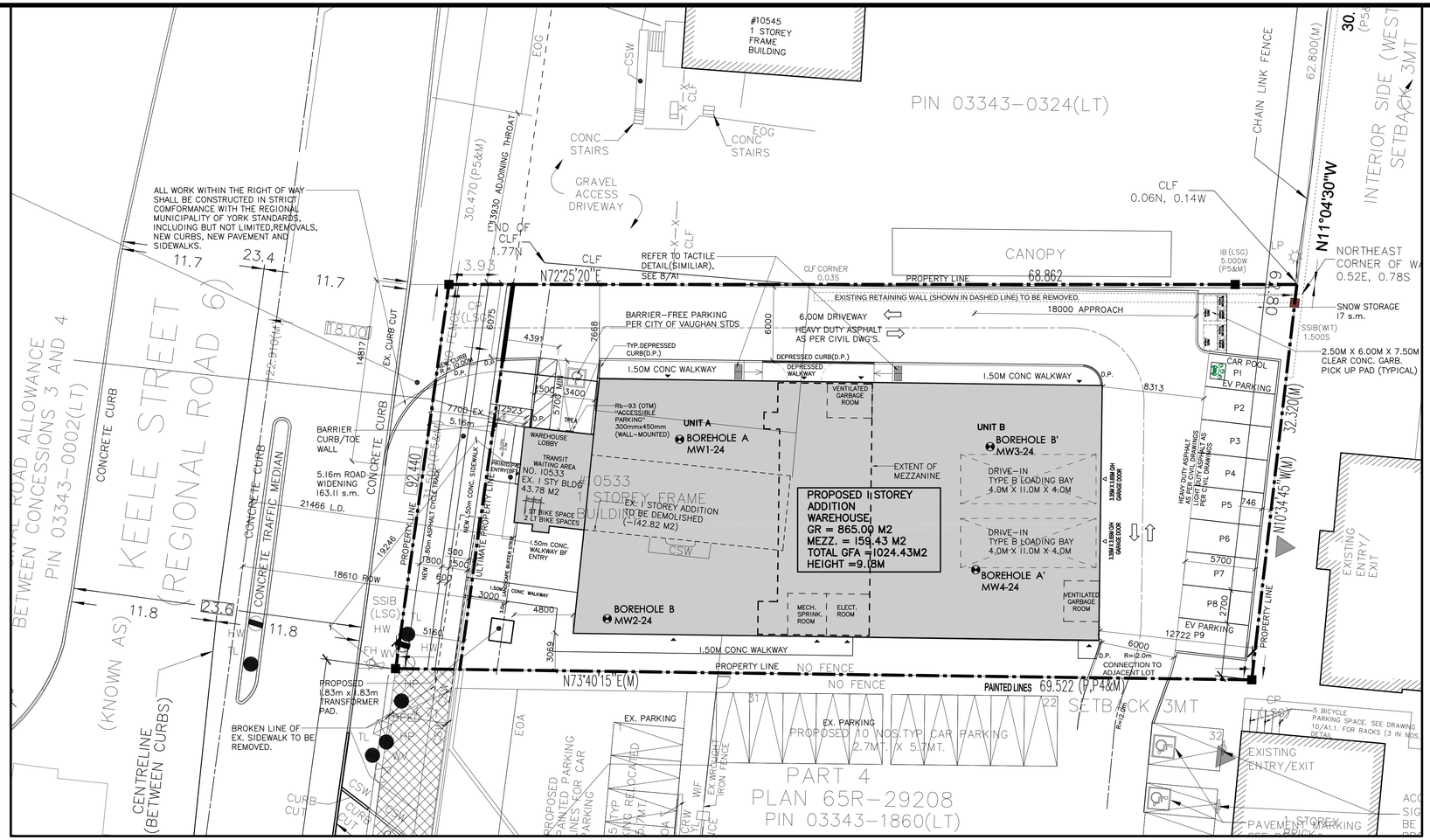


1 SITE PLAN
SP100 SCALE: 1:200

SITE STATS			
LOT AREA	=	2192 M2	
ROAD WIDENING	=	163.11M2	
NET LOT AREA	=	2028.89M2	
BY-LAW	= 01-2021		
ZONE	= EM1		
	REQ'D	PROPOSED	
GFA			
EXISTING	=	186.60M2	
DEMOLITION	=	142.82M2	
REMAINING	=	43.78M2	
ADDITION NEW	=	1024.43M2	
GFA TOTAL	=	1068.21M2	
LOT FRONTAGE MIN.	= 30.00M	31.50M	
LOT AREA (MIN)	= 1800M2	2028.89M2	
FRONT YARD MIN	= 4.50M	2.50M*	
REAR YARD MIN	= 7.50M	12.72M	
SIDE YARD MIN	= 3.00M	3.00M	
LOT COVERAGE MAX	= 60%	908.78M2(45%)	
BUILDING HEIGHT MAX	= 15M	9.18M	
LANDSCAPE STRIP			
FRONT YARD	= 3.0M	3.0M	
ASPHALT	=	692 M2 (34.1%)	
LOS (LANDSCAPE OPEN SPACE)	=	403.57M2 (20%)	
LOS MIN	= 5%	20%	
PARKING:	WAREHOUSE		
ZONE @ 0.5/100M2	= 6	10 SPACES	
(INCL BF @ <12 =1	= 1 BF	1 BF)	
SNOW STORAGE	17M2		

4 SITE STATISTICS
SP100 SCALE: NTS

FIRM NAME: SOSCIA PROFESSIONAL ENGINEERS INC.
10376 YONGE STREET, SUITE 307, RICHMOND HILL
ONTARIO L4C 3B8
PHONE (905) 237-5415 EMAIL: sarina@soscianeg.ca

