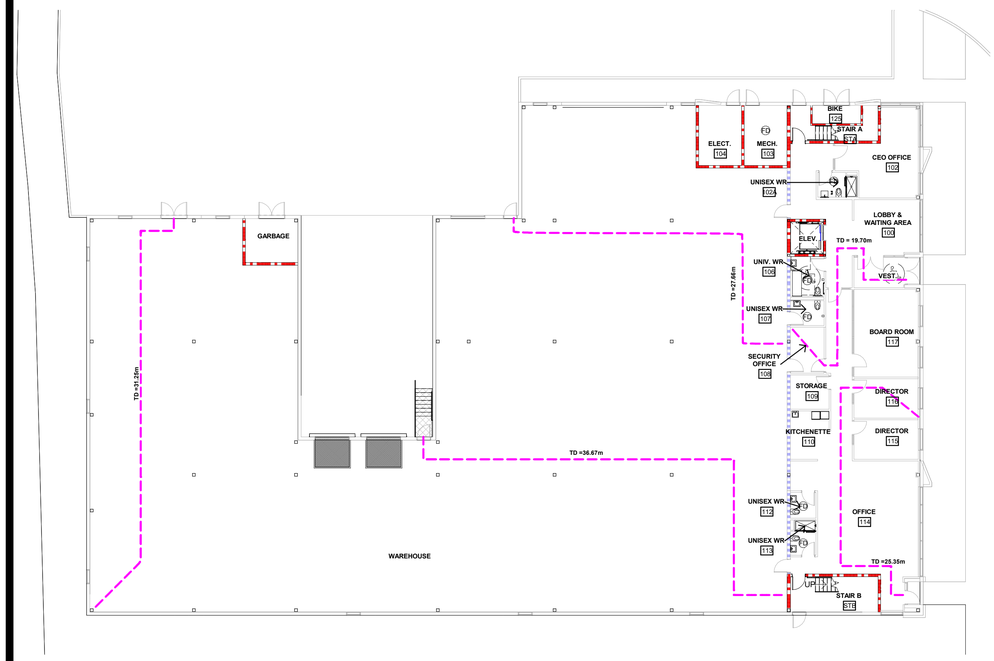
TYPE	EBF	LIMITING DISTANCE	ALLOWABLE OPENINGS	PROPOSED UPO	%
FIRE COMP. 1	622 m²	3 m	10%	54.1 m²	8.7%



5 A003 SPATIAL ANALYSIS - NORTH ELEVATION
1 : 250

SPATIAL CALC. - NORTH ELEV.

TYPE	EBF	LIMITING DISTANCE	ALLOWABLE OPENINGS	PROPOSED UPO	%
FIRE COMP. 1	620.5 m²	>15 m	100%	163.2 m²	26.3%



1 A003 GROUND FLOOR FIRE SEPARATION PLAN
1 : 200

No.	By	Description	Date YY-MM-DD
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SAPLYS ARCHITECTS INC.
1464 CORNWALL ROAD, UNIT 8
OAKVILLE, ONTARIO L6J 7W5

CLIENT:
STARNIGHT IMPORT & EXPORT
35B IRONSIDE CRESCENT
SCARBOROUGH, ON M1X 1G5

PROJECT N. / TRUE N.

PROFESSIONAL CERTIFICATION

PROJECT
WAREHOUSE & OFFICE HEADQUARTERS

45 BLOWERS CRES
AJAX, ON L1Z 0N4

DRAWING TITLE
FIRE SEPARATION PLANS & LD CALCULATIONS

BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

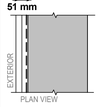
PROJECT NO.: A22-018
SHEET NO.: A003 1
SCALE: As indicated
ISSUE DATE: 25-06-27
SHEET ISSUE No.

PLOT DATE: 2025-06-27 6:13:41 PM

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EW - EXTERIOR WALL TYPES
GENERAL

EW13 — ALUMINUM COMPOSITE METAL (ACM) RAINSCREEN

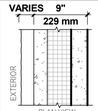


SYSTEM TYPE: DRY JOINT ACM PANEL SYSTEM PER MANUFACTURER

25mm	1" PREFINISHED ACM PANEL (REFER TO ELEVATIONS FOR COLOUR(S) & LOCATIONS)
25mm	1" AIR SPACE MOISTURE BARRIER

R-VALUE	FRR	TEST REFERENCE	STC & REF.
-	-	-	-

EW16 — PRECAST PRESTRESSED INSULATED CONCRETE PANEL

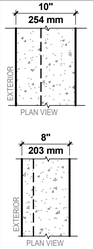


-	- RIB DEPTH VARIES. SEE ELEVATIONS
57mm	2 1/4" PRESTRESSED PRECAST CONCRETE
100mm	4" EXPANDED POLYSTERENE (EPS)
70mm	2 3/4" PRESTRESSED PRECAST CONCRETE

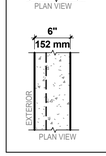
MIN. R-VALUE	FRR	TEST REFERENCE	STC & REF.
R-17ci	-	-	-

FW - FOUNDATION WALL TYPES

FW1 — CAST IN PLACE CONCRETE FOUNDATION WALL WITH EXTERIOR INSULATION



254mm 10" CAST IN PLACE CONCRETE, REFER TO STRUCTURAL



203mm 8" CAST IN PLACE CONCRETE, REFER TO STRUCTURAL

153mm 6" CAST IN PLACE CONCRETE, REFER TO STRUCTURAL

P - PARTITION TYPES
FURRING

P40B — SINGLE SIDED INTERIOR PARTITION



SIMILAR:

13mm	1/2" GYPSUM BOARD
64mm	2 1/2" STEEL STUDS @ 16"/ 406mm O/C

FRR	TEST REFERENCE	STC	TEST REF.
-	-	-	-



P40E

SIMILAR:

13mm	1/2" GYPSUM BOARD
92mm	3 5/8" STEEL STUDS @ 16"/ 406mm O/C

FRR	TEST REFERENCE	STC	TEST REF.
-	-	-	-



P40H

SIMILAR:

13mm	1/2" GYPSUM BOARD
92mm	3 5/8" STEEL STUDS @ 16"/ 406mm O/C
76mm	3" MIN. ACOUSTIC SAFB BATT INSULATION

FRR	TEST REFERENCE	STC	TEST REF.
-	-	49	870717

P - PARTITION TYPES
NON LOAD-BEARING

P20G — DOUBLE SIDED INTERIOR PARTITION



SIMILAR:

13mm	1/2" GYPSUM BOARD
152mm	6" STEEL STUDS @ 16"/ 406mm O/C
13mm	1/2" GYPSUM BOARD

FRR	TEST REFERENCE	STC	TEST REF.
-	-	-	-



P20H

SIMILAR:

16mm	5/8" GYPSUM BOARD
152mm	8" STEEL STUDS @ 16"/ 406mm O/C
16mm	5/8" GYPSUM BOARD

FRR	TEST REFERENCE	STC	TEST REF.
-	-	-	-



P20E

SIMILAR:

16mm	5/8" GYPSUM BOARD
92mm	3 5/8" STEEL STUDS @ 16"/ 406mm O/C
16mm	5/8" GYPSUM BOARD

FRR	TEST REFERENCE	STC	TEST REF.
-	-	-	-



P20I

SIMILAR:

16mm	5/8" GYPSUM BOARD
152mm	8" STEEL STUDS @ 16"/ 406mm O/C
76mm	3" MIN. ACOUSTIC SAFB BATT INSULATION
16mm	5/8" GYPSUM BOARD

FRR	TEST REFERENCE	STC	TEST REF.
-	-	49	870717



P20J

SIMILAR:

16mm	5/8" GYPSUM BOARD
92mm	3 5/8" STEEL STUDS @ 16"/ 406mm O/C
76mm	3" MIN. ACOUSTIC SAFB BATT INSULATION
16mm	5/8" GYPSUM BOARD

FRR	TEST REFERENCE	STC	TEST REF.
-	-	49	870717



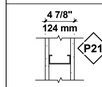
P20K

SIMILAR:

13mm	1/2" GYPSUM BOARD
152mm	6" STEEL STUDS @ 16"/ 406mm O/C
76mm	3" MIN. ACOUSTIC SAFB BATT INSULATION
13mm	1/2" GYPSUM BOARD

FRR	TEST REFERENCE	STC	TEST REF.
-	-	49	870717

1HR DOUBLE SIDED INTERIOR PARTITION



SIMILAR - REPLACE STUDS WITH:

16mm	5/8" TYPE X GYPSUM BOARD PER ULC/cUL ASSEMBLY
92mm	3 5/8" STEEL STUD @16"/400nn O/C
16mm	5/8" TYPE X GYPSUM BOARD PER ULC/cUL ASSEMBLY

FRR	TEST REFERENCE	STC	TEST REF.
1HR	ULC W453	40	RAL-TL11-125



SIMILAR - REPLACE STUDS WITH:

152mm	6" STEEL STUDS @ 16"/ 406mm O/C

FRR	TEST REFERENCE	STC	TEST REF.
1HR	ULC W453	40	RAL-TL11-125



SIMILAR - REPLACE STUDS WITH:

203mm	8" STEEL STUDS @ 16"/ 406mm O/C

FRR	TEST REFERENCE	STC	TEST REF.
1HR	ULC W453	40	RAL-TL11-125



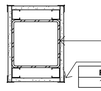
SIMILAR - REPLACE STUDS WITH:

152mm	6" STEEL STUDS @ 16"/ 406mm O/C
76mm	3" MIN. ACOUSTIC SAFB BATT INSULATION

FRR	TEST REFERENCE	STC	TEST REF.
1HR	ULC W453	49	870717

P - PARTITION TYPES
NON-LOAD BEARING

FIRE RATED STEEL COLUMN ENCLOSURE



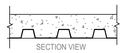
16mm	5/8" TYPE X GYPSUM BOARD PER ULC/cUL ASSEMBLY
42mm	1 5/8" STEEL STUDS (25Ga)
	STRUCTURAL STEEL COLUMN, BASED ON TS8x8x0.25 AND HEAVIER
	CORNER BEAD

FRR	TEST REFERENCE	STC	
1HR	cUL Design X528	-	

NOTE: REFER TO TEST REFERENCE FOR STEEL COLUMN SHAPE & MINIMUM SIZES, TOTAL REQUIRED THICKNESS OF GYPSUM BOARD PANELS, AND CORNER DETAILS.

F - FLOOR TYPES

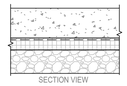
F1 — COMPOSITE STEEL DECK



65mm	2 1/2" CONCRETE 6x6 WELDED WIRE MESH REINFORCING (REFER TO STRUCTURAL)
38mm	1 1/2" STEEL FLOOR DECK (REFER TO STRUCTURAL)

R-VALUE	FRR	TEST REFERENCE	STC & REF.
-	-	-	-

F3 — CONCRETE SLAB ON GRADE



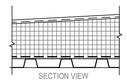
-	- FLOOR FINISH (REFER TO INTERIOR DESIGN)
153mm	6" REINFORCED CONCRETE SLAB (REFER TO STRUCTURAL TO CONFIRM DEPTH, REINFORCING & MFA)
~	10MIL POLYETHYLENE VAPOUR RETARDER
50	3" HIGH DENSITY EXTRUDED POLYSTYRENE (XPS) RIGID INSULATION (FOR 48")
127	5" COMPACTED GRANULAR (REFER TO STRUCTURAL)

NOTE: REFER TO GEOTECHNICAL / SOILS REPORT FOR ADDITIONAL REQUIREMENTS & RECOMMENDATIONS

R-VALUE	FRR	TEST REFERENCE	STC & REF.
MIN R15	-	-	-

R - ROOF TYPES

R1 — CONVENTIONAL ROOF W/ FULLY ADHERED EPDM ROOFING MEMBRANE

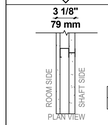


+/-2mm	+/-1/16" FULLY ADHERED EPDM ROOFING MEMBRANE
13mm	1/2" PROTECTION BOARD
152mm	6" POLYISOCYANURATE RIGID INSULATION
	VAPOUR RETARDER (OVER HEATED SPACES)
-	- STRUCTURAL STEEL DECK, REFER TO STRUCTURAL
38mm	1 1/2" STEEL STRUCTURE, REFER TO STRUCTURAL

R-VALUE	FRR	TEST REFERENCE	STC & REF.
MIN.R-35ci	-	-	-

P - PARTITION TYPES
SHAFT WALL

P50 — 1HR SHAFT WALL



16mm	5/8" TYPE X GYPSUM BOARD PER ULC/cUL ASSEMBLY
64mm	2 1/2" C-H STEEL STUDS (25Ga) @ 24"/ 610mm O/C
25mm	1" FIRE RATED GYPSUM LINER PANEL

NOTE: REFER TO MANUFACTURER SPAN TABLES FOR HEIGHT LIMITATIONS

FRR	TEST REFERENCE	STC	TEST REF.
1HR	ULC W452 SYSTEM A	-	-

WALL & PARTITION TYPE NOTES

GENERAL:

1. CONFIRM & COORDINATE ALL STUD WALL VERTICAL SPAN / HEIGHT LIMITATIONS WITH GYPSUM WALL BOARD TRADE.
2. CONTRACTOR TO COORDINATE LOCATION OF WALL BLOCKING AND SHEET METAL OR PLYWOOD REINFORCING FOR WALL MOUNTED EQUIPMENTS WIH ARCHITECTURAL DRAWINGS.
3. COMBUSTIBLE MATERIALS SHALL COMPLY WITH OBC 2024 ARTICLE 3.1.5.12
4. EXTEND GYPSUM BOARD 8" ABOVE CEILING ON GROUND FLOOR.
5. STUDS TO BE MAX. 16 INCH O.C. UNLESS OTHERWISE NOTED.
6. WALLS TO BE CONSTRUCTED AS A GUARDS WHERE FLOOR ELEVATION DIFFERENCE IN LEVEL IS MORE THAN 600MM BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE. (OBC 3.4.6.6 (1)(a)) (TYPICAL AT FLOOR OPENINGS)

WASHROOMS CONTAINING SHOWER:

7. PROVIDE MOISTURE, MOLD AND MILDEW RESISTANT GYPSUM BOARD ON WALLS AND CEILING FOR PAINTED SURFACES.
8. PROVIDE MOISTURE, MOLD AND MILDEW RESISTANT CEMENT BOARD BACKING FOR ALL TILE. TYPE: "CGC Durock®" CEMENT BOARD OR APPROVED EQUAL.
9. WHERE FURRING CHANNELS ARE TO BE USED, PROVIDE GALVANIZED STEEL STUDS.

FIRE RATED ASSEMBLIES:

10. PROVIDE FIRE STOP CAULKING AT TOP, BOTTOM AND PERIMETER OF GYPSUM BOARD AT FIRE RATED PARTITIONS IN ACCORDANCE WITH ULC/cUL DESIGN.
11. PROVIDE MOISTURE, MOLD & MILDEW RESISTANT GYPSUM BOARD AT ALL WASHROOM SHOWER ENCLOSURES. ENSURE GYPSUM BOARD TYPE COMPLIANT WITH ULC/cUL ASSEMBLY WHERE APPLICABLE.
12. PROVIDE ULC/cUL CERTIFIED FIRE STOPPING MATERIAL AT ALL WALL PENETRATIONS TO MAINTAIN CONTINUITY OF FIRE SEPARATION.
13. EXTEND GYPSUM BOARD TO U/S OF SLAB C/W PERIMETER SMOKE SEAL CAULKING AT 0HR / SMOKE SEAL LOCATIONS, TYPICAL.

SOUND RATED ASSEMBLIES:

14. EXTEND GYPSUM BOARD TO U/S OF DECK C/W PERIMETER ACOUSTICAL SEALANT AT STC RATED PARTITIONS
15. PROVIDE CONTINUOUS STC RATED WALLS SEPARATING EITHER OFFICES, PUBLIC WASHROOMS, OR MEETING/CONFERENCE ROOMS FROM PUBLIC AREAS.

No.	By	Description	Date YY-MM-DD
1	RK	ISSUED FOR BUILDING PERMIT	25-06-27

ISSUANCE SCHEDULE

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

DEVELOPMENT CONSULTANT:

API CONSULTANTS INC.
1464 CORNWALL ROAD, UNIT 7
OAKVILLE, ONTARIO L6J 7W5
P: 905.337.7249

ARCHITECT:

SAPLYS ARCHITECTS INC.
1464 CORNWALL ROAD, UNIT 8
OAKVILLE, ONTARIO L6J 7W5

CLIENT:

STARNIGHT IMPORT & EXPORT
35B IRONSIDE CRESCENT
SCARBOROUGH, ON M1X 1G5

PLOT DATE: 2025-06-27 6:13:43 PM

PROFESSIONAL CERTIFICATION

PROJECT

WAREHOUSE & OFFICE HEADQUARTERS

45 BLOWERS CRES
AJAX, ON L1Z 0N4

DRAWING TITLE

EXTERIOR WALL, PARTITION, FLOOR & ROOF TYPES

BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

PROJECT NO.: A22-018
SCALE: 1" = 1'-0"
ISSUE DATE: 25-06-27
SHEET NO.: A010 | 1 SHEET ISSUE No.

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GENERAL NOTES:

1. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN.
2. A MINIMUM SETBACK OF 1.0m FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0m. THE COST OF THE RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
3. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
4. ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
5. THE OWNER/CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND HANDICAP SIGNS AS SET OUT IN THE TOWN BY-LAWS AND DESIGN CRITERIA.
6. ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
7. ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
8. ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR
9. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
10. WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
11. EXCESS SNOW WILL BE REMOVED BY PRIVATE HAULER SUBJECT TO DEMAND FOR PARKING.
12. REBOUNDING SIGN POST MOUNTED ON CURB. MANUFACTURE: IMPACT RECOVERY (http://www.impactrecovery.com/) STYLE: Sta-Rite Sign Posts. SIGN MOUNTING HEIGHT & SIGN AS PER TOWN ACCESSIBILITY STANDARDS

PAVEMENT MARKING INDEX: [#]

1 STOP BAR 0.30 m
2 SOLID YELLOW 0.10 m ACCESSIBLE PARKING MARKING

ABBREVIATIONS

C.D. - CURB DEPRESSION
FH - FIRE HYDRANT
G.F.A. - GROSS FLOOR AREA
H.D. - HEAVY DUTY PAVING
L.D. - LIGHT DUTY PAVING
LB - LIGHT BOLLARD
LS - LIGHT STANDARD
BF - BARRIER FREE
BFFE - BASEMENT FFE
FFE - FINISHED FLOOR ELEVATION
T.B.D. - TO BE DETERMINED
T.B.R. - TO BE REMOVED
SM - SQUARE METERS
SF - SQUARE FEET
PROV. - PROVIDED
REQ'D - REQUIRED
BS - BUS SHELTER
EX. - EXISTING
F.R.S - FIRE ROUTE SIGN
B - BOLLARD
FYSB - FRONT YARD SETBACK
ISYSB - INTERIOR SIDE YARD SETBACK
RYSB - REAR YARD BUILDING SETBACK

SIGN INDEX (#)

1 FIRE ROUTE SIGN - CITY STANDARD
2 NO PARKING ANY TIME - RA-51 cm x 30 cm LEFT/RIGHT ARROW
2L NO PARKING ANY TIME - RA-51 30 cm x 30 cm LEFT ARROW
2R NO PARKING ANY TIME - RA-51 30 cm x 30 cm RIGHT ARROW
3 ACCESSIBLE PARKING - see detail 8/A-101)
4 STOP SIGN - Ra-1 60 cm x 60 cm
5 ELECTRIC VEHICLE PARKING SPACES
6 CAR POOL PARKING SPACES
7 HYBRID PARKING SPACE SING

DRAWING LEGEND

- LOCATION OF BLDG PRINCIPAL ENTRANCES FOR PUBLIC, FIRE FIGHTERS AND BF USE
- FREE STANDING SIGNS
- TRAFFIC FLOW
- SNOW STORAGE AREAS
- AREA OF PROPOSED NEW BLDG
- HARDSCAPE AREAS PAVERS / STAMPED CONCRETE. REFER TO LANDSCAPE DRAWINGS
- PATH OF FIRE ROUTE
- SOFT LANDSCAPE AREAS REFER TO LANDSCAPE DRAWING
- PROPOSED DECORATIVE FENCING SEE LANDSCAPE DWG
- EV CHARGING STATION (LEVEL 2) C/W SIGN AND - SEE ELECTRICAL
- SERVICE EXITS/ ENTRANCE POINTS
- OVER- HEAD DOOR
- (S.C.) SIAMESE CONNECTION
- PAINTED ISLAND -NO PARKING
- BIKE RACK - REFER TO LANDSCAPE DWGS
- BF DEPRESSED CURB/ RAMP (TYPICAL) - AS PER 3.8.3.2(3) OBC
- DESIGNATED BARRIER FREE PARKING SPACE. REFER TO CITY STANDARD FOR PAINED SYMBOL SEE DET. 2/A-101
- (#) NUMBER OF PARKING STALLS IN A ROW
- PROPOSED LOCATION OF PAD MOUNTED TRANSFORMER (CONFIRM WITH LOCAL UTILITIES SEE SITE ELECTRICAL PLAN)
- LOCATION OF L.S.
- EX CHAIN LINK FENCE AT PROPERTY BOUNDARY
- CP CAR POOL PARKING SPACE
- OWNERS TO PROVIDE HYBRID PARKING STALLS.
- PROP. LINE
- PROP. GAS SERVICE
- PROP. ELECTRICAL SERVICE
- PROP. COMMUNICATIONS (TEL, DATA ETC.)
- PROP. SANITARY SERVICE
- PROP. STORM SERVICE
- PROP. WATER SERVICE

TOWN OF AJAX GENERAL NOTES (3.4.9)

i) BOULEVARDS TO BE GRADED, TOP SOILED 150 MM DEPTH AND SODDED BY OWNER/CONTRACTOR TO THE TOWN'S SATISFACTION.
ii) ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN OF AJAX.
III) A MINIMUM SETBACK OF 1 METRE FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1 METRE. THE COST OF RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
IV) THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND ANY DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
V) ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C.3.8.
VI) THE OWNER/CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND HANDICAP SIGNS AS SET OUT IN THE TOWN OF AJAX BY-LAWS AND DESIGN CRITERIA.
VII) ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AT THE PROPERTY LINE.
VIII) SIDEWALK AND DRIVEWAYS SHALL BE CONSTRUCTED AS PER TOWN OF AJAX DETAIL AS 231 AND AS 342 RESPECTIVELY.
IX) ALL MUNICIPAL CURBS TO BE CUT BY THE TOWN. CONTACT 905.619.2529 EXT.224 TO OBTAIN A CURB CUT PERMIT.
X) ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.

CREDIT NOTES:

BASE INFORMATION PROVIDED BY DAVID B SEALES SURVEYING LTD. FILE DATED FEB 1, 2023 REFERENCE 63-2-22 SAPLYS ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION.

