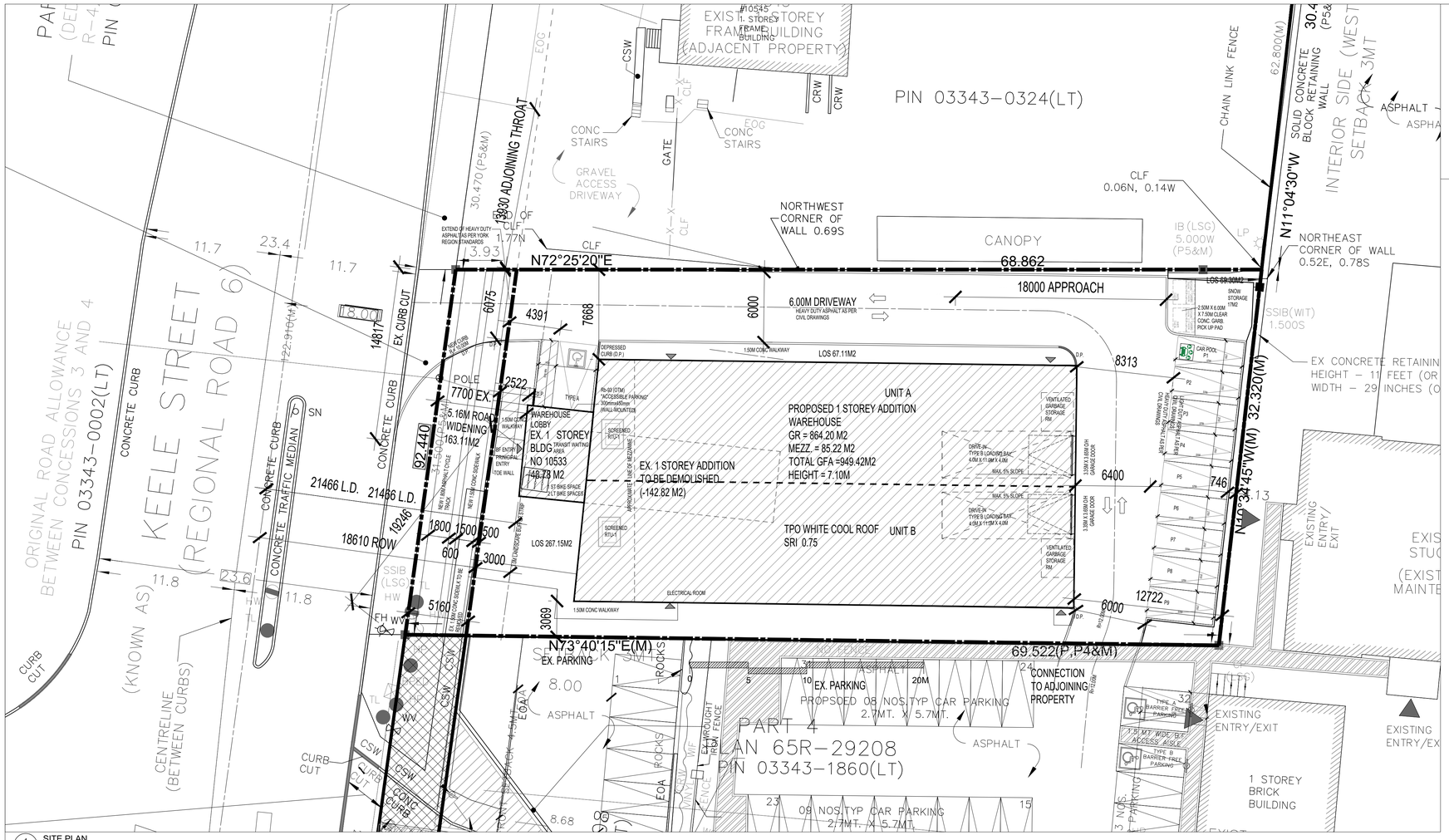
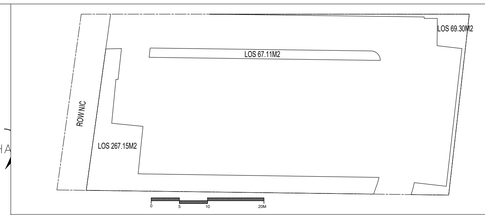
Attachment 4



