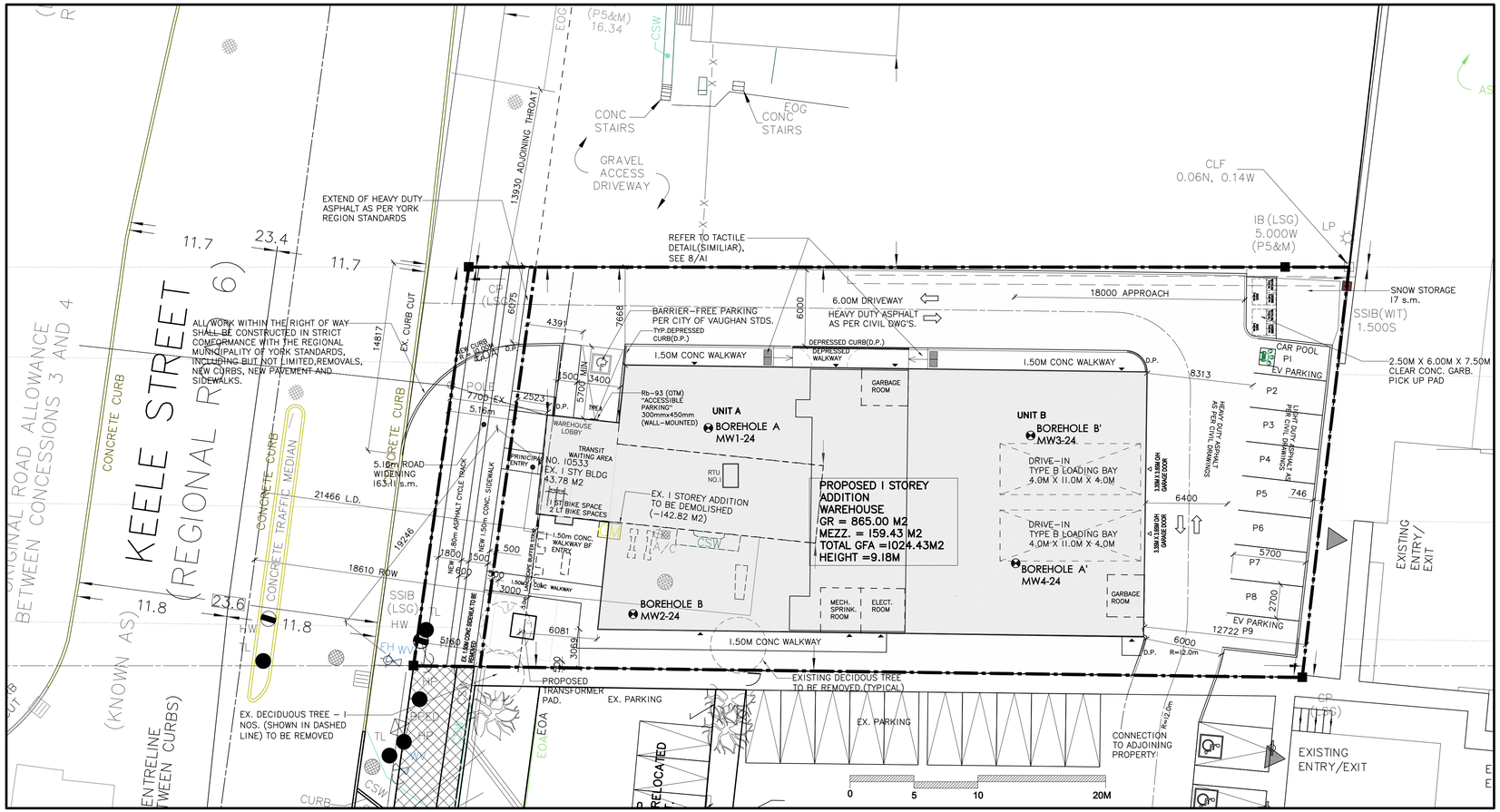
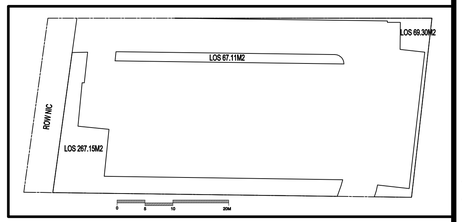
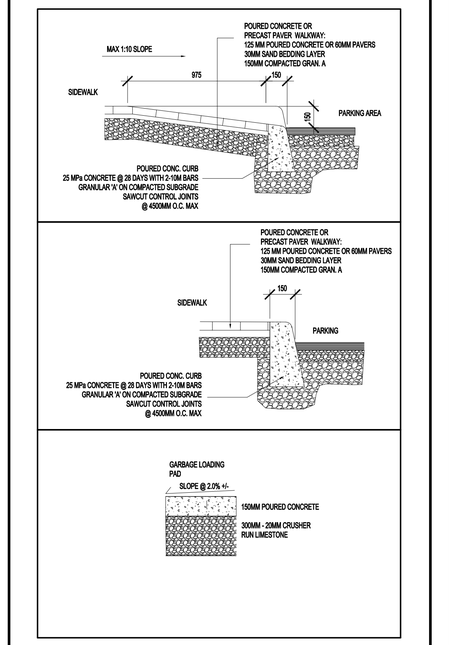


1 A1 **SITE PLAN**
SCALE: 1:200



9 A1 **LANDSCAPED OPEN SPACE CALCULATION**
SCALE: 1:500



8 A1 **SIDEWALK/CURB DETAILS**
SCALE: 1:N.T.S.

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	=	666 M2 (33%)	
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 A1 **SITE STATISTICS**
SCALE: 1:N.T.S.

FIRM NAME: SOSCIA PROFESSIONAL ENGINEERS INC. 10376 YONGE STREET, SUITE 307, RICHMOND HILL ONTARIO L4C 3B8 PHONE (905) 237-5410 EMAIL: sterra@bocleeng.ca

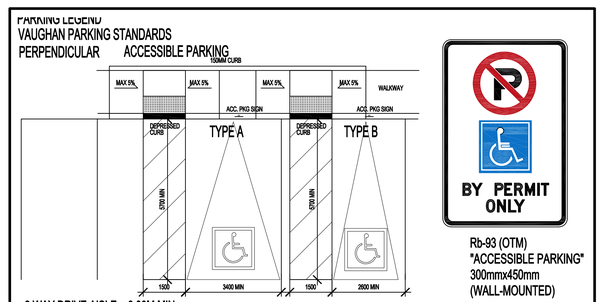
NAME OF PROJECT: WAREHOUSE RENOVATION AND ADDITION PROJECT LOCATION: 10533 KEELE STREET, VAUGHAN (MAPLE), ON

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	1								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. 3.2.2.17. 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		TOTAL						3.2.1.1.(3) TO 3.2.1.1.(8)
15	OCCUPANT LOAD BASED ON	☒ SQ.M./PERSON	☐ DESIGN OF BUILDING							3.1.17.
	OCCUPANCY	1 PER 28M2	LOAD	38	PERSONS					
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										
	SOUTH										
	EAST										
	WEST										

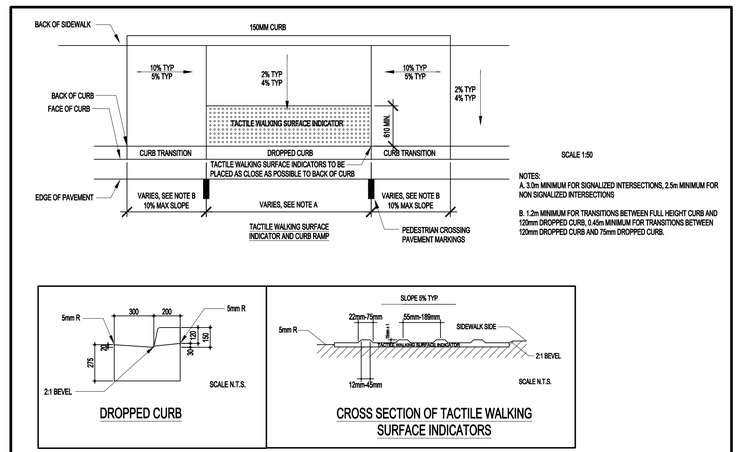
5 A1 **OBC DATA MATRIX**
SCALE: 1:N.T.S.

