BROCCOLINI AIRPORT ROAD

ARCHITECTS PROJECT # 255025

A PROJECT FOR

BROCCOLINI REAL ESTATE GROUP

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powers brown architecture

ABBREVIATIONS

℄	CENTER LINE
#	POUND/ NUMBER
&	AND
@	AT
R	RADIUS, RISER OR RISERS
Ø	DIAMETER
A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
ADDL	ADDITIONAL
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECT
BD	BOARD
BFF	BELOW FINISH FLOOR
BLDG	BUILDING
BOM	BOTTOM OF MULLION
BOR	BOTTOM OF REVEAL
CAB	CABINET
CF/CI	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT/ CONSTRUCTION JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUE
CORR	CORRIDOR
CT	CERAMIC TILE
DF	DRINKING FOUNTAIN
DIM	DIMENSION
DIST	DISTANCE
DS	DOWNSPOUT
DWG	DRAWING
EIFS	EXTERIOR INSULATED FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATOR
EQ	EQUAL
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR OR FLOORING
FLUOR	FLUORESCENT
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GYP	GYPSUM
HB	HOSE BIB
HDW	HARDWARE
HM	HOLLOW METAL
HNDRL	HANDRAIL
HORIZ	HORIZONTAL
HT	HEIGHT
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
LAV	LAVATORY
LDG	LANDING
LOR	LEFT OF REVEAL
LT	LIGHT
LWC	LIGHTWEIGHT CONCRETE
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MULL	MULLION
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OF/CI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED/ OWNER INSTALLED
OPH	OPPOSITE HAND
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PR	PAIR
PTD	PAINTED
RD	ROOF DRAINS
REQD	REQUIRED
REV	REVISION
RM	ROOM
RO	ROUGH OPENING
ROR	RIGHT OF REVEAL
RTU	ROOF TOP UNIT
SCWD	SOLID CORE WOOD DOOR
SECT	SECTION
SIM	SIMILAR
SPECD	SPECIFIED
SQ	SQUARE
SST	STAINLESS STEEL
STO	STORAGE
STRUCT	STRUCTURAL
TOC	TOP OF CURB
TOM	TOP OF MULLION
TOP	TOP OF PARAPET
TOR	TOP OF REVEAL
TOS	TOP OF SLAB
TW	TILTWALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
W/	WITH
W/O	WITHOUT
WD	WOOD
WDW	WINDOW

SYMBOL LEGEND

TRUE NORTH
PROJECT NORTH
N
NORTH ARROW

X
COLUMN ID

EXISTING CONSTRUCTION TO REMAIN
EXISTING CONSTRUCTION TO BE DEMOLISHED
NEW PARTITION
FIRE RATING (NUMBER)
PARTITION TYPE (LETTER)
XXXX
HEAD CONDITION (LETTER)
STUD SIZE (NUMBER)
EXISTING DOOR
NEW DOOR
℄
TO CENTER LINE OF BUILDING ELEMENT
FACE OF FINISH

A1
A101
SIM
DETAIL NUMBER
SHEET NUMBER
DESCRIPTION OF SIMILAR OR OPPOSITE
AREA TO BE DETAILED

A1
A101
A1
A101
BUILDING SECTION DETAIL NUMBER
SHEET NUMBER

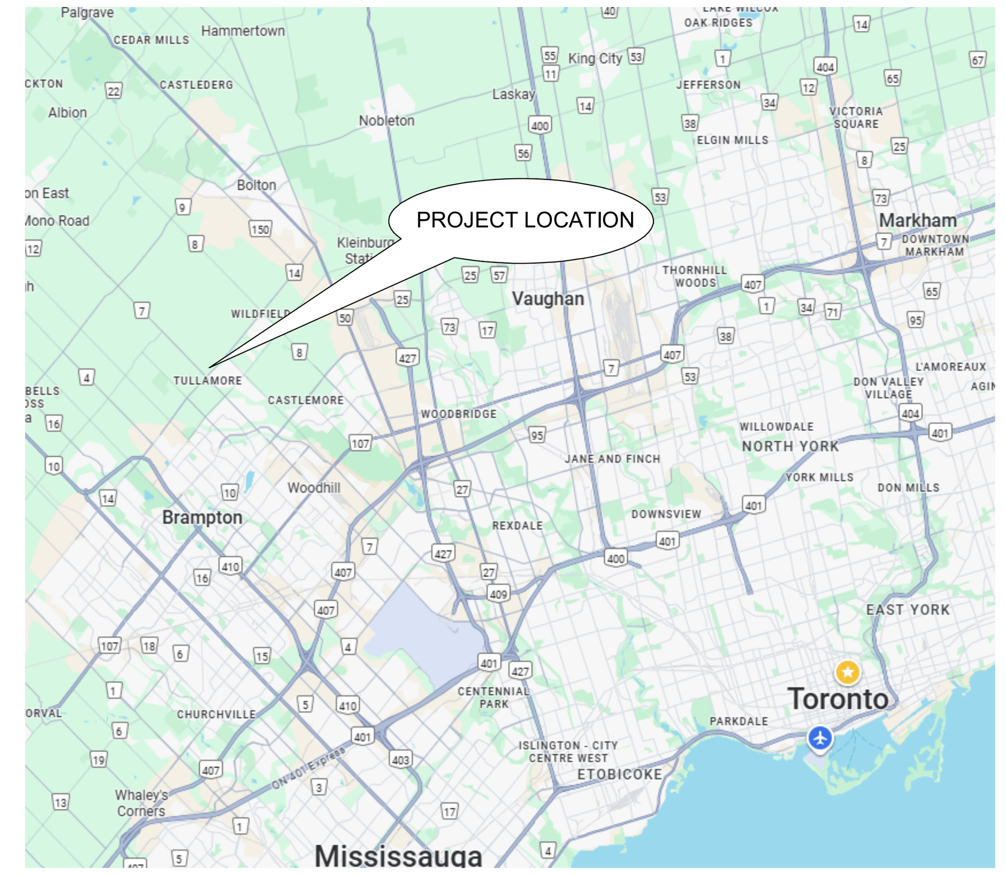
A1
A101
WALL SECTION OR DETAIL NUMBER
SHEET NUMBER

EXTERIOR ELEVATION
A1
A101
DETAIL NUMBER
DIRECTION OF ELEVATION
SHEET NUMBER

INTERIOR ELEVATION OR VIEW REFERENCE
A1 / A501
SHEET NUMBER
DETAIL NUMBER

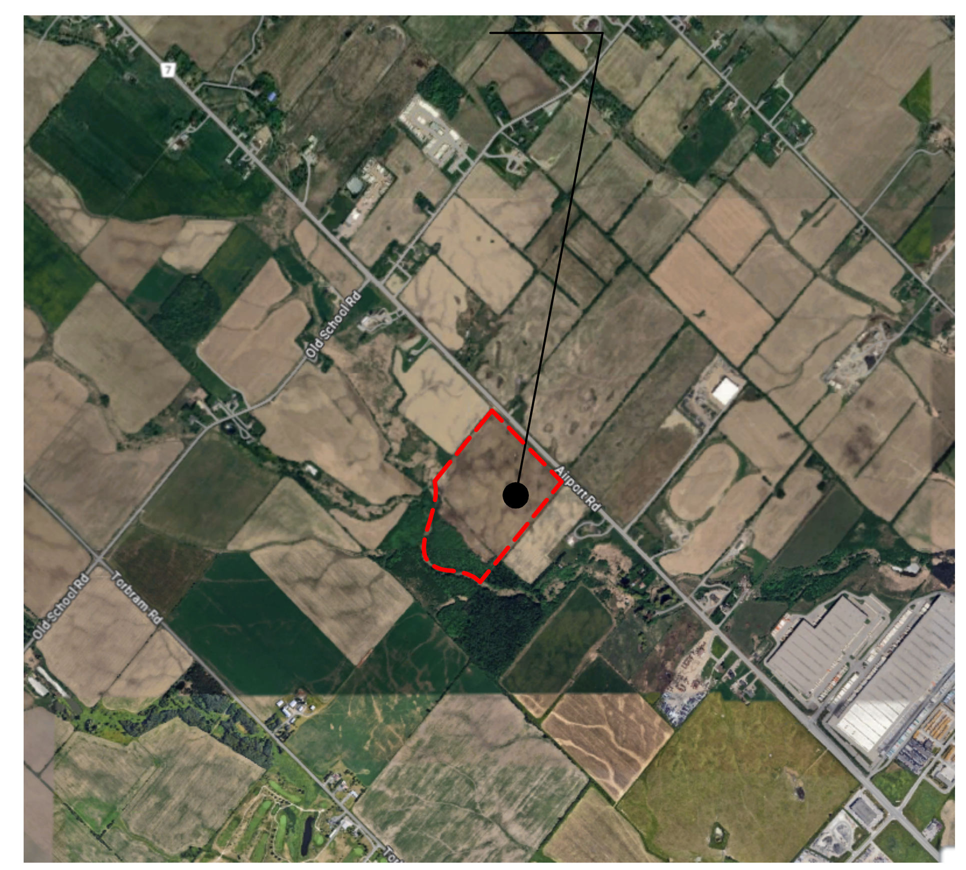
XXXX — ROOM NAME
XXXX — ROOM NUMBER
XXXX — ROOM AREA
XXXX — DOOR NUMBER (WITH SCHEDULE)
1 — KEYNOTE TAG
X — WINDOW TAG
P1 — FINISH - WALL (WITH SCHEDULE)
B1 — FINISH - BASE (WITH SCHEDULE)
CL1 — FINISH - FLOOR (WITH SCHEDULE)
C1 — FINISH - CEILING (WITH SCHEDULE)
9' - 0" — DIMENSION OF CEILING ABOVE FINISH FLOOR
EQ1 — EQUIPMENT (WITH SCHEDULE)
$_2 — WALL MOUNTED ONE-WAY SWITCH
DATA / TELEPHONE, WALL MTD
TELEPHONE ONLY, WALL MTD
DATA ONLY, WALL MTD
DATA / TELEPHONE, FLOOR MTD
110 DUPLEX RECEPTACLE, WALL MTD
110 DUPLEX RECEPTACLE, FLOOR MTD
DUPLEX CONVENIENCE, WALL MTD
DUPLEX DEDICATED, WALL MTD
DUPLEX SEPARATE, WALL MTD
DOUBLE DUPLEX CONVENIENCE, WALL MTD
DOUBLE DUPLEX DEDICATED, WALL MTD
DOUBLE DUPLEX SEPARATE, WALL MTD
DOUBLE DUPLEX RECEPTACLE, FLOOR MTD
SIMPLEX CONVENIENCE, WALL MTD
SIMPLEX DEDICATED, WALL MTD
SIMPLEX SEPARATE, WALL MTD
CEILING MOUNTED EXIT SIGN
FEC — FIRE EXTINGUISHER CABINET

VICINITY MAP



N

PROJECT LOCATION



0 AIRPORT ROAD, CALEDON, ON
(SOUTH OF OLD SCHOOL ROAD @ AIRPORT ROAD)

N

DRAWING INDEX

Future Issue (12)	Future Issue (11)	Future Issue (10)	Future Issue (09)	Future Issue (08)	Future Issue (07)	Future Issue (06)	Future Issue (05)	Future Issue (04)	Future Issue (03)	Issue For SPA	Issue For Coordination	Sheet Number	Sheet Name
DRAWING INDEX - GENERAL													
										●	●	G000	COVER
										●	●	G001	DRAWING INDEX, SYMBOL LEGEND & ABBREVIATION INDEX
										●	●	G002.A (OBC)	CODE SUMMARY - BLDG A
										●	●	G002.B (OBC)	CODE SUMMARY - BLDG B
										●	●	AS101	OVERALL SITE PLAN
DRAWING INDEX - ARCHITECTURAL													
										●	●	A101.A	OVERALL FLOOR PLAN - BUILDING A
										●	●	A101.B	OVERALL FLOOR PLAN - BUILDING B
										●	●	A110.A	OVERALL ROOF PLAN - BUILDING A
										●	●	A110.B	OVERALL ROOF PLAN - BUILDING B
										●	●	A201.A	OVERALL BUILDING ELEVATIONS - BUILDING A
										●	●	A201.B	OVERALL BUILDING ELEVATIONS - BUILDING B
										●	●	A301.A	OVERALL BUILDING SECTIONS - BUILDING A
										●	●	A301.B	OVERALL BUILDING SECTIONS - BUILDING B
										●	●	A401	MATERIALS