LEGAL LAND DESCRIPTION:

PART OF BLOCK 3
REGISTERED PLAN # 40M-2486
CITY OF AJAX
REGION OF DURHAM

SURVEYORS INFO FILE: 63-2-22

David B Searles Surveying Ltd.
ONTARIO LAND SURVEYORS,
4255 Sherwoodtowne Blvd, Suite 206
Mississauga, Ontario, LAZ 1Y5
P: 905.273.6940 F: 905.896.4410 CONTACT: Andrew Searles

76. A4. Heat Island Effect – Non-Roof:		
ASPHALT PAVING	579.2	
CONC APRON	1,009.6	
NET TOTAL	1,588.8	
LANDSCAPE REQUIRED	794.40	50%
High-Albedo Concrete	1,009.6	63.5%

W2. Stormwater Management:		
Lot Area	4,084.5	
BUILDING	-1,768.5	
NET TOTAL	2,316.0	
LANDSCAPE REQUIRED	578.9969	25%
PROVIDED LANDSCAPING	598.9	25.9%

SIGNAGE DETAILS



SITE STATISTICS (Ajax Warehouse)		SM	SF	ACRES	%
SITE AREA		4,084.5	43,965	1.009	100%
SOFT LANDSCAPE		598.9	6,447	0.148	14.7%
LANDSCAPE DECORATIVE PAVING		14.7	158	0.004	0.4%
TOTAL LANDSCAPE AREA		613.6	6,605	0.152	15.0%
ASPHALT		579.2	6,234	0.143	14.2%
CONCREATE APRON		1,009.6	10,868	0.249	24.7%
MISC (CURBING & WALKWAYS)		113.6	1,223	0.028	2.8%
LOT COVERAGE		1,768.5	19,036	0.437	43.3%
A	GROUND FLOOR	1,768.5	19,036	0.437	
	OFFICE	281.6	3,030		43.3%
	WAREHOUSE	1,487.0	16,006		
	SECOND FLOOR	354.0	3,810	0.087	
	OFFICE	304.7	3,280		8.7%
	WAREHOUSE	49.3	531		
TOTAL GFA		2,122.5	22,846	0.524	52.0%

BYLAW - PARKING CALCULATION 5.10.2					
Warehouse 1 space per 500 sm					
Office : 1/28 sm of GFA					
Manufacturing , Light : 1/ 40 sm of GFA + parking for Accessory retail					
Retail Warehouse: 1 / 20 sm					
BUILDING BREAKDOWN		AREAS (SM)	Per	Ratio	TOTAL
1	OFFICE	586	28.0	1.0	20.9
2	WAREHOUSE	1,536	500.0	1.0	3.1
TOTALPARKING REQUIRED					24
TOTAL PARKING PROVIDED					24
REFER TO A201 AND A202 FOR DELINATED AREAS					

LOADING 5.13	SM	REQ'D	PROV.	COMPY
REQUIRED (1,000 TO 2,300 SM)	2,122.5	1.0	2	YES
PROVIDED	TOTAL		2	

ACCESSIBLE PARKING (5.12.2)	TYPE A	TYPE B	TOTAL	COMPY
TOTAL REQUIRED (20-200) 4%	1	0	0.96	YES
TOTAL PROVIDED	1	0	1	

EV AND GREEN VECHILE	EV - 25%	GREEN 5%	TOTAL	COMPY
TOTAL REQUIRED	6.0	1.2	7	YES
TOTAL PROVIDED	6.0	2	8	

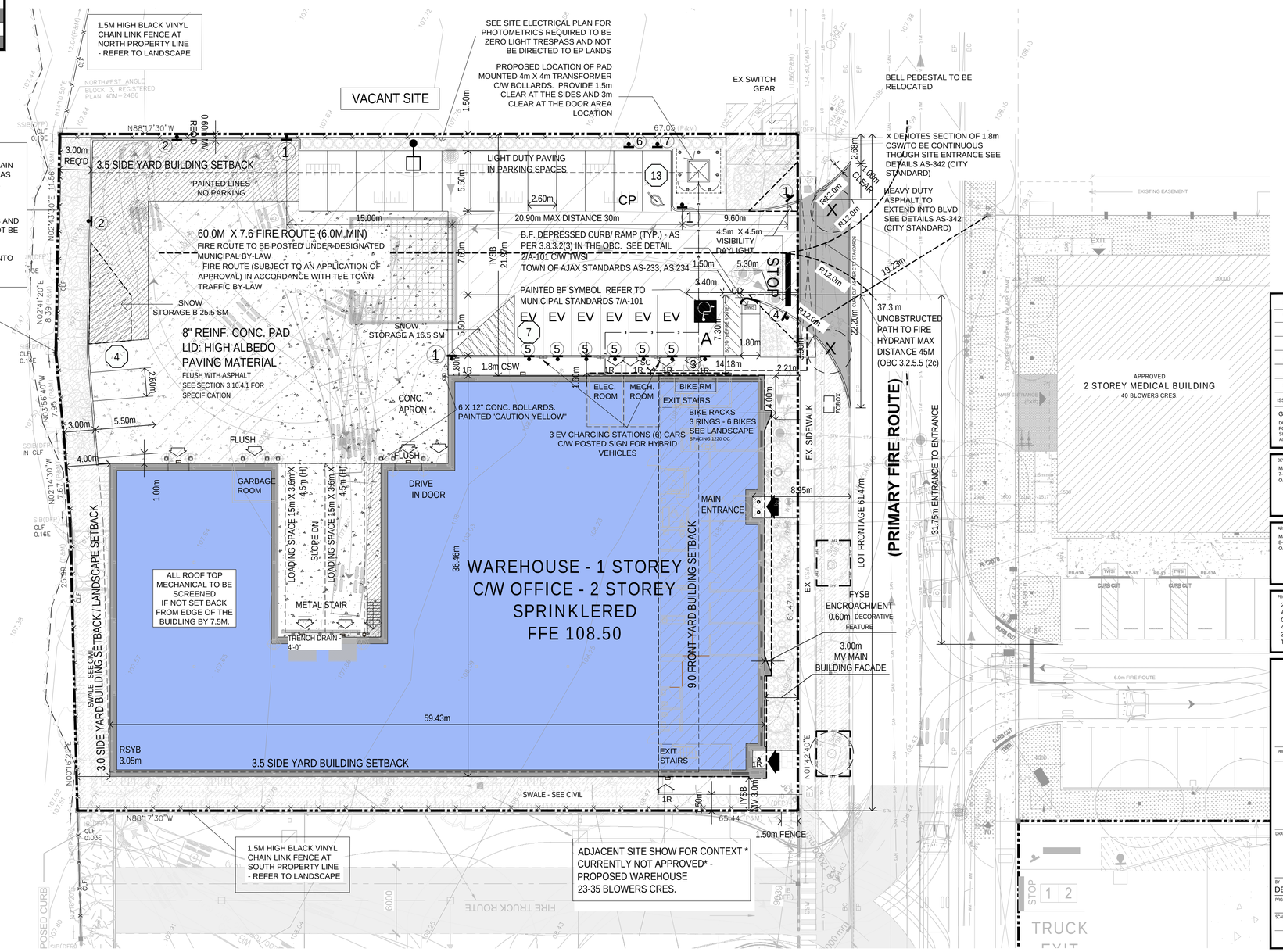
ACTIVE TRANSPORTATION - BICYLE PARKING	SF	OL / SF	OL
OFFICE	6,840.4	250	27.4
WAREHOUSE	16,006.0	2500	6.4

SHORT TERM PARK (EXTERNAL)	OFFICE	REQ'D	PROV.	COMPY
10 % EMPLOYEE (OFFICE)	2.7	4.8	6	YES
7.5% VISTORS (OFFICE)	2.05			
LONG-TERM BICYCLE PARKING IS PROVIDED AND INDICATED IN PLANS AS "BIKE STORAGE 120", EXTERIOR NORTH SIDE ACCESS WITHIN STAIR SHAFT FITTED WITH CYCLESAFE WALLRACK			4	14.6%

ZONING INFORMATION - Land Use By-law 95-2003 Nov., 2023				
ZONED: PE - Pre - Prestige Employment Section 6.4 - Zoning Map 25 - Zoning Exception 66				
Permitted Uses	YES		NO	
WAREHOUSE	x			
	Table	REQ'D (SM/M)	PROV.(SM/M)	COMPLY
a	Min. Lot Frontage	N/A	61.47	YES
b	Min. Lot Depth	N/A	65.42	YES
c	Min. Lot Area (Exception 66)	2 HA	0.41	YES
	SETBACKS Table 6.4.2	REQ'D (SM/M)	PROV.(SM/M)	COMPLY
d	FRONT YARD	3	3.00	YES A8/26
e	REAR YARD	3	3.05	YES
f	INTERIOR SIDE YARD (Exception 66)	3	3.00	YES A8/25
g	EXTERIOR SIDE YARD	3	N/A	YES
	MAX ENCRACHMENT INTO A FRONT YARD	0.6	0.60	YES
	BUILDING HEIGHT	REQ'D (SM/M)	PROV.(SM/M)	COMPLY
h	Warehouse - EXTERIOR WALL - PARAPET	N/A	11.28	YES
	LANDSCAPE BUFFERS (4.12)	REQ'D (SM/M)	PROV.(SM/M)	COMPLY
ABUTTING ROAD IN PRESTIGE EMPLOYMENT		3 EAST	3.00	YES
INTERIOR SIDE YARD		N/A NORTH	0.6/1.5	YES
INTERIOR SIDE YARD		N/A SOUTH	3.00	YES
FROM EP LANDS - SOUTH		3 WEST	3.00	YES
PRESTIGE EMPLOYMENT MAX PARKING IN FRONT YARD		20%	0 / 0%	YES
LOCATION OF LOADING		LOADING SPACED ARE PERMITTED IN THE REAR OR INTERIOR SIDE YARD ONLY	NO - LOADING SPACED MUST BE ADEQUATELY SCREENED FROM THE STREET	

PARKING STANDARDS	BY-LAW	COMPLIANT
PARKING STALL	2.60 m x 5.5m	YES
BARRIER-FREE 3.12.2	4.5 x 6.0 m	N/A
BARRIER-FREE - AODA - DROPS	TYPE A 3.4 x 6	YES
	TYPE B 2.4 x 6	N/A
A 1.5m ACCESS AISLE CAN BE SHARED		
LOADING STALL	3.6 X 15 X 4.25(H)	YES
DRIVE ISLE - TWO WAY	6.7 m	YES 7.3m
FIRE ROUTE O.B.C.	6.0 m	YES
AREAS OF THE PLAN AS PER APPROVED MINOR VARIANCE APPLICATION NO.A8/25 DATED MARCH 26, 2025		

SNOW STORAGE	
A	16.5
B	25.5
TOTAL	42.0
ASPHALT	1,702.4
%	2%





ISSUE	BY	DESCRIPTION	DATE YY-MM-DD
6	RK	ISSUED FOR BUILDING PERMIT	25-06-27
5	DB	SITE PLAN APPROVAL 2ND SUBMISSION	25-06-20
4	DB	MINOR VARIANCE APPLICATION	25-02-13
3	DB	SITE PLAN APPROVAL 1ST SUBMISSION	25-01-29
2	DB	PRE-CONSULTATION- STAGE 2 2ND SUBMISSION	24-06-05
1	DB	PRE-CONSULTATION- STAGE 2 1ST SUBMISSION	24-05-01
0	NZ	PRE-CONSULTATION - STAGE 1	22-07-27

GENERAL NOTES:
DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

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7- 1464 CORNWALL RD.
OAKVILLE, ONTARIO L6J 7W5
API DEVELOPMENT CONSULTANTS Inc.

ARCHITECTS:
Mailing Address:
9- 1464 CORNWALL RD.
OAKVILLE, ONTARIO L6J 7W5
SAI SAPLUS ARCHITECTS

PROPERTY OWNERS:
2625684 ONTARIO LTD.
AND 5054870 ONTARIO INC
Contact: Shehbaz Butt
416.850.7857
35B Ironside Cres.,
Toronto, Ontario, M1X 1G5
STAR NIGHT IMPORT & EXPORT

NORTH
Blowers Cres.
Salem Road
PROJECT NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
LUKAS BRONIUS SAPLYS LICENCE 6265
PROFESSIONAL CERTIFICATION

PROJECT

45 BLOWERS CRESCENT
Ajax, Ontario , Canada
Closest Major Intersection : Salem Rd & Roseland Rd E

BLOCK 3 REGISTERED PLAN 40M-2486, TOWN OF AJAX

DRAWING TITLE

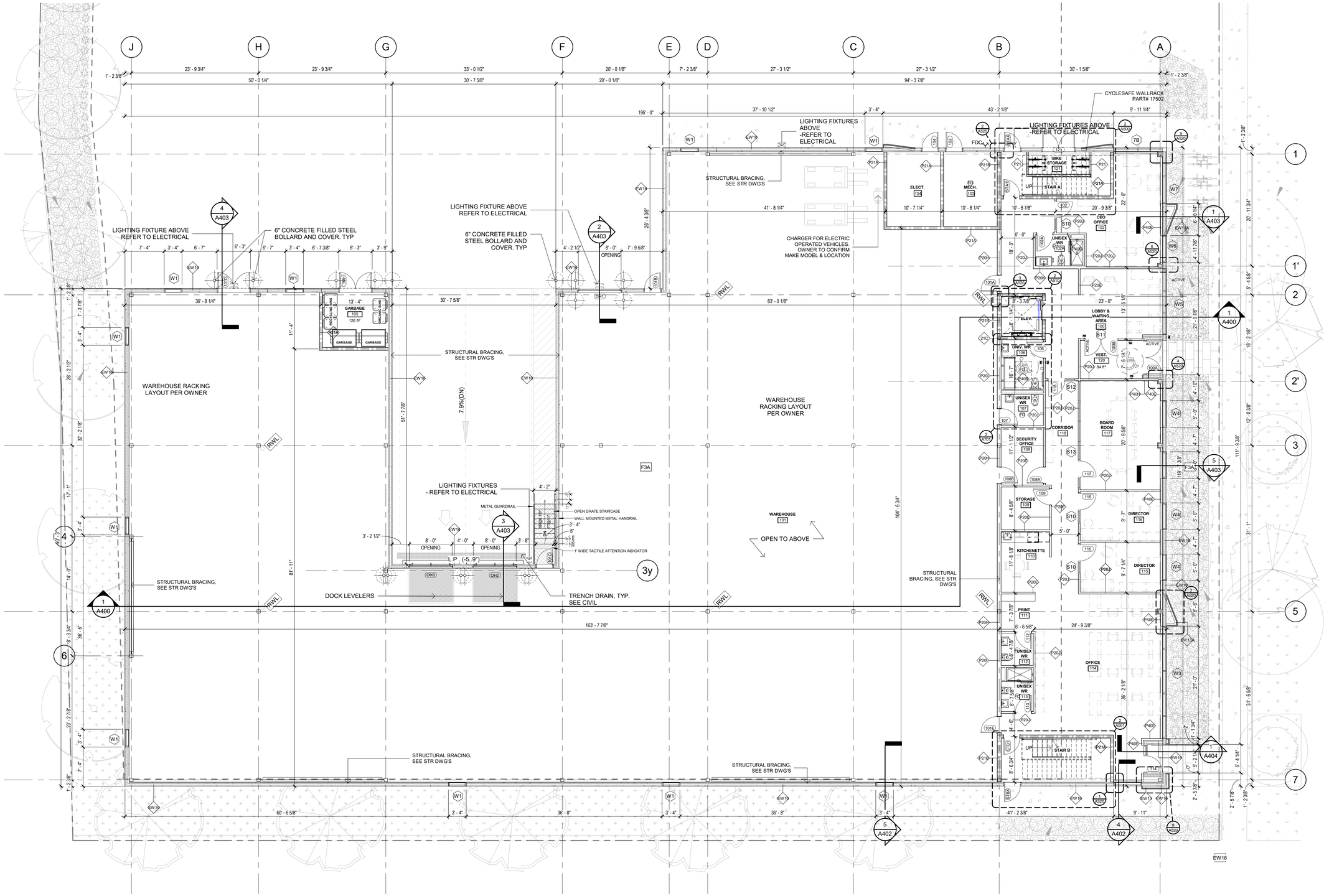
SITE PLAN

APPLICATION No. PC-20-24-P2

BY	CHECKED	ISSUED FOR
DB	LS	SEE TABLE ABOVE

PROJECT No. A22-018
SHEET NO. A-100
SCALE 1:200
4.5

PLOT DATE
DWG NAME
PATH



NOTE:

THE ELEVATOR HOISTWAY DIMENSIONS SHOWN ARE FOR GENERAL INFORMATION PURPOSES ONLY. DIMENSIONS SHOWN DO NOT REPRESENT THE SIZE TO BE CONSTRUCTED UNTIL VERIFIED BY THE OWNER AND/OR CONSTRUCTOR. CONSTRUCTION IS TO BE REVIEWED & APPROVED ELEVATOR SHOP DRAWINGS. ANY RESULTING COSTS DUE TO CONSTRUCTION WITHOUT REVIEWED & APPROVED SHOP DRAWINGS SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONSTRUCTOR.
BASIS OF DESIGN MODEL: SCHINDLER 3100
MRL CAPACITY: 2500 LBS. OWNER TO CONFIRM ELEVATOR TYPE AND SIZE

No.	By	Description	Date YY-MM-DD
1	RK	ISSUED FOR BUILDING PERMIT	25-06-27

ISSUANCE SCHEDULE

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P: 905.337.7249

ARCHITECT:
SAPLYS ARCHITECTS INC.
1464 CORNWALL ROAD, UNIT 8
OAKVILLE, ONTARIO L6J 7W5

CLIENT:
STARNIGHT IMPORT & EXPORT
35B IRONSIDE CRESCENT
SCARBOROUGH, ON M1X 1G5

PLOT DATE: 2025-06-27 6:13:46 PM

PROJECT N. / TRUE N.

PROFESSIONAL CERTIFICATION

PROJECT
WAREHOUSE & OFFICE HEADQUARTERS

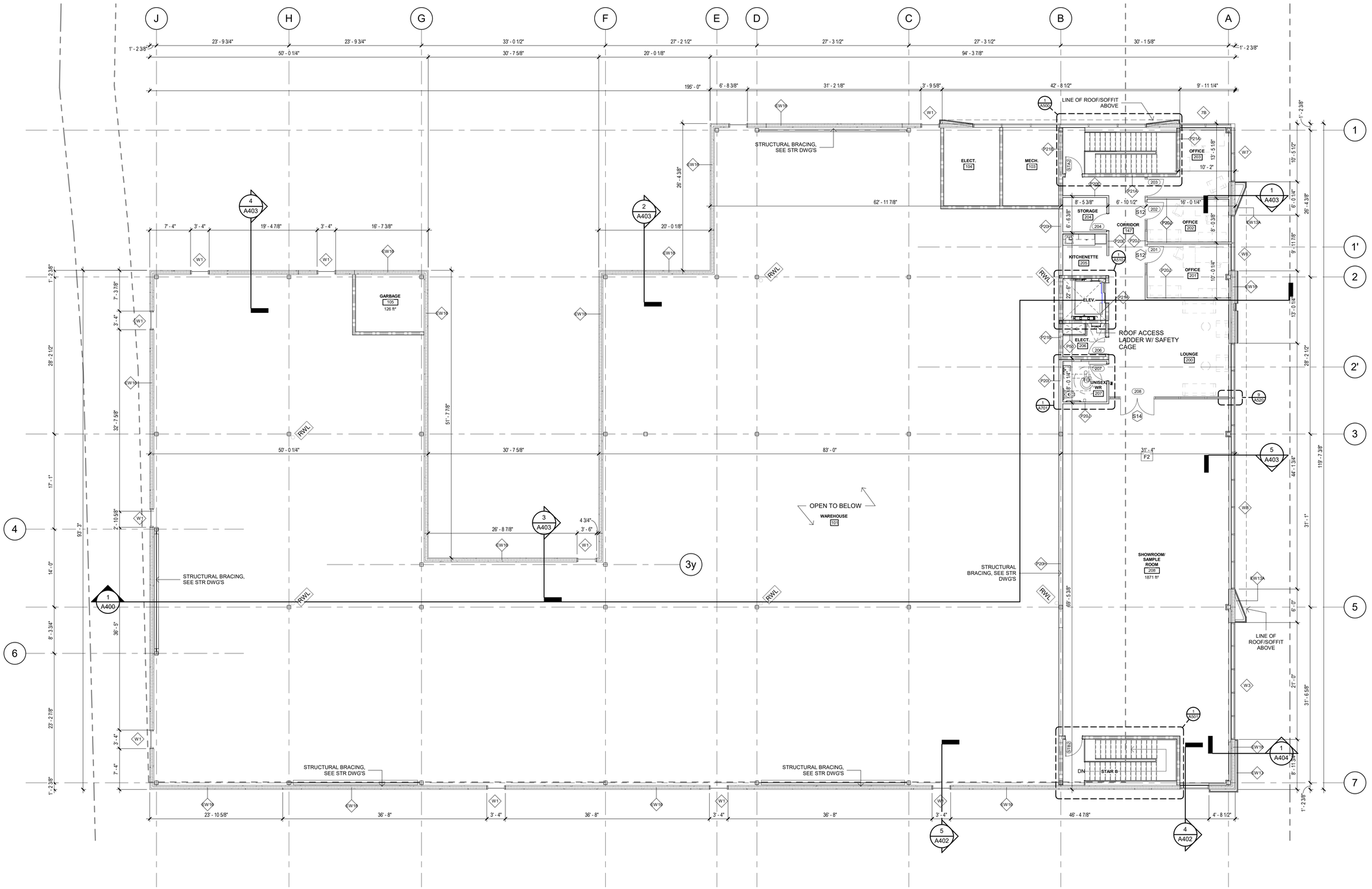
45 BLOWERS CRES
AJAX, ON L1Z 0N4

DRAWING TITLE
GROUND FLOOR PLAN

BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

PROJECT NO.: A22-018
SCALE: As indicated
ISSUE DATE: 25-06-27
SHEET NO.: A201
SHEET ISSUE No. 1

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No.	By	Description	Date YY-MM-DD
1	RK	ISSUED FOR BUILDING PERMIT	25-06-27

ISSUANCE SCHEDULE

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ARCHITECT:

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1464 CORNWALL ROAD, UNIT 8
OAKVILLE, ONTARIO L6J 7W5

CLIENT:

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SCARBOROUGH, ON M1X 1G5

PLOT DATE: 2025-06-27 6:13:48 PM

PROJECT N. TRUE N.

PROFESSIONAL CERTIFICATION

PROJECT

WAREHOUSE & OFFICE HEADQUARTERS

45 BLOWERS CRES
AJAX, ON L1Z 0N4

DRAWING TITLE

SECOND FLOOR PLAN

BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

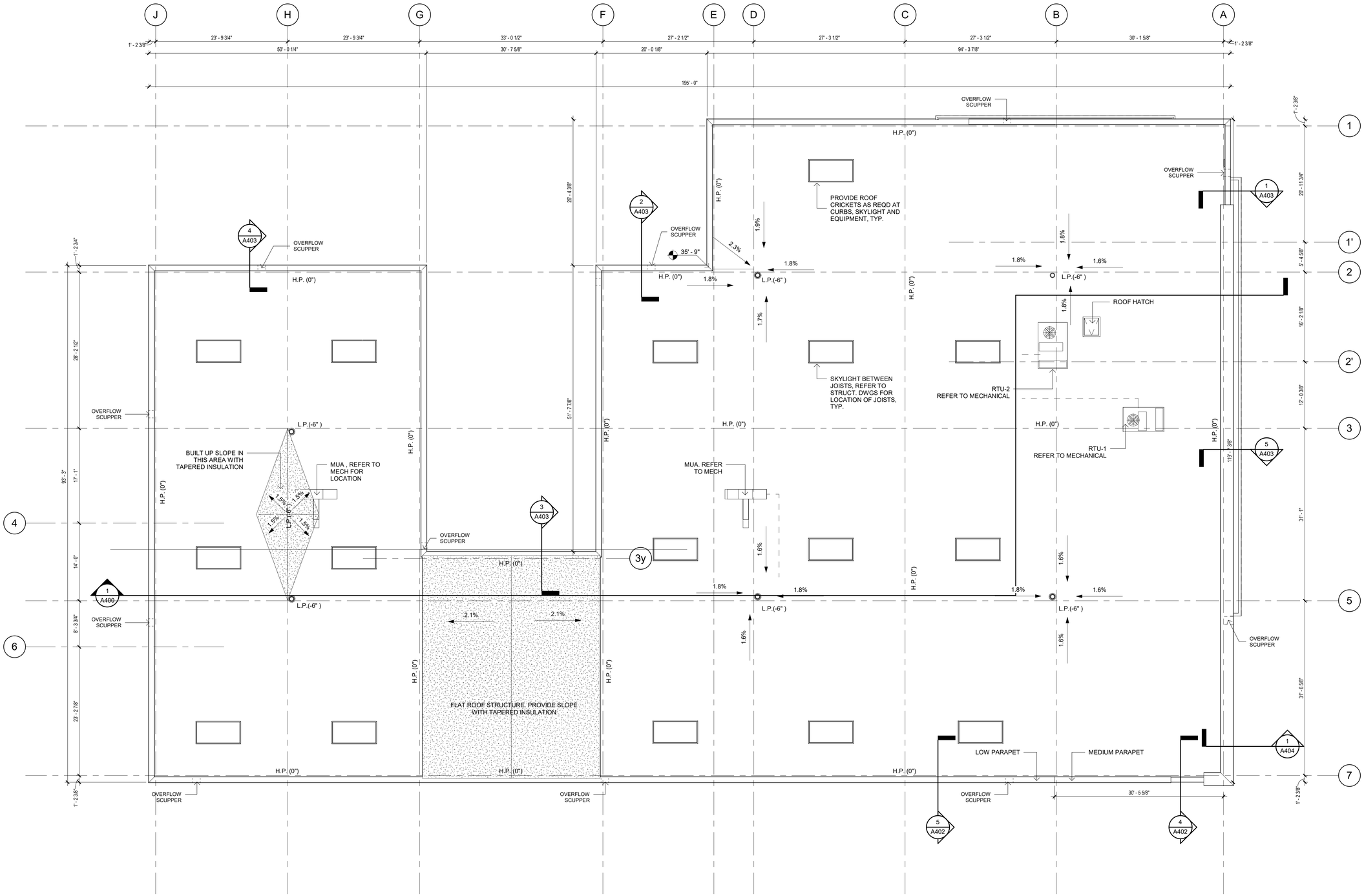
PROJECT NO.: A22-018
SCALE: 1 : 100
ISSUE DATE: 25-06-27
SHEET NO.: A202 | 1 SHEET ISSUE No.

