

12035 Dixie Road

Town of Caledon, ON

ARCHITECTURAL DRAWING LIST

A-0.0 COVER

A-1.0 SITE PLAN
A-1.1 ENLARGED SITE PLAN (EAST)
A-1.2 ENLARGED SITE PLAN (WEST)
A-1.3 SITE PLAN DETAILS

BUILDING A
A-2.0A PARTIAL FLOOR PLAN
A-2.1A PARTIAL FLOOR PLAN
A-2.2A PARTIAL FLOOR PLANS
A-2.3A PARTIAL ROOF PLAN
A-2.4A PARTIAL ROOF PLAN
A-3.0A ELEVATIONS
A-3.1A ELEVATIONS

BUILDING B
A-2.0B FLOOR PLAN
A-2.1B ROOF PLAN
A-3.0B ELEVATIONS


BUILDING C
A-2.0C FLOOR PLAN
A-2.1C ROOF PLAN
A-3.0C ELEVATIONS

BUILDING D
A-2.0D FLOOR PLAN
A-2.1D ROOF PLAN
A-3.0D ELEVATIONS

Firm Name: Baldassarra Architects Inc. Certificate of Practice Number: 5810 30 Great Gulf Drive, Unit 20 Concord, ON L4K 0K7 Tel: (905) 660-0722 Fax: (905) 660-7019 Name of Project: 12035 Dixie Road, Building A Location: 12035 Dixie Road, Caledon, ON	 <small>The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCIN.</small>
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Ontario's 2012 Building Code Data Matrix Part 3	OBC References [A] for Division A [C] for Division C
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PROJECT DESCRIPTION										■ NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION		■ Part 3 1.1.2. [A]	
MAJOR OCCUPANCY GROUP: F-2										3.1.2.1. (1)		3.1.2.1. (1)	
BUILDING AREA (m2) EXISTING: NEW: 100,318.39 TOTAL: 100,318.39										1.4.1.2. [A]		1.4.1.2. [A]	
GROSS AREA (m2) EXISTING: NEW: 123,489.48 TOTAL: 123,489.48										1.4.1.2. [A]		1.4.1.2. [A]	
NO. OF STOREYS ABOVE GRADE: 2 BELOW GRADE: N/A										3.2.1.1. & 1.4.1.2 [A]		3.2.1.1. & 1.4.1.2 [A]	
MEZZANINE: N/A													
HEIGHT OF BUILDING (m): 14.15													
NUMBER OF STREETS / ACCESS ROUTES: 1										3.2.2.10. & 3.2.5.		3.2.2.10. & 3.2.5.	
BUILDING CLASSIFICATION: 3.2.2.67.										3.2.2.20.-83.		3.2.2.20.-83.	
SPRINKLER SYSTEM PROPOSED										■ ENTIRE BUILDING <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING <input type="checkbox"/> NOT REQUIRED		3.2.2.20.-83. 3.2.1.5. 3.2.2.17.	
STANDPIPE REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.2.9.		3.2.9.	
FIRE ALARM REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.2.4.		3.2.4.	
WATER SERVICE / SUPPLY IS ADEQUATE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO										3.2.5.7.		3.2.5.7.	
HIGH BUILDING <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.2.6.		3.2.6.	
PERMITTED CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON COMBUSTIBLE <input type="checkbox"/> BOTH										3.2.2.20.-83.		3.2.2.20.-83.	
ACTUAL CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON COMBUSTIBLE <input type="checkbox"/> BOTH													
MEZZANINE AREA (m2): N/A										3.2.1.1.(3)-(8)		3.2.1.1.(3)-(8)	
OCCUPANT LOAD BASED ON <input type="checkbox"/> m2 / PERSON <input type="checkbox"/> DESIGN OF BUILDING										3.1.17.		3.1.17.	
1ST FLOOR OCCUPANCY: F-2 LOAD: T.B.D. PERSONS													
SHELL PERMIT ONLY													
BARRIER FREE DESIGN <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (EXPLAIN)										3.8.		3.8.	
HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.3.1.2. & 3.3.1.19.		3.3.1.2. & 3.3.1.19.	
REQUIRED FIRE RESISTANCE RATING (FRR)										HORIZONTAL ASSEMBLIES FRR (HOURS)		LISTED DESIGN NO. OR DESCRIPTION (SB-2)	
FLOORS: 2 HOURS													
ROOF: N/A HOURS													
MEZZANINE: N/A HOURS													
FRR OF SUPPORTING MEMBERS										LISTED DESIGN NO. OR DESCRIPTION (SB-2)			
FLOORS: 2 HOURS													
ROOF: N/A HOURS													
MEZZANINE: N/A HOURS													
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS										3.2.3.		3.2.3.	
WALL	AREA OF EBF m2 Max. Unit	L.D. (m)	L/H or H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST. PERMITTED	NON-COMB. CLADDING REQUIRED				
NORTH	2791.48	>15	N/A	100	14.47	N/A	PRECAST	N/A	N/A				
SOUTH	2565.52	7.0	N/A	28	0.73	1	PRECAST	N/A	YES				
EAST	6731.43	>15	N/A	100	3.72	N/A	N/A	N/A	N/A				
WEST	6731.43	>15	N/A	100	9.24	N/A	N/A	N/A	N/A				