NAME OF PROJECT: WAREHOUSE RENOVATION AND ADDITION
PROJECT LOCATION: 10533 KEELE STREET, VAUGHAN (MAPLE), ON

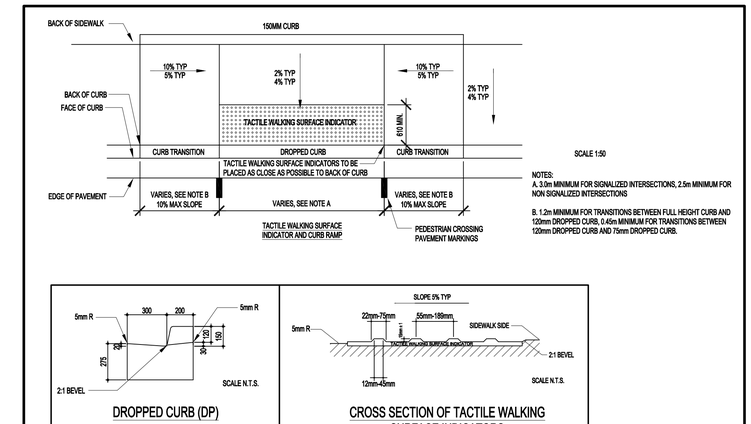
ITEM	ONTARIO'S 2006 BUILDING CODE DATA MATRIX PART 3								OBC REFERENCE
1	PROJECT DESCRIPTION: ☐ NEW ☒ ADDITION ☐ ALTERATION ☐ CHANGE OF USE								☒ PART 3 - 1.1.2. (A) ☐ PART 11 - 11.1 TO 11.4
2	MAJOR OCCUPANCY(S)	GROUP F2							3.1.2.1 (1)
3	BUILDING AREA (SQ.M.)	EXISTING	43.78 M2.	NEW	865.00 M2	TOTAL	908.78M2		1.4.1.2. (A)
4	GROSS AREA (SQ.M.)	EXISTING	43.78 M2	NEW	1024.43 M2	TOTAL	1068.21 M2		1.4.1.2. (A)
5	NUMBER OF STOREYS	ABOVE GRADE	1	BELOW GRADE	0				1.4.1.2. (A) & 3.2.1.1.
6	NUMBER OF STREETS/FIRE FIGHTER ACCESS								3.2.2.10. & 3.2.5.
7	BUILDING CLASSIFICATION	GROUP F2, UP TO 2 STY, SPRINKLERED							3.2.2.81.
8	SPRINKLER SYSTEM PROPOSED (NOT REQUIRED BUT PROPOSED) ☒ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ BASEMENT ☐ IN LIEU OF ROOF RATING ☐ NOT REQUIRED								3.2.2.X. 3.2.1.5. 3.2.1.7. INDEX
9	STANDPIPE REQUIRED	☐ YES	☒ NO						3.2.9.
10	FIRE ALARM REQUIRED	☒ YES	☐ NO	☒ PROVIDED					3.2.4.
11	WATER SERVICE/SUPPLY IS ADEQUATE	☒ YES	☐ NO						3.2.5.7.
12	HIGH BUILDING	☐ YES	☒ NO						3.2.6.
13	CONSTRUCTION RESTRICTIONS	☐ COMBUSTIBLE PERMITTED	☐ NON-COMBUSTIBLE REQUIRED	☒ BOTH					3.2.2.X.
	ACTUAL CONSTRUCTION	☐ COMBUSTIBLE	☒ NON-COMBUSTIBLE	☐ BOTH					
14	MEZZANINE(S) AREA SQ.M.	NEW	159.43 M2	TOTAL	159.43 M2				3.2.1.1.(3) TO 3.2.1.1.(8)
15	OCCUPANT LOAD BASED ON ☒ SQ.M/PERSON ☐ DESIGN OF BUILDING OCCUPANCY 1 PER 28M2 LOAD 36 PERSONS								3.1.17.
16	BARRIER FREE DESIGN	☒ YES	☐ NO (EXPLAIN)						3.8.
17	HAZARDOUS SUBSTANCES	☐ YES	☒ NO						3.3.1.2. & 3.3.1.19.
18	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES FRR (HOURS)		LISTED DESIGN NO. OR DESCRIPTION (SG-2)					3.2.2.X. & 3.2.1.4.
		FLOORS	NOT LESS THAN 0 HR.	N/A					
		ROOF	NOT LESS THAN 0 HR.	N/A					
		MEZZANINE	NOT LESS THAN 0 HR.	NON COMBUSTIBLE					
		FRR OF SUPPORTING MEMBERS		LISTED DESIGN NO. OR DESCRIPTION (SG-2)					
		FLOORS	NOT LESS THAN 0 HR.	N/A					
		ROOF	NOT LESS THAN 0 HR.	N/A					
		MEZZANINE	NOT LESS THAN 0 HR.	NON COMBUSTIBLE					
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS								3.2.3.

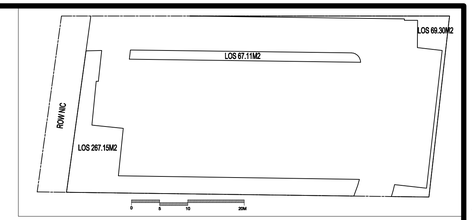
	WALL	AREA OF EBF (SQ.M.)	L.D. (M)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HRS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST.	COMB. CONST. NONC. CLADDING	NON-COMB. CONST.
BUILDING FACADE	NORTH	357.08	7.60	1:5	60.40	20.12	45 MIN IF NOT Treated PROJECTED				
	SOUTH	372.81	3.07	1:5	17.59	17.40	45 MIN IF NOT Treated PROJECTED				
	EAST	171.39	12.30	1:3	100.00	27.45	45 MIN IF NOT Treated PROJECTED				
	WEST	141.95	23.00	1:3	100.00	10.45	45 MIN IF NOT Treated PROJECTED				