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 ADDITIONAL END. 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
11.8	ALTERNATIVE MEASURE PROPOSED	☒ NO ☐ YES (GIVE NUMBER (S))		11.5.1

7 A1 **PARKING STANDARDS**
SCALE: 1:N.T.S.



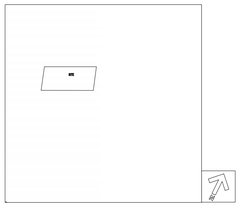
6 A1 **SIDEWALK/CURB DETAILS**
SCALE: 1:N.T.S.



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1	JUNE19-26	ISSUED FOR CLIENT REVIEW	NR	SS&SA



3 A1 **KEY PLAN**
SCALE: N.T.S.

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 A1 **LEGAL DESCRIPTION**
SCALE: N.T.S.

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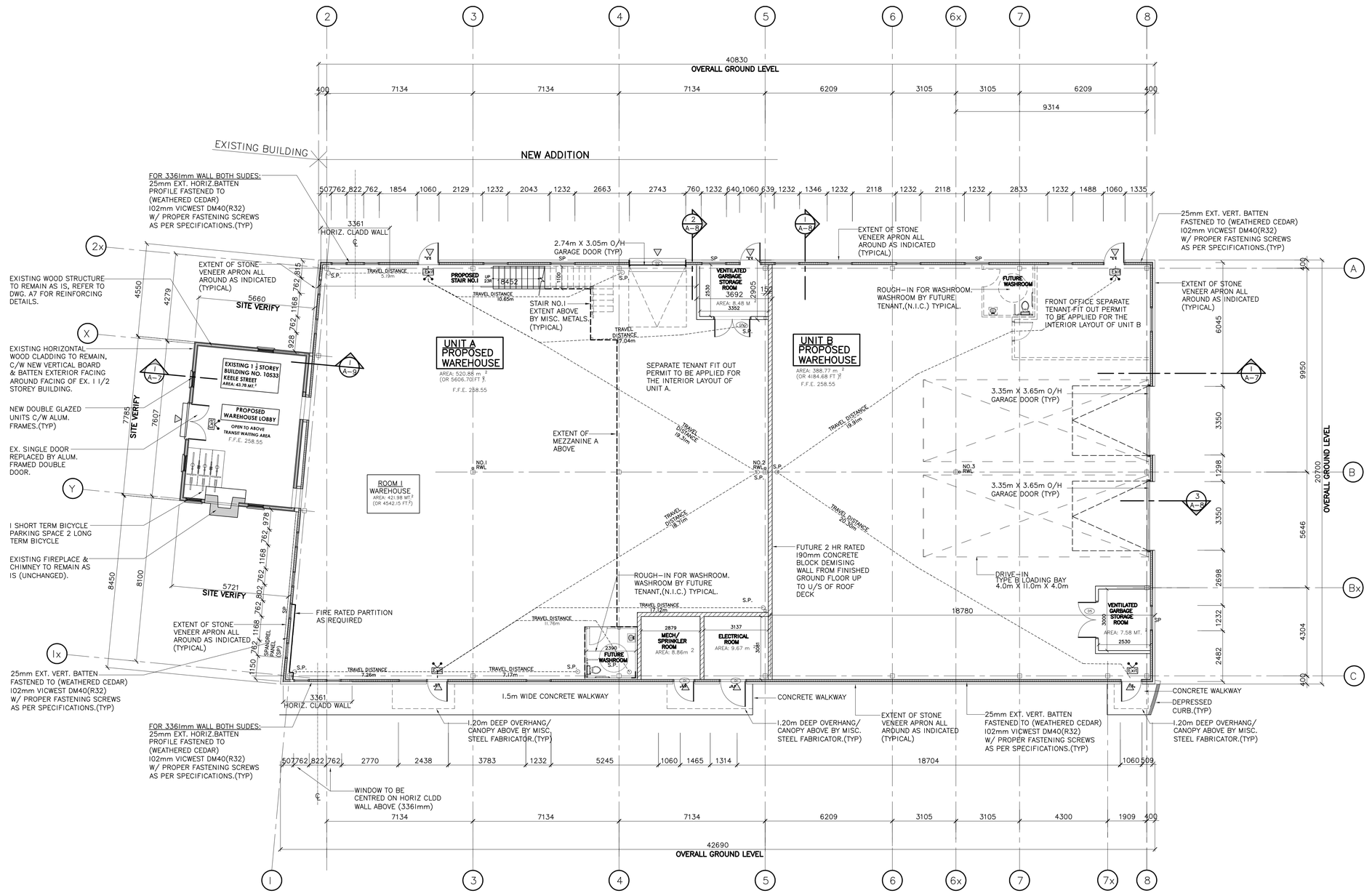
REGION FILE NO.: SP.24.V.0097
CITY FILE NO. : DA.24.032

LICENSED PROFESSIONAL ENGINEER S. SOSCIA PROVINCE OF ONTARIO

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PROPOSED:
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10533 KEELE STREET
VAUGHAN, MAPLE, ONTARIO

Sheet title:	Job. no.
SITE PLAN	24-020
Scale: AS SHOWN / Date: JUNE 2026	D'wg. no.
Drawn: N.R. / Checked: S.S.&S.A.	A1



GROUND FLOOR PLAN

SCALE: 1:100

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EMERGENCY LIGHTING

EXIT SIGN WITH EMERGENCY LIGHTING

NOTE:
EMERGENCY LIGHTING TO MAINTAIN A MIN 10 LUX LIGHTING LEVEL OF ILLUMINATION AT FLOOR OR TREAD LEVEL. REFER TO OBC 3.2.7.3 & 3.2.7.4

