

UNIT 21, 156 DUNCAN MILL ROAD,
TORONTO, ON
M3B 1Z5

WWW.6IXDESIGN.CA

(905) 597 5594

info@6ixdesign.ca

PROJECT ADDRESS:
19820 Holland Landing Rd

CONSULTANTS:

Transportation Consultant: Next Trans

Geotechnical Engineer: Terrapex

Environmental Team: Terrapex

Hydrologist: Terrapex

Economic Analysis: Parcel Economics

Surveyor: ALTIMAP

Civil Engineer: WSP

Civil Engineer: SCS

Sanitary: N&N

Code Consulnat: WSP

Planner: Thorstone

UnderGround Swage:UCI

PROJECT DESCRIPTION:

THIS MULTI-FUNCTIONAL PROJECT IS SITUATED AT THE INTERSECTION OF HIGHWAY 11 AND BATHURST. IT SERVES AS A LARGE PLAZA DESIGNED TO FULFILL ESSENTIAL NEEDS FOR THE SURROUNDING AREA, ENCOMPASSING AMENITIES SUCH AS A GAS STATION, RETAIL STORES, A SIZABLE GROCERY SECTION, DRIVE-THROUGH RESTAURANTS, A GYM, AND VARIOUS OTHER FACILITIES.

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ARCHITECT:

6ixDesign Architects Inc

A000 1
SCALE 1 : 1000

KEY PLAN

TOTAL AREA ABOVE GROUND = 6229.08 sqm	BUILDING -A- RENTABLE AREA ABOVE GROUND= 6229.08 sqm	CAFE	BUILDING A-RENTABLE			
			Name	Level	Area	Comments
			CAFE	L1-MAIN FLOOR	158.42 m²	BUILDING A-RENTABLE
		COMMERCIAL	CAFE	L-LOWER CAFE	214.69 m²	BUILDING A-RENTABLE
			2		373.11 m²	
			GROCERY SHOP(SHOPPERS)	L1-MAIN FLOOR	1684.29 m²	BUILDING A-RENTABLE
		OFFICE	1		1684.29 m²	
			GYM	L2-SECOND FLOOR	745.35 m²	BUILDING A-RENTABLE
			GYM	L3_THIRD FLOOR	390.48 m²	BUILDING A-RENTABLE
			2		1135.84 m²	
TOTAL AREA UNDER GROUND = 6059.86	BUILDING A NON-RENTABLE AREA	RETAIL	LOADING AREA	L1-MAIN FLOOR	47.65 m²	BUILDING A-RENTABLE
			1		47.65 m²	
			MEDICAL CENTER	L2-SECOND FLOOR	704.06 m²	BUILDING A-RENTABLE
		OFFICE	MEDICAL CENTER	L1-MAIN FLOOR	92.77 m²	BUILDING A-RENTABLE
			2		796.83 m²	
			OFFICE	L2-SECOND FLOOR	88.76 m²	BUILDING A-RENTABLE
		OFFICE	OFFICE	L2-SECOND FLOOR	93.68 m²	BUILDING A-RENTABLE
			OFFICE	L2-SECOND FLOOR	86.15 m²	BUILDING A-RENTABLE
			OFFICE	L2-SECOND FLOOR	73.67 m²	BUILDING A-RENTABLE
			OFFICE	L2-SECOND FLOOR	87.87 m²	BUILDING A-RENTABLE
TOTAL AREA UNDER GROUND = 6059.86	BUILDING A NON-RENTABLE AREA	RETAIL	OFFICE	L2-SECOND FLOOR	87.87 m²	BUILDING A-RENTABLE
			OFFICE	L2-SECOND FLOOR	87.57 m²	BUILDING A-RENTABLE
			OFFICE	L2-SECOND FLOOR	73.67 m²	BUILDING A-RENTABLE
		OFFICE	OFFICE	L2-SECOND FLOOR	73.37 m²	BUILDING A-RENTABLE
			OFFICE	L2-SECOND FLOOR	100.70 m²	BUILDING A-RENTABLE
			OFFICE	L2-SECOND FLOOR	101.69 m²	BUILDING A-RENTABLE
		OFFICE	OFFICE	L2-SECOND FLOOR	101.57 m²	BUILDING A-RENTABLE
			OFFICE	L2-SECOND FLOOR	100.70 m²	BUILDING A-RENTABLE
			OFFICE	L2-SECOND FLOOR	101.40 m²	BUILDING A-RENTABLE
			OFFICE	L2-SECOND FLOOR	100.28 m²	BUILDING A-RENTABLE
TOTAL AREA UNDER GROUND = 6059.86	BUILDING A NON-RENTABLE AREA	RETAIL	OFFICE	L2-SECOND FLOOR	81.85 m²	BUILDING A-RENTABLE
			16		1440.81 m²	
		RETAIL	PHYSIO/ CHIRO	L1-MAIN FLOOR	145.37 m²	BUILDING A-RENTABLE
			1		145.37 m²	
		RETAIL	QSR	L1-MAIN FLOOR	361.95 m²	BUILDING A-RENTABLE
			1		361.95 m²	
		RETAIL	SPA	L1-MAIN FLOOR	76.46 m²	BUILDING A-RENTABLE
			1		76.46 m²	
		RETAIL	SPORT RETAIL STORE	L1-MAIN FLOOR	166.77 m²	BUILDING A-RENTABLE
			1		166.77 m²	
TOTAL AREA UNDER GROUND = 6059.86	BUILDING A NON-RENTABLE AREA	RETAIL	28		6229.08 m²	
			TOTAL RENTABLE OF BUILDING A			
		RETAIL	BUILDING A-NON RENTABLE			
			Name	Level	Area	Comments
		RETAIL	HORIZONTAL ACCESS	<varies>	314.33 m²	BUILDING A-NON RENTABLE
			HORIZONTAL ACCESS: 4		314.33 m²	
		RETAIL	MEP	L2-SECOND FLOOR	3.87 m²	BUILDING A-NON RENTABLE
			MEP: 1		3.87 m²	
		RETAIL	RESTROOM	L2-SECOND FLOOR	56.45 m²	BUILDING A-NON RENTABLE
			RESTROOM: 2		56.45 m²	
TOTAL AREA UNDER GROUND = 6059.86	BUILDING A NON-RENTABLE AREA	RETAIL	VERTICAL ACCESS	<varies>	175.20 m²	BUILDING A-NON RENTABLE
			VERTICAL ACCESS: 16		175.20 m²	
		RETAIL	23		549.84 m²	
		RETAIL	BUILDING A-UNDERGROUND			
			Name	Level	Area	Comments
		RETAIL	BUILDING A			
			HORIZONTAL ACCESS	<varies>	113.24 m²	BUILDING A
		RETAIL	MEP	<varies>	278.31 m²	BUILDING A
			PARK AREA	<varies>	2606.08 m²	BUILDING A
		RETAIL	PARKING CIRCULATION	<varies>	2416.00 m²	BUILDING A
TOTAL AREA UNDER GROUND = 6059.86	BUILDING A NON-RENTABLE AREA	RETAIL	VERTICAL ACCESS	<varies>	74.53 m²	BUILDING A
			VESTIBULE	<varies>	50.51 m²	BUILDING A
		RETAIL			5538.66 m²	
		RETAIL	BUILDING A-SALEABLE			
			LOADING AREA	L0-LOWERBASEMENT	392.93 m²	BUILDING A-SALEABLE
		RETAIL	STORE	L0-LOWERBASEMENT	128.27 m²	BUILDING A-SALEABLE
					521.20 m²	
		RETAIL			6059.86 m²	
			TOTAL AREA UNDER GROUND			
		RETAIL				

BUILDING B			
Name	Level	Area	Comments
L1-MAIN FLOOR			
MC.DONALD'S	L1-MAIN FLOOR	408.56 m²	BUILDING B
		408.56 m²	

BUILDING C			
Name	Level	Area	Comments
L1-MAIN FLOOR			
GAS STATION STORE	L1-MAIN FLOOR	211.00 m²	BUILDING C
GAS STATION CARWASH	L1-MAIN FLOOR	101.71 m²	BUILDING C
		312.71 m²	

BUILDING D			
Name	Level	Area	Comments
L1-MAIN FLOOR			
OFFICE	L1-MAIN FLOOR	295.96 m²	BUILDING D
L1-MAIN FLOOR		295.96 m²	
L2-SECOND FLOOR			
OFFICE	L2-SECOND FLOOR	295.96 m²	BUILDING D
L2-SECOND FLOOR		295.96 m²	
L3_THIRD FLOOR			
OFFICE	L3_THIRD FLOOR	295.96 m²	BUILDING D
L3_THIRD FLOOR		295.96 m²	
		887.87 m²	

GROSS FLOOR AREA			
Name	Level	Area	Comments
BUILDING A (MAIN)	L0-LOWERBASEMENT	6088.36 m²	
		6088.36 m²	
BUILDING A			
BUILDING A (MAIN)	L1-MAIN FLOOR	2983.43 m²	BUILDING A
BUILDING A (MAIN)	L2-SECOND FLOOR	3258.52 m²	BUILDING A
BUILDING A (MAIN)	L3_THIRD FLOOR	381.64 m²	BUILDING A
		6623.58 m²	
BUILDING B			
BUILDING B (MC.Donald's)	L1-MAIN FLOOR	404.72 m²	BUILDING B
		404.72 m²	
BUILDING C			
BUILDING C1 (GAS STATION STORE)	L1-MAIN FLOOR	211.00 m²	BUILDING C
BUILDING C2 (CARWASH)	L1-MAIN FLOOR	100.81 m²	BUILDING C
		311.81 m²	
BUILDING D			
BUILDING D (OFFICE)	L1-MAIN FLOOR	295.96 m²	BUILDING D
BUILDING D (OFFICE)	L2-SECOND FLOOR	295.97 m²	BUILDING D
BUILDING D (OFFICE)	L3_THIRD FLOOR	295.97 m²	BUILDING D
		887.90 m²	
		14316.36 m²	
		TOTAL GFA	