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PROJECT TITLE

BROCCOLINI AIRPORT ROAD

A PROJECT FOR

BROCCOLINI REAL ESTATE GROUP

GENERAL NOTES

A ALL CONSTRUCTION TO COMPLY WITH LOCAL ACCESSIBILITY CODES, CURRENT ENERGY CODE AND LOCAL AMMENDMENTS OR REQUIREMENTS.
B ALL FIRE WALL PENETRATIONS SHALL BE SEALED WITH FIRE RATED FOAM SEALANT (BOTH SIDES OF WALL). SEALANT TYPE SHALL BE A COMPATIBLE RATING TO THE WALL SYSTEMS.
C MAXIMUM CLEAR SPAN HEIGHTS FOR INTERIOR METAL STUDS SHALL BE SUCH THAT DEFLECTION SHALL NOT EXCEED L/240 UNDER A 5 PSF LOAD (CERAMIC TILE FINISHES AND/OR WALLS TO DECK) AND L/120 AT ALL OTHER AREAS. U.N.O.
D WHERE REQUIRED BY CODE ALUMINUM VERTICAL MULLIONS TO RECEIVE STEEL STIFFENER TO ACHIEVE WIND LOAD CAPACITY.
E ALL WOOD FRAMING, BLOCKING, SHEATHING OR BRACING SHALL BE FIRE RETARDANT TREATED.
F DO NOT SCALE THESE DRAWINGS FOR DIMENSIONAL INFORMATION. REFER TO DIMENSIONS ON THE FLOOR PLANS AND ENLARGED PLANS. IF THERE IS A CONFLICT WITH THE PLAN DIMENSIONS OR AN EXISTING FIELD CONDITION, CONTACT THE ARCHITECT. DIMENSIONS ARE GIVEN TO FACE OF FINISH, UNO.
G REFER TO BUILDING ELEVATION DRAWINGS FOR FINISH MATERIAL CALL OUTS AND PAINT REQUIREMENTS. VERIFY COLOR OF MATERIALS NOT SHOWN ON THE DRAWINGS WITH THE ARCHITECT.
H ALL GYPSUM BOARD THROUGHOUT THE PROJECT SHALL BE 5/8" THICK, UNO. USE TYPE X BOARD AT AREAS REQUIRED, THE SPECIFIED WATER RESISTANT WALL BOARD AT ALL WET LOCATIONS, AND THE SPECIFIED CEMENTITIOUS BACKER BOARD AT ALL WALLS TO RECEIVE TILE OR STONE.
I GALVANIZE ALL EXPOSED EXTERIOR STEEL.
J COORDINATE ALL REQUIRED ELECTRICAL CONDUITS AND SLEEVES FOR IRRIGATION UNDER SIDEWALK AREAS AT DECORATIVE LIGHT POLES AND PLANTERS WITH MECHANICAL AND ELECTRICAL PLANS.

△	DATE	REVISION
1	2025-10-30	ISSUE FOR COORDINATION
2	2025-11-14	ISSUE FOR SPA

PROJECT NO: 255025
DRAWN BY: NM
CHECKED BY: LD

SHEET NAME

DRAWING INDEX, SYMBOL LEGEND & ABBREVIATION INDEX

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
AMANDA ALVARO SANABRIA
LICENCE
7712
2025-11-14

SHEET NUMBER

G001

Autodesk Docs://Broccolini Airport Road Caledon/255025_Broccolini Airport Road_C&S_R25.rvt

2025-11-14 5:44:49 PM

	Ontario Building Code Data Matrix 2024 Part 3		Building Code Reference[1]
3.00	Building Code Version:	O. Reg. 332/12 Last Amendment O. Reg. 191/14	
3.01	Project Type:	■ New ☐ Addition ☐ Renovation ☐ Change of use ☐ Addition and renovation Description: ONE STOREY INDUSTRIAL BUILDING WITH SUBSIDIARY OFFICE	[A] 1.1.2.
3.02	Major Occupancy Classification:	Occupancy: GROUP F, DIV 2 Use: MEDIUM HAZARD INDUSTRIAL	3.1.2.1.(1)
3.03	Superimposed Major Occupancies:	■ No ☐ Yes Description:	3.2.2.7.
3.04	Building Area (m2)	Description: BUILDING A; Existing: ; New: 23,576.12 M² ; Total: 23,576.12 M²	[A] 1.4.1.2.
3.05	Gross Area (m2)	Description: BUILDING A; Existing: ; New: 23,576.12 M² ; Total: 23,576.12 M²	[A] 1.4.1.2.
3.06	Mezzanine Area (m2)	Description: N/A; Existing: 0; New: 0; Total: 0 Total 0 0 0	3.2.1.1.
3.07	Building Height	BUILDING A: 1 Storeys above grade 12.617 (m) Above grade 0 Storeys below grade	[A] 1.4.1.2. & 3.2.1.1.
3.08	High Building	BUILDING A: ■ No ☐ Yes	3.2.6
3.09	Number of Streets/ Firefighter access	BUILDING A: 1 STREET	3.2.2.10. & 3.2.5.
3.10	Building Classification: (Size and Construction Relative to Occupancy)	BUILDING A: 3.2.2.67 : GROUP F, DIV. 2, ANY HEIGHT ANY AREA, SPRINKLERED	3.2.2.20. - 83.
3.11	Sprinkler System	BUILDING A: ■ Required ☐ Not Required PROPOSED: ■ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ in lieu of roof rating ☐ none	3.2.1.5. & 3.2.2.17.
3.12	Standpipe System	BUILDING A: ■ Not required ☐ Required	3.2.9.
3.13	Fire Alarm System	■ Required ☐Not required Proposed: ■ Single stage ☐ Two stage ☐ None	3.2.4./ 3.2.4.1.2
3.14	Water Service / Supply is Adequate	BUILDING A: ☐ No ■ Yes	
3.15	Construction Type: BUILDING A1:	Restriction: ☐ Combustible permitted ■ Non-combustible required Actual: ☐ Combustible ■ Non-combustible ☐ Combination Heavy Timber Construction: ■ No ☐ Yes	3.2.2.20. - 83. & 3.2.1.4.

	Ontario Building Code Data Matrix 2024 Part 3		Building Code Reference[1]
3.16	Importance Category: BUILDING A:	☐ Low ☐ Low human occupancy ☐ Post-disaster shelter ■ Normal ☐ High ☐ Minor storage building ☐ Explosive or hazardous substances ☐ Post-disaster	4.1.2.1.(3) & T4.1.2.1.B
3.17	Seismic Hazard Index: BUILDING A:	(IE Fa Sa (0.2)) = 0 Seismic design required for Table 4.1.8.18. items 6 to 21: ((IE Fa Sa (0.2)) ≥ 0.35 or Post-disaster) ☐ No ☐ Yes	4.1.2.1.(3) 4.1.8.18.(2)
3.18	Occupant Load	Floor Level/Area BUILDING A: / Occupancy Type / Based On / Occupant Load (Persons) WAREHOUSE = GROUP F-2 3.1.17.1 22,181.63 / 28 = 793 OFFICE = GROUP D 3.1.17.1 762.5 / 9.3 = 82 TOTAL **875**	3.1.17.
3.19	Barrier-free Design:	■Yes ☐ No **** THIS PERMIT APPLICATION IS FOR CORE AND SHELL OF ONE BUILDING, TENANT FIT-OUT WILL BE IN A SEPARATE PERMIT	3.8.
3.20	Hazardous Substances:	☐Yes ■ No	3.3.1.2. & 3.3.1.19.
3.21	Required Fire Resistance Ratings BUILDING A:	Horizontal Assembly / Rating / Supporting Assembly (H) / Noncombustible in lieu of rating? Floors over basement N/A N/A ☐ No ☐ Yes ■ N/A Floors N/A N/A ☐ No ☐ Yes ■ N/A Mezzanine N/A N/A ☐ No ☐ Yes ■ N/A Roof N/A N/A ☐ No ☐ Yes ■ N/A	3.2.2.20. - 83. & 3.2.1.4.
3.22	Spatial Separation BUILDING A:	Wall / EBF Area (m2) / L.D. (m) / L/H or H/L / Required FRR (H) / Permitted Max. % of Openings / Proposed Max % of Opening / Cladding Type NORTH N/A ☐ Combustible ■ Noncombustible EAST N/A ☐ Combustible ■ Noncombustible WEST N/A ☐ Combustible ■ Noncombustible SOUTH N/A ☐ Combustible ■ Noncombustible SOUTH-WEST N/A ☐ Combustible ■ Noncombustible	3.2.3.
3.23	Plumbing Fixture Requirements	Ratio: Floor Level/Area / Occupant Load / OBC Reference / Fixtures Required / Fixtures Provided **** THIS PERMIT APPLICATION IS FOR CORE AND SHELL OF ONE BUILDING, TENANT FIT-OUT WILL BE IN A SEPARATE PERMIT.	3.7.4.
3.24	Energy Efficiency:	Compliance Path: Climatic Zone:	
3.25	Notes:		

All references are to Division B of the OBC unless preceded by [A] for Division A and [C] for Division C.

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PROJECT TITLE

BROCCOLINI AIRPORT ROAD

A PROJECT FOR

BROCCOLINI REAL ESTATE GROUP

GENERAL NOTES

△	DATE	REVISION
1	2025-10-30	ISSUE FOR COORDINATION
2	2025-11-14	ISSUE FOR SPA

PROJECT NO: 255025
DRAWN BY: NM
CHECKED BY: LD

SHEET NAME

CODE SUMMARY - BLDG A

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
AMANDA ALCARO SANABRIA
LICENCE
7712
2025-11-14

SHEET NUMBER

G002.A (OBC)

Autodesk Docs://Broccolini Airport Road Caledon/255025_Broccolini Airport Road_C&S_R25.rvt

2025-11-14 5:44:50 PM

	Ontario Building Code Data Matrix 2024 Part 3		Building Code Reference[1]
3.00	Building Code Version:	O. Reg. 332/12 Last Amendment O. Reg. 191/14	
3.01	Project Type:	■ New ☐ Addition ☐ Renovation ☐ Change of use ☐ Addition and renovation Description: ONE STOREY INDUSTRIAL BUILDING AND OFFICE	[A] 1.1.2.
3.02	Major Occupancy Classification:	Occupancy: GROUP F, DIV 2 Use: MEDIUM HAZARD INDUSTRIAL	3.1.2.1.(1)
3.03	Superimposed Major Occupancies:	■ No ☐ Yes Description:	3.2.2.7.
3.04	Building Area (m2)	Description: BUILDING B; Existing: ; New: 47,808.73 M²; Total: 47,808.73 M²	[A] 1.4.1.2.
3.05	Gross Area (m2)	Description: BUILDING B; Existing: ; New: 47,808.73 M²; Total: 47,808.73 M²	[A] 1.4.1.2.
3.06	Mezzanine Area (m2)	Description: N/A; Existing: 0; New: 0; Total: 0 Total: 0; 0; 0	3.2.1.1.
3.07	Building Height	BUILDING B: 1 Storeys above grade 14.909 (m) Above grade 0 Storeys below grade	[A] 1.4.1.2. & 3.2.1.1.
3.08	High Building	BUILDING B: ■ No ☐ Yes	3.2.6
3.09	Number of Streets/ Firefighter access	BUILDING B: 1 STREET	3.2.2.10. & 3.2.5.
3.10	Building Classification: (Size and Construction Relative to Occupancy)	BUILDING B: 3.2.2.67 : GROUP F, DIV. 2, ANY HEIGHT ANY AREA, SPRINKLERED	3.2.2.20. - 83.
3.11	Sprinkler System	BUILDING B: ■ Required ☐ Not Required PROPOSED: ■ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ in lieu of roof rating ☐ none	3.2.1.5. & 3.2.2.17.
3.12	Standpipe System	BUILDING B: ■ Not required ☐ Required	3.2.9.
3.13	Fire Alarm System	■ Required ☐ Not required Proposed: ■ Single stage ☐ Two stage ☐ None	3.2.4./ 3.2.4.1.2
3.14	Water Service / Supply is Adequate	BUILDING B: ☐ No ■ Yes	
3.15	Construction Type: BUILDING A1:	Restriction: ☐ Combustible permitted ■ Non-combustible required Actual: ☐ Combustible ■ Non-combustible ☐ Combination Heavy Timber Construction: ■ No ☐ Yes	3.2.2.20. - 83. & 3.2.1.4.