NOTE:
EMERGENCY LIGHTING SHALL BE PROVIDED TO O.B.C. REQUIREMENTS

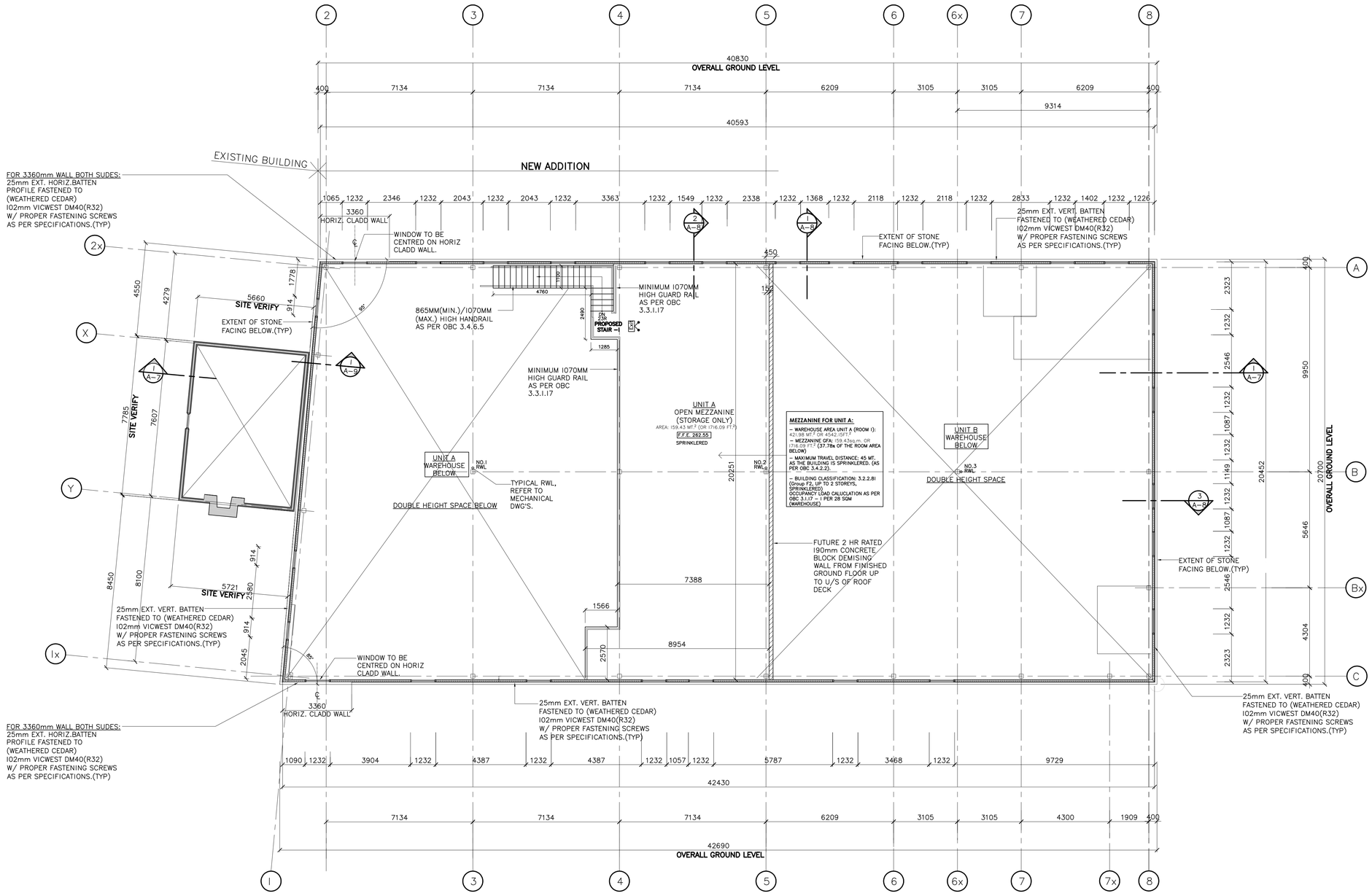
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Sheet title: GROUND FLOOR PLAN		Job. no. 24-020
Scale: NOTED	Date: JUNE 2026	D'wg. no. A2
Drawn: N.R.	Checked: S.S.&S.A.	



1 / A–3 MEZZANINE LEVEL

SCALE: 1:100

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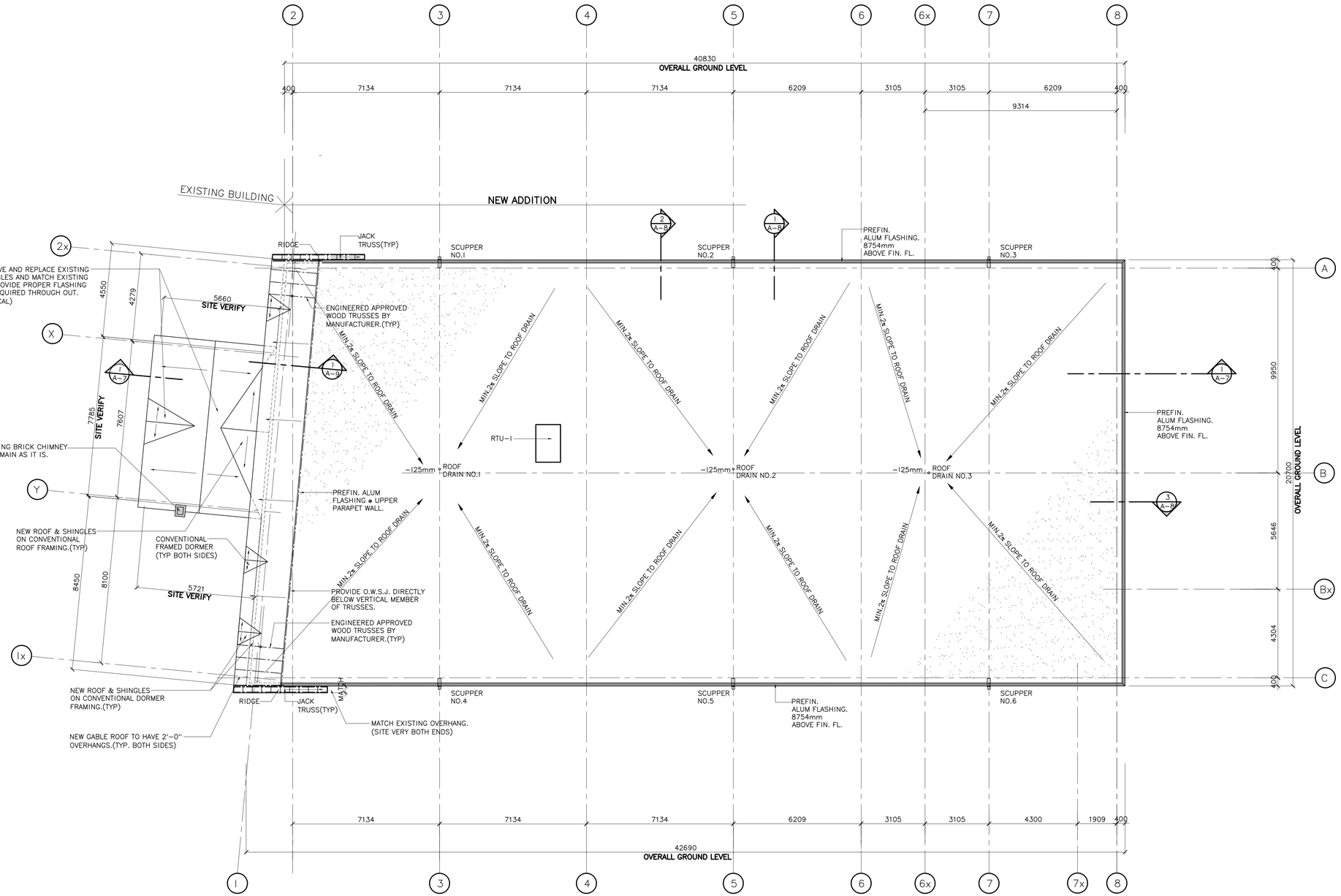
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Sheet title:		Job. no.
MEZZANINE LEVEL		24–020
Scale: NOTED	Date: JUNE 2026	D'wg. no. A3
Drawn: N.R.	Checked: S.S.&S.A.	