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PROVIDE HIGH ALBEDO / LIGHT COLOURED EPDM ROOFING MEMBRANE ON 100% OF ROOF AREA. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR AHJ's REVIEW.

SKYLIGHT

SUPPLIER -KINGSPAN
MODEL - ACRYLIC SKYLIGHT (SERIES 1400)
MODEL SIZE-4896



No.	By	Description	Date YY-MM-DD
1	RK	ISSUED FOR BUILDING PERMIT	25-06-27

ISSUANCE SCHEDULE

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CLIENT:
STARNIGHT IMPORT & EXPORT
35B IRONSIDE CRESCENT
SCARBOROUGH, ON M1X 1G5

PLOT DATE: 2025-06-27 6:13:49 PM

PROJECT N.
TRUE N.
PROFESSIONAL CERTIFICATION

PROJECT
WAREHOUSE & OFFICE HEADQUARTERS

45 BLOWERS CRES
AJAX, ON L1Z 0N4

DRAWING TITLE
ROOF PLAN

BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

PROJECT NO.: A22-018
SCALE: 1 : 100
ISSUE DATE: 25-06-27
SHEET NO.: **A203** | 1 SHEET ISSUE No.

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RCP LEGEND

GB 10'-0"	GB	SUSPENDED GYPSUM BOARD CEILING
	ACT	SUSPENDED ACOUSTIC CEILING TILE
	TXT	TEXTURED CEILING SPRAY ON CONCRETE STRUCTURE OR GYP. BD.
	EXP	EXPOSED CEILING
	ECB	EXTERIOR CEILING BOARD
	VFCT	VINYL FACED CEILING TILE
	MLWK	MILLWORK BULKHEAD CEILING
XXXX	CEILING FINISH - REFER TO FINISH SCHEDULE	

NOTE:

FOR ARCHITECTURAL LIGHT FIXTURE SPECIFICATIONS REFER TO ELECTRICAL ENGINEERS DRAWINGS AND SPECIFICATIONS

(VERSION: MODA USA PROTOTYPE-APR.20.2020)

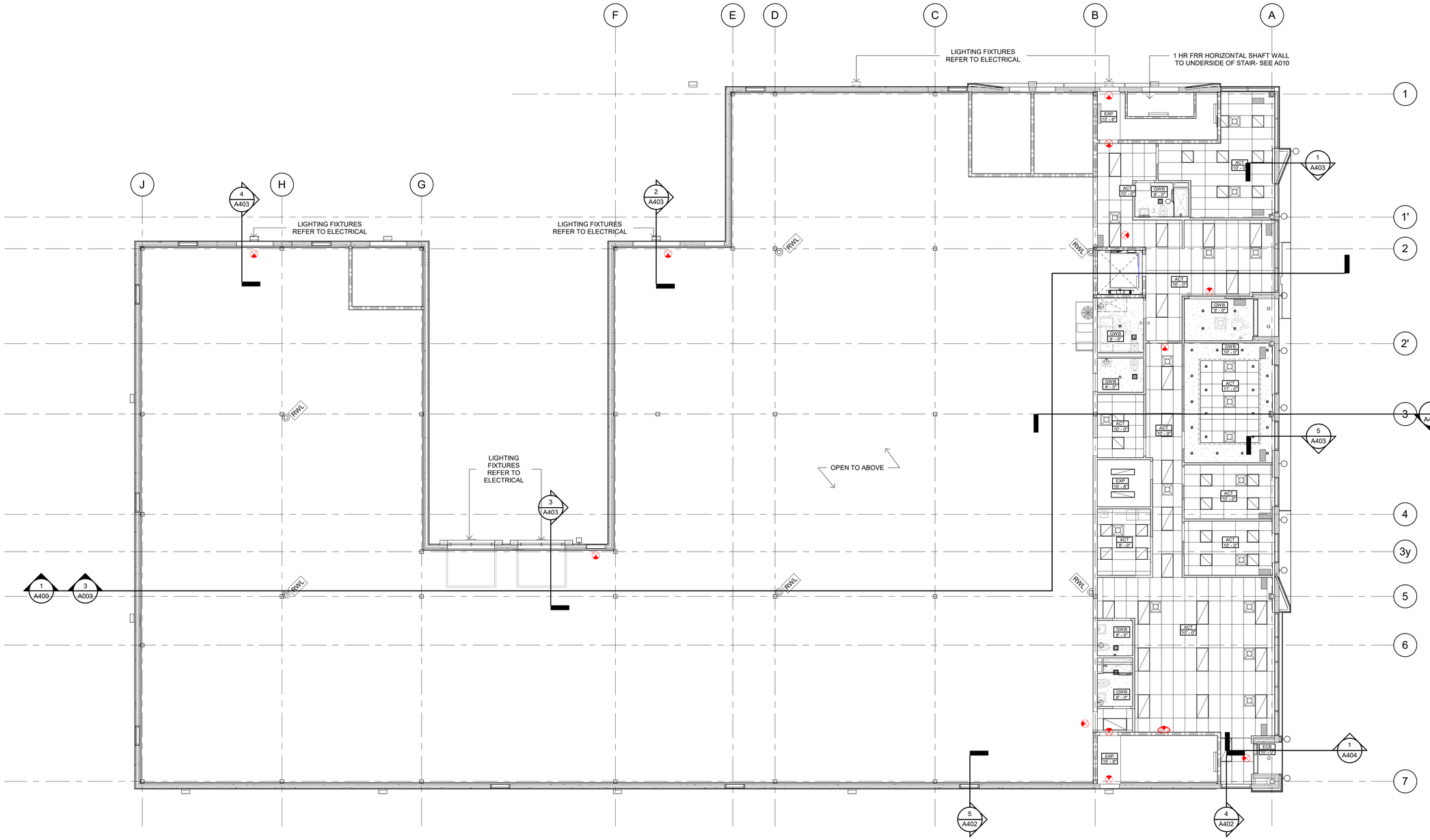
■	LT-001	4" SQUARE LED RECESSED LIGHT FIXTURE FOR DRY AREAS
•	LT-002	4" RECESSED LIGHT FIXTURE FOR WET AREAS
	LT-003	LED COVE LIGHT
▬	LT-004	4" SQUARE LED RECESSED WALL WASHER
○	LT-005	2" DIAMETER RECESSED LED PINLIGHT
	LT-006	2' X 2' RECESSED LED LIGHT FIXTURE
	LT-007	2' X 4" RECESSED LED LIGHT FIXTURE
	LT-008	1' X 4" RECESSED LED LIGHT FIXTURE SURFACE
	LT-009	SUSPENDED LED LIGHT FIXTURE
	LT-010	SUSPENDED LED LIGHT FIXTURE
	LT-011	EXTERIOR WALL SCONCE

(VERSION: MODA CANADA PROTOTYPE - OCT.26.2021)
*REFER TO LIGHTING FIXTURE SCHEDULE

	LT-21	DECORATIVE PENDANT RING LED LIGHT
	LT-22	LED STRIP LIGHT WITHIN MILLWORK
	LT-23	RECESSED LED WALL WASHER

GENERAL NOTES

1. REFER TO SPECIFICATIONS FOR INTERIOR FINISH INDEX
2. GRILLS, SPEAKERS & DIFFUSERS TO MATCH FINISH OF ADJACENT CEILING UNLESS OTHERWISE NOTED
3. BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS U.N.O
4. CENTER LIGHT FIXTURES ON CEILING TILE
5. SMOKE DETECTORS ARE TO BE CENTERED ON CEILING TILES (TYP.)
6. WHERE SPRINKLER HEADS OCCUR IN CORRIDOR, THEY ARE TO BE CENTERED ON CEILING TILES
7. ALL EXTERIOR SCONCES SHALL BE FULL CUTOFF DOWNLIGHTS, SHIELDED TO MINIMIZE UPLIGHT AND GLARE, AND DIRECTED DOWNWARD TO LIMIT LIGHT SPILL OR EXTERIOR LIGHTING TO PROJECT DOWNWARDS TO MITIGATE SPILL OVER TO ADJACENT USES



No.	By	Description	Date YY-MM-DD
1	RK	ISSUED FOR BUILDING PERMIT	25-06-27

ISSUANCE SCHEDULE

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OAKVILLE, ONTARIO L6J 7W5

CLIENT:
STARNIGHT IMPORT & EXPORT
35B IRONSIDE CRESCENT
SCARBOROUGH, ON M1X 1G5

PLOT DATE: 2025-06-27 6:13:51 PM

PROJECT N. / TRUE N.

PROFESSIONAL CERTIFICATION

PROJECT

WAREHOUSE & OFFICE HEADQUARTERS

45 BLOWERS CRES
AJAX, ON L1Z 0N4

DRAWING TITLE

GROUND FLOOR RCP

BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

PROJECT NO.: A22-018
SCALE: As Indicated
ISSUE DATE: 25-06-27
SHEET NO.: A210 | 1 SHEET ISSUE No.

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RCP LEGEND

GB 10'-0"	GB	SUSPENDED GYPSUM BOARD CEILING
	ACT	SUSPENDED ACOUSTIC CEILING TILE
	TXT	TEXTURED CEILING SPRAY ON CONCRETE STRUCTURE OR GYP. BD.
	EXP	EXPOSED CEILING
	ECB	EXTERIOR CEILING BOARD
	VFCT	VINYL FACED CEILING TILE
	MLWK	MILLWORK BULKHEAD CEILING
XXXX		CEILING FINISH - REFER TO FINISH SCHEDULE

NOTE:

FOR ARCHITECTURAL LIGHT FIXTURE SPECIFICATIONS REFER TO ELECTRICAL ENGINEERS DRAWINGS AND SPECIFICATIONS

(VERSION: MODA USA PROTOTYPE-APR.20.2020)

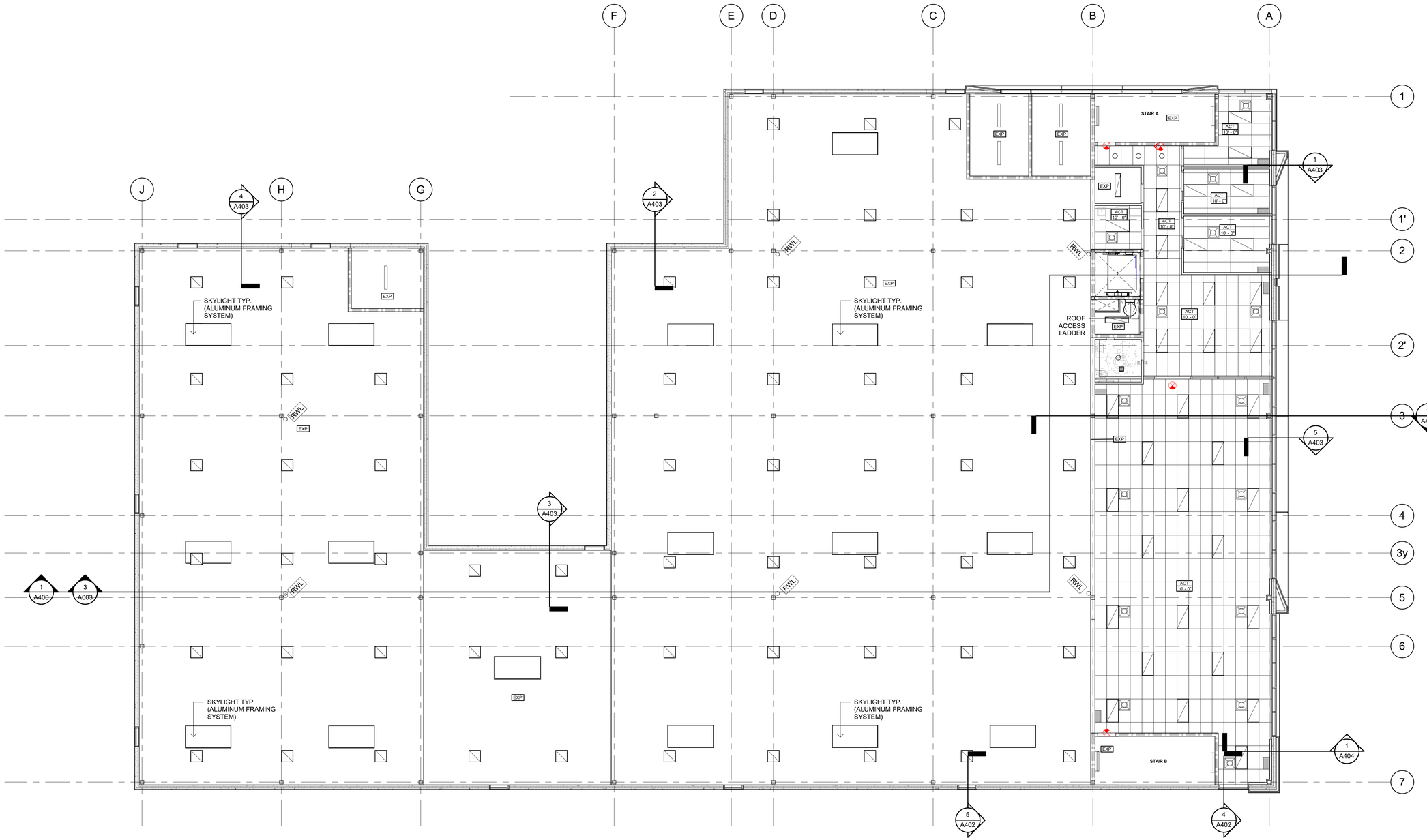
■	LT-001	4" SQUARE LED RECESSED LIGHT FIXTURE FOR DRY AREAS
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(VERSION: MODA CANADA PROTOTYPE - OCT.26.2021)
*REFER TO LIGHTING FIXTURE SCHEDULE

○	LT-21	DECORATIVE PENDANT RING LED LIGHT
- - -	LT-22	LED STRIP LIGHT WITHIN MILLWORK
▬	LT-23	RECESSED LED WALL WASHER

GENERAL NOTES

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No.	By	Description	Date YY-MM-DD
1	RK	ISSUED FOR BUILDING PERMIT	25-06-27

ISSUANCE SCHEDULE

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ARCHITECT:

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OAKVILLE, ONTARIO L6J 7W5

CLIENT:

STARNIGHT IMPORT & EXPORT
35B IRONSIDE CRESCENT
SCARBOROUGH, ON M1X 1G5

PROJECT N. TRUE N.

PROFESSIONAL CERTIFICATION

PROJECT

WAREHOUSE & OFFICE HEADQUARTERS

45 BLOWERS CRES
AJAX, ON L1Z 0N4

DRAWING TITLE

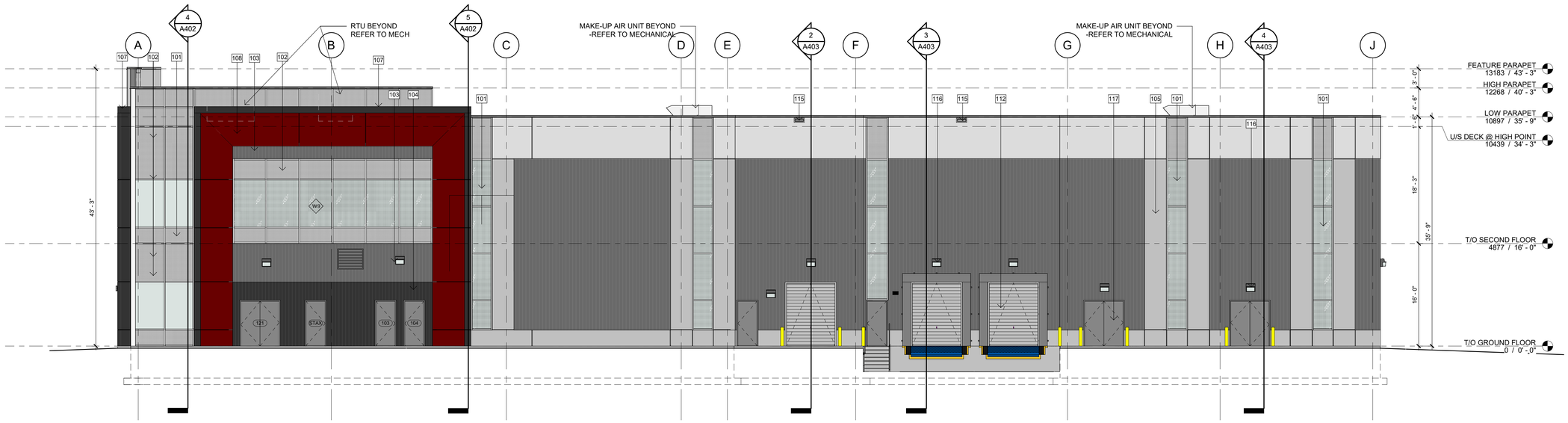
SECOND FLOOR RCP

BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

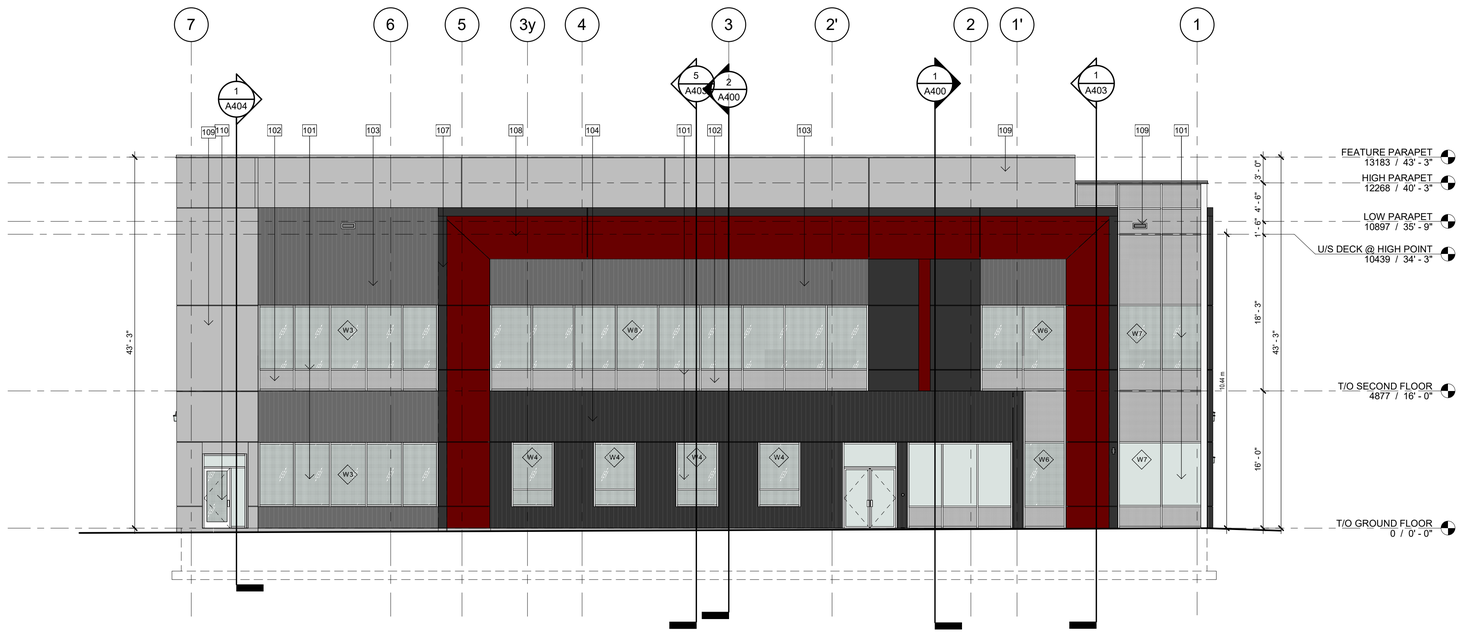
PROJECT NO.: A22-018
SCALE: As indicated
ISSUE DATE: 25-06-27
SHEET NO.: A211
SHEET ISSUE No.: 1

PLOT DATE: 2025-06-27 6:13:54 PM

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1 A301 NORTH ELEVATION
1 : 100



2 A301 EAST ELEVATION
1 : 100

EXTERIOR ELEVATION LEGEND

101 GREY TINTED SEALED VISION GLASS UNITS IN PREFINISHED THERMALLY BROKEN ALUMINUM FRAMING. CLEAR ANODIZED EXTERIOR 19MM CAPS AS ILLUSTRATED.

102 GREY TINTED SEALED SPANDREL GLASS UNITS WITH INSULATED GALVANIZED METAL BACK PAN IN PREFINISHED THERMALLY BROKEN ALUMINUM FRAMING, MIN. R20. CLEAR ANODIZED EXTERIOR 19MM CAPS AS ILLUSTRATED.

103 INSULATED PRECAST CONCRETE SANDWICH PANELS. 60MM VERTICAL RIBBED PROFILE. COLOUR: GRAY.

104 INSULATED PRECAST CONCRETE SANDWICH PANELS. 60MM VERTICAL RIBBED PROFILE. COLOUR: DARK CHARCOAL.

105 INSULATED PRECAST CONCRETE SANDWICH PANELS. 2.5"W x 1"D VERTICAL AND HORIZONTAL REVEALS AT ILLUSTRATED LOCATIONS. COLOUR: GRAY. MEDIUM SANDBLAST, SMOOTH BROOM FINISH.

106 INSULATED PRECAST CONCRETE SANDWICH PANELS. 2.5"W x 1"D VERTICAL AND HORIZONTAL REVEALS AT ILLUSTRATED LOCATIONS. COLOUR: LIGHT GRAY. MEDIUM SANDBLAST, SMOOTH BROOM FINISH.

107 PREFINISHED ALUMINUM COMPOSITE PANELS. VENTED DRY JOINT CONSTRUCTION. COLOUR: DARK GRAY. VERTICAL/HORIZONTAL JOINTS AS ILLUSTRATED.

108 PREFINISHED ALUMINUM COMPOSITE PANELS. VENTED DRY JOINT CONSTRUCTION. COLOUR: DEEP RED. VERTICAL/HORIZONTAL JOINTS AS ILLUSTRATED.

109 PREFINISHED ALUMINUM COMPOSITE PANELS. VENTED DRY JOINT CONSTRUCTION. COLOUR: WHITE. VERTICAL/HORIZONTAL JOINTS AS ILLUSTRATED.

110 EXTERIOR ALUMINUM DOOR WITH CLEAR TEMPERED VISION GLASS UNITS IN PREFINISHED THERMALLY BROKEN ALUMINUM ENTRANCE FRAMING.

112 OVERHEAD SECTIONAL STEEL DRIVE-IN DOOR WITH VISION PANELS (CONFIRM W/ CLIENT), 8'W x 10'H, ELECTRICALLY OPERATED. INSULATED & PREFINISHED COMPLETE WITH DOCK LEVELER, DOCK SEALS & BUMPERS.

115 OVERFLOW ROOF SCUPPER.

116 EXTERIOR LIGHTING FIXTURE. REFER TO ELECTRICAL DRAWINGS.

117 EXTERIOR INSULATED METAL DOOR. REFER TO DOOR SCHEDULE.

BIRD FRIENDLY DESIGN TABLE

ELEVATION	GLAZING		
	AREA m2	TREATED m2	%
NORTH	66.8	60	90%
EAST	133.3	113.3	85%
SOUTH	47.8	47.8	100%
WEST	20.3	20.3	100%
TOTAL	268.2	241.4	**90%**

SYMBOL LEGEND

BIRD FRIENDLY DESIGN PATTERN. SEE "CSA BIRD FRIENDLY DESIGN STANDARD A460" FOR DETAILS. DOT MARKER PATTERN MIN Ø 4mm, SPACING MAX 50mm BETWEEN PATTERNS.