1 SP100 SITE PLAN
SCALE: 1:200



9 SP100 LANSCPED OPEN SPACE CALCULATION
SCALE: 1:500

SITE STATS - STUDY 1 (PRELIMINARY):

LOT AREA	=	2192.00 M2
ROAD WIDENING	=	163.11M2
NET LOT AREA	=	2028.89M2
BY-LAW	= 01-2021	
ZONE	= EM1	
	REQ'D	PROPOSED
GFA		
EXISTING	=	186.60m2
DEMOLITION	=	142.82
REMAINING	=	43.78M2
ADDITION NEW	=	949.42M2
GFA TOTAL	=	993.20M2
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	8.77M
LANDSCAPE STRIP		
FRONT YARD	= 3.0M	3.0M
ASPHALT	=	666 M2 (33%)
LOS	=	403.57 M2 (20%)
LOS MIN	= 5%	26%
PARKING:	WAREHOUSE	
ZONE @ 0.5/100M2	= 5	10 SPACES
(INCL BF @ <12 =1	= 1 BF	1 BF)
SNOW STORAGE	=	17M2

4 SP100 SITE STATISTICS
SCALE: NTS

FIRM NAME: VINCENT J. SANTAMAURA, ARCHITECT INC.
23 PARNELL CRESCENT
WHITBY, ONTARIO L1R 2L4
PHONE (905)668-9207 EMAIL: admin@vjsarch.ca

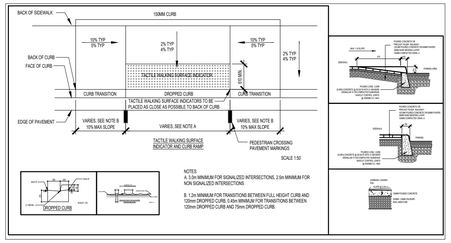
NAME OF PROJECT: WAREHOUSE RENOVATION AND ADDITION
PROJECT LOCATION: 10533 KEELE STREET, VAUGHAN (MAPLE), ON

ITEM	ONTARIO'S 2006 BUILDING CODE DATA MATRIX PART 3		OBC REFERENCE (REFERENCES ARE TO PARTS OF DIVISION B, PART 3 UNLESS NOTED OTHERWISE)
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 F3		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 949.42 M2 TOTAL 993.20 M2		1.4.1.2. [A]
5	NUMBER OF STOREYS: ABOVE GRADE 1 BELOW GRADE 1		1.4.1.2. [A] & 3.2.1.1.
6	NUMBER OF STREETS/FIRE FIGHTER ACCESS 1		3.2.1.6. & 3.2.5.
7	BUILDING CLASSIFICATION GROUP F3, 1 STOREY, NON-SPRINKLERED		3.2.2.80.
8	SPRINKLER SYSTEM 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 163.00 M2 TOTAL 163.00 M2	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 31 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.		
	ROOF NOT LESS THAN 0 HR.		
	MEZZANINE NOT LESS THAN 0 HR.		
	FRR OF SUPPORTING MEMBERS	LISTED DESIGN NO. OR DESCRIPTION (SG-2)	
	FLOORS NOT LESS THAN 0 HR.		
	ROOF NOT LESS THAN 0 HR.		
	MEZZANINE NOT LESS THAN 0 HR.		
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS		3.2.3.