ROOF PLAN

SCALE: 1:100

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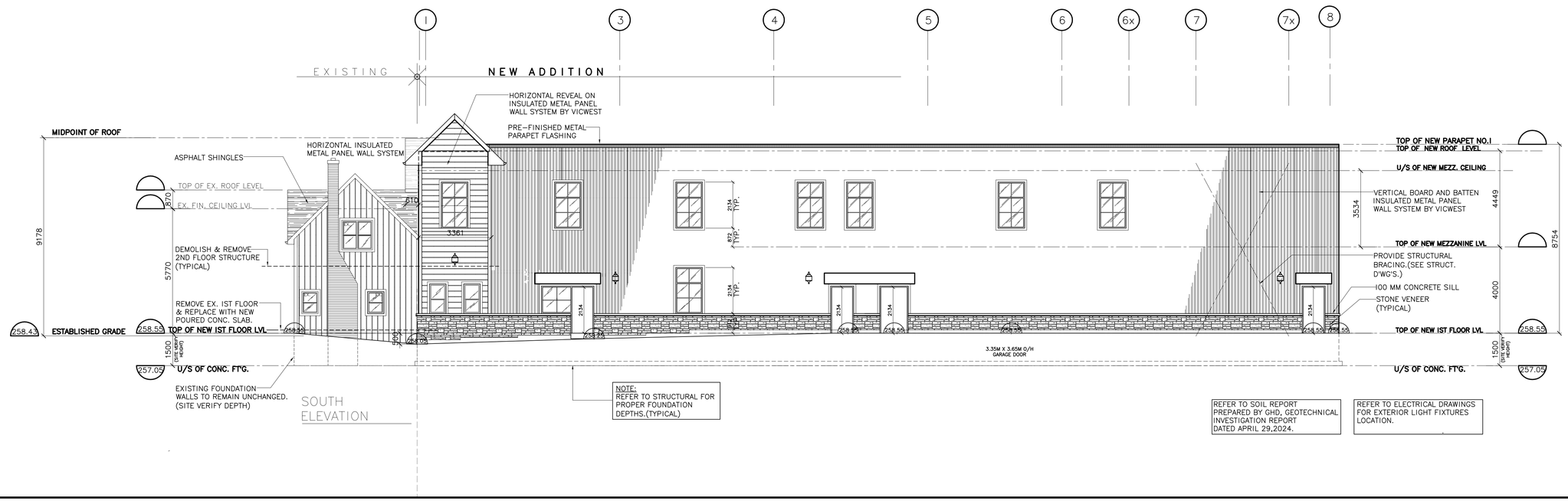
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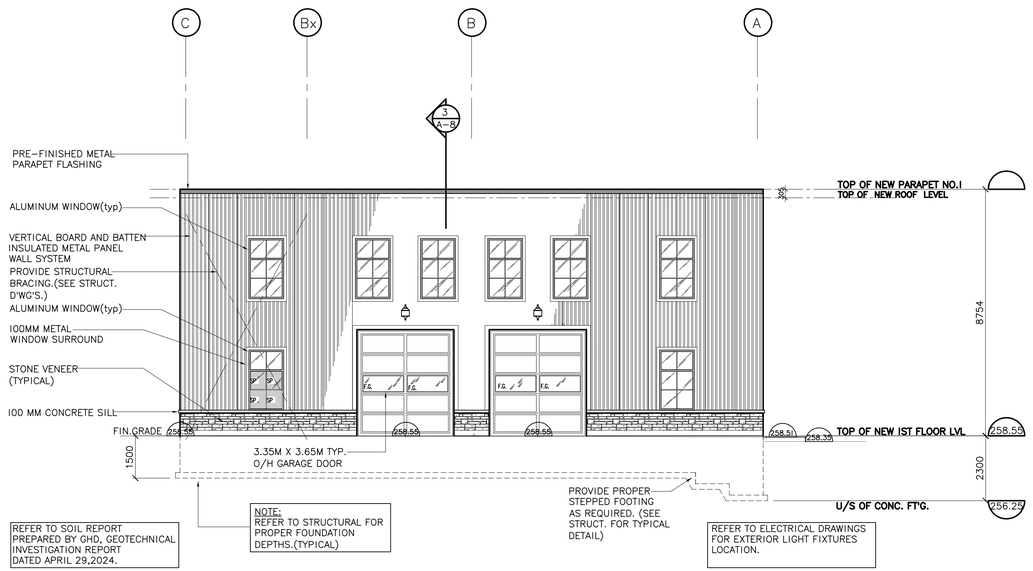
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ROOF PLAN		24-020
Scale: NOTED	Date: JUNE 2026	D'wg. no.
Drawn: N.R.	Checked: S.S.&S.A.	A4



