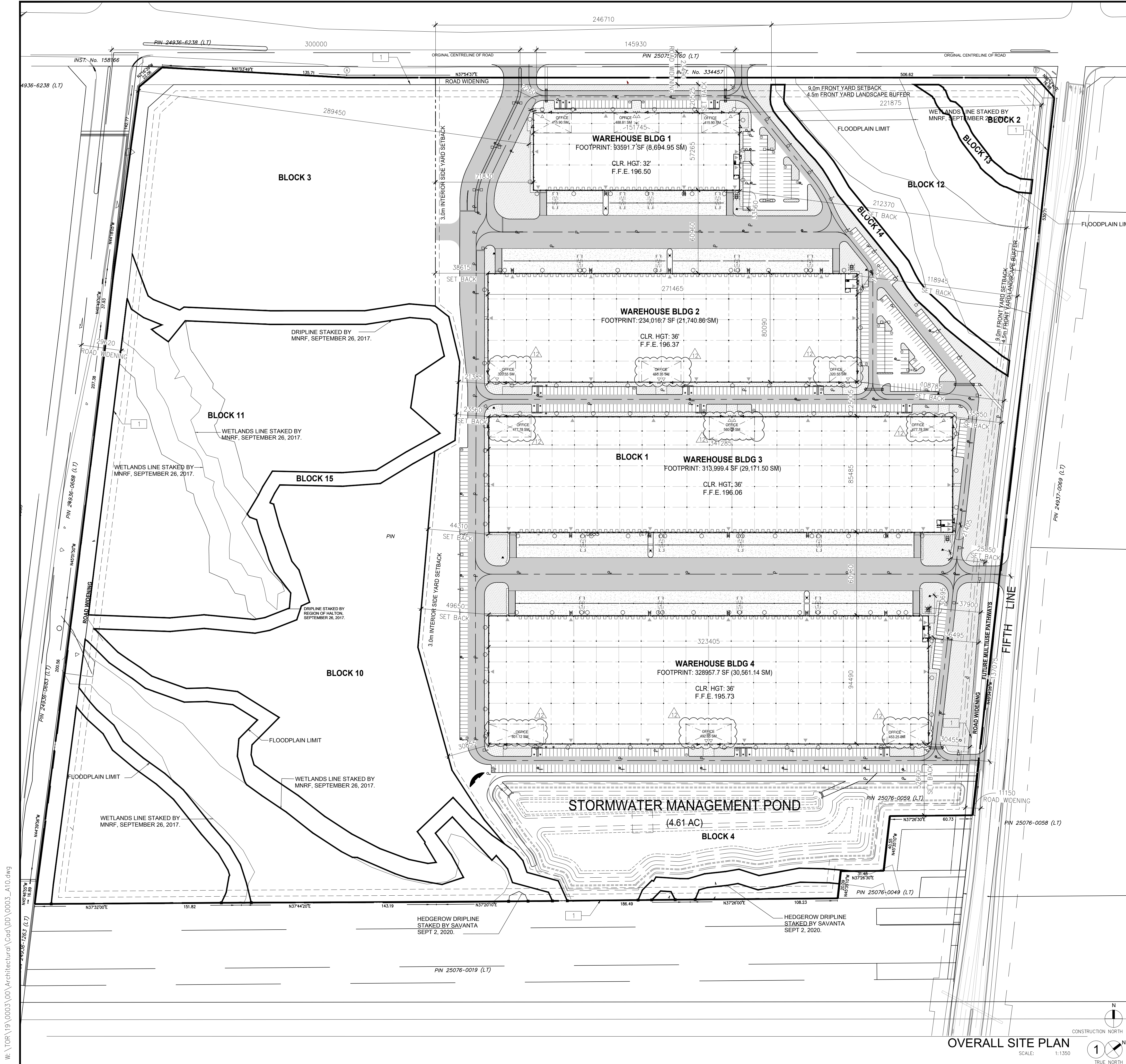
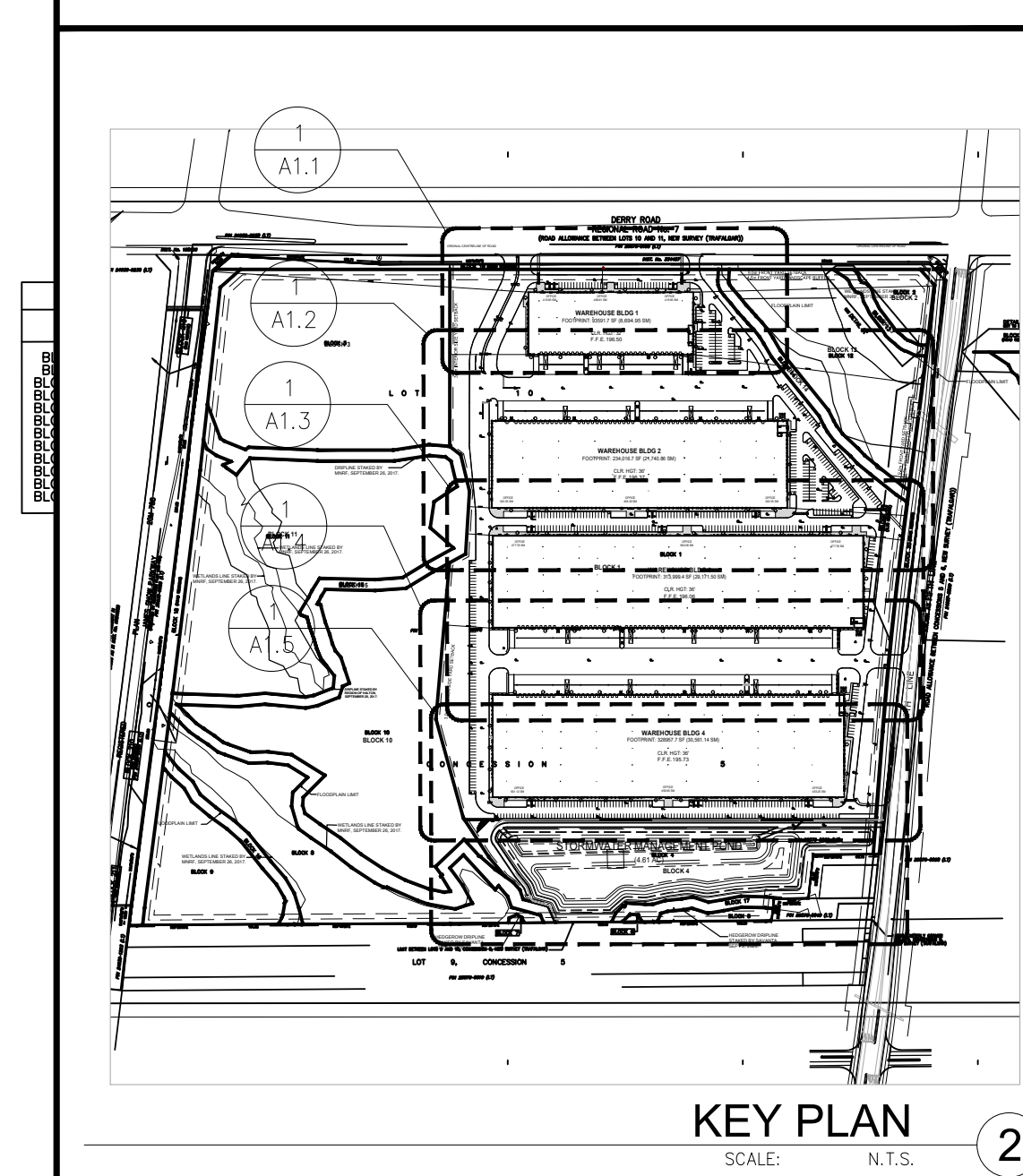