PARKING SCHEDULE		
Count	Level	Type
L0-LOWERBASEMENT		
5.8m x 2.75m - 90° without disabil 2		
6	L0-LOWERBASEMENT	5.8m x 2.75m - 90° without disabil 2
L0-UPPER BASEMENT		
5.8m x 2.75m - 90° without disabil 2		
152	L0-UPPER BASEMENT	5.8m x 2.75m - 90° without disabil 2
L1-MAIN FLOOR		
5.8m x 2.75m - 90° without disability		
152	L1-MAIN FLOOR	5.8m x 2.75m - 90° without disability
5.8m x 3.6m - 90° - Accessible		
12	L1-MAIN FLOOR	5.8m x 3.6m - 90° - Accessible
322		



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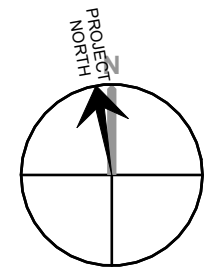
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CLIENT:
Client Name

PROJECT ADDRESS:
19820 Holland Landing Rd



NOT FOR CONSTRUCTION

REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	Revision for zoning	24/04/19
2	Revision For Review	24/07/23

PROPOSED 4 PUMP GAS STATION + Mc.Donalds

PROJECT NUMBER:

A000a

DRAWING TITLE:
PERSPECTIVE-1

PROJECT NAME:
Holland Landing

PROJECT NUMBER: **1712-005**

DRAWN BY: H.F
CHECKED BY: F.T

SCALE:





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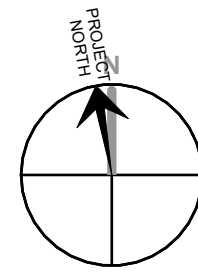
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CLIENT:
Client Name

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REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	Revision for zoning	24/04/19
2	Revision For Review	24/07/23

PROPOSED 4 PUMP GAS STATION + Mc.Donalds

PROJECT NUMBER:
A000b

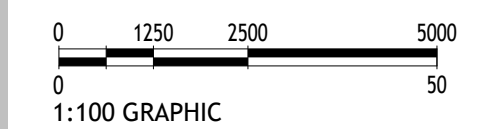
DRAWING TITLE:
PERSPECTIVE-2

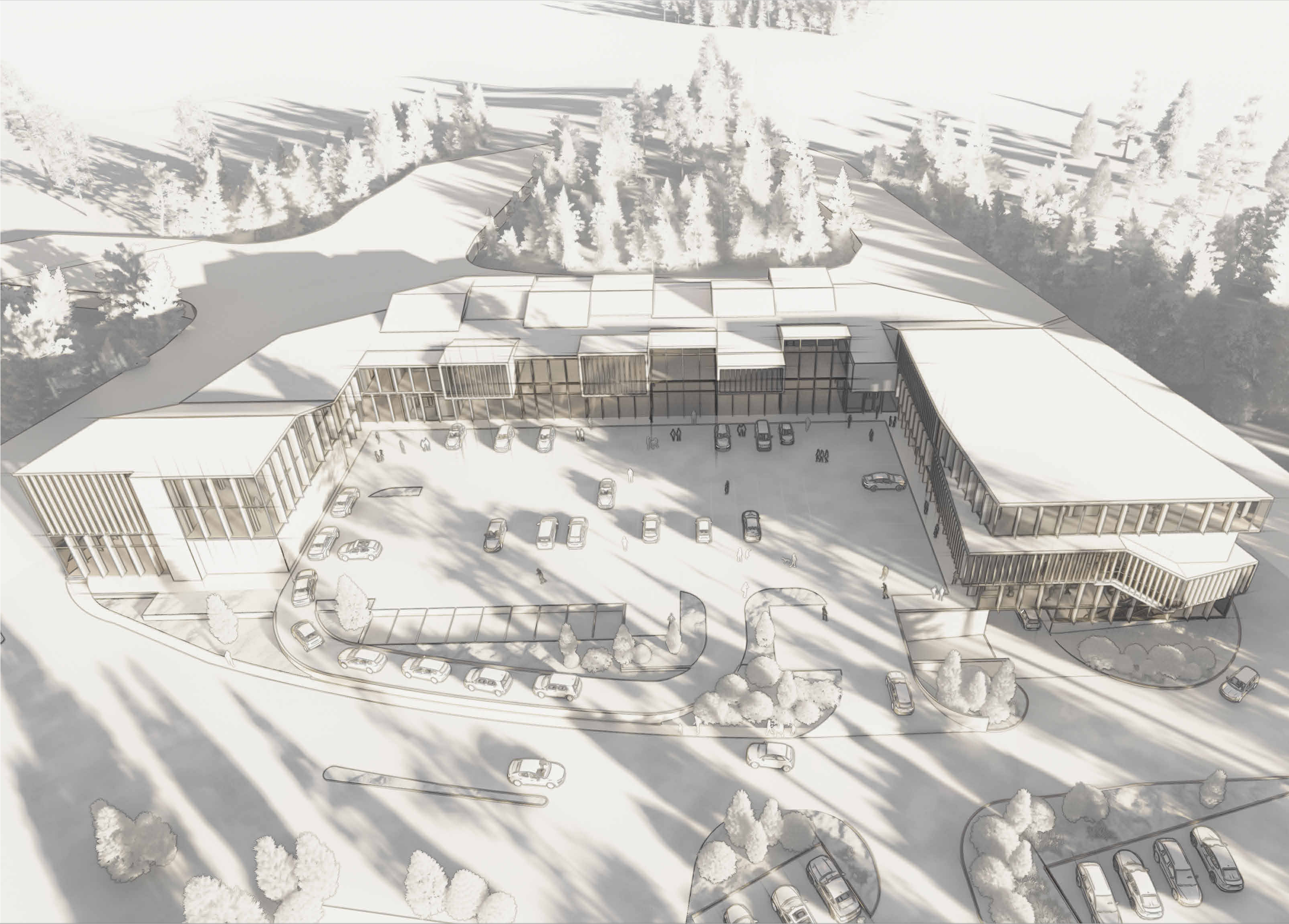
PROJECT NAME:
Holland Landing



PROJECT NUMBER: **1712-005**



DRAWN BY: **H.F**
CHECKED BY: **F.T**

SCALE:









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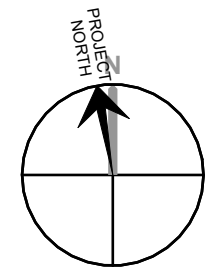
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PROJECT ADDRESS:

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REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	Revision for zoning	24/04/19
2	Revision For Review	24/07/23

PROPOSED 4 PUMP GAS STATION + Mc.Donalds

PROJECT NUMBER:

A000c

DRAWING TITLE:

PERSPECTIVE-3

PROJECT NAME:

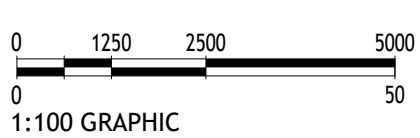
Holland Landing

PROJECT NUMBER: **1712-005**

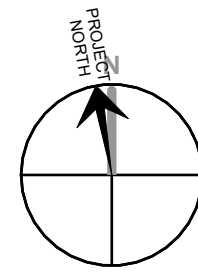
DRAWN BY: H.F

CHECKED BY: F.T

SCALE:



1:100 GRAPHIC



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CONSTRUCTION

REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	Revision for zoning	24/04/19
2	Revision For Review	24/07/23

PROPOSED 4 PUMP GAS
STATION + Mc.Donalds

PROJECT NUMBER:

A000d

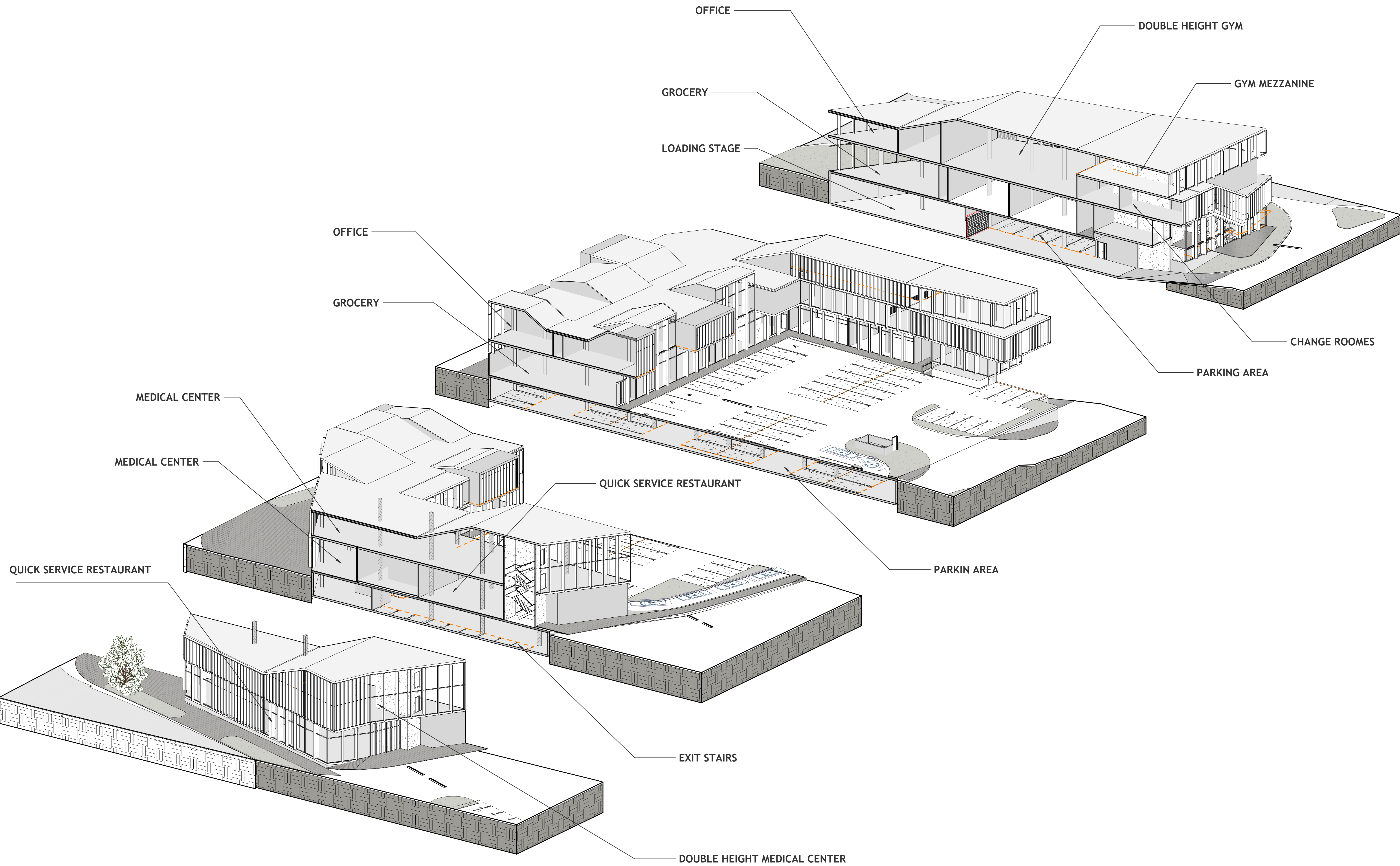
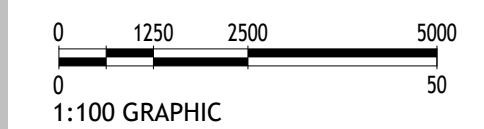
DRAWING TITLE:
PRESENTATION-1