	Ontario Building Code Data Matrix 2024 Part 3		Building Code Reference[1]
3.16	Importance Category: BUILDING B:	☐ Low ☐ Low human occupancy ☐ Post-disaster shelter ■ Normal ☐ High ☐ Minor storage building ☐ Explosive or hazardous substances ☐ Post-disaster	4.1.2.1.(3) & T4.1.2.1.B
3.17	Seismic Hazard Index: BUILDING B:	(IE Fa Sa (0.2)) = 0 Seismic design required for Table 4.1.8.18. items 6 to 21: ((IE Fa Sa (0.2)) ≥ 0.35 or Post-disaster) ☐ No ☐ Yes	4.1.2.1.(3) 4.1.8.18.(2)
3.18	Occupant Load	Floor Level/Area BUILDING B: / Occupancy Type / Based On / Occupant Load (Persons) WAREHOUSE = GROUP F-2 3.1.17.1 46,695.4 / 28 = 1668 OFFICE = GROUP D 3.1.17.1 628.4 / 9.3 = 68 TOTAL **1736**	3.1.17.
3.19	Barrier-free Design:	■Yes ☐ No **** THIS PERMIT APPLICATION IS FOR CORE AND SHELL OF ONE BUILDING, TENANT FIT-OUT WILL BE IN A SEPARATE PERMIT	3.8.
3.20	Hazardous Substances:	☐Yes ■ No	3.3.1.2. & 3.3.1.19.
3.21	Required Fire Resistance Ratings BUILDING B:	Horizontal Assembly / Rating / Supporting Assembly (H) / Noncombustible in lieu of rating? Floors over basement N/A N/A ☐ No ☐ Yes ■ N/A Floors N/A N/A ☐ No ☐ Yes ■ N/A Mezzanine N/A N/A ☐ No ☐ Yes ■ N/A Roof N/A N/A ☐ No ☐ Yes ■ N/A	3.2.2.20. - 83. & 3.2.1.4.
3.22	Spatial Separation BUILDING B:	Wall / EBF Area (m2) / L.D. (m) / L/H or H/L / Required FRR (H) / Permitted Max. % of Openings / Proposed Max % of Opening / Cladding Type NORTH N/A ☐ Combustible ■ Noncombustible EAST N/A ☐ Combustible ■ Noncombustible WEST N/A ☐ Combustible ■ Noncombustible SOUTH N/A ☐ Combustible ■ Noncombustible	3.2.3.
3.23	Plumbing Fixture Requirements	Ratio: Floor Level/Area / Occupant Load / OBC Reference / Fixtures Required / Fixtures Provided **** THIS PERMIT APPLICATION IS FOR CORE AND SHELL OF ONE BUILDING, TENANT FIT-OUT WILL BE IN A SEPARATE PERMIT.	3.7.4.
3.24	Energy Efficiency:	Compliance Path: Climatic Zone:	
3.25	Notes:		

All references are to Division B of the OBC unless preceded by [A] for Division A and [C] for Division C.

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BROCCOLINI REAL ESTATE GROUP

GENERAL NOTES

△	DATE	REVISION
1	2025-10-30	ISSUE FOR COORDINATION
2	2025-11-14	ISSUE FOR SPA

PROJECT NO: 255025
DRAWN BY: NM
CHECKED BY: LD

SHEET NAME

CODE SUMMARY - BLDG B

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
AMANDA ALVARO SANABRIA
LICENCE
7712
2025-11-14

SHEET NUMBER

G002.B (OBC)

SITE PLAN AND BUILDING STATISTICS

CURRENT ZONING: AGRICULTURAL
PARENT ZONING: SERVICE INDUSTRIAL (MS)

BY-LAW: SECTION 8 OF THE TOWN OF CALEDON BY-LAW; REVISED: June, 03, 2022

SITE STATISTICS

LOT AREA:	+/- 136,086.06 M^2
LOT AREA AFTER ROAD WIDENING:	+/- 134,493.65 M^2
BUILDING A GFA:	253,771.24 FT^2 / 23,576.12 M^2
BUILDING B GFA:	514,608.89 FT^2 / 47,808.73 M^2
LOT FRONTAGE:	366.009 M (MIN. 30 M)

NOTE: ALL SETBACKS ARE MEASURED FROM THE NEW PROPERTY LINE AFTER ROAD WIDENING.

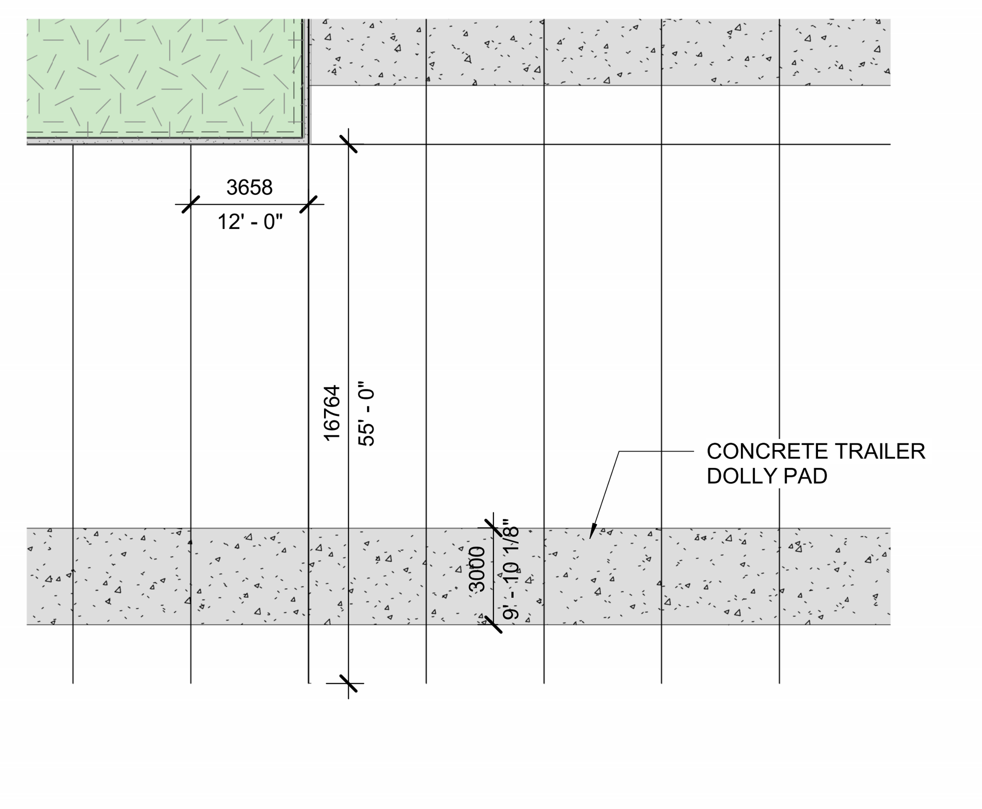
BUILDING HEIGHT & SETBACKS / SETBACKS	REQUIRED	PROPOSED
FRONT YARD		
BUILDING SETBACK:		
BUILDING A	9 M	16.96 M
BUILDING B	9 M	16.68 M
PARKING SETBACK		
BUILDING A	6 M	44.49 M
BUILDING B	6 M	28 M
SIDE YARD		
EXT. BUILDING SETBACK		
BUILDING A	7.5 M	N/A
BUILDING B	7.5 M	N/A
INT. BUILDING SETBACK		
BUILDING A	6 M & 3 M	24.60 M
BUILDING B	6 M & 3 M	24.45 M
PARKING SETBACK		
BUILDING A	3 M	3 M
BUILDING B	3 M	3 M
REAR YARD		
BUILDING A	7.5 M	1.11 M
BUILDING B	7.5 M	1.09 M
DRIVEWAY SETBACK	1.5 M	9.08 M (NORTH) 8.93 M (SOUTH)
MAX PERMITTED BLDG HEIGHT		
BUILDING A	12.2 M	12.617 M
BUILDING B	12.2 M	14.909 M
MAX PERMITTED BLDG AREA	50%	52%
PARKING SPACE SIZES		
STANDARD SIZE	2.75 X 6.0 M	YES
AISLE WIDTH	6.0 M	YES
FIRE TRUCK ENTRANCE WIDTH	9.0 M	17 M
PARKING REQUIREMENTS *REQUIRED PER PROPOSED SITE SPECIFIC STANDARDS OF 1 SPACE PER 230 SM GFA*		
BUILDING A	102 SPACES	128 SPACES
BUILDING B	208 SPACES	206 SPACES
BARRIER FREE PARKING		
BUILDING A	4 SPACES	5 SPACES
BUILDING B	6 SPACES	7 SPACES
EV PARKING		
BUILDING A	5 SPACES	6 SPACES
BUILDING B	10 SPACES	10 SPACES
LOADING REQUIREMENTS *ACCORDING TO 5.2.3 NON-RESIDENTIAL PARKING REQUIREMENTS, TOWN OF CALEDON ZONING BY-LAW; TABLE 5.3.2; 3 LOADING SPACES PLUS 1 ADDITIONAL LOADING SPACE FOR EACH ADDITIONAL 9,300 M2 OR PORTION THEREOF IN EXCESS OF 7,441 M2*		
BUILDING A	5 SPACES	36 SPACES
BUILDING B	8 SPACES	67 SPACES
TRAILER PARKING		
BUILDING A		16 SPACES
BUILDING B		65 SPACES
BIKE PARKING REQUIREMENTS		
BUILDING A	0	4 SPACES
BUILDING B	0	4 SPACES

LANDSCAPE	REQUIRED	PROPOSED
LANDSCAPE AREA	10%	13.35%
PLANTING STRIP WIDTH	9 M (*)	YES
PLANTING STRIP (INT. SIDE YARD)	1.5 M	YES
PLANTING STRIP (TRUCK LOADING)	12 M	YES

