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TOWN OF CALEDON
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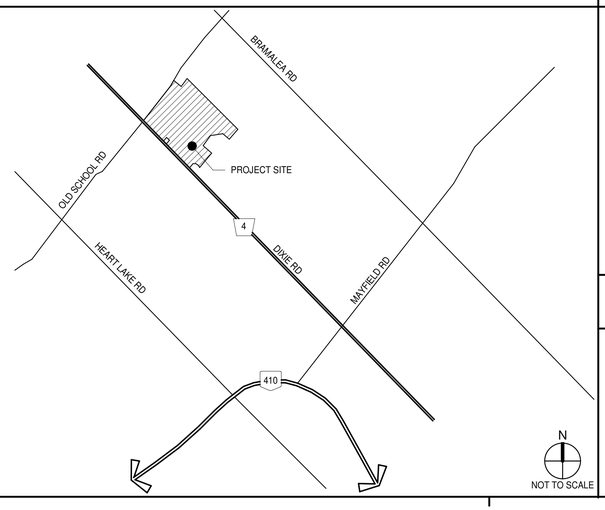
Jul 31, 2025

QUADREAL DIXIE NEN & NES - 12489 & 12861 DIXIE RD, CALEDON

12489 & 12861 DIXIE RD, CALEDON
ONTARIO, CANADA, L7C 2K5

VICINITY MAP



OWNER

QUADREAL PROPERTY GROUP

199 BAY ST SUITE 4900
TORONTO, ONTARIO M5L 1G2

CONTACT: JOHN MAROTTA
PH: (416) 673-7401 / M: (416) 712-7686
EMAIL: john.marotta@quadreal.com

ARCHITECT

WARE MALCOMB

6220 HWY 7, SUITE 300
VAUGHAN, ONTARIO L4H 0R1
CANADA
P 905.850.4696

PRIMARY CONTACT: AMANDA SANABRIA
PH: (905) 760-1221 x2142
EMAIL: asanabria@waremalcomb.com

OWNER'S CONSULTANTS

CIVIL ENGINEER

STANTEC
2100 DERRY ROAD WEST
MISSISSAUGA, ONTARIO, L5N 0B3

PRIMARY CONTACT: RIZ AKHTAR
PH: (416) 418-3642
EMAIL: riz.akhtar@stantec.com

HAMMERSCHLAG & JOFFE

43 LESMILL ROAD
TORONTO, ONTARIO, M3B 2T8

PRIMARY CONTACT: BRAD BELL
PH: (416) 844-5024
EMAIL: brad.bell@hamjof.com

TRANSPORTATION CONSULTANT

BA CONSULTING GROUP LTD.
95 ST. CLAIR AVENUE WEST,
SUITE 1000 | TORONTO

PRIMARY CONTACT: THOMAS WOODHALL
PH: (416) 961-7110
EMAIL: woodhall@bagroup.com

HERITAGE CONSULTANT

IRVIN HERITAGE
P.O. BOX 93163
NEWMARKET, ONTARIO L3Y 8K3

PRIMARY CONTACT: THOMAS IRVIN
PH: (647) 799-4418
EMAIL: tirvin@invinheritage.com

SUSTAINABILITY CONSULTANT

PURPOSE BUILDING
393 UNIVERSITY AVENUE, SUITE 1702
TORONTO, ONTARIO, M5G 1E6

PRIMARY CONTACT: MATTHEW HIRSCH
PH: (416) 419-4824
EMAIL: matthew@purposebuilding.ca

LANDSCAPE CONSULTANT

MHBC
7050 WESTON ROAD
SUITE 230
WOODBRIDGE, ONTARIO L4L 8G7

PRIMARY CONTACT: GREG COSTA
PH: (416) 671-7602
EMAIL: gcosta@mhbcplan.com

LEED CONSULTANT

DESIGN MANAGEMENT SERVICES

PRIMARY CONTACT: MICHELLE GALVIS
PH: (786) 681-5214
EMAIL: mgalvis@dms.eco

PLANNER

ARMSTRONG CONSULTING
1600 STEELES AVENUE WEST
SUITE 318
VAUGHAN, ONTARIO, L4K 4M2

PRIMARY CONTACT: CESARE PITTELLI
PH: (416) 444-3300 X3004
EMAIL: cesare@armstrongplan.ca

ACOUSTICS

SLR CONSULTING (CANADA) LTD.
100 STONE ROAD WEST
SUITE 201
GUELPH, ONTARIO N1G 5L3

PRIMARY CONTACT: AARON HANIFF
PH: (519) 362-5587
EMAIL: ahaniff@slrconsulting.com

SHEET INDEX

TOTAL SHEETS
26

ARCHITECTURAL

ARCHITECTURAL SHEET COUNT: 26

WARE MALCOMB
6220 Highway 7, Suite 300
Vaughan, Ontario L4H 0R1, Canada
P 905.850.4696

ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT

QuadReal™

QUADREAL DIXIE NEN & NES - 12489 & 12861 DIXIE RD, CALEDON, ONTARIO, CANADA, L7C 2K5

TITLE SHEET

	DATE	REMARKS
1	2023-12-12	ISSUED FOR OPA/ZBA
2	2024-10-16	REISSUED FOR OPA/ZBA
3	2024-12-05	REISSUED FOR OPA/ZBA
5	2025-07-23	REISSUED FOR OPA/ZBA

PA/PM:	A. SANABRIA
DRAWN BY.:	T.M. / O.T.
JOB NO.:	TOR22-0060-01

SHEET
G010

Autodesk Docs://TOR22-0060-01_QuadReal Tribal Nen SPA - 12861 Dixie/0060_1_ARCH.rvt

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OBC MATRIX

NAME OF PRACTICE: WARE MALCOMB (A BUSINESS NAME OF WMA INC.)
CERTIFICATE OF PRACTICE NUMBER: 3619
NAME OF PROJECT: QUADREAL DIXIE NEN SPA - 12861 DIXIE RD, CALEDON
LOCATION: 12861 DIXIE ROAD, CALEDON ONTARIO, CANADA, L7C 2K5
BUILDING 2 - 12861 DIXIE RD

ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 OR 9			BUILDING CODE REFERENCE: REFERENCES ARE TO DIVISION B UNLESS NOTED. (A)FOR DIVISION A OR (C) FOR DIVISION C.	
1	PROJECT DESCRIPTION: **INDUSTRIAL WAREHOUSE**	☒ NEW ☐ ADDITION ☐ CHANGE OF USE ☐ ALTERATION	☐ PART 11 11.1 TO 11.4	☒ PART 3 1.1.2 (A)	☐ PART 9 1.1.2 (A) & 9.10.1.3
2	MAJOR OCCUPANCY(S)	**GROUP F, DIV. 2**		3.1.2.1.(1)	9.10.2
3	BUILDING AREA (sq.m.)	NEW: **87,960 m2**	TOTAL: **87,960 m2**	1.4.1.2 (A)	1.4.1.2 (A)
4	GROSS AREA (sq.m.)	NEW: **87,960 m2**	TOTAL: **87,960 m2**	1.4.1.2 (A)	1.4.1.2 (A)
5	NUMBER OF STOREYS	ABOVE GRADE: **1**	BELOW GRADE: **0**	1.4.1.2 (A) & 3.2.1.1	1.4.1.2 (A) & 9.10.4
6	NUMBER OF STREETS / FIRE FIGHTER ACCESS:	**02**		3.2.2.10 & 3.2.5.5	9.10.20
7	BUILDING CLASSIFICATION(S)	3.2.2.76 GROUP F, DIVISION 2, ANY HEIGHT, ANY AREA, SPRINKLERED		3.2.2.20-.83	9.10.2
8	SPRINKLER SYSTEM PROPOSED	☒ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ BASEMENT ☐ IN LIEU OF ROOF RATING ☐ NOT REQUIRED		3.2.2.20-.83 3.2.1.5 3.2.2.17 INDEX	9.10.8.2 INDEX
9	STANDPIPE REQUIRED	☐ YES ☒ NO		3.2.9	N/A
10	FIRE ALARM REQUIRED	☒ YES ☐ NO		3.2.4	9.10.18
11	WATER SERVICE / SUPPLY IS ADEQUATE	☒ YES ☐ NO ☐ N/A		3.2.5.7	N/A
12	HIGH BUILDING	☐ YES ☒ NO		3.2.6	N/A
13	CONSTRUCTION RESTRICTIONS ACTUAL CONSTRUCTION	☐ COMBUSTIBLE PERMITTED ☒ NON-COMBUSTIBLE REQUIRED ☐ BOTH ☐ COMBUSTIBLE ☒ NON-COMBUSTIBLE ☐ BOTH		3.2.2.20-.83	9.10.6
14	MEZZANINE(S) AREA m2	**N/A**		3.2.1.1.(3)-(8)	9.10.4.1
15	OCCUPANT LOAD BASED ON OFFICE WAREHOUSE TOTAL	☐ m2 / PERSON ☒ DESIGN OF BUILDING OCCUPANCY: **D** LOAD (PERSONS): **TBD** OCCUPANCY: **F2** LOAD (PERSONS): **TBD** OCCUPANCY: D/**F2** LOAD (PERSONS): **<300**		3.1.17	9.9.1.3
16	BARRIER-FREE DESIGN	☒ YES ☐ NO		3.8	9.5.2
17	HAZARDOUS SUBSTANCES	☐ YES ☒ NO		3.3.1.2 & 3.3.1.19	9.10.1.3 (4)
18	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES FRR (HOURS)	LISTED DESIGN No. OR DESCRIPTION (SG-2)	3.2.2.20-.83 & 3.2.1.4	9.10.8 9.10.9
		FLOORS: 2 HOURS			
		ROOF: - HOURS			
		MEZZANINE: 1 HOURS			
		FRR OF SUPPORTING MEMBERS	LISTED DESIGN No. OR DESCRIPTION (SG-2)		
		FLOORS: 2 HOURS			
		ROOF: - HOURS			
		MEZZANINE: 1 HOURS			
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS			3.2.3	9.10.14

WALL	AREA OF EBF (sq. m.)	LD. (m)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN No. OR DESCRIP.	COMB. CONSTR.	COMB. CONSTR. NONC. CLADDING	NON-COMB. CONSTRUCTION
NORTH	2517	>15	-	100%	-	-	-	-	-	-
SOUTH	2517	>15	-	100%	-	-	-	-	-	-
EAST	6135	>15	-	100%	-	-	-	-	-	-
WEST	6135	>15	-	100%	-	-	-	-	-	-

20	OTHERS (DESCRIBE)	

OBC MATRIX

NAME OF PRACTICE: WARE MALCOMB (A BUSINESS NAME OF WMA INC.)
CERTIFICATE OF PRACTICE NUMBER: 3619
NAME OF PROJECT: QUADREAL DIXIE NEN SPA - 12861 DIXIE RD, CALEDON
LOCATION: 12861 DIXIE ROAD, CALEDON ONTARIO, CANADA, L7C 2K5
BUILDING 1 - 12861 DIXIE RD

TOWN OF CALEDON
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Jul 31, 2025

ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 OR 9			BUILDING CODE REFERENCE: REFERENCES ARE TO DIVISION B UNLESS NOTED. (A)FOR DIVISION A OR (C) FOR DIVISION C.	
1	PROJECT DESCRIPTION: **INDUSTRIAL WAREHOUSE**	☒ NEW ☐ ADDITION ☐ CHANGE OF USE ☐ ALTERATION	☐ PART 11 11.1 TO 11.4	☒ PART 3 1.1.2 (A)	☐ PART 9 1.1.2 (A) & 9.10.1.3
2	MAJOR OCCUPANCY(S)	**GROUP F, DIV. 2**		3.1.2.1.(1)	9.10.2
3	BUILDING AREA (sq.m.)	NEW: **100,758 m2**	TOTAL: **100,758 m2**	1.4.1.2 (A)	1.4.1.2 (A)
4	GROSS AREA (sq.m.)	NEW: **100,758 m2**	TOTAL: **100,758 m2**	1.4.1.2 (A)	1.4.1.2 (A)
5	NUMBER OF STOREYS	ABOVE GRADE: **1**	BELOW GRADE: **0**	1.4.1.2 (A) & 3.2.1.1	1.4.1.2 (A) & 9.10.4
6	NUMBER OF STREETS / FIRE FIGHTER ACCESS:	**02**		3.2.2.10 & 3.2.5.5	9.10.20
7	BUILDING CLASSIFICATION(S)	3.2.2.76 GROUP F, DIVISION 2, ANY HEIGHT, ANY AREA, SPRINKLERED		3.2.2.20-.83	9.10.2
8	SPRINKLER SYSTEM PROPOSED	☒ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ BASEMENT ☐ IN LIEU OF ROOF RATING ☐ NOT REQUIRED		3.2.2.20-.83 3.2.1.5 3.2.2.17 INDEX	9.10.8.2 INDEX
9	STANDPIPE REQUIRED	☐ YES ☒ NO		3.2.9	N/A
10	FIRE ALARM REQUIRED	☒ YES ☐ NO		3.2.4	9.10.18
11	WATER SERVICE / SUPPLY IS ADEQUATE	☒ YES ☐ NO ☐ N/A		3.2.5.7	N/A
12	HIGH BUILDING	☐ YES ☒ NO		3.2.6	N/A
13	CONSTRUCTION RESTRICTIONS ACTUAL CONSTRUCTION	☐ COMBUSTIBLE PERMITTED ☒ NON-COMBUSTIBLE REQUIRED ☐ BOTH ☐ COMBUSTIBLE ☒ NON-COMBUSTIBLE ☐ BOTH		3.2.2.20-.83	9.10.6
14	MEZZANINE(S) AREA m2	**N/A**		3.2.1.1.(3)-(8)	9.10.4.1
15	OCCUPANT LOAD BASED ON OFFICE WAREHOUSE TOTAL	☐ m2 / PERSON ☒ DESIGN OF BUILDING OCCUPANCY: **D** LOAD (PERSONS): **TBD** OCCUPANCY: **F2** LOAD (PERSONS): **TBD** OCCUPANCY: D/**F2** LOAD (PERSONS): **<300**		3.1.17	9.9.1.3
16	BARRIER-FREE DESIGN	☒ YES ☐ NO		3.8	9.5.2
17	HAZARDOUS SUBSTANCES	☐ YES ☒ NO		3.3.1.2 & 3.3.1.19	9.10.1.3 (4)
18	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES FRR (HOURS)	LISTED DESIGN No. OR DESCRIPTION (SG-2)	3.2.2.20-.83 & 3.2.1.4	9.10.8 9.10.9
		FLOORS: 2 HOURS			
		ROOF: - HOURS			
		MEZZANINE: 1 HOURS			
		FRR OF SUPPORTING MEMBERS	LISTED DESIGN No. OR DESCRIPTION (SG-2)		
		FLOORS: 2 HOURS			
		ROOF: - HOURS			
		MEZZANINE: 1 HOURS			
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS			3.2.3	9.10.14

WALL	AREA OF EBF (sq. m.)	LD. (m)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN No. OR DESCRIP.	COMB. CONSTR.	COMB. CONSTR. NONC. CLADDING	NON-COMB. CONSTRUCTION
NORTH	2533	>15	-	100%	-	-	-	-	-	-
SOUTH	2533	>15	-	100%	-	-	-	-	-	-
EAST	7043.6	>15	-	100%	-	-	-	-	-	-
WEST	7043.6	>15	-	100%	-	-	-	-	-	-

20	OTHERS (DESCRIBE)	

WARE MALCOMB
6220 Highway 7, Suite 300
Vaughan, Ontario L4H 0R1, Canada
P 905.850.4696
ARCHITECTURE PLANNING INTERIORS
CIVIL ENGINEERING BRANDING BUILDING MEASUREMENT

QuadReal™

QUADREAL DIXIE NEN & NES - 12489 & 12861 DIXIE RD, CALEDON, ONTARIO, CANADA, L7C 2K5

MATRIX SCHEDULE
12861 DIXIE RD

	DATE	REMARKS
1	2023-12-12	ISSUED FOR OPA/ZBA
2	2024-10-16	REISSUED FOR OPA/ZBA
3	2024-12-05	REISSUED FOR OPA/ZBA
4	2025-07-25	ISSUED FOR OPA
5	2025-07-23	REISSUED FOR OPA/ZBA

PA/PM:	S. KHALILI
DRAWN BY.:	T.M. / O.T.
JOB NO.:	TOR22-0060-01

SHEET
G020

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OBC MATRIX

NAME OF PRACTICE: WARE MALCOMB (A BUSINESS NAME OF WMA INC.)
CERTIFICATE OF PRACTICE NUMBER: 3619
NAME OF PROJECT: QUADREAL DIXIE NORTH-EAST SOUTH SIDE
LOCATION: 12489 DIXIE ROAD, CALEDON, ONTARIO, CANADA.

BUILDING 3 - 12489 DIXIE RD

ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 OR 9	BUILDING CODE REFERENCE: REFERENCES ARE TO DIVISION B UNLESS NOTED. (A)FOR DIVISION A OR (C) FOR DIVISION C.	
1	PROJECT DESCRIPTION: ☒ NEW ☐ ADDITION ☐ CHANGE OF USE ☐ ALTERATION ☐ PART 11 11.1 TO 11.4 **INDUSTRIAL WAREHOUSE**	☒ PART 3 1.1.2 (A)	☐ PART 9 1.1.2 (A) & 9.10.1.3
2	MAJOR OCCUPANCY(S) **GROUP F, DIV. 2**	3.1.2.1.(1)	9.10.2
3	BUILDING AREA (sq.m.) NEW: **42,383 M2** TOTAL: **42,383 M2**	1.4.1.2 (A)	1.4.1.2 (A)
4	GROSS AREA (sq.m.) NEW: **42,383 M2** TOTAL: **42,383 M2**	1.4.1.2 (A)	1.4.1.2 (A)
5	NUMBER OF STOREYS ABOVE GRADE: **1** BELOW GRADE: **0**	1.4.1.2 (A) & 3.2.1.1	1.4.1.2 (A) & 9.10.4
6	NUMBER OF STREETS / FIRE FIGHTER ACCESS: **1**	3.2.2.10 & 3.2.5.5	9.10.20
7	BUILDING CLASSIFICATION(S) 3.2.2.76 GROUP F, DIVISION 2, ANY HEIGHT, ANY AREA, SPRINKLERED	3.2.2.20-.83	9.10.2
8	SPRINKLER SYSTEM PROPOSED ☒ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ BASEMENT ☐ IN LIEU OF ROOF RATING ☐ NOT REQUIRED	3.2.2.20-.83 3.2.1.5 3.2.2.17 INDEX	9.10.8.2 INDEX
9	STANDPIPE REQUIRED ☐ YES ☒ NO	3.2.9	N/A
10	FIRE ALARM REQUIRED ☒ YES ☐ NO	3.2.4	9.10.18
11	WATER SERVICE / SUPPLY IS ADEQUATE ☒ YES ☐ NO ☐ N/A	3.2.5.7	N/A
12	HIGH BUILDING ☐ YES ☒ NO	3.2.6	N/A
13	CONSTRUCTION RESTRICTIONS ☐ COMBUSTIBLE PERMITTED ☒ NON-COMBUSTIBLE REQUIRED ☐ BOTH ACTUAL CONSTRUCTION ☐ COMBUSTIBLE ☒ NON-COMBUSTIBLE ☐ BOTH	3.2.2.20-.83	9.10.6
14	MEZZANINE(S) AREA m2 **N/A**	3.2.1.1.(3)-(8)	9.10.4.1
15	OCCUPANT LOAD BASED ON ☐ m2 / PERSON ☒ DESIGN OF BUILDING OFFICE OCCUPANCY: **D** LOAD (PERSONS): **TBD** WAREHOUSE OCCUPANCY: **F2** LOAD (PERSONS): **TBD** TOTAL OCCUPANCY: **D/F2** LOAD (PERSONS): **<300**	3.1.17	9.9.1.3
16	BARRIER-FREE DESIGN ☒ YES ☐ NO	3.8	9.5.2
17	HAZARDOUS SUBSTANCES ☐ YES ☒ NO	3.3.1.2 & 3.3.1.19	9.10.1.3 (4)
18	REQUIRED FIRE RESISTANCE RATING (FRR) HORIZONTAL ASSEMBLIES FRR (HOURS) — LISTED DESIGN No. OR DESCRIPTION (SG-2) FLOORS: 2 HOURS ROOF: - HOURS MEZZANINE: 1 HOURS FRR OF SUPPORTING MEMBERS — LISTED DESIGN No. OR DESCRIPTION (SG-2) FLOORS: 2 HOURS ROOF: - HOURS MEZZANINE: 1 HOURS	3.2.2.20-.83 & 3.2.1.4	9.10.8 9.10.9
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	3.2.3	9.10.14

WALL	AREA OF EBF (sq. m.)	LD. (m)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN No. OR DESCRIP.	COMB. CONSTR.	COMB. CONSTR. NONC. CLADDING	NON-COMB. CONSTRUCTION
NORTH	5214	>15	-	100%	-	-	-	-	-	-
SOUTH	5231	>15	-	100%	-	-	-	-	-	-
EAST	1435	>15	-	100%	-	-	-	-	-	-
WEST	1435	>15	-	100%	-	-	-	-	-	-

ITEM	OTHERS (DESCRIBE)
20	

OBC MATRIX

NAME OF PRACTICE: WARE MALCOMB (A BUSINESS NAME OF WMA INC.)
CERTIFICATE OF PRACTICE NUMBER: 3619
NAME OF PROJECT: QUADREAL DIXIE NORTH-EAST SOUTH SIDE
LOCATION: 12489 DIXIE ROAD, CALEDON, ONTARIO, CANADA.