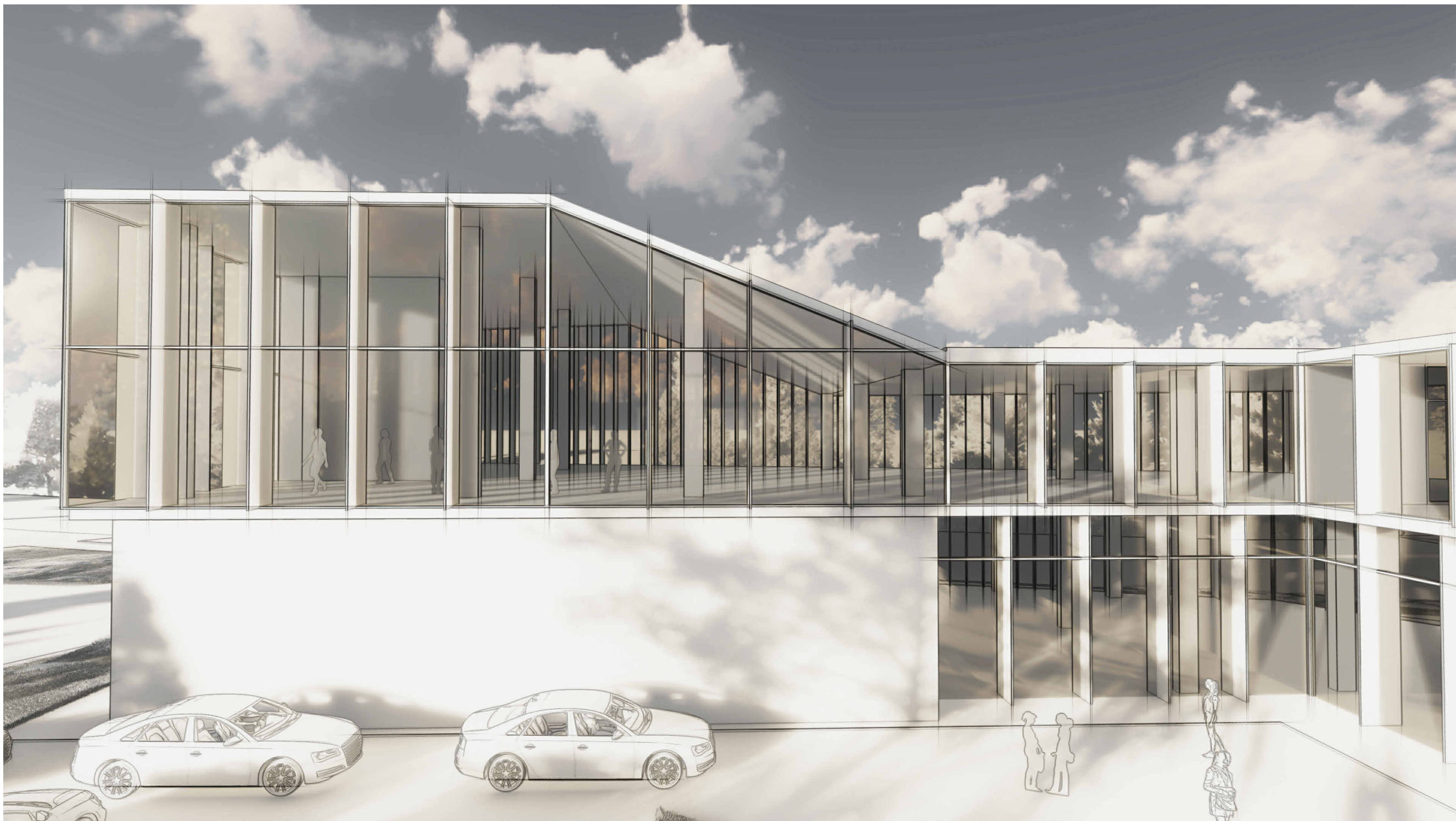
PROJECT NAME:
Holland Landing

PROJECT NUMBER: **1712-005**

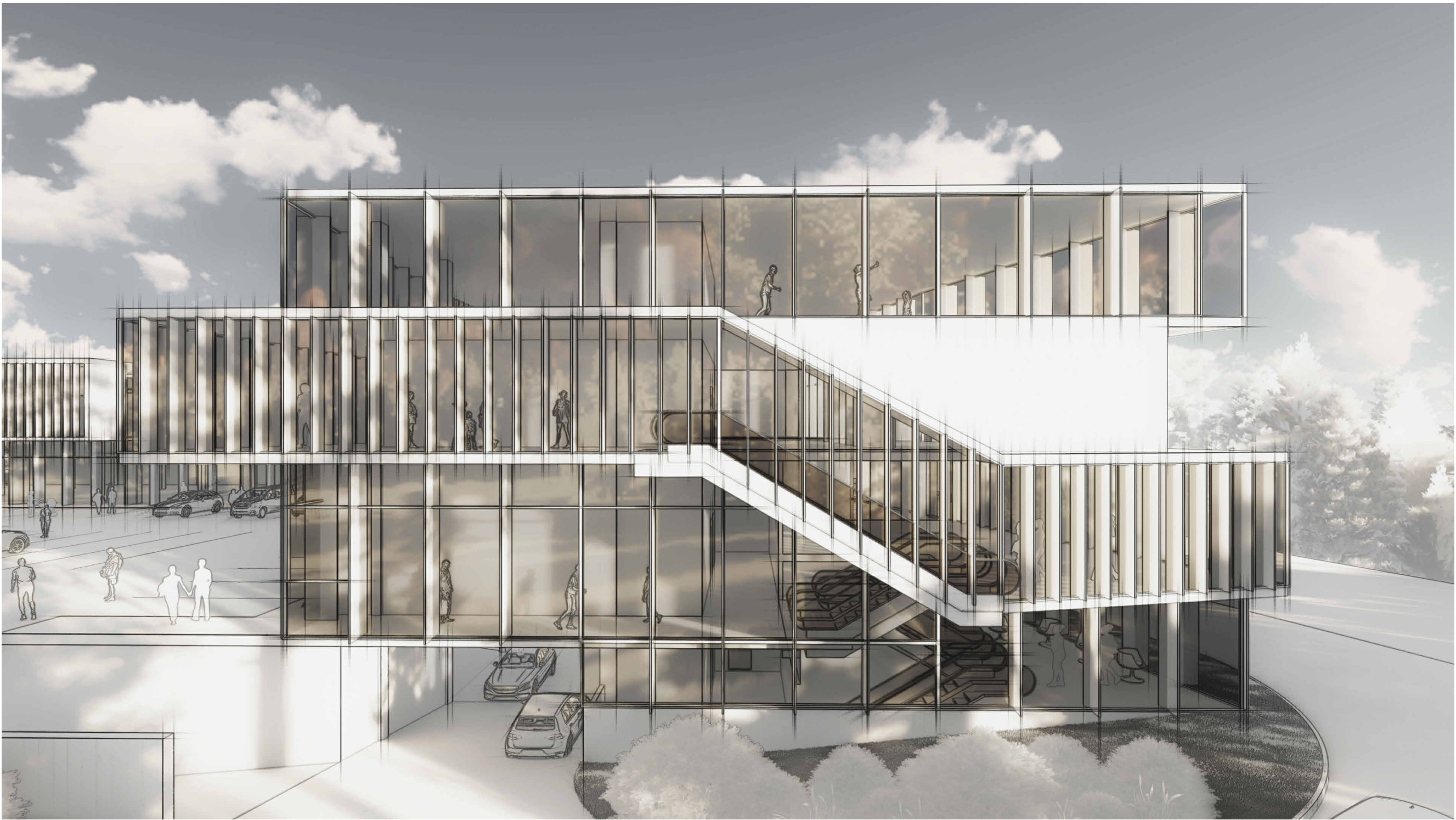
DRAWN BY: **H.F**
CHECKED BY: **F.T**

SCALE:

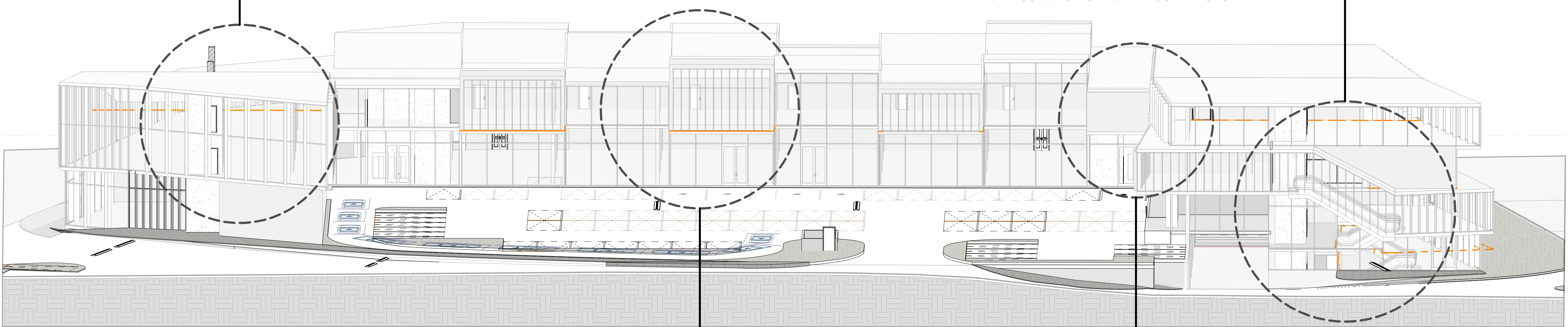




MEDICAL CENTER ABOVE QSR

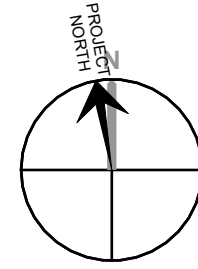
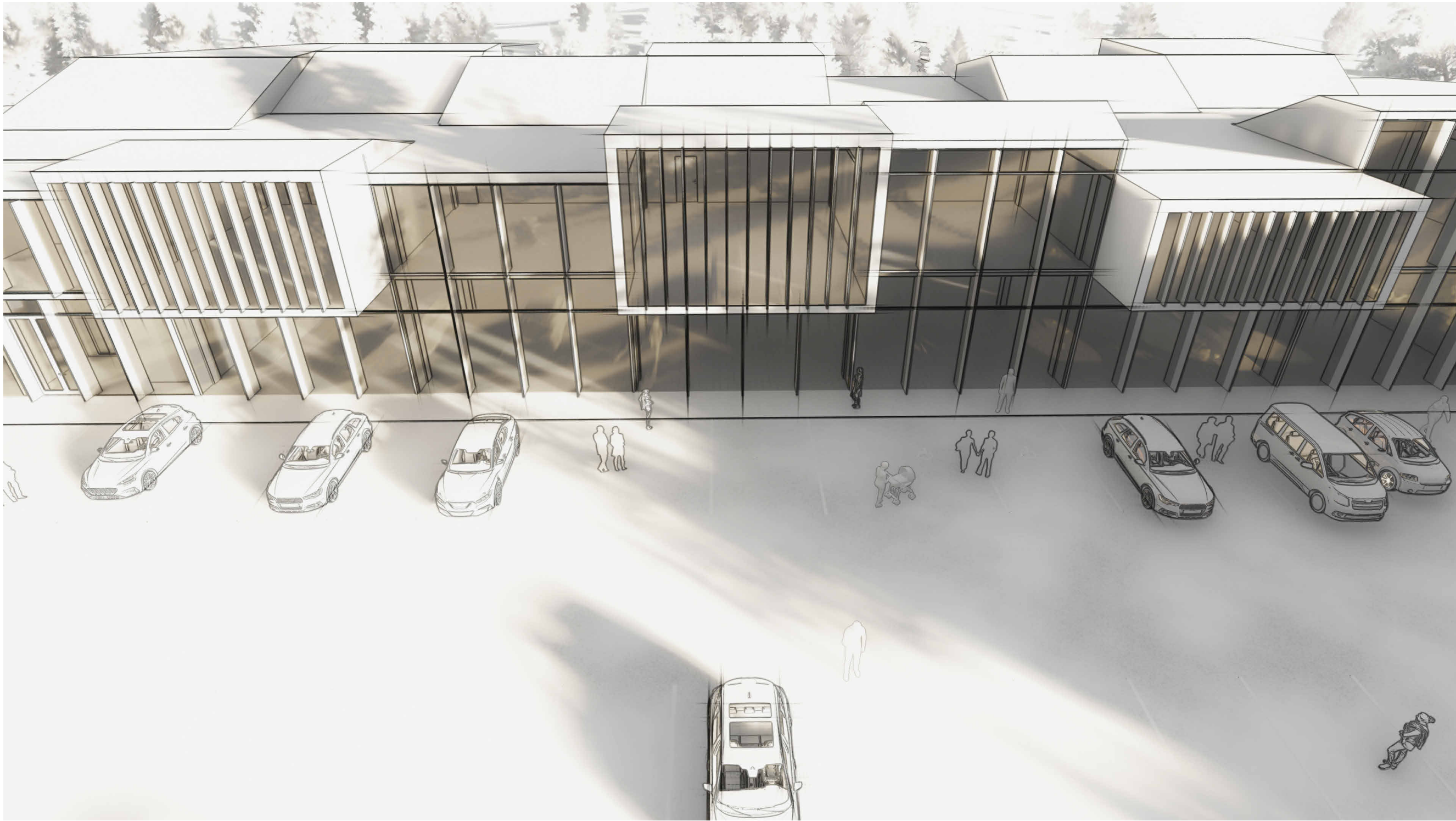


INTERCONNECTION WITH ESCALATORS



PART OF OFFICE UNITS DESIGN WITH MEZZANINE

DOUBLE HEIGHT GYM



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REVISION SCHEDULE		
REV #	DESCRIPTION	DATE
1	Revision for zoning	24/04/19
2	Revision For Review	24/07/23

PROPOSED 4 PUMP GAS STATION + Mc.Donalds

PROJECT NUMBER:
A000e

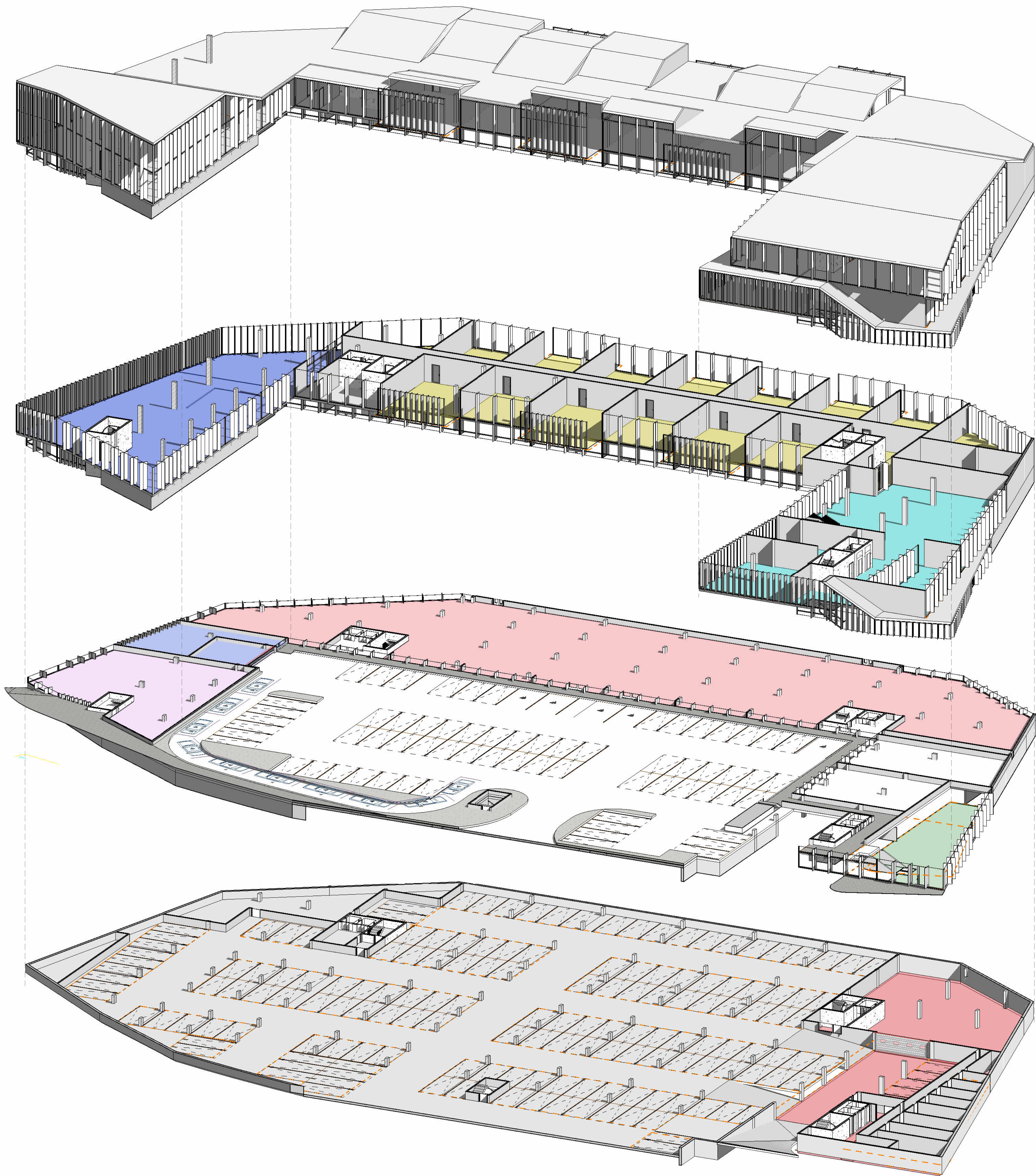
DRAWING TITLE:
PRESENTATION 2

PROJECT NAME:
Holland Landing

PROJECT NUMBER: **1712-005**

DRAWN BY: **H.F**
CHECKED BY: **F.T**

SCALE:
0 1250 2500 5000
0 50
1:100 GRAPHIC



ROOF

GREEN ROOF	955 Sqm
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SECOND FLOOR

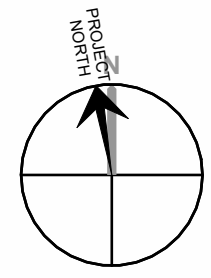
OFFICE UNITS	1440 Sqm
GYM	798+390 Sqm
MEDICAL CENTER	704 Sqm