1 / A-5 **SOUTH ELEVATION**
SCALE: 1:100



2 / A-5 **EAST ELEVATION**
SCALE: 1:100

PROGRESS REVIEW ONLY

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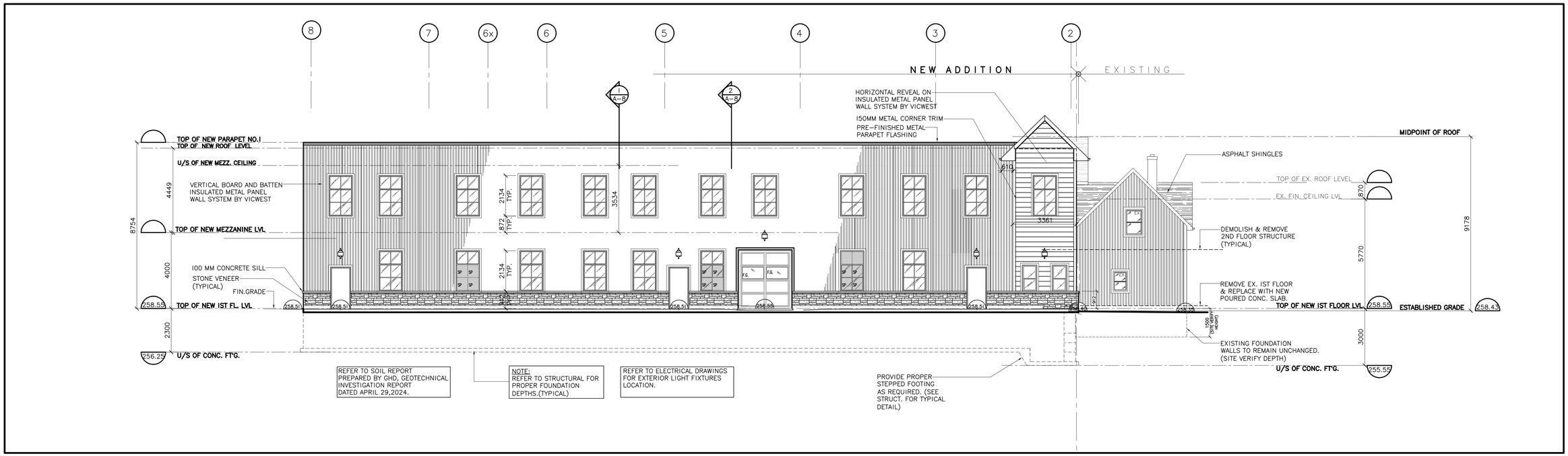
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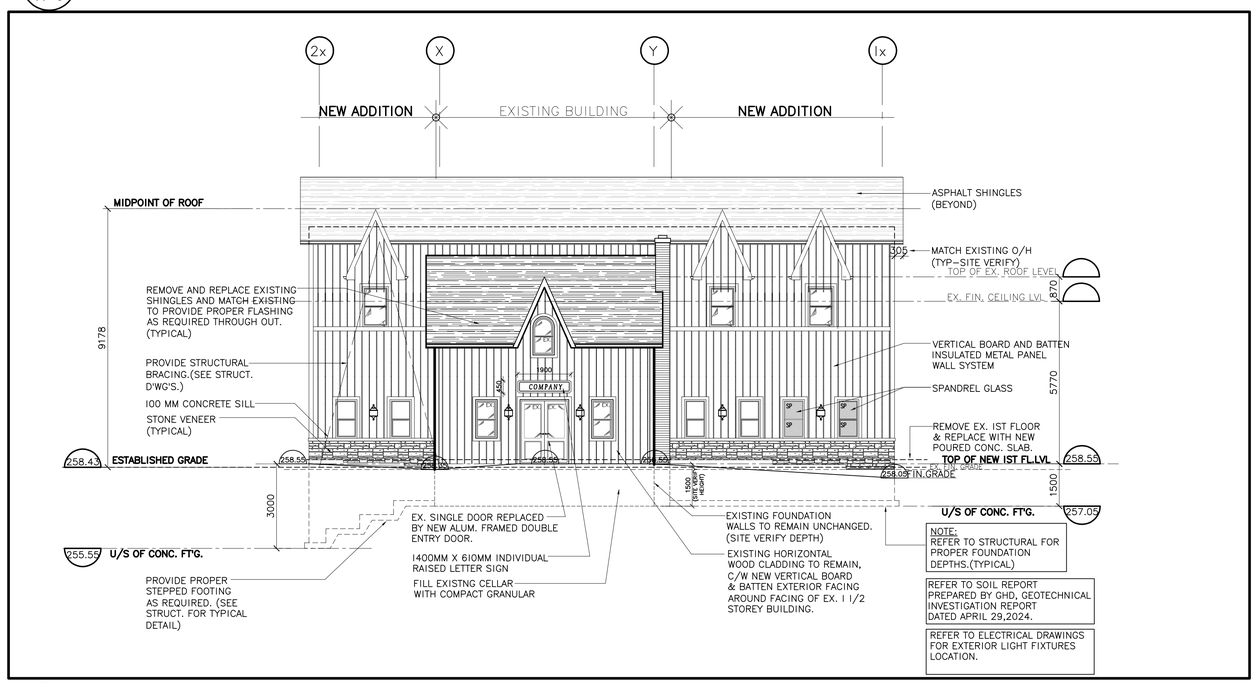
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Sheet title:
EXTERIOR ELEVATIONS

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1 / A-6 **NORTH ELEVATION**
SCALE: 1:100



2 / A-6 **WEST ELEVATION**
SCALE: 1:100

PROGRESS REVIEW ONLY

No.	Date:	Revision:	D'wn.	Ch'd.
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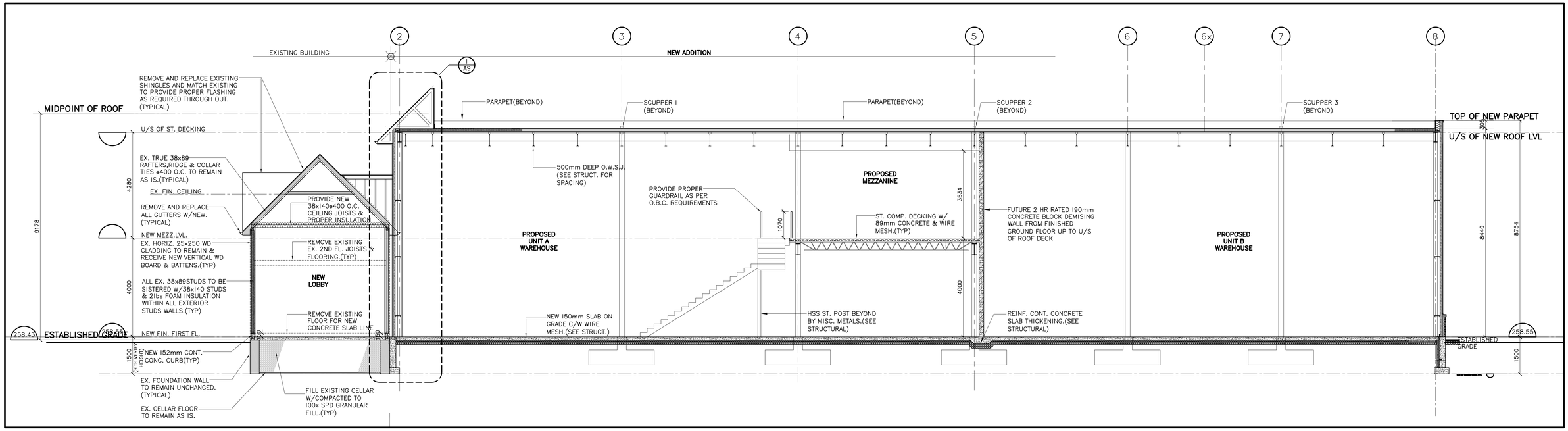
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1/A-7 CROSS-SECTION