BUILDING 2 - 12489 DIXIE RD

ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 OR 9	BUILDING CODE REFERENCE: REFERENCES ARE TO DIVISION B UNLESS NOTED. (A)FOR DIVISION A OR (C) FOR DIVISION C.	
1	PROJECT DESCRIPTION: ☒ NEW ☐ ADDITION ☐ CHANGE OF USE ☐ ALTERATION ☐ PART 11 11.1 TO 11.4 **INDUSTRIAL WAREHOUSE**	☒ PART 3 1.1.2 (A)	☐ PART 9 1.1.2 (A) & 9.10.1.3
2	MAJOR OCCUPANCY(S) **GROUP F, DIV. 2**	3.1.2.1.(1)	9.10.2
3	BUILDING AREA (sq.m.) NEW: **49,269 M2** TOTAL: **49,269 M2**	1.4.1.2 (A)	1.4.1.2 (A)
4	GROSS AREA (sq.m.) NEW: **49,269 M2** TOTAL: **49,269 M2**	1.4.1.2 (A)	1.4.1.2 (A)
5	NUMBER OF STOREYS ABOVE GRADE: **1** BELOW GRADE: **0**	1.4.1.2 (A) & 3.2.1.1	1.4.1.2 (A) & 9.10.4
6	NUMBER OF STREETS / FIRE FIGHTER ACCESS: **1**	3.2.2.10 & 3.2.5.5	9.10.20
7	BUILDING CLASSIFICATION(S) 3.2.2.76 GROUP F, DIVISION 2, ANY HEIGHT, ANY AREA, SPRINKLERED	3.2.2.20-.83	9.10.2
8	SPRINKLER SYSTEM PROPOSED ☒ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ BASEMENT ☐ IN LIEU OF ROOF RATING ☐ NOT REQUIRED	3.2.2.20-.83 3.2.1.5 3.2.2.17 INDEX	9.10.8.2 INDEX
9	STANDPIPE REQUIRED ☐ YES ☒ NO	3.2.9	N/A
10	FIRE ALARM REQUIRED ☒ YES ☐ NO	3.2.4	9.10.18
11	WATER SERVICE / SUPPLY IS ADEQUATE ☒ YES ☐ NO ☐ N/A	3.2.5.7	N/A
12	HIGH BUILDING ☐ YES ☒ NO	3.2.6	N/A
13	CONSTRUCTION RESTRICTIONS ☐ COMBUSTIBLE PERMITTED ☒ NON-COMBUSTIBLE REQUIRED ☐ BOTH ACTUAL CONSTRUCTION ☐ COMBUSTIBLE ☒ NON-COMBUSTIBLE ☐ BOTH	3.2.2.20-.83	9.10.6
14	MEZZANINE(S) AREA m2 **N/A**	3.2.1.1.(3)-(8)	9.10.4.1
15	OCCUPANT LOAD BASED ON ☐ m2 / PERSON ☒ DESIGN OF BUILDING OFFICE OCCUPANCY: **D** LOAD (PERSONS): **TBD** WAREHOUSE OCCUPANCY: **F2** LOAD (PERSONS): **TBD** TOTAL OCCUPANCY: **D/F2** LOAD (PERSONS): **<300**	3.1.17	9.9.1.3
16	BARRIER-FREE DESIGN ☒ YES ☐ NO	3.8	9.5.2
17	HAZARDOUS SUBSTANCES ☐ YES ☒ NO	3.3.1.2 & 3.3.1.19	9.10.1.3 (4)
18	REQUIRED FIRE RESISTANCE RATING (FRR) HORIZONTAL ASSEMBLIES FRR (HOURS) — LISTED DESIGN No. OR DESCRIPTION (SG-2) FLOORS: 2 HOURS ROOF: - HOURS MEZZANINE: 1 HOURS FRR OF SUPPORTING MEMBERS — LISTED DESIGN No. OR DESCRIPTION (SG-2) FLOORS: 2 HOURS ROOF: - HOURS MEZZANINE: 1 HOURS	3.2.2.20-.83 & 3.2.1.4	9.10.8 9.10.9
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	3.2.3	9.10.14

WALL	AREA OF EBF (sq. m.)	LD. (m)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN No. OR DESCRIP.	COMB. CONSTR.	COMB. CONSTR. NONC. CLADDING	NON-COMB. CONSTRUCTION
NORTH	6375	>15	-	100%	-	-	-	-	-	-
SOUTH	6375	>15	-	100%	-	-	-	-	-	-
EAST	1447	>15	-	100%	-	-	-	-	-	-
WEST	1447	>15	-	100%	-	-	-	-	-	-

ITEM	OTHERS (DESCRIBE)
20	

OBC MATRIX

NAME OF PRACTICE: WARE MALCOMB (A BUSINESS NAME OF WMA INC.)
CERTIFICATE OF PRACTICE NUMBER: 3619
NAME OF PROJECT: QUADREAL DIXIE NORTH-EAST SOUTH SIDE
LOCATION: 12489 DIXIE ROAD, CALEDON, ONTARIO, CANADA.

BUILDING 1 - 12489 DIXIE RD

TOWN OF CALEDON
PLANNING
RECEIVED
Jul 31, 2025

ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 OR 9	BUILDING CODE REFERENCE: REFERENCES ARE TO DIVISION B UNLESS NOTED. (A)FOR DIVISION A OR (C) FOR DIVISION C.	
1	PROJECT DESCRIPTION: ☒ NEW ☐ ADDITION ☐ CHANGE OF USE ☐ ALTERATION ☐ PART 11 11.1 TO 11.4 **INDUSTRIAL WAREHOUSE**	☒ PART 3 1.1.2 (A)	☐ PART 9 1.1.2 (A) & 9.10.1.3
2	MAJOR OCCUPANCY(S) **GROUP F, DIV. 2**	3.1.2.1.(1)	9.10.2
3	BUILDING AREA (sq.m.) NEW: **42,912 M2** TOTAL: **42,912 M2**	1.4.1.2 (A)	1.4.1.2 (A)
4	GROSS AREA (sq.m.) NEW: **42,912 M2** TOTAL: **42,912 M2**	1.4.1.2 (A)	1.4.1.2 (A)
5	NUMBER OF STOREYS ABOVE GRADE: **1** BELOW GRADE: **0**	1.4.1.2 (A) & 3.2.1.1	1.4.1.2 (A) & 9.10.4
6	NUMBER OF STREETS / FIRE FIGHTER ACCESS: **1**	3.2.2.10 & 3.2.5.5	9.10.20
7	BUILDING CLASSIFICATION(S) 3.2.2.76 GROUP F, DIVISION 2, ANY HEIGHT, ANY AREA, SPRINKLERED	3.2.2.20-.83	9.10.2
8	SPRINKLER SYSTEM PROPOSED ☒ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ BASEMENT ☐ IN LIEU OF ROOF RATING ☐ NOT REQUIRED	3.2.2.20-.83 3.2.1.5 3.2.2.17 INDEX	9.10.8.2 INDEX
9	STANDPIPE REQUIRED ☐ YES ☒ NO	3.2.9	N/A
10	FIRE ALARM REQUIRED ☒ YES ☐ NO	3.2.4	9.10.18
11	WATER SERVICE / SUPPLY IS ADEQUATE ☒ YES ☐ NO ☐ N/A	3.2.5.7	N/A
12	HIGH BUILDING ☐ YES ☒ NO	3.2.6	N/A
13	CONSTRUCTION RESTRICTIONS ☐ COMBUSTIBLE PERMITTED ☒ NON-COMBUSTIBLE REQUIRED ☐ BOTH ACTUAL CONSTRUCTION ☐ COMBUSTIBLE ☒ NON-COMBUSTIBLE ☐ BOTH	3.2.2.20-.83	9.10.6
14	MEZZANINE(S) AREA m2 **N/A**	3.2.1.1.(3)-(8)	9.10.4.1
15	OCCUPANT LOAD BASED ON ☐ m2 / PERSON ☒ DESIGN OF BUILDING OFFICE OCCUPANCY: **D** LOAD (PERSONS): **TBD** WAREHOUSE OCCUPANCY: **F2** LOAD (PERSONS): **TBD** TOTAL OCCUPANCY: **D/F2** LOAD (PERSONS): **<300**	3.1.17	9.9.1.3
16	BARRIER-FREE DESIGN ☒ YES ☐ NO	3.8	9.5.2
17	HAZARDOUS SUBSTANCES ☐ YES ☒ NO	3.3.1.2 & 3.3.1.19	9.10.1.3 (4)
18	REQUIRED FIRE RESISTANCE RATING (FRR) HORIZONTAL ASSEMBLIES FRR (HOURS) — LISTED DESIGN No. OR DESCRIPTION (SG-2) FLOORS: 2 HOURS ROOF: - HOURS MEZZANINE: 1 HOURS FRR OF SUPPORTING MEMBERS — LISTED DESIGN No. OR DESCRIPTION (SG-2) FLOORS: 2 HOURS ROOF: - HOURS MEZZANINE: 1 HOURS	3.2.2.20-.83 & 3.2.1.4	9.10.8 9.10.9
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	3.2.3	9.10.14

WALL	AREA OF EBF (sq. m.)	LD. (m)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN No. OR DESCRIP.	COMB. CONSTR.	COMB. CONSTR. NONC. CLADDING	NON-COMB. CONSTRUCTION
NORTH	5700	>15	-	100%	-	-	-	-	-	-
SOUTH	5700	>15	-	100%	-	-	-	-	-	-
EAST	1447	>15	-	100%	-	-	-	-	-	-
WEST	1447	>15	-	100%	-	-	-	-	-	-

ITEM	OTHERS (DESCRIBE)
20	

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
6220 Highway 7, Suite 300
Vaughan, Ontario, L4H 0R1, Canada
P 905.850.4696

QuadReal™

QUADREAL DIXIE
NEN & NES -
12489 & 12861 DIXIE RD,
CALEDON, ONTARIO,
CANADA, L7C 2K5

MATRIX SCHEDULE
12489 DIXIE RD

	DATE	REMARKS
1	2023-12-12	ISSUED FOR OPA/ZBA
2	2024-10-16	REISSUED FOR OPA/ZBA
3	2024-12-05	REISSUED FOR OPA/ZBA
4	2025-03-25	ISSUED FOR SPA
5	2025-07-23	REISSUED FOR OPA/ZBA

PA/PM:	S. KHALILI
DRAWN BY.:	C.G. / E.C. / O.T./ D.P.
JOB NO.:	TOR22-0111-00

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Autodesk Docs://TOR22-0111-00 QuadReal NE-South 12489 Dixie/0111_A.rvt

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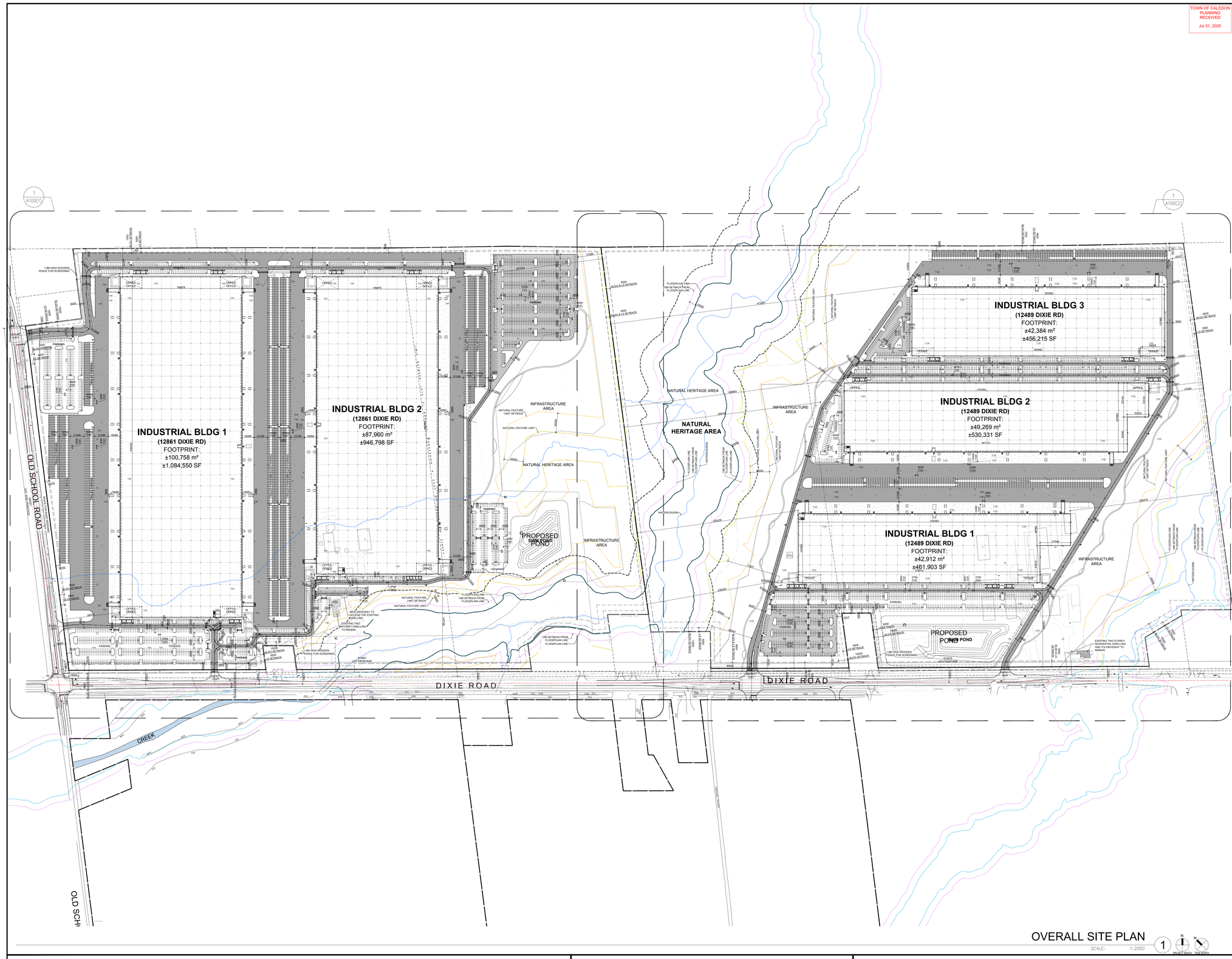
TOWN OF CALEDON PLANNING RECEIVED Jul 31, 2025



OVERALL SITE PLAN

SCALE: 1:2000

SITE STATISTICS - 12861 DIXIE ROAD

Existing Zoning Category	A1	
Proposed Zoning Category	MP	
Building Classification	Group F2 (O.B.C., A- 3.1.2.1.(1))	
NET DEVELOPABLE AREA	4,899,303 SF	455,160.62m²
GROSS SITE AREA	6,271,978 SF	582,686.42m²
Zone Permitted Use *(Town of Caledon Zoning By-law:2006-50)*	Industrial	
Proposed Use		
Section 8.3 - Zoning Standards - MP Zone		
BUILDING AREA:		
BUILDING 1	**1,084,549 SF**	**100,757.96 m²**
Warehouse Area	*1,058,648 SF*	*98,351.68 m²*
Office Area	*25,901 SF*	*2,406.27 m²*
BUILDING 2	**946,797 SF**	**87,960.42 m²**
Warehouse Area	*920,229 SF*	*85,492.13 m²*
Office Area	*26,568 SF*	*2,468.29 m²*
TOTAL BUILDING AREA	**2,031,346 SF**	**188,718.37 m²**
NET FLOOR AREA:		
BUILDING 1	**1,083,400 SF**	**100,651.28 m²**
Floor Area	*1,084,549 SF*	*100,757.96 m²*
Building Area under services, M&E rooms etc.	*1,148 SF*	*106.68 m²*
BUILDING 2	**946,731 SF**	**87,861.36 m²**
Floor Area	*946,797 SF*	*87,960.42 m²*
Building Area under services, M&E rooms etc.	*1,066 SF*	*99.06 m²*
TOTAL NET AREA	**2,029,131 SF**	**188,512.63 m²**

Requirements	**Proposed**	**Required**
Min. Lot Area	582,686.42m²	925.00m²
Net Floor Area	188,512.63m²	-
Gross Floor Area	188,718.37m²	-
Maximum Building Area	32.39%	50.00%
Min. Lot Frontage (m)	91.81	30.00
Min. Front Yard Building Setback (m)	81.60	9.00
Min. Ext.Side Yard Building Set back (m)	89.38	7.50
Min. Int.Side Yard Building Set back (m)	257.24	6.00
Min. Int. Side Yard Building Set back (m) - Abutting Residential	54.99	15.00
Min. Rear Yard Building Setback (m)	44.11	7.50
Maximum Lot Coverage	32.39%	50.00%
Maximum Building Height (m) - Building 1	15.40	30.00
Maximum Building Height (m) - Building 2	15.40	30.00
Min. Landscape Area (% of Lot Area)	30.59%	12.50%
Min. Landscape Area (SM)	*178,257.16m²*	*72,835.80m²*
Min. Front Landscape Buffer (m)	14.16	4.50
Min. Ext. Side Landscape Buffer (m)	6.15	4.50
Min. Int. Side Landscape Buffer (m)	6.00	1.50
Min. Rear Landscape Buffer (m)	6.16	3.00
Min. Parking Space Setback (From any street or lot line) (m)	6.15	3.00
Min. Landscape Buffer (m) - Abutting EPA > 6m width	37.29	-

Parking Calculations	**Proposed**	**Required**
BUILDING 1		
@139 + 1/170m² of Net Floor Area over 10,000 m²	915	672
BUILDING 2		
@139 + 1/170m² of Net Floor Area over 10,000 m²	1067	597
Total no. of Parking Spaces	**1982**	**1269**
(Including Accessible Parking Spaces)		
Accessible Parking Spaces		
@201 to 1000 parking spaces is 2 plus 2% of total spaces		
@More than 1000 parking spaces is 11 plus 1% of total spaces		
BUILDING 1	22	15
BUILDING 2	22	14
	44	**29**
Total no. of Accessible Parking Spaces	*22 Type - A*	*14 Type - A*
	22 Type - B	*15 Type - B*
EV Parking Spaces	24	-
Parking Stall Dimensions	*Aisle ACCESSIBLE: TYPE A - 3.4m X 5.4m TYPE B - 2.75m X 5.4m w/ 1.5m access aisle on either side*	

Proposed Trailer Parking	**Proposed**	**Required**
BUILDING 1	300	-
BUILDING 2	241	-
Total no. of Trailer Parking Spaces	**541**	**-**

Loading Space Calculations	**Proposed**	**Required**
BUILDING 1	211	13
BUILDING 2	183	12
@3 + 1 per 9300 m² in excess of 7441 m² of Net Floor Area		
Total no. of Loading Spaces	**394**	**26**
Min. Loading Space Dimensions	*3.5m(W) X 14.0m(L) X 3.35m(H)*	

SITE STATISTICS - 12489 DIXIE ROAD

Existing Zoning Category	A1	
Proposed Zoning Category	MP	
Building Classification	Group F2 (O.B.C., A- 3.1.2.1.(1))	
NET DEVELOPABLE AREA	3,445,017 SF	320,052.83m²
GROSS SITE AREA	6,257,235 SF	581,316.71m²
Zone Permitted Use *(Town of Caledon Zoning By-law:2006-50)*	Industrial	
Proposed Use		
Section 8.3 - Zoning Standards - MP Zone		
BUILDING AREA:		
BUILDING 1	**461,902 SF**	**42,912.18 m²**
Warehouse Area	*452,438 SF*	*42,032.94 m²*
Office Area	*9,464 SF*	*879.24 m²*
BUILDING 2	**530,331 SF**	**49,269.39 m²**
Warehouse Area	*520,992 SF*	*48,401.76 m²*
Office Area	*9,339 SF*	*867.64 m²*
BUILDING 3	**456,214 SF**	**42,383.74 m²**
Warehouse Area	*446,750 SF*	*41,504.50 m²*
Office Area	*9,464 SF*	*879.24 m²*
TOTAL BUILDING AREA	**1,448,447.62 m²**	**134,565.32 m²**
NET FLOOR AREA:		
BUILDING 1	**460,852 SF**	**42,814.63 m²**
Floor Area	*461,902 SF*	*42,912.18 m²*
Building Area under services, M&E rooms etc.	*1,050 SF*	*97.55 m²*
BUILDING 2	**529,281 SF**	**49,171.85 m²**
Floor Area	*530,331 SF*	*49,269.39 m²*
Building Area under services, M&E rooms etc.	*1,050 SF*	*97.55 m²*
BUILDING 3	**455,164 SF**	**42,286.19 m²**
Floor Area	*456,214 SF*	*42,383.74 m²*
Building Area under services, M&E rooms etc.	*1,050 SF*	*97.55 m²*
TOTAL NET AREA	**1,445,297.62 m²**	**134,272.67 m²**