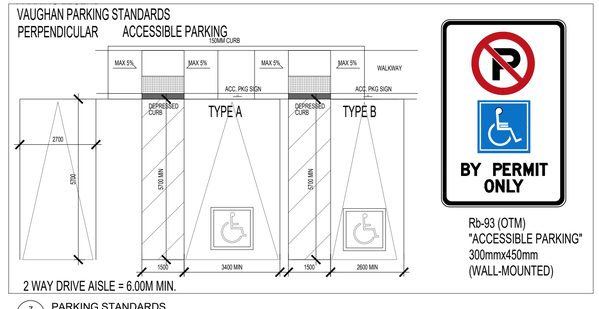
BUILDING FACE	WALL AREA OF EBF (SQ.M.)	L/D (M)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HRS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST.	COMB. CONST. NON'C. CLADDING	NON-COMB. CONST.
NORTH	348.24	7.80	1:6	22.00	2.45	45 MIN				
SOUTH	362.42	3.00	1:6	9.00	3.00	45 MIN				
EAST	159.00	12.30	1:3	80.00	14.34	45 MIN				
WEST	159.00	23.00	1:3	100.00	10.65	45 MIN				

5 SP100 OBC DATA MATRIX
SCALE: NTS

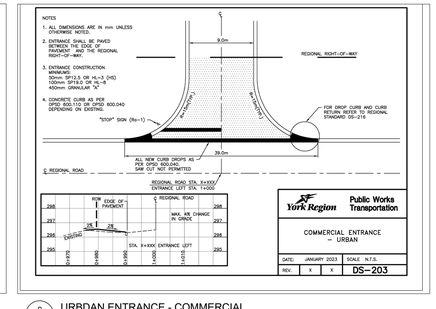
ITEM	ONTARIO'S 2006 BUILDING CODE DATA MATRIX PART 11		OBC REFERENCE (REFERENCES ARE TO PARTS OF DIVISION B, PART 11 UNLESS NOTED OTHERWISE)
11.1	EXISTING BUILDING CLASSIFICATION	GROUP D AND E, UP TO 2 STOREYS	11.2.1/ T 11.2.1.1A/T 11.2.1.1B
11.2	CHANGE OF MAJOR OCCUPANCY	☒ YES ☐ NO	
11.3	ALTERNATION TO EXISTING BUILDING:	☒ BASIC ☐ EXTENSIVE	11.3.3.1 TO 11.3.3.2
11.4	REDUCTION IN PREFORMATICE LEVEL		11.4.2
	STRUCTURAL	☐ YES ☒ NO	11.4.2.1
	BY INCREASE IN OCCUPANT LOAD	☐ YES ☒ NO	11.4.2.2
	BY CHNAGE OF MAJOR OCCUNFANCY	☐ YES ☒ NO	11.4.2.3
	PLUMBING	☒ YES ☐ NO	11.4.2.4
	SHEAGE - 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 CHNAGE OF MAJOR OCCUNFANCY	☐ YES (EXPLAIN) ☒ NO	11.4.3.4
	PLUMBING	☒ YES (EXPLAIN) ☐ NO ADDING ADDITONAL ENG. DESIGNED PLUMBING AND FIXTURES	11.4.3.5
	SHEAGE - SYSTEM	☐ YES (EXPLAIN) ☒ NO	11.4.3.6
11.6	COMPLIANCE ALTERNATIVE PURPOSE	☒ NO ☐ YES (GIVE NUMBER (S))	11.5.1
11.6	ALTERNATIVE MESURE PRIPOSED	☒ NO ☐ YES (GIVE NUMBER (S))	11.5.1



8 SP100 SIDEWALK/CURB DETAILS
SCALE: NTS



7 SP100 PARKING STANDARDS
SCALE: NTS



9 SP100 URBDAN ENTRANCE - COMMERCIAL
SCALE: NTS

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19	13DEC2024	SPA-3

ADDITIONAL NOTES:
PRELIMINARY
NOT FOR CONSTRUCTION

3 SP100 KEY MAP
SCALE: NTS

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
KRCMAR SURVEYORS LTD. 2022

2 SP100 LEGAL DESCRIPTION
SCALE: NTS

NO:	DATE:	REVISION COMMENT:
NUM	DD/MO/YR	REVISION NOTICE

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

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ONTARIO ASSOCIATION OF ARCHITECTS
VINCENT J. SANTAMAURA
LICENCE 4238
NOT TO BE REPRODUCED

