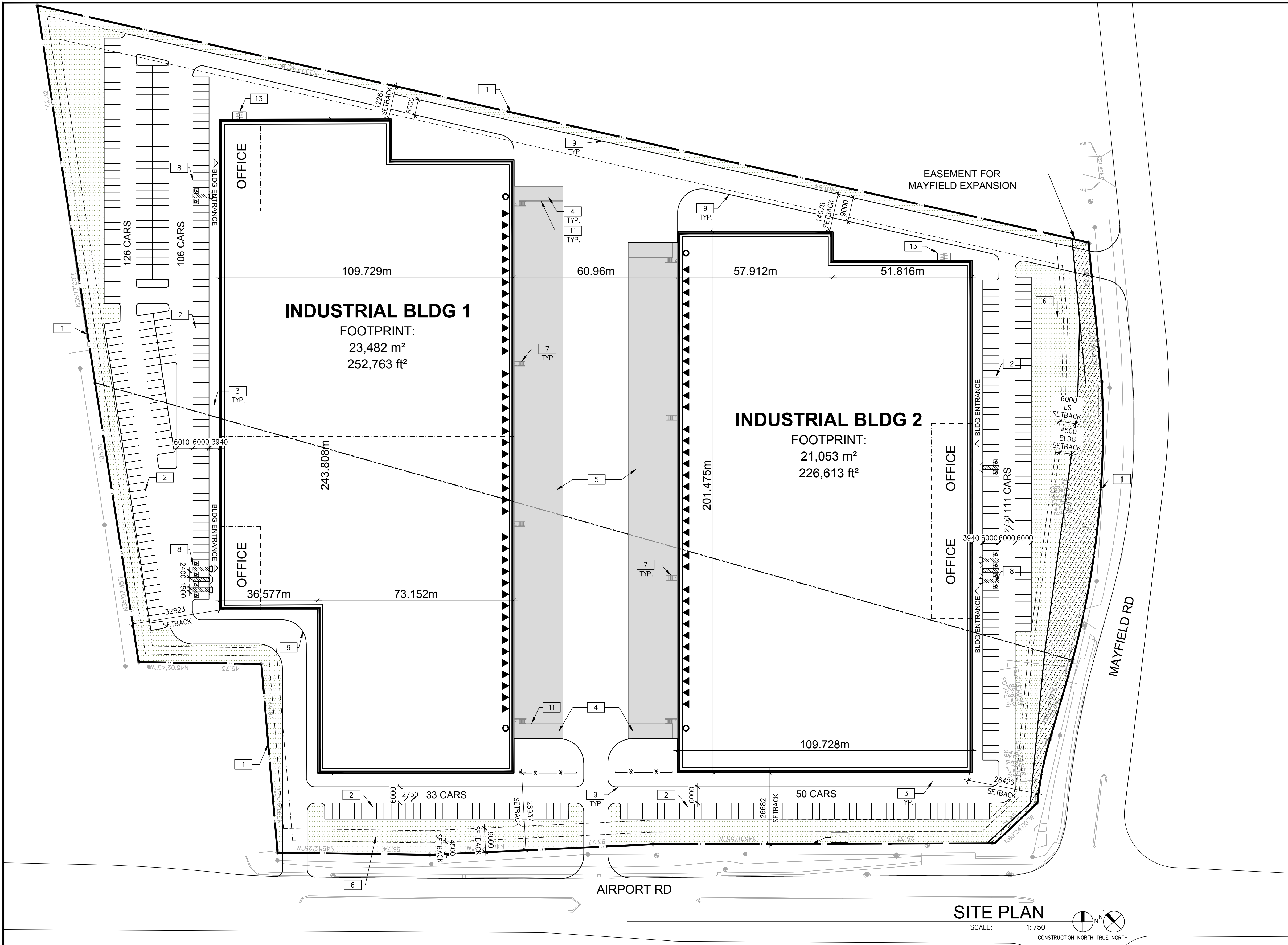


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SITE PLAN NOTES

- 1

EXISTING PROPERTY LINE
- 2

2750x6000 PARKING STALL
- 3

1800mm MIN. WIDE SIDEWALK TYPICAL U.N.O
- 4

DRIVE-IN RAMP, WITH GALVANIZED GUARDRAIL. SEE CIVIL DRAWING FOR SLOPE %
- 5

CONCRETE APRON
- 6

LANDSCAPE AREA - SEE LANDSCAPE DWGS.
- 7

EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
- 8

TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER CITY OF BRAMPTON MUNICIPAL STANDARDS. EACH PAIR OF SHARED STALL TO HAVE (2) 2400X6000 LONG WITH A 1500mm WIDE PAINTED BARRIER FREE AISLE AND SIGNAGE REFER TO ONTARIO INTEGRATED ACCESSIBILITY STANDARDS.
- 9