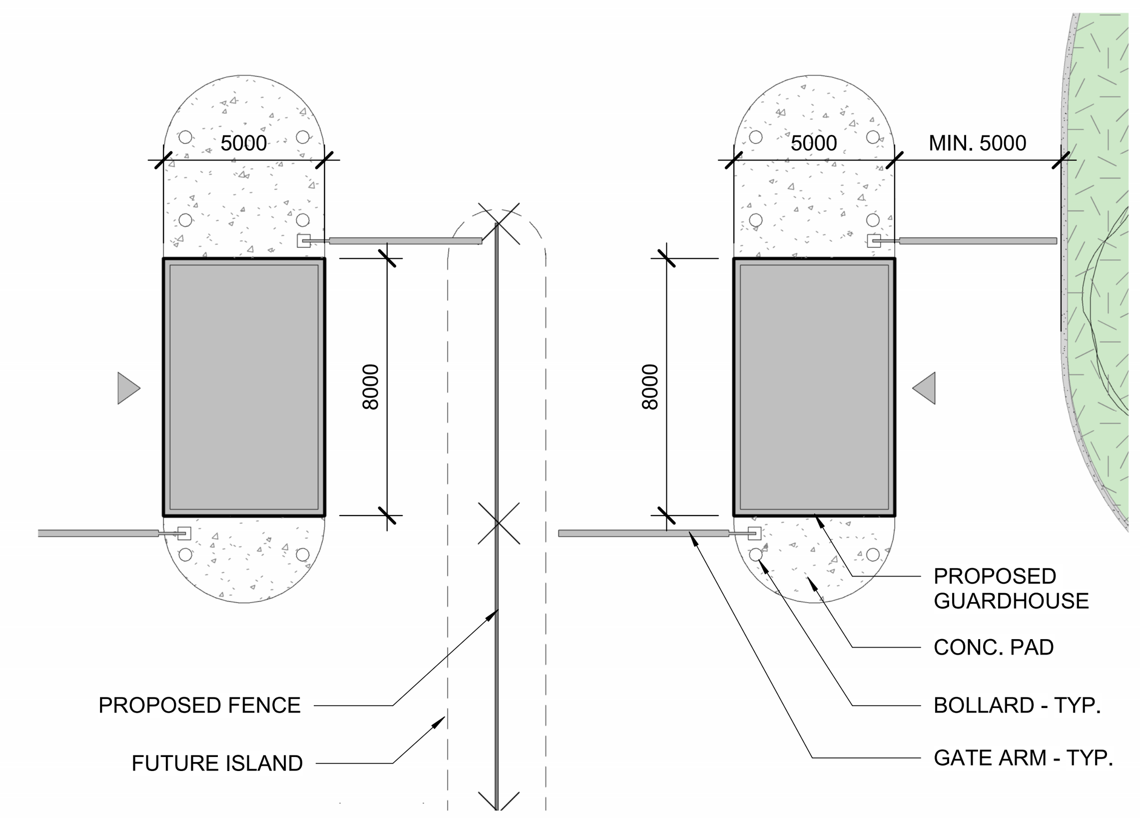
(*) PLANTING STRIP WIDTH IS LESS THAN 9 M IN FRONT OF BUILDING B

NOTE

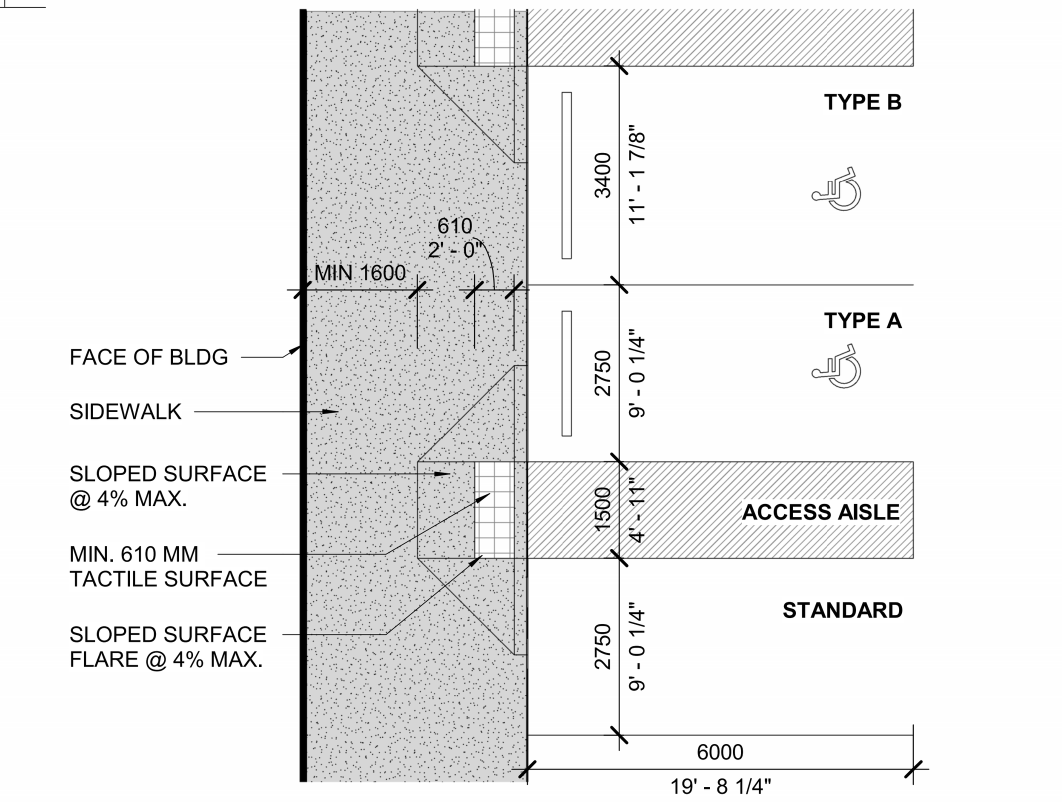
- 20 YEAR ROOFING WARRANTY
- ADD TRUCK GUARDS FOR DRIVE-IN DOORS
- 45,000lbs DOCKS & POWER TRUCK RESTRAINTS
- EXTERIOR WATER SPIGOT AT RAMPS
- BASIC TRUCK DOCKS (LAMINATED RUBBER BUMPERS)
- EXTERIOR WATER SPIGOTS
- WAREHOUSE INTERIOR LIGHTING AT 30 fc AT 36" AFF IN NARROW AISLE WITH MOTION SENSORS
- FILL FLOOR JOINTS WITH SEMI RIGID EPOXY, 80MM
- PROVIDE HVLS CEILING FANS
- WHITE BOX THE WAREHOUSE INTERIOR WALLS
- PAINT ROOF STRUCTURE AT SPEED BAY
- PAINT THE BUILDING COLUMNS AS WHITE AND SAFETY YELLOW TO A HEIGHT OF 12"
- FULLY FENCE THE TRUCK COURT AND INCLUDE AN ELECTRIC OPERATED GATE



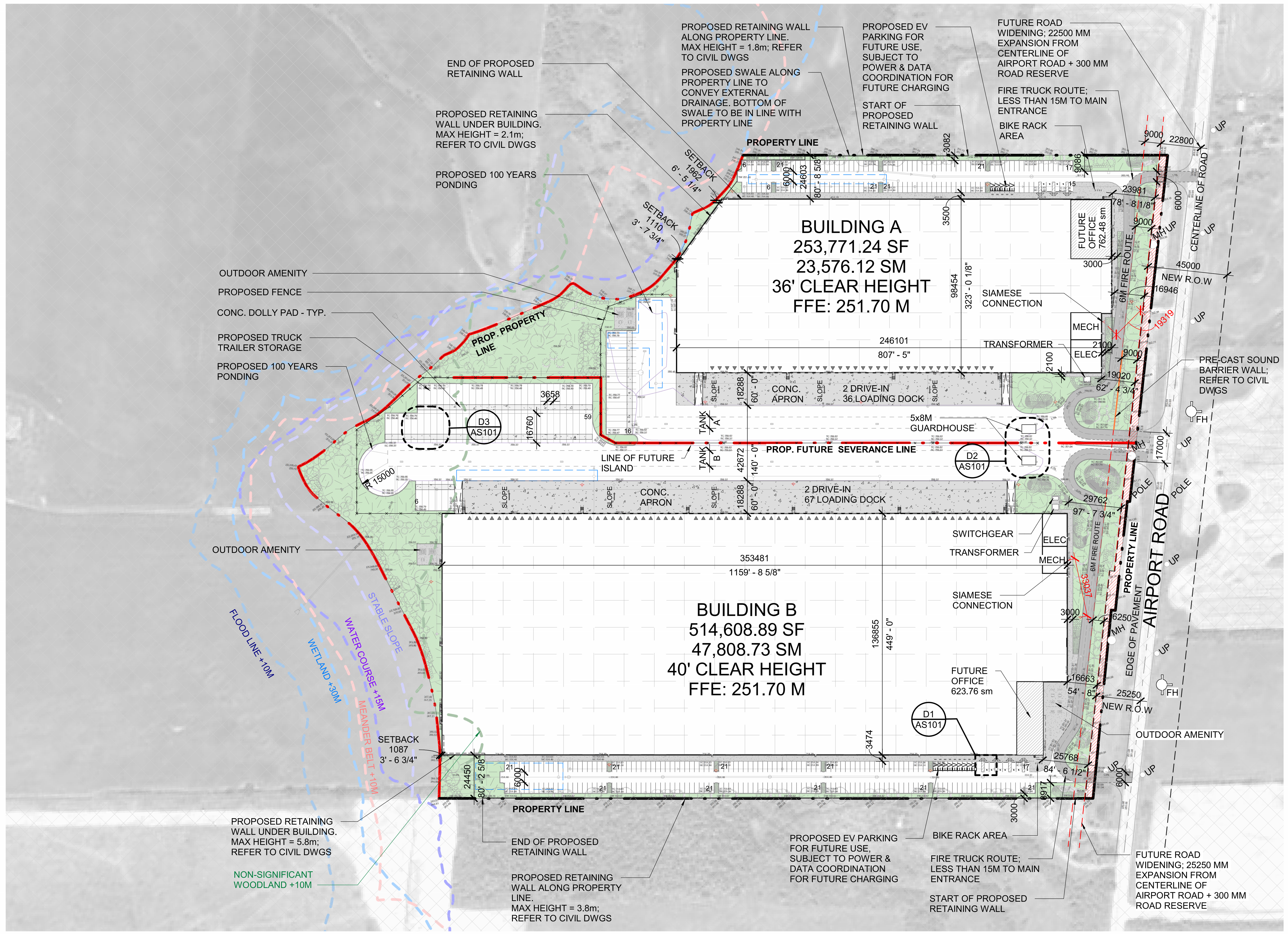
D3 PROP. TRUCK TRAILER STORAGE
SCALE: 1 : 200



D2 TRUCK GUARDHOUSE
SCALE: 1 : 200



D1 BARRIER-FREE PARKING & CURB RAMP
SCALE: 1 : 100



OVERALL SITE PLAN
SCALE: 1 : 1500

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PROJECT TITLE

BROCCOLINI AIRPORT ROAD

A PROJECT FOR
BROCCOLINI REAL ESTATE GROUP

GENERAL NOTES

- DESIGNATED FIRE ACCESS LANE - MINIMUM 6M
- NOT IN SCOPE
- LANDSCAPE
- SIDEWALK
- CONCRETE
- UP — UTILITY POLE
- MH — MANHOLE
- FH — EXIST. FIRE HYDRANT
- PROP. FIRE HYDRANT
- R.O.W — RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK
- INFILTRATION GALLERY

A PROVIDE FIRE LANE STRIPING PER LOCAL JURISDICTION
B FIRE LANE RADII TO BE 12 m @ CENTERLINE

3400 TYP, 1500 TYP, 2750 TYP; ACCESS AISLE; MIN. 6000 TYP
TYPE A (VAN), TYPE B — BARRIER FREE PARKING
2750 TYP; MIN. 6000 TYP — STANDARD PARKING

△	DATE	REVISION
1	2025-10-30	ISSUE FOR COORDINATION
2	2025-11-14	ISSUE FOR SPA

PROJECT NO: 255025
DRAWN BY: NM
CHECKED BY: LD

SHEET NAME
OVERALL SITE PLAN

SEAL
ONTARIO ASSOCIATION OF ARCHITECTS
AMANDA ALCARO SANABRIA
LICENCE 7712
2025-11-14

SHEET NUMBER
AS101

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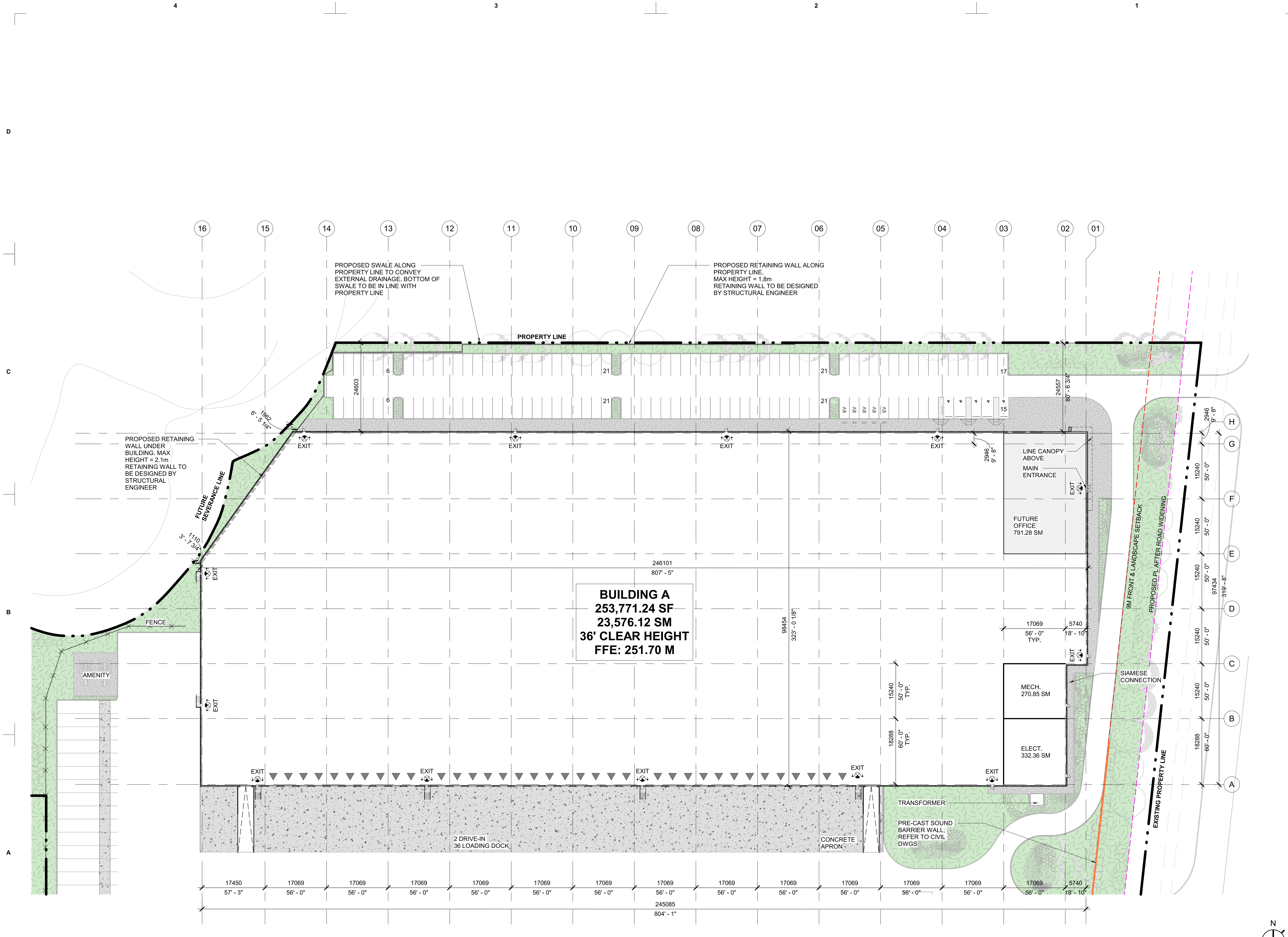

OVERALL FLOOR PLAN - BUILDING A

SCALE: 1 : 500

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PROJECT TITLE

BROCCOLINI AIRPORT ROAD

A PROJECT FOR

BROCCOLINI REAL ESTATE GROUP

GENERAL NOTES

- NEW CONSTRUCTION
- NEW DOOR
- SETBACK
- NEW PROPERTY LINE LOCATION AFTER ROAD WIDENING (TBC.)