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Ontario's 2012 Building Code Data Matrix Part 3	OBC References [A] for Division A [C] for Division C
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PROJECT DESCRIPTION										■ NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION		■ Part 3 1.1.2. [A]	
MAJOR OCCUPANCY GROUP: F-2										3.1.2.1. (1)		3.1.2.1. (1)	
BUILDING AREA (m2) EXISTING: NEW: 37,691.29 TOTAL: 37,691.29										1.4.1.2. [A]		1.4.1.2. [A]	
GROSS AREA (m2) EXISTING: NEW: 37,691.29 TOTAL: 37,691.29										1.4.1.2. [A]		1.4.1.2. [A]	
NO. OF STOREYS ABOVE GRADE: 1 BELOW GRADE: N/A										3.2.1.1. & 1.4.1.2 [A]		3.2.1.1. & 1.4.1.2 [A]	
MEZZANINE: N/A													
HEIGHT OF BUILDING (m): 14.43													
NUMBER OF STREETS / ACCESS ROUTES: 1										3.2.2.10. & 3.2.5.		3.2.2.10. & 3.2.5.	
BUILDING CLASSIFICATION: 3.2.2.67.										3.2.2.20.-83.		3.2.2.20.-83.	
SPRINKLER SYSTEM PROPOSED										■ ENTIRE BUILDING <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING <input type="checkbox"/> NOT REQUIRED		3.2.2.20.-83. 3.2.1.5. 3.2.2.17.	
STANDPIPE REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.2.9.		3.2.9.	
FIRE ALARM REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.2.4.		3.2.4.	
WATER SERVICE / SUPPLY IS ADEQUATE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO										3.2.5.7.		3.2.5.7.	
HIGH BUILDING <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.2.6.		3.2.6.	
PERMITTED CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON COMBUSTIBLE <input type="checkbox"/> BOTH										3.2.2.20.-83.		3.2.2.20.-83.	
ACTUAL CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON COMBUSTIBLE <input type="checkbox"/> BOTH													
MEZZANINE AREA (m2):										3.2.1.1.(3)-(8)		3.2.1.1.(3)-(8)	
OCCUPANT LOAD BASED ON <input type="checkbox"/> m2 / PERSON <input type="checkbox"/> DESIGN OF BUILDING										3.1.17.		3.1.17.	
1ST FLOOR OCCUPANCY: F-2 LOAD: T.B.D. PERSONS													
SHELL PERMIT ONLY													
BARRIER FREE DESIGN <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (EXPLAIN)										3.8.		3.8.	
HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.3.1.2. & 3.3.1.19.		3.3.1.2. & 3.3.1.19.	
REQUIRED FIRE RESISTANCE RATING (FRR)										HORIZONTAL ASSEMBLIES FRR (HOURS)		LISTED DESIGN NO. OR DESCRIPTION (SB-2)	
FLOORS: N/A HOURS													
ROOF: N/A HOURS													
MEZZANINE: N/A HOURS													
FRR OF SUPPORTING MEMBERS										LISTED DESIGN NO. OR DESCRIPTION (SB-2)			
FLOORS: N/A HOURS													
ROOF: N/A HOURS													
MEZZANINE: N/A HOURS													
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS										3.2.3.		3.2.3.	
WALL	AREA OF EBF m2 Max. Unit	L.D. (m)	L/H or H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST. PERMITTED	NON-COMB. CLADDING REQUIRED				
NORTH													
SOUTH													
EAST													
WEST													