GROUND FLOOR

CAFE AREA	158.5 +214.5 Sqm
RETAIL	387 Sqm
GROCERY	1684 Sqm
QSR	361 Sqm
MEDICAL CENTER	93 Sqm
PARKING UNCOVERED	164 UNITS

BASEMENT FLOOR

LOADING AREA	442+572 Sqm
PARKING COVERED	159 UNITS



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REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	Revision for zoning	24/04/19
2	Revision For Review	24/07/23

PROPOSED 4 PUMP GAS STATION + Mc.Donalds

PROJECT NUMBER:

A001

DRAWING TITLE:

MASS

PROJECT NAME:

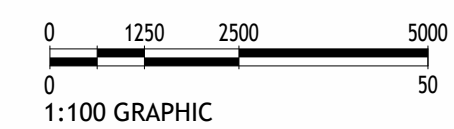
Holland Landing

PROJECT NUMBER: 1712-005

DRAWN BY: Author

CHECKED BY: F.T

SCALE:





EXISTING TREE TO BE REMOVED

STOP BAR

PROPOSED LANDSCAPE

FIRE ROUTE

PROPOSED SIDEWALK

LOT BOUNDARY

PROPOSED EDGE OF ASPHALT

PROPOSED BICYCLE PATH

BASEMENT HIDDEN LINE

U/G GAS MARKOUT

CENTRE OF DITCH

TOP/BOTTOM OF SLOPE

5.8m x 2.75m - 90° PARKING

5.8m x 3.60m - 90° ACCESSIBLE PARKING

A002 1

SCALE 1 : 350

SITE PLAN (ROOF)

6ix Design

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REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	Revision for zoning	24/04/19
2	Revision For Review	24/07/23

PROPOSED 4 PUMP GAS STATION + McDonalds

PROJECT NUMBER:

A002

DRAWING TITLE:

Site Plan (ROOF)

PROJECT NAME:

Holland Landing

PROJECT NUMBER:

1712-005

DRAWN BY:

Author

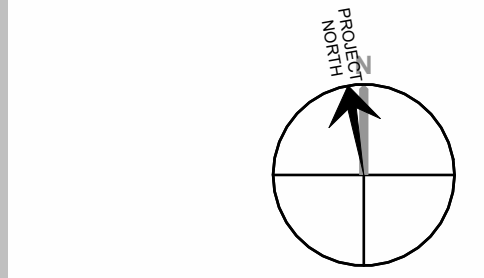
CHECKED BY:

F.T

SCALE:

1 : 350

0 1250 2500 5000
1:100 GRAPHIC



NOT FOR
CONSTRUCTION

REVISION SCHEDULE		
REV #	DESCRIPTION	DATE
1	Revision for zoning	24/04/19
2	Revision For Review	24/07/23

PROPOSED 4 PUMP GAS
STATION + Mc.Donalds

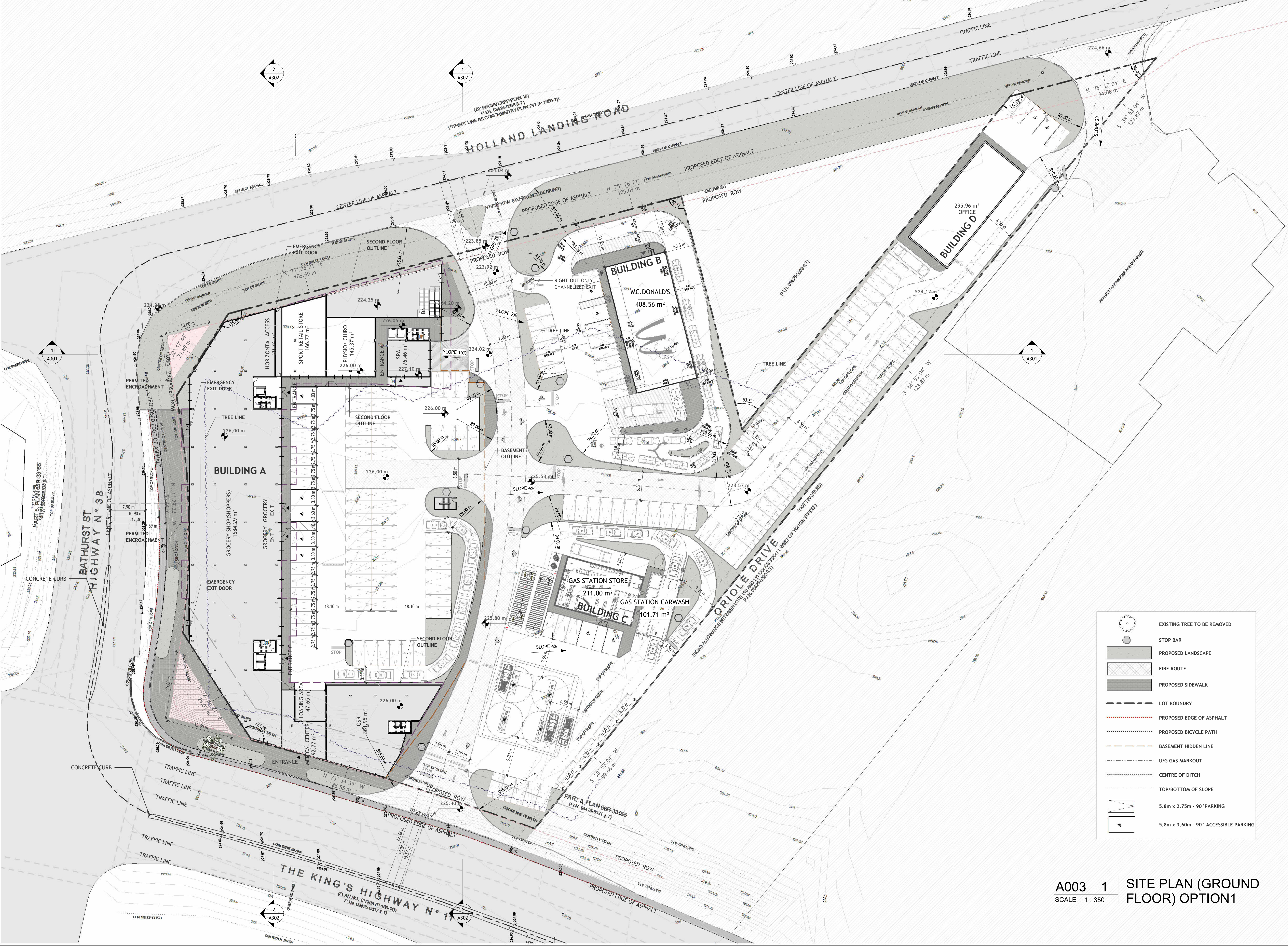
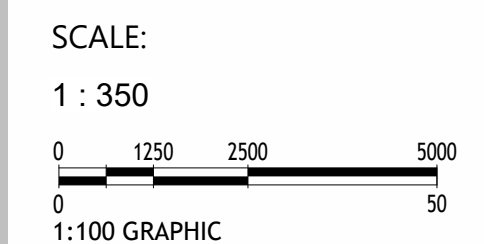
PROJECT NUMBER:
A003

DRAWING TITLE:
**Site Plan(GROUND
FLOOR) OPTION1**

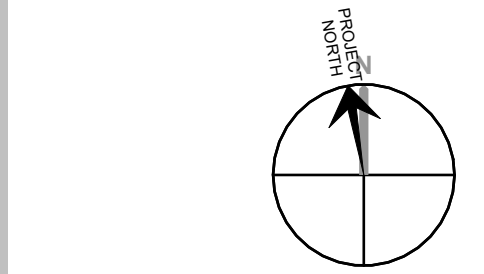
PROJECT NAME:
Holland Landing

PROJECT NUMBER: **1712-005**

DRAWN BY: H.F
CHECKED BY: F.T



A003 1 SITE PLAN (GROUND
FLOOR) OPTION1
SCALE 1 : 350



NOT FOR CONSTRUCTION

REVISION SCHEDULE		
REV #	DESCRIPTION	DATE
1	Revision for zoning	24/04/19
2	Revision For Review	24/07/23