LUMINOUS INTENSITY
(LX)

No.	By	Description	Date YY-MM-DD
2	RK	ISSUED FOR BUILDING PERMIT	25-06-27
1	NZ	SPA II SUBMISSION	25-06-24

ISSUANCE SCHEDULE

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

DEVELOPMENT CONSULTANT:
API CONSULTANTS INC.
1464 CORNWALL ROAD, UNIT 7
OAKVILLE, ONTARIO L6J 7W5
P: 905.337.7249

ARCHITECT:
SAPLYS ARCHITECTS INC.
1464 CORNWALL ROAD, UNIT 8
OAKVILLE, ONTARIO L6J 7W5

CLIENT:
STARNIGHT IMPORT & EXPORT
35B IRONSIDE CRESCENT
SCARBOROUGH, ON M1X 1G5

PLOT DATE: 2025-06-27 6:57:17 PM

PROFESSIONAL CERTIFICATION

PROJECT
WAREHOUSE & OFFICE HEADQUARTERS

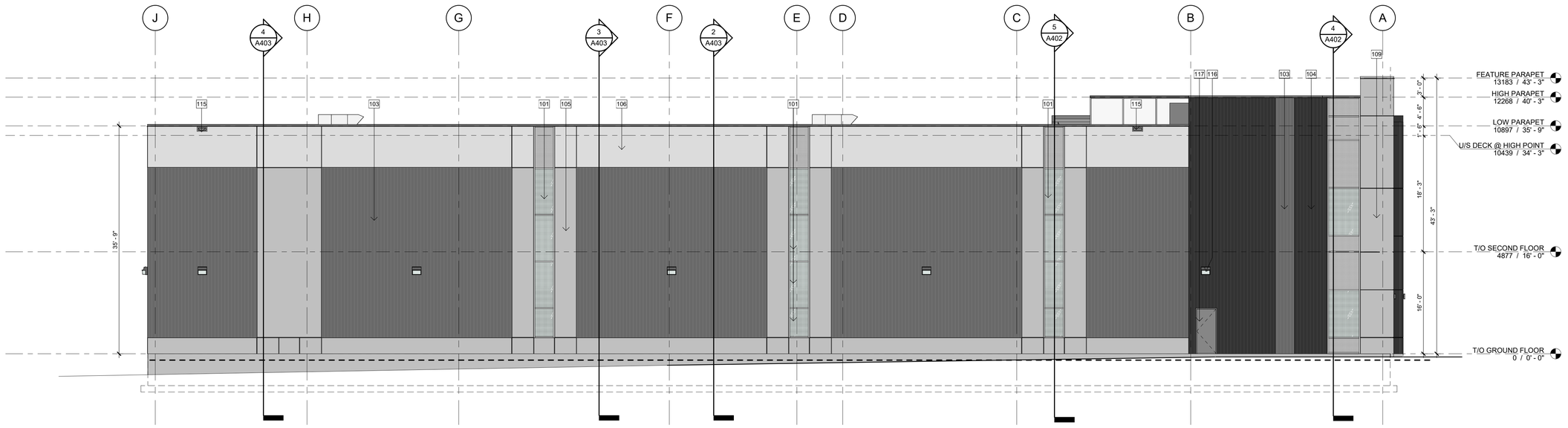
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AJAX, ON L1Z 0N4

DRAWING TITLE
EXTERIOR ELEVATIONS NORTH & EAST

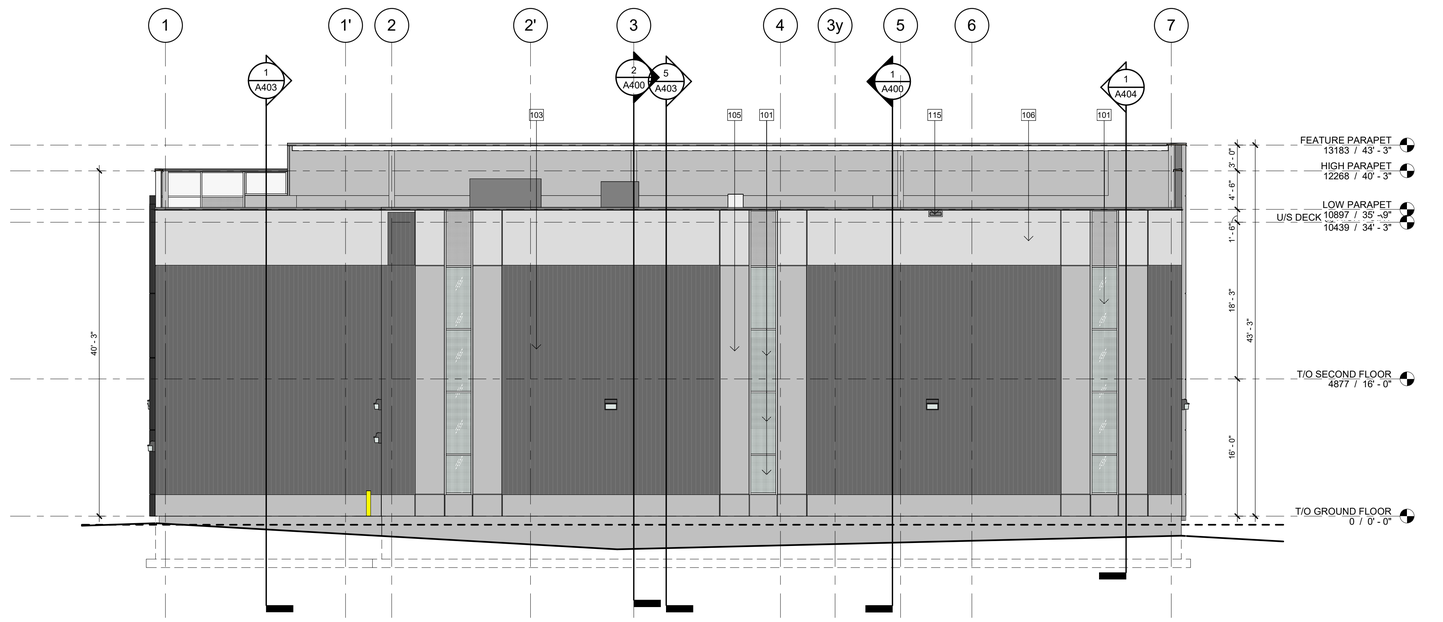
BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

PROJECT NO.: A22-018
SCALE: As indicated
ISSUE DATE: 25-06-27
SHEET NO.: A301 2 (SHEET ISSUE No.)

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1 A302 SOUTH ELEVATION
1 : 100



2 A302 WEST ELEVATION
1 : 100

EXTERIOR ELEVATION LEGEND

101 GREY TINTED SEALED VISION GLASS UNITS IN PREFINISHED THERMALLY BROKEN ALUMINUM FRAMING. CLEAR ANODIZED EXTERIOR 19MM CAPS AS ILLUSTRATED.

102 GREY TINTED SEALED SPANDREL GLASS UNITS WITH INSULATED GALVANIZED METAL BACK PAN IN PREFINISHED THERMALLY BROKEN ALUMINUM FRAMING, MIN. R20. CLEAR ANODIZED EXTERIOR 19MM CAPS AS ILLUSTRATED.

103 INSULATED PRECAST CONCRETE SANDWICH PANELS. 60MM VERTICAL RIBBED PROFILE. COLOUR: GRAY.

104 INSULATED PRECAST CONCRETE SANDWICH PANELS. 60MM VERTICAL RIBBED PROFILE. COLOUR: DARK CHARCOAL.

105 INSULATED PRECAST CONCRETE SANDWICH PANELS. 2.5"W x 1"D VERTICAL AND HORIZONTAL REVEALS AT ILLUSTRATED LOCATIONS. COLOUR: GRAY. MEDIUM SANDBLAST, SMOOTH BROOM FINISH.

106 INSULATED PRECAST CONCRETE SANDWICH PANELS. 2.5"W x 1"D VERTICAL AND HORIZONTAL REVEALS AT ILLUSTRATED LOCATIONS. COLOUR: LIGHT GRAY. MEDIUM SANDBLAST, SMOOTH BROOM FINISH.

107 PREFINISHED ALUMINUM COMPOSITE PANELS. VENTED DRY JOINT CONSTRUCTION. COLOUR: DARK GRAY. VERTICAL/HORIZONTAL JOINTS AS ILLUSTRATED.

108 PREFINISHED ALUMINUM COMPOSITE PANELS. VENTED DRY JOINT CONSTRUCTION. COLOUR: DEEP RED. VERTICAL/HORIZONTAL JOINTS AS ILLUSTRATED.

109 PREFINISHED ALUMINUM COMPOSITE PANELS. VENTED DRY JOINT CONSTRUCTION. COLOUR: WHITE. VERTICAL/HORIZONTAL JOINTS AS ILLUSTRATED.

110 EXTERIOR ALUMINUM DOOR WITH CLEAR TEMPERED VISION GLASS UNITS IN PREFINISHED THERMALLY BROKEN ALUMINUM ENTRANCE FRAMING.

112 OVERHEAD SECTIONAL STEEL DRIVE-IN DOOR WITH VISION PANELS (CONFIRM W/ CLIENT), 8'W x 10'H, ELECTRICALLY OPERATED. INSULATED & PREFINISHED COMPLETE WITH DOCK LEVELER, DOCK SEALS & BUMPERS.

115 OVERFLOW ROOF SCUPPER.

116 EXTERIOR LIGHTING FIXTURE. REFER TO ELECTRICAL DRAWINGS.

117 EXTERIOR INSULATED METAL DOOR. REFER TO DOOR SCHEDULE.

BIRD FRIENDLY DESIGN TABLE

ELEVATION	GLAZING		
	AREA m2	TREATED m2	%
NORTH	66.8	60	90%
EAST	133.3	113.3	85%
SOUTH	47.8	47.8	100%
WEST	20.3	20.3	100%
TOTAL	268.2	241.4	**90%**

SYMBOL LEGEND

BIRD FRIENDLY DESIGN PATTERN. SEE "CSA BIRD FRIENDLY DESIGN STANDARD A460" FOR DETAILS. DOT MARKER PATTERN MIN ∅ 4mm, SPACING MAX 50mm BETWEEN PATTERNS.

No.	By	Description	Date YY-MM-DD
2	RK	ISSUED FOR BUILDING PERMIT	25-06-27
1	NZ	SPA II SUBMISSION	25-06-24

ISSUANCE SCHEDULE

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P: 905.337.7249

ARCHITECT:
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OAKVILLE, ONTARIO L6J 7W5

CLIENT:
STARNIGHT IMPORT & EXPORT
35B IRONSIDE CRESCENT
SCARBOROUGH, ON M1X 1G5

PROFESSIONAL CERTIFICATION

PROJECT
WAREHOUSE & OFFICE HEADQUARTERS

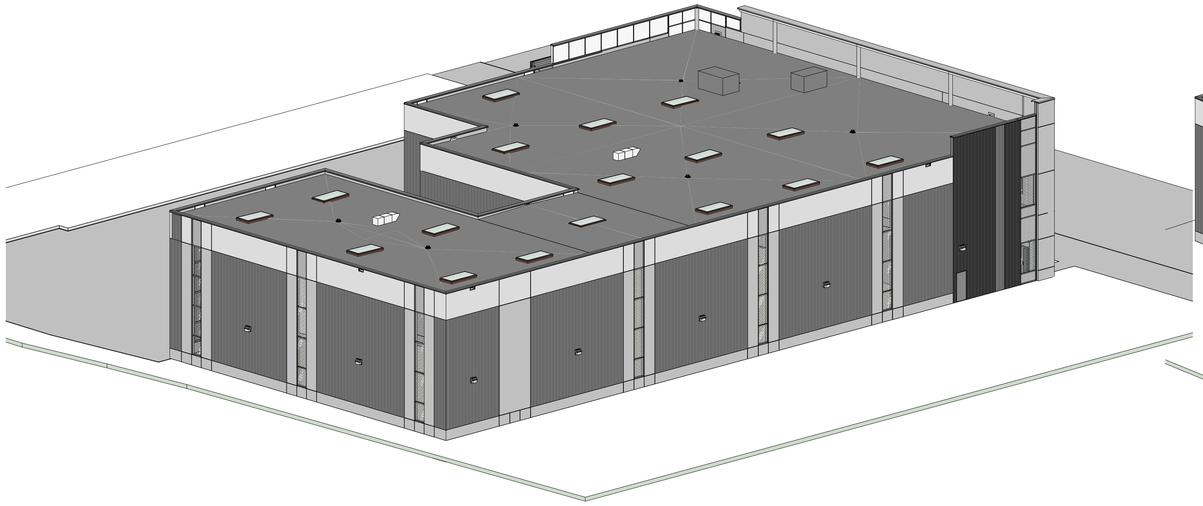
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AJAX, ON L1Z 0N4

DRAWING TITLE
EXTERIOR ELEVATIONS SOUTH & WEST

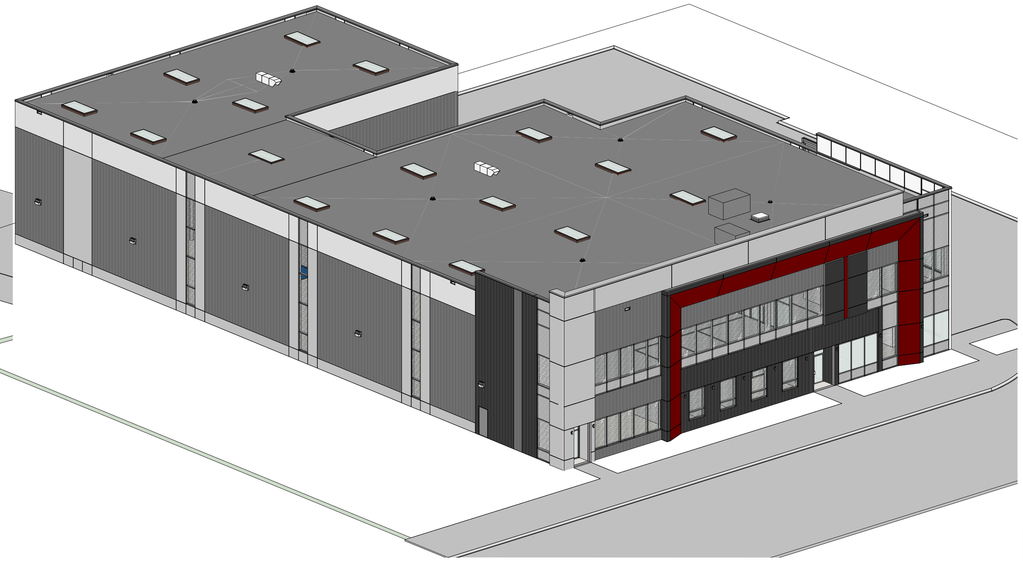
BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

PROJECT NO.: A22-018
SCALE: As indicated
ISSUE DATE: 25-06-27
SHEET NO.: A302 2 (SHEET ISSUE No.)

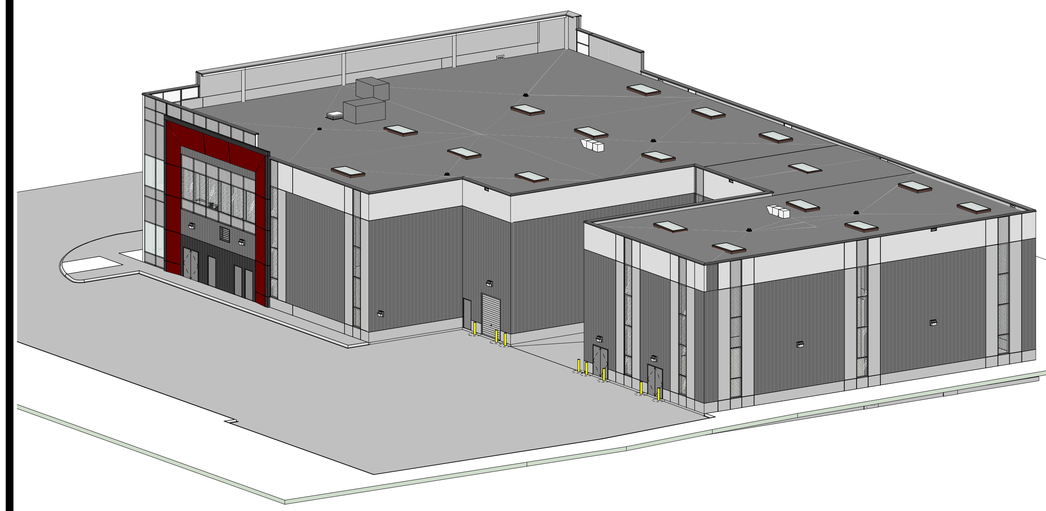
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1 A303 SOUTHWEST VIEW



2 A303 SOUTHEAST VIEW FROM BLOWERS CRES



4 A303 NORTHWEST VIEW



3 A303 NORTHEAST VIEW FROM BLOWERS CRES

No.	By	Description	Date YY-MM-DD
ISSUANCE SCHEDULE			

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P: 905.337.7249

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CLIENT:

STARNIGHT IMPORT & EXPORT
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SCARBOROUGH, ON M1X 1G5

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PROFESSIONAL CERTIFICATION

PROJECT

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45 BLOWERS CRES
AJAX, ON L1Z 0N4

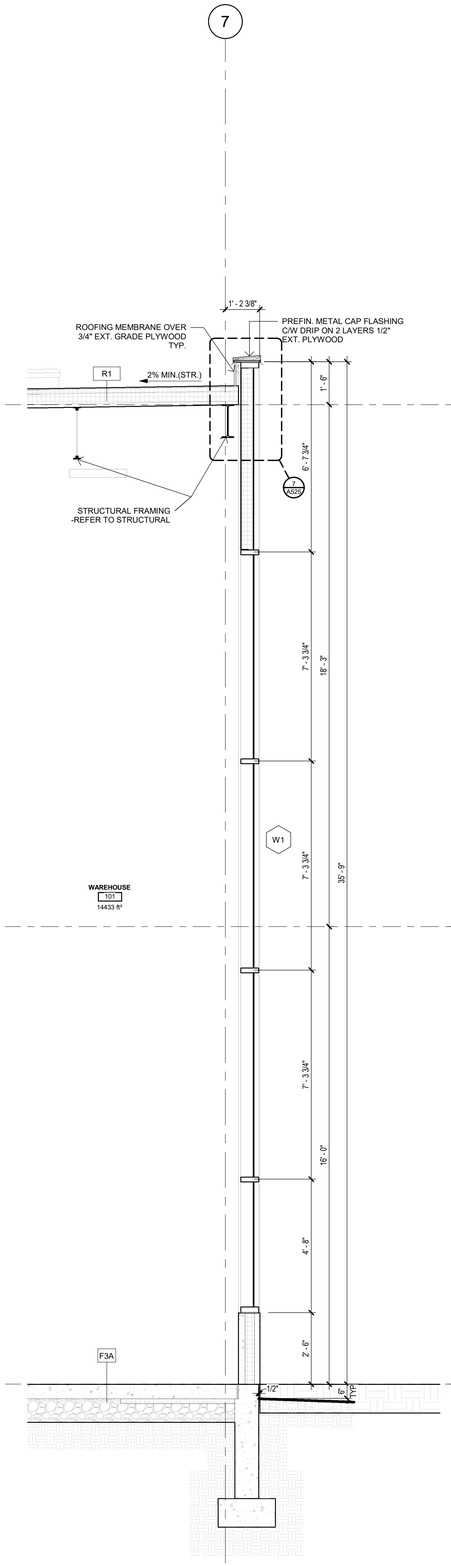
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ISOMETRIC VIEWS

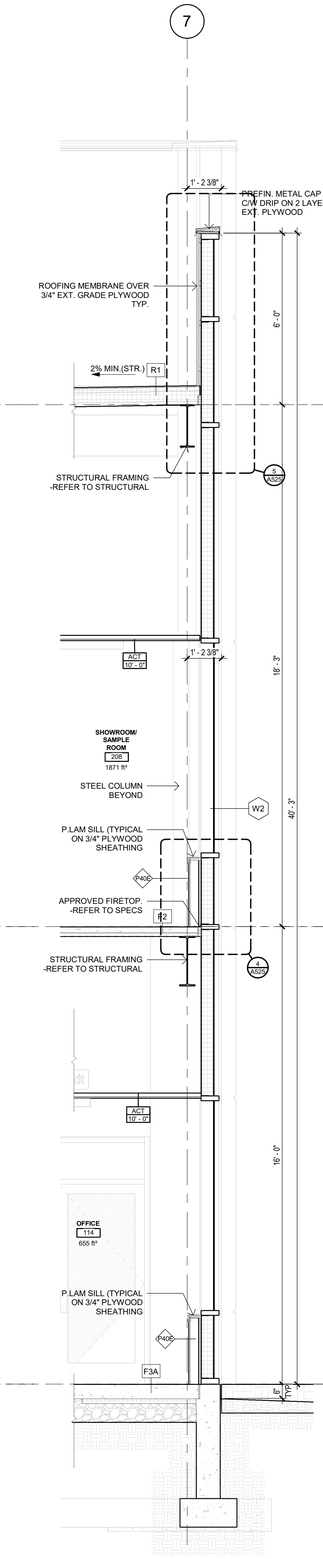
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AGR	NZ	

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SCALE:
ISSUE DATE:
SHEET NO.: A303 SHEET ISSUE No.

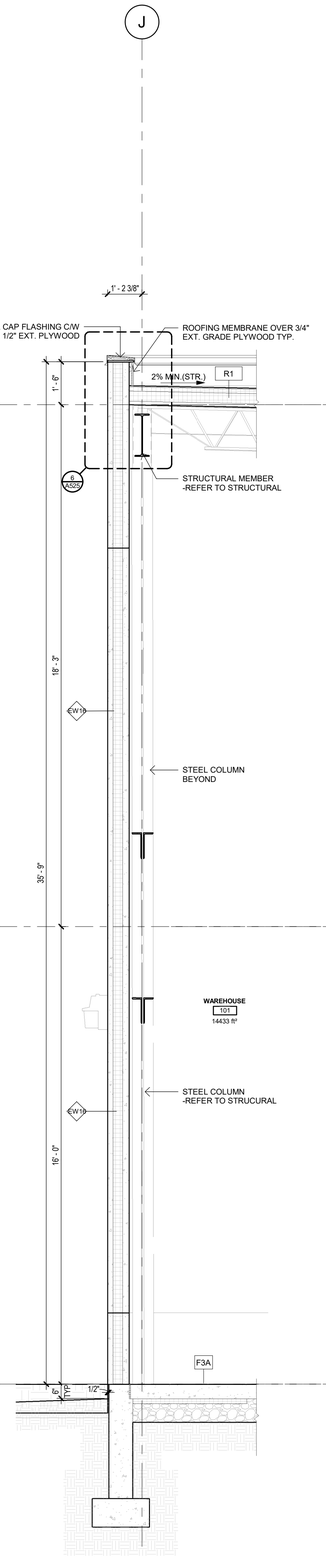
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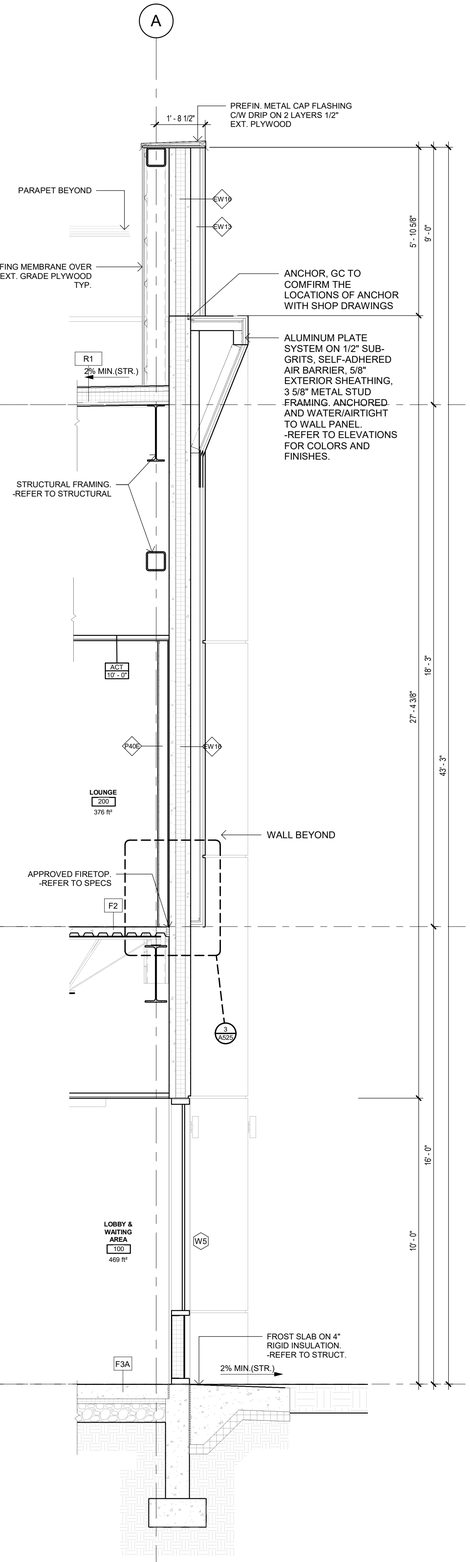
5 A402 Wall Section 5
1 : 30



4 A402 Wall Section 3
1 : 30



3 A402 Wall Section 4
1 : 30



2 A402 Wall Section 2
1 : 30

No.	By	Description	Date YY-MM-DD
1	RK	ISSUED FOR BUILDING PERMIT	25-06-27

ISSUANCE SCHEDULE

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OAKVILLE, ONTARIO L6J 7W5
P: 905.337.7249