Requirements	**Proposed**	**Required**
Min. Lot Area	581,316.71m²	925.00m²
Net Floor Area	134,272.67m²	-
Gross Floor Area	134,565.32m²	-
Maximum Building Area	23.15%	50.00%
Min. Lot Frontage (m)	910.58	30.00
Min. Front Yard Building Setback (m)	130.85	9.00
Min. Int.Side (N) Yard Building Set back (m)	238.30	6.00
Min. Int.Side (S) Yard Building Set back (m)	38.77	6.00
Min. Int. Side Yard Building Set back (m) - Abutting Residential	47.23	15.00
Min. Rear Yard Building Setback (m)	63.96	7.50
Maximum Lot Coverage	23.15%	50.00%
Maximum Building Height (m) - Building 1	15.00	30.00
Maximum Building Height (m) - Building 2	15.00	30.00
Maximum Building Height (m) - Building 3	15.00	30.00
Min. Landscape Area (% of Lot Area)	54.57%	10.00%
Min. Landscape Area (SM)	*317,244.45m²*	*58,131.67m²*
Min. Front Landscape Buffer (m)	23.43	4.50
Min. Int. (N) Side Landscape Buffer (m)	64.55	1.50
Min. Int. (S) Side Landscape Buffer (m)	20.33	1.50
Min. Rear Landscape Buffer (m)	7.49	3.00
Min. Parking Space Setback (From any streets or lot line) (m)	7.49	3.00
Min. Landscape Buffer (m) - Abutting EPA > 6m width	61.45	-

Parking Calculations	**Proposed**	**Required**
BUILDING 1		
@139 + 1/170m² of Net Floor Area over 10,000 m²	797	333
BUILDING 2		
@139 + 1/170m² of Net Floor Area over 10,000 m²	414	370
BUILDING 3		
@139 + 1/170m² of Net Floor Area over 10,000 m²	400	329
Total no. of Parking Spaces	**1611**	**1032**
(Including Accessible Parking Spaces)		
Accessible Parking Spaces		
@201 to 1000 parking spaces is 2 plus 2% of total spaces		
@More than 1000 parking spaces is 11 plus 1% of total spaces		
BUILDING 1	18	9
BUILDING 2	12	9
BUILDING 3	10	9
	40	**27**
Total no. of Accessible Parking Spaces	*20 Type - A*	*13 Type - A*
	20 Type - B	*14 Type - B*
EV Parking Spaces	24	-
Parking Stall Dimensions	*Aisle ACCESSIBLE: TYPE A - 3.4m X 5.4m TYPE B - 2.75m X 5.4m w/ 1.5m access aisle on either side*	

Proposed Trailer Parking	**Proposed**	**Required**
BUILDING 1	60	-
BUILDING 2	61	-
BUILDING 3	98	-
Total no. of Trailer Parking Spaces	**219**	**-**

Loading Space Calculations	**Proposed**	**Required**
BUILDING 1	85	7
BUILDING 2	87	7
BUILDING 3	77	7
@3 + 1 per 9300 m² in excess of 7441 m² of Net Floor Area		
Total no. of Loading Spaces	**249**	**21**
Min. Loading Space Dimensions	*3.5m(W) X 14.0m(L) X 3.35m(H)*	

GENERAL NOTES

1. PROPERTY LINE
2. 2750x6000 PARKING STALL, PAINTED PARKING STRIPING PER CITY STANDARDS. WITH 6M WIDE DOUBLE LOADED AISLE.
3. PRINCIPLE ENTRY – TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT.
4. TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER CITY STANDARDS. TO HAVE (2) TYPE B (2750x6000),(2) TYPE A STALLS (3400X6000),OR ONE OF EACH WITH 1500mm PATH STRIP BETWEEN – REFER TO TOWN OF CALEDON'S ACCESSIBLE PARKING STANDAROS.
5. 150mm WIDE CURB TYPICAL
6. MIN. 1500mm WIDE SIDEWALK TYPICAL U.N.O
7. TRAILER PARKING STALL – 12'–0" X 55'–0"
8. ACCESSIBLE CURB RAMP AS PER DETAIL
9. FIRE DEPARTMENT CONNECTION / SIAMESE
10. PROPOSED LOCATION OF TRANSFORMER C/W CONCRETE PAD
11. 1.8m HIGH BLACK VINYL CHAIN LINK FENCING OR APPROVED EQUAL ALONG DEVELOPMENT LIMIT BOUNDARY
12. CONCRETE APRON
13. LANDSCAPE AREA – SEE LANDSCAPE DWGS.
14. PEDESTRIAN RAIL (1070mm HIGH) SET INTO RETAINING WALL WHERE GRADE CHANGE GREATER THAN 600mm. PROVIDE CONCRETE-FILLED STEEL BOLLARD AT END OF RETAINING WALL – SEE CIVIL DWGS.
15. EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
16. TRUCK LOADING DOCK (TYPICAL)
17. LOADING SPACE – L.S. (MIN. 3.5m x 14.0m)
18. FIRE ACCESS ROUTE W/ 12M TURNING RADIUS
19. PROPOSED ELECTRICAL ROOM
20. PROPOSED MECHANICAL ROOM
21. CURB RADII AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO OPSD 350.010. – SEE CIVIL DWGS.
22. 1.8M WIDE PAINTED PEDESTRIAN PATHWAY
23. HATCHED AREA DENOTES HEAVY DUTY ASHPHALT. TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS.
24. 15.0m CENTERLINE RADIUS DISTANCE TO FIRE ACCESS ROAD
25. ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY. DRIVEWAY GRADE TO BE COMPATIBLE WITH EXIST. SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR AT EACH ENTRANCE.
26. INVERTED U-SHAPE GALVANIZED BICYCLE RACKS MIN. 1.8Mx0.6M PER SPACE
27. PROPOSED STOP SIGN LOCATION
28. PRESSED PATTERNED ASPHALT PEDESTRIAN PATHWAY
29. YELLOW PAINTED LINES
30. RETAINING WALL
31. PRECAST SCREEN WALL TO BE INSTALLED ON TOP OF RETAINING WALL – REFER TO STRUC. DWGS
32. PROPOSED FIRE ROUTE SIGN LOCATION
33. RESERVED
34. PROPOSED AMENITY AREA
35. SNOW STORAGE ON SITE AT 2% TOTAL SITE AREA
36. PROPOSED CHAIN-LINK FENCE
37. CONCRETE/STEEL SAFETY BOLLARD
38. SCREEN WALL
39. PROPOSED PYLON SIGNAGE
40. DRIVE-IN RAMP WITH GALVANIZED GUARDRAIL ON EACH SIDE. SEE CIVIL DWGS FOR SLOPE %
41. RESERVED
42. DETECTIBLE TACTILE WARNING SURFACE, CONFORMING TO 2012 O.B.C.
43. MIN. 3m WIDE CONCRETE DOLLY PAD AT TRAILER STALLS
44. ACCESSIBLE PARKING GRADE SLOPING UP TO MEET PROPOSED CURB LEVEL

SITE LEGEND

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- LANDSCAPE AREA
- DETECTIBLE TACTILE WARNING SURFACE, CONFORMING TO 2012 O.B.C.
- FIRE ACCESS ROUTE WITH 12.5M TURNING RADIUS
- TRUCK LOADING DOCK DOOR
- KNOCK OUT PANEL
- MAN DOOR ENTRY
- EXIT DOOR LOCATION
- FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
- FH PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- FH EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- D.C. 1500mm WIDE DEPRESSED CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS – REFER TO DETAIL 4/A1.2
- PROPOSED CATCHBASIN
- MH DENOTES MANHOLE
- WHP/HP EXISTING HYDRO POLE
- CP PAINTED CARPOOL PARKING SPACE SYMBOL
- BFPS BARRIER FREE PARKING SIGN
- BFPSV BARRIER FREE PARKING SIGN WITH VAN TAB
- DRIVE–IN DOOR
- STOP NEW STOP SIGN
- F.R. NEW FIRE ROUTE SIGN
- GM GAS METER & PRESSURE REGULATING STATION BY GAS COMPANY
- LIGHT FIXTURES, REFER ELECTRICAL DWG FOR DETAILS
- LIGHT POLES, REFER ELECTRICAL DWG FOR DETAILS

VICINITY MAP

SCALE: NOT TO SCALE

WARE MALCOMB
6200 Highway 7, Suite 300
Vaughan, ON L4H 0R1, Canada
P 905.760.1221
ARCHITECTURE PLANNING INTERIORS
CIVIL ENGINEERING BRANDING BUILDING MEASUREMENT

QUADREAL PROPERTY GROUP
TOWN OF CALEDON DIXIE ROAD
12489 & 12861 DIXIE ROAD
CALEDON, ONTARIO CANADA

OVERALL SITE PLAN

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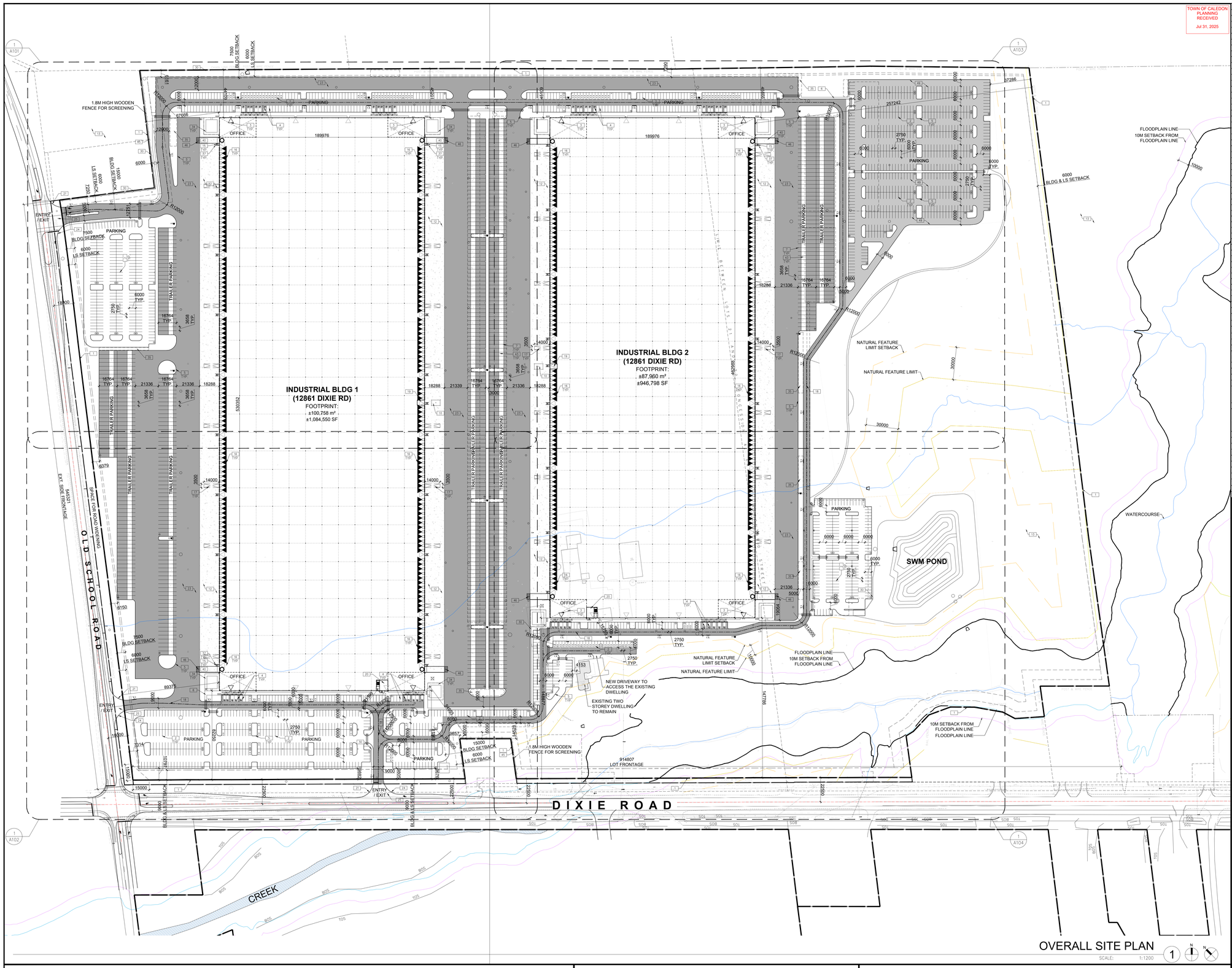

OVERALL SITE PLAN

SCALE: 1:1200

SITE STATISTICS		
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Building Classification	*Group F2 (O.B.C. A- 3.1.2.1.(1))*	
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Min. Parking Space Setback (From any street or lot line) (m)	6.15	3.00
Min. Landscape Buffer (m) - Abutting EPA > 6m width	37.29	-

Parking Calculations	Proposed	Required
BUILDING 1		
@139 + 1/170m² of Net Floor Area over 10,000 m²	915	672
BUILDING 2		
@139 + 1/170m² of Net Floor Area over 10,000 m²	1067	597
Total no. of Parking Spaces	**1982**	**1269**
(Including Accessible Parking Spaces)		
Accessible Parking Spaces		
@301 to 1000 parking spaces is 2 plus 2% of total spaces		
@More than 1000 parking spaces is 11 plus 1% of total spaces		
BUILDING 1		
	22	15
BUILDING 2		
	22	14
	44	**29**
Total no. of Accessible Parking Spaces	*22 Type - A*	*14 Type - A*
	22 Type - B	*15 Type - B*
EV Parking Spaces	*24*	-
Parking Stall Dimensions	*Aisle* *ACCESSIBLE: TYPE A - 3.4m X 5.4m* *TYPE B - 2.75m X 5.4m* *w/ 1.5m access aisle on either side*	
Proposed Trailer Parking	**Proposed**	**Required**
BUILDING 1	300	-
BUILDING 2	241	-
Total no. of Trailer Parking Spaces	**541**	-

Loading Space Calculations	Proposed	Required
BUILDING 1	211	13
BUILDING 2	183	12
@3 + 1 per 9300 m² in excess of 7441 m² of Net Floor Area		
Total no. of Loading Spaces	**394**	**25**
Min. Loading Space Dimensions	*3.5m(W) X 14.0m(L) X 3.35m(H)*	

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QUADREAL PROPERTY GROUP
TOWN OF CALEDON DIXIE ROAD
12489 & 12861 DIXIE ROAD
CALEDON, ONTARIO CANADA

OVERALL SITE PLAN

	DATE	REMARKS
1	2023-12-12	ISSUED FOR OPA/ZBA
2	2024-03-08	REISSUED FOR OPA/ZBA
3	2024-12-05	REISSUED FOR OPA/ZBA
4	2025-02-20	ISSUED FOR SPA
5	2025-07-23	REISSUED FOR OPA/ZBA

PA / PM:	SK
DRAWN BY:	JS
JOB NO.:	TOR22-0060-01

SHEET

A100(1)

GENERAL NOTES

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3. PRINCIPLE ENTRY – TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
4. TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER CITY STANDARDS. TO HAVE (2) TYPE B (2750x6000),(2) TYPE A STALLS (3400X6000),OR ONE OF EACH WITH 1500mm PATH STRIP BETWEEN – REFER TO TOWN OF CALEDON'S ACCESSIBLE PARKING STANDARDS.
5. 150mm WIDE CURB TYPICAL
6. MIN. 1500mm WIDE SIDEWALK TYPICAL U.N.O
7. TRAILER PARKING STALL – 12'–0" X 55'–0"
8. ACCESSIBLE CURB RAMP AS PER DETAIL
9. FIRE DEPARTMENT CONNECTION / SIAMESE
10. PROPOSED LOCATION OF TRANSFORMER C/W CONCRETE PAD
11. 1.8m HIGH BLACK VINYL CHAIN LINK FENCING OR APPROVED EQUAL ALONG DEVELOPMENT LIMIT BOUNDARY
12. CONCRETE APRON
13. LANDSCAPE AREA – SEE LANDSCAPE DWGS.
14. PEDESTRIAN RAIL (1070mm HIGH) SET INTO RETAINING WALL WHERE GRADE CHANGE GREATER THAN 600mm. PROVIDE CONCRETE–FILLED STEEL BOLLARD AT END OF RETAINING WALL – SEE CIVIL DWGS.
15. EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
16. TRUCK LOADING DOCK (TYPICAL)
17. LOADING SPACE – L.S. (MIN. 3.5m x 14.0m)
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19. PROPOSED ELECTRICAL ROOM
20. PROPOSED MECHANICAL ROOM
21. CURB RADII AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO OPSD 350.010. – SEE CIVIL DWGS.
22. 1.8M WIDE PAINTED PEDESTRIAN PATHWAY
23. HATCHED AREA DENOTES HEAVY DUTY ASHPHALT. TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS.
24. 15.0m CENTERLINE RADIUS DISTANCE TO FIRE ACCESS ROAD
25. ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY. DRIVEWAY GRADE TO BE COMPATIBLE WITH EXIST. SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR AT EACH ENTRANCE.
26. INVERTED U–SHAPE GALVANIZED BICYCLE RACKS MIN. 1.8MX0.6M PER SPACE
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40. DRIVE–IN RAMP WITH GALVANIZED GUARDRAIL ON EACH SIDE. SEE CIVIL DWGS FOR SLOPE %
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42. DETECTIBLE TACTILE WARNING SURFACE, CONFORMING TO 2012 O.B.C.
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45. PROPOSED 1.8M HIGH WOODEN FENCE. REFER LANDSCAPE DWGS.
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47. TRUCK WHEEL STOP. REFER TO DETAIL #14/A105
48. BIKE REPAIR STATION – REFER LANDSCAPE
49. LIGHT COLOURED PAVEMENT TO HAVE INITIAL SOLAR REFLECTANCE OF AT LEAST 0.33 OR AN SRI OF 29

SITE LEGEND

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- LIGHT COLOURED PAVEMENT TO HAVE INITIAL SOLAR REFLECTANCE OF AT LEAST 0.33 OR AN SRI OF 29
- LANDSCAPE AREA
- DETECTIBLE TACTILE WARNING SURFACE, CONFORMING TO 2012 O.B.C.
- FIRE ACCESS ROUTE WITH 12.5M TURNING RADIUS
- TRUCK LOADING DOCK DOOR
- KNOCK OUT PANEL
- MAN DOOR ENTRY
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- CP PAINTED CARPOOL PARKING SPACE SYMBOL
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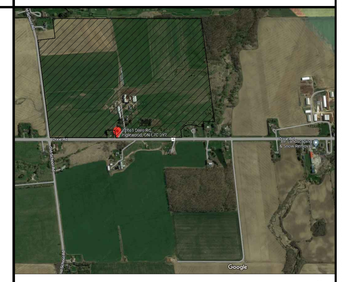
- LIGHT POLES, REFER ELECTRICAL DWG FOR DETAILS
- MH DENOTES MANHOLE
- WHP/HP EXISTING HYDRO POLE



VICINITY MAP

SCALE: NOT TO SCALE

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TOWN OF CALEDON
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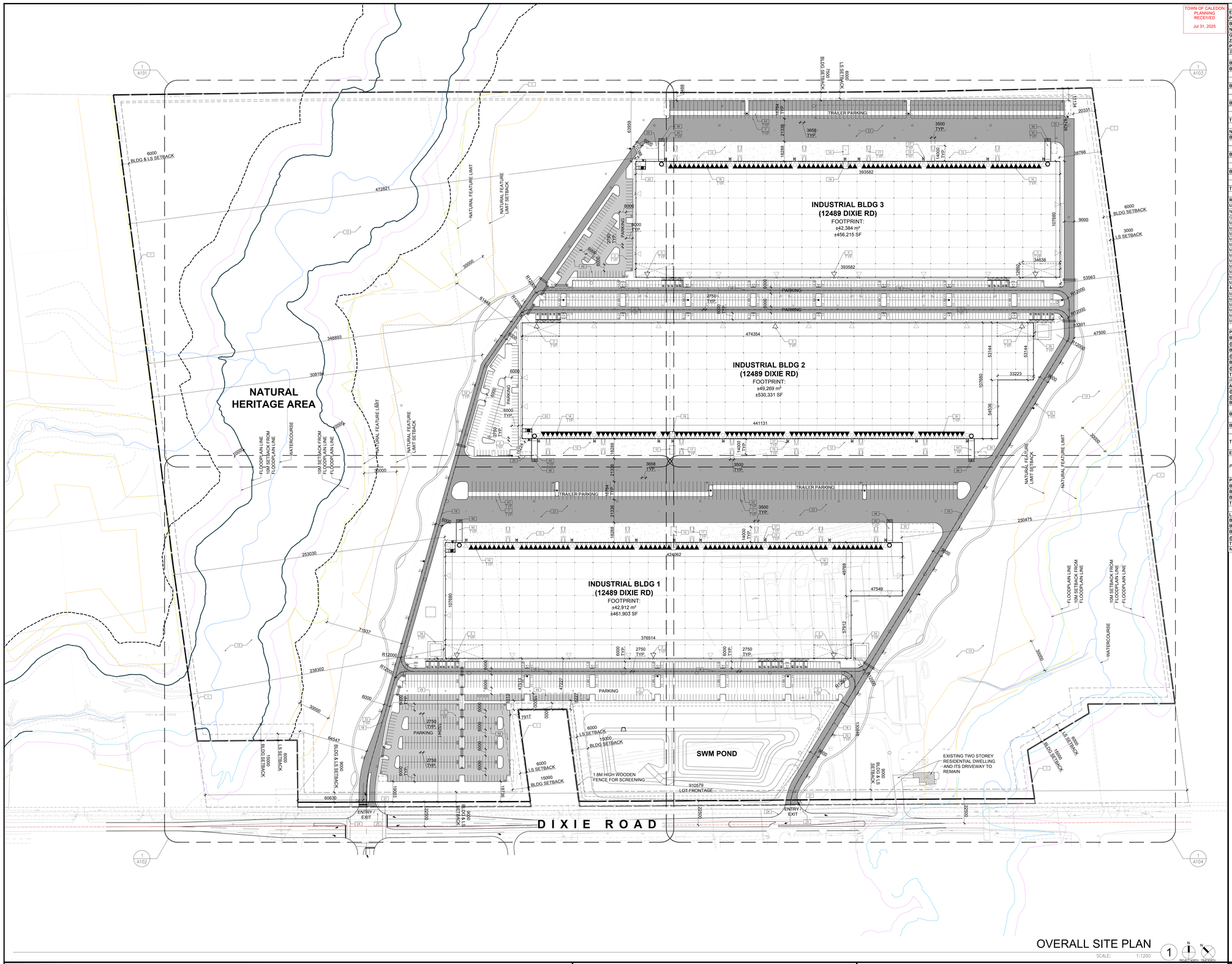