TOR19-0003-00 Site Statistics				
Zoning Category	M1			
Proposed Use	1-STORY INDUSTRIAL			
Town of Milton Comprehensive Zoning By-law 016-2014 Section 9, Table 8D				
	Proposed	Required		
LOT FRONTAGE (M)	246.71	40.00		
MIN. FRONT YARD BUILDING SETBACK (m)	20.52	9.00		
MIN. INTERIOR SIDE YARD BUILDING SETBACK (m)	288.45	3.00		
MIN. EXTERIOR SIDE YARD BUILDING SETBACK (m)	52.08	3.00		
MIN. REAR YARD BUILDING SETBACK		3.00		
MAX. BUILDING HEIGHT (M/TM)	14.17m	15.00m		
LANDSCAPE OPEN SPACE AREA RATIO	M1 Zone	M1 Zone		
LANDSCAPING PROPOSED BLOCK 18 (INCLUDE POND)	50765.36 (20.95%)	10%		
LANDSCAPE BUFFER				
MIN. LANDSCAPE BUFFER ADJUTING STREET LINE (NORTH)	4.5m	4.5m		
MIN. LANDSCAPE BUFFER ADJUTING STREET LINE (EAST)	4.5m	4.5m		
MIN. LANDSCAPE BUFFER (SOUTH)	N/A	N/A		
MIN. LANDSCAPE BUFFER JAMES SNOW PARKWAY ST. LN (WEST)	N/A	N/A		
Lot Area (overall)				
Lot Area Block 1	Proposed: 40.61 ha (100.35AC)	Required: MIN. 0.3 ha (1.98 AC)		
Total Ground Floor Area	190,692 90,168.45	N/A		
Coverage Block 1	22%	N/A		
Coverage Block 1	49%	N/A		
Lot Area Block 2 (FUTURE DEVELOPMENT)	3,139 12	N/A		
Lot Area Block 3 (FUTURE DEVELOPMENT)	25,324	N/A		
Lot Area Block 4 (STORM WATER MANAGEMENT POND)	24,628	N/A		
Building 1 Building 2 Building 3 Building 4				
Office GFA (m²)	1320.61	1094.45 1519.64 1547.02		
Industrial GFA (m²)	6,694.35	20,646.41 27,695.86 29,014.12		
TOTAL BUILDING GFA (m²)	8,014.95	21,740.86 25,711.50 30,561.14		
Town of Milton Comprehensive Zoning By-law 016-2014 Section 9, Table 9D				
Parking is calculated for each individual industrial premises as follows:				
1. 10m to 1000m² shall provide 1 parking space per 100m² of gross floor area.				
2. 1000m² to 5000m² shall provide 1 parking space per 150m² of gross floor area.				
3. For gross floor areas in excess of 5000m² shall provide 1 parking space per 200m² of gross floor area.				
4. If 5% is required on the portion of the lot of 400m².				
Building 1 Building 2 Building 3 Building 4				
Proposed No. of Parking Spaces	104	187	184	205
Required No. of Parking Spaces	97	162	159	206
BARRIER FREE PARKING SPACES (201 TO 1000 SPACES) 2 ACCESSIBLE PARKING SPACES PLUS 2%				
Total Proposed No. of Parking Spaces	691			
Total Required No. of Parking Spaces	664			
NUMBER OF BICYCLE STALLS 3% OF THE REQUIRED PARKING SPACES				
	3	5	6	6
Parking Stall Dimensions				
STANDARD - 2.75m x 5.8m				
ACCESSIBLE TYPE A - 3.4m x 5.8m				
ACCESSIBLE TYPE B - 2.75m x 5.8m				
TOTAL NO. OF LOADING SPACE REQUIRED 744/m² or greater				
123,432.30m² requires 3 PARKING SPACES PLUS 1 ADDITIONAL LOADING SPACE PER 3500m²	4	4	4	4
TOTAL NO. OF LOADING SPACE PROVIDED				
	30	53	65	65
TOTAL NO. OF DRIVE-IN DOORS PROVIDED				
	2	2	2	2
Loading Space Dimensions				
	3.5m X 12.0m			



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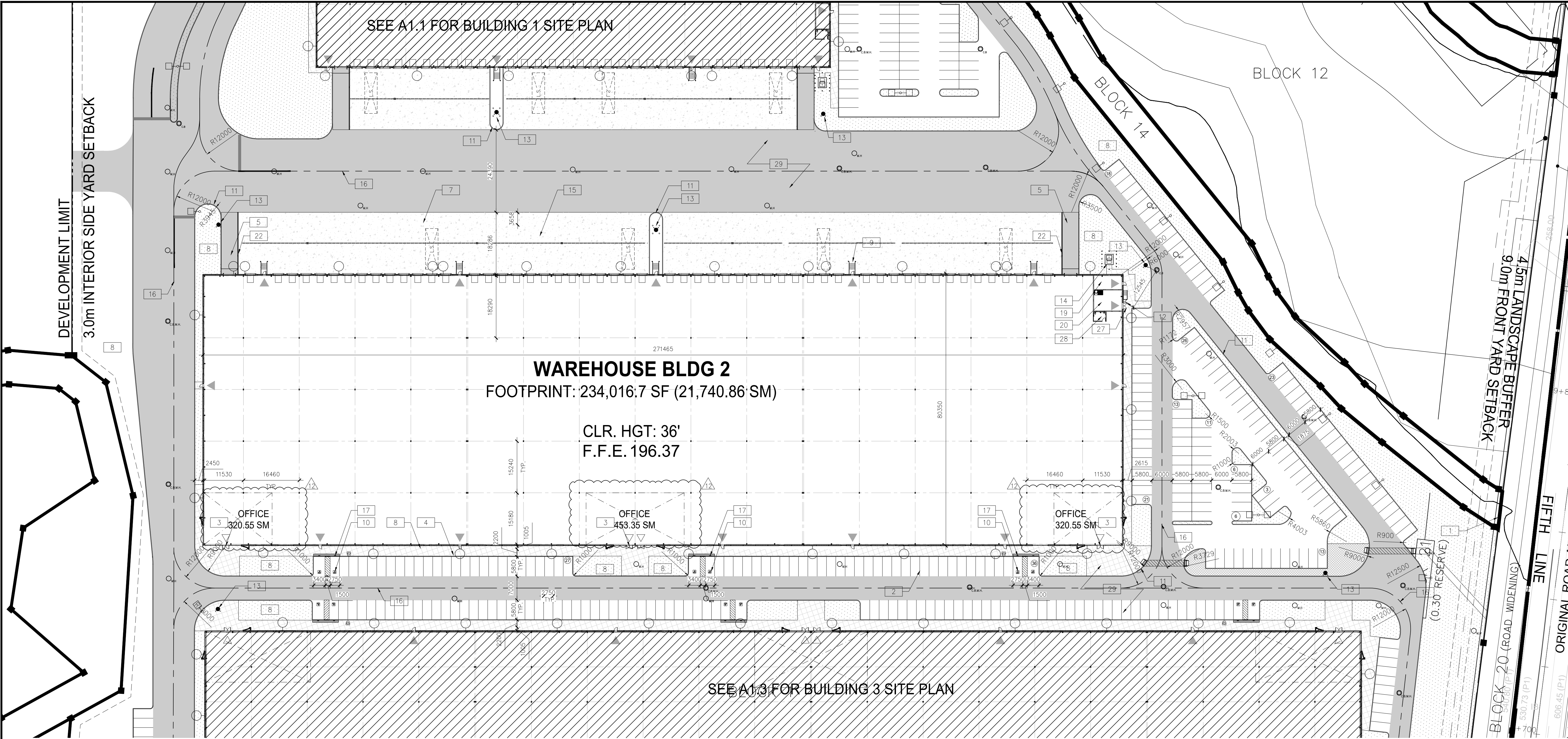