ARCHITECT:
SAPLYS ARCHITECTS INC.
1464 CORNWALL ROAD, UNIT 8
OAKVILLE, ONTARIO L6J 7W5

CLIENT:
STARNIGHT IMPORT & EXPORT
35B IRONSIDE CRESCENT
SCARBOROUGH, ON M1X 1G5

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PROFESSIONAL CERTIFICATION

PROJECT
WAREHOUSE & OFFICE HEADQUARTERS

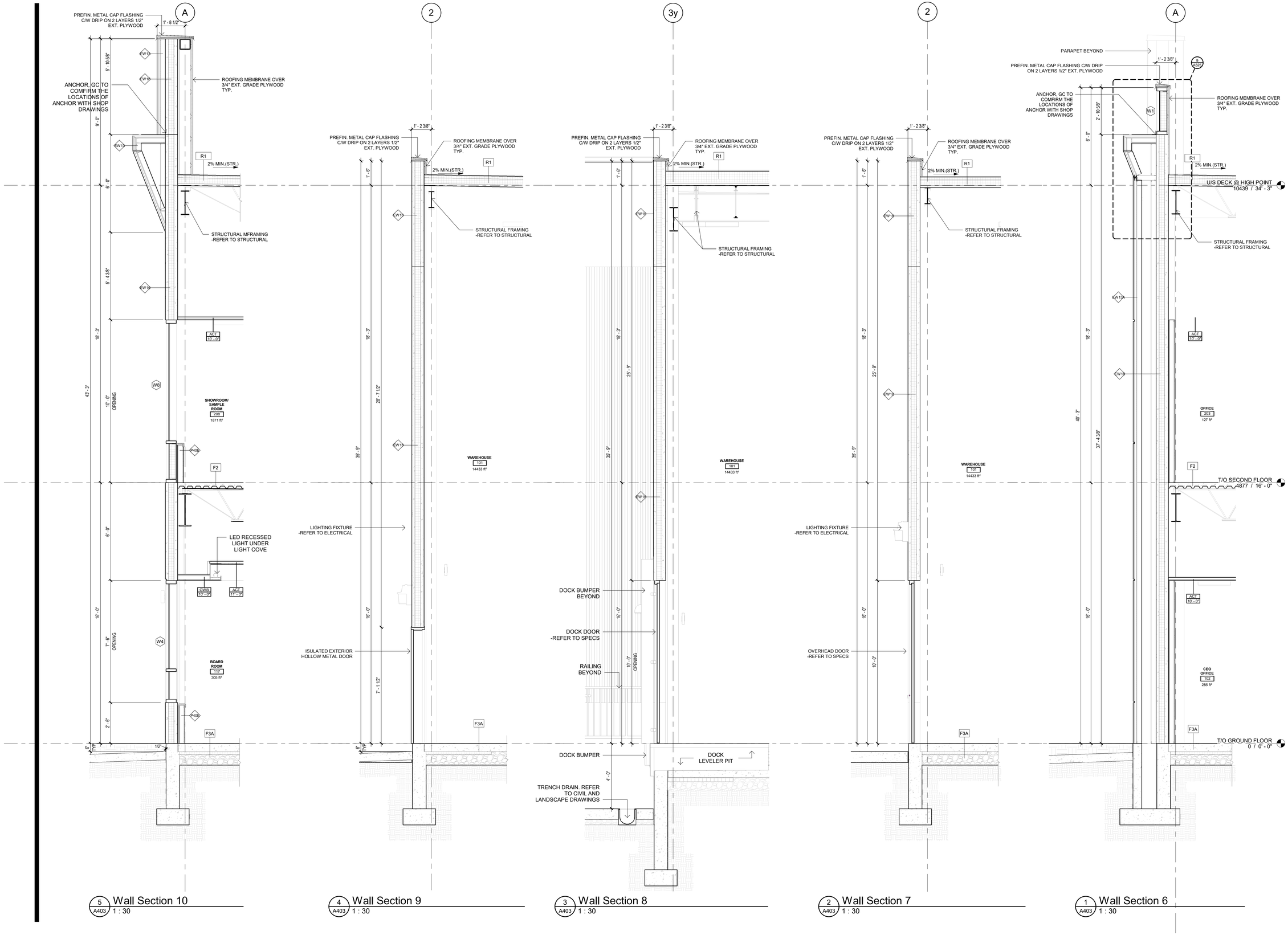
45 BLOWERS CRES
AJAX, ON L1Z 0N4

DRAWING TITLE
WALL SECTIONS

BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

PROJECT NO.: A22-018
SCALE: 1 : 30
ISSUE DATE: 25-06-27
SHEET NO.: **A402** | 1 (SHEET ISSUE No.)

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5 A403 Wall Section 10
1 : 30

4 A403 Wall Section 9
1 : 30

3 A403 Wall Section 8
1 : 30

2 A403 Wall Section 7
1 : 30

1 A403 Wall Section 6
1 : 30

No.	By	Description	Date YY-MM-DD
1	RK	ISSUED FOR BUILDING PERMIT	25-06-27

ISSUANCE SCHEDULE

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P: 905.337.7249

ARCHITECT:
SAPLYS ARCHITECTS INC.
1464 CORNWALL ROAD, UNIT 8
OAKVILLE, ONTARIO L6J 7W5

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PROJECT
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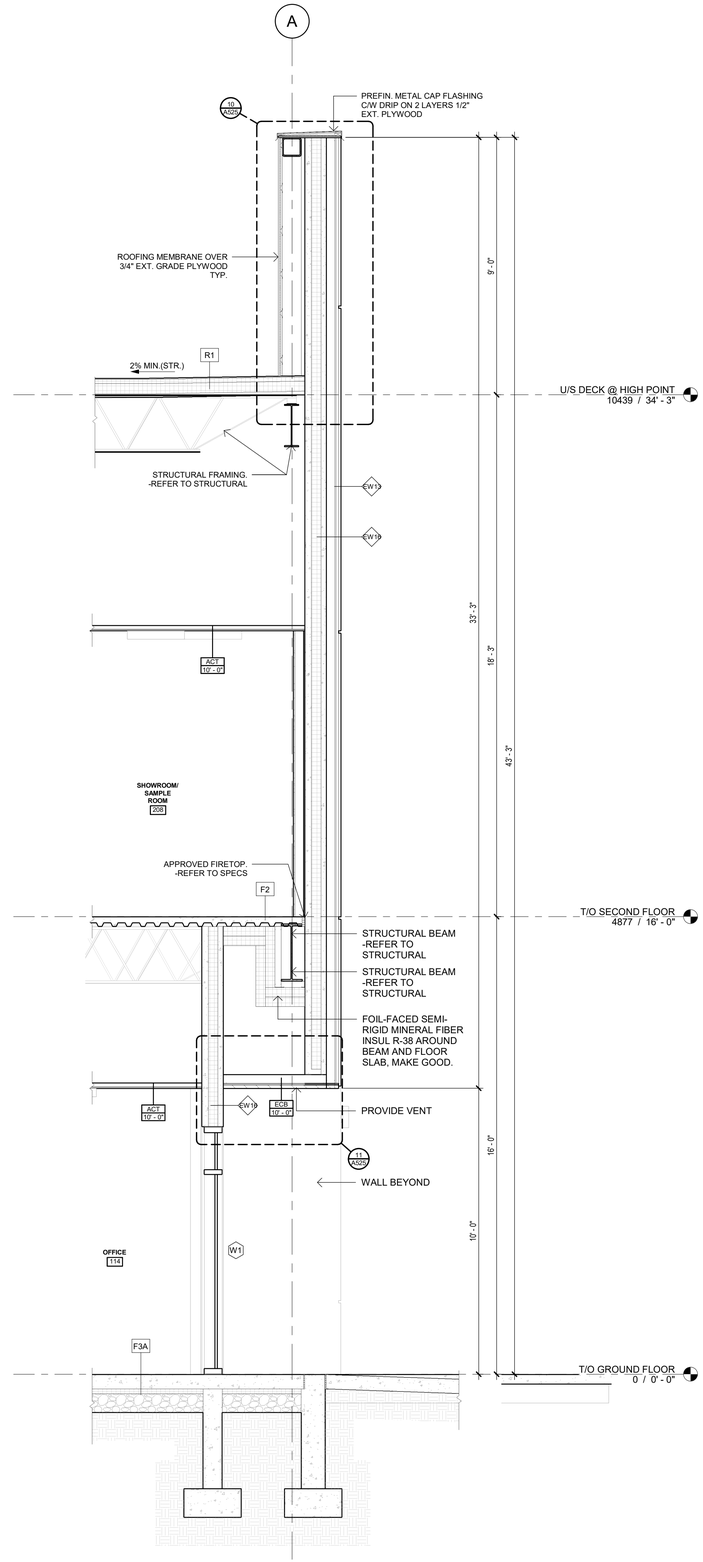
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DRAWING TITLE
WALL SECTIONS

BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

PROJECT NO.: A22-018
SCALE: 1 : 30
ISSUE DATE: 25-06-27
SHEET NO.: A403 | 1 SHEET ISSUE No.

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1 / A404 Wall Sections 11
1 : 30

No.	By	Description	Date YY-MM-DD
1	RK	ISSUED FOR BUILDING PERMIT	25-06-27

ISSUANCE SCHEDULE

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1464 CORNWALL ROAD, UNIT 7
OAKVILLE, ONTARIO L6J 7W5
P: 905.337.7249

ARCHITECT:
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1464 CORNWALL ROAD, UNIT 8
OAKVILLE, ONTARIO L6J 7W5

CLIENT:
STARNIGHT IMPORT & EXPORT
35B IRONSIDE CRESCENT
SCARBOROUGH, ON M1X 1G5

PLOT DATE: 2025-06-27 6:14:14 PM

PROJECT N. / TRUE N.

PROFESSIONAL CERTIFICATION

PROJECT
WAREHOUSE & OFFICE HEADQUARTERS

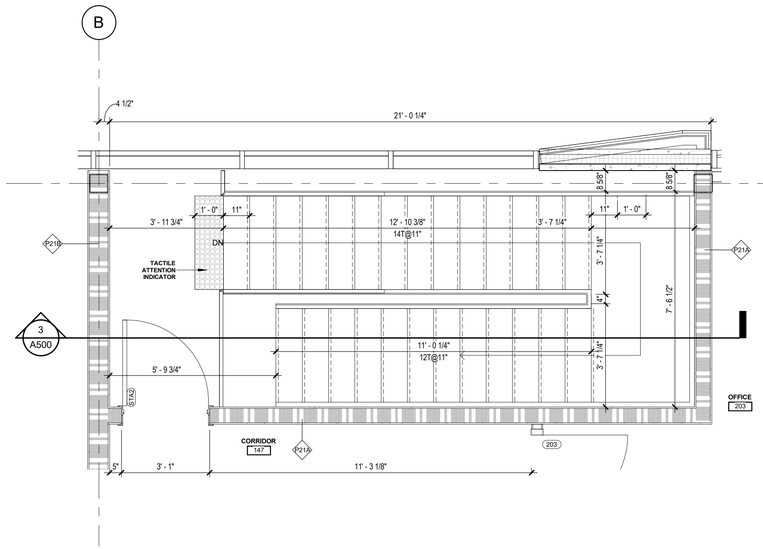
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AJAX, ON L1Z 0N4

DRAWING TITLE
WALL SECTIONS

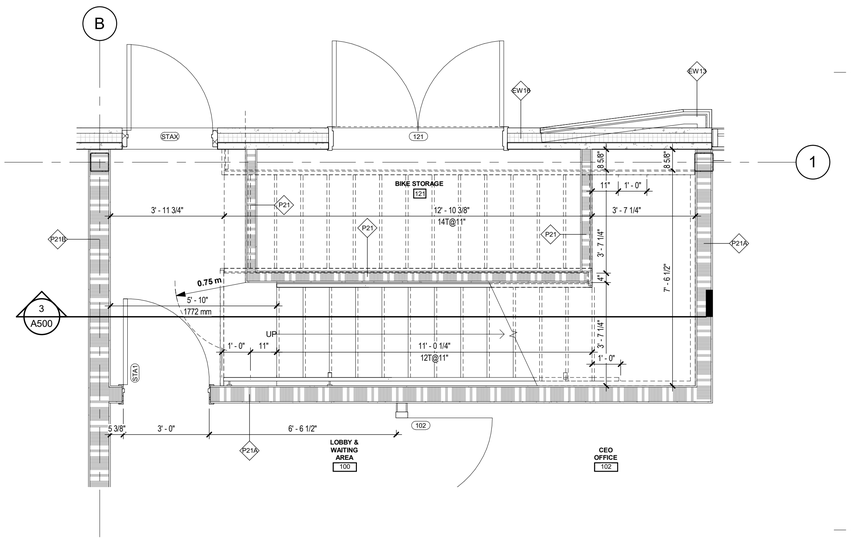
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AGR	NZ	ISSUED FOR BUILDING PERMIT

PROJECT NO.: A22-018
SCALE: 1 : 30
ISSUE DATE: 25-06-27
SHEET NO.: **A404** | 1 (SHEET ISSUE No.)

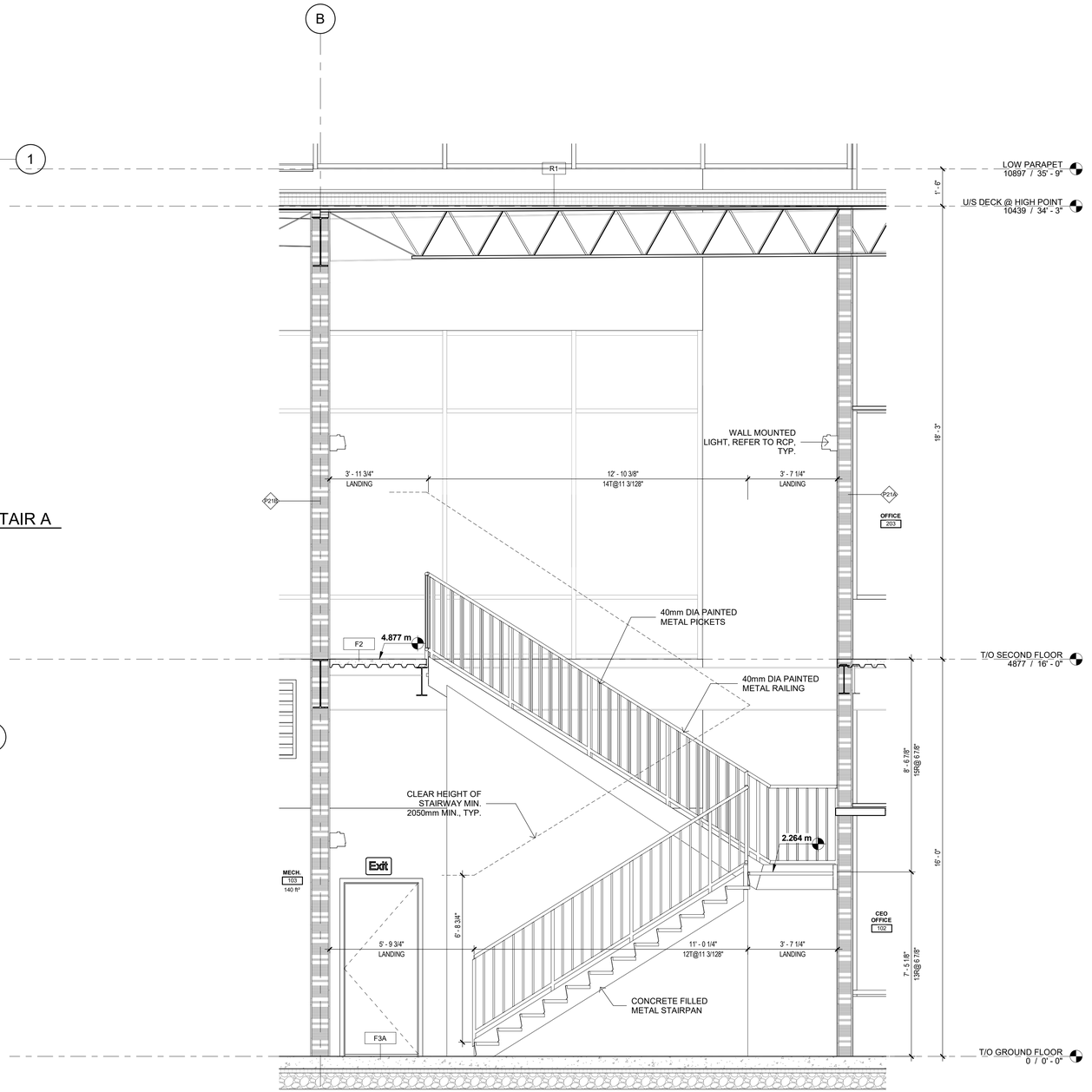
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1 A500 SECOND FLOOR PLAN -STAIR A
1 : 30



2 A500 GROUND FLOOR PLAN STAIR A
1 : 30



3 A500 STAIR A SECTION
1 : 30

STAIR NOTES:

1. FLOOR DATUMS ON DRAWINGS ARE TO TOP OF FINISHED FLOOR(S). CONTRACTOR IS RESPONSIBLE FOR ACCOUNTING FOR CAMBERS IN STRUCTURAL FLOOR COMPONENTS THAT REQUIRE LEVELING TOPPINGS THAT MAY AFFECT STAIRS, STAIR LANDINGS, DOORS, FINISHES AND THEIR INSTALLATION IN NEW CONSTRUCTION, ADDITIONS AND / OR RENOVATIONS.
2. PROVIDE MIN 2-1/2"(60mm) TALL, COLOUR CONTRASTING & RAISED 1/32"(0.7mm) SIGNAGE AT EACH SIDE OF DOORS TO EXIT STAIR SHAFTS, MOUNTED 4'-11" (1500mm) AFF & INDICATING BOTH FLOOR NUMBERING & STAIR LETTER DESIGNATION IN UPPER CASE PER OBC 3.4.6.19.

No.	By	Description	Date YY-MM-DD
1	RK	ISSUED FOR BUILDING PERMIT	25-06-27

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CLIENT:

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SCARBOROUGH, ON M1X 1G5

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PROFESSIONAL CERTIFICATION

PROJECT

WAREHOUSE & OFFICE HEADQUARTERS

45 BLOWERS CRES
AJAX, ON L1Z 0N4

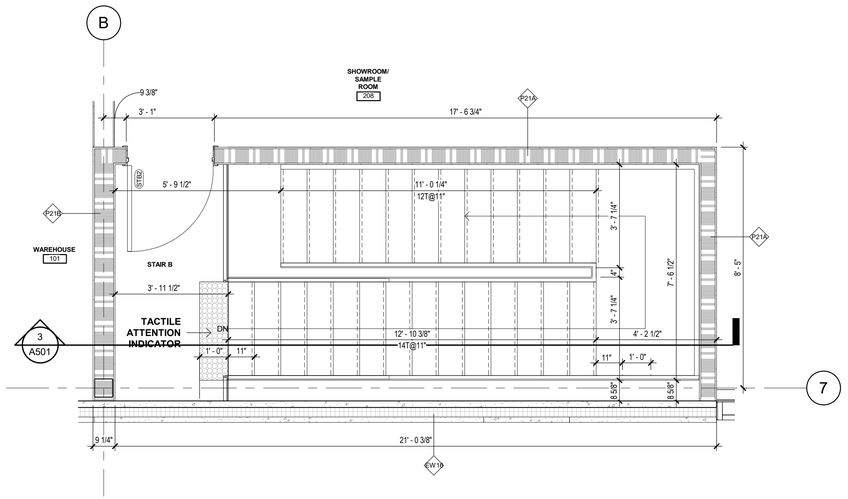
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STAIR A PLANS, SECTION & DETAILS

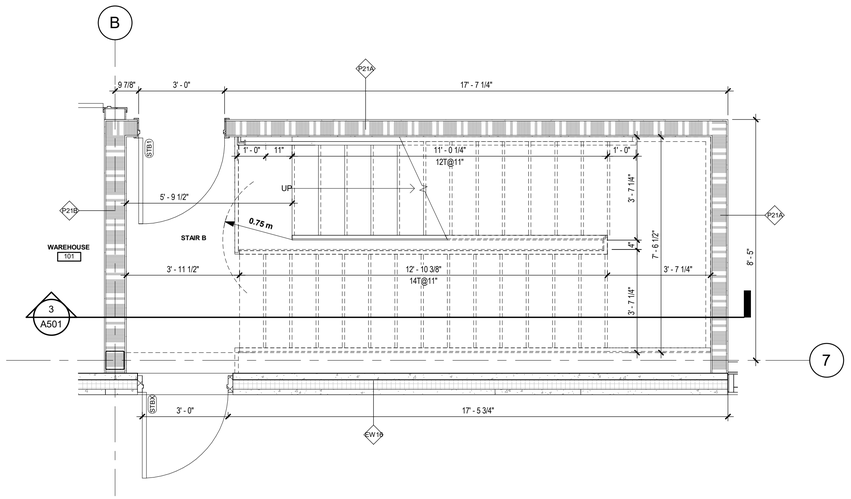
BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

PROJECT NO.: A22-018
SCALE: As indicated
ISSUE DATE: 25-06-27
SHEET NO.: A500
SHEET ISSUE No.: 1

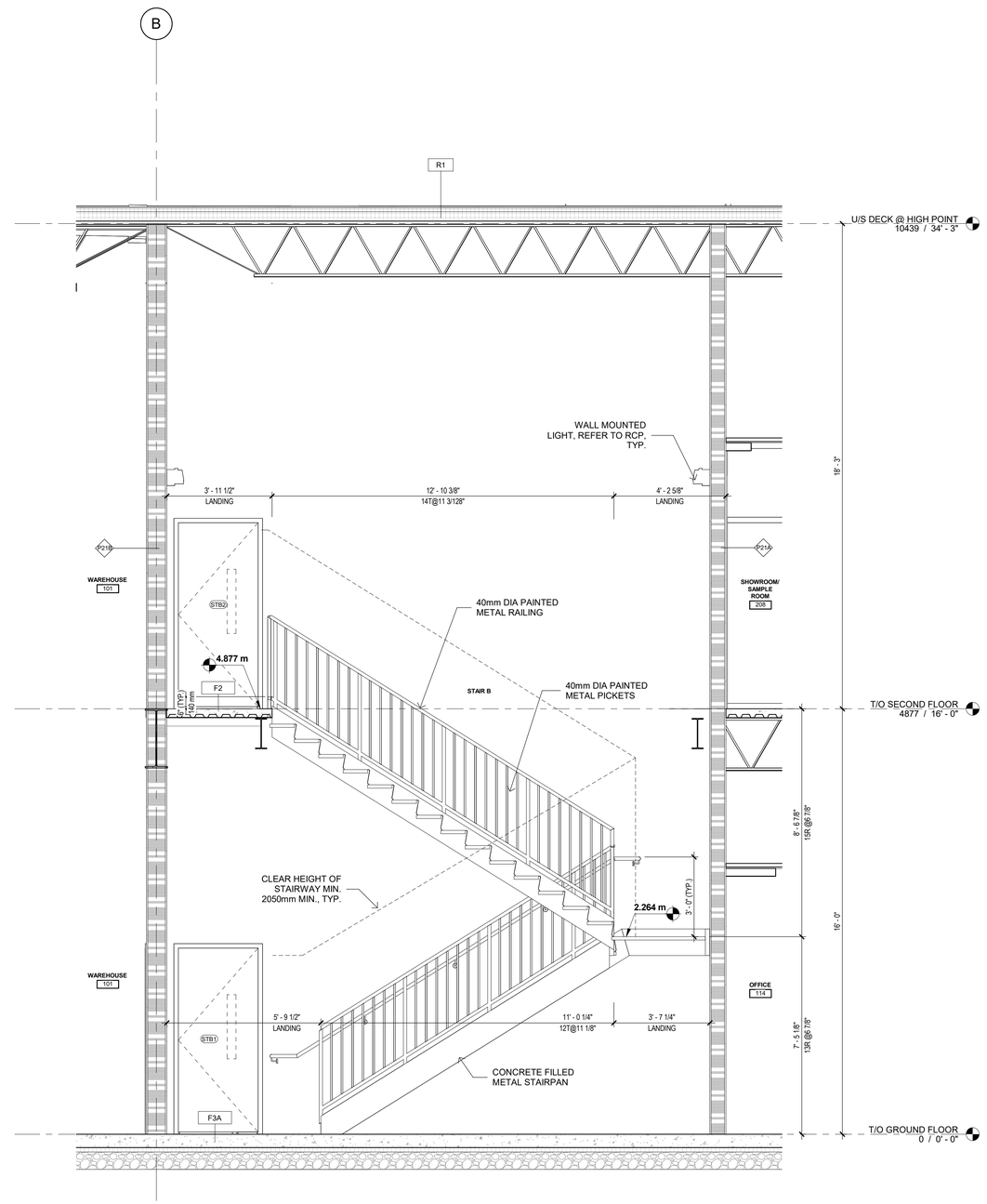
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1 A501 SECOND FLOOR PLAN -STAIR B
1 : 30