CAMPUS KEY PLAN

△	DATE	REVISION
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SHEET NAME

OVERALL FLOOR PLAN - BUILDING A

SEAL

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AMANDA ALVARO SANABRIA
LICENCE 7712
2025-11-14

SHEET NUMBER

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PROJECT TITLE

BROCCOLINI AIRPORT ROAD

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GENERAL NOTES

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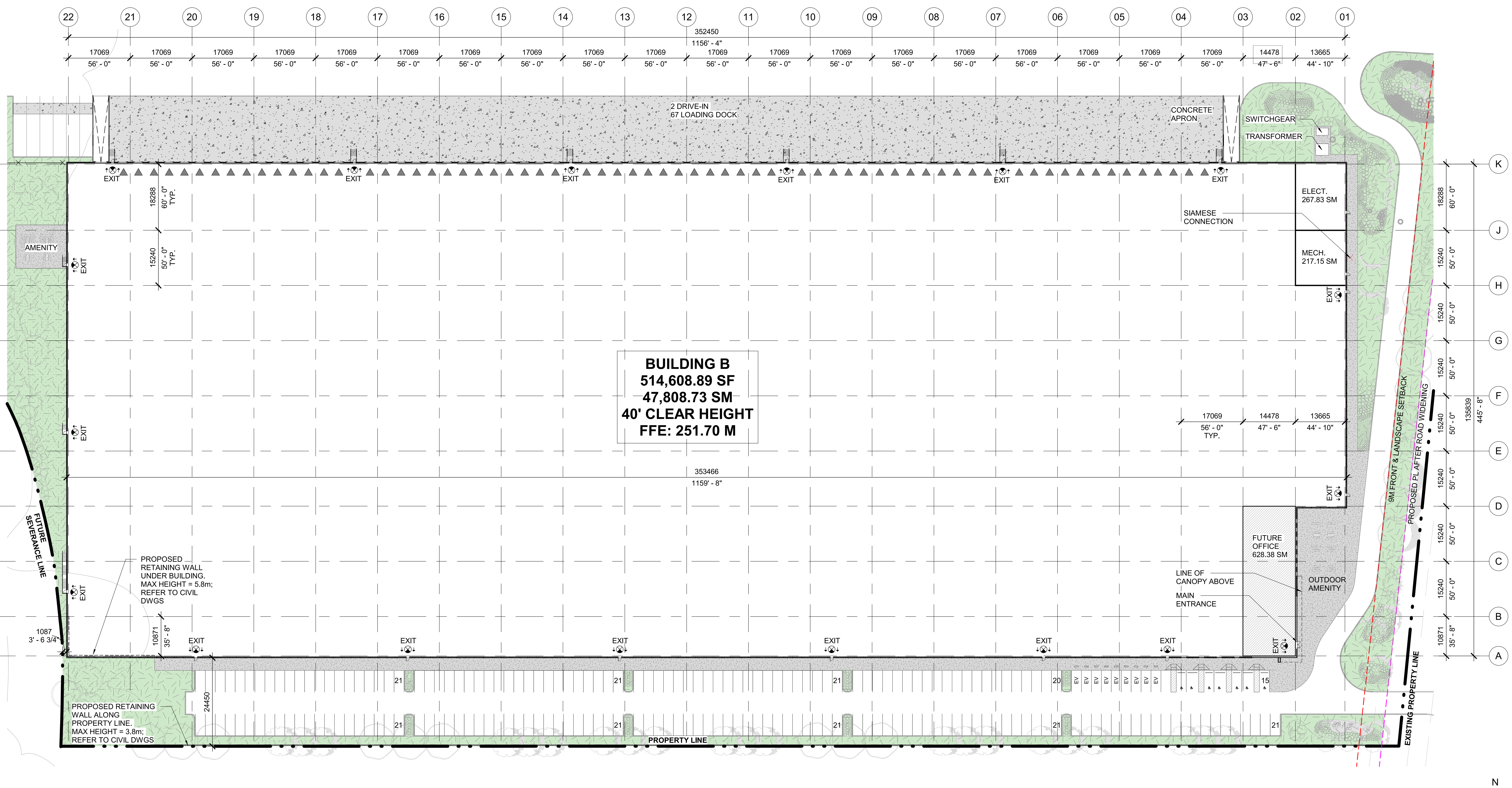
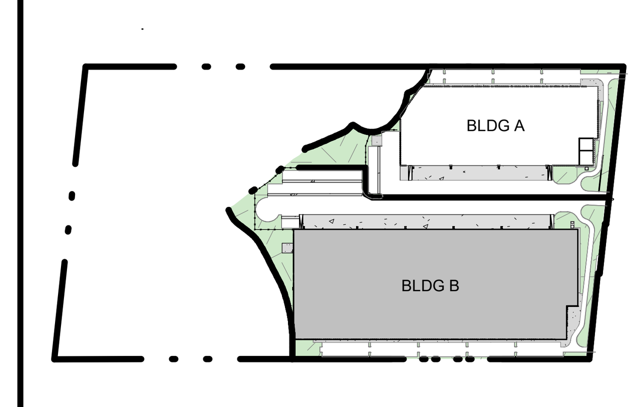
- NEW DOOR
- SETBACK
- NEW PROPERTY LINE LOCATION AFTER ROAD WIDENING (TBC.)



OVERALL FLOOR PLAN - BUILDING B

SCALE: 1 : 600

CAMPUS KEY PLAN



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OVERALL FLOOR PLAN - BUILDING B

SEAL

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AMANDA ALCARO SANABRIA
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SHEET NUMBER

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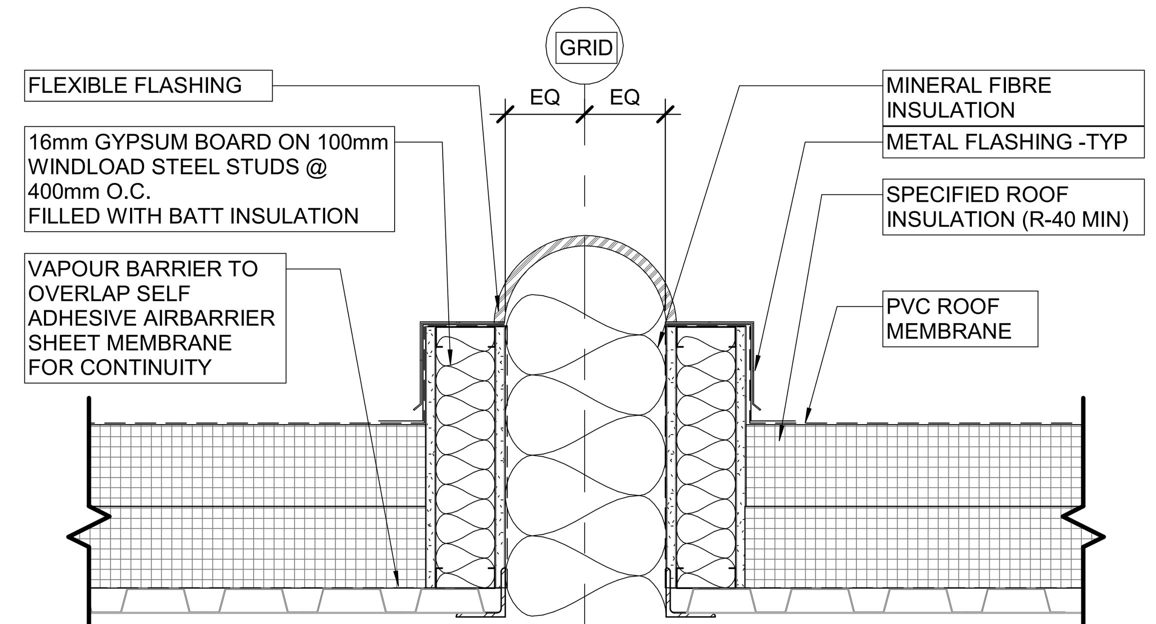
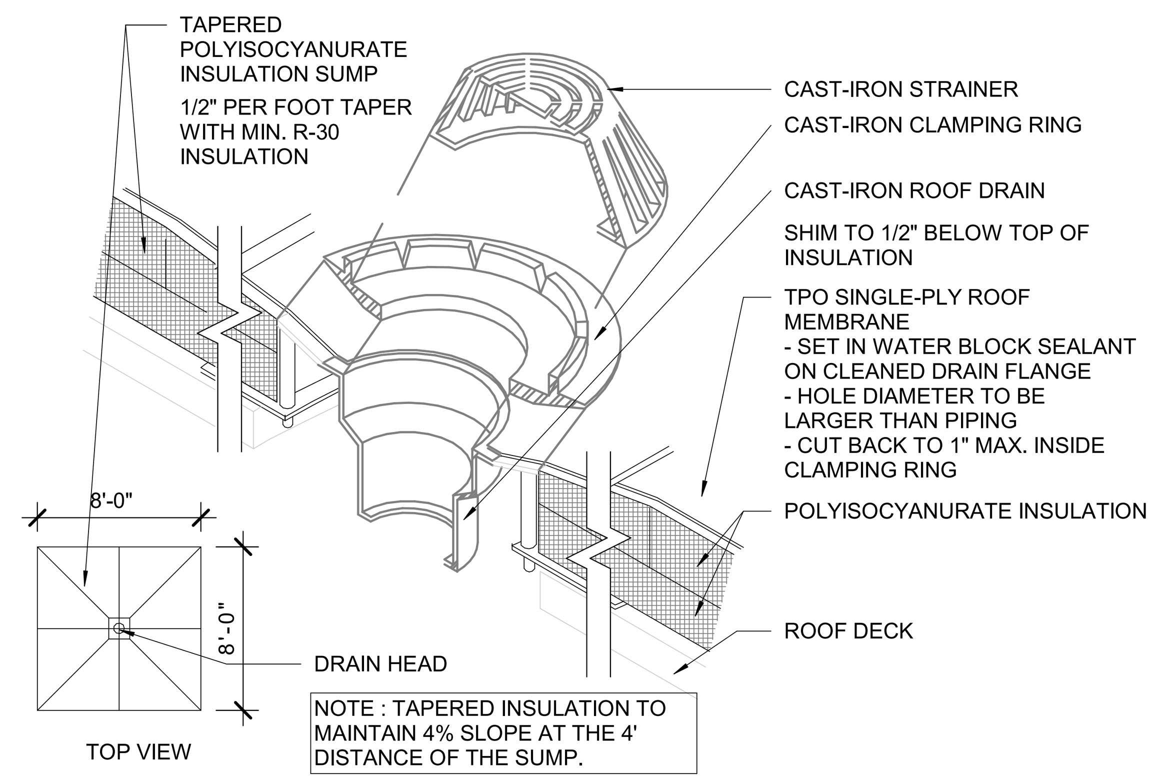