**SUN LIFE ASSURANCE
INDUSTRIAL
DEVELOPMENT**
6712 FIFTH LINE
MILTON, ONTARIO

OVERALL SITE PLAN	
DATE	REMARKS
7/ 2022-06-22	ISSUED FOR TENDER
8/ 2022-07-18	ISSUED FOR ADDENDUM #1
9/ 2022-11-09	SPA THIRD SUBMITTAL
10/ 2022-11-15	PERMIT APPLICATION
11/ 2022-11-16	(ROOFING/ENVELOPE)
12/ 2022-11-24	ISSUED FOR SI 12
12/ 2022-11-24	SPA THIRD SUBMITTAL

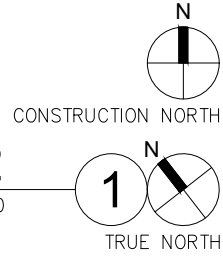
PA / PM:	C.ROCHA
DRAWN BY:	H.B
JOB NO.:	TOR19-0003-00

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A1.0
SP-37/21



ENLARGED SITE PLAN BUILDING 2

SCALE: 1:600

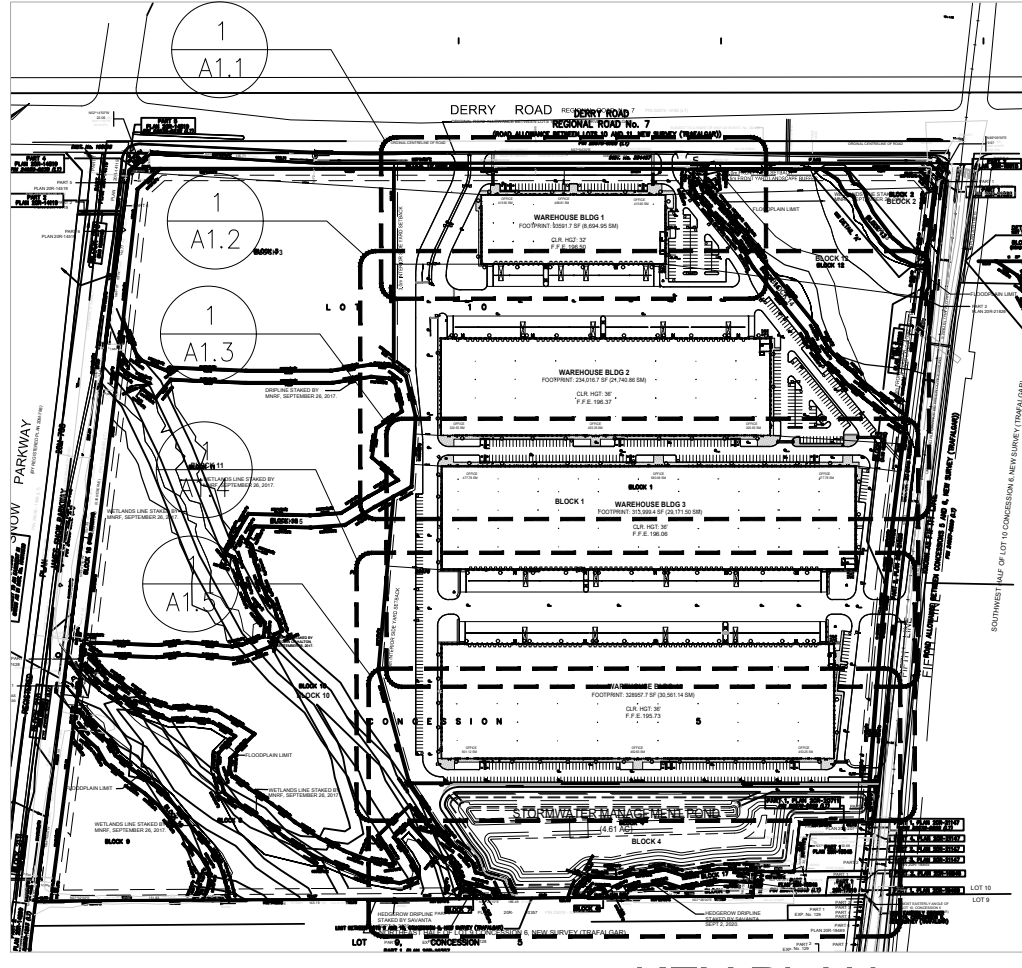


SITE PLAN NOTES

- PROPERTY LINE
- 2750x5800 PARKING STALL, PAINTED PARKING STRIPING PER CITY MUNICIPAL STANDARDS
- BARRIER FREE PRINCIPLE ENTRY – TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
- 2200mm MIN. WIDE SIDEWALK TYPICAL U.N.O
- DRIVE-IN RAMP, SEE CIVIL DRAWING FOR SLOPE %
- GALVANIZED BICYCLE RACKS REFER TO LANDSCAPE DRAWINGS
- CONCRETE APRON – SEE CIVIL DWGS.
- LANDSCAPE AREA – SEE LANDSCAPE DWGS.
- EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
- TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER CITY OF TORONTO STANDARDS. EACH PAIR OF SHARED STALLS TO HAVE (2) 3.4m WIDE X 5.6m LONG WITH A 1.5m WIDE PAINTED BARRIER FREE AISLE AND SIGNAGE REFER TO ONTARIO INTEGRATED ACCESSIBILITY STANDARDS.
- 150mm WIDE CURB TYPICAL
- FIRE DEPARTMENT / SIAMESE CONNECTION
- NEW FIRE HYDRANT
- PROPOSED TRANSFORMER LOCATION
- LOADING SPACE 12.00m x 3.50m (MILTON ZONING BY-LAW 016-2014)
- FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS ()
- ACCESSIBLE PARKING SIGNAGE
- CONCRETE FILLED STEEL BOLLARD, PAINTED SAFETY YELLOW
- PROPOSED LOCATION OF ELECTRICAL ROOM
- PROPOSED LOCATION OF MECHANICAL ROOM
- HATCHED AREA DENOTES HEAVY DUTY ASPHALT, TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS.
- RETAINING WALL – SEE CIVIL DWGS.
- ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY. DRIVEWAY GRADE TO BE COMPATIBLE WITH EXIST. SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED AT EACH ENTRANCE. SITE ENTRANCE PER CITY STANDARD.
- CURB RADII AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO OPSD 350.010. – SEE CIVIL DWGS.
- 18m WIDE X 3m HEIGHT SOUND BARRIER WALL –REFER TO GHQ NOISE IMPACT STUDY.
- FUTURE MULTIUSE PATHWAYS
- PROVIDE STAIR AND LANDING FOR FIRE PUMP TANK FILING
- UNIVERSAL WASHROOM
- EXCESS SNOW WILL BE REMOVED BY PRIVATE COMPANY

SITE LEGEND

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- NEW LANDSCAPED AREA (HATCHED)
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- C.B. PROPOSED CATCH BASIN
- C.B.M.H. PROPOSED CATCH BASIN MANHOLE
- E.V. ELECTRIC VEHICLE CHARGING STATION



KEY PLAN

SCALE: N.T.S.

