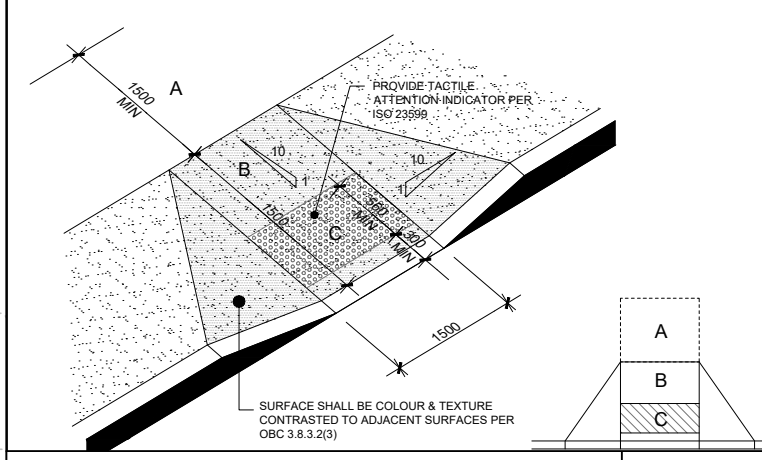


### CURB RAMP DETAIL



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: Building 'D', Site 'C-D'  
Location: Old School Road & Dixie Road  
Caledon, Ontario

Ontario's 2012 Building Code Data Matrix Part 3

PROJECT DESCRIPTION	GROUP	Part 3
MAJOR OCCUPANCY	GROUP - F-2	3.1.2.1 (1)
BUILDING AREA (m2)	EXISTING: 25,120.91 TOTAL: 25,120.91	3.1.2.1 (2)
GROSS AREA (m2)	EXISTING: 25,120.91 TOTAL: 25,120.91	3.1.2.1 (3)
NO. OF STOREYS	ABOVE GRADE: ONE BELOW GRADE: N/A	3.2.1.1 & 3.1.2.2 (4)
MEZZANINE	N/A	3.2.1.1 & 3.1.2.2 (5)
HEIGHT OF BUILDING (m)	4.52	3.2.2.10 & 3.2.2.11
NUMBER OF STOREYS ACCESS ROUTES	TWO	3.2.2.20-45
BUILDING CLASSIFICATION	3.2.2.27	3.2.2.20-45
SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING	3.2.2.20-45
STANDPIPE REQUIRED	YES	3.2.2.17
FIRE ALARM REQUIRED	YES	3.2.2.17
WATER SERVICE / SUPPLY IS ADEQUATE	YES	3.2.2.17
HIGH BUILDING	YES	3.2.2.17
PERMITTED CONSTRUCTION	COMBUSTIBLE	3.2.2.