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NORTH

CLIENT:
BROVI INVESTMENTS LTD.
10533 KEELE STREET
VAUGHAN, ON L6A 3Y9

PROJECT:
INDUSTRIAL WAREHOUSE ALTERATIONS & ADDITION
10533 KEELE STREET
VAUGHAN (MAPLE), ON

DRAWING TITTLE:
CONCEPT SITE PLAN & SITE STATS

DATE: 13DEC2024	SCALE: 1:200
DRAWN BY: VJS	CHECKED BY: VJS
PROJECT NUMBER: 2023-37	DRAWING NUMBER: SP100

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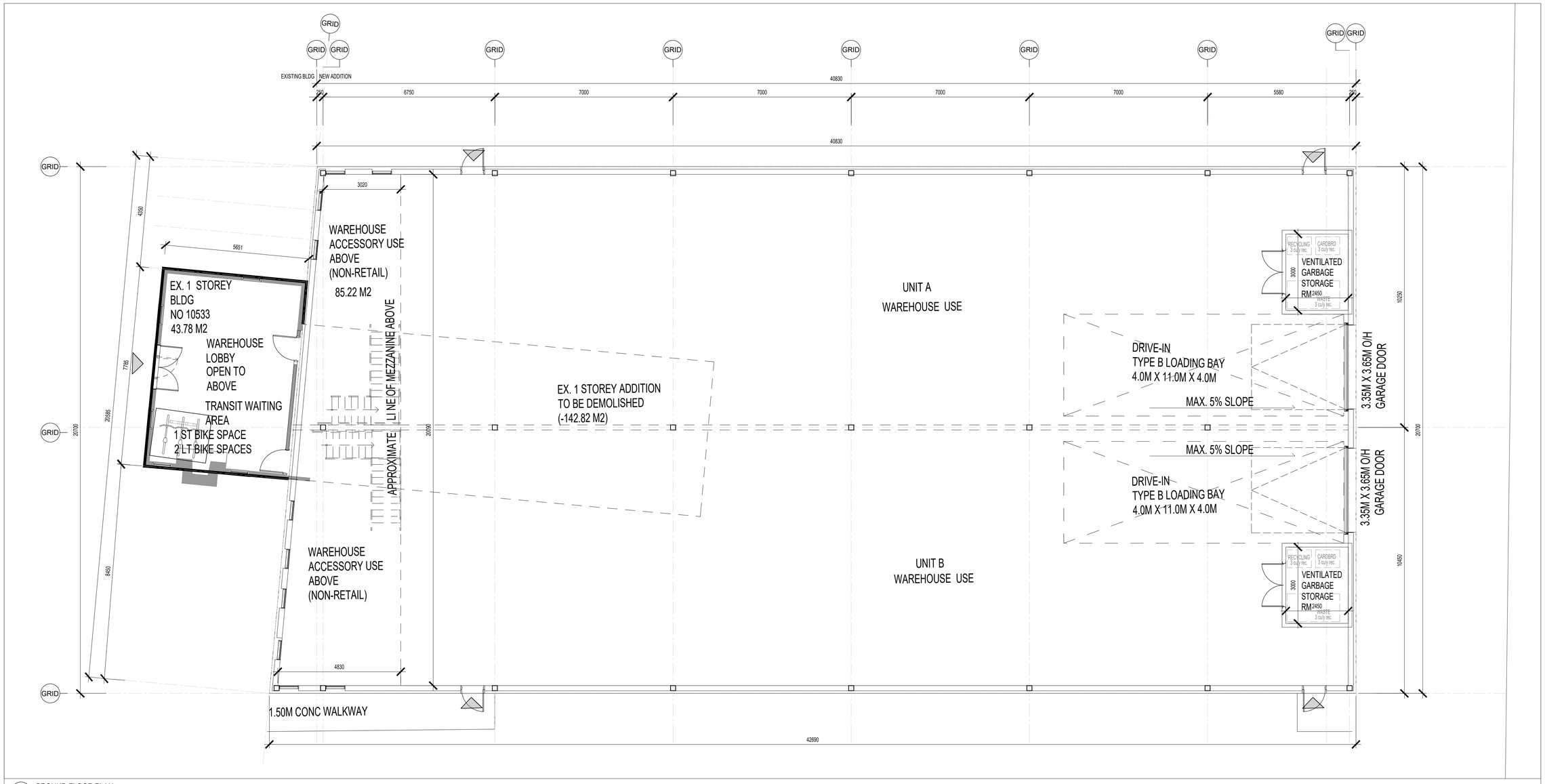