SCALE: 1:75

PROGRESS REVIEW ONLY

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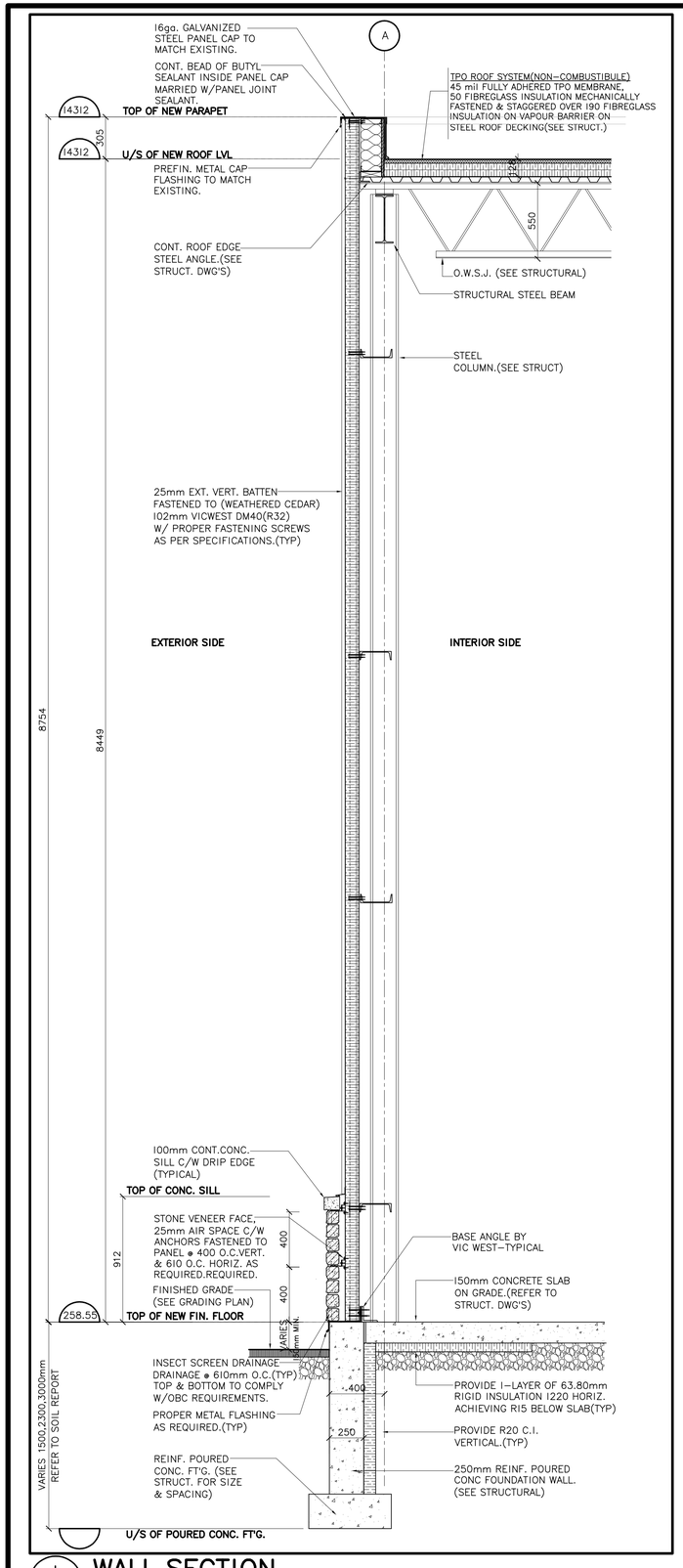
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Project:

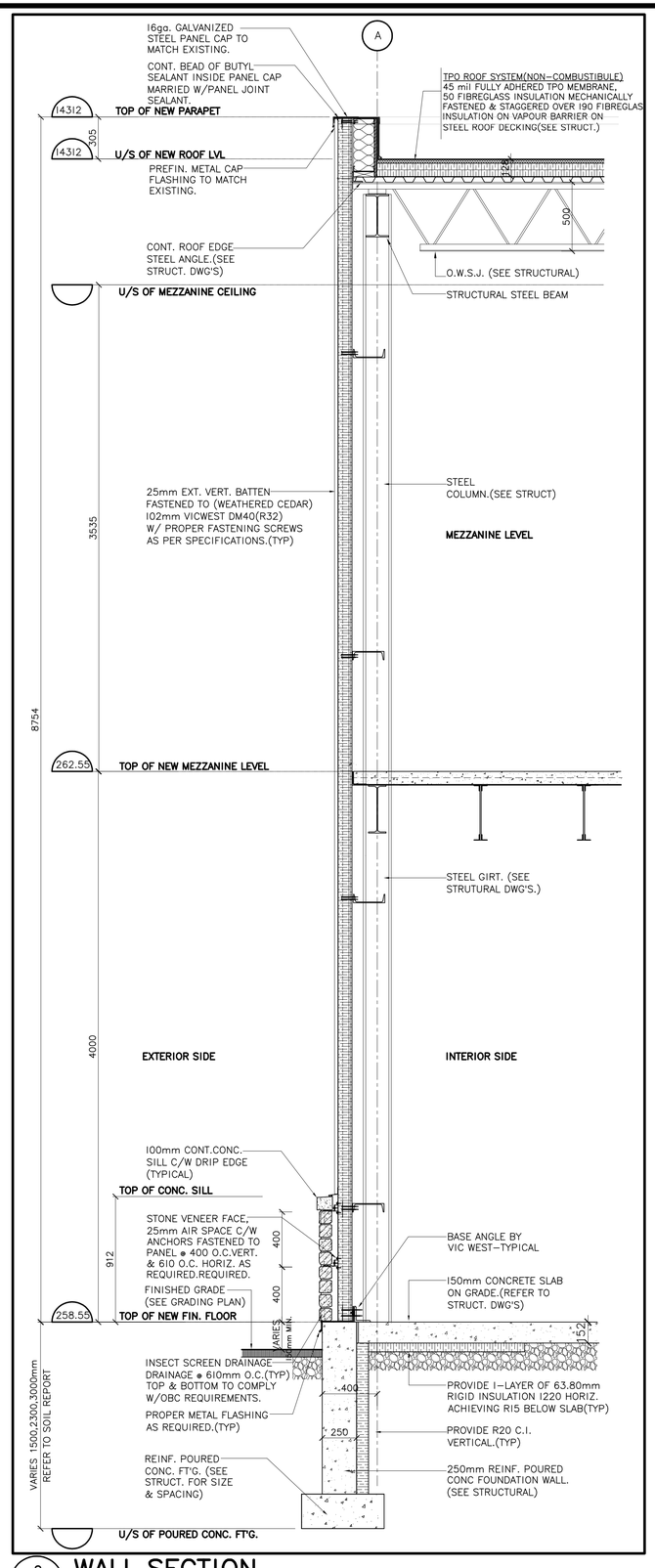
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INDUSTRIAL WAREHOUSE ALTERATIONS & ADDITION
10533 KEELE STREET
VAUGHAN, ONTARIO