150mm WIDE CURB TYPICAL
- 10

FIRE DEPARTMENT CONNECTION / SIAMESE
- 11

RETAINING WALL. SEE CIVIL DWG.
- 12

PAINTED PEDESTRIAN PATH
- 13

BIKE RACKS. SEE LANDSCAPE DWG.

PROJECT DATA

SMART CENTRES	
SITE STATISTICS	
PT LT 1 CON 1 ALBIONAS IN R0829323 ; CALEDON	
ZONING	CH-556-H19
GROSS SITE AREA	94,317.41 m² (9.43 HA)
GROSS BLDG AREA	44,545.19m²
LOT COVERAGE	47.23%
% LANDSCAPE AREA	19.67%

Zone Permitted Use		
Proposed Use	Industrial	
	Proposed	Required
Min. Front Yard Building Setback (m)	31.25 m	4.5 m
Min. Interior Side Yard Building Set back (m)	32.82 m	6.0 m
Min. Exterior Side Yard Building Set back (m)	26.42 m	4.5 m
Min.Rear Yard Building Setback (m)	12.26 m	10.5 m

Building Floor Area			
Building 1			
	Industrial	22,488.12 m²	242,063.10 ft²
	Office	994.07 m²	10,700.08 ft²
	Total Area	23,482.19 m²	252,763.18 ft²
Building 2			
	Industrial	20,012.47 m²	215,412.43 ft²
	Office	1,040.53 m²	11,200.17 ft²
	Total Area	21,053 m²	226,612.60 ft²
	TOTAL BUILDING GFA	44,535.19 m²	479,375.78 ft²

Parking Requirement		
Building 1	REQUIRED	PROPOSED
139+(23,482.19-10,000) m²/170 m²	219	
Building 2		
139+(21,053.0-10,000) m²/170 m²	204	
Total No. of Parking Spaces	423	426
Barrier Free Parking Spaces (2 plus 2% of Total Spaces)	11	12
Parking Stall Dimensions	2.75 m X 6.0 m	
Barrier Free Parking Stall	2.4 m X 6.0 m	
Barrier Free Parking Access Aisle	1.5 m X 6.0 m	
Dock Statics	PROPOSED	
Dock-High Doors	83	
Grade-Level Doors	4	

SITE LEGEND

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- NEW LANDSCAPED AREA (HATCHED)
- PAINTED DIAGONAL LINES WHERE INDICATED
- FIRE ACCESS ROUTE WITH 12.0M TURNING RADIUS
- PROPERTY LINE
- MAN DOOR ENTRY
- FIRE DEPT CONNECTION
(VERIFY LOCATION WITH CIVIL DRAWINGS)
- EXISTING FIRE HYDRANT
(VERIFY LOCATION WITH CIVIL DRAWINGS)
- PROPOSED FIRE HYDRANT
(VERIFY LOCATION WITH CIVIL DRAWINGS)
- NEW STOP SIGN
- D.C. 1500mm WIDE DEPRESSED CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS - REFER TO DETAIL 4/A1.2
- FENCE
- DOCK HIGH TRUCK DOOR
- KNOCK-OUT PANEL
- GRADE LEVEL TRUCK DOOR

TOWN OF CALEDON
PLANNING
RECEIVED
July 30, 2021

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SMARTCENTRES

6034 MAYFIELD RD
CALEDON, ONTARIO, CANADA

SITE PLAN

DATE	2021-07-26	REMARKS	
		ISSUED FOR	OPA/ZBA SUBMISSION
1			

PA / PM:	B. NAJMAN
DRAWN BY:	S. KAO
JOB NO.:	TOR21-0082-00

SHEET

A1.0

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