2 A501 GROUND FLOOR PLAN STAIR B
1 : 30



3 A501 STAIR B SECTION
1 : 30

No.	By	Description	Date YY-MM-DD
1	RK	ISSUED FOR BUILDING PERMIT	25-06-27

ISSUANCE SCHEDULE

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P: 905.337.7249

ARCHITECT:

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CLIENT:

STARNIGHT IMPORT & EXPORT
35B IRONSIDE CRESCENT
SCARBOROUGH, ON M1X 1G5

PLOT DATE: 2025-06-27 6:14:18 PM

PROFESSIONAL CERTIFICATION

PROJECT

WAREHOUSE & OFFICE HEADQUARTERS

45 BLOWERS CRES
AJAX, ON L1Z 0N4

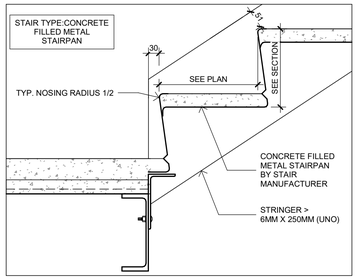
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STAIR B PLANS, SECTION & DETAILS

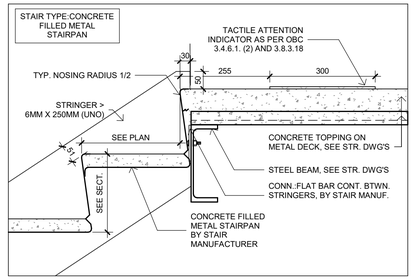
BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

PROJECT NO.: A22-018
SCALE: 1 : 30
ISSUE DATE: 25-06-27
SHEET NO.: A501
SHEET ISSUE No.: 1

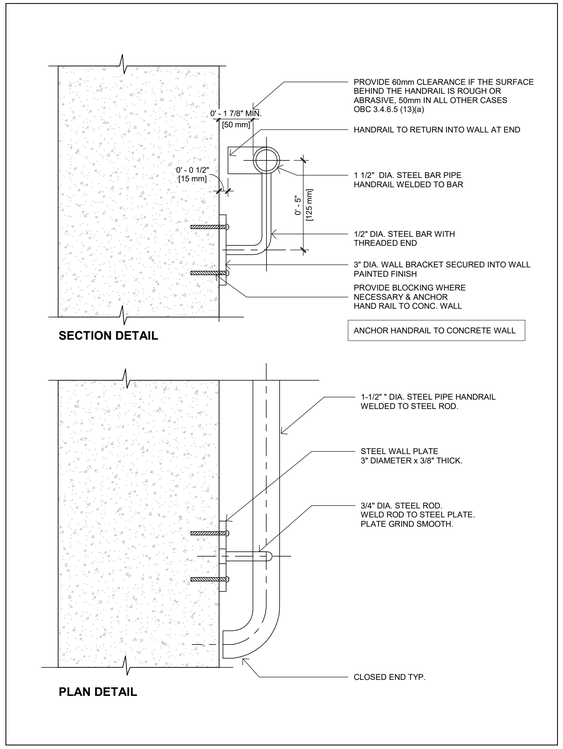
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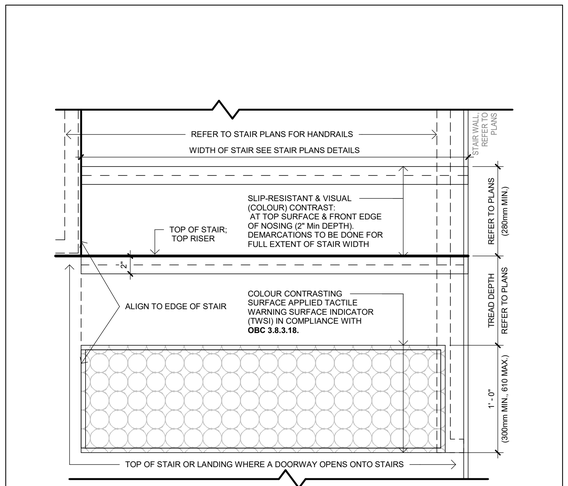
2 A502 DETAIL @BOTTOM OF LANDING
1 1/2" = 1'-0"



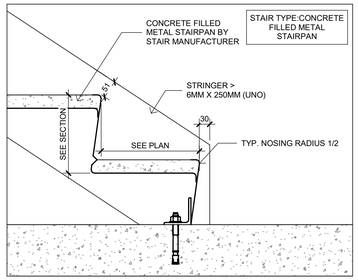
5 A502 DETAIL @TOP OF LANDING
1 1/2" = 1'-0"



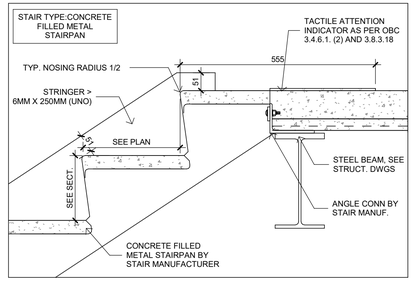
4 A502 STAIR HANDRAIL @ CONC. WALL TYP.
3" = 1'-0"



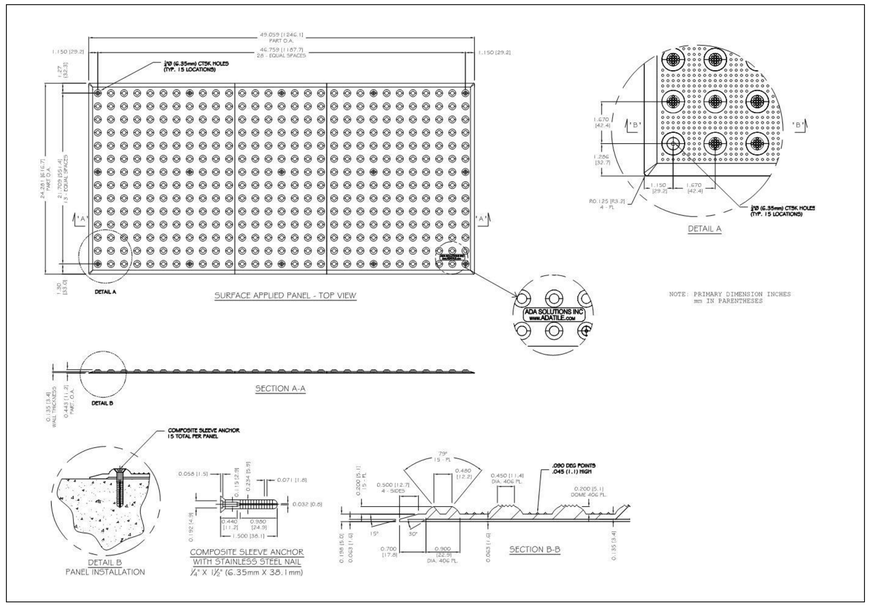
1 A502 STAIR PLAN DETAIL @ LANDING (TYPICAL)
1 1/2" = 1'-0"



3 A502 DETAIL @BOTTOM OF STAIR
1 1/2" = 1'-0"



6 A502 DETAIL @TOP OF STAIR
1 1/2" = 1'-0"



DETECTABLE WARNING SURFACE DETAIL

No.	By	Description	Date YY-MM-DD
1	RK	ISSUED FOR BUILDING PERMIT	25-06-27

ISSUANCE SCHEDULE

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DEVELOPMENT CONSULTANT:
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P: 905.337.7249

ARCHITECT:
SAPLYS ARCHITECTS INC.
1464 CORNWALL ROAD, UNIT 8
OAKVILLE, ONTARIO L6J 7W5

CLIENT:
STARNIGHT IMPORT & EXPORT
35B IRONSIDE CRESCENT
SCARBOROUGH, ON M1X 1G5

PROFESSIONAL CERTIFICATION

PROJECT
WAREHOUSE & OFFICE HEADQUARTERS

45 BLOWERS CRES
AJAX, ON L1Z 0N4

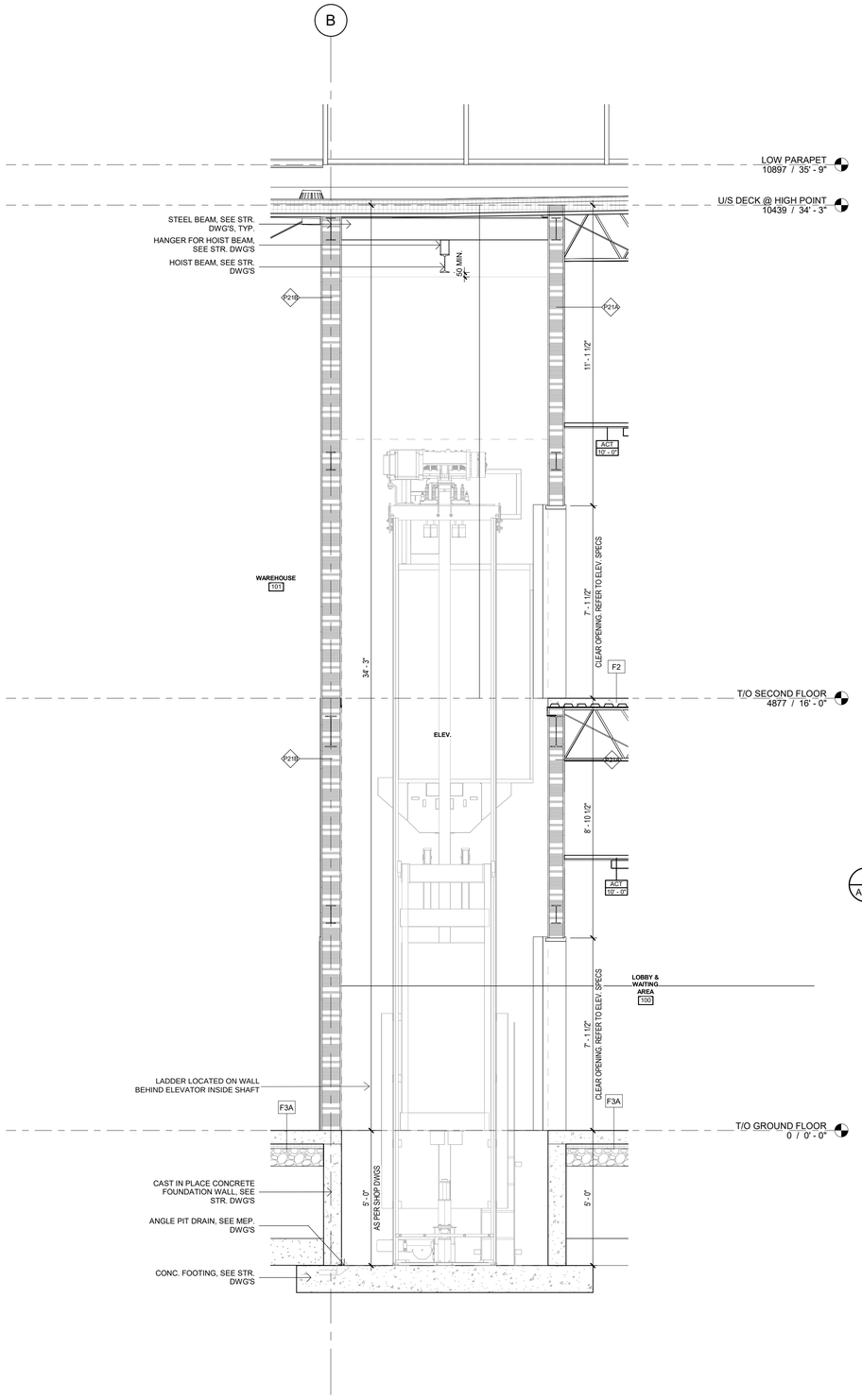
DRAWING TITLE
TYPICAL STAIR DETAILS

BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

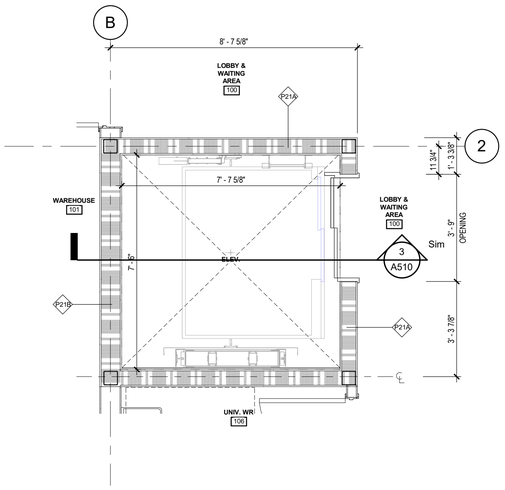
PROJECT NO.: A22-018
SCALE: As indicated
ISSUE DATE: 25-06-27
SHEET NO.: A502
1 SHEET ISSUE No.

PLOT DATE: 2025-06-27 6:14:19 PM

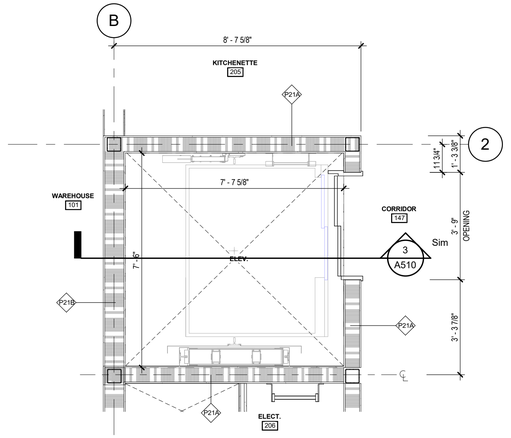
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3 A510 ELEVATOR SECTION
1 : 30



2 A510 ELEVATOR - ENLARGED @ GROUND
1 : 30



1 A510 ELEVATOR - ENLARGED @ SECOND FLOOR
1 : 30

NOTE:

THE ELEVATOR HOISTWAY DIMENSIONS SHOWN ARE FOR GENERAL INFORMATION PURPOSES ONLY. DIMENSIONS SHOWN DO NOT REPRESENT THE SIZE TO BE CONSTRUCTED UNTIL VERIFIED BY THE OWNER AND/OR CONSTRUCTOR. CONSTRUCTION IS TO BE REVIEWED & APPROVED ELEVATOR SHOP DRAWINGS. ANY RESULTING COSTS DUE TO CONSTRUCTION WITHOUT REVIEWED & APPROVED SHOP DRAWINGS SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONSTRUCTOR.
BASIS OF DESIGN MODEL: SCHINDLER 3100 MRL CAPACITY: 2500 LBS. OWNER TO CONFIRM ELEVATOR TYPE AND SIZE

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1	RK	ISSUED FOR BUILDING PERMIT	25-06-27

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35B IRONSIDE CRESCENT
SCARBOROUGH, ON M1X 1G5

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PROFESSIONAL CERTIFICATION

PROJECT
WAREHOUSE & OFFICE HEADQUARTERS

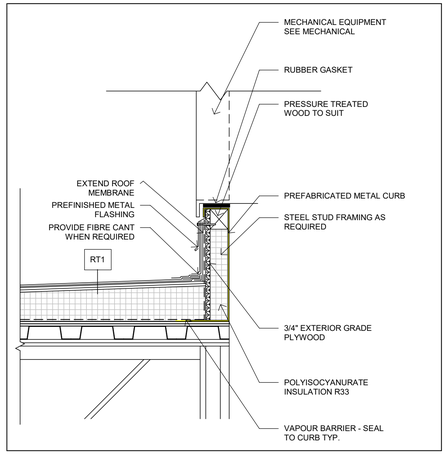
45 BLOWERS CRES
AJAX, ON L1Z 0N4

DRAWING TITLE
ELEVATOR PLAN, SECTION & DETAILS

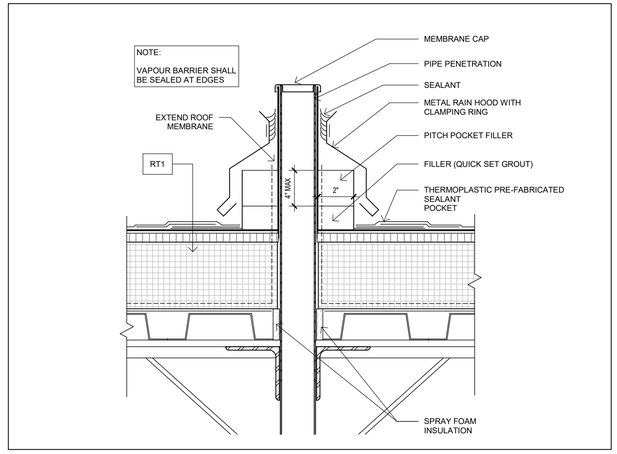
BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

PROJECT NO.: A22-018
SCALE: As indicated
ISSUE DATE: 25-06-27
SHEET NO.: A510 1 (SHEET ISSUE No.)

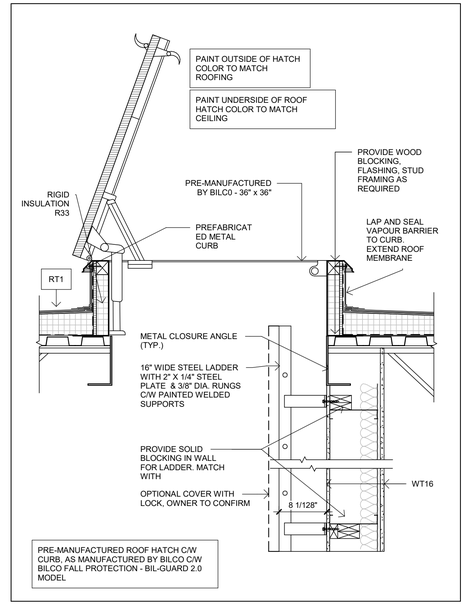
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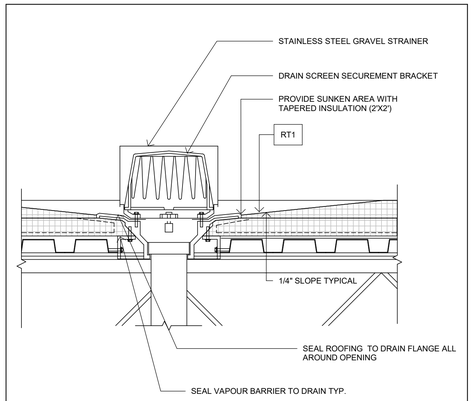
4 A524 MECHANICAL CURB DETAIL
1 1/2" = 1'-0"



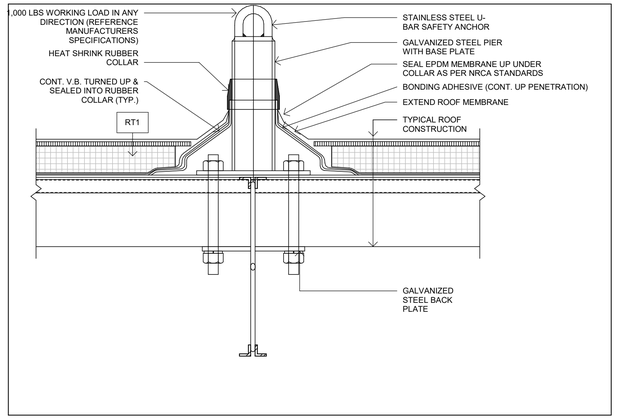
8 A524 VENT STACK DETAIL
3" = 1'-0"



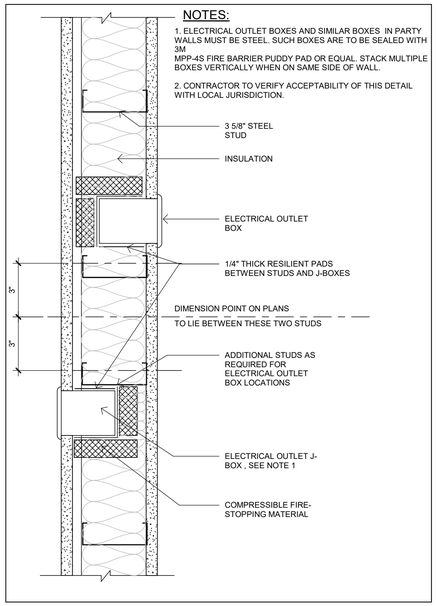
3 A524 ROOF ACCESS HATCH DETAIL
1" = 1'-0"



7 A524 ROOF DRAIN DETAIL
1 1/2" = 1'-0"



10 A524 TYPICAL ROOF ANCHOR DETAIL
1 1/2" = 1'-0"



5 A524 TYP. ELECTRICAL OUTLET DETAIL
3" = 1'-0"

- STANDARD DETAILS ARE PROPOSED FOR GENERAL INTENT ONLY; DETAILING MAY VARY BASED ON MANUF. / TRADES' SPECS & STANDARDS. PROVIDE SHOP DRAWINGS WITH SUFFICIENT DETAILING & DOCUMENTATION.

- ALL PENETRATIONS TO BE FULLY SEALED. PROVIDE SUFFICIENT THERMAL BREAKING AS PER SB-10 TABLE

- COORDINATE WITH OBC MATRIX, SB-10 TABLE, AND OTHER DRAWINGS FOR CONFORMITY

No.	By	Description	Date YY-MM-DD
1	RK	ISSUED FOR BUILDING PERMIT	25-06-27

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SCARBOROUGH, ON M1X 1G5

PROJECT N. TRUE N.
PROFESSIONAL CERTIFICATION

PROJECT
WAREHOUSE & OFFICE HEADQUARTERS

45 BLOWERS CRES
AJAX, ON L1Z 0N4

DRAWING TITLE
STANDARD / TYPICAL DETAILS

BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

PROJECT NO.: A22-018
SCALE: As indicated
ISSUE DATE: 25-06-27
SHEET NO.: A524 1 SHEET ISSUE No.

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HARDWARE SCHEDULE

SET #1
VESTIBULE DOOR
6 HINGES
1 LOCKSET
2 CLOSER
1 POWER OPERATOR
2 FLUSH BOLTS
2 PUSH BAR (HORIZONTAL)
2 PULL BAR (VERTICAL)
1 THRESHOLD
2 DOOR SWEEP
1 WEATHER STRIPPING

SET #1B
INTERIOR VESTIBULE DOOR
6 HINGES
2 CLOSER
1 POWER OPERATOR
2 FLUSH BOLTS
2 PUSH BAR (HORIZONTAL)
2 PULL BAR (VERTICAL)
1 THRESHOLD
2 DOOR SWEEP

SET #2
WAREHOUSE TO OFFICE
3 HINGES
1 LOCKSET
1 CLOSER
1 SMOKE SEAL
1 THRESHOLD
1 DOOR SWEEP
2 KICKPLATE

SET #3
INTERIOR STAIR DOOR
3 HINGES
1 FIRE RATING LABEL
1 CLOSER
1 KICK PLATE
1 FLOOR STOP
1 SMOKE SEAL
1 EXIT DEVICE

SET #3B
EXTERIOR EGRESS DOOR
3 HINGES
1 CLOSER
1 EXIT DEVICE
1 THRESHOLD
1 WEATHER STRIPPING
1 RAIN DRIP CAP

SET #4
STORAGE / ELECT / JAN.
1 LOCKSET
1 CLOSER
1 FLOOR STOP
1 SMOKE SEAL

SET #5
EXTERIOR ELECTRICAL / MECHANICAL
3 HINGES
1 FLUSH BOLTS
1 LOCKSET
1 CLOSER
1 WEATHER STRIPPING

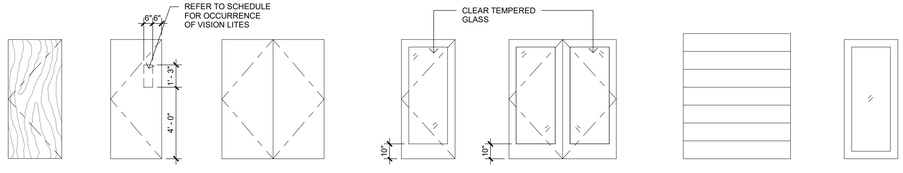
SET #6
EXTERIOR GARBAGE ROOM / WAREHOUSE EXTERIOR
6 HINGES
2 FLUSH BOLTS
1 DUST PROOF STRIKE
1 LATCHGUARD
1 LOCKSET
1 CLOSER
1 ASTRAGAL SET
1 THRESHOLD
2 DOOR SWEEP
1 WEATHER STRIPPING

SET #7
OFFICE / WASHROOM
3 HINGES
1 PRIVACY SET
1 CLOSER
1 FLOOR STOP
3 SILENCERS

SET #7B
BOARD ROOM / OFFICE
3 HINGES
1 PRIVACY SET
1 CLOSER
1 FLOOR STOP
1 DOOR SEAL
3 SILENCERS

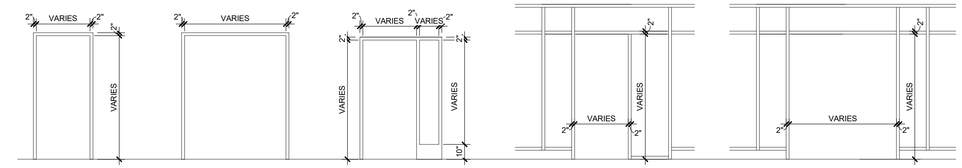
SET #8
UNIVERSAL WASHROOM
3 HINGES
1 CLOSER
1 KICKPLATE
1 WALL STOP
1 LEVER TYPE HANDLE
1 UNIVERSAL WASHROOM HARDWARE PACKAGE INCL.. POWER DOOR OPERATOR, PUSH TO LOCK & PUSH BUTTON ACCESS.