5 OBC DATA MATRIX
SP100 SCALE: NTS

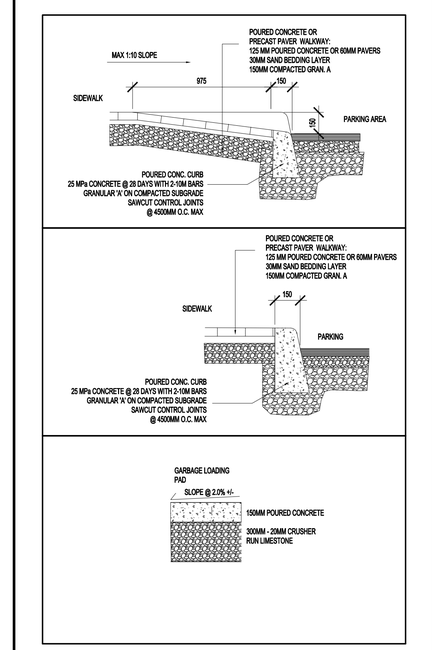
ITEM	ONTARIO'S 2006 BUILDING CODE DATA MATRIX PART 11			OBC REFERENCE
11.1	EXISTING BUILDING CLASSIFICATION	GROUP D AND E, UP TO 2 STOREYS		11.2.1/ T 11.2.1.1/AT 11.2.1.1B
11.2	CHANGE OF MAJOR OCCUPANCY	☒ YES	☐ NO	
11.3	ALTERATION TO EXISTING BUILDING:	☒ BASIC ☐ EXTENSIVE		11.3.3.1 TO 11.3.3.2
11.4	REDUCTION IN PREFORMANCE LEVEL			11.4.2
	STRUCTURAL	☐ YES	☒ NO	11.4.2.1
	BY INCREASE IN OCCUPANT LOAD	☐ YES	☒ NO	11.4.2.2
	BY CHANGE OF MAJOR OCCUPANCY	☐ YES	☒ NO	11.4.2.3
	PLUMBING	☒ YES	☐ NO	11.4.2.4
	SEWAGE - SYSTEM	☐ YES	☒ NO	11.4.2.5
11.5	COMPENSATING CONSTRUCTION			11.4.3
	STRUCTURAL	☐ YES (EXPLAIN)	☒ NO	11.4.3.2
	BY INCREASE IN OCCUPANT LOAD	☐ YES (EXPLAIN)	☒ NO	11.4.3.3
	BY CHANGE OF MAJOR OCCUPANCY	☐ YES (EXPLAIN)	☒ NO	11.4.3.4
	PLUMBING	☒ YES (EXPLAIN)	☐ NO ADDING ADDITONAL ENG. DESIGNED PLUMBING AND FIXTURES	11.4.3.5
	SEWAGE - SYSTEM	☐ YES (EXPLAIN)	☒ NO	11.4.3.6
11.6	COMPLIANCE ALTERNATIVE PURPOSE	☒ NO ☐ YES (GIVE NUMBER (S))		11.5.1
11.6	ALTERNATIVE MEASURE PROPOSED	☒ NO ☐ YES (GIVE NUMBER (S))		11.5.1

8 SIDEWALK/CURB DETAILS
SP100 SCALE: NTS





9 LANDSCAPED OPEN SPACE CALCULATION
SP100 SCALE: 1:500



6 SIDEWALK/CURB DETAILS
SP100 SCALE: NTS

7 PARKING STANDARDS
SP100 SCALE: NTS



3 KEY PLAN
SP100 SCALE: NTS

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No.	Date:	Revision:	D'wn.	Ch'd.
1	JUL 3-2026	ISSUED FOR SPA	SA	SS

PLAN OF SURVEY
SHOWING TOPOGRAPHICAL INFORMATION
PART OF LOT 24
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF VAUGHAN)
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1:400
0 5 10 20 30
KRCMAR SURVEYORS LTD. 2022

2 LEGAL DESCRIPTION
SP100 SCALE: NTS

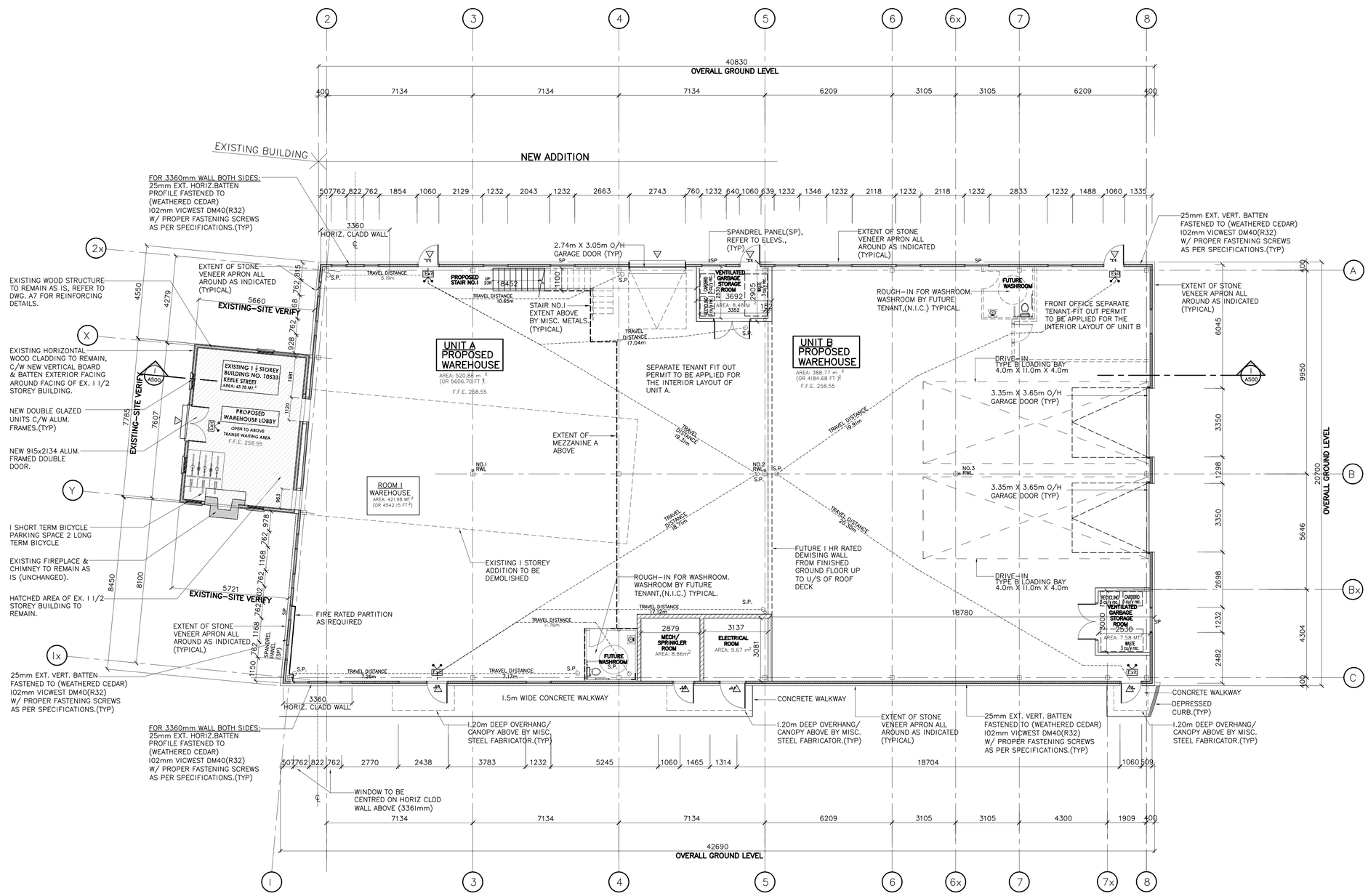
REGION FILE NO.: SP.24.V.0097
CITY FILE NO. : DA.24.032

LICENSED PROFESSIONAL ENGINEER
S. SOSCIA
PROVINCE OF ONTARIO

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Project:
PROPOSED:
INDUSTRIAL WAREHOUSE ALTERATIONS & ADDITION
10533 KEELE STREET
VAUGHAN, MAPLE, ONTARIO

Sheet title:		Job. no.
		24-020
Scale: AS SHOWN	Date: APR 2026	D'wg. no. SP100
Drawn: S.A.R.	Checked: S.S.	