Sheet title:
CROSS-SECTION

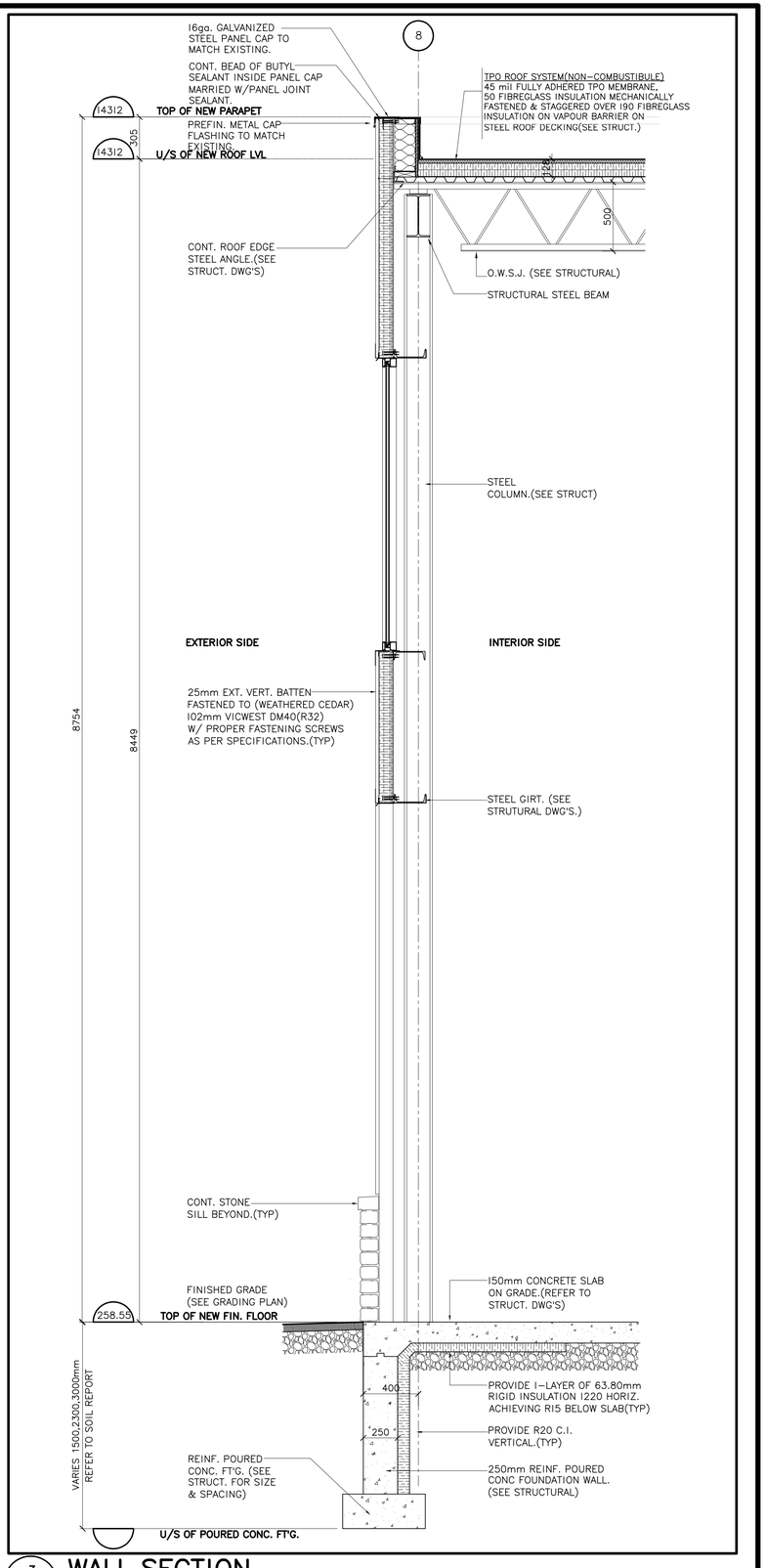
Scale:	Date:	D'wg. no.
NOTED	JUNE 2026	A7
Drawn: N.R.	Checked: S.S.&S.A.	



1 A-8 **WALL SECTION**
SCALE: 1:20



2 A-8 **WALL SECTION**
SCALE: 1:20



3 A-8 **WALL SECTION**
SCALE: 1:20

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1	JUNE 19-26	ISSUED FOR CLIENT REVIEW	NR	SS&SA

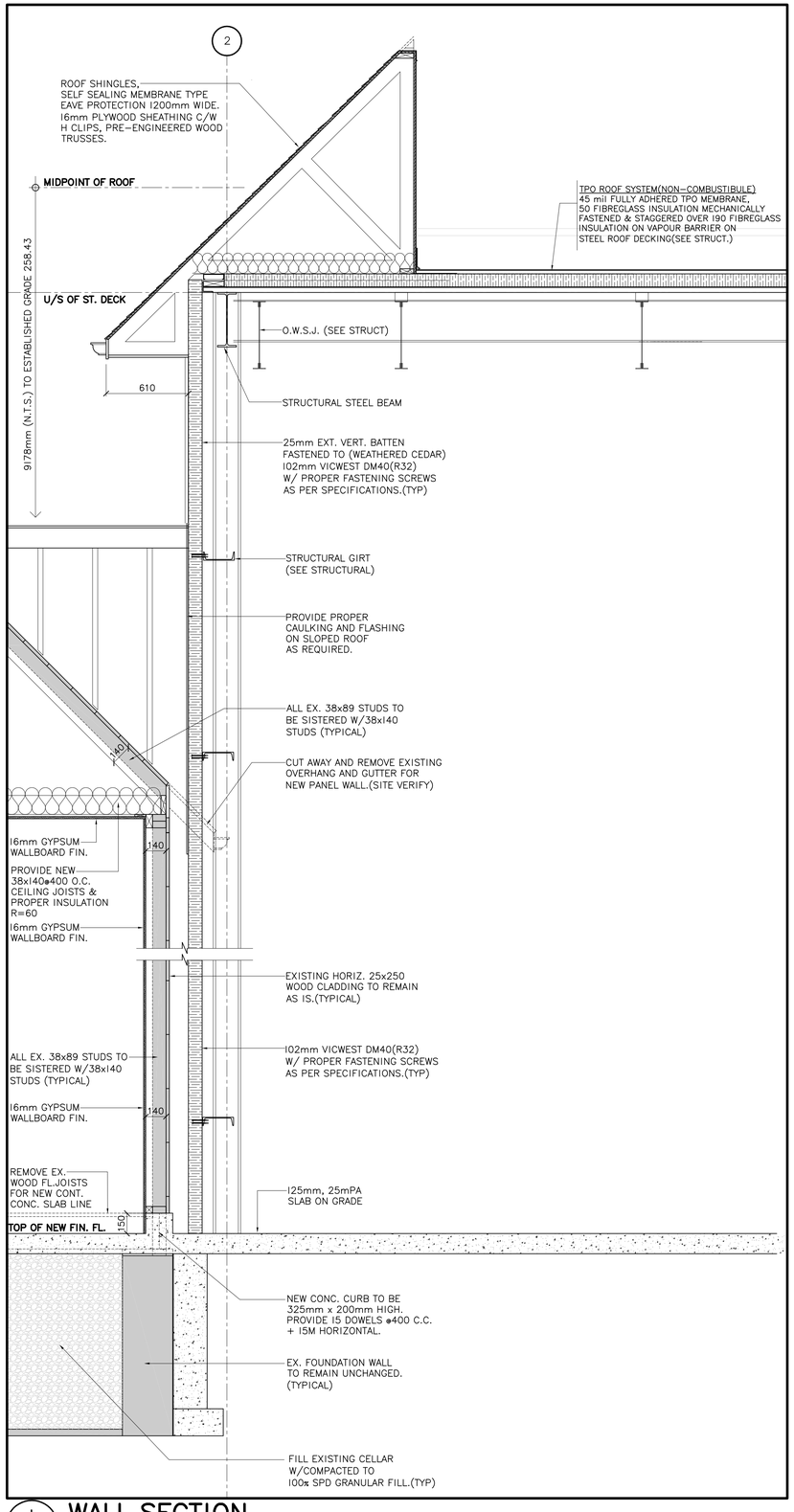
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REGION FILE NO.: SP.24.V.0097
CITY FILE NO. : DA.24.032

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Sheet title:		Job. no.
WALL SECTIONS		24-020
Scale: NOTED	Date: JUNE 2026	D'wg. no.
Drawn: N.R.	Checked: S.S.&S.A.	A8