PROPOSED 4 PUMP GAS STATION + Mc.Donalds

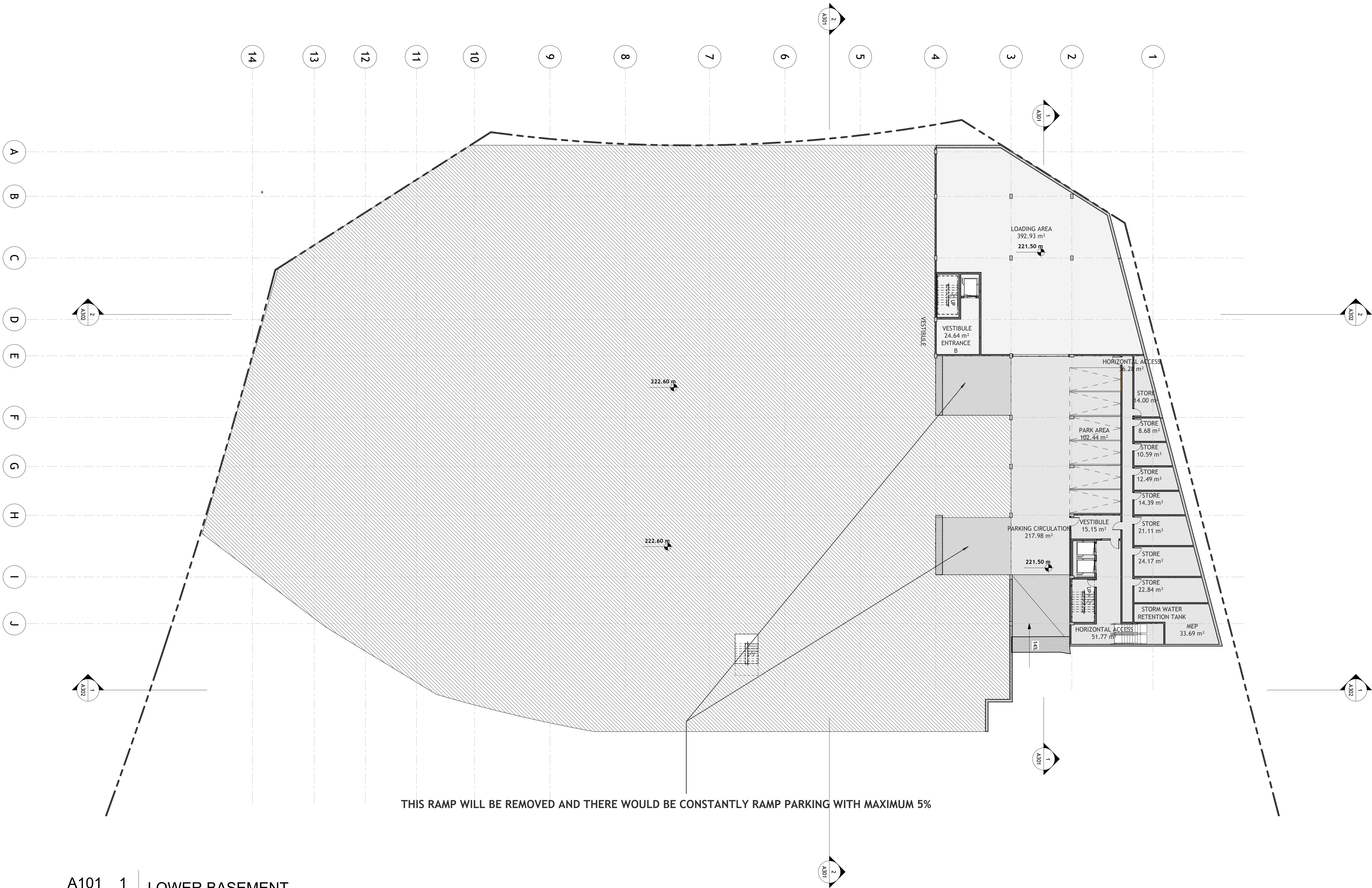
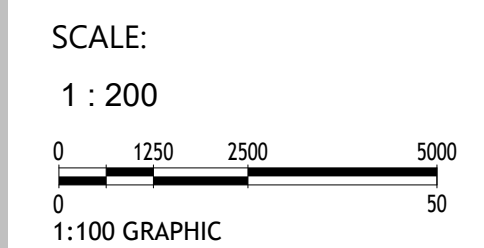
PROJECT NUMBER:
A101

DRAWING TITLE:
MAIN BUILDING _ BASEMENT

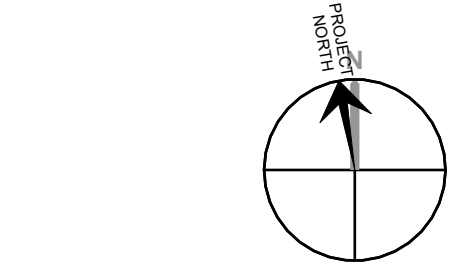
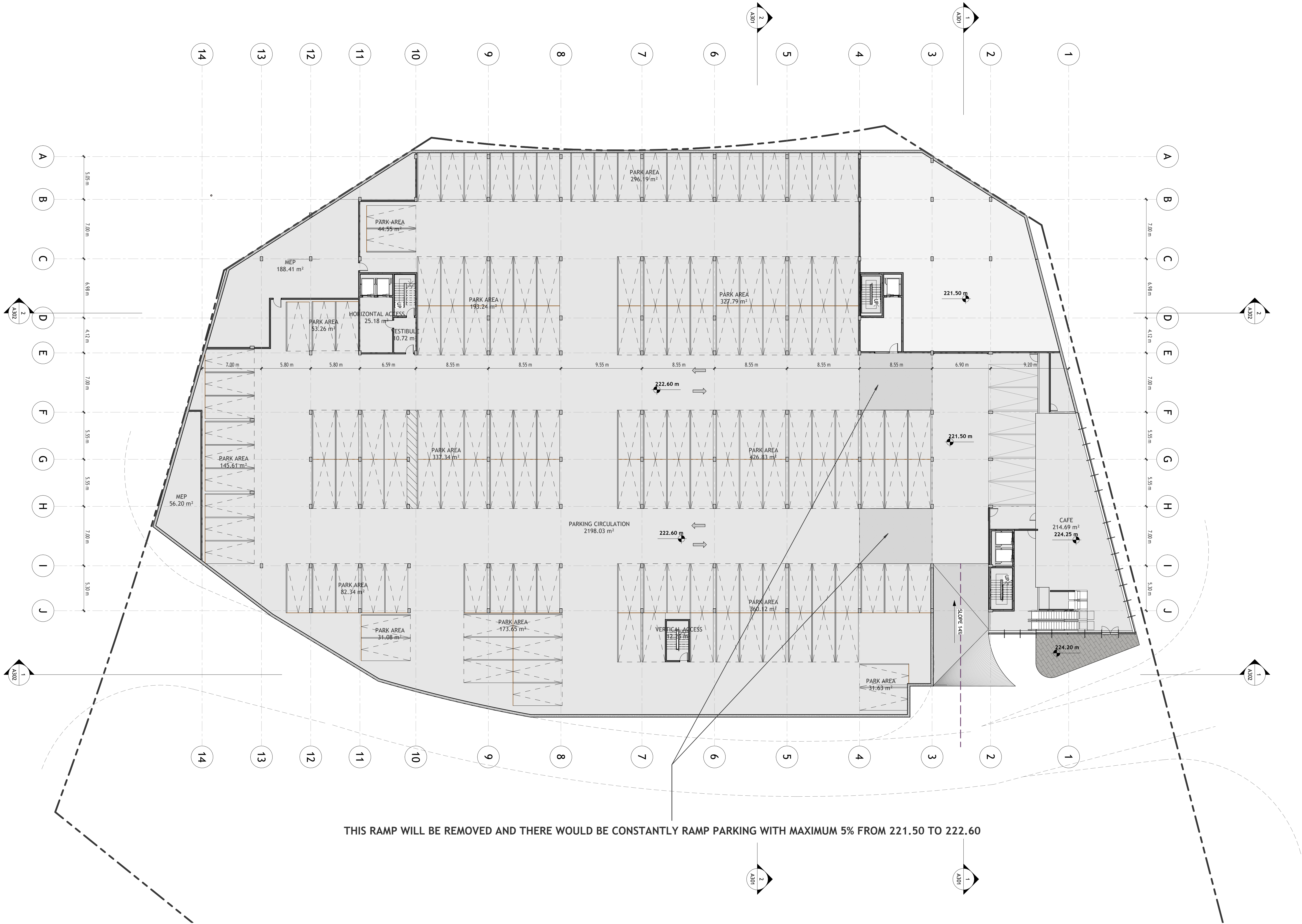
PROJECT NAME:
Holland Landing

PROJECT NUMBER: **1712-005**

DRAWN BY: H.F
CHECKED BY: F.T



A101 1
SCALE 1 : 200
LOWER BASEMENT



NOT FOR CONSTRUCTION

REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	Revision for zoning	24/04/19
2	Revision For Review	24/07/23

PROPOSED 4 PUMP GAS STATION + McDonalds

PROJECT NUMBER:

A102

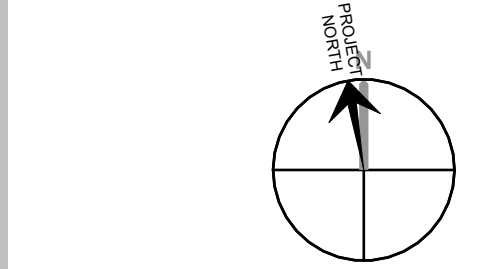
DRAWING TITLE:
**MAIN BUILDING
UPPER BASEMENT**

PROJECT NAME:
Holland Landing

PROJECT NUMBER: **1712-005**

DRAWN BY: H.F
CHECKED BY: F.T

SCALE:
1 : 200
0 1250 2500 5000
1:100 GRAPHIC



NOT FOR CONSTRUCTION

REVISION SCHEDULE		
REV #	DESCRIPTION	DATE
1	Revision for zoning	24/04/19
2	Revision For Review	24/07/23