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Ontario's 2012 Building Code Data Matrix Part 3	OBC References [A] for Division A [C] for Division C
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PROJECT DESCRIPTION										■ NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION		■ Part 3 1.1.2. [A]	
MAJOR OCCUPANCY GROUP: F-2										3.1.2.1. (1)		3.1.2.1. (1)	
BUILDING AREA (m2) EXISTING: NEW: 17,635.53 TOTAL: 17,635.53										1.4.1.2. [A]		1.4.1.2. [A]	
GROSS AREA (m2) EXISTING: NEW: 17,635.53 TOTAL: 17,635.53										1.4.1.2. [A]		1.4.1.2. [A]	
NO. OF STOREYS ABOVE GRADE: 1 BELOW GRADE: N/A										3.2.1.1. & 1.4.1.2 [A]		3.2.1.1. & 1.4.1.2 [A]	
MEZZANINE: N/A													
HEIGHT OF BUILDING (m): 14.43													
NUMBER OF STREETS / ACCESS ROUTES: 1										3.2.2.10. & 3.2.5.		3.2.2.10. & 3.2.5.	
BUILDING CLASSIFICATION: 3.2.2.68.B.										3.2.2.20.-83.		3.2.2.20.-83.	
SPRINKLER SYSTEM PROPOSED										■ ENTIRE BUILDING <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING <input type="checkbox"/> NOT REQUIRED		3.2.2.20.-83. 3.2.1.5. 3.2.2.17.	
STANDPIPE REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.2.9.		3.2.9.	
FIRE ALARM REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.2.4.		3.2.4.	
WATER SERVICE / SUPPLY IS ADEQUATE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO										3.2.5.7.		3.2.5.7.	
HIGH BUILDING <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.2.6.		3.2.6.	
PERMITTED CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON COMBUSTIBLE <input type="checkbox"/> BOTH										3.2.2.20.-83.		3.2.2.20.-83.	
ACTUAL CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON COMBUSTIBLE <input type="checkbox"/> BOTH													
MEZZANINE AREA (m2):										3.2.1.1.(3)-(8)		3.2.1.1.(3)-(8)	
OCCUPANT LOAD BASED ON <input type="checkbox"/> m2 / PERSON <input type="checkbox"/> DESIGN OF BUILDING										3.1.17.		3.1.17.	
1ST FLOOR OCCUPANCY: F-2 LOAD: T.B.D. PERSONS													
SHELL PERMIT ONLY													
BARRIER FREE DESIGN <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (EXPLAIN)										3.8.		3.8.	
HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.3.1.2. & 3.3.1.19.		3.3.1.2. & 3.3.1.19.	
REQUIRED FIRE RESISTANCE RATING (FRR)										HORIZONTAL ASSEMBLIES FRR (HOURS)		LISTED DESIGN NO. OR DESCRIPTION (SB-2)	
FLOORS: N/A HOURS													
ROOF: N/A HOURS													
MEZZANINE: N/A HOURS													
FRR OF SUPPORTING MEMBERS										LISTED DESIGN NO. OR DESCRIPTION (SB-2)			
FLOORS: N/A HOURS													
ROOF: N/A HOURS													
MEZZANINE: N/A HOURS													
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS										3.2.3.		3.2.3.	
WALL	AREA OF EBF m2 Max. Unit	L.D. (m)	L/H or H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST. PERMITTED	NON-COMB. CLADDING REQUIRED				
NORTH													
SOUTH													
EAST													
WEST													

Zoning By-law Matrix – 12035 Dixie Road

March 11, 2021

Zone Standard	Requirements	Proposed
Lot Area (min)	925 m ²	925 m ²
Lot Frontage (min)	30 m	30 m
Building Area (max)	50 %	50 %
Front Yards (min)	20 m	20 m
Mayfield Road		
Exterior Side Yards (min)	7.5 m	7.5 m
Dixie Road		
Rear Yards (min)	7.5 m	7.5 m
North lot line		
Interior Side Yards (min)	6 m	6 m
East lot line		
Gasoline Pump Island, Accessory Setbacks (min)	4.5 m	4.5 m
Accessory Open Storage Area Setbacks (min)	NA	NA
Accessory Outside Sales or Display Area Setback (min)	NA	NA
Building Heights (max)	18 m	18 m
Landscaping Area (min)	10%	10%
Planting Strip Width (min)		
Front Lot Line: Mayfield Road	Front Lot Line: 9 m	Front Lot Line: 4 m
Exterior Side Lot Line: Dixie Road	Exterior Side Lot Line: 9 m	Exterior Side Lot Line: 3 m
Rear Lot Line: North lot line	Rear Lot Line: 6 m	Rear Lot Line: 3 m
Interior Side Lot Line: East lot line	Interior Side Lot Line: 1.5 m	Interior Side Lot Line: 1.5 m
Planting Strip Location	NA	NA
Driveway Setbacks (min)	4.5 m	4.5 m
Parking Space Setback (min)	6 m	3 m
General Provisions		
Accessory Uses	NA	NA
Garbage Enclosures	NA	NA
Parking Loading & Delivery Standards		
Applicability	NA	NA
Non-Residential Parking Requirements	7,000 – 20,000 m ² – 78 parking spaces plus 1 parking space per 145 m ² of net floor area or portion thereof over 7,000 m ²	7,000 – 20,000 m ² – 78 parking spaces plus 1 parking space per 145 m ² of net floor area or portion thereof over 7,000 m ²
	Over 20,000 m ² – 168 parking spaces plus 1 parking space per 170 m ² of net floor area or portion thereof over 20,000 m ²	Over 20,000 m ² – 168 parking spaces plus 1 parking space per 170 m ² of net floor area or portion thereof over 20,000 m ²
Barrier Free Parking	More than 1,000 spaces, 11 spaces + 1%	More than 1,000 spaces, 11 spaces + 1%
Illumination	Setback 4.5 m from any lot line	Setback 3 m from any lot line

TOWN OF CALEDON
PLANNING
RECEIVED
March 17, 2021

No.	REVISION	DATE
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BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T: 905.660.0722 | www.baldassarra.ca



OWNERS INFORMATION:



Tribal Partners
201-2700 Steeles Ave. W
Vaughan, ON L4K 3C8

905-567-0808

12035 Dixie Road

Town of Caledon, Ontario

COVER

POPA 2021-005 RZ 2021-0007 SPA 2021-0013

DATE	DRAWN BY	CHECKED	SCALE
MAR. 2021	LY		N.T.S.
PROJECT No.		DRAWING No.	

P-20146

A-0.0