SUN LIFE ASSURANCE
INDUSTRIAL
DEVELOPMENT
6712 FIFTH LINE
MILTON, ONTARIO

ENLARGED SITE PLAN
BUILDING 2

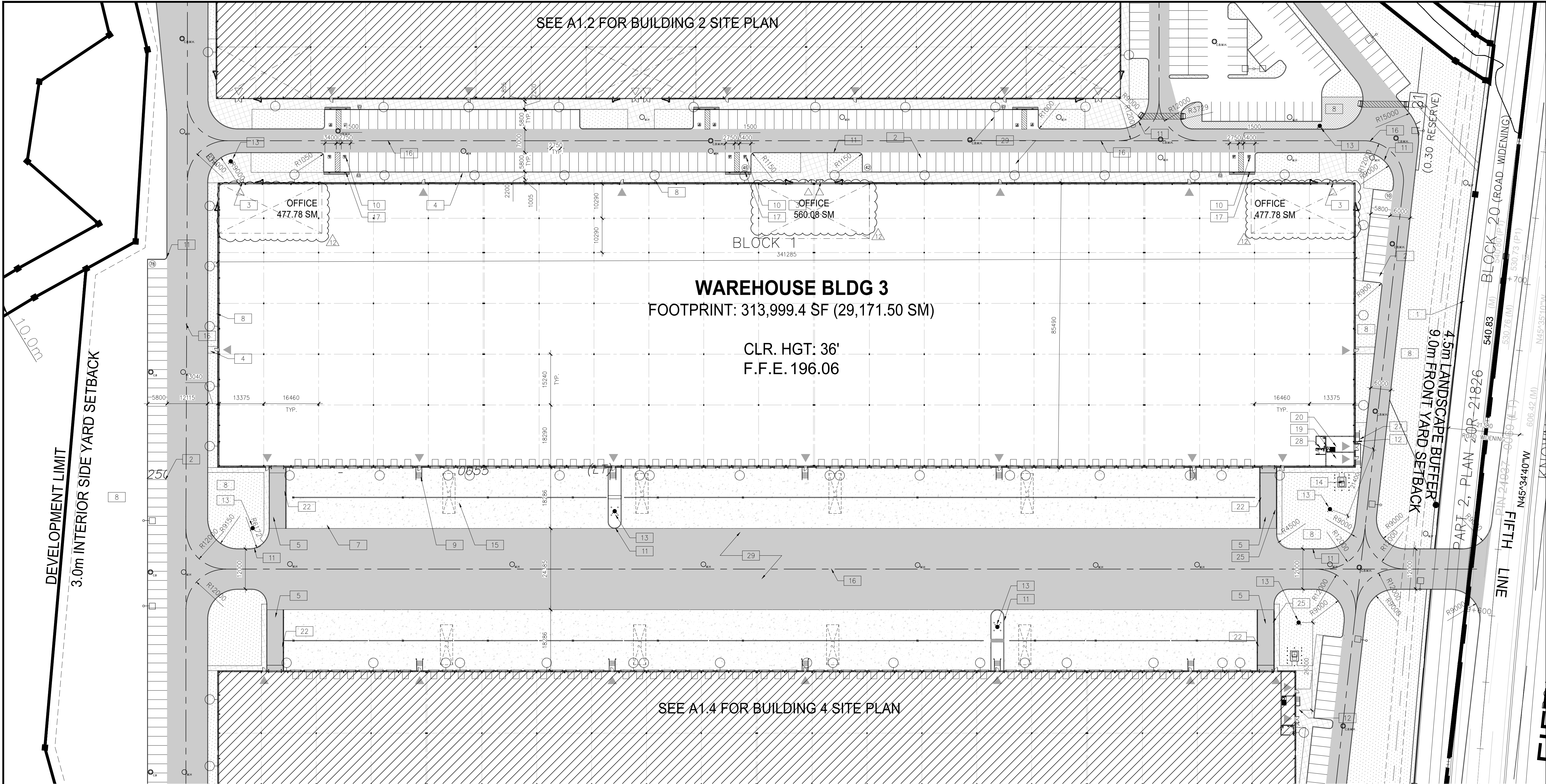
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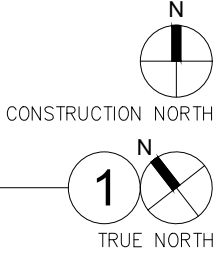
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ENLARGED SITE PLAN BUILDING 3

SCALE: 1:600

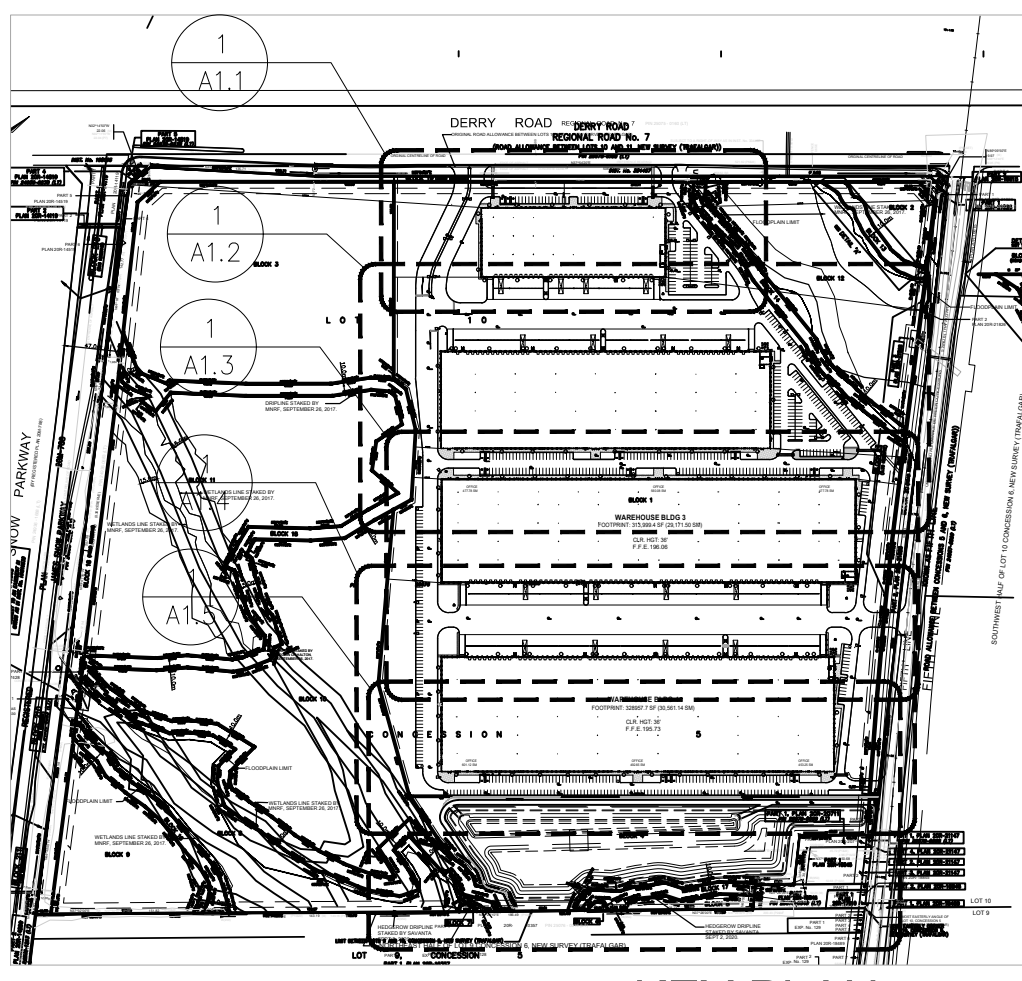


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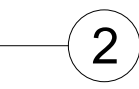
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- C.B.M.H. PROPOSED CATCH BASIN MANHOLE
- EV ELECTRIC VEHICLE CHARGING STATION



KEY PLAN

SCALE: N.T.S.