GROUND FLOOR PLAN

1 / A301 — SCALE: 1:100

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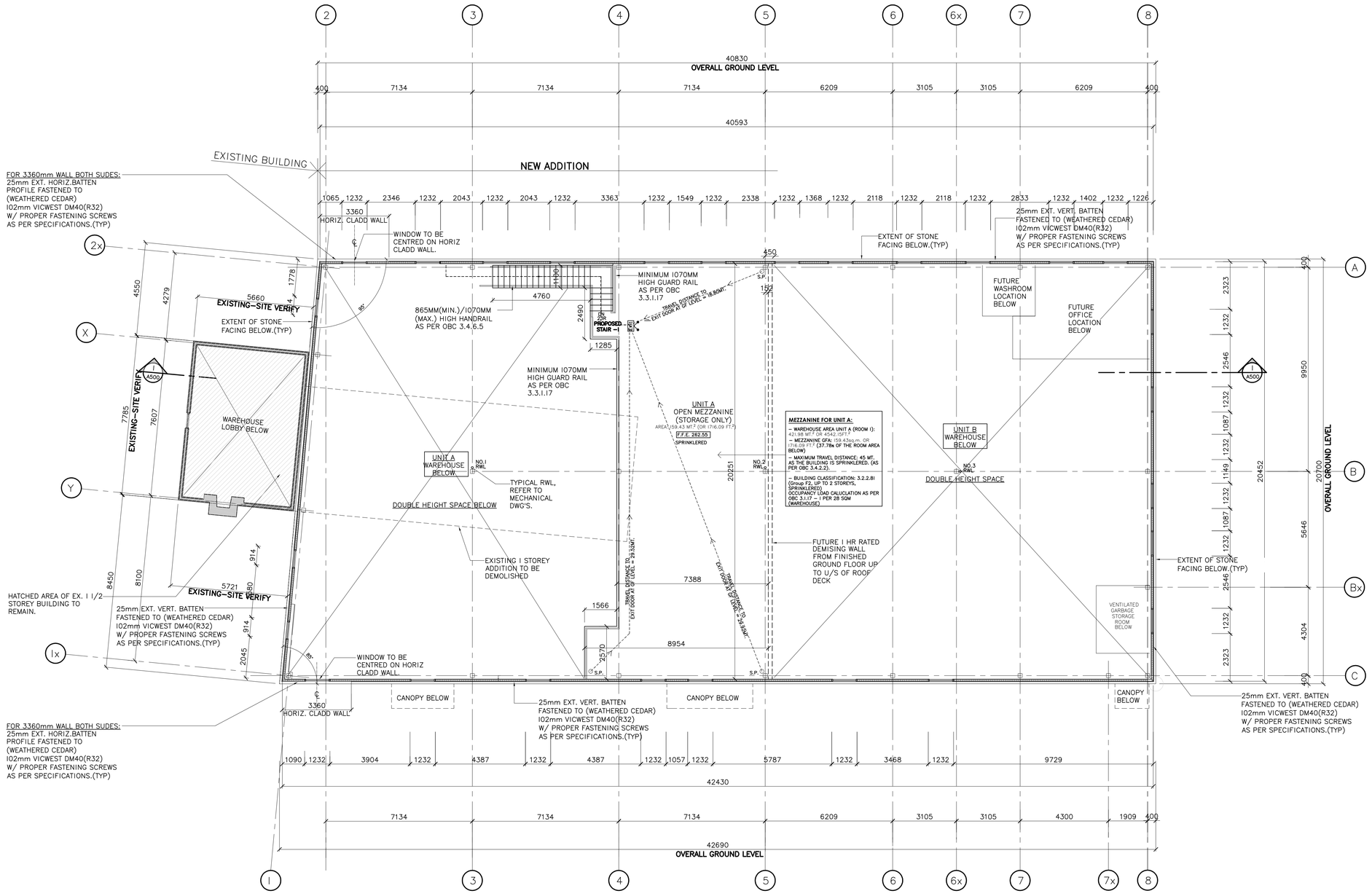
No.	Date:	Revision:	D'wn.	Ch'd.
1	JUL3-2026	ISSUED FOR SPA	NR	SS/SA

REGION FILE NO.: SP.24.V.0097
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Project:
PROPOSED:
INDUSTRIAL WAREHOUSE ALTERATIONS & ADDITION
10533 KEELE STREET
VAUGHAN, ONTARIO

Sheet title:	Job. no.
GROUND FLOOR PLAN	24-020
Scale: NOTED	Date: JUNE 2026
Drawn: N.R.	Checked: S.S.&S.A.
	D'wg. no. A301



