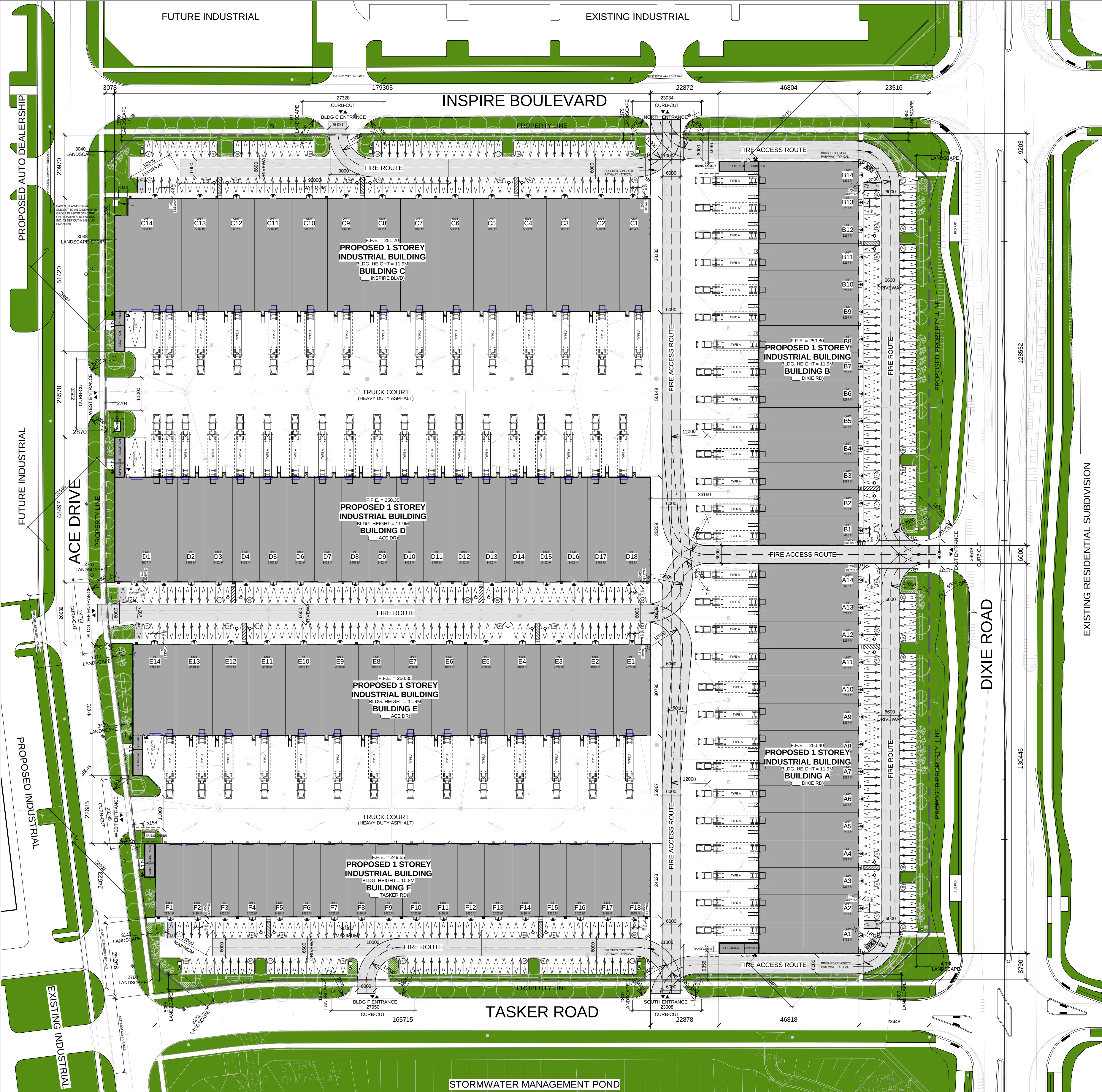


LEGEND	
	DEPRESSED CURB (C/W 600mm wide 1 W.S.I. STRIP - SEE A1.03 FOR DETAILS)
	EGRESS / OVERHEAD DOOR
	EXISTING / PROPOSED GRADE
	CATCH BASIN
	STORM MANHOLE
	DIRECTIONAL ARROW
	WALL PAC (SEE ELECTRICAL)
	LIGHT POLE (SEE ELECTRICAL)
	BARRIER-FREE PARKING SPACE
	FIRE HYDRANT (PRIVATE HYDRANTS TO BE COLORED CODED CHROME YELLOW)
	SUAMESE CONNECTION
	TRAFFIC / BARRIER-FREE PARKING SPACE SIGNAGE POLE
	GAS METER