DOOR TYPES



A — SOLID CORE WOOD
B — HOLLOW METAL PAINTED
B-1 — DOUBLE HOLLOW METAL PAINTED
C — ALUMINUM WIDE STILE STOREFRONT-EXTERIOR
C-1 — ALUMINUM WIDE STILE DOUBLE STOREFRONT-EXTERIOR
D — OVERHEAD SECTIONAL DOOR DRIVE-IN - EXTERIOR
E — FULL GLASS INTERIOR

FRAME TYPES



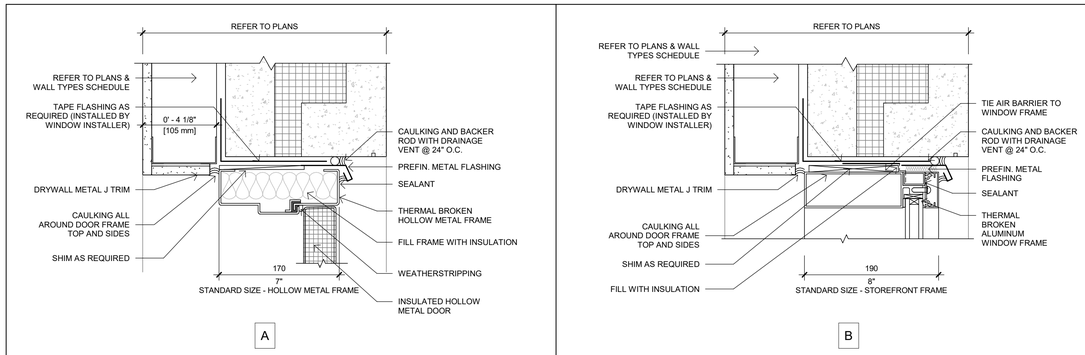
A — HOLLOW METAL-PAINTED JAMB ANCHORS: MIN. 3 PER JAMB
B — HOLLOW METAL JAMB ANCHORS: MIN. 3 PER JAMB
C — HOLLOW METAL JAMB ANCHORS: MIN. 3 PER JAMB
D — PRE-FINISHED ALUMINUM
E — PRE-FINISHED ALUMINUM

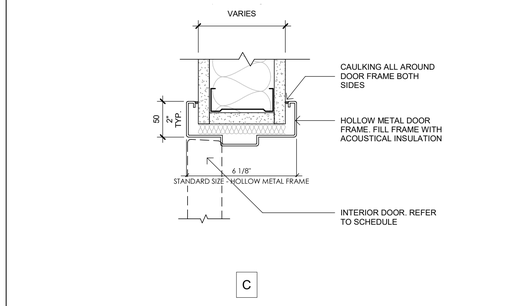
DOOR SCHEDULE

MARK	DOOR LOCATION	DOOR TYPE	WIDTH	HEIGHT	THICKNESS	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FIRE RATING	HARDWARE SET	COMMENTS
GROUND FLOOR													
100A	MAIN VEST	C-1	6' - 0"	7' - 0"	0' - 1 3/4"	ALUM./GLASS	CLEAR ANODIZED	B	ALUMINUM	PREFINISHED		1	PROVIDE POWER DOOR OPERATOR - PROVIDE PANIC BAR
100B	MAIN VEST	C-1	6' - 0"	7' - 0"	0' - 1 3/4"	ALUM./GLASS	CLEAR ANODIZED	B	ALUMINUM	PREFINISHED		1B	PROVIDE POWER DOOR OPERATOR - PROVIDE PANIC BAR
101A	WAREHOUSE/OFFICE DW	B	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PAINTED	A	HM	PAINTED		2	
101B	WAREHOUSE	B	3' - 0"	7' - 0"	0' - 1 3/4"	GALV. HM	PAINTED	A	HM	PAINTED		3B	PROVIDE PANIC BAR
101C	WAREHOUSE	B	3' - 0"	7' - 0"	0' - 1 3/4"	GALV. HM	PAINTED	A	HM	PAINTED		3B	PROVIDE PANIC BAR
101D	WAREHOUSE	B-1	6' - 0"	7' - 0"	0' - 1 3/4"	GALV. HM	PAINTED	A	HM	PAINTED		6	PROVIDE PANIC BAR
101E	WAREHOUSE/OFFICE DW	B	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PAINTED	A	HM	PAINTED		2	
102	CEO OFFICE	C	3' - 0"	7' - 0"	0' - 1 3/4"	ALUM./GLASS	CLEAR ANODIZED	C	ALUMINUM	CLEAR ANODIZED		7	
102A	JAN	B	3' - 0"	7' - 0"	0' - 1 3/4"	SWC/HM	PAINTED	A	HM	PAINTED		4	
103	MECHANICAL	B	3' - 0"	7' - 0"	0' - 1 3/4"	GALV. HM	PAINTED	A	HM	PAINTED		3B	
104	ELECTRICAL	B	3' - 0"	7' - 0"	0' - 1 3/4"	GALV. HM	PAINTED	A	HM	PAINTED		3B	
105	GARBAGE	B-1	6' - 0"	7' - 0"	0' - 1 3/4"	GALV. HM	PAINTED	B	HM	PAINTED		6	
106	UNIV. WR	A	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PAINTED	A	HM	PAINTED		8	PROVIDE UNIVERSAL WASHROOM KIT. PROVIDE AUTOMATIC DOOR OPERATOR
107	UNISEX WR	A	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PAINTED	A	HM	PAINTED		7	
108A	SECURITY OFFICE	B	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PAINTED	A	HM	PAINTED		2	
108B	SECURITY OFFICE	B	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PAINTED	A	HM	PAINTED		2	
109	STORAGE	A	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PAINTED	A	HM	PAINTED		4	
112	UNISEX WR 112	A	3' - 0"	7' - 0"	0' - 1 3/4"	SCW/HM	PAINTED	A	HM	PAINTED		7	
113	UNISEX WR 113	A	3' - 0"	7' - 0"	0' - 1 3/4"	SCW/HM	PAINTED	A	HM	PAINTED		7	
114	OFFICE EXT.	C	3' - 0"	7' - 0"	0' - 1 3/4"	ALUM./GLASS	CLEAR ANODIZED	D	ALUMINUM	PREFINISHED		3B	PROVIDE PANIC BAR
115	DIRECTOR 115	C	3' - 0"	7' - 0"	0' - 1 3/4"	ALUM./GLASS	CLEAR ANODIZED	C	ALUMINUM	CLEAR ANODIZED		7	
116	DIRECTOR 116	C	3' - 0"	7' - 0"	0' - 1 3/4"	ALUM./GLASS	CLEAR ANODIZED	C	ALUMINUM	CLEAR ANODIZED		7	
117	BOARD ROOM	C	3' - 0"	7' - 0"	0' - 1 3/4"	ALUM./GLASS	CLEAR ANODIZED	C	ALUMINUM	CLEAR ANODIZED		7B	
118	CORRIDOR 118	C	3' - 0"	7' - 0"	0' - 1 3/4"	ALUM./GLASS	CLEAR ANODIZED	C	ALUMINUM	CLEAR ANODIZED		7B	
121	BIKE STORAGE	B-1	6' - 0"	7' - 0"	0' - 1 3/4"	GALV. HM	PAINTED	B	HM	PAINTED		6	
OH1	WAREHOUSE	D	8' - 0"	10' - 0"	0' - 1 187/256"								
OH2	WAREHOUSE	D	8' - 0"	10' - 0"	0' - 1 187/256"								
OH3	WAREHOUSE	D	8' - 0"	10' - 0"	0' - 1 187/256"								
SECOND FLOOR													
201	OFFICE 201	C	3' - 0"	7' - 0"	0' - 1 3/4"	ALUM./GLASS	CLEAR ANODIZED	C	ALUMINUM	CLEAR ANODIZED		7	
202	OFFICE 202	C	3' - 0"	7' - 0"	0' - 1 3/4"	ALUM./GLASS	CLEAR ANODIZED	C	ALUMINUM	CLEAR ANODIZED		7	
203	OFFICE 203	C	3' - 0"	7' - 0"	0' - 1 3/4"	ALUM./GLASS	CLEAR ANODIZED	C	ALUMINUM	CLEAR ANODIZED		7	
204	STORAGE	A	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PAINTED	A	HM	PAINTED		4	
206	ELECTRICAL	B	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PAINTED	A	HM	PAINTED		4	
207	WASHROOM	A	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PAINTED	A	HM	PAINTED		7	
208	SHOWROOM/ SAMPLE ROOM	C	6' - 0"	7' - 0"	0' - 1 3/4"	ALUM./GLASS	CLEAR ANODIZED	B	ALUMINUM	CLEAR ANODIZED		7B	
STAIRS													
STA1	STAIR A	B	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PAINTED	A	HM	PAINTED	45 MIN.	3	
STA2	STAIR A	B	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PAINTED	A	HM	PAINTED	45 MIN.	3	
STAX	STAIR A	B	3' - 0"	7' - 0"	0' - 1 3/4"	GALV. HM	PAINTED	A	HM	PAINTED		3B	PROVIDE PANIC BAR
STB1	STAIR B	B	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PAINTED	A	HM	PAINTED	45 MIN.	3	
STB2	STAIR B	B	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PAINTED	A	HM	PAINTED	45 MIN.	3	
STBX	STAIR B	B	3' - 0"	7' - 0"	0' - 1 3/4"	GALV. HM	PAINTED	A	HM	PAINTED		3B	PROVIDE PANIC BAR

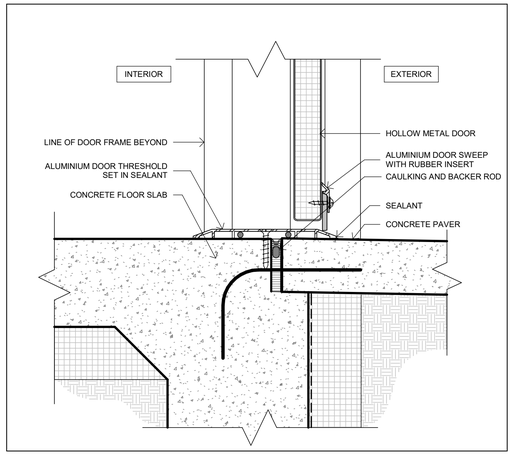
DOOR SCHEDULE NOTES

1. REFER TO FLOOR PLANS FOR DOOR SWING AND "ACTIVE" DOOR LOCATIONS. ACTIVE LEAF TO COMPLY WITH OBC 3.8.3.3.
2. REFER TO ELEVATIONS AND MATERIAL SCHEDULES FOR EXTERIOR COLOURS AND FINISHES.
3. EXTERIOR DOORS AND FRAMES MUST BE THERMALLY BROKEN AND INSULATED.
4. DOOR, FRAME, AND HARDWARE SCHEUDULES MUST BE SUBMITTED FOR REVIEW PRIOR TO ORDERING OR FABRICATION.
5. ALL WELDED CONSTRUCTION AT HOLLOW METAL DOOR FRAMES.
6. PROVIDE REMOTE CARD READERS (CONFIRM W/CLIENT) AT ALL EXTERIOR ENTRANCE DOORS.
7. PROVIDE DOOR VIEWER (OUTSIDE LOOKING INTO THE ROOM). MOUNTED AT 4'-11" (3'-11" FOR ACC.) ABOVE FINISH FLOOR AT MEETING ROOMS.
8. ALL FIRE RATED DOOR TO HAVE CLOSERS AND LATCHING HARDWARE.
9. PANIC EXIT HARDWARE REQUIRED.
10. PER OBC 3.8.3.3(15), APPLY MIN 50MM WIDE VISION STRIP AT 1350MM TO 1500MM HORIZONTALLY ABOVE FINISHED FLOOR LEVEL IN COLOUR AND BRIGHTNESS CONTRASTED TO THE BACKGROUND OF THE DOOR FOR ALL GLAZED DOORS IN BARRIER FREE PATH OF TRAVEL.

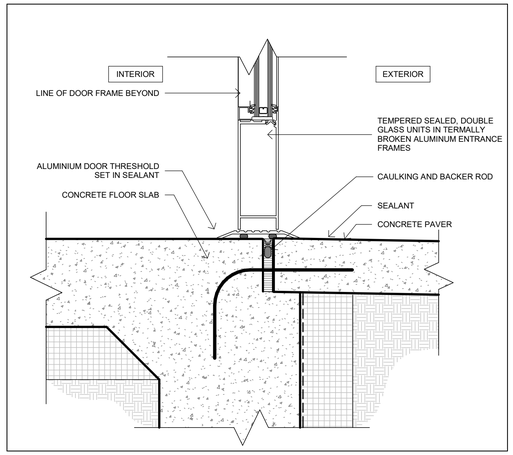




1 A601 — DOOR HEAD DETAILS
3" = 1'-0"



3 A601 — TYP. DETAIL AT EXT. HM DOOR THRESHOLD
3" = 1'-0"



2 A601 — TYP. DETAIL AT EXT. STOREFRONT THRESHOLD
3" = 1'-0"

- DOOR STANDARD DETAILS ARE PROPOSED FOR GENERAL INTENT ONLY. DETAILING MAY VARY BASED ON MANUF. / TRADES' SPECS & STANDARDS. PROVIDE SHOP DRAWINGS WITH SUFFICIENT DETAILING & DOCUMENTATION.

- COORDINATE WITH OBC MATRIX, SB-10 TABLE, DOOR SCHEDULE AND OTHER DRAWINGS FOR CONFORMITY

No.	By	Description	Date YY-MM-DD
1	RK	ISSUED FOR BUILDING PERMIT	25-06-27

ISSUANCE SCHEDULE

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DEVELOPMENT CONSULTANT:
API CONSULTANTS INC.
1464 CORNWALL ROAD, UNIT 7
OAKVILLE, ONTARIO L6J 7W5
P: 905.337.7249

ARCHITECT:
SAPLYS ARCHITECTS INC.
1464 CORNWALL ROAD, UNIT 8
OAKVILLE, ONTARIO L6J 7W5

CLIENT:
STARNIGHT IMPORT & EXPORT
35B IRONSIDE CRESCENT
SCARBOROUGH, ON M1X 1G5

PLOT DATE: 2025-06-27 6:14:26 PM

PROFESSIONAL CERTIFICATION

PROJECT
WAREHOUSE & OFFICE HEADQUARTERS

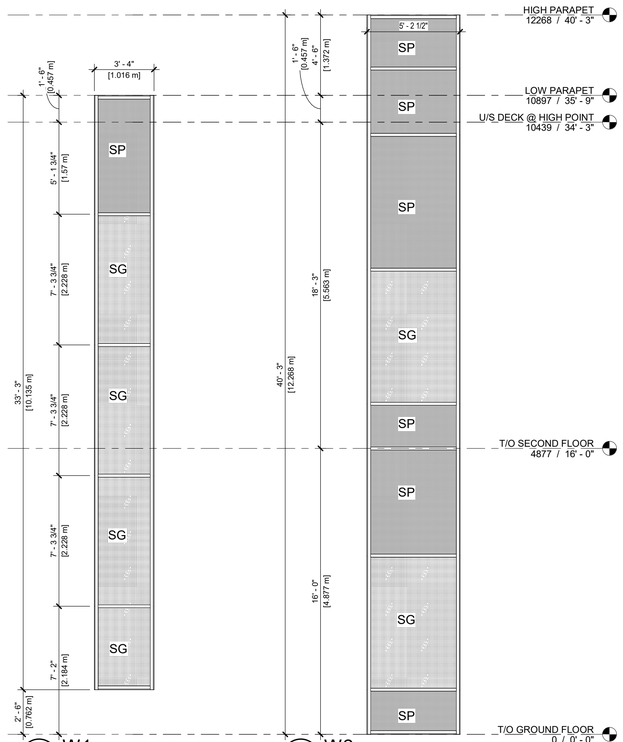
45 BLOWERS CRES
AJAX, ON L1Z 0N4

DRAWING TITLE
DOOR SCHEDULE & TYP DETAILS

BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

PROJECT NO.: A22-018
SCALE: As indicated
ISSUE DATE: 25-06-27
SHEET NO.: **A601** | 1 SHEET ISSUE No.

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1 A603 W1
1/4" = 1'-0"

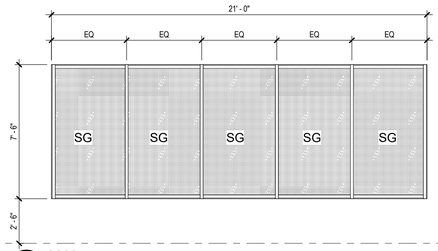
2 A603 W2
1/4" = 1'-0"

WINDOW NOTES:

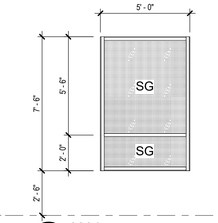
1. FIELD CONFIRM ALL ROUGH OPENING DIMENSIONS FOR ALL SCREENS (TYP.) PRIOR TO FABRICATION. WINDOW SUPPLIER, FRAMER, CONTRACTOR TO COORDINATE.
2. DIMENSIONS SHOWN ARE PROPOSED FINISHED FRAME SIZES
3. ALL EXTERIOR GLAZING WITHIN 12 METRES OF THE BUILDING ABOVE GRADE MUST HAVE LOW-REFLECTANCE E-COATING WITH VISUAL MARKERS (FRIT PATTERN), IN ACCORDANCE WITH THE CITY OF AJAX BIRD-FRIENDLY DEVELOPMENT GUIDELINES.
4. ALUMINUM SCREENS TO PROVIDE 3/4" TOLERANCE (TYP.)
5. ALL VISION GLAZING TO HAVE LOW-E COATING ON NO.2 SURFACE
6. FRAME TYPE - & FINISH CLEAR ANODIZED GREY ALUMINUM FRAME, THERMALLY BROKEN.
7. VISION STRIP TO BE 50mm continuous COLOUR CONTRASTED opaque strip OF APPLIED FILM, APPLIED ON THE INTERIOR SIDE OF GLAZING UNIT & MOUNTED @ 1350 AFF PER OBC 3.8.3.3.(15)
8. PROVIDE TEMPERED GLASS AS REQUIRED TO MEET APPLICABLE CODE REQUIREMENTS.
9. REFER TO LOCAL OR MUNICIPAL REQUIREMENTS FOR BIRD FRIENDLY GLAZING REQUIREMENTS.
10. WINDOWS WITH SILL LOWER THAN 1070mm TO BE DESIGNED TO RESIST LOADS AND COMPLY WITH OBC 3.3.1.18 AND 4.1.5.14. GC TO PROVIDE ENGINEER STAMPED DRAWINGS FOR ARCHITECTS REVIEW.

LEGEND:

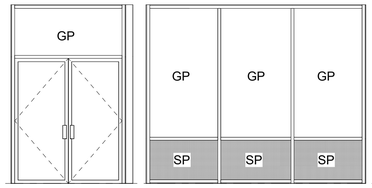
BP	BACK PAN (SEE DETAILS)
DG	DOUBLE GLAZED INSULATED UNIT
GP	GLAZING PANEL
HSLG	HEAT STRENGTHENED LAMINATED GLASS
IP	INSULATED PANEL
PML	PREFINISHED METAL LOUVRE
SG	SINGLE GLASS
SP	SPANDREL PANEL
TDG	TEMPERED DOUBLE GLAZED INSULATED UNIT
TG	TEMPERED GLASS
TLG	TEMPERED LAMINATED GLASS
VS	VISION STRIP
WG	WIRED GLASS
o o o	TEXTURED GLASS, SEE WINDOW NOTE 3.



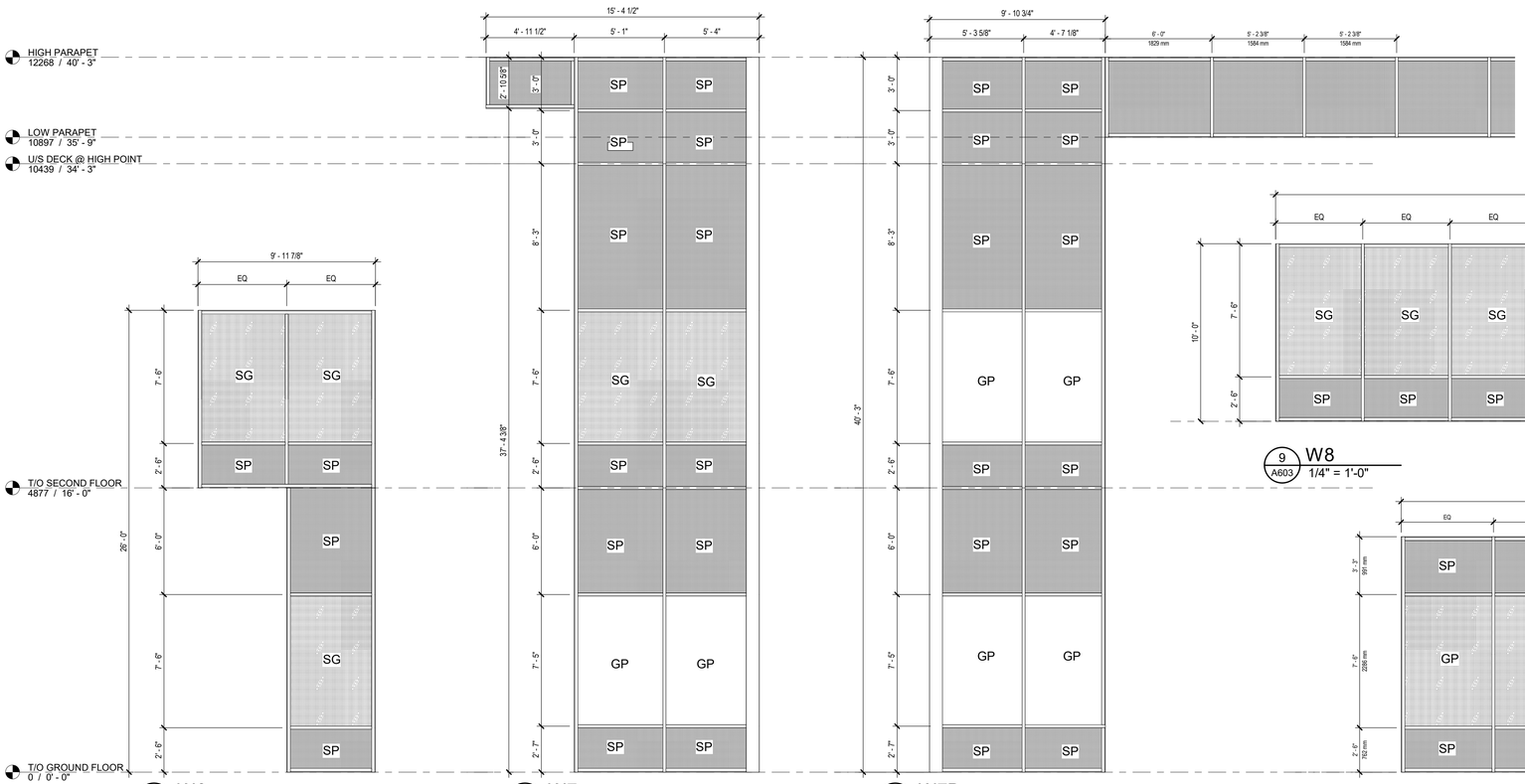
3 A603 W3
1/4" = 1'-0"