1 / A301 GROUND FLOOR PLAN
SCALE: 1:75

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19	13DEC2024	SPA-3

ADDITIONAL NOTES:
PRELIMINARY
NOT FOR CONSTRUCTION

NO:	DATE:	REVISION COMMENT:
NUM	DD/MO/YR	REVISION NOTICE

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

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CLIENT:
BROVI INVESTMENTS LTD.
10533 KEELE STREET
VAUGHAN, ON L6A 3Y9

PROJECT:
INDUSTRIAL WAREHOUSE
ALTERATIONS & ADDITION
10533 KEELE STREET
VAUGHAN (MAPLE), ON

DRAWING TITTLE:
GROUND FLOOR PLAN

DATE: 13DEC2024	SCALE: 1:75
DRAWN BY: VJS	CHECKED BY: VJS
PROJECT NUMBER: 2023-37	DRAWING NUMBER: A301

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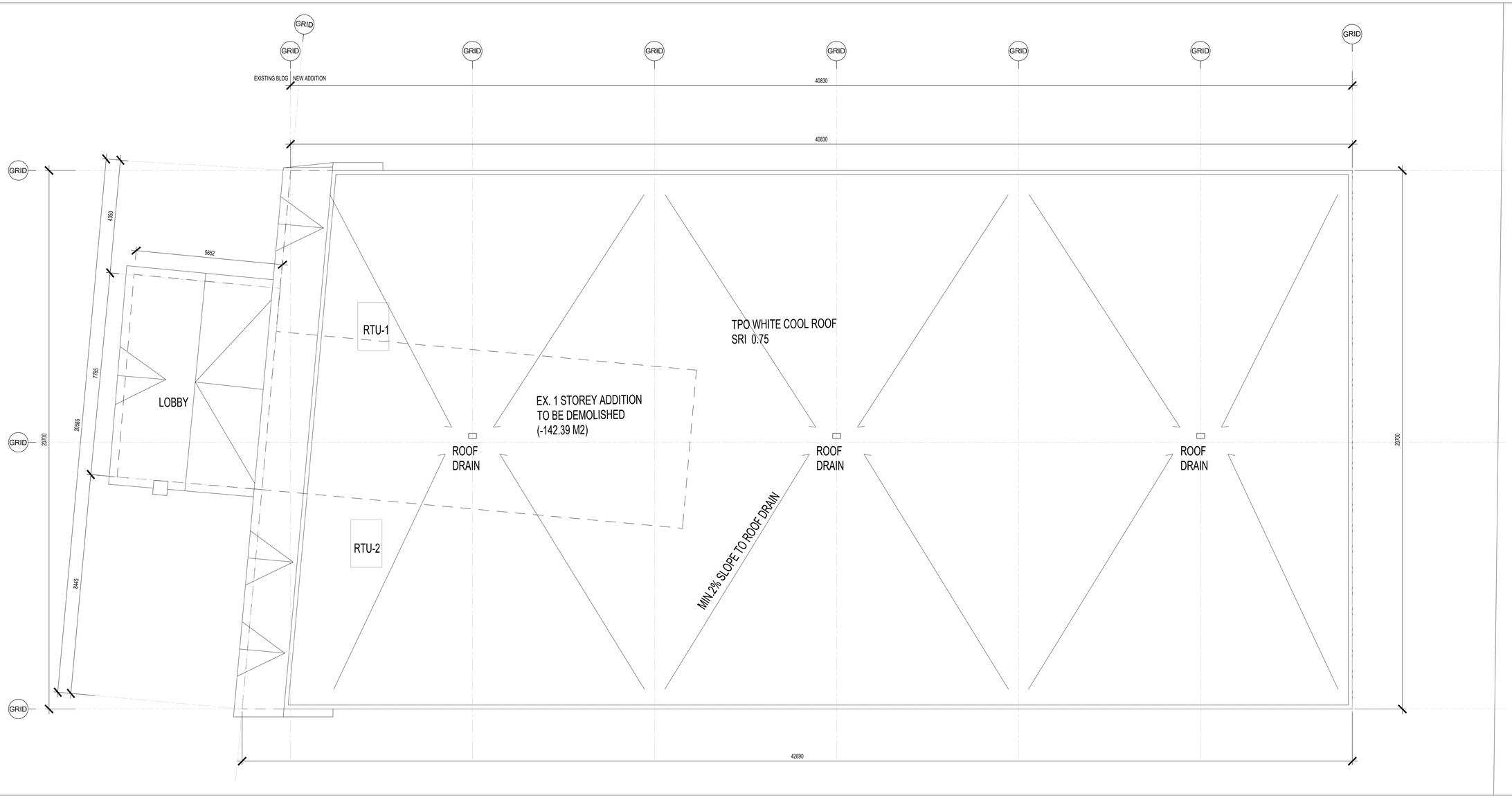