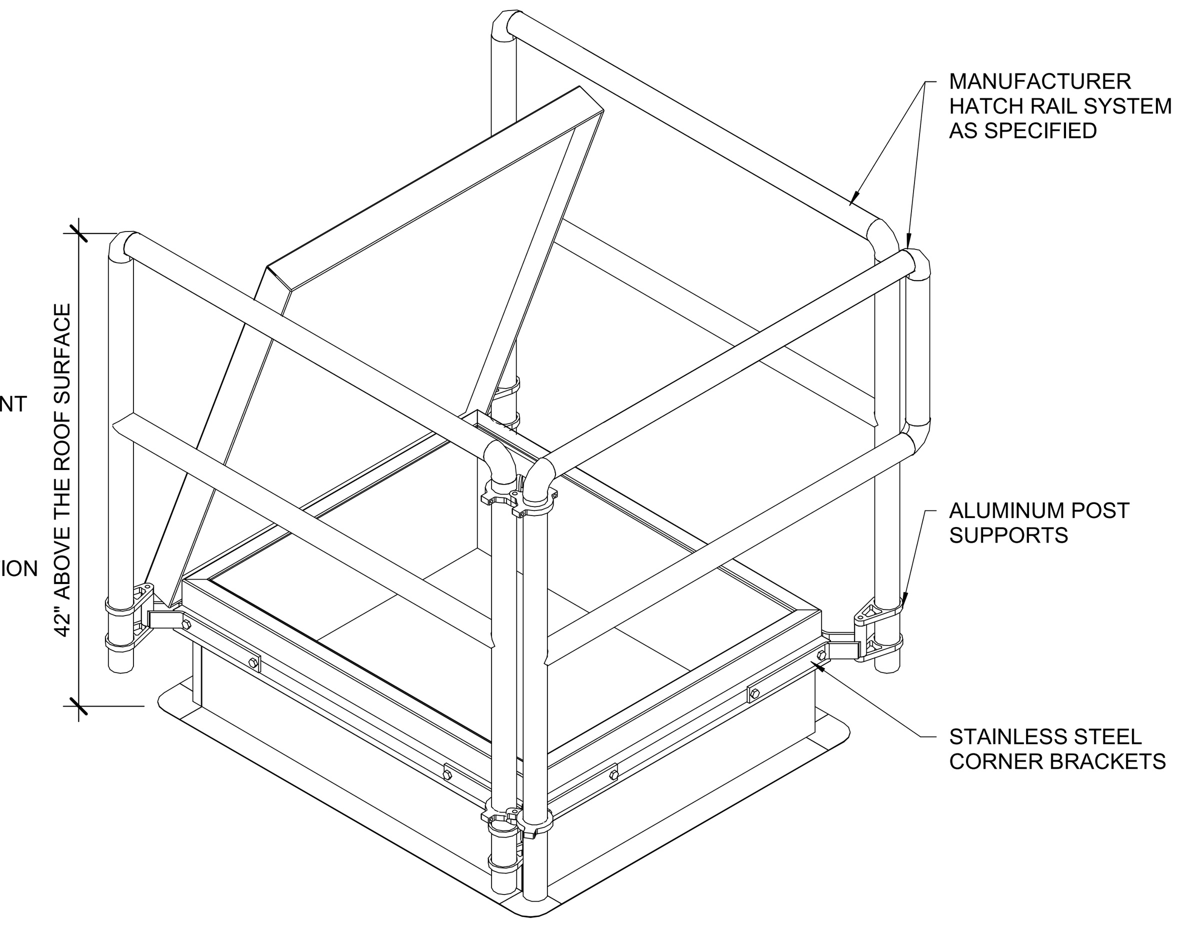
D3 ROOF EXPANSION JOINT

SCALE: **1 : 10**



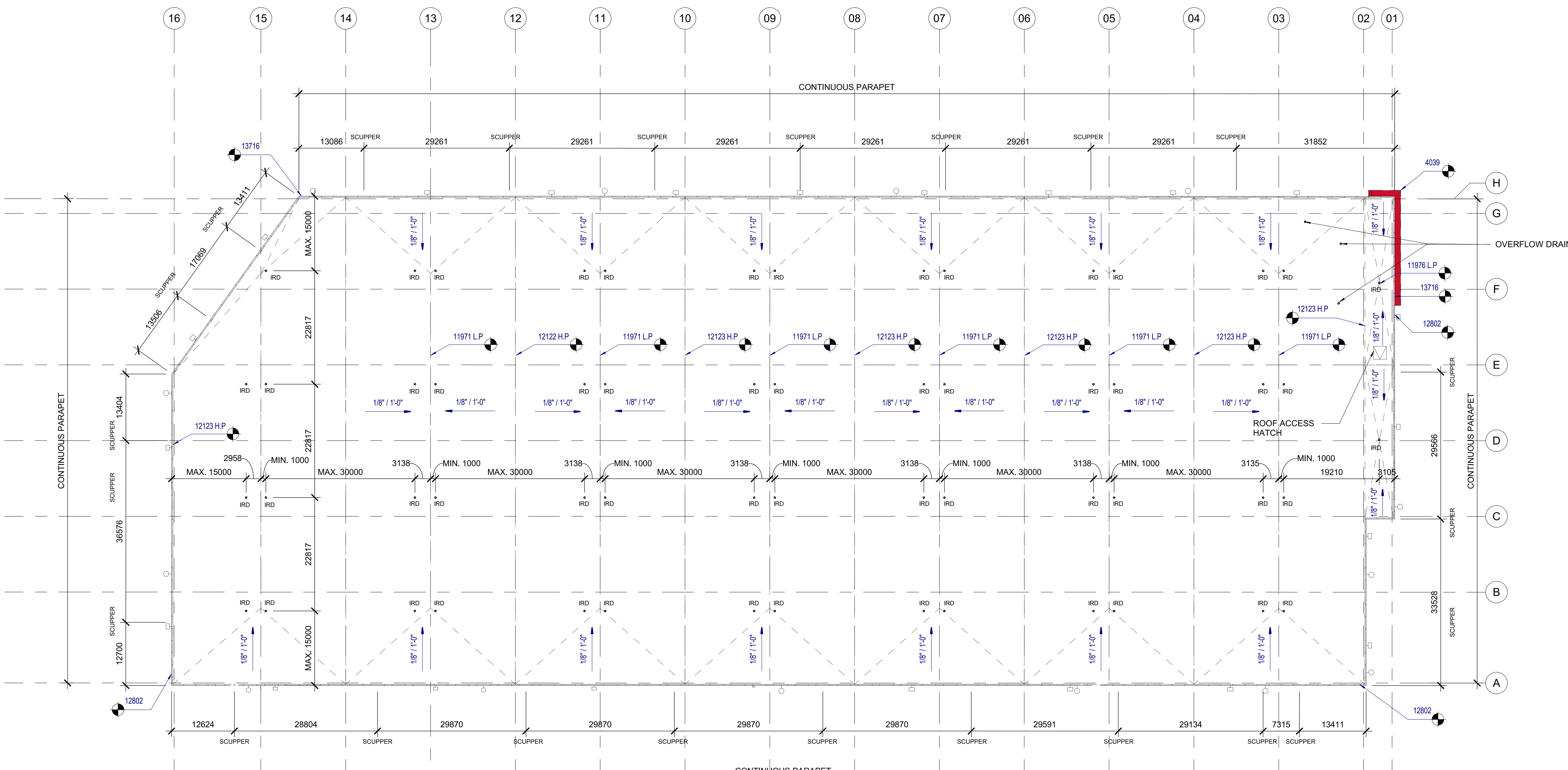
D2 ROOF DRAIN (LOW FLOW INTEGRAL DRAIN)

SCALE: **1 : 1**



D1 ROOF HATCH - TYP

SCALE: **1 : 8**



OVERALL ROOF PLAN - BUILDING A

SCALE: **1 : 500**

N

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PROJECT TITLE

BROCCOLINI AIRPORT ROAD

A PROJECT FOR

BROCCOLINI REAL ESTATE GROUP

GENERAL NOTES

	ROOF TOP UNIT ZONE
	PREFINISHED METAL CANOPY BELOW
	TAPERED INSULATION - SLOPE 1/2 /FT MIN
	STEEL CROSS SLOPE 1/4" / FT MIN
IRD	INTERNAL ROOF DRAIN
TOP	TOP OF PARAPET
— — —	ROOF EXPANSION JOINT
L.P.	LOW POINT
H.P.	HIGH POINT

△	DATE	REVISION
1	2025-10-30	ISSUE FOR COORDINATION
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PROJECT NO: 255025
DRAWN BY: NM
CHECKED BY: LD

SHEET NAME

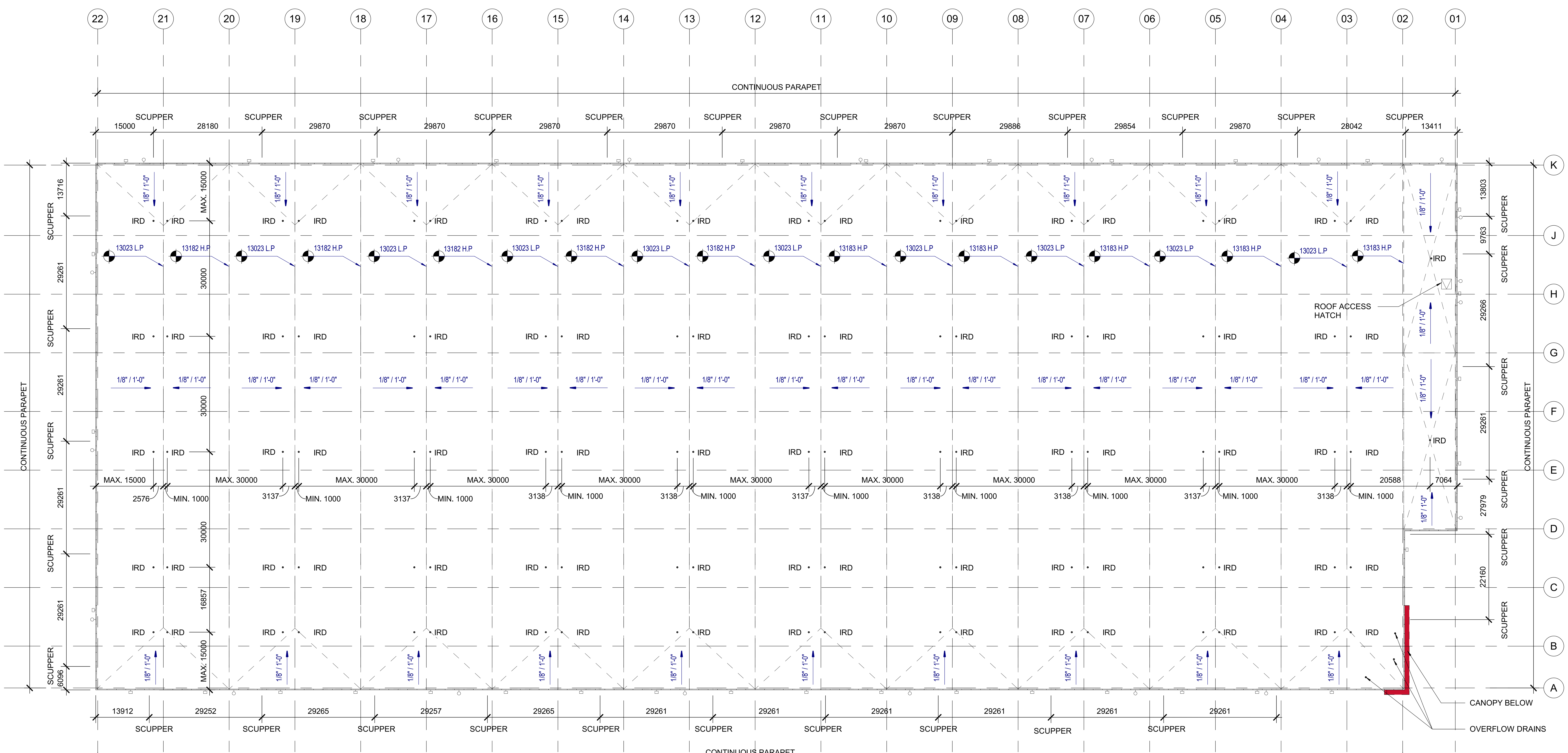
OVERALL ROOF PLAN - BUILDING A

SEAL

ONTARIO ASSOCIATION of ARCHITECTS
AMANDA ALVARO SANABRIA
LICENCE
7712
2025-11-14

SHEET NUMBER

A110.A



OVERALL ROOF PLAN - BUILDING B

SCALE: 1 : 600

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PROJECT TITLE

BROCCOLINI AIRPORT ROAD

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GENERAL NOTES

	ROOF TOP UNIT ZONE
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	TAPERED INSULATION - SLOPE 1/2 /FT MIN
	STEEL CROSS SLOPE 1/4" / FT MIN
IRD	INTERNAL ROOF DRAIN
TOP	TOP OF PARAPET
— — —	ROOF EXPANSION JOINT
L.P.	LOW POINT
H.P.	HIGH POINT

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OVERALL ROOF PLAN - BUILDING B

SEAL

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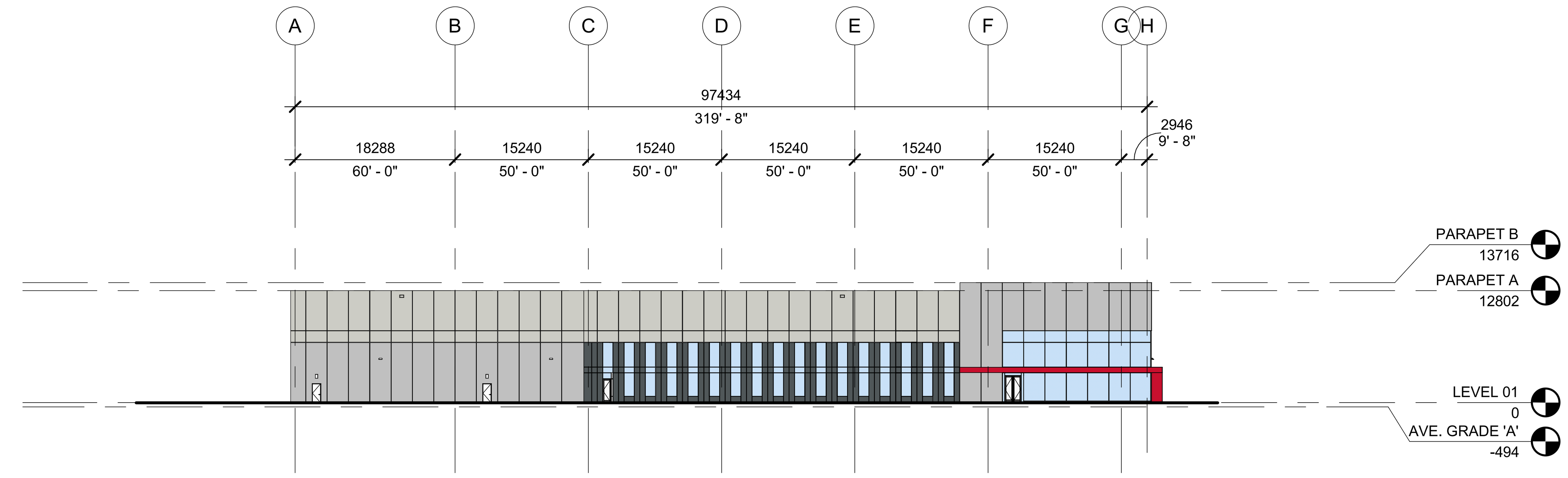
A110.B

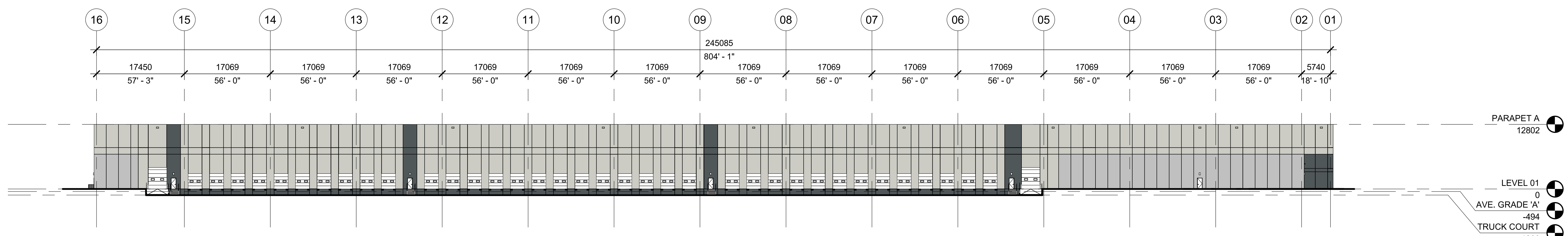
OVERALL ELEVATION - EAST - BUILDING A (D1)