4 A603 W4
1/4" = 1'-0"



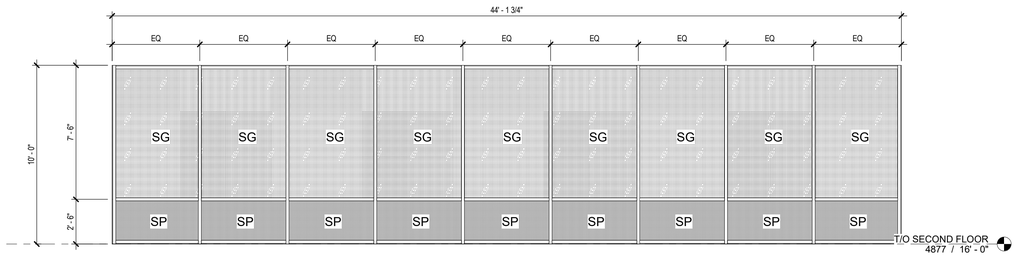
5 A603 W5
1/4" = 1'-0"



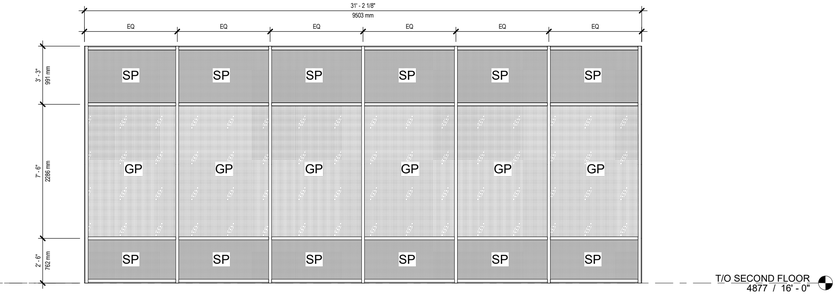
6 A603 W6
1/4" = 1'-0"

7 A603 W7
1/4" = 1'-0"

8 A603 W7B
1/4" = 1'-0"



9 A603 W8
1/4" = 1'-0"



10 A603 W9
1/4" = 1'-0"

No.	By	Description	Date YY-MM-DD
2	RK	ISSUED FOR BUILDING PERMIT	25-06-27
1	NZ	SPA II SUBMISSION	25-06-24

ISSUANCE SCHEDULE

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DEVELOPMENT CONSULTANT:
API CONSULTANTS INC.
1464 CORNWALL ROAD, UNIT 7
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P: 905.337.7249

ARCHITECT:
SAPLYS ARCHITECTS INC.
1464 CORNWALL ROAD, UNIT 8
OAKVILLE, ONTARIO L6J 7W5

CLIENT:
STARNIGHT IMPORT & EXPORT
35B IRONSIDE CRESCENT
SCARBOROUGH, ON M1X 1G5

PLOT DATE: 2025-06-27 6:14:35 PM

PROFESSIONAL CERTIFICATION

PROJECT
WAREHOUSE & OFFICE HEADQUARTERS

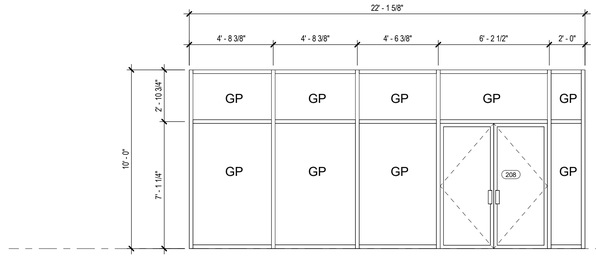
45 BLOWERS CRES
AJAX, ON L1Z 0N4

DRAWING TITLE
EXTERIOR WINDOW SCHEDULE

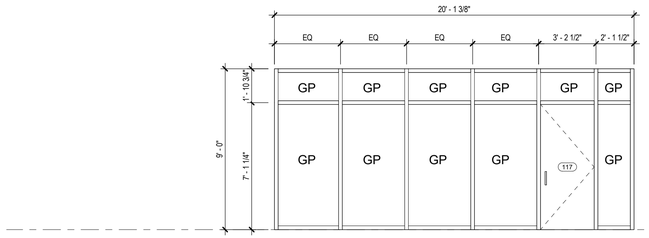
BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

PROJECT NO.: A22-018
SCALE: As indicated
ISSUE DATE: 25-06-27
SHEET NO.: **A603** | 2 (SHEET ISSUE No.)

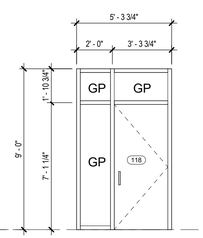
© SAPLYS ARCHITECTS INC.



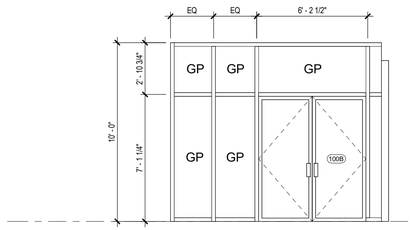
9 / A604 S14
1/4" = 1'-0"



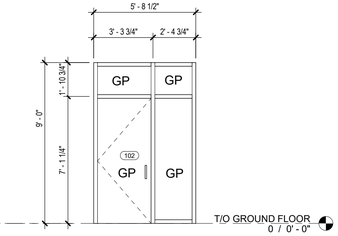
5 / A604 S13
1/4" = 1'-0"



4 / A604 S12
1/4" = 1'-0"



2 / A604 S11
1/4" = 1'-0"



1 / A604 S10
1/4" = 1'-0"

No.	By	Description	Date YY-MM-DD
1	RK	ISSUED FOR BUILDING PERMIT	25-06-27

ISSUANCE SCHEDULE

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ARCHITECT:
SAPLYS ARCHITECTS INC.
1464 CORNWALL ROAD, UNIT 8
OAKVILLE, ONTARIO L6J 7W5

CLIENT:
STARNIGHT IMPORT & EXPORT
35B IRONSIDE CRESCENT
SCARBOROUGH, ON M1X 1G5

PLOT DATE: 2025-06-27 6:14:35 PM

PROJECT N.
TRUE N.

PROFESSIONAL CERTIFICATION

PROJECT
WAREHOUSE & OFFICE HEADQUARTERS

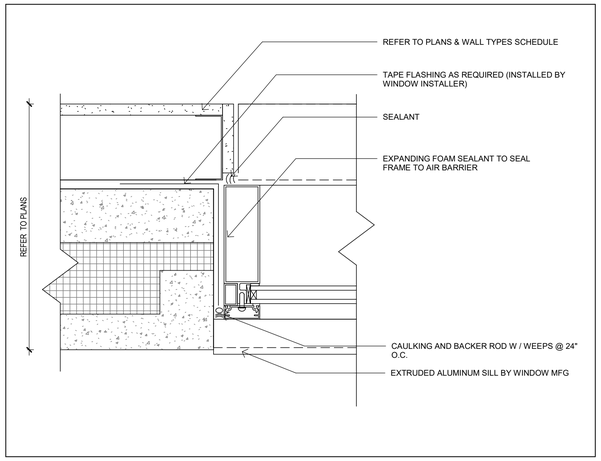
45 BLOWERS CRES
AJAX, ON L1Z 0N4

DRAWING TITLE
INTERIOR SCREEN SCHEDULE

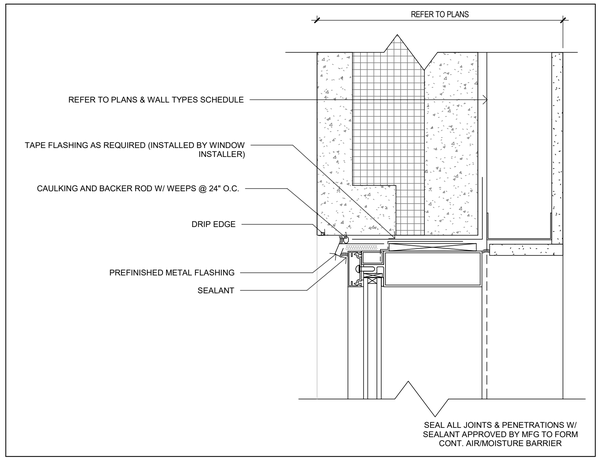
BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

PROJECT NO.: A22-018
SCALE: 1/4" = 1'-0"
ISSUE DATE: 25-06-27
SHEET NO.: A604
SHEET ISSUE No.: 1

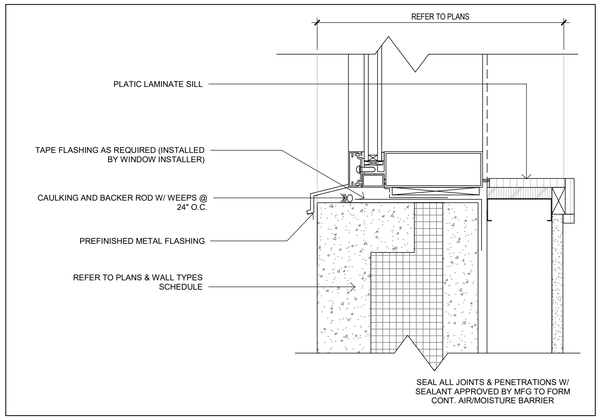
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3 A605 DETAIL AT WINDOW JAMB
3" = 1'-0"



2 A605 DETAIL AT WINDOW HEAD
3" = 1'-0"



1 A605 DETAIL AT WINDOW SILL
3" = 1'-0"

No.	By	Description	Date YY-MM-DD
1	RK	ISSUED FOR BUILDING PERMIT	25-06-27

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ARCHITECT:
SAPLYS ARCHITECTS INC.
1464 CORNWALL ROAD, UNIT 8
OAKVILLE, ONTARIO L6J 7W5

CLIENT:
STARNIGHT IMPORT & EXPORT
35B IRONSIDE CRESCENT
SCARBOROUGH, ON M1X 1G5

PROJECT N. TRUE N.

PROFESSIONAL CERTIFICATION

PROJECT
WAREHOUSE & OFFICE HEADQUARTERS

45 BLOWERS CRES
AJAX, ON L1Z 0N4

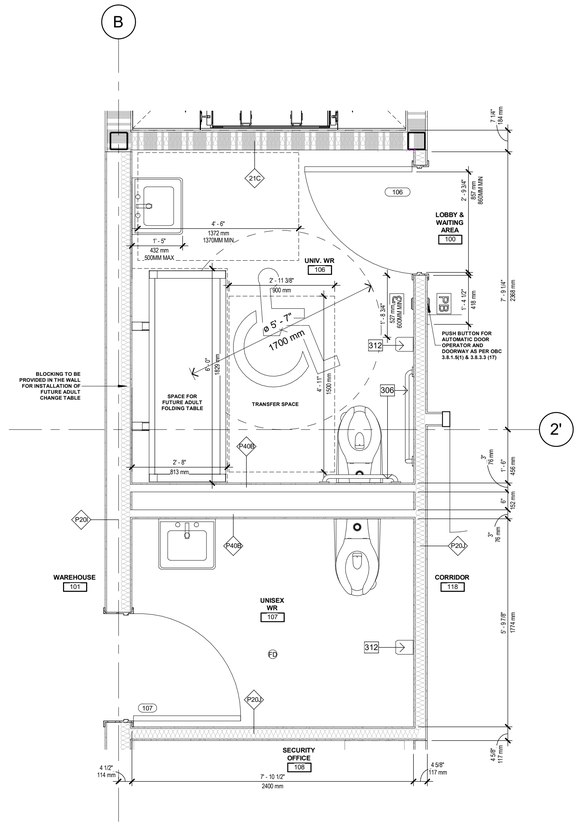
DRAWING TITLE
TYP. WINDOW DETAILS

BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

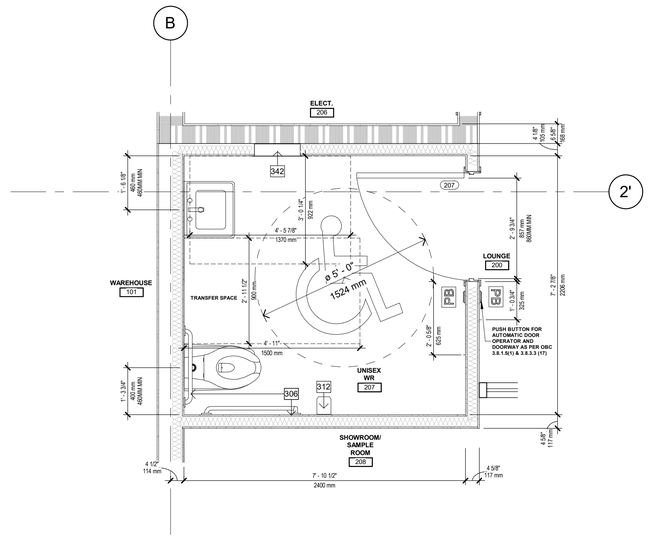
PROJECT NO.: A22-018
SCALE: 3" = 1'-0"
ISSUE DATE: 25-06-27
SHEET NO.: A605
1 SHEET ISSUE No.

PLOT DATE: 2025-06-27 7:11:58 PM

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2 A701 UNIVERSAL WASHROOM & UNISEX WASHROOM
1/2" = 1'-0"



1 A701 BARRIER FREE WASHROOM
1/2" = 1'-0"

WASHROOM LEGEND	
306	GRAB BARS
312	TOILET PAPER DISPENSER
342	DISPENSER

No.	By	Description	Date YY-MM-DD
1	RK	ISSUED FOR BUILDING PERMIT	25-06-27

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PROFESSIONAL CERTIFICATION

PROJECT
WAREHOUSE & OFFICE HEADQUARTERS

45 BLOWERS CRES
AJAX, ON L1Z 0N4

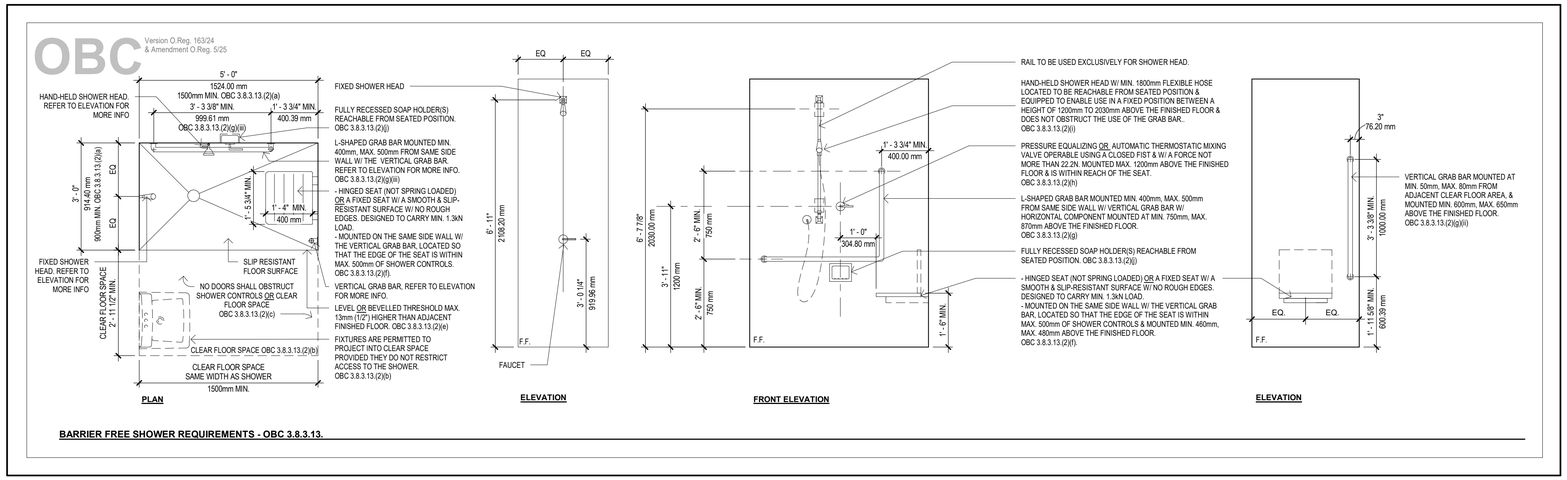
DRAWING TITLE
ENLARGED WASHROOM PLANS

BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

PROJECT NO.: A22-018
SCALE: 1/2" = 1'-0"
ISSUE DATE: 25-06-27
SHEET NO.:

A701 1 SHEET ISSUE No.

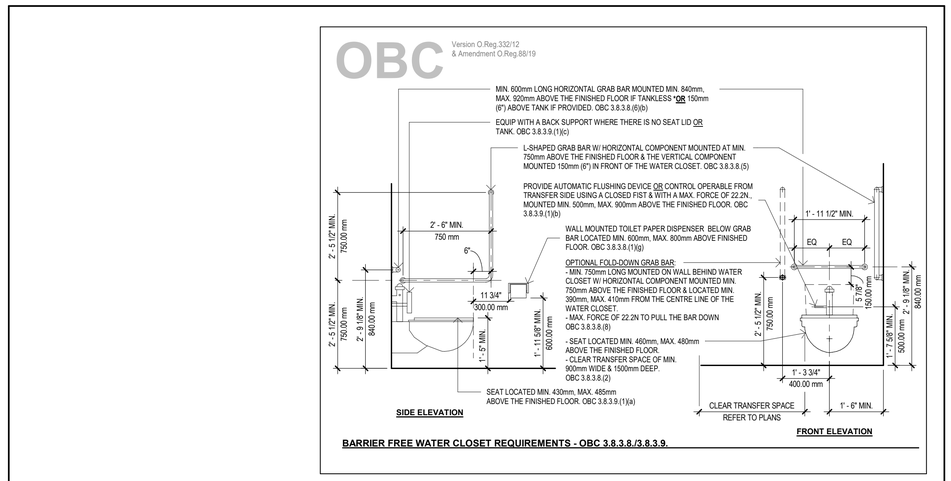
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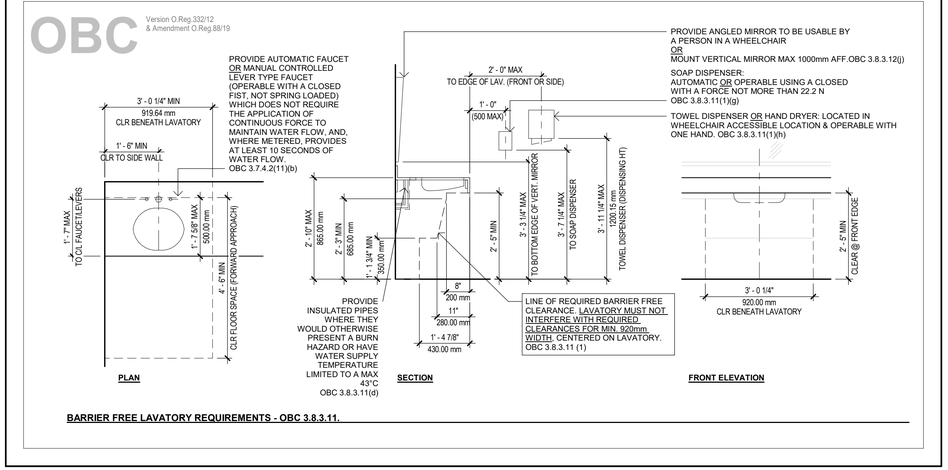
BARRIER FREE SHOWER REQUIREMENTS - OBC 3.8.3.13.

3 A800 OBC BARRIER FREE BATHTUB & SHOWER REQUIREMENTS

1/2" = 1'-0"



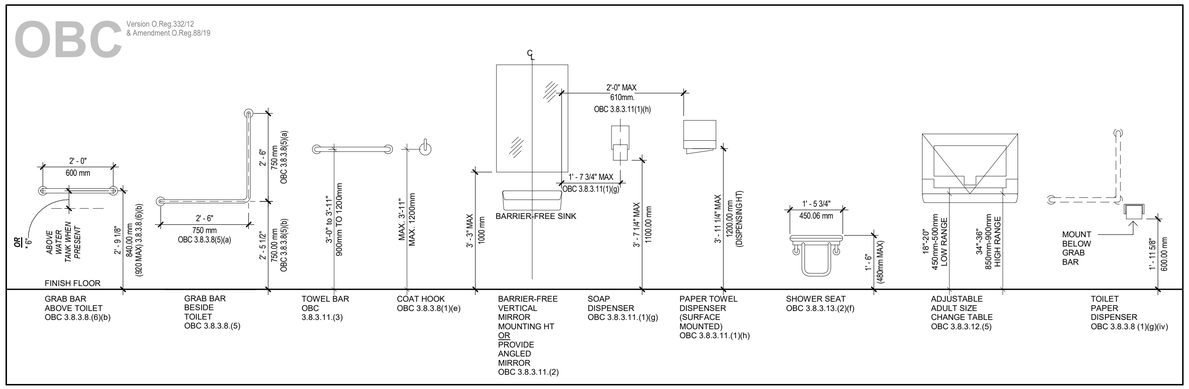
BARRIER FREE WATER CLOSET REQUIREMENTS - OBC 3.8.3.8./3.8.3.9.



BARRIER FREE LAVATORY REQUIREMENTS - OBC 3.8.3.11.

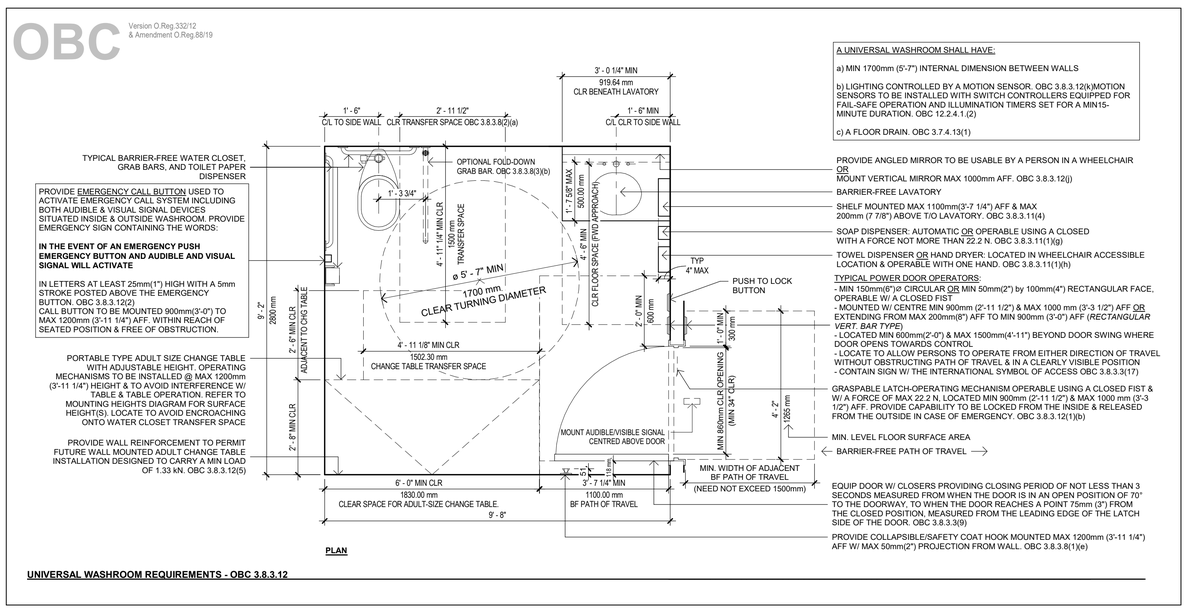
4 A800 OBC BARRIER FREE WATER CLOSET, URINAL & LAVATORY REQUIREMENTS

1/2" = 1'-0"



2 A800 OBC TYP. BARRIER FREE MOUNTING HEIGHTS

1/2" = 1'-0"



UNIVERSAL WASHROOM REQUIREMENTS - OBC 3.8.3.12

1 A800 OBC UNIVERSAL WASHROOM REQUIREMENTS

1/2" = 1'-0"

No.	By	Description	Date YY-MM-DD
1	RK	ISSUED FOR BUILDING PERMIT	25-06-27

ISSUANCE SCHEDULE

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ARCHITECT:
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1464 CORNWALL ROAD, UNIT 8
OAKVILLE, ONTARIO L6J 7W5

CLIENT:
STARNIGHT IMPORT & EXPORT
35B IRONSIDE CRESCENT
SCARBOROUGH, ON M1X 1G5

PLOT DATE: 2025-06-27 6:14:38 PM

PROFESSIONAL CERTIFICATION

PROJECT

WAREHOUSE & OFFICE HEADQUARTERS

45 BLOWERS CRES
AJAX, ON L1Z 0N4

DRAWING TITLE

OBC UNIVERSAL WR AND BF REQUIREMENTS

BY	CHECK	ISSUED FOR
AGR	NZ	ISSUED FOR BUILDING PERMIT

PROJECT NO.: A22-018
SCALE: 1/2" = 1'-0"
ISSUE DATE: 25-06-27
SHEET NO.: A800 | 1 SHEET ISSUE No.

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