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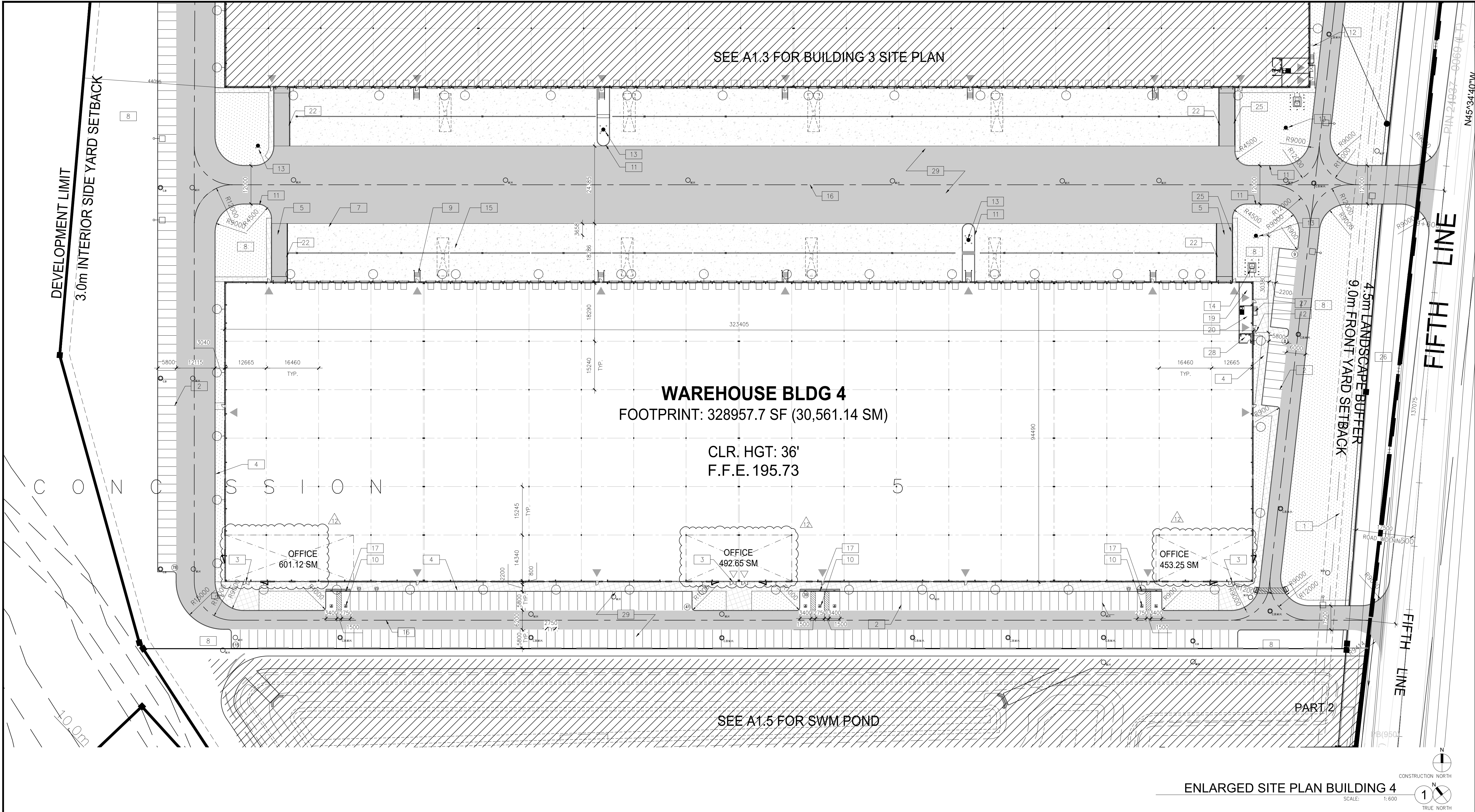
SUN LIFE ASSURANCE
INDUSTRIAL
DEVELOPMENT
6712 FIFTH LINE
MILTON, ONTARIO

ENLARGED SITE PLAN BUILDING 3

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PA / PM:	C.ROCHA
DRAWN BY:	H.B
JOB NO.:	TOR19-0003-00

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SP-37/21

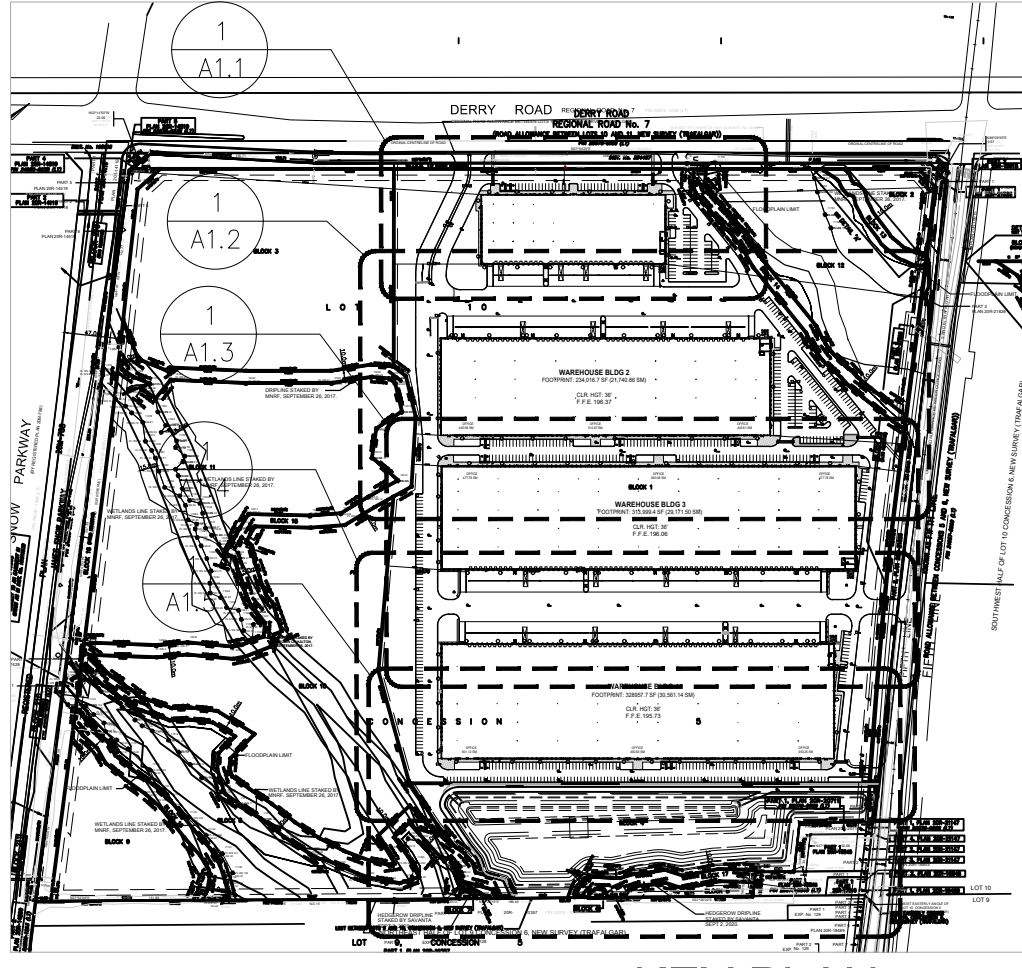


SITE PLAN NOTES

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ENLARGED SITE PLAN BUILDING 4	
DATE	REMARKS
7/ 2022-06-22	ISSUED FOR TENDER
8/ 2022-07-18	ISSUED FOR ADDENDUM #1
9/ 2022-11-09	SPA THIRD SUBMITTAL
10/ 2022-11-15	PERMIT APPLICATION (ROOFING/ENVELOPE)
11/ 2022-11-16	ISSUED FOR SI 12
12/ 2022-11-24	SPA THIRD SUBMITTAL
PA / PM: C.ROCHA	
DRAWN BY: H.B	
JOB NO.: TOR19-0003-00	