I / A301A MEZZANINE LEVEL
SCALE: 1:100

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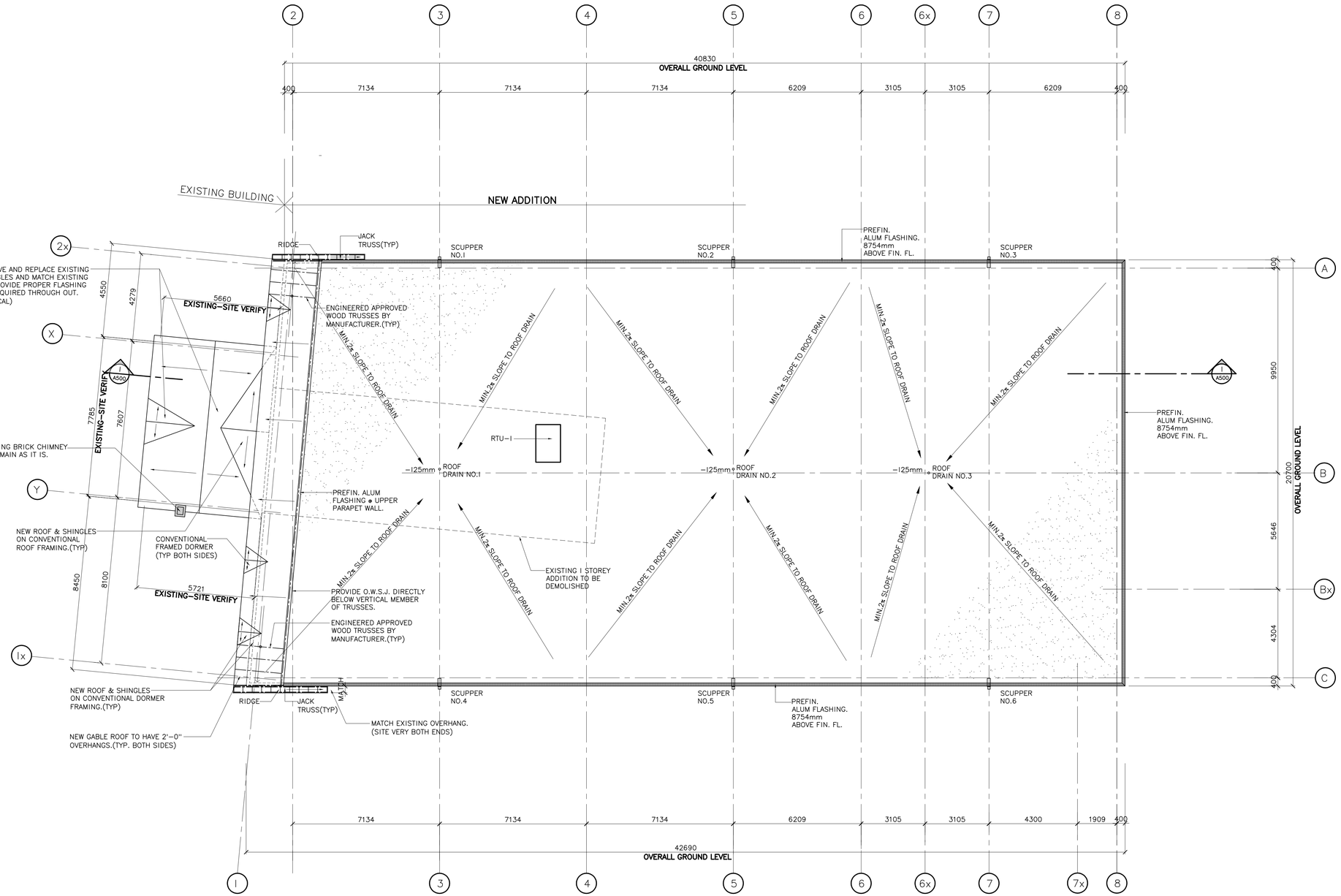
REGION FILE NO.: SP.24.V.0097
CITY FILE NO. : DA.24.032

LICENSED PROFESSIONAL ENGINEER
S. SOSCIA
JUNE 23, 2022
PROVINCE OF ONTARIO

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Project:
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INDUSTRIAL WAREHOUSE ALTERATIONS & ADDITION
10533 KEELE STREET
VAUGHAN, ONTARIO

Sheet title:		Job. no.
MEZZANINE LEVEL		24–020
Scale: NOTED	Date: JUNE 2026	D'wg. no.
Drawn: N.R.	Checked: S.S.&S.A.	A301A



1 / A302 ROOF PLAN
SCALE: 1:100

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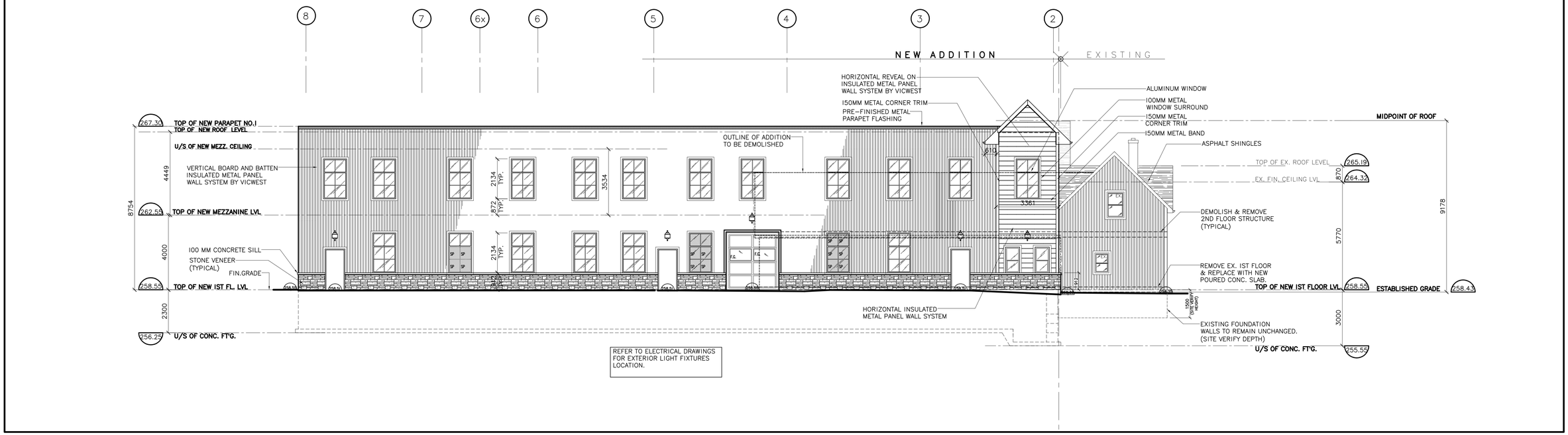
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LICENCE PROFESSIONAL ENGINEER SOSCIA JUNE 17 2022 PROVINCE OF ONTARIO