OVERALL SITE PLAN

SCALE: 1:1200

1 — PROJECT NORTH — TRUE NORTH

SITE STATISTICS		
Existing Zoning Category	*A1*	
Proposed Zoning Category	*MP*	
Building Classification	*Group F2 (O.B.C. A- 3.1.2.1.(1))*	
NET DEVELOPABLE AREA	3.445,017 SF	320,052.83m²
GROSS SITE AREA	6,257,235 SF	581,316.71m²
Zone Permitted Use *(Town of Caledon Zoning By-law 2006-50)*		
Proposed Use	*Industrial*	
Section 8.3 - Zoning Standards - MP Zone		
BUILDING AREA:		
BUILDING 1	**461,902 SF**	**42,912.18 m²**
Warehouse Area	*452,438 SF*	*42,032.94 m²*
Office Area	*9,464 SF*	*879.24 m²*
BUILDING 2	**530,331 SF**	**49,269.39 m²**
Warehouse Area	*520,992 SF*	*48,401.76 m²*
Office Area	*9,339 SF*	*867.64 m²*
BUILDING 3	**456,214 SF**	**42,383.74 m²**
Warehouse Area	*446,760 SF*	*41,504.50 m²*
Office Area	*9,464 SF*	*879.24 m²*
TOTAL BUILDING AREA	**1,448,447.62 m²**	**134,565.32 m²**
NET FLOOR AREA:		
BUILDING 1	**460,852 SF**	**42,814.63 m²**
Floor Area	*461,902 SF*	*42,912.18 m²*
Building Area under services, M&E rooms etc.	*1,050 SF*	*97.55 m²*
BUILDING 2	**529,281 SF**	**49,171.85 m²**
Floor Area	*530,331 SF*	*49,269.39 m²*
Building Area under services, M&E rooms etc.	*1,050 SF*	*97.55 m²*
BUILDING 3	**455,164 SF**	**42,286.19 m²**
Floor Area	*456,214 SF*	*42,383.74 m²*
Building Area under services, M&E rooms etc.	*1,050 SF*	*97.55 m²*
TOTAL NET AREA	**1,445,297.62 m²**	**134,272.67 m²**

Requirements	Proposed	Required
Min. Lot Area	581,316.71m²	925.00m²
Net Floor Area	134,272.67m²	-
Gross Floor Area	134,565.32m²	-
Maximum Building Area	23.15%	50.00%
Min. Lot Frontage (m)	910.58	30.00
Min. Front Yard Building Setback (m)	130.85	9.00
Min. Int.Side (N) Yard Building Set back (m)	238.30	6.00
Min. Int.Side (S) Yard Building Set back (m)	38.77	6.00
Min. Int. Side Yard Building Set back (m) - Abutting Residential	47.23	15.00
Min. Rear Yard Building Setback (m)	63.96	7.50
Maximum Lot Coverage	23.15%	50.00%
Maximum Building Height (m) - Building 1	15.00	30.00
Maximum Building Height (m) - Building 2	15.00	30.00
Maximum Building Height (m) - Building 3	15.00	30.00
Min. Landscape Area (% of Lot Area)	54.57%	10.00%
Min. Landscape Area (SM)	*317,244.45m²*	*58,131.67m²*
Min. Front Landscape Buffer (m)	23.43	4.50
Min. Int. (N) Side Landscape Buffer (m)	64.55	1.50
Min. Int. (S) Side Landscape Buffer (m)	20.33	1.50
Min. Rear Landscape Buffer (m)	7.49	3.00
Min. Parking Space Setback (From any streets or lot line) (m)	7.49	3.00
Min. Landscape Buffer (m) - Abutting EPA > 6m width	61.45	-

Parking Calculations	Proposed	Required
BUILDING 1		
@139 + 1/170m² of Net Floor Area over 10,000 m²	797	333
BUILDING 2		
@139 + 1/170m² of Net Floor Area over 10,000 m²	414	370
BUILDING 3		
@139 + 1/170m² of Net Floor Area over 10,000 m²	400	329
Total no. of Parking Spaces	**1611**	**1032**
(Including Accessible Parking Spaces)		
Accessible Parking Spaces		
@201 to 1000 parking spaces is 2 plus 2% of total spaces		
@More than 1000 parking spaces is 11 plus 1% of total spaces		
BUILDING 1		
	18	9
BUILDING 2		
	12	9
BUILDING 3		
	10	9
	40	**27**
Total no. of Accessible Parking Spaces	*20 Type - A* *20 Type - B*	*13 Type - A* *14 Type - B*
EV Parking Spaces	*24*	-
Parking Stall Dimensions	*Aisle* *ACCESSIBLE: TYPE A - 3.4m X 5.4m* *TYPE B - 2.75m X 5.4m* *w 1.5m access aisle on either side*	
Proposed Trailer Parking	**Proposed**	**Required**
BUILDING 1	60	-
BUILDING 2	61	-
BUILDING 3	98	-
Total no. of Trailer Parking Spaces	**219**	**-**
Loading Space Calculations	**Proposed**	**Required**
BUILDING 1	85	7
BUILDING 2	87	7
BUILDING 3	77	7
@3 + 1 per 9300 m² in excess of 7441 m² of Net Floor Area		
Total no. of Loading Spaces	**249**	**21**
Min. Loading Space Dimensions	*3.5m(W) X 14.0m(L) X 3.35m(H)*	

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PA / PM:	SK
DRAWN BY:	JS
JOB NO.:	TOR22-0111-00

SHEET
A100(2)

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- LIGHT POLES, REFER ELECTRICAL DWG FOR DETAILS
- MH — DENOTES MANHOLE
- HHP — EXISTING HYDRO POLE

VICINITY MAP
SCALE: NOT TO SCALE

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TOWN OF CALEDON
PLANNING
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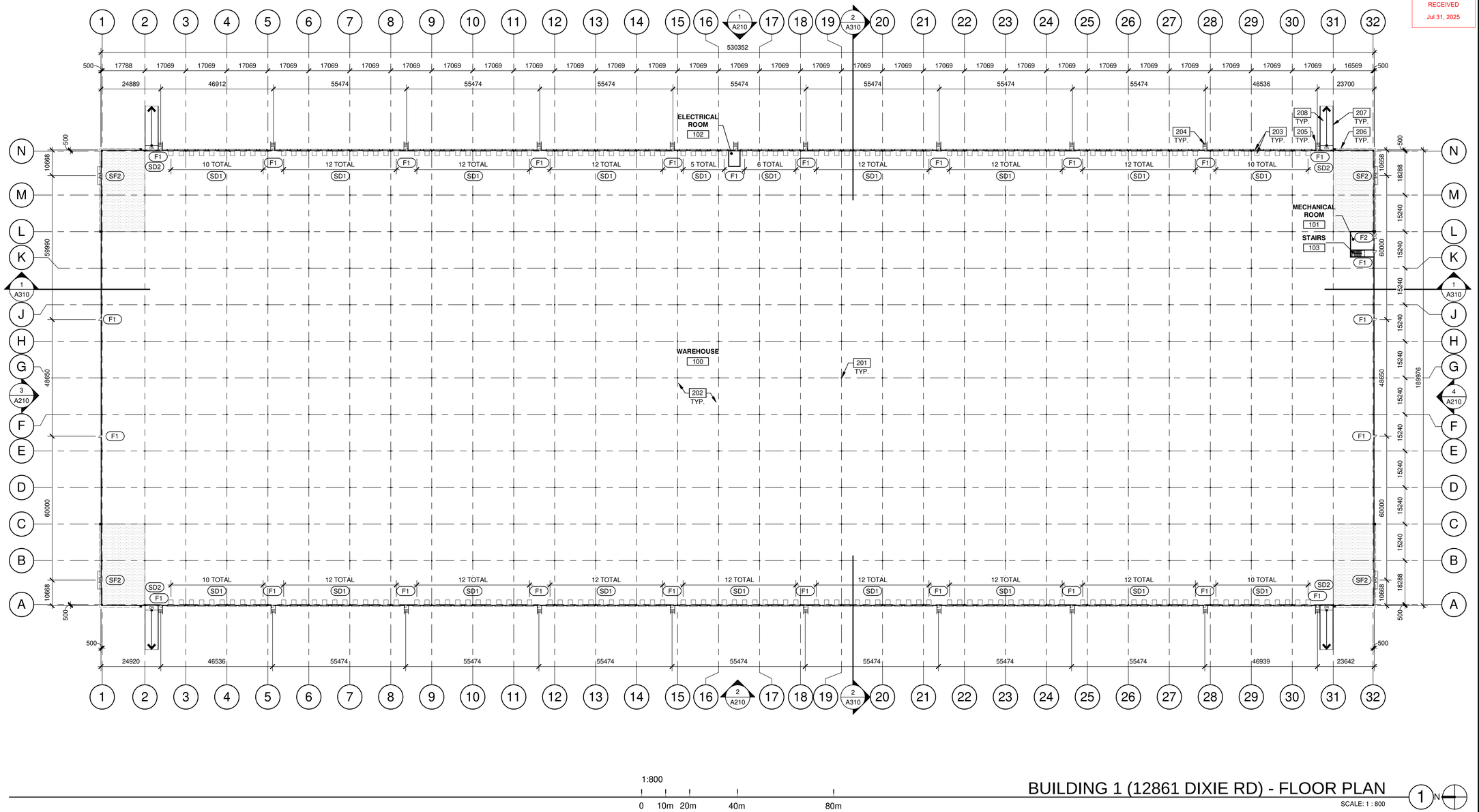
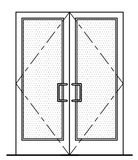


BUILDING 1 (12861 DIXIE RD) - FLOOR PLAN

SCALE: 1 : 800

DOOR TYPES

SF2 ALUMINUM STOREFRONT



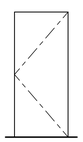
SF2 1930mm x 2135mm (PAIR) CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)

FRAME: MANUFACTURER

HARDWARE:
2 SETS PIVOT SET
2 SETS INTER PIVOT
1 EA EXIT DEVICE
1 EA MORTISE CYLINDER
2 SETS OFFSET PULL
2 EA OH CLOSER
1 EA THRESHOLD
1 EA DECAL

NOTE: WEATHERSEAL BY DOOR MANUFACTURER

F1 **F2** HOLLOW METAL



F1 965mm x 2135mm PAINTED INSULATED HOLLOW METAL DOOR

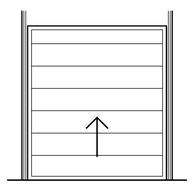
FRAME: PAINTED HOLLOW METAL

F2 1930mm x 2135mm PAINTED INSULATED HOLLOW METAL DOOR

FRAME: PAINTED HOLLOW METAL

HARDWARE:
3 EA HINGES
1 EA EXIT DEVICE
1 EA CYLINDER
1 EA CLOSER
1 EA PERIMETER SEAL
1 EA BOTTOM DRIP
1 EA THRESHOLD
1 EA LOCK GUARD
1 EA HVY DUTY FLOOR STOP

SD1 **SD2** SECTIONAL O.H. DOOR



SD1 2745mm x 3050mm DOCK HIGH SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.

SD2 3660mm x 4270mm SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH

HARDWARE:
1 EA SLIDE BOLT
1 EA PAD LOCK

LEGEND

PROPOSED FUTURE OFFICE AREA

WALL LEGEND

ARCHITECTURAL PRECAST PANEL.

ALUMINUM COMPOSITE PANEL SYSTEM.

INSULATED METAL PANEL SYSTEM.

KEYNOTES

201 STRUCTURAL STEEL COLUMN.
202 CONCRETE SLAB.
203 DOCK LEVELER AND DOCK SHELTER.
204 EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
205 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
207 CONCRETE RETAINING WALL.
208 CONCRETE RAMP.

WARE MALCOMB
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QuadReal™

QUADREAL DIXIE NEN & NES - 12489 & 12861 DIXIE RD, CALEDON, ONTARIO, CANADA, L7C 2K5

BUILDING 1 - FLOOR PLAN
12861 DIXIE RD

	DATE	REMARKS
1	2023-12-12	ISSUED FOR OPA/ZBA
2	2024-10-18	REISSUED FOR OPA/ZBA
3	2024-12-05	REISSUED FOR OPA/ZBA
4	2025-03-25	REISSUED FOR OPA
5	2025-07-23	REISSUED FOR OPA/ZBA

PA/PM:	S. KHALILI
DRAWN BY.:	T.M. / O.T.
JOB NO.:	TOR22-0060-01

SHEET
A120

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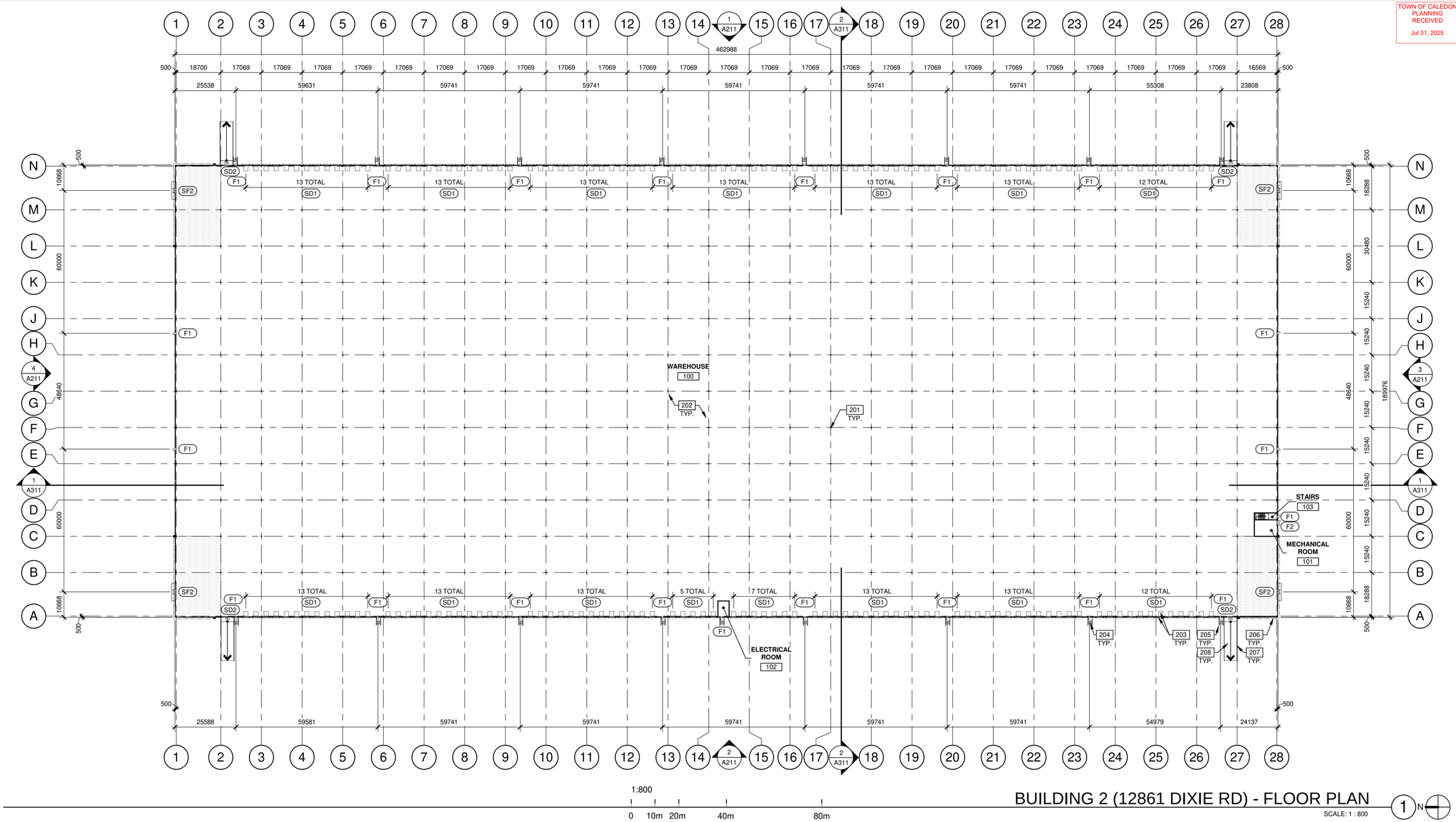
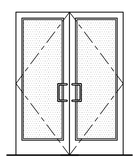


BUILDING 2 (12861 DIXIE RD) - FLOOR PLAN

SCALE: 1 : 800

DOOR TYPES

SF2 ALUMINUM STOREFRONT



SF2 1930mm x 2135mm (PAIR)
CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)

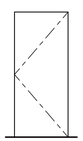
FRAME: MANUFACTURER

HARDWARE:

2 SETS	PIVOT SET
2 SETS	INTER PIVOT
1 EA	EXIT DEVICE
1 EA	MORTISE CYLINDER
2 SETS	OFFSET PULL
2 EA	OH CLOSER
1 EA	THRESHOLD
1 EA	DECAL

NOTE: WEATHERSEAL BY DOOR MANUFACTURER

F1 HOLLOW METAL
F2



F1 965mm x 2135mm
PAINTED INSULATED HOLLOW METAL DOOR

FRAME: PAINTED HOLLOW METAL

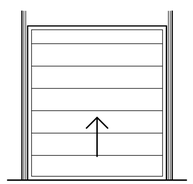
F2 1930mm x 2135mm
PAINTED INSULATED HOLLOW METAL DOOR

FRAME: PAINTED HOLLOW METAL

HARDWARE:

3 EA	HINGES
1 EA	EXIT DEVICE
1 EA	CYLINDER
1 EA	CLOSER
1 EA	PERIMETER SEAL
1 EA	BOTTOM DRIP
1 EA	THRESHOLD
1 EA	LOCK GUARD
1 EA	HVY DUTY FLOOR STOP

SD1 SECTIONAL O.H. DOOR
SD2



SD1 2745mm x 3050mm
DOCK HIGH SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.

SD2 3660mm x 4270mm
SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH

HARDWARE:

1 EA	SLIDE BOLT
1 EA	PAD LOCK

LEGEND

PROPOSED FUTURE OFFICE AREA

WALL LEGEND

ARCHITECTURAL PRECAST PANEL.

ALUMINUM COMPOSITE PANEL SYSTEM.

INSULATED METAL PANEL SYSTEM.

KEYNOTES

201	STRUCTURAL STEEL COLUMN.
202	CONCRETE SLAB.
203	DOCK LEVELER AND DOCK SHELTER.
204	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
205	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
207	CONCRETE RETAINING WALL.
208	CONCRETE RAMP.