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SUN LIFE ASSURANCE

INDUSTRIAL DEVELOPMENT

SHELL INDUSTRIAL BUILDING 2
6712 FIFTH LINE
MILTON, ONTARIO

BUILDING 2 - FLOOR PLAN

DATE ISSUED FOR SPA
2021-12-15
2022-05-13
2022-11-09
24 2022-11-24

REMARKS
SPA SECOND SUBMITTAL
SPA THIRD SUBMITTAL
SPA THIRD SUBMITTAL

PA/PM:

C. ROCHA

DRAWN BY:

I.P.

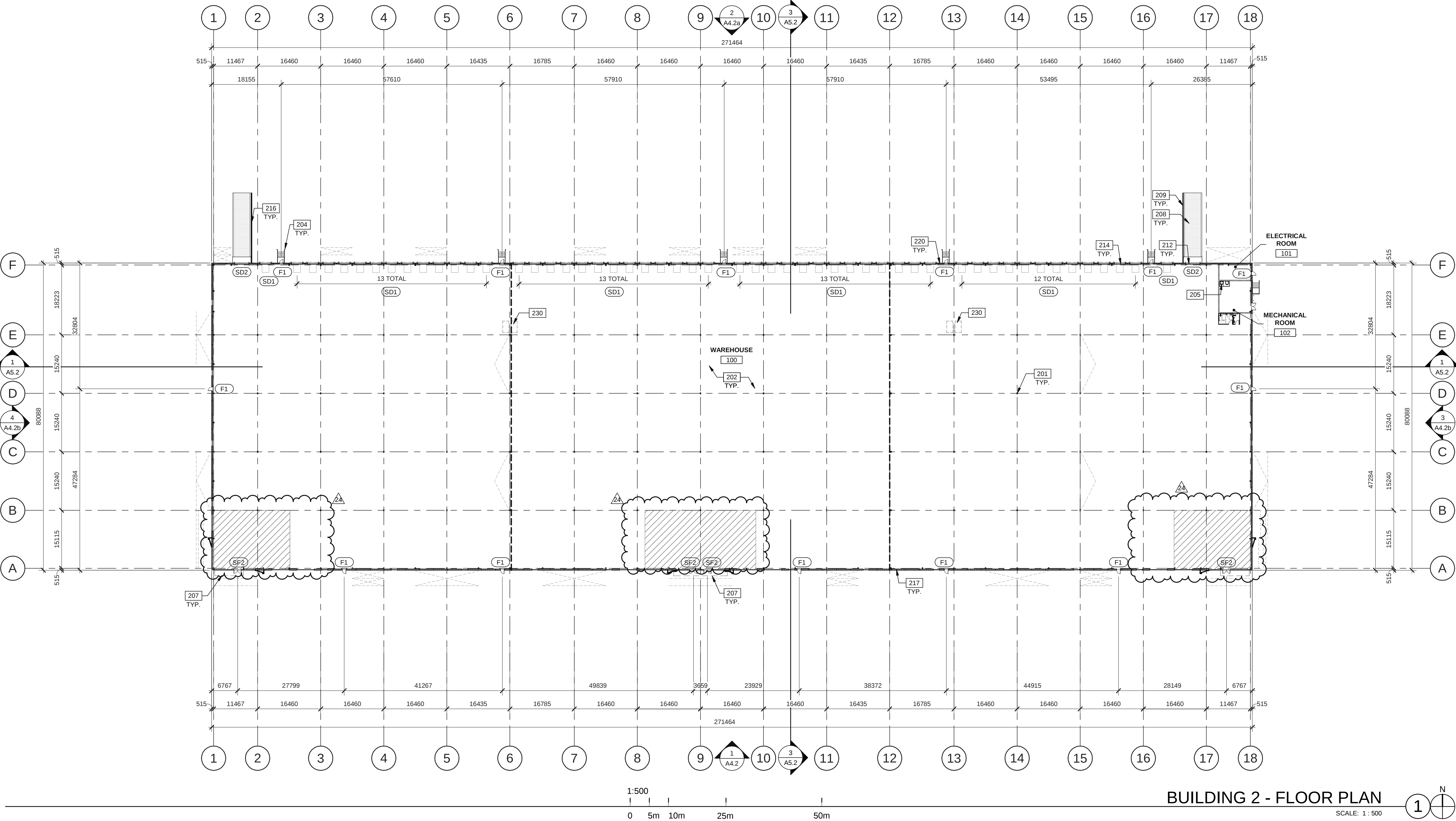
JOB NO:

TOR19-0003-00

SHEET

A2.2

2022-11-24 SPA THIRD SUBMITTAL



DOOR TYPES

(SF1) ALUMINUM STOREFRONT

(SF2) 965mm x 2440mm CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)

(SF2) 1930mm x 2440mm (PAIR) CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)

FRAME: MANUFACTURER

HARDWARE:
2 SETS PIVOT SET
2 SETS INTER PIVOT
1 EA EXIT DEVICE
1 EA MORTISE CYLINDER
2 SETS OFFSET PULL
2 EA OH CLOSER
1 EA THRESHOLD
1 EA DECAL

NOTE: WEATHERSEAL BY DOOR MANUFACTURER

(F1) HOLLOW METAL

(F1) 965mm x 2135mm PAINTED INSULATED HOLLOW METAL DOOR

FRAME: PAINTED HOLLOW METAL

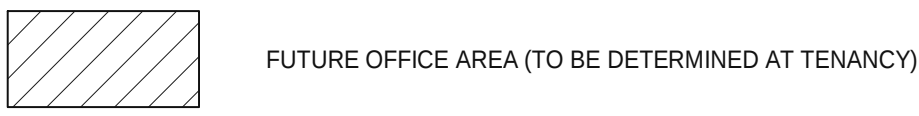
HARDWARE:
3 EA HINGES
1 EA EXIT DEVICE
1 EA CYLINDER
1 EA CLOSER
1 EA PERIMETER SEAL
1 EA BOTTOM DRIP
1 EA THRESHOLD
1 EA LOCK GUARD
1 EA HVY DUTY FLOOR STOP

DOOR NOTES

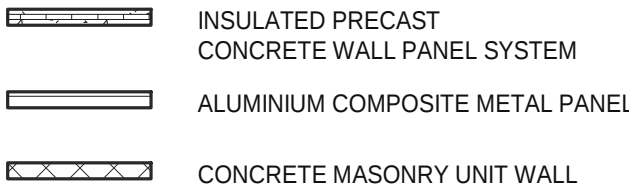
BUTT HINGES:
SOSS - STANDARD WEIGHT, PLAIN BEARING, STEEL HINGES OR APPROVED EQUAL.
ALL EXTERIOR OUTSWING DOOR BUTTS SHALL BE MADE OF NON-FERROUS MATERIAL AND SHALL HAVE STAINLESS STEEL HINGE PINS.