1 / A302 ROOF PLAN
SCALE: 1:75

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ADDITIONAL NOTES:
PRELIMINARY
NOT FOR CONSTRUCTION

NO:	DATE:	REVISION COMMENT:
NEW	DD/MO/YR	REVISION NOTICE

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

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NORTH

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BROVI INVESTMENTS LTD.
10533 KEELE STREET
VAUGHAN, ON L6A 3Y9

PROJECT:
INDUSTRIAL WAREHOUSE
ALTERATIONS & ADDITION
10533 KEELE STREET
VAUGHAN (MAPLE), ON

DRAWING TITTLE:
ROOF PLAN

DATE: 13DEC2024	SCALE: 1:75
DRAWN BY: VJS	CHECKED BY: VJS
PROJECT NUMBER: 2023-37	DRAWING NUMBER: A302

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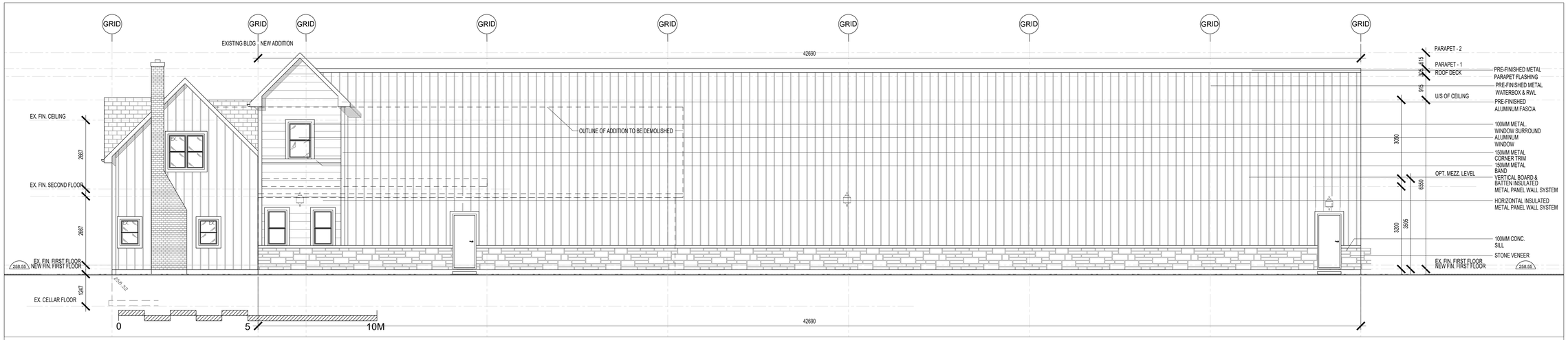
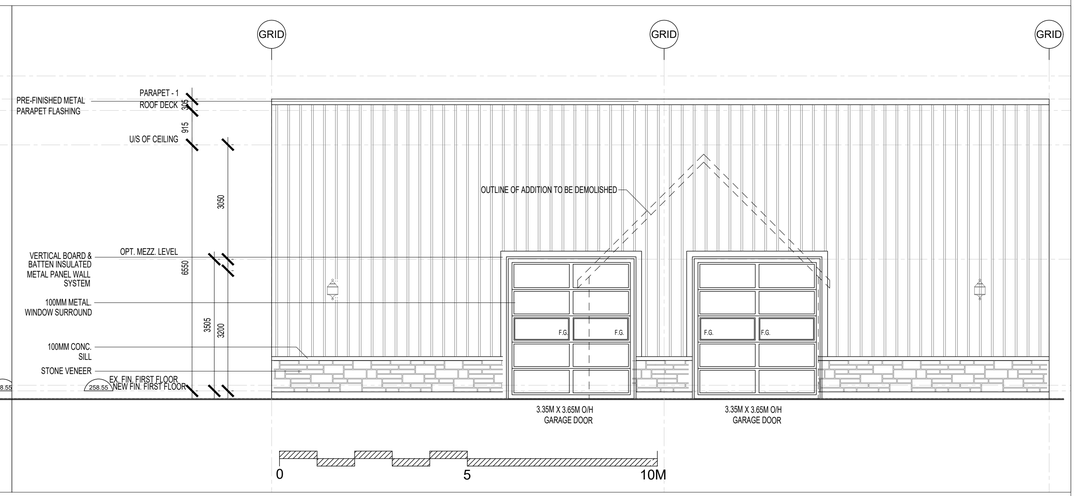
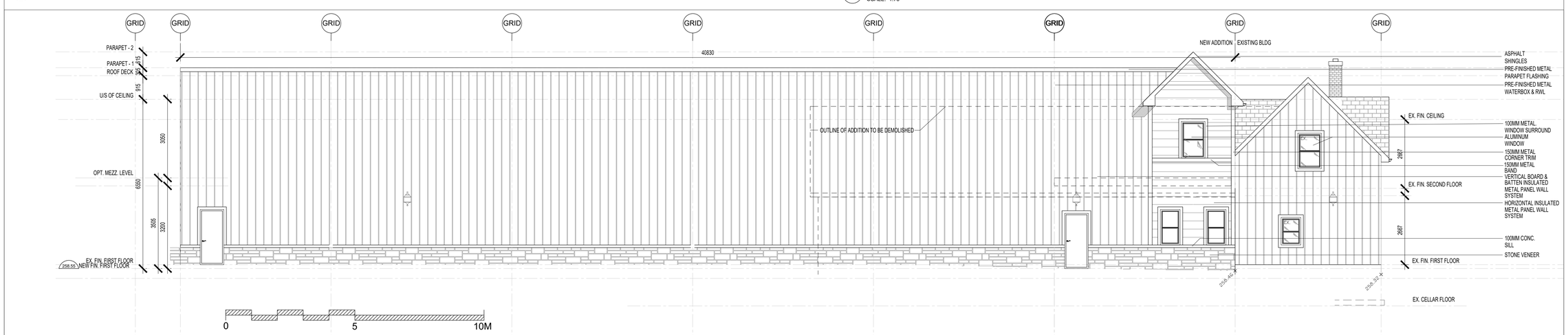