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QUADREAL DIXIE NEN & NES - 12489 & 12861 DIXIE RD, CALEDON, ONTARIO, CANADA, L7C 2K5

BUILDING 2 - FLOOR PLAN
12861 DIXIE RD

	DATE	REMARKS
1	2023-12-12	ISSUED FOR OPA/ZBA
2	2024-10-16	REISSUED FOR OPA/ZBA
3	2024-12-05	REISSUED FOR OPA/ZBA
4	2025-03-05	ISSUED FOR SPA
5	2025-07-23	REISSUED FOR OPA/ZBA

PA/PM:	S. KHALILI
DRAWN BY.:	T.M. / O.T.
JOB NO.:	TOR22-0060-01

SHEET

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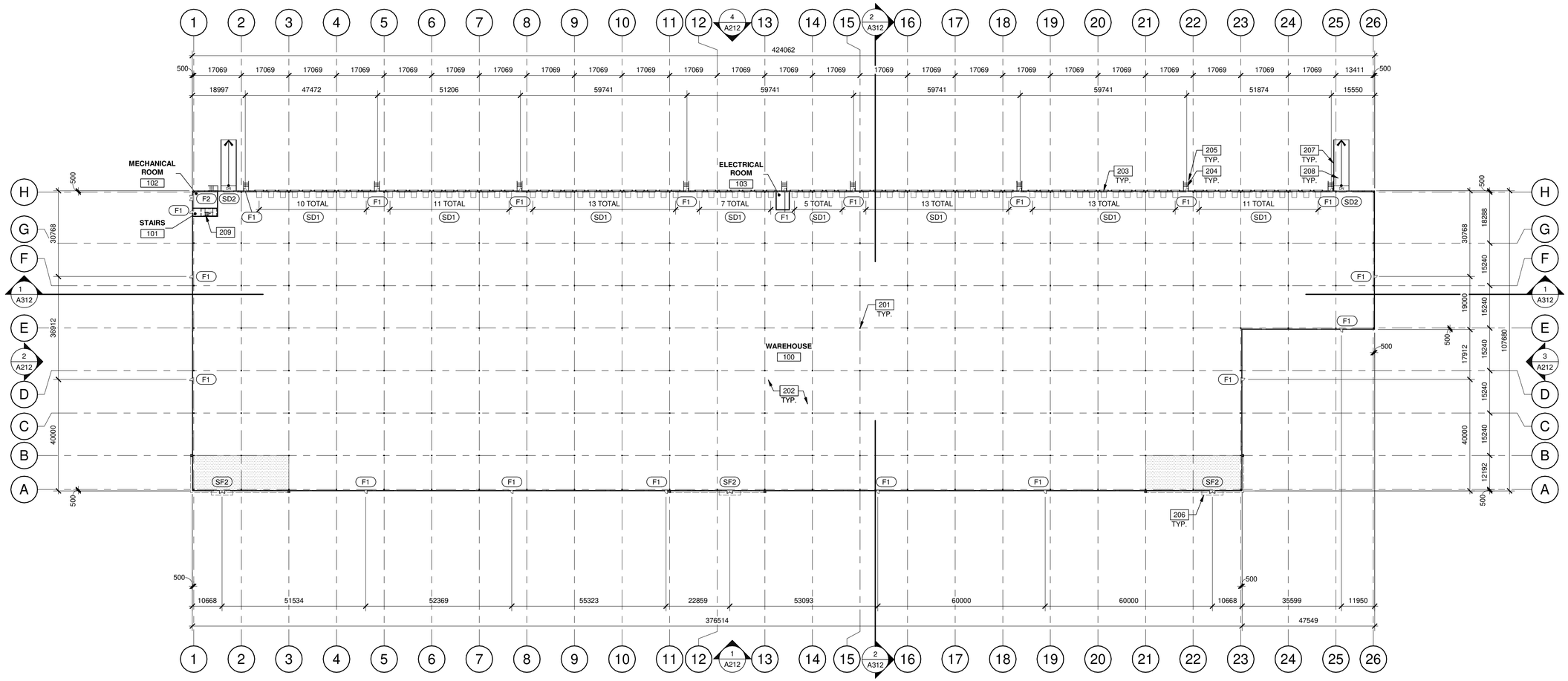


1:750

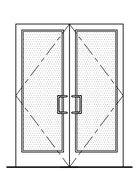
0 10m 25m 50m 75m

BUILDING 1 (12489 DIXIE RD) - FLOOR PLAN

SCALE: 1 : 750

DOOR TYPES

SF2 ALUMINUM STOREFRONT



SF2 1930mm x 2135mm (PAIR)
CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)

FRAME: MANUFACTURER

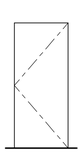
HARDWARE:

2 SETS	PIVOT SET
2 SETS	INTER PIVOT
1 EA	EXIT DEVICE
1 EA	MORTISE CYLINDER
2 SETS	OFFSET PULL
2 EA	OH CLOSER
1 EA	THRESHOLD
1 EA	DECAL

NOTE: WEATHERSEAL BY DOOR MANUFACTURER

F1 HOLLOW METAL

F2



F1 965mm x 2135mm
PAINTED INSULATED HOLLOW METAL DOOR

FRAME: PAINTED HOLLOW METAL

F2 1930mm x 2135mm (PAIR)
PAINTED INSULATED HOLLOW METAL DOOR

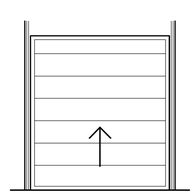
FRAME: PAINTED HOLLOW METAL

HARDWARE:

3 EA	HINGES
1 EA	EXIT DEVICE
1 EA	CYLINDER
1 EA	CLOSER
1 EA	PERIMETER SEAL
1 EA	BOTTOM DRIP
1 EA	THRESHOLD
1 EA	LOCK GUARD
1 EA	HVY DUTY FLOOR STOP

SD1 SECTIONAL O.H. DOOR

SD2



SD1 2745mm x 3050mm
DOCK HIGH SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.

SD2 3660mm x 4880mm
SECTIONAL OVERHEAD GRADE LEVEL TRUCK DOOR WITH FACTORY PAINTED FINISH

HARDWARE:

1 EA	SLIDE BOLT
1 EA	PAD LOCK

LEGEND

PROPOSED FUTURE OFFICE AREA

KEYNOTES

201 STRUCTURAL STEEL COLUMN.
202 CONCRETE SLAB.
203 6'X8' HYDRAULIC DOCK LEVELER.
204 EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
205 CONCRETE-FILLED STEEL BOLLARD. EXTERIOR BOLLARDS TO RECEIVE SAFETY YELLOW PLASTIC SLEEVE.
206 OUTLINE OF CANOPY ABOVE.
207 CONCRETE RETAINING WALL.
208 CONCRETE RAMP.
209 INTERIOR ROOF ACCESS METAL STAIR.

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BUILDING 1 - FLOOR PLAN
12489 DIXIE RD

	DATE	REMARKS
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3	2024-12-05	REISSUED FOR OPA/ZBA
4	2025-05-05	ISSUED FOR SPA
5	2025-07-23	REISSUED FOR OPA/ZBA

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DRAWN BY.:	C.G. / E.C. / O.T./ D.P.
JOB NO.:	TOR22-0111-00

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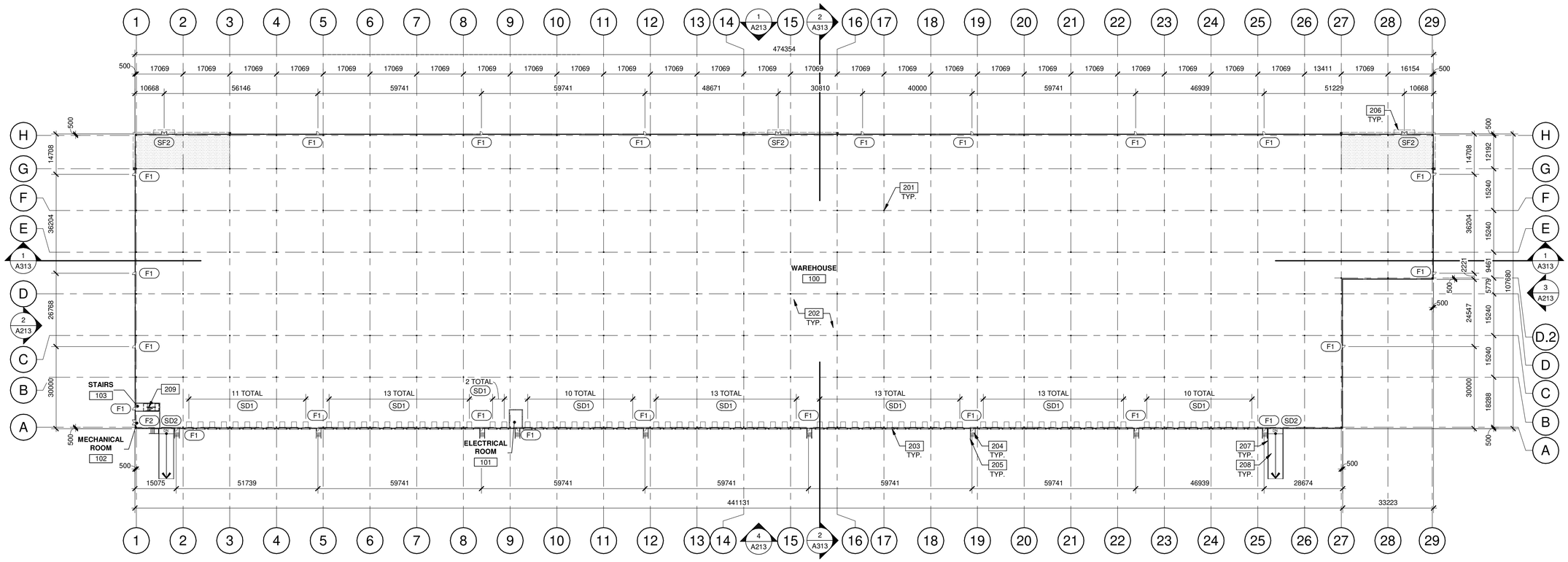


1:750

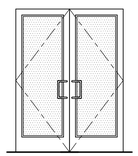
0 10m 25m 50m 75m

BUILDING 2 (12489 DIXIE RD) - FLOOR PLAN

SCALE: 1 : 750

DOOR TYPES

SF2 ALUMINUM STOREFRONT



SF2 1930mm x 2135mm (PAIR)
CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)

FRAME: MANUFACTURER

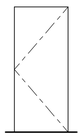
HARDWARE:

2 SETS	PIVOT SET
2 SETS	INTER PIVOT
1 EA	EXIT DEVICE
1 EA	MORTISE CYLINDER
2 SETS	OFFSET PULL
2 EA	OH CLOSER
1 EA	THRESHOLD
1 EA	DECAL

NOTE: WEATHERSEAL BY DOOR MANUFACTURER

F1 HOLLOW METAL

F2



F1 965mm x 2135mm
PAINTED INSULATED HOLLOW METAL DOOR

FRAME: PAINTED HOLLOW METAL

F2 1930mm x 2135mm (PAIR)
PAINTED INSULATED HOLLOW METAL DOOR

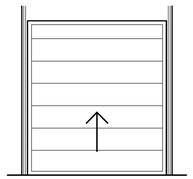
FRAME: PAINTED HOLLOW METAL

HARDWARE:

3 EA	HINGES
1 EA	EXIT DEVICE
1 EA	CYLINDER
1 EA	CLOSER
1 EA	PERIMETER SEAL
1 EA	BOTTOM DRIP
1 EA	THRESHOLD
1 EA	LOCK GUARD
1 EA	HVY DUTY FLOOR STOP

SD1 SECTIONAL O.H. DOOR

SD2



SD1 2745mm x 3050mm
DOCK HIGH SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.

SD2 3660mm x 4880mm
SECTIONAL OVERHEAD GRADE LEVEL TRUCK DOOR WITH FACTORY PAINTED FINISH

HARDWARE:

1 EA	SLIDE BOLT
1 EA	PAD LOCK

LEGEND

PROPOSED FUTURE OFFICE AREA

KEYNOTES

201 STRUCTURAL STEEL COLUMN.
202 CONCRETE SLAB.
203 6'X8' HYDRAULIC DOCK LEVELER.
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205 CONCRETE-FILLED STEEL BOLLARD. EXTERIOR BOLLARDS TO RECEIVE SAFETY YELLOW PLASTIC SLEEVE.
207 CONCRETE RETAINING WALL.
208 CONCRETE RAMP.
209 INTERIOR ROOF ACCESS METAL STAIR.

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BUILDING 2 - FLOOR PLAN
12489 DIXIE RD

	DATE	REMARKS
1	2023-12-12	ISSUED FOR OPA/ZBA
2	2024-10-16	REISSUED FOR OPA/ZBA
3	2024-12-05	REISSUED FOR OPA/ZBA
4	2025-05-05	ISSUED FOR SPA
5	2025-07-23	REISSUED FOR OPA/ZBA

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DRAWN BY.:	C.G. / E.C. / O.T./ D.P.
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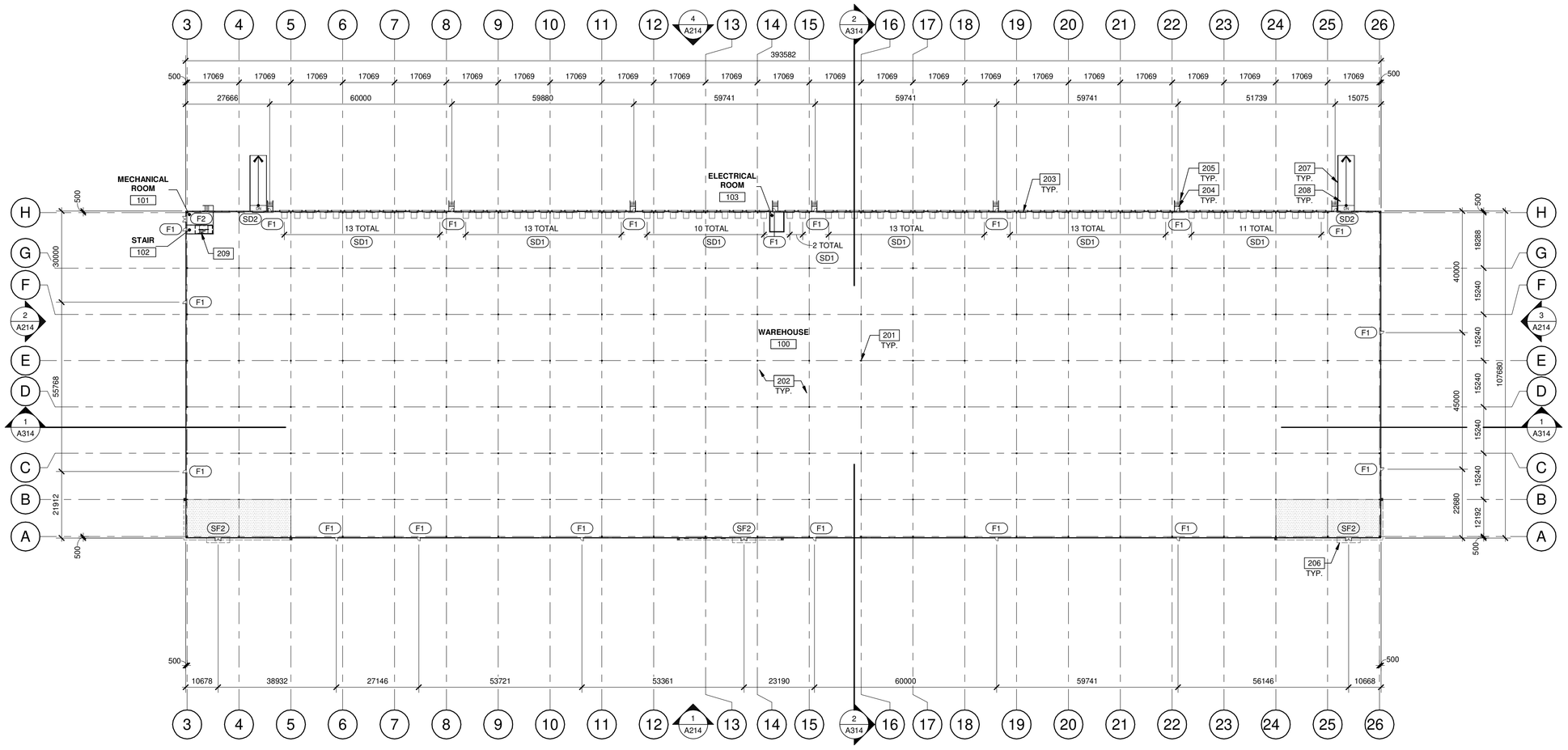


1:750

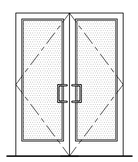
0 10m 25m 50m 75m

BUILDING 3 (12489 DIXIE RD) - FLOOR PLAN

SCALE: 1 : 750

DOOR TYPES

SF2 ALUMINUM STOREFRONT



SF2 1930mm x 2135mm (PAIR) CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)

FRAME: MANUFACTURER

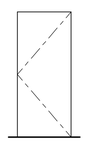
HARDWARE:

2 SETS	PIVOT SET
2 SETS	INTER PIVOT
1 EA	EXIT DEVICE
1 EA	MORTISE CYLINDER
2 SETS	OFFSET PULL
2 EA	OH CLOSER
1 EA	THRESHOLD
1 EA	DECAL

NOTE: WEATHERSEAL BY DOOR MANUFACTURER

F1 HOLLOW METAL

F2



F1 965mm x 2135mm PAINTED INSULATED HOLLOW METAL DOOR

FRAME: PAINTED HOLLOW METAL

F2 1930mm x 2135mm (PAIR) PAINTED INSULATED HOLLOW METAL DOOR

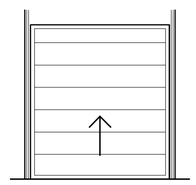
FRAME: PAINTED HOLLOW METAL

HARDWARE:

3 EA	HINGES
1 EA	EXIT DEVICE
1 EA	CYLINDER
1 EA	CLOSER
1 EA	PERIMETER SEAL
1 EA	BOTTOM DRIP
1 EA	THRESHOLD
1 EA	LOCK GUARD
1 EA	HVY DUTY FLOOR STOP

SD1 SECTIONAL O.H. DOOR

SD2



SD1 2745mm x 3050mm DOCK HIGH SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.

SD2 3660mm x 4880mm SECTIONAL OVERHEAD GRADE LEVEL TRUCK DOOR WITH FACTORY PAINTED FINISH

HARDWARE:

1 EA	SLIDE BOLT
1 EA	PAD LOCK

LEGEND

PROPOSED FUTURE OFFICE AREA

KEYNOTES

201	STRUCTURAL STEEL COLUMN.
202	CONCRETE SLAB.
203	6'X8' HYDRAULIC DOCK LEVELER.
204	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
205	CONCRETE-FILLED STEEL BOLLARD. EXTERIOR BOLLARDS TO RECEIVE SAFETY YELLOW PLASTIC SLEEVE.
207	CONCRETE RETAINING WALL.
208	CONCRETE RAMP.
209	INTERIOR ROOF ACCESS METAL STAIR.

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BUILDING 3 - FLOOR PLAN
12489 DIXIE RD

	DATE	REMARKS
1	2023-12-12	ISSUED FOR OPA/ZBA
2	2024-10-16	REISSUED FOR OPA/ZBA
3	2024-12-05	REISSUED FOR OPA/ZBA
4	02/07/2025	ISSUED FOR SPA
5	2025-07-23	REISSUED FOR OPA/ZBA

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DRAWN BY.:	C.G. / E.C. / O.T./ D.P.
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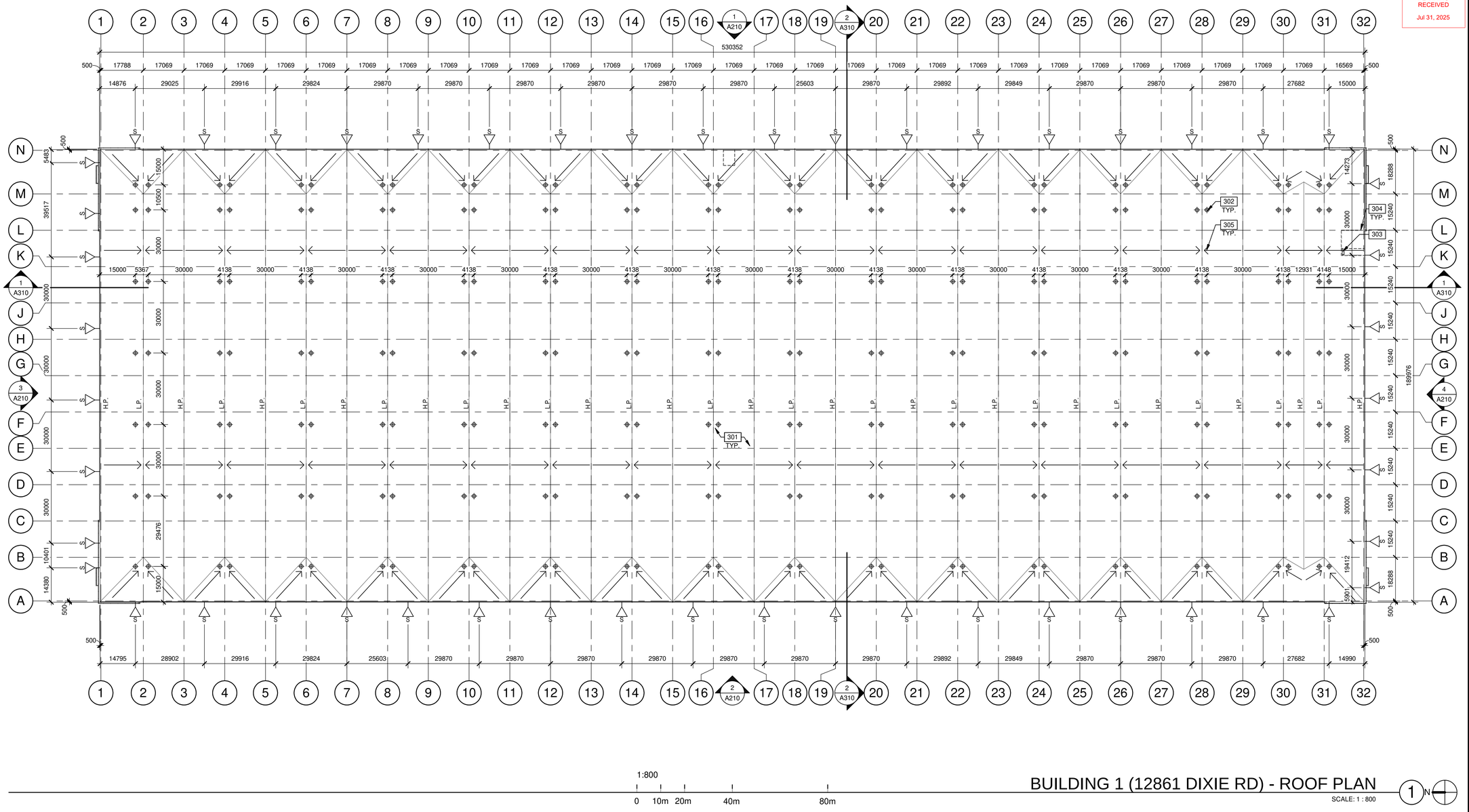

BUILDING 1 (12861 DIXIE RD) - ROOF PLAN

SCALE: 1 : 800

LEGEND

- FLOW LINE TO DRAIN.
- ROOF DRAIN - SEE MECHANICAL DRAWINGS.
- ROOF SCUPPER LOCATION - SEE ELEVATIONS.
- OUTLINE OF WALL BELOW.