VON DUPRIN 99 SERIES PANIC DEVICE OR APPROVED EQUAL
CLOSING DEVICES: NORTON 8500 BF SERIES OR APPROVED EQUAL
STOPS: TRIMCO W1200 SERIES DOOR STOP
SLIDE BOLT AND PAD LOCK: INSTALL SLIDE BOLT ABOVE LEVEL OF DOOR GUARD

LEGEND

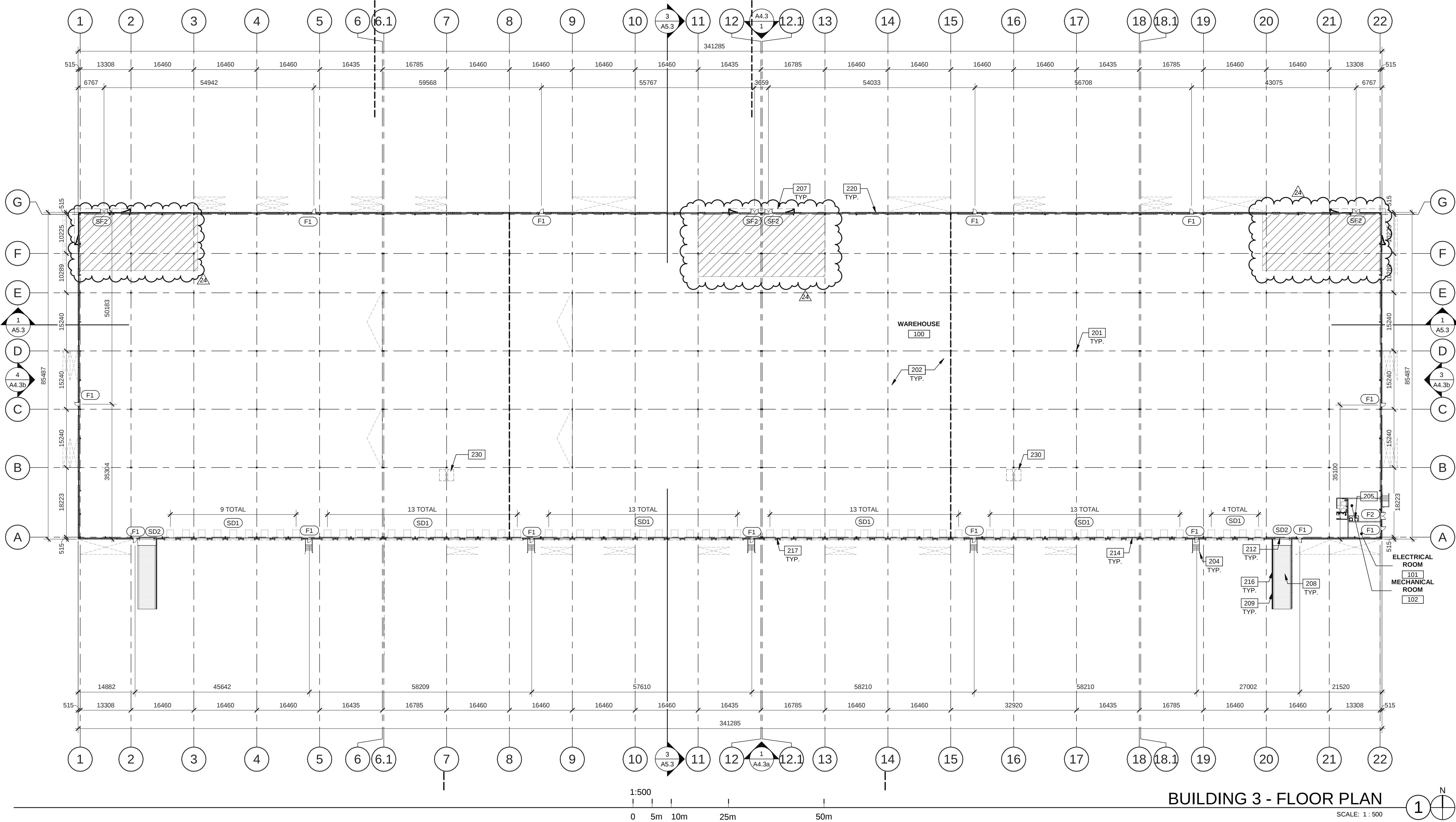


WALL LEGEND



KEYNOTES

- 201 STRUCTURAL STEEL COLUMN.
202 CONCRETE SLAB. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE. 10 mm VAPOUR BARRIER UNDER OFFICE AREAS.
204 127mm O.D. STEEL PIPE BOLLARD, CONCRETE-FILLED 1220 MIN. ABOVE FINISHED GRADE, PAINTED SAFETY YELLOW.
205 ROOF ACCESS LADDER.
207 OUTLINE OF CANOPY ABOVE.
208 ASPHALT RAMP.
209 CONCRETE RETAINING WALL.
209 SECTIONAL OVERHEAD GRADE LEVEL TRUCK DOOR WITH FACTORY PAINTED FINISH.
214 SECTIONAL OVERHEAD DOCK HIGH TRUCK DOOR WITH FACTORY PAINTED FINISH.
216 1070MM HIGH GUARDRAIL GALVANIZED AND PAINTED ON RETAINING WALL.
217 PRECAST PANEL AT SOUTH WALL TO BE 1 HOUR FRR.
220 PRECAST PANEL AT NORTH WALL TO BE 1 HOUR FRR.
230 PROPOSED LOCATION OF REFUSE AND RECYCLING OPERATION PRIVATELY OPERATED BY FUTURE TENANT



BUILDING 3 - FLOOR PLAN

SCALE: 1 : 500

DOOR TYPES

SF1 ALUMINUM STOREFRONT	SF1 965mm x 2440mm CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STYLE)	F1 HOLLOW METAL	F1 965mm x 2135mm PAINTED INSULATED HOLLOW METAL DOOR FRAME: PAINTED HOLLOW METAL
SF2	SF2 1930mm x 2440mm (PAIR) CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STYLE)		
	FRAME: MANUFACTURER		
	HARDWARE:		HARDWARE:
	2 SETS PIVOT SET		3 EA HINGES
	2 SETS INTER PIVOT		1 EA EXIT DEVICE
	1 EA EXIT DEVICE		1 EA CYLINDER
	1 EA MORTISE CYLINDER		1 EA CLOSER
	2 SETS OFFSET PULL		1 EA PERIMETER SEAL
	2 EA OH CLOSER		1 EA BOTTOM DRIP
	1 EA THRESHOLD		1 EA THRESHOLD
	1 EA DECAL		1 EA LOCK GUARD
			1 EA HVY DUTY FLOOR STOP

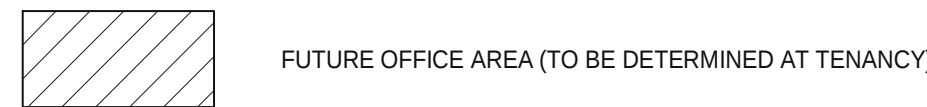
NOTE: WEATHERSEAL BY DOOR MANUFACTURER

DOOR NOTES

BUTT HINGES:
SOSS - STANDARD WEIGHT, PLAIN BEARING, STEEL HINGES OR APPROVED EQUAL.
ALL EXTERIOR OUTSWING DOOR BUTTS SHALL BE MADE OF NON-FERROUS MATERIAL AND SHALL HAVE STAINLESS STEEL HINGE PINS.