1 / A-9 **WALL SECTION**

SCALE: 1:20

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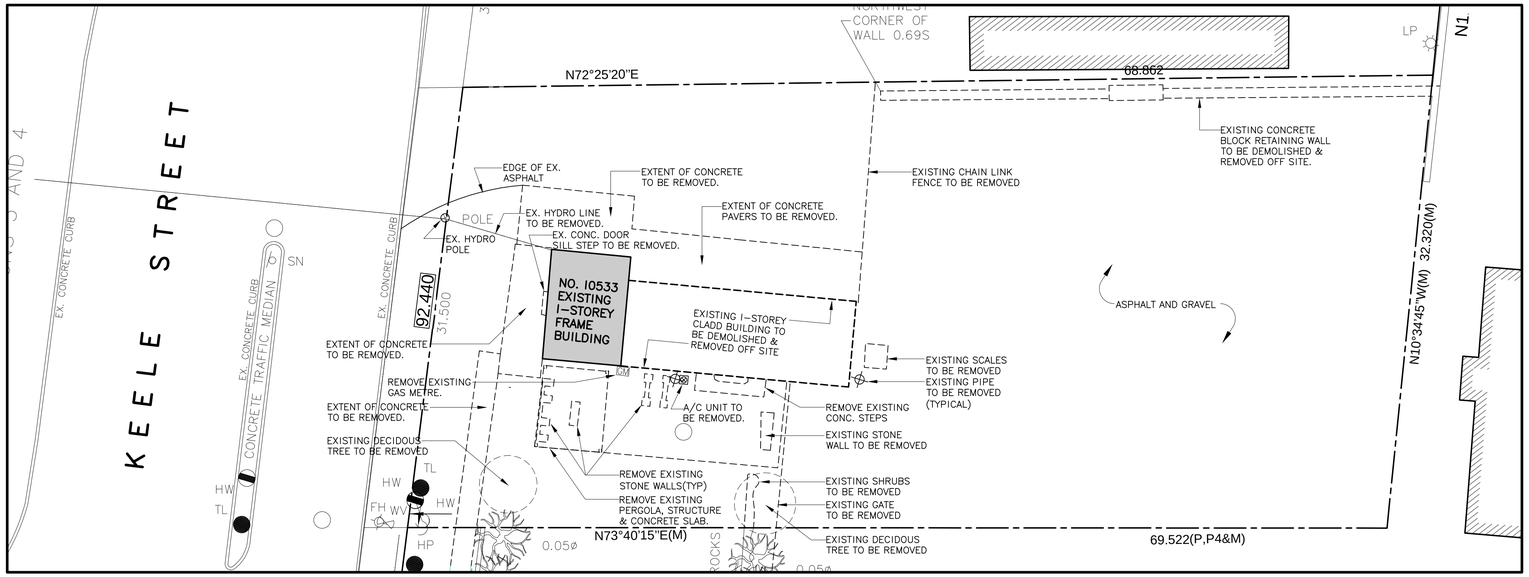
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1 / D-1 **SITE DEMOLITION PLAN**
SCALE: 1:200

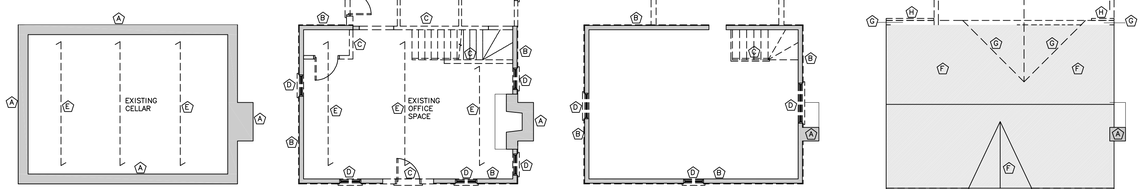
CONTINUOUS PROCEDURE OF CONVENTIONAL DEMOLITION:

1. DISCONNECT ALL UTILITIES– GAS, HYDRO AND WATER.
2. REMOVE ALL EXISTING NON–LOAD BEARING EXTERIOR WALLS.
3. REMOVE EXISTING BUILT–UP ROOFING.
4. REMOVE EXISTING ROOF JOISTS
5. REMOVE EXISTING WOOD STUD WALLS.
6. REMOVE EXISTING WOOD COLUMNS & BEAMS
7. REMOVE EXISTING SLAB ON GRADE.
8. ALL WORK SHALL BE DONE ON A CONVENTIONAL MANNER UTILIZING HARD EQUIPMENT AND MECHANICAL MACHINERY.

PROGRESS REVIEW ONLY

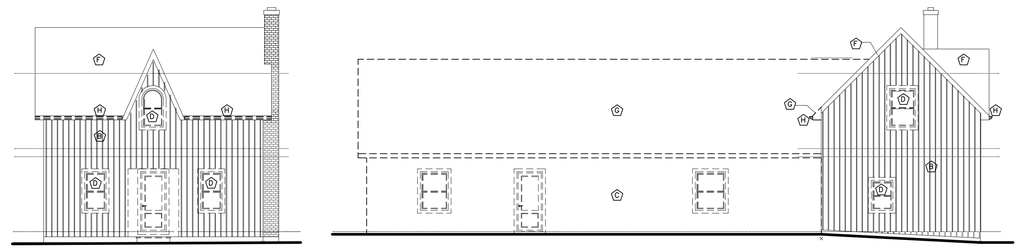
DEMOLITION LEGEND:

- A — EXISTING SOLID WALLS & FIREPLACE TO REMAIN UNCHANGED.(TYP)
- B — EXISTING 38x89 WOOD STUD WALLS @ 400 O.C. TO REMAIN C/W EXISTING 25x250 HORIZONTAL WOOD CLADD. REMOVE EXISTING BOARD & BATTEN SIDING.
- C — EXISTING INTERIOR AND EXTERIOR WALLS AND PARTITIONS/WINDOWS & DOORS TO BE DEMOLISHED & REMOVED OFF SITE.
- D — EXISTING WOOD FRAME WINDOWS TO BE REMOVED AND DISPOSED OFF SITE.
- E — EXISTING FLOOR JOISTS AND FIN. FLOOR ALL TO BE REMOVED AND DISPOSED OFF SITE.
- F — EXISTING ROOF STRUCTURE TO REMAIN UNCHANGED.(TYP)
- G — EXISTING ROOF STRUCTURE TO BE DEMOLISHED & REMOVED OFF SITE.
- H — EXISTING ORIGINAL GUTTERS TO BE REMOVED. (TYP)

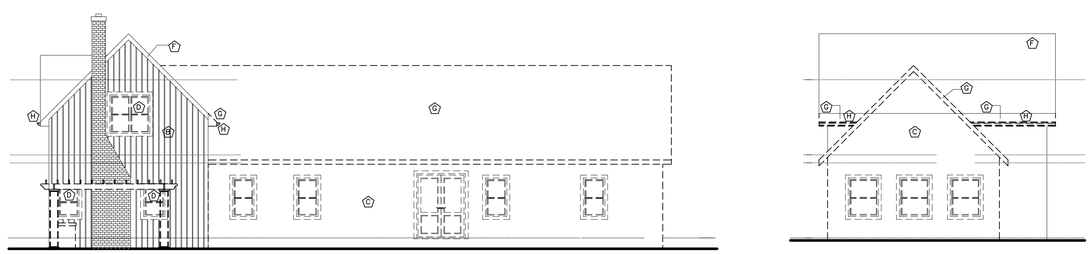


BASEMENT LEVEL — GROUND FLOOR PLAN — SECOND FLOOR PLAN — ROOF PLAN

2 / D-1 **EXISTING FLOOR PLANS**
SCALE: 1:100



WEST ELEVATION — NORTH ELEVATION



SOUTH ELEVATION — EAST ELEVATION

3 / D-1 **EXISTING ELEVATIONS**
SCALE: 1:100

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Sheet title:
DEMOLITION SITE PLAN & PLANS / ELEVATIONS

Scale:	Date:	D'wg. no.
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