1 A400 RIGHT (SOUTH) ELEVATION
SCALE: 1:75

2 A400 FRONT (WEST) ELEVATION
SCALE: 1:75



3 A400 REAR (EAST) ELEVATION
SCALE: 1:75



4 A500 LEFT (NORTH) ELEVATION
SCALE: 1:75

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ADDITIONAL NOTES:
PRELIMINARY
NOT FOR CONSTRUCTION

6 A400 MATERIALS' SAMPLE SCHEDULE
SCALE: NTS

NO:	DATE:	REVISION COMMENT:
NUM	DD/MO/YR	REVISION NOTICE

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

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NORTH

CLIENT:
BROVI INVESTMENTS LTD.
10533 KEELE STREET
VAUGHAN, ON L6A 3Y9

PROJECT:
INDUSTRIAL WAREHOUSE ALTERATIONS & ADDITION
10533 KEELE STREET
VAUGHAN (MAPLE), ON

DRAWING TITTLE:
BUILDING ELEVATIONS

DATE: 13DEC2024	SCALE: 1:75
DRAWN BY: VJS	CHECKED BY: VJS
PROJECT NUMBER: 2023-37	DRAWING NUMBER: A400

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1 A401 PERSPECTIVE FROM NORTHWEST
SCALE: NTS

2 A401 PERSPECTIVE FROM SOUTHWEST
SCALE: NTS

3 A401 MATERIALS' SAMPLE SCHEDULE
SCALE: NTS

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ADDITIONAL NOTES:
PRELIMINARY
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REGION FILE NO.: SP.24.V.0097
TOWN FILE NO.: DA.24.032

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CLIENT:
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10533 KEELE STREET
VAUGHAN, ON L6A 3Y9

PROJECT:
INDUSTRIAL WAREHOUSE
ALTERATIONS & ADDITION
10533 KEELE STREET
VAUGHAN (MAPLE), ON

DRAWING TITTLE:
PERSPECTIVES

DATE: 13DEC2024	SCALE: 1:75
DRAWN BY: VJS	CHECKED BY: VJS
PROJECT NUMBER: 2023-37	DRAWING NUMBER: A401

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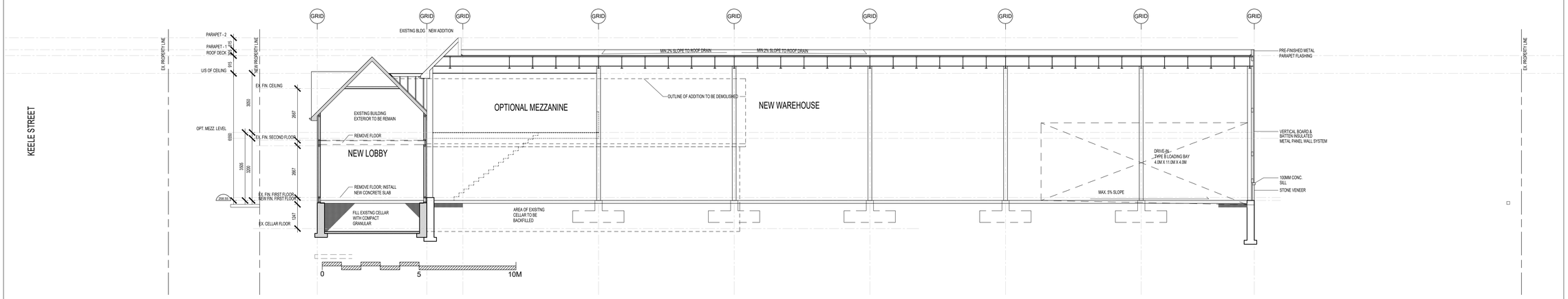

1 / A500 WEST-EAST BUILDING SECTION
SCALE: 1:100

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ADDITIONAL NOTES:
PRELIMINARY
NOT FOR CONSTRUCTION

NO:	DATE:	REVISION COMMENT:
NUM	DD/MO/YR	REVISION NOTICE

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

VINCENT J. SANTAMAURA
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23 PARNELL CRESCENT
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NORTH

CLIENT:
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10533 KEELE STREET
VAUGHAN, ON L6A 3Y9

PROJECT:
INDUSTRIAL WAREHOUSE
ALTERATIONS & ADDITION
10533 KEELE STREET
VAUGHAN (MAPLE), ON

DRAWING TITTLE:
BUILDING SECTION

DATE: 13DEC2024	SCALE: 1:100
DRAWN BY: VJS	CHECKED BY: VJS
PROJECT NUMBER: 2023-37	DRAWING NUMBER: A500

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