PROPOSED 4 PUMP GAS STATION + McDonalds

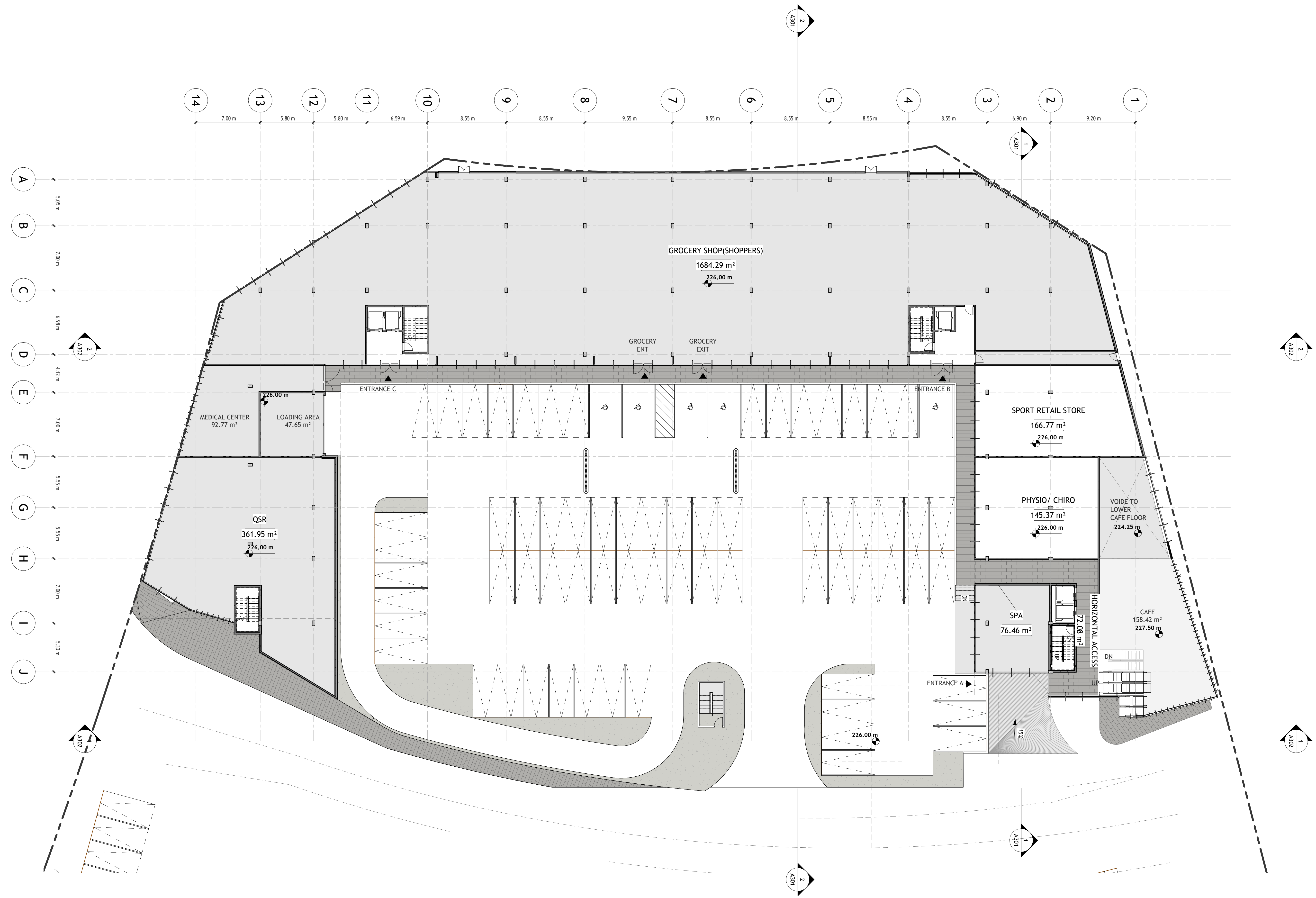
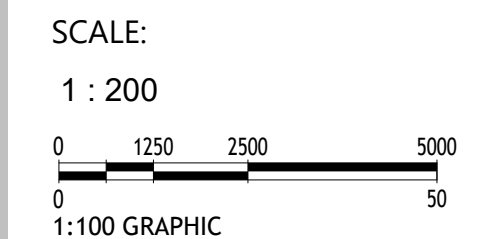
PROJECT NUMBER:
A103

DRAWING TITLE:
MAIN BUILDING _ FIRST FLOOR PLAN

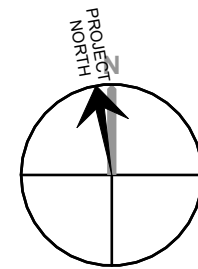
PROJECT NAME:
Holland Landing

PROJECT NUMBER: **1712-005**

DRAWN BY: H.F
CHECKED BY: F.T



A103 1
SCALE 1 : 200
MAIN BUILDING _ GROUND FLOOR PLAN



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REVISION SCHEDULE		
REV #	DESCRIPTION	DATE
1	Revision for zoning	24/04/19
2	Revision For Review	24/07/23

PROPOSED 4 PUMP GAS STATION + McDonalds

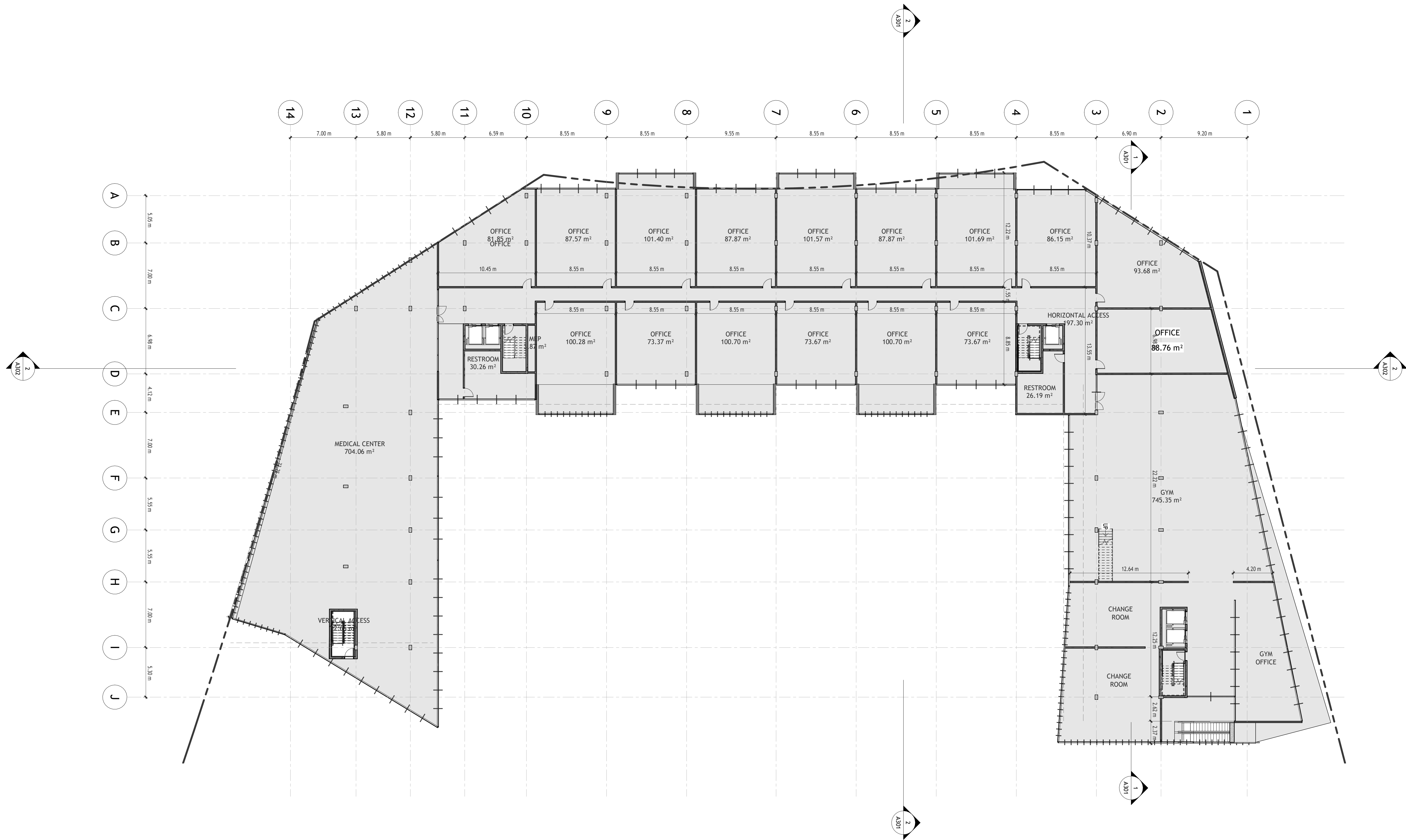
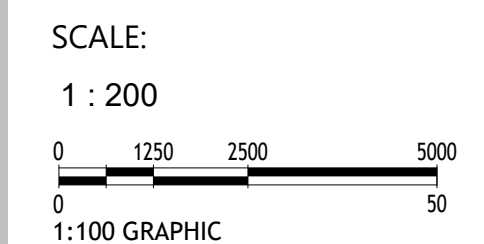
PROJECT NUMBER:
A104

DRAWING TITLE:
MAIN BUILDING _ SECOND FLOOR PLAN

PROJECT NAME:
Holland Landing

PROJECT NUMBER: **1712-005**

DRAWN BY: **H.F**
CHECKED BY: **F.T**



UNIT 21, 156 DUNCAN MILL RD, TORONTO, ON
WWW.6IXDESIGN.CA
TEL: (905) 597 6793

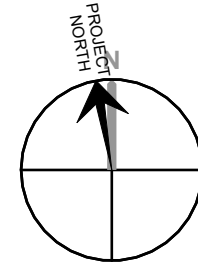
Contractor to check and verify all dimensions and conditions on the job and report discrepancies to the designer before proceeding with the works.

This drawing is the property of "6IXDESIGN ARCHITECT INC." and any use of it should have the designer's consent.

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CLIENT:
Client Name

PROJECT ADDRESS:
19820 Holland Landing Rd



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REVISION SCHEDULE		
REV #	DESCRIPTION	DATE
1	Revision for zoning	24/04/19
2	Revision For Review	24/07/23