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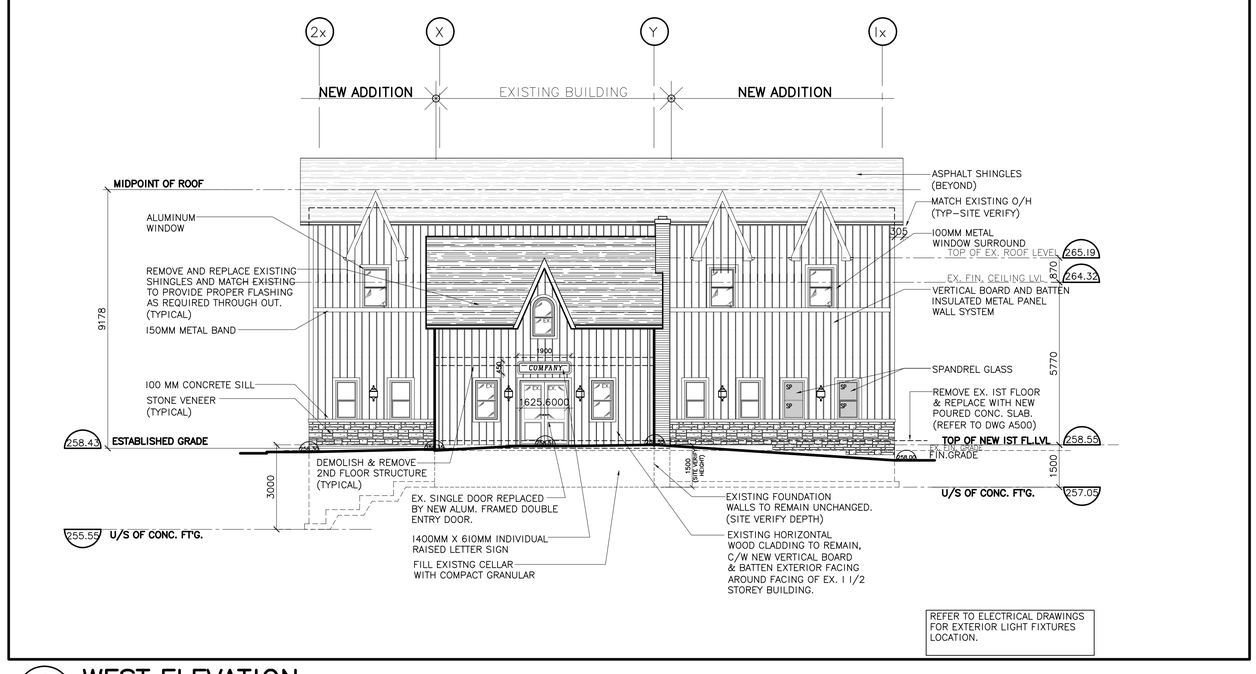
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ROOF PLAN		24-020
Scale: NOTED	Date: JUNE 2026	D'wg. no.
Drawn: N.R.	Checked: S.S.&S.A.	A302



I
A400

NORTH ELEVATION

SCALE: 1:100



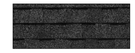
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A400

WEST ELEVATION

SCALE: 1:100

MATERIAL LEGEND

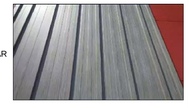
ASPHALT ROOF SHINGLE
CERTAINTEED LANDMARK
MOIRE BLACK



FLASHING/RWL
KAYCAN
CHARCOAL



SIDING
VICWEST DM 40
W/BATTENS
WEATEHERED CEDAR



STONE BASE
BRAMPTON BRICK
ARTISTE 2
CHAMPAGNE



WINDOWS - VINYL
BLACK



DOOR - METAL
BLACK



No.	Date:	Revision:	D'wn.	Ch'd.
1	JUL 3-26	ISSUED FOR SPA	NR	SS/SA

No.	Date:	Revision:	D'wn.	Ch'd.

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LICENSED PROFESSIONAL ENGINEER
SOSCIA
NOVEMBER 7, 2025
PROVINCE OF ONTARIO

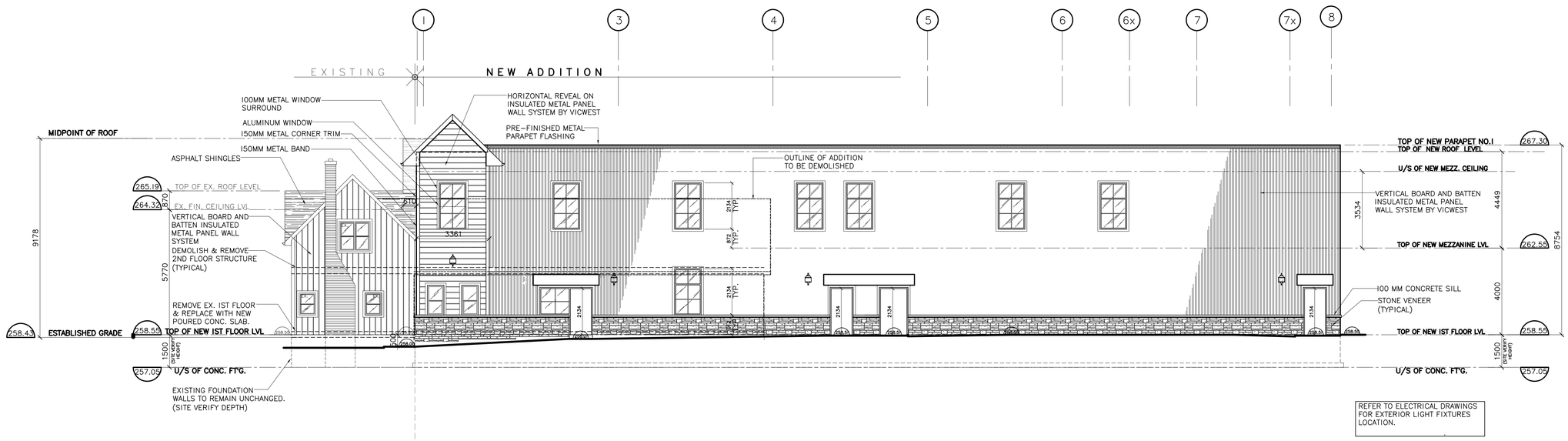
Project:

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INDUSTRIAL WAREHOUSE ALTERATIONS & ADDITION
10533 KEELE STREET
VAUGHAN, ONTARIO

Sheet title:

EXTERIOR ELEVATIONS

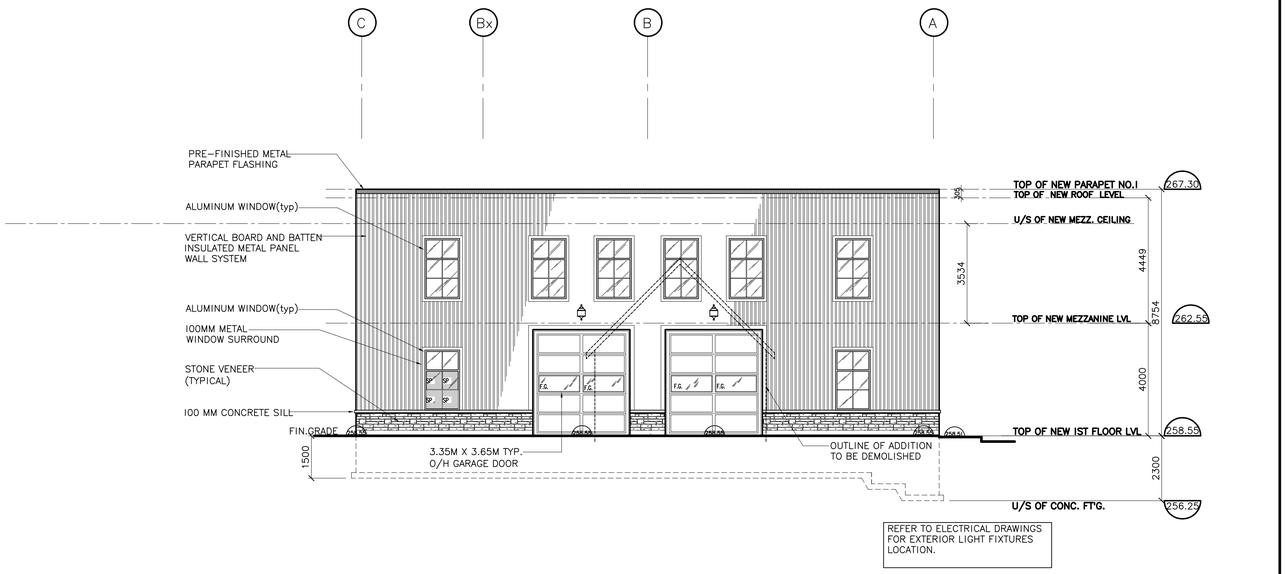
Scale:	Date:	D'wg. no.
NOTED	JUNE 2026	A400
Drawn: N.R.	Checked: S.S.&S.A.	



1 / A400A

SOUTH ELEVATION

SCALE: 1:100



2 / A400A

EAST ELEVATION

SCALE: 1:100

MATERIAL LEGEND

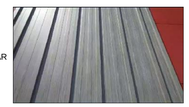
ASPHALT ROOF SHINGLE
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FLASHING/RWL
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STONE BASE
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DOOR - METAL
BLACK



No.	Date:	Revision:	D'wn.	Ch'd.
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LICENCE PROFESSIONAL ENGINEER SOSCIA 100147202 PROVINCE OF ONTARIO

Project:

PROPOSED:
INDUSTRIAL WAREHOUSE ALTERATIONS & ADDITION
10533 KEELE STREET
VAUGHAN, ONTARIO

Sheet title:

EXTERIOR ELEVATIONS

Scale:	Date:	D'wg. no.
NOTED	JUNE 2026	A400A
Drawn: N.R.	Checked: S.S.&S.A.	



I / A400B

NORTH ELEVATION

SCALE: 1:100



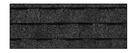
2 / A400B

WEST ELEVATION

SCALE: 1:100

MATERIAL LEGEND

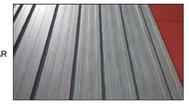
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No.	Date:	Revision:	D'wn.	Ch'd.
1	JUL 3-26	ISSUED FOR SPA	NR	SS/SA

No.	Date:	Revision:	D'wn.	Ch'd.

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REGION FILE NO.: SP.24.V.0097
CITY FILE NO. : DA.24.032

SOSCIA
PROFESSIONAL ENGINEERS INC.
10376 YONGE STREET,SUITE 307
RICHMOND HILL, ON. L4C 3B8
www.sosciaeng.ca
T 905. 237. 5410
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LICENSED PROFESSIONAL ENGINEER
S. SOSCIA
100187220
PROVINCE OF ONTARIO

Project:

PROPOSED:
INDUSTRIAL WAREHOUSE ALTERATIONS & ADDITION
10533 KEELE STREET
VAUGHAN, ONTARIO

Sheet title:

EXTERIOR COLOURED ELEVATIONS

Scale:	Date:	D'wg. no.
NOTED	JUNE 2026	A400B
Drawn: N.R.	Checked: S.S.&S.A.	



1 / A400C

SOUTH ELEVATION

SCALE: 1:100



2 / A400C

EAST ELEVATION

SCALE: 1:100

MATERIAL LEGEND

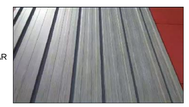
ASPHALT ROOF SHINGLE
CERTAINTEED LANDMARK
MOIRE BLACK



FLASHING/RWL
KAYCAN
CHARCOAL



SIDING
VICWEST DM 40
W/BATTENS
WEATHERED CEDAR



STONE BASE
BRAMPTON BRICK
ARTISTE 2
CHAMPAGNE



WINDOWS - VINYL
BLACK



DOOR - METAL
BLACK



No.	Date:	Revision:	D'wn.	Ch'd.
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LICENCE OF AUTHORIZATION
SOSCIA
JUNE 4, 2026
PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO

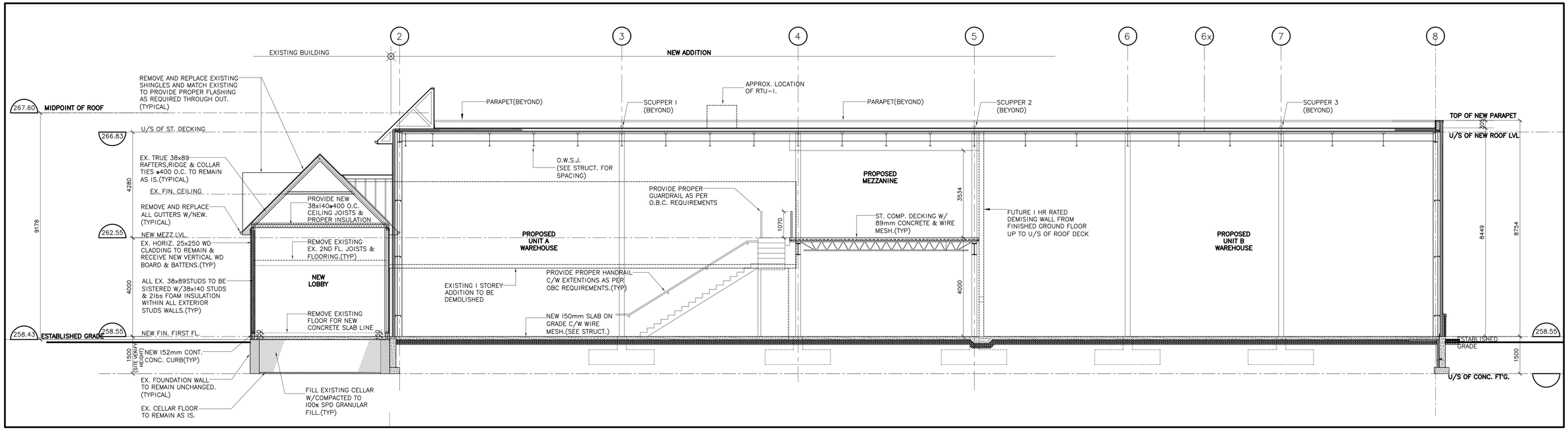
Project:

PROPOSED:
INDUSTRIAL WAREHOUSE ALTERATIONS & ADDITION
10533 KEELE STREET
VAUGHAN, ONTARIO

Sheet title:

EXTERIOR COLOURED ELEVATIONS

Scale:	Date:	D'wg. no.
NOTED	JUNE 2026	A400C
Drawn: N.R.	Checked: S.S.&S.A.	