KEYNOTES

301 SINGLE-PLY ROOFING, MECHANICALLY FASTENED AND REINFORCED. ROOF ASSEMBLY WILL HAVE AN SRI RATING OF 78 OR HIGHER AND AN EMISSIVITY EQUAL TO OR GREATER THAN 0.9 TO MEET COOL ROOF REQUIREMENTS.
302 ROOF DRAINS.
303 ROOF HATCH.
304 LINE OF WALL BELOW.
305 FLOW LINE TO DRAIN.

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BUILDING 1 - ROOF PLAN
12861 DIXIE RD

	DATE	REMARKS
1	2023-12-12	ISSUED FOR OPA/ZBA
2	2024-10-16	REISSUED FOR OPA/ZBA
3	2024-12-05	REISSUED FOR OPA/ZBA
4	2025-07-03	ISSUED FOR OPA/ZBA
5	2025-07-23	REISSUED FOR OPA/ZBA

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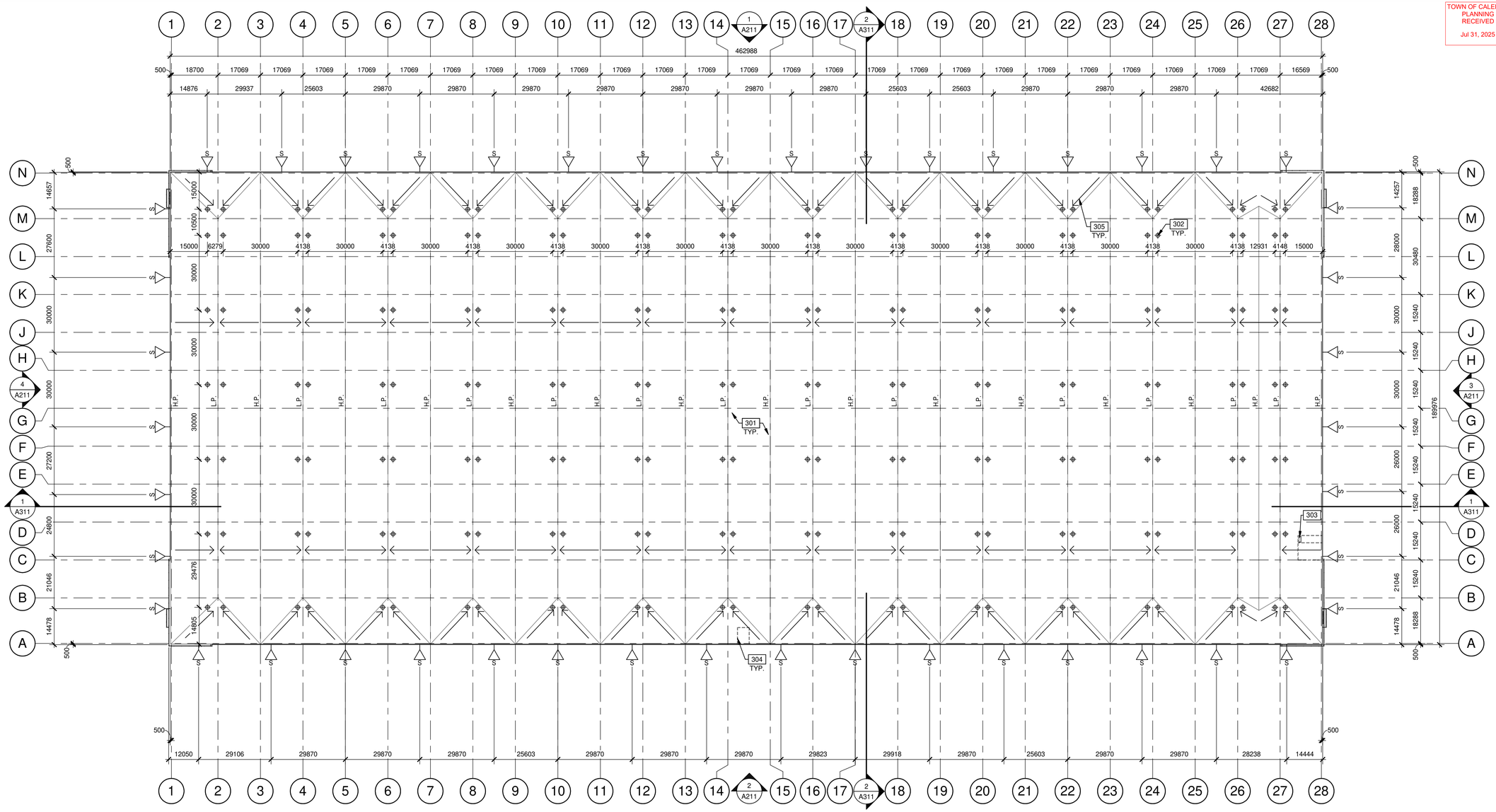

1:800

0 10m 20m 40m 80m

BUILDING 2 (12861 DIXIE RD) - ROOF PLAN

SCALE: 1 : 800

LEGEND

- FLOW LINE TO DRAIN.
- ROOF DRAIN - SEE MECHANICAL DRAWINGS.
- ROOF SCUPPER LOCATION - SEE ELEVATIONS.
- OUTLINE OF WALL BELOW.

KEYNOTES

301	SINGLE-PLY ROOFING, MECHANICALLY FASTENED AND REINFORCED. ROOF ASSEMBLY WILL HAVE AN SRI RATING OF 78 OR HIGHER AND AN EMISSIVITY EQUAL TO OR GREATER THAN 0.9 TO MEET COOL ROOF REQUIREMENTS.
302	ROOF DRAINS.
303	ROOF HATCH.
304	LINE OF WALL BELOW.
305	FLOW LINE TO DRAIN.

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BUILDING 2 - ROOF PLAN
12861 DIXIE RD

	DATE	REMARKS
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3	2024-12-05	REISSUED FOR OPA/ZBA
4	2025-07-25	ISSUED FOR OPA
5	2025-07-23	REISSUED FOR OPA/ZBA

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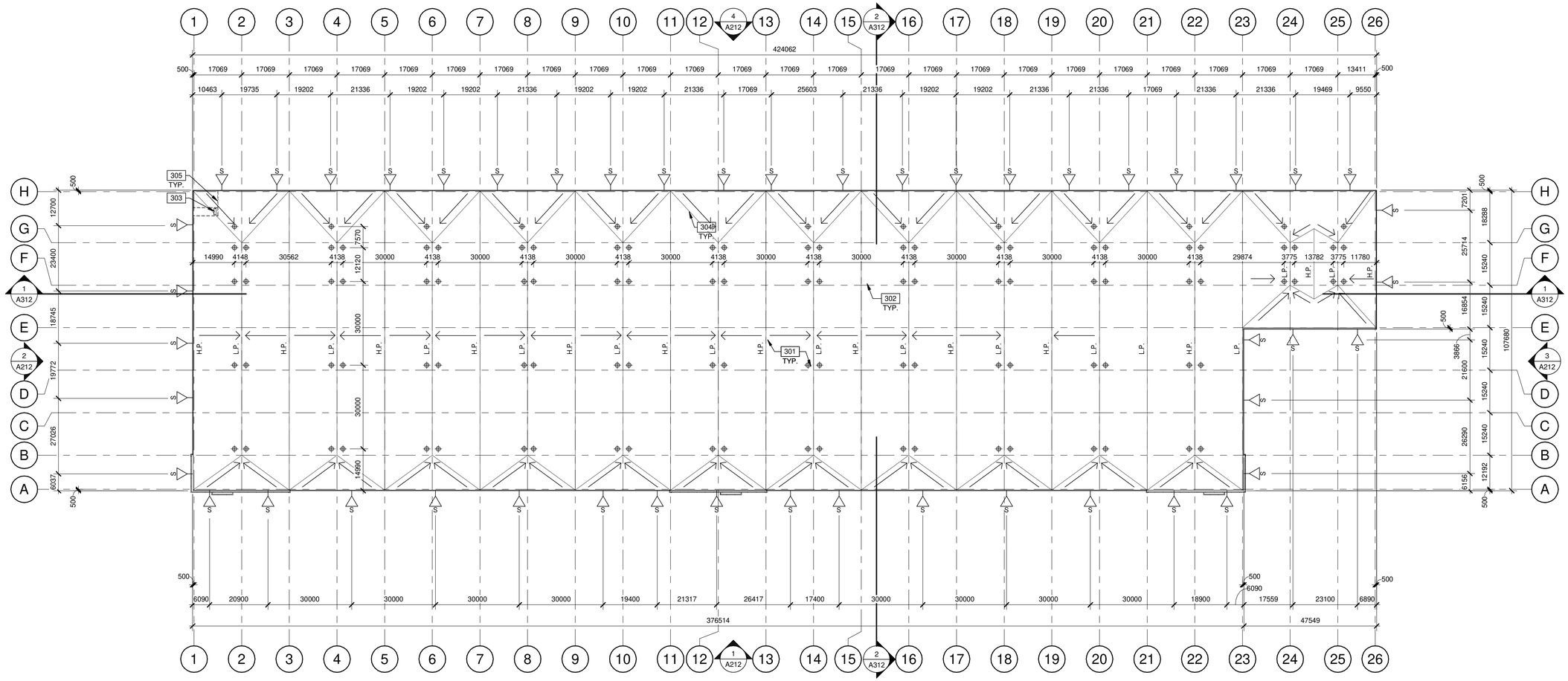

1:750

0 10m 25m 50m 75m

BUILDING 1 (12489 DIXIE RD) - ROOF PLAN

SCALE: 1 : 750

N

LEGEND

- FLOW LINE TO DRAIN.
- ROOF DRAIN - SEE MECHANICAL DRAWINGS.
- S — ROOF SCUPPER LOCATION - SEE ELEVATIONS.
- OUTLINE OF WALL BELOW.

KEYNOTES

301 SINGLE-PLY ROOFING, MECHANICALLY FASTENED AND REINFORCED. ROOF ASSEMBLY WILL HAVE AN SRI RATING OF 78 OR HIGHER AND AN EMISSIVITY EQUAL TO OR GREATER THAN 0.9 TO MEET COOL ROOF REQUIREMENTS.
302 ROOF DRAINS.
303 ROOF HATCH.
304 LINE OF WALL BELOW.
305 FLOW LINE TO DRAIN.

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BUILDING 1 - ROOF PLAN
12489 DIXIE RD

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3	2024-12-05	REISSUED FOR OPA/ZBA
4	2025-02-05	ISSUED FOR SPA
5	2025-07-23	REISSUED FOR OPA/ZBA

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JOB NO.:	TOR22-0111-00

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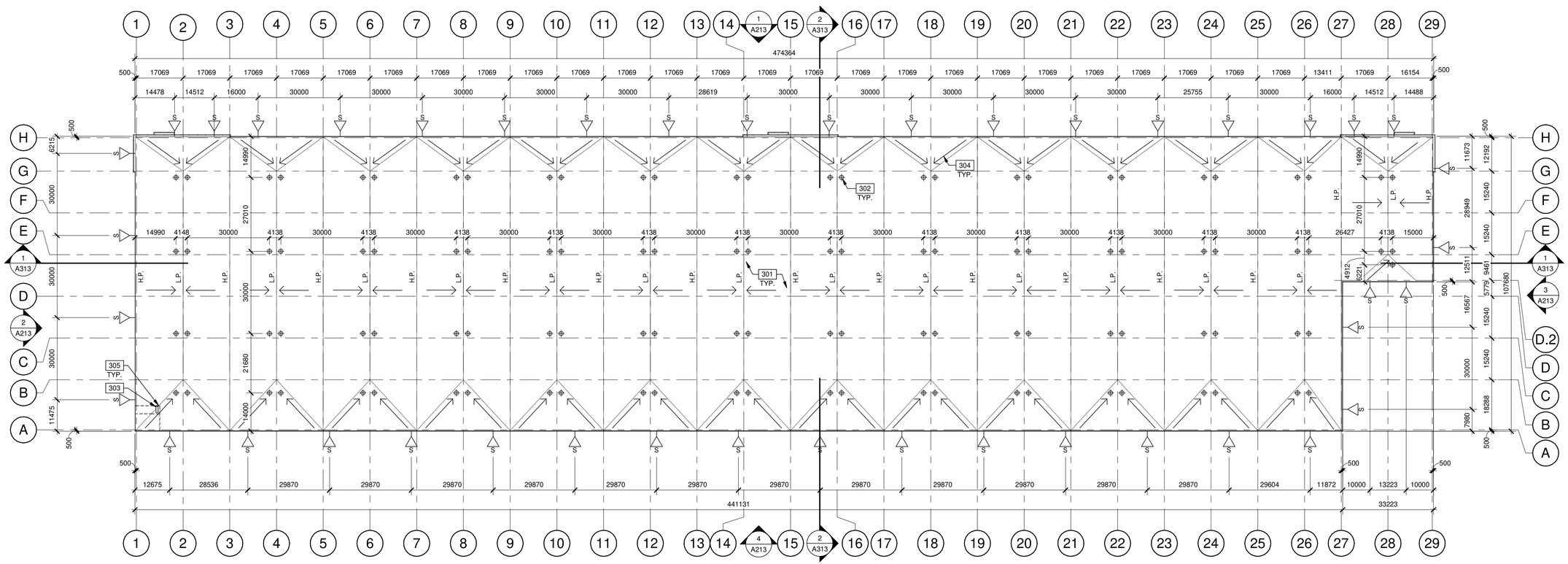

1:750

0 10m 25m 50m 75m

BUILDING 2 (12489 DIXIE RD) - ROOF PLAN

SCALE: 1 : 750

N

LEGEND

- FLOW LINE TO DRAIN.
- ROOF DRAIN - SEE MECHANICAL DRAWINGS.
- ROOF SCUPPER LOCATION - SEE ELEVATIONS.
- OUTLINE OF WALL BELOW.

KEYNOTES

301 SINGLE-PLY ROOFING, MECHANICALLY FASTENED AND REINFORCED. ROOF ASSEMBLY WILL HAVE AN SRI RATING OF 78 OR HIGHER AND AN EMISSIVITY EQUAL TO OR GREATER THAN 0.9 TO MEET COOL ROOF REQUIREMENTS.
302 ROOF DRAINS.
303 ROOF HATCH.
304 LINE OF WALL BELOW.
305 FLOW LINE TO DRAIN.

WARE MALCOMB
6220 Highway 7, Suite 300
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QUADREAL DIXIE NEN & NES - 12489 & 12861 DIXIE RD, CALEDON, ONTARIO, CANADA, L7C 2K5

BUILDING 2 - ROOF PLAN
12489 DIXIE RD

	DATE	REMARKS
1	2023-12-12	ISSUED FOR OPA/ZBA
2	2024-10-16	REISSUED FOR OPA/ZBA
3	2024-12-05	REISSUED FOR OPA/ZBA
4	2025-03-05	ISSUED FOR SPA
5	2025-07-23	REISSUED FOR OPA/ZBA

PA/PM:	S. KHALILI
DRAWN BY.:	C.G. / E.C. / O.T./ D.P.
JOB NO.:	TOR22-0111-00

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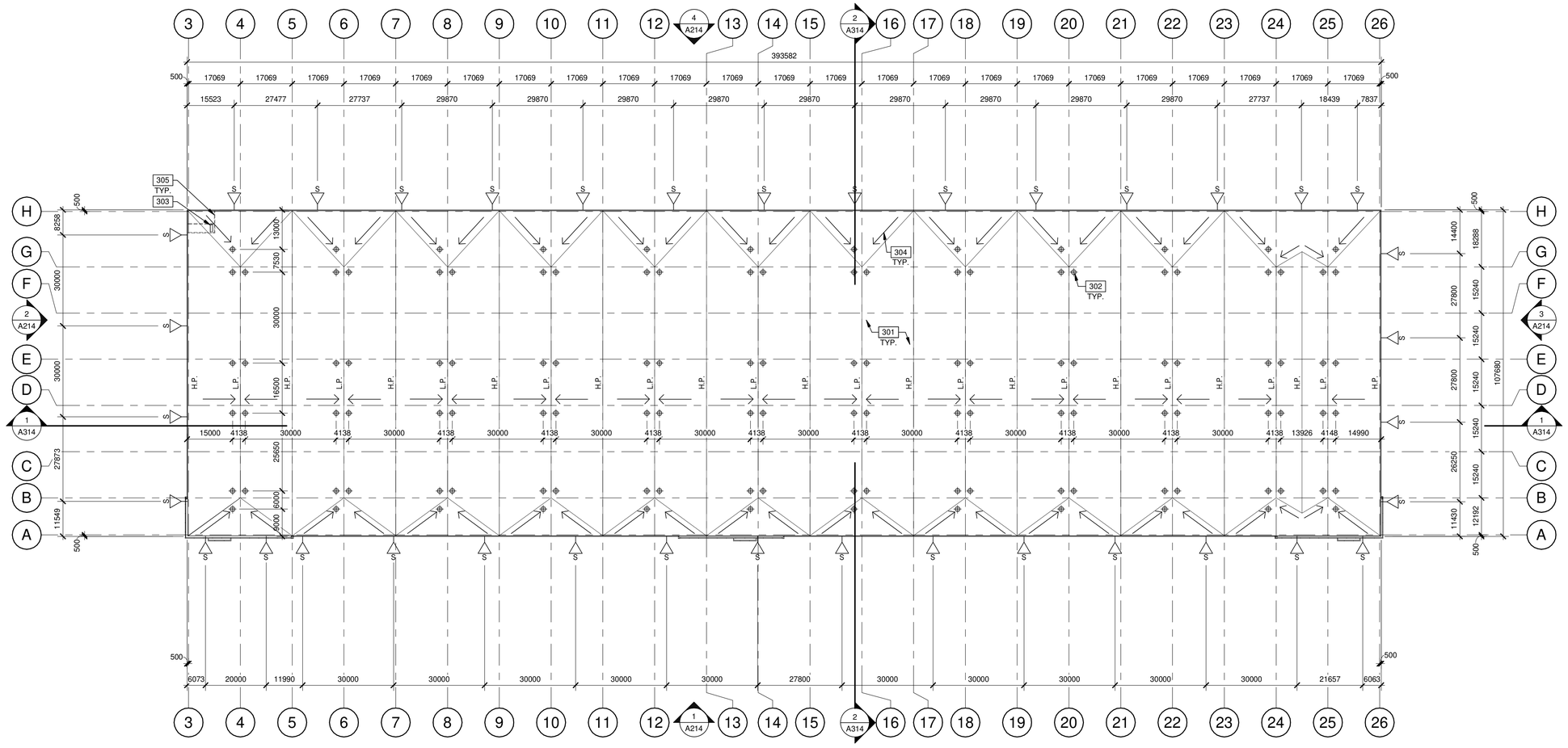

1:750

0 10m 25m 50m 75m

BUILDING 3 (12489 DIXIE RD) - ROOF PLAN

SCALE: 1 : 750

LEGEND

- FLOW LINE TO DRAIN.
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- S — ROOF SCUPPER LOCATION - SEE ELEVATIONS.
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KEYNOTES