SCALE: 1 : 500



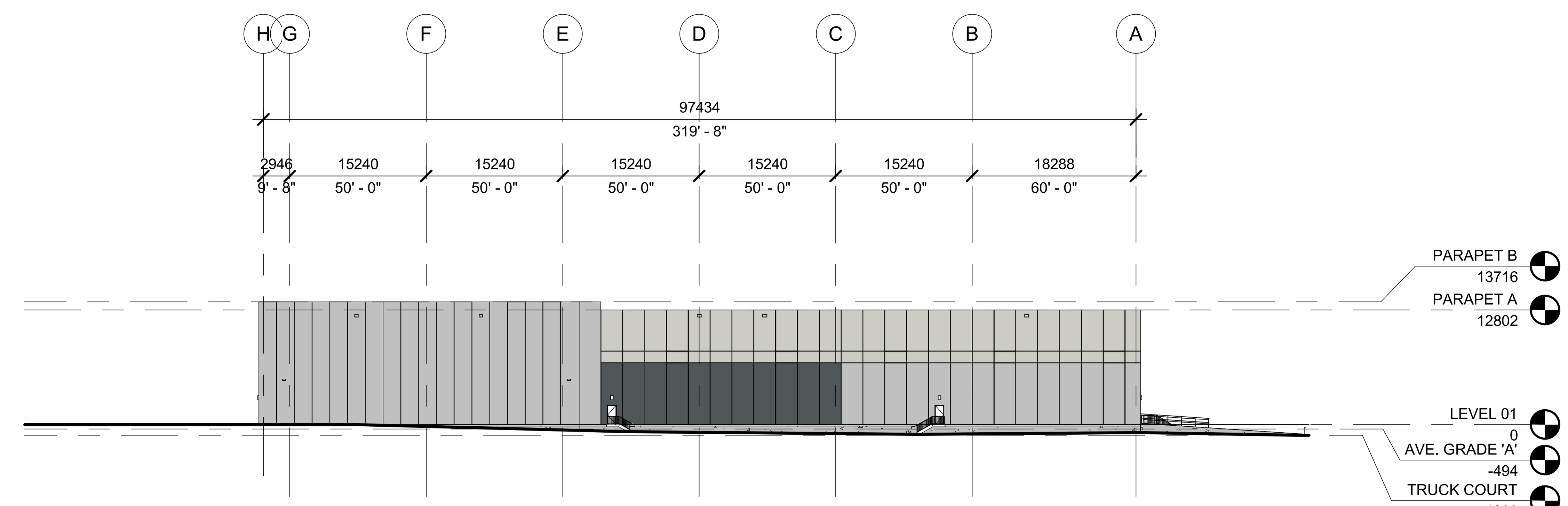
OVERALL ELEVATION - SOUTH - BUILDING A (C1)

SCALE: 1 : 500



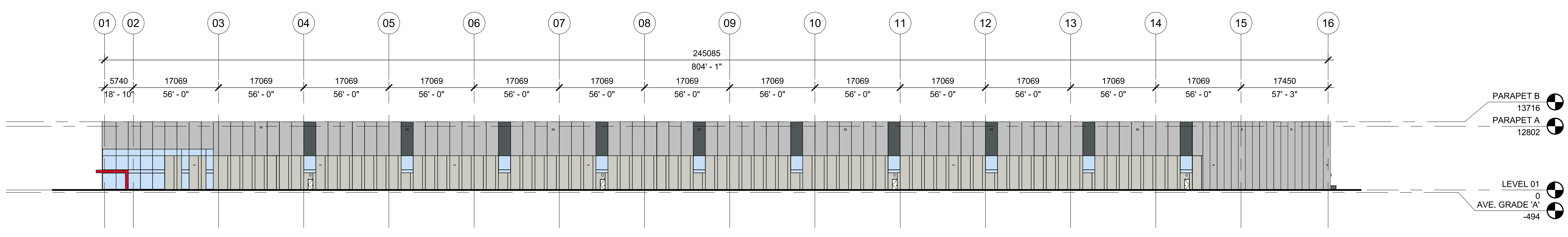
OVERALL ELEVATION -WEST - BUILDING A (B1)

SCALE: 1 : 500



OVERALL ELEVATION - NORTH - BUILDING A (A1)

SCALE: 1 : 500



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PROJECT TITLE

BROCCOLINI AIRPORT ROAD

A PROJECT FOR

BROCCOLINI REAL ESTATE GROUP

GENERAL NOTES

- FIELD PAINT - PURE WHITE - SW #7005
- ACCENT PAINT 1 - LAZY GRAY - SW #6254
- ACCENT PAINT 2 - BROCCOLINI SECONDARY COLOR - RGB 80/87/89
- ALUMINUM CLADDING - BROCCOLINI RED COLOR - RGB 200/16/45
- PRECAST CONCRETE
- GLAZING - VISION

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OVERALL BUILDING ELEVATIONS - BUILDING A

SEAL

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2025-11-14

SHEET NUMBER

A201.A

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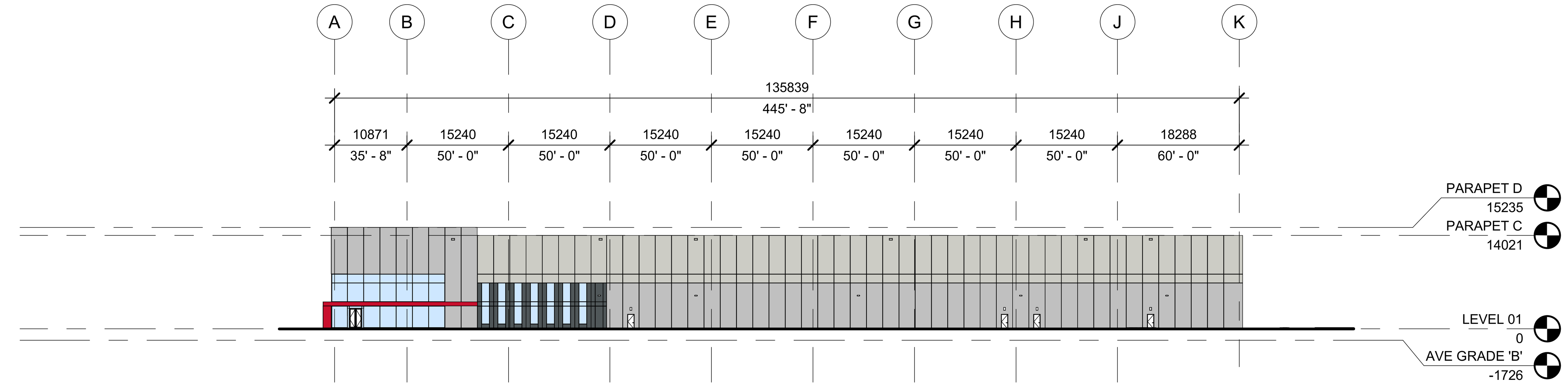
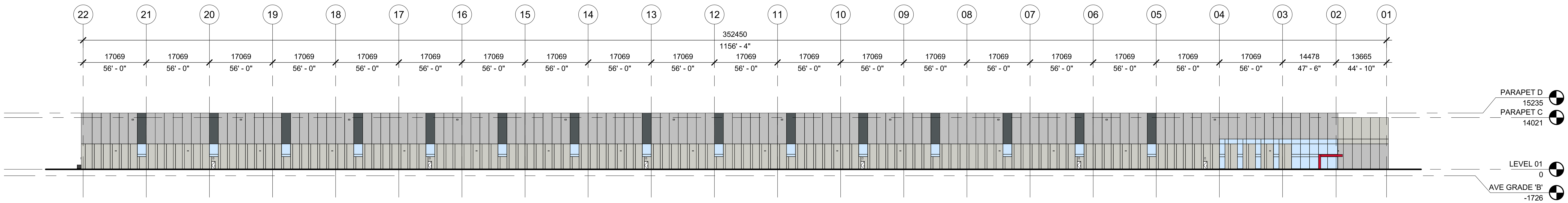
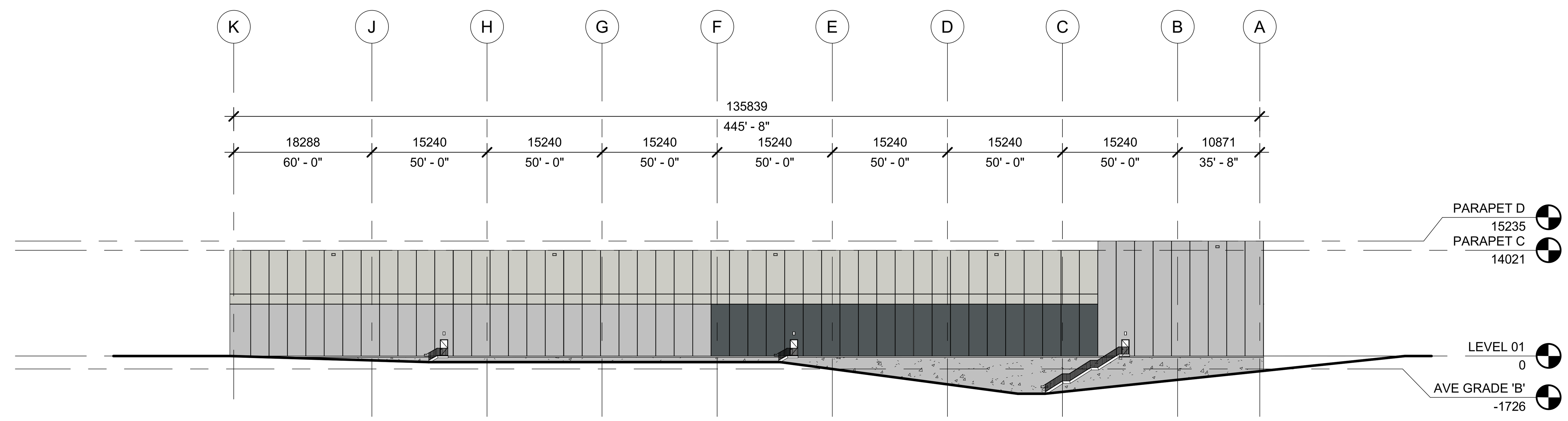


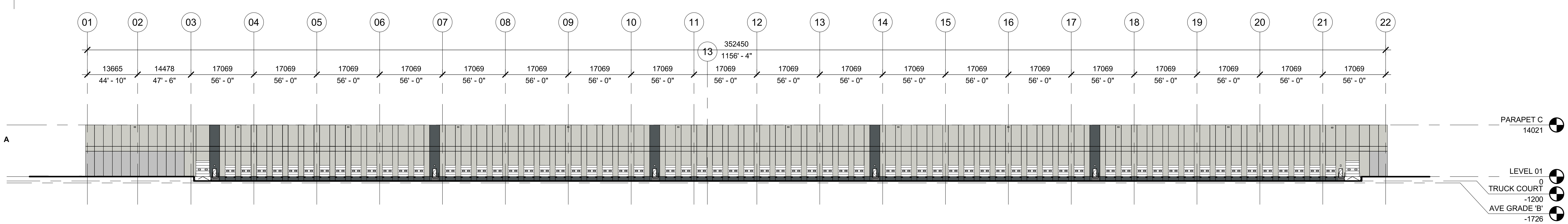
D1 OVERALL ELEVATION - EAST - BUILDING B
SCALE: 1 : 600



C1 OVERALL ELEVATION - SOUTH - BUILDING B
SCALE: 1 : 600



B1 OVERALL ELEVATION -WEST - BUILDING B
SCALE: 1 : 500



A1 OVERALL ELEVATION - NORTH - BUILDING B
SCALE: 1 : 600

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PROJECT TITLE

BROCCOLINI AIRPORT ROAD

A PROJECT FOR

BROCCOLINI REAL ESTATE GROUP

GENERAL NOTES

- FIELD PAINT - PURE WHITE - SW #7005
- ACCENT PAINT 1 - LAZY GRAY - SW #6254
- ACCENT PAINT 2 - BROCCOLINI SECONDARY COLOR - RGB 80/87/89
- ALUMINUM CLADDING - BROCCOLINI RED COLOR - RGB 200/16/45
- PRECAST CONCRETE
- GLAZING - VISION