1 / A500 **CROSS-SECTION**

SCALE: 1:75

No.	Date:	Revision:	D'wn.	Ch'd.
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CITY FILE NO. : DA.24.032

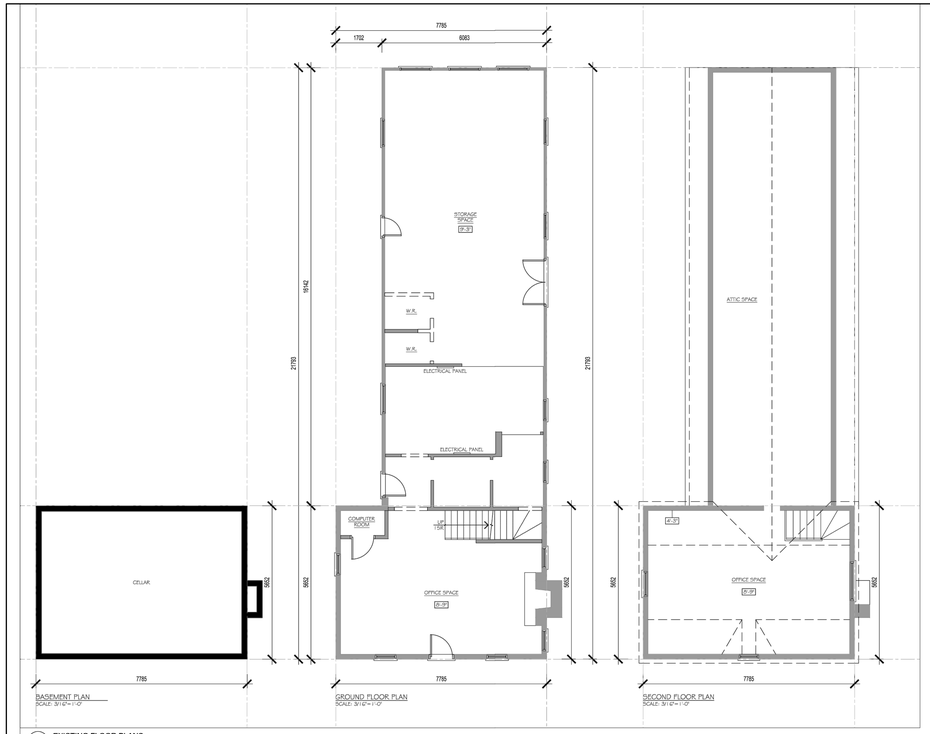
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Project:

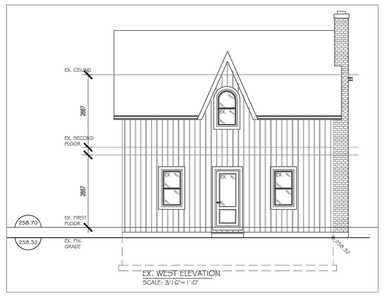
PROPOSED:
INDUSTRIAL WAREHOUSE ALTERATIONS & ADDITION
10533 KEELE STREET
VAUGHAN, ONTARIO

Sheet title:
BUILDING SECTION

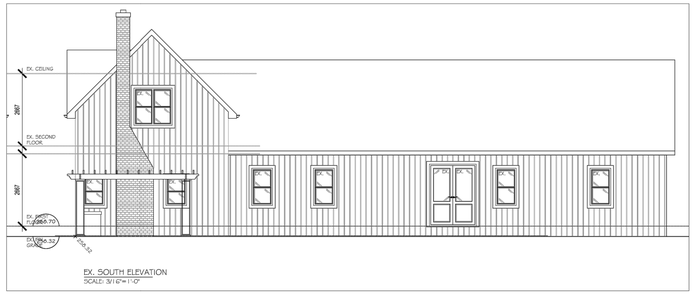
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NOTED	JUNE 2026	A500
Drawn: N.R.	Checked: S.S.&S.A.	



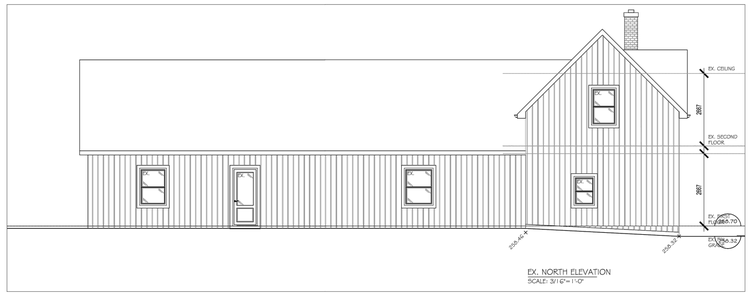
1 EX-1 EXISTING FLOOR PLANS
SCALE: 1:75



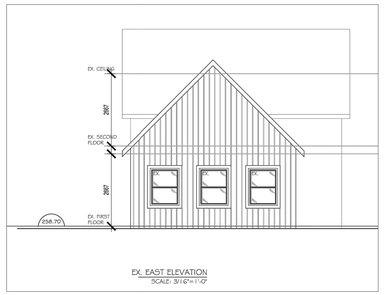
2 EX-1 EXISTING FRONT (WEST) ELEVATION
SCALE: 1:75



3 EX-1 EXISTING RIGHT (SOUTH) ELEVATION
SCALE: 1:75



5 EX-1 EXISTING LEFT (NORTH) ELEVATION
SCALE: 1:75



4 EX-1 EXISTING REAR (EAST) ELEVATION
SCALE: 1:75

1 EX-1 EXISTING FLOOR PLANS & ELEVATIONS

SCALE: 1:100

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Project:
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10533 KEELE STREET
VAUGHAN, ONTARIO

Sheet title:		Job. no.
EXISTING FLOOR PLANS & ELEVATIONS		24-020
Scale: NOTED	Date: JUNE 2026	D'wg. no. EX-1
Drawn: N.R.	Checked: S.S.&S.A.	