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12489 DIXIE RD

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PA/PM:	S. KHALILI
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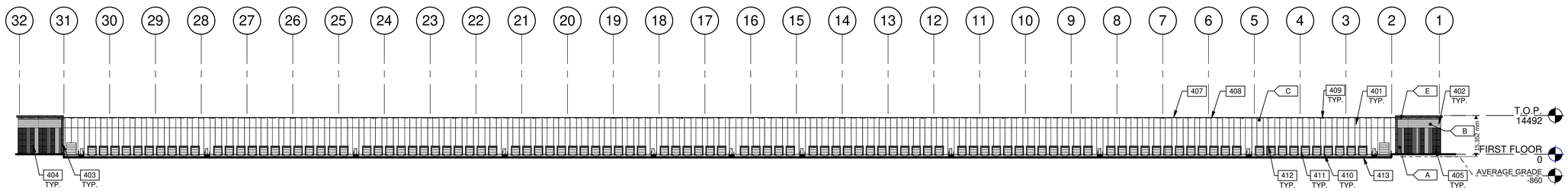

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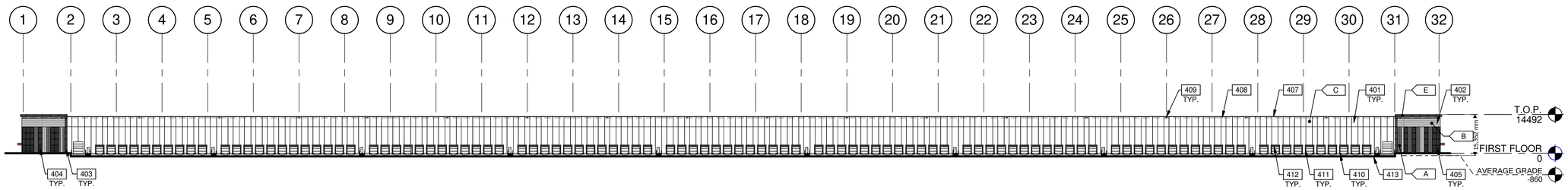
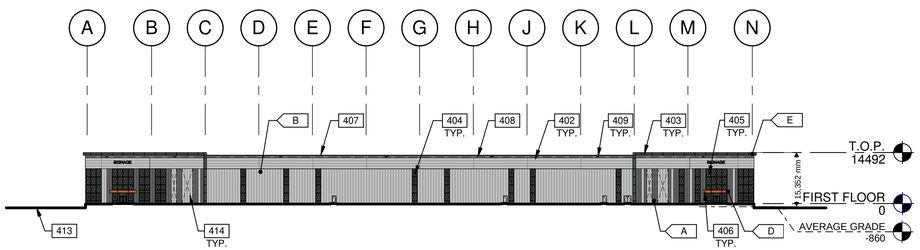
BUILDING 1 (12861 DIXIE RD) - EAST EXTERIOR ELEVATION (1)

SCALE: 1 : 800



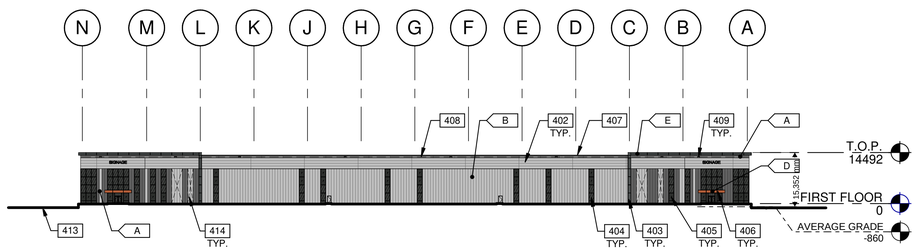
BUILDING 1 (12861 DIXIE RD) - WEST EXTERIOR ELEVATION (2)

SCALE: 1 : 800



BUILDING 1 (12861 DIXIE RD) - SOUTH EXTERIOR ELEVATION (4)

SCALE: 1 : 800



BUILDING 1 (12861 DIXIE RD) - NORTH EXTERIOR ELEVATION (3)

SCALE: 1 : 800

LEGENDS

GLASS:

VISION GLASS - VITRO ARCHITECTURAL GLASS - SOLARGRAY
WITH BIRD FRIENDLY PATTERN

SPANDREL GLASS - OPACI-COAT-300 - #1-0016 CHARCOAL
NON REFLECTIVE

TEMPERED VISION GLASS - VITRO ARCHITECTURAL GLASS - SOLARGRAY
WITH BIRD FRIENDLY PATTERN

COLOURS:

PROVIDE 1,828 mm WIDE PAINT COLOUR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — INSULATED METAL PANEL - DARK GREY
  KINGSPAN KS SERIES - OPTIMA - WEATHERED ZINC
- B — INSULATED METAL PANEL - SILVER
  KINGSPAN KS SERIES - OPTIMA - BRIGHT SILVER
- C — TEXTURED FLAT INSULATED PRECAST PANEL - WHITE
- D — ALUMINUM COMPOSITE METAL PANEL - COPPER
  ALPOLIC - DCX - METALLIC COPPER
- E — ALUMINUM COMPOSITE METAL PANEL - CHARCOAL
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KEYNOTES

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412 DOCK SHELTER.
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414 KNOCK- OUT PANELS FOR FUTURE WINDOWS OR DOORS.

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BUILDING 1 - EXTERIOR ELEVATIONS
12861 DIXIE RD

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3	2024-12-05	REISSUED FOR OPA/ZBA
4	02-07-2025	ISSUED FOR OPA
5	2025-07-23	REISSUED FOR OPA/ZBA

PA/PM:	S. KHALILI
DRAWN BY.:	T.M. / O.T.
JOB NO.:	TOR22-0060-01

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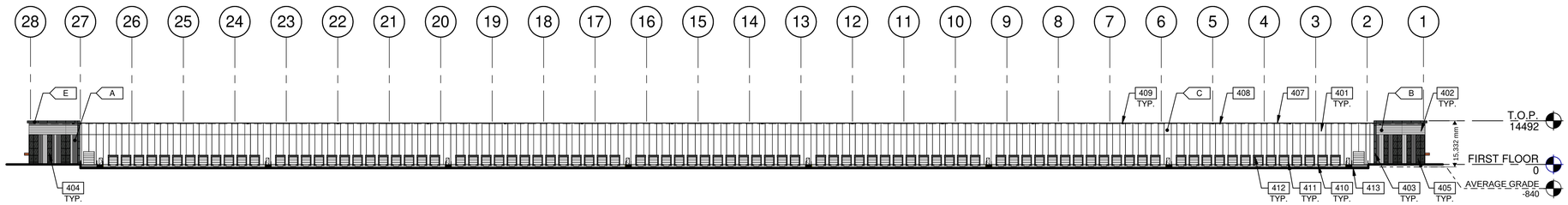

1:800

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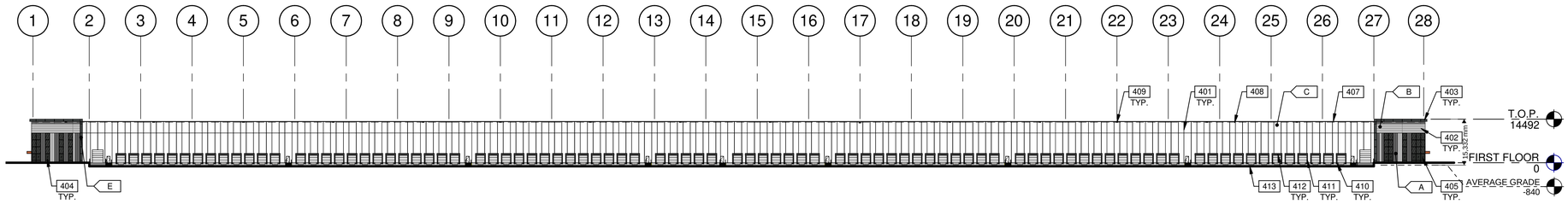
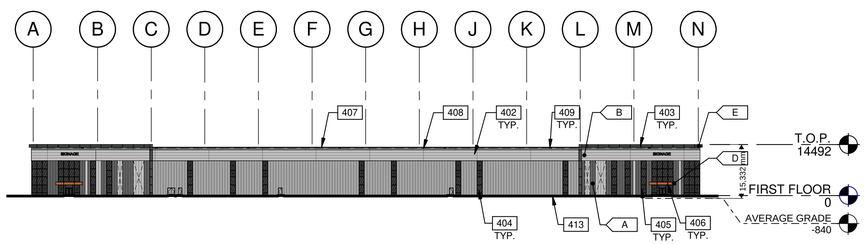
BUILDING 2 (12861 DIXIE RD) - EAST EXTERIOR ELEVATION (1)

SCALE: 1 : 800



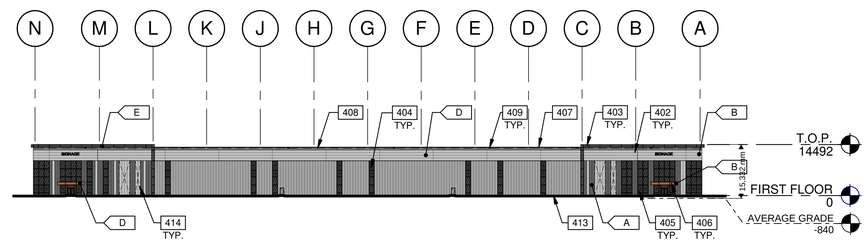
BUILDING 2 (12861 DIXIE RD) - WEST EXTERIOR ELEVATION (2)

SCALE: 1 : 800



BUILDING 2 (12861 DIXIE RD) - SOUTH EXTERIOR ELEVATION (3)

SCALE: 1 : 800



BUILDING 2 (12861 DIXIE RD) - NORTH EXTERIOR ELEVATION (4)

SCALE: 1 : 800

LEGENDS

GLASS:

VISION TINTED GLASS - VITRO ARCHITECTURAL GLASS - SOLARGRAY
WITH BIRD FRIENDLY PATTERN

SPANDREL GLASS - OPACI-COAT-300 - #1-0016 CHARCOAL
NON REFLECTIVE

TEMPERED VISION GLASS - VITRO ARCHITECTURAL GLASS - SOLARGRAY
WITH BIRD FRIENDLY PATTERN

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BUILDING 2 - EXTERIOR ELEVATIONS
12861 DIXIE RD

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5	2025-07-23	REISSUED FOR OPA/ZBA

PA/PM:	S. KHALILI
DRAWN BY.:	T.M. / O.T.
JOB NO.:	TOR22-0060-01

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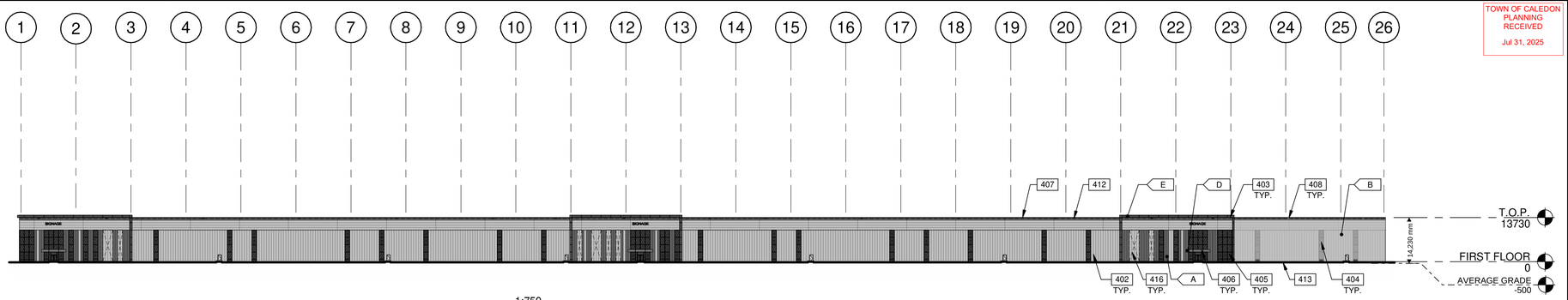
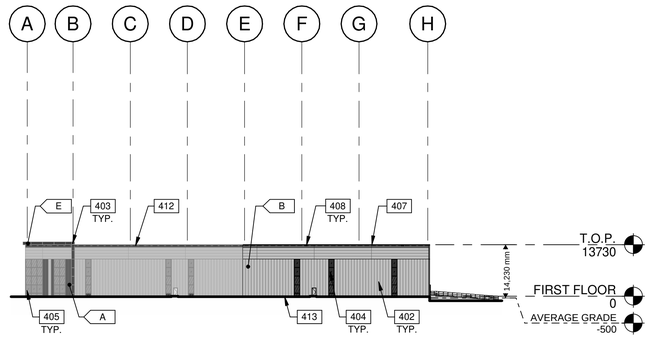


1:750

0 10m 25m 50m 75m

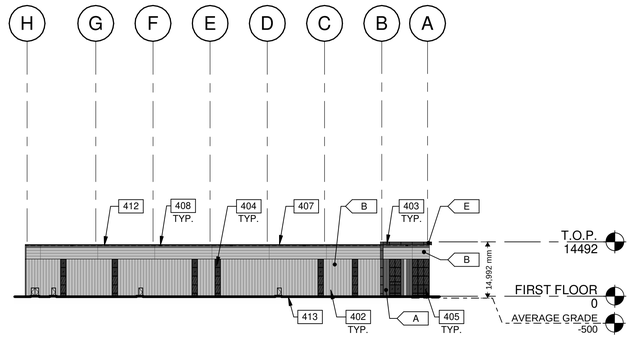
BUILDING 1 (12489 DIXIE RD) - SOUTH EXTERIOR ELEVATION (1)

SCALE: 1 : 750



BUILDING 1 (12489 DIXIE RD) - EAST EXTERIOR ELEVATION (3)

SCALE: 1 : 750



BUILDING 1 (12489 DIXIE RD) - WEST EXTERIOR ELEVATION (2)

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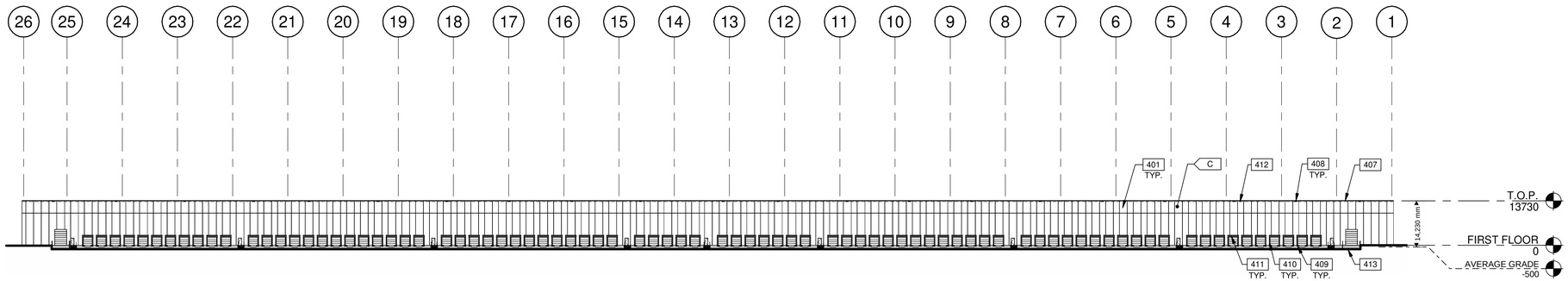

BUILDING 1 (12489 DIXIE RD) - NORTH EXTERIOR ELEVATION (4)

SCALE: 1 : 750

LEGENDS

GLASS:

- VISION TINTED GLASS - VITRO ARCHITECTURAL GLASS - SOLARGRAY WITH BIRD FRIENDLY PATTERN
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KEYNOTES

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BUILDING 1 - EXTERIOR ELEVATIONS
12489 DIXIE RD

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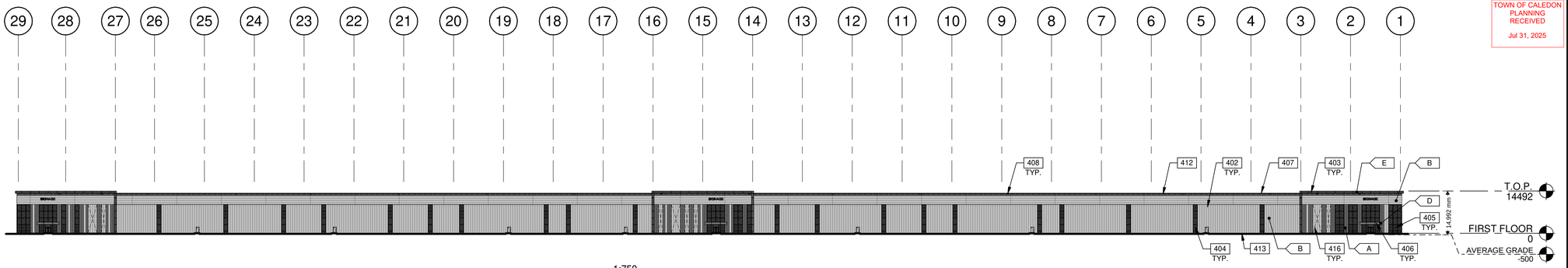
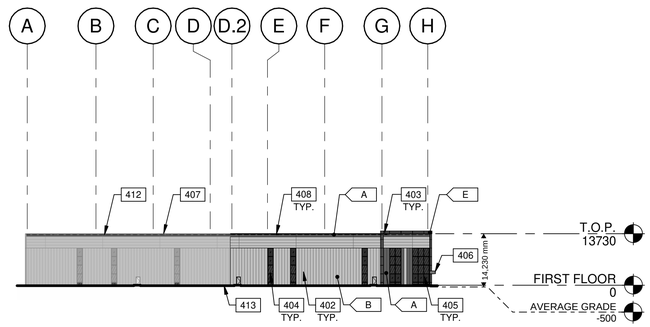


1:750

0 10m 25m 50m 75m

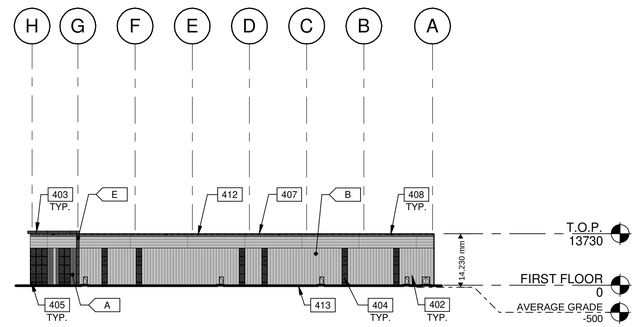
BUILDING 2 (12489 DIXIE RD) - SOUTH EXTERIOR ELEVATION (1)

SCALE: 1 : 750



BUILDING 2 (12489 DIXIE RD) - EAST EXTERIOR ELEVATION (3)

SCALE: 1 : 750



BUILDING 2 (12489 DIXIE RD) - WEST EXTERIOR ELEVATION (2)

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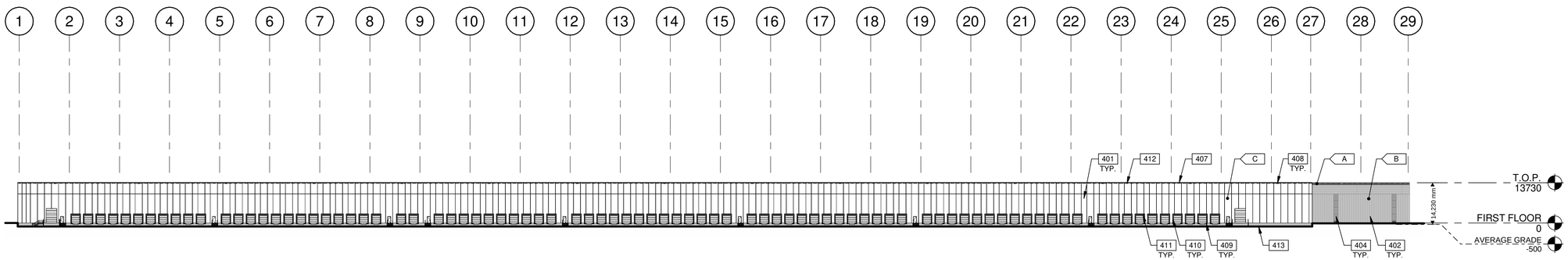

BUILDING 2 (12489 DIXIE RD) - NORTH EXTERIOR ELEVATION (4)

SCALE: 1 : 750

LEGENDS

GLASS:

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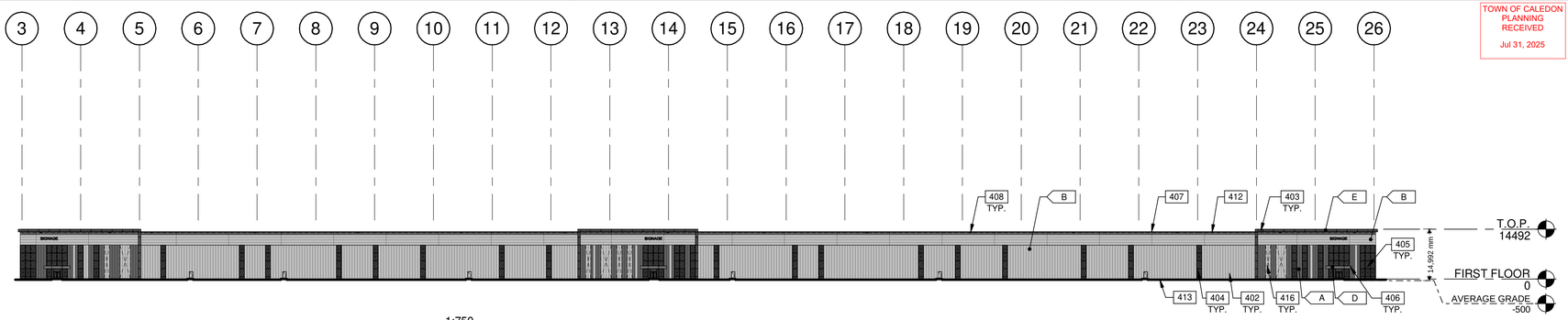
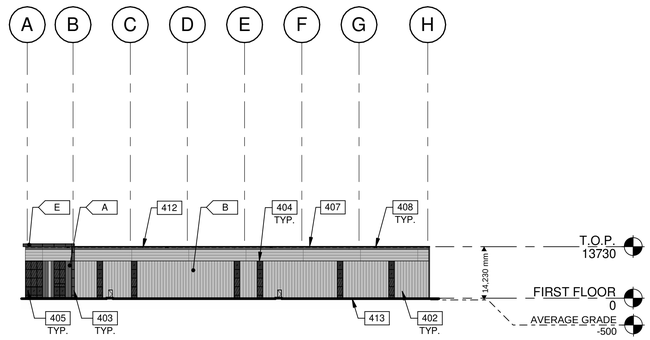


1:750

0 10m 25m 50m 75m

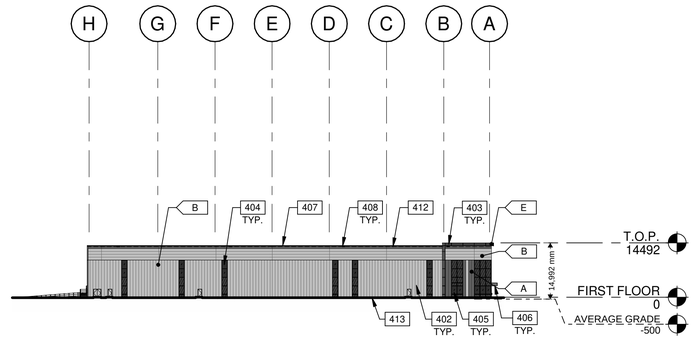
BUILDING 3 (12489 DIXIE RD) - SOUTH EXTERIOR ELEVATION (1)

SCALE: 1 : 750



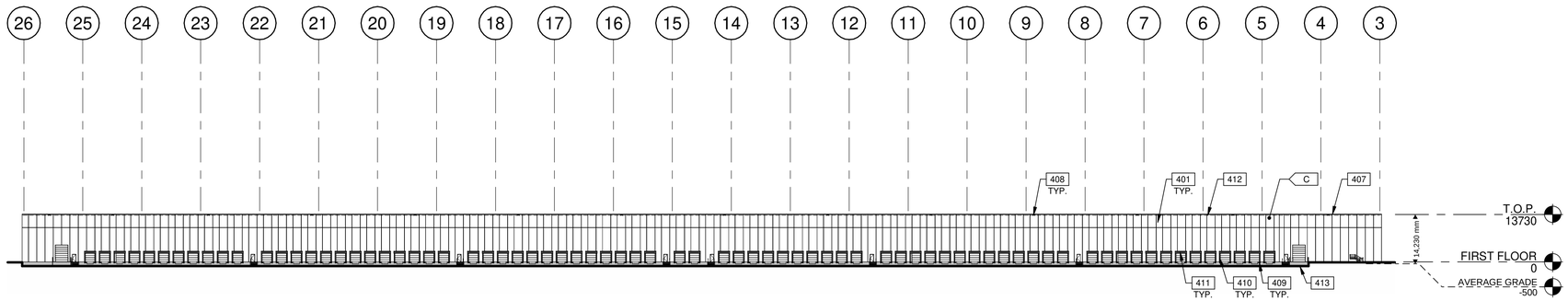
BUILDING 3 (12489 DIXIE RD) - EAST EXTERIOR ELEVATION (3)

SCALE: 1 : 750



BUILDING 3 (12489 DIXIE RD) - WEST EXTERIOR ELEVATION (2)

SCALE: 1 : 750



BUILDING 3 (12489 DIXIE RD) - NORTH EXTERIOR ELEVATION (4)

SCALE: 1 : 750

LEGENDS

GLASS:

VISION TINTED GLASS - VITRO ARCHITECTURAL GLASS - SOLARGRAY
WITH BIRD FRIENDLY PATTERN

SPANDREL GLASS - OPACI-COAT-300 - #1-0016 CHARCOAL
NON REFLECTIVE

TEMPERED VISION GLASS - VITRO ARCHITECTURAL GLASS - SOLARGRAY
WITH BIRD FRIENDLY PATTERN

COLOURS:

PROVIDE 1,828mm WIDE PAINT COLOUR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

A — INSULATED METAL PANEL - DARK GREY
KINGSPAN KS SERIES - OPTIMO - WEATHERED ZINC

B — INSULATED METAL PANEL - SILVER
KINGSPAN KS SERIES - OPTIMO - BRIGHT SILVER

C — TEXTURED FLAT INSULATED PRECAST PANEL - WHITE

D — ALUMINUM COMPOSITE METAL PANEL - COPPER
ALPOLIC - DCX - METALLIC COPPER

E — ALUMINUM COMPOSITE METAL PANEL - CHARCOAL
ALPOLIC - CNC CHARCOAL

KEYNOTES

401	INSULATED PRECAST CONCRETE PANEL.
402	INSULATED METAL PANEL.
403	ALUMINUM COMPOSITE METAL PANEL.
404	CLERESTORY WINDOW.
405	CURTAIN WALL GLAZING SYSTEM.
406	CANOPY WITH ALUMINUM COMPOSITE PANEL FASCIA AND METAL SOFFIT.
407	CONTINUOUS METAL CAP FLASHING, PAINTED TO MATCH ADJACENT WALL.
408	OVERFLOW SCUPPER.
409	DOCK BUMPER.
410	DOCK SEAL, PAINTED TO MATCH ADJACENT WALL.
411	DOCK SHELTER.
412	ROOF LINE BEYOND.
413	FINISH GRADE VARIES.
416	KNOCK-OUT PANEL.

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QUADREAL DIXIE NEN & NES - 12489 & 12861 DIXIE RD, CALEDON, ONTARIO, CANADA, L7C 2K5

BUILDING 3 - EXTERIOR ELEVATIONS
12489 DIXIE RD

	DATE	REMARKS
1	2023-12-12	ISSUED FOR OPA/ZBA
2	2024-10-16	REISSUED FOR OPA/ZBA
3	2024-12-05	REISSUED FOR OPA/ZBA
4	2025-03-05	ISSUED FOR SPA
5	2025-07-23	REISSUED FOR OPA/ZBA

PA/PM:	S. KHALILI
DRAWN BY.:	C.G. / E.C. / O.T./ D.P.
JOB NO.:	TOR22-0111-00

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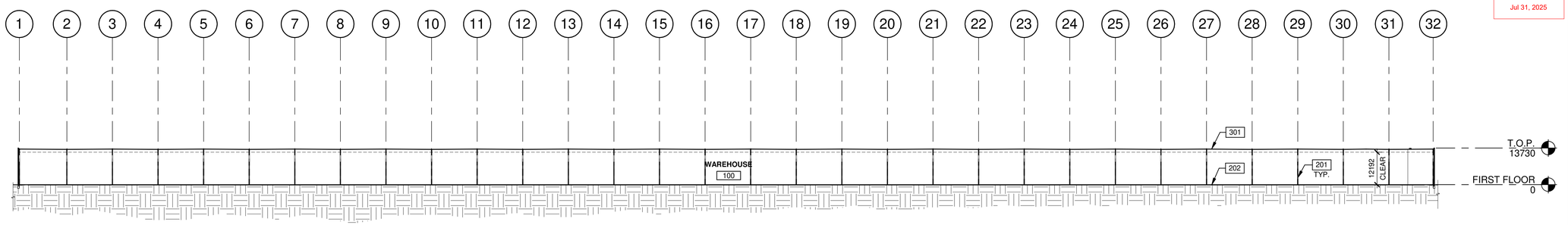

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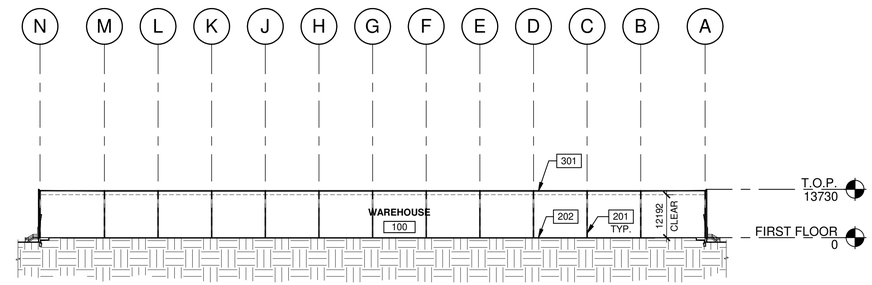
BUILDING 1 (12861 DIXIE RD) - BUILDING SECTION (1)

SCALE: 1 : 800



BUILDING 1 (12861 DIXIE RD) - BUILDING SECTION (2)

SCALE: 1 : 800

KEYNOTES

201 STRUCTURAL STEEL COLUMN.
202 CONCRETE SLAB.
301 TPO ROOFING SYSTEM.
301 SINGLE-PLY ROOFING, MECHANICALLY FASTENED AND REINFORCED. ROOF ASSEMBLY WILL HAVE AN SRI RATING OF 78 OR HIGHER AND AN EMISSIVITY EQUAL TO OR GREATER THAN 0.9 TO MEET COOL ROOF REQUIREMENTS.

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CANADA, L7C 2K5

BUILDING 1 - BUILDING SECTIONS
12861 DIXIE RD

	DATE	REMARKS
1	2023-12-12	ISSUED FOR OPA/ZBA
2	2024-10-16	REISSUED FOR OPA/ZBA
3	2024-12-05	REISSUED FOR OPA/ZBA
4	2025-03-05	ISSUED FOR SPA
5	2025-07-23	REISSUED FOR OPA/ZBA

PA/PM:	S. KHALILI
DRAWN BY.:	T.M. / O.T.
JOB NO.:	TOR22-0060-01

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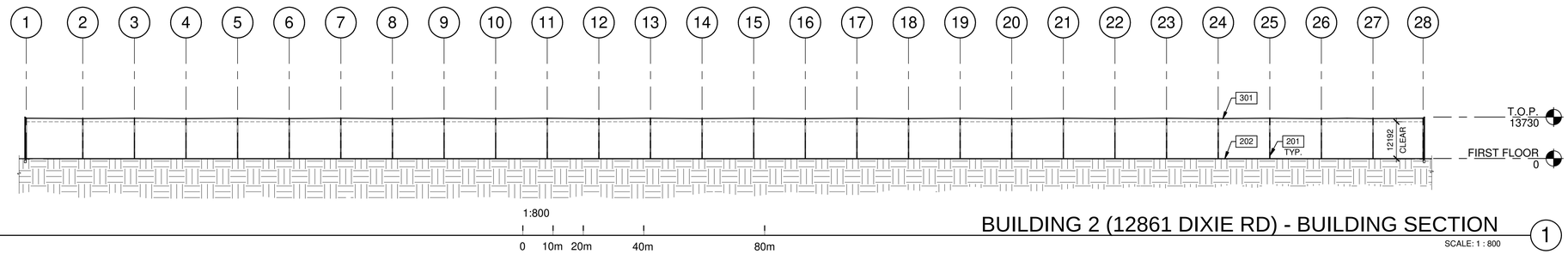
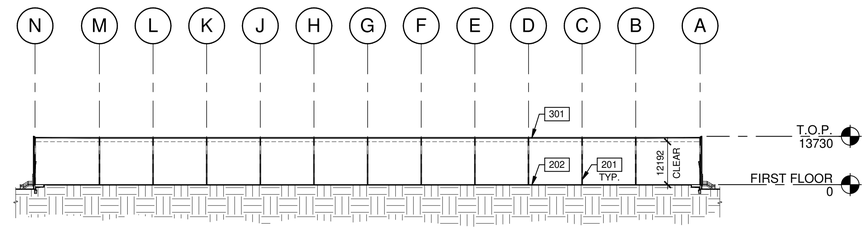


BUILDING 2 (12861 DIXIE RD) - BUILDING SECTION 1

SCALE: 1 : 800



BUILDING 2 (12861 DIXIE RD) - BUILDING SECTION 2

SCALE: 1 : 800

KEYNOTES

201 STRUCTURAL STEEL COLUMN.

202 CONCRETE SLAB.

301 SINGLE-PLY ROOFING, MECHANICALLY FASTENED AND REINFORCED. ROOF ASSEMBLY WILL HAVE AN SRI RATING OF 78 OR HIGHER AND AN EMISSIVITY EQUAL TO OR GREATER THAN 0.9 TO MEET COOL ROOF REQUIREMENTS.

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BUILDING 2 - BUILDING SECTIONS
12861 DIXIE RD

	DATE	REMARKS
1	2023-12-12	ISSUED FOR OPA/ZBA
2	2024-10-16	REISSUED FOR OPA/ZBA
3	2024-12-05	REISSUED FOR OPA/ZBA
4	2025-07-25	ISSUED FOR SPA
5	2025-07-23	REISSUED FOR OPA/ZBA

PA/PM:	S. KHALILI
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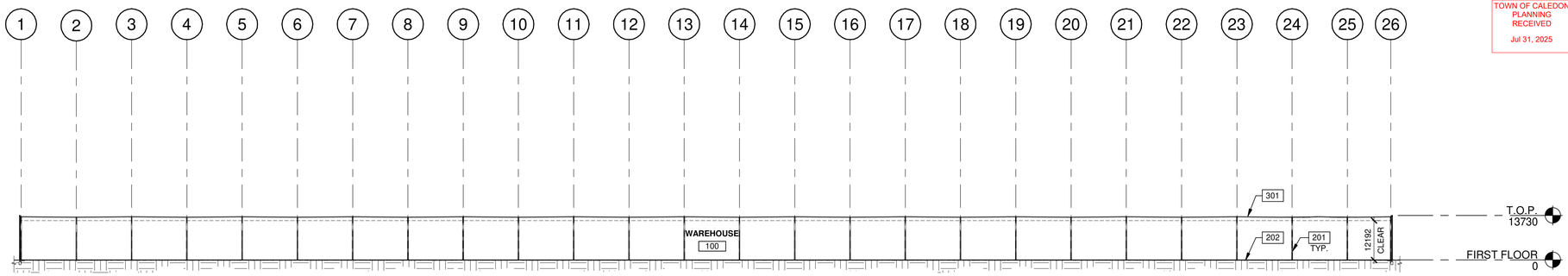

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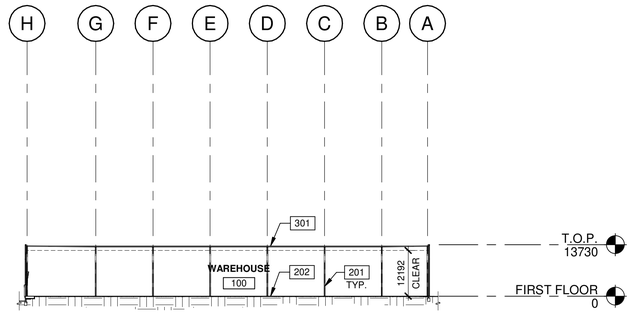
BUILDING 1 (12489 DIXIE RD) - BUILDING SECTION (1)

SCALE: 1 : 750



BUILDING 1 (12489 DIXIE RD) - BUILDING SECTION (2)

SCALE: 1 : 750

KEYNOTES

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BUILDING 1 - BUILDING SECTIONS
12489 DIXIE RD

	DATE	REMARKS
1	2023-12-12	ISSUED FOR OPA/ZBA
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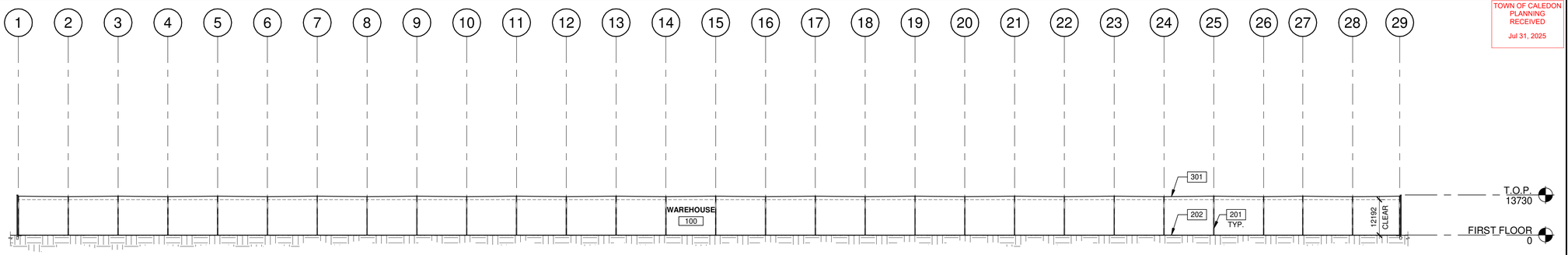

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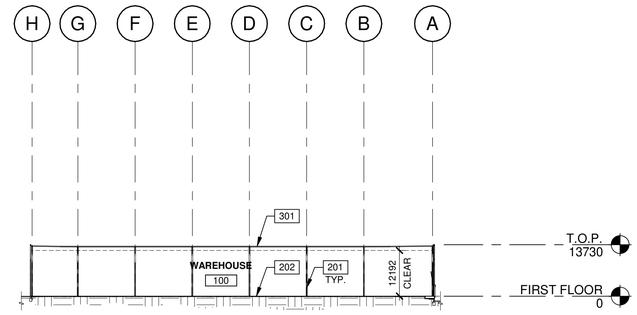
BUILDING 2 (12489 DIXIE RD) - BUILDING SECTION (1)

SCALE: 1 : 750



BUILDING 2 (12489 DIXIE RD) - BUILDING SECTION (2)

SCALE: 1 : 750

KEYNOTES

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BUILDING 2 - BUILDING SECTIONS
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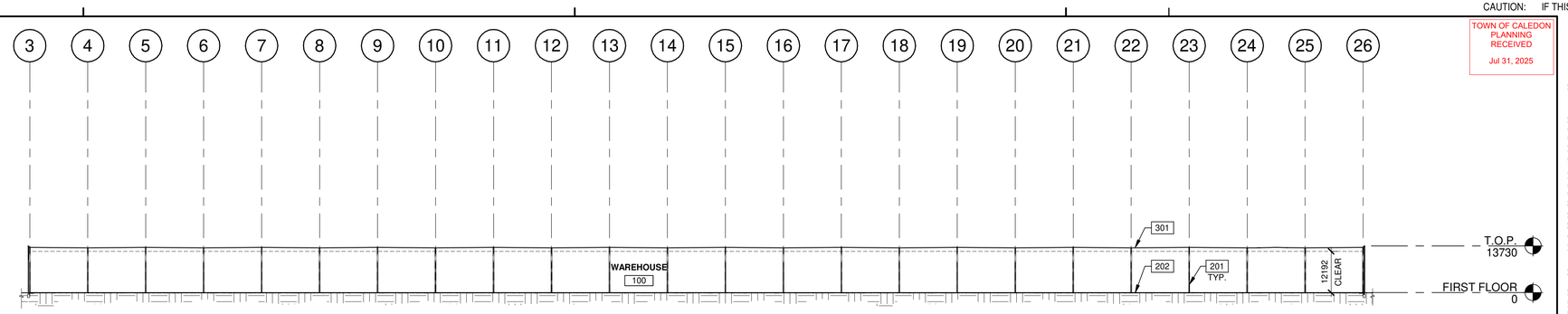

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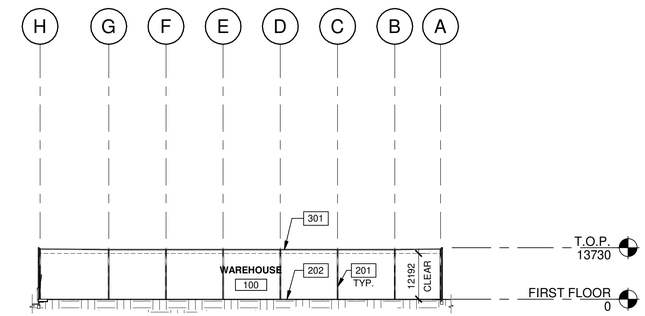
BUILDING 3 (12489 DIXIE RD) - BUILDING SECTION (1)

SCALE: 1 : 750



BUILDING 3 (12489 DIXIE RD) - BUILDING SECTION (2)

SCALE: 1 : 750

KEYNOTES

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BUILDING 3 - BUILDING SECTIONS
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