- GENERAL NOTES**
1. MAXIMUM SLOPE OF LANDSCAPED AREA TO BE 1:3.
 2. PROVIDE TOE WALL WHERE GRADE DIFFERENCE EXCEEDS 0.6M.
 3. PROVIDE 1100mm HIGH GUARD RAIL WHERE GRADE DIFFERENCE EXCEEDS 0.6m.
 4. TRANSITION AND DEPRESSION CONCRETE CURBS TO MEET SIDEWALK DPRESSION IN ACCORDANCE TO MUNICIPAL STANDARDS (REFER TO CIVIL DRAWINGS).
 5. ALL SIDEWALK FINISHES AT BUILDING ENTRANCES TO BE POURED CONCRETE BORDERED WITH CONCRETE CURB.
 6. PAVEMENT GRADES: 0.5% MIN TO 5.0% MAX (REFER TO CIVIL DRAWINGS).
 7. DRAINAGE SWALES: 2% MIN TO 5% MAX (REFER TO CIVIL DRAWINGS).
 8. SITE LIGHTING TO BE DIRECTED TO INWARD AND DOWNWARD AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
 9. PARKING SPACES RESERVED FOR PEOPLE WITH BARRIER FREE REQUIREMENTS MUST BE IDENTIFIED BY A SIGN, INSTALLED AT APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE MUNICIPALITIES STANDARDS.
 10. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT (HEAVY DUTY PAVING AS NOTED).
 11. ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
 12. PRIOR TO CONSTRUCTION TAKING PLACE, ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH & SAFETY AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED THEN MAINTAINED THROUGHOUT ALL PAHSES OF CONSTRUCTION.
 13. THE SITE PLAN IS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE PLAN PREPARED BY STRYBOS BARRON KING LTD.
 14. THE SITE PLAN IS TO BE READ IN CONJUNCTION WITH THE SURVEY PLAN PREPARED BY R-PE SURVEYING LTD.
 15. THE SITE PLAN IS TO BE CONCRETE WITH BRUSHED FINISH (ANTI SLIP SURFACE).
 16. ALL SIDEWALKS TO BE CONCRETE WITH BRUSHED FINISH (ANTI SLIP SURFACE).
 17. ALL WAY FINDING AND WARNING SIGNS TO BE GLARE FREE / EASILY VISIBLE WITH HIGH CONTRASTING LETTERING AGAINST SOLID COLOUR BACKGROUNDS.
 18. ALL SIGNAGE (PYLON, SUSPENDED, WALL MOUNTED, ETC.) TO BE NON BACK LIT ILLUMINATED.
 19. GARBAGE COLLECTION TO BE BASED ON INDIVIDUAL UNIT REQUIREMENTS. VENTILATED GARBAGE STORAGE TO BE PROVIDED IN EACH UNIT BY EACH INDIVIDUAL UNIT OWNER AT TIME OF INTERIOR FIT-OUT PERMIT.



SITE STATISTICS (COMMITTEE OF ADJUSTMENT MINOR VARIANCE APPLICATION: A-2023-0331 APPROVED ON OCTOBER 24,2023)			
AREAS	m²	%	SETBACKS (*HYDRO TRANSFORMER) / (*MECHANICAL / ELECTRICAL ROOM)
GROSS SITE AREA:	77,669.34 m²		
NET SITE AREA:	76,609.13 m²	100%	
BUILDING NO. A AREA:	4,418.74 m²	5.8%	23.49m (DIXIE) / 8.95m (TASKER) / *9.35m
BUILDING NO. B AREA:	4,355.22 m²	5.7%	23.51m (DIXIE) / 9.08m (INSPIRE) / *9.66m
BUILDING NO. C AREA:	6,853.81 m²	8.9%	20.79m (INSPIRE) / 2.93m (ACE) / *2.35m
BUILDING NO. D AREA:	6,359.82 m²	8.3%	2.70m (ACE) / *2.69m
BUILDING NO. E AREA:	5,380.09 m²	7.0%	3.00m (ACE) / *1.71m
BUILDING NO. F AREA:	4,216.22 m²	5.5%	3.09m (ACE) / 20.52m (TASKER) / **1.28m (ACE)
LANDSCAPE AREA	3,503.11 m²	4.6%	MINIUM OPEN SPACE WIDTHS 4.20m (DIXIE) / 1.80m (INSPIRE) / 1.28-2.70m (ACE) 1.80m (TASKER)
ASPHALT & SIDEWALK AREA	41,522.12 m²	54.2%	

PARKING STATISTICS		
PARKING	PROVIDED	REQUIRED
STANDARD SPACES (2.7m x 5.4m)	475	257
BARRIER FREE SPACES		
TYPE 'A' (3.4m x 5.4m)	13	4
TYPE 'B' (2.4m x 5.4m)	13	4
TOTAL	501	265
ZONING BY-LAW 270-2004, SECTION 30.5 PARKING SPACES - OVER 10,000 m²: 139 SPACES PLUS 1 SPACE PER 170 m² GROSS FLOOR AREA OR PORTION THEREOF THAT IS OVER 10,000 m²		
FLOOR AREA, GROSS: SHALL MEAN THE AGGREGATE OF THE AREA OF ALL FLOORS IN A BUILDING, WHETHER AT, ABOVE, OR BELOW ESTABLISHED GRADE, MEASURED FROM THE EXTERIOR OF THE OUTSIDE WALLS, BUT EXCLUDING ANY PARTS OF THE BUILDING USED FOR MECHANICAL EQUIPMENT RELATING TO THE OPERATION OR MAINTENANCE OF THE BUILDING, STAIRWELLS OR ELEVATORS.		

BUILDING A GFA: 4,372.07 m² / (47,563 ft²)	
BUILDING B GFA: 4,308.55 m² / (46,377 ft²)	
BUILDING C GFA: 6,807.14 m² / (73,272 ft²)	
BUILDING D GFA: 6,313.15 m² / (67,954 ft²)	
BUILDING E GFA: 5,333.42 m² / (57,409 ft²)	
BUILDING F GFA: 4,172.35 m² / (44,911 ft²)	
TOTAL BUILDING GFA: 31,306.68 m² / (336,982 ft²)	
TOTAL REQUIRED: 265	
TOTAL PROVIDED: 501	

BUILDING STATISTICS	
AREAS	m²
BUILDING A AREA:	4,418.74 m² / (47,563 ft²)
EXCLUSIONS:	46.67 m² / (502 ft²)
GFA:	4,372.07 m² / (47,563 ft²)
HEIGHT:	11.9 m
BUILDING B AREA:	4,355.22 m² / (46,879 ft²)
EXCLUSIONS:	46.67 m² / (502 ft²)
GFA:	4,308.55 m² / (46,377 ft²)
HEIGHT:	11.9 m
BUILDING C AREA:	6,853.81 m² / (73,774 ft²)
EXCLUSIONS:	46.67 m² / (502 ft²)
GFA:	6,807.14 m² / (73,272 ft²)
HEIGHT:	11.9 m
BUILDING D AREA:	6,359.82 m² / (68,457 ft²)
EXCLUSIONS:	46.67 m² / (502 ft²)
GFA:	6,313.15 m² / (67,954 ft²)
HEIGHT:	11.9 m
BUILDING E AREA:	5,380.09 m² / (57,911 ft²)
EXCLUSIONS:	46.67 m² / (502 ft²)
GFA:	5,333.42 m² / (57,409 ft²)
HEIGHT:	11.9 m
BUILDING F AREA:	4,216.22 m² / (45,383 ft²)
EXCLUSIONS:	43.87 m² / (472 ft²)
GFA:	4,172.35 m² / (44,911 ft²)
HEIGHT:	10.8 m
GFA TOTAL	31,306.68 m² / (336,982 ft²)
BUILDING A - F CLASSIFICATION	O.B.C. 3.2.2.70



SITE PLAN
1: 750

CONTEXT PLAN
1: 10000

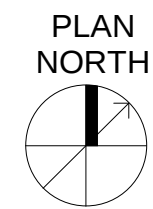
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This drawing that not be used for construction purposes unless countersigned by:

Signature:
Giovanni A. Tassone

NOT ISSUED FOR
CONSTRUCTION

12/08/23	02	REISSUED FOR SPA
09/15/23	01	ISSUED FOR SITE PLAN APPROVAL
Date Issued	No.	Description
Issue Date		



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**INDUSTRIAL
DEVELOPMENT**
DIXIE RD, TASKER RD,
INSPIRE BLVD & ACE DR.
BRAMPTON, ON

Project No.	23015	Scale	As indicated
Drawn by	HA	Reviewed by	GAT
Title	SITE PLAN	Drawing No.	

A1.01

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