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SHEET NAME

OVERALL BUILDING ELEVATIONS - BUILDING B

SEAL

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2025-11-14

SHEET NUMBER

A201.B

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PROJECT TITLE

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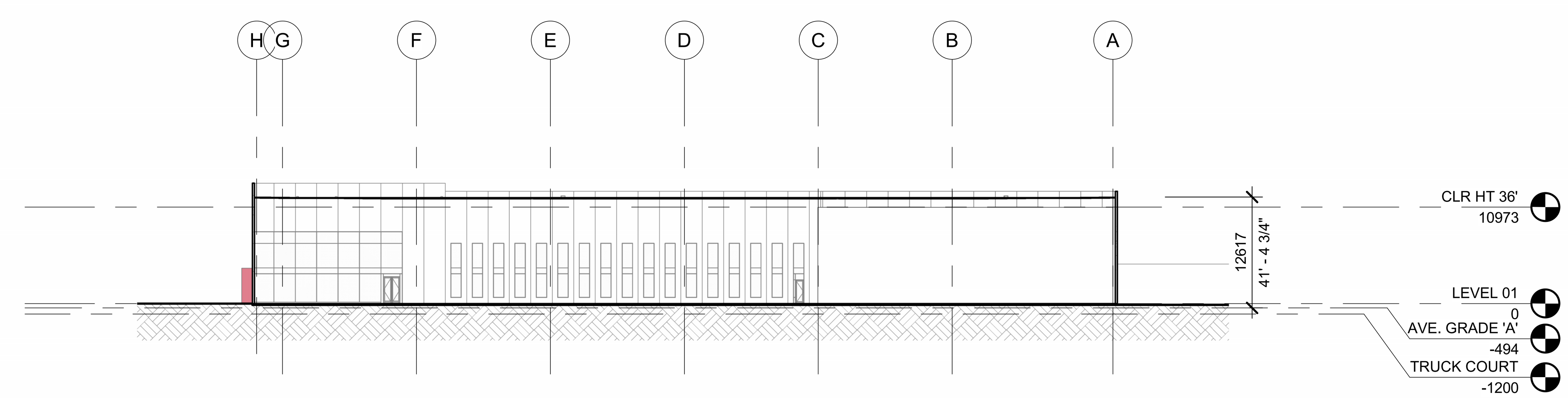
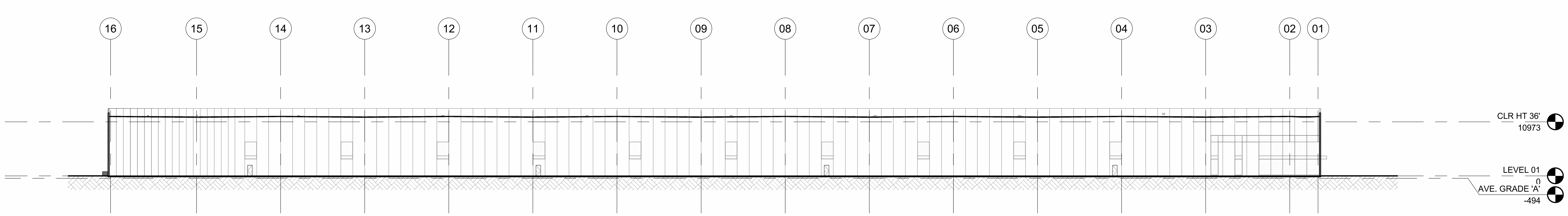
GENERAL NOTES



C1 CROSS SECTION - BUILDING A

SCALE: **1 : 500**



D1 LONGITUDINAL SECTION - BUILDING A

SCALE: **1 : 500**

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OVERALL BUILDING SECTIONS - BUILDING A

SEAL

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LICENCE
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2025-11-14

SHEET NUMBER

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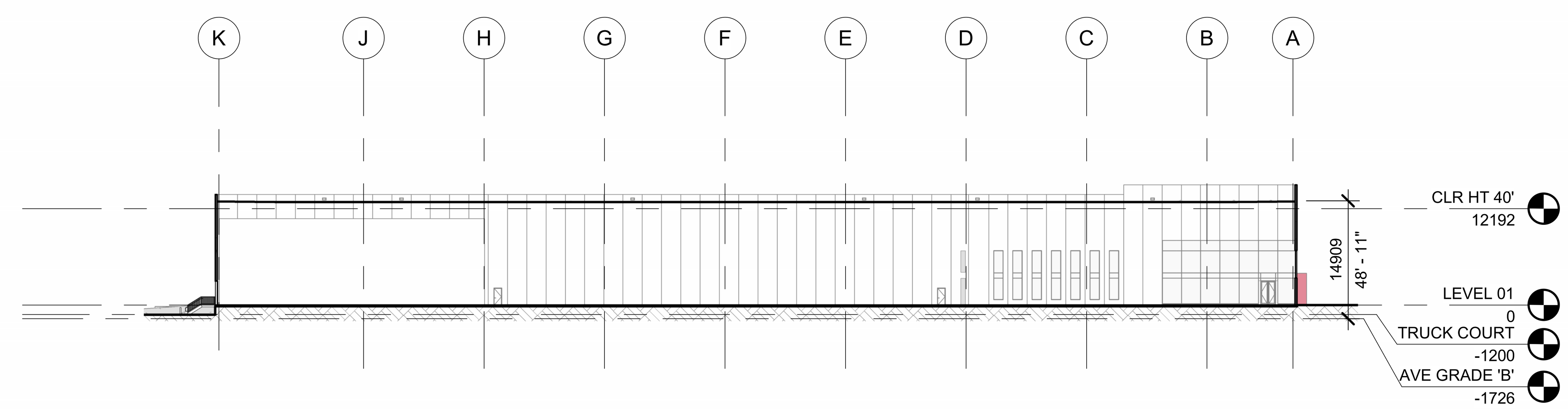
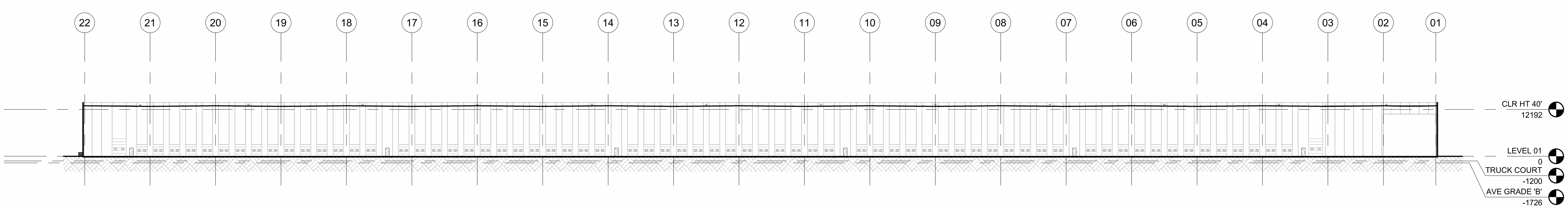


C1 CROSS SECTION - BUILDING B
SCALE: **1 : 600**



D1 LONGITUDINAL SECTION - BUILDING B
SCALE: **1 : 600**

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PROJECT TITLE

BROCCOLINI AIRPORT ROAD

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GENERAL NOTES

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OVERALL BUILDING SECTIONS - BUILDING B

SEAL

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AMANDA ALVARO SANABRIA
LICENCE
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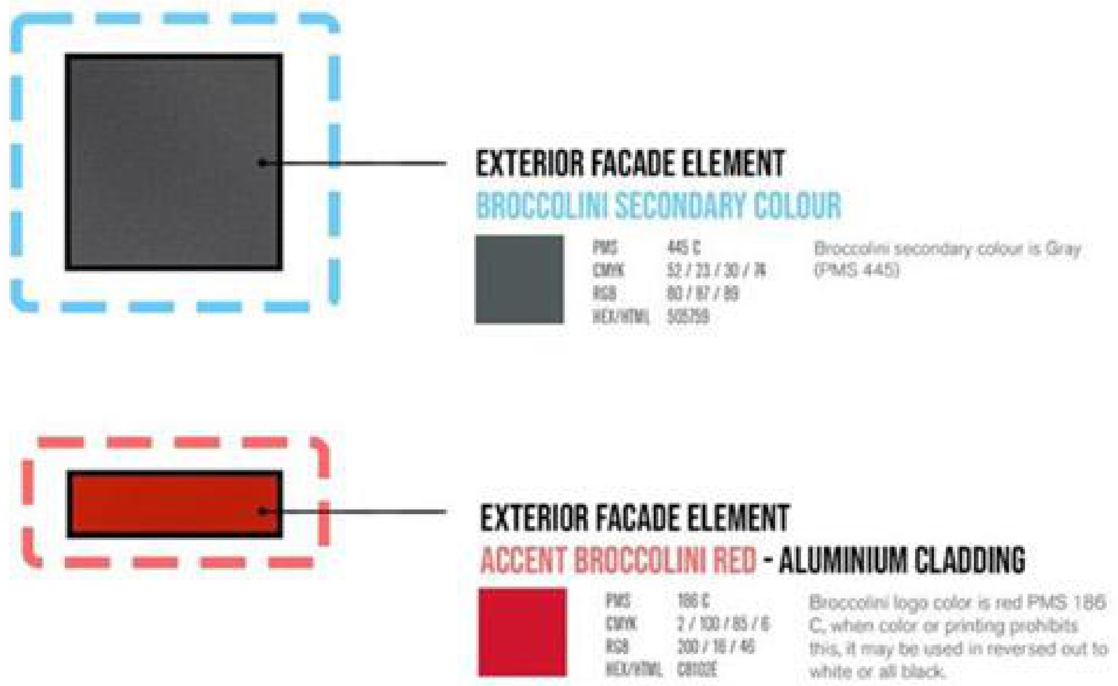
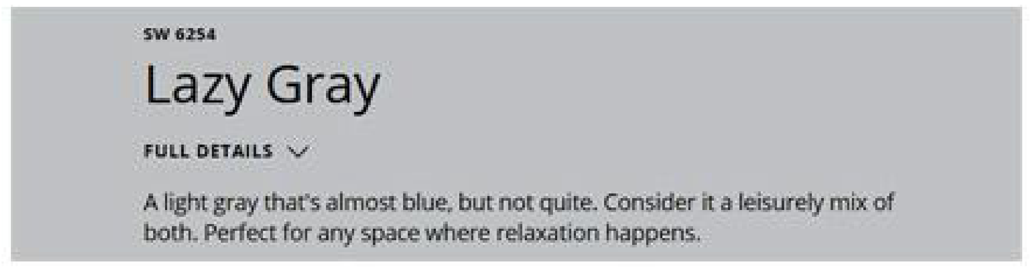
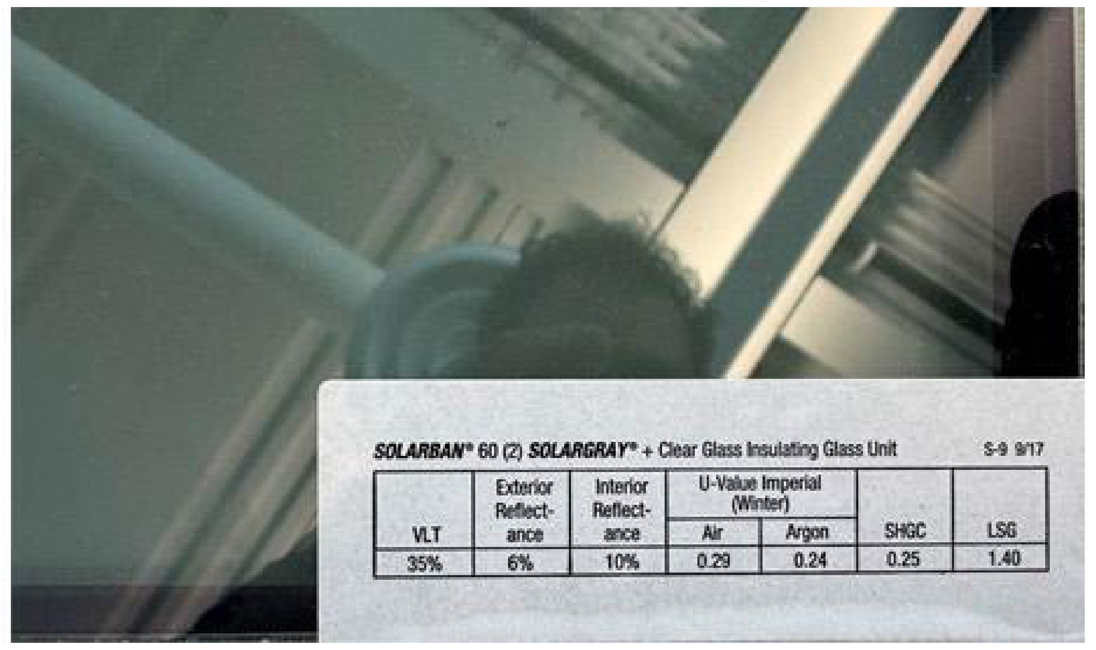
2025-11-14

SHEET NUMBER

A301.B







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VLT	Exterior Reflect-ance	Interior Reflect-ance	U-Value Imperial (Winter)		SHGC	LSG
			Air	Argon		
35%	6%	10%	0.29	0.24	0.25	1.40

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PROJECT TITLE

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MATERIALS

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
AMANDA ALVARO SANABRIA
LICENCE 7712
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