PROPOSED 4 PUMP GAS STATION + Mc.Donalds

PROJECT NUMBER:
A105

DRAWING TITLE:
MAIN BUILDING _ THIRD FLOOR PLAN Copy 1

PROJECT NAME:
Holland Landing

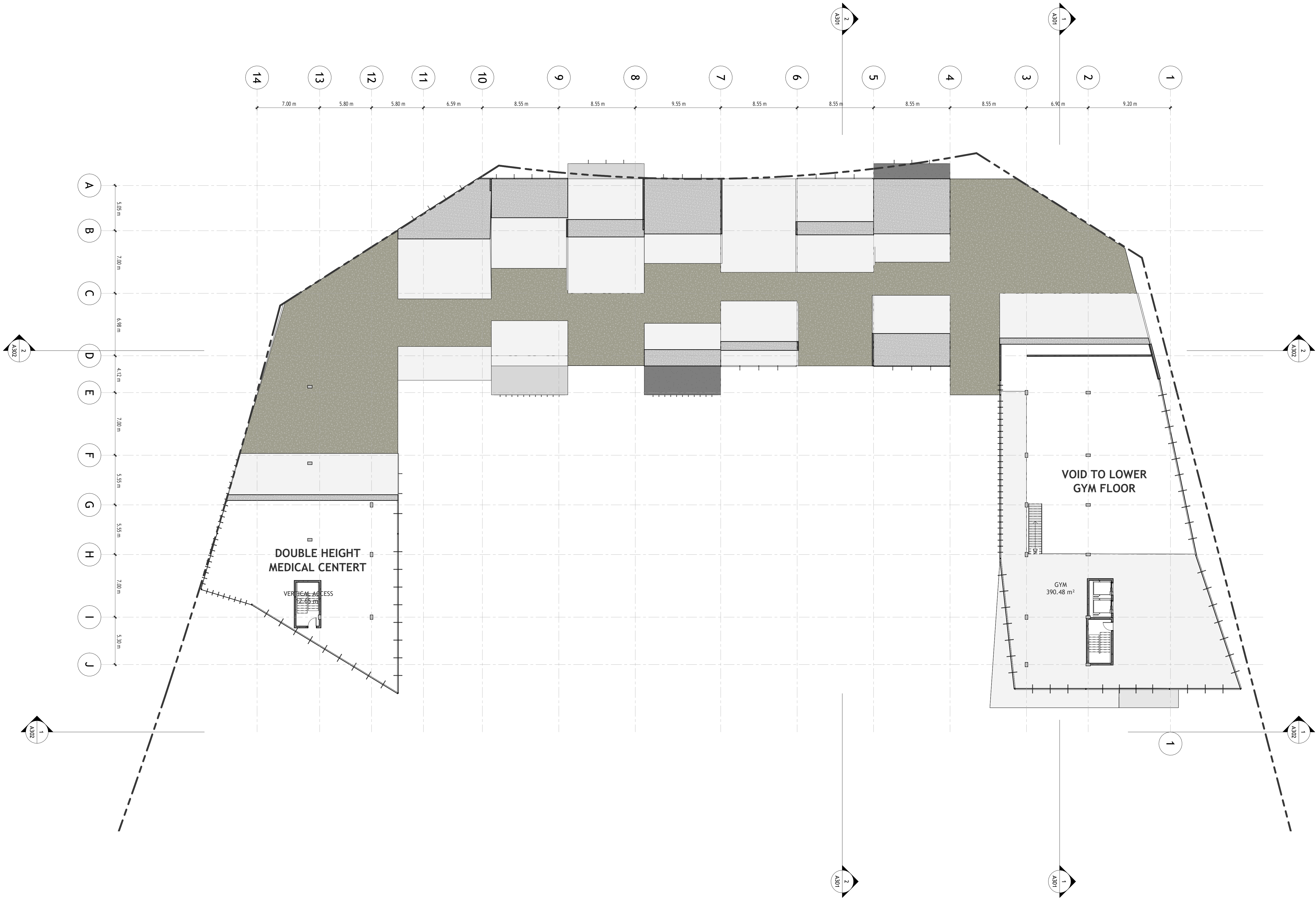
PROJECT NUMBER: **1712-005**

DRAWN BY: **H.F**

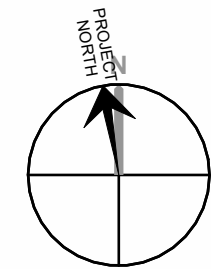
CHECKED BY: **F.T**

SCALE:
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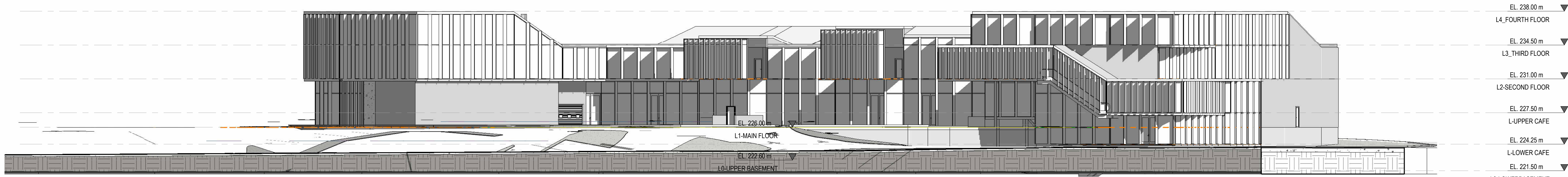
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A105 1
SCALE 1 : 200
MAIN BUILDING _ THIRD FLOOR PLAN Copy 1



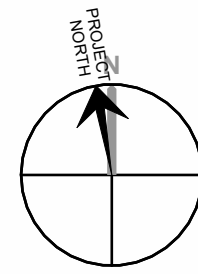
REV #	DESCRIPTION	DATE
1	Revision for zoning	24/04/19
2	Revision For Review	24/07/23



A201 1 East Architectural Building
Elevation
SCALE 1 : 200



A201 2 South Architectural Building
Elevation
SCALE 1 : 200



REVISION SCHEDULE

REV #	DESCRIPTION	DATE
1	Revision for zoning	24/04/19
2	Revision For Review	24/07/23

PROPOSED 4 PUMP GAS STATION + Mc.Donalds

PROJECT NUMBER:

A301


DRAWING TITLE:
Sections

PROJECT NAME:
Holland Landing

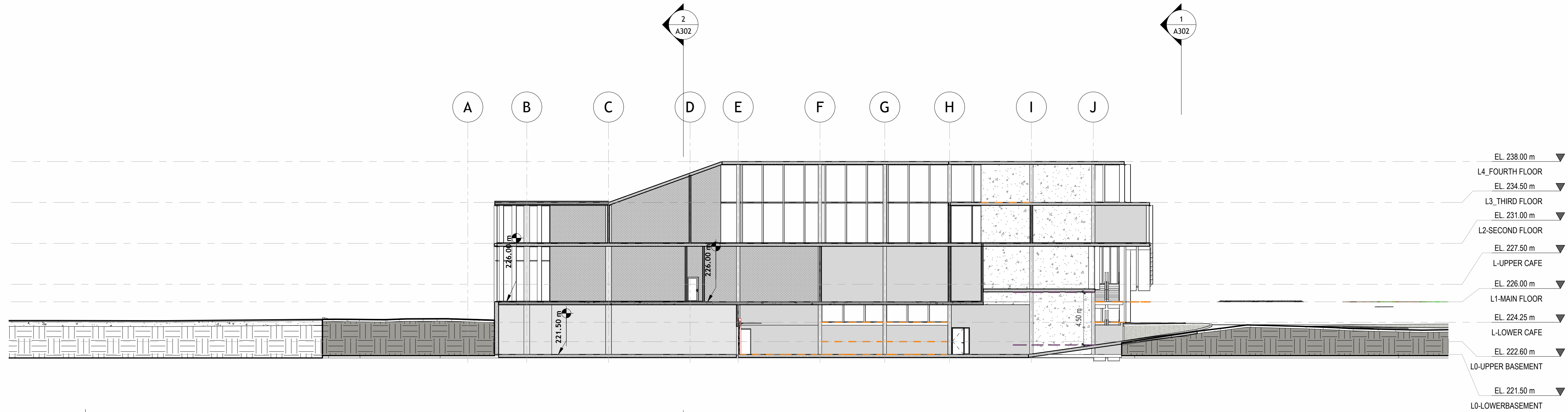
PROJECT NUMBER: **1712-005**

DRAWN BY: **H.F**
CHECKED BY: **F.T**

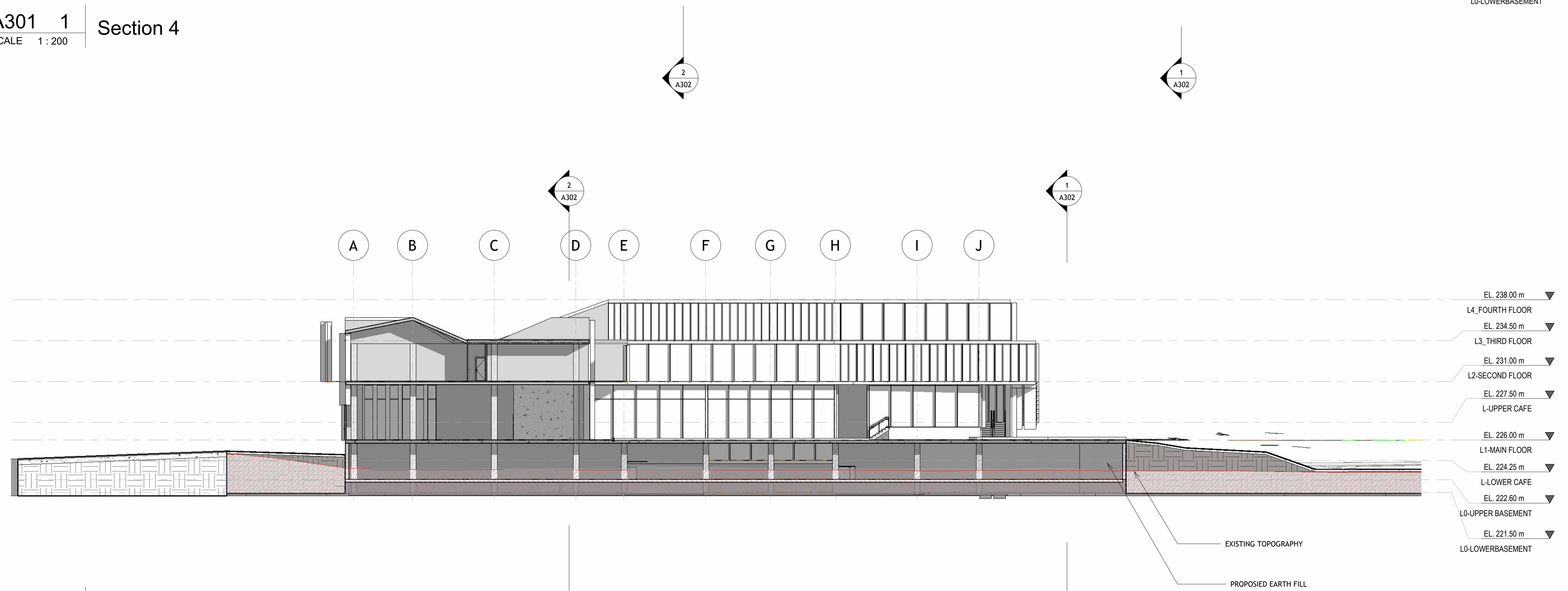
SCALE:
1 : 200



1:100 GRAPHIC



A301 1 Section 4
SCALE 1 : 200



A301 2 Section 5
SCALE 1 : 200



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