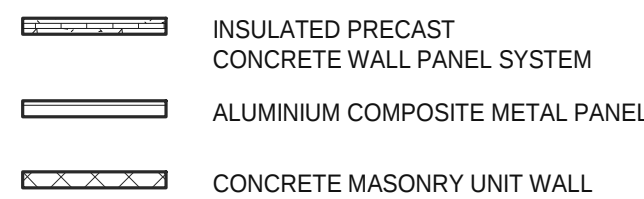
VON DUPRIN 99 SERIES PANIC DEVICE OR APPROVED EQUAL
CLOSING DEVICES: NORTON 8500 BF SERIES OR APPROVED EQUAL
STOPS: TRIMCO W1200 SERIES DOOR STOP
SLIDE BOLT AND PAD LOCK: INSTALL SLIDE BOLT ABOVE LEVEL OF DOOR GUARD

LEGEND



FUTURE OFFICE AREA (TO BE DETERMINED AT TENANCY)

WALL LEGEND



INSULATED PRECAST
CONCRETE WALL PANEL SYSTEM

ALUMINUM COMPOSITE METAL PANEL

CONCRETE MASONRY UNIT WALL

KEYNOTES

DATE	ISSUED FOR	REMARKS
2021-12-15	SPA SECOND SUBMITTAL	
2022-05-13	SPA THIRD SUBMITTAL	
2022-11-09	SPA THIRD SUBMITTAL	
2022-11-24	SPA THIRD SUBMITTAL	

201 STRUCTURAL STEEL COLUMN.
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BUILDING 3 - FLOOR PLAN

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DRAWN BY:	I.P.
JOB NO:	TOR19-0003-00

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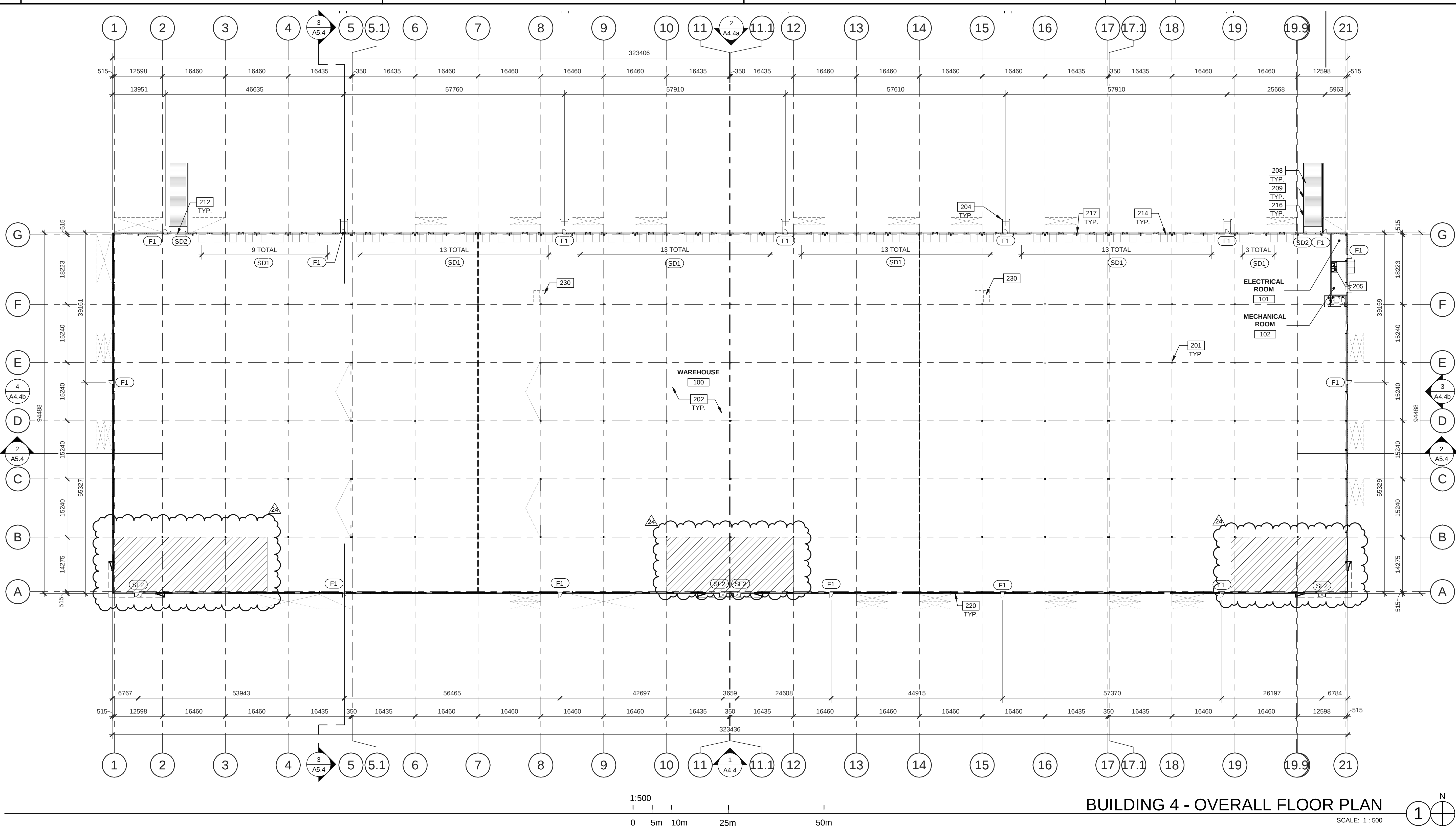
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MILTON, ONTARIO



DOOR TYPES

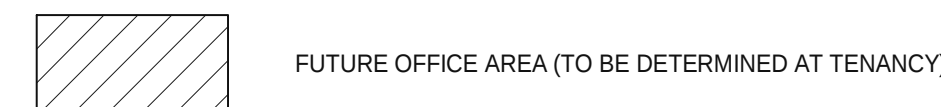
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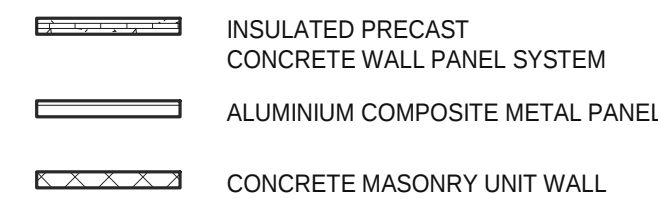
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LEGEND



FUTURE OFFICE AREA (TO BE DETERMINED AT TENANCY)

WALL LEGEND



INSULATED PRECAST CONCRETE WALL PANEL SYSTEM
ALUMINIUM COMPOSITE METAL PANEL
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KEYNOTES

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BUILDING 4 - FLOOR PLAN

DATE	ISSUED FOR SPA	REMARKS
2021-12-15	SPA SECOND SUBMITTAL	
2022-05-13	SPA THIRD SUBMITTAL	
2022-11-09	SPA THIRD SUBMITTAL	
2022-11-24	SPA THIRD SUBMITTAL	

PA/PM:	C. ROCHA
DRAWN BY:	I.P.
JOB NO:	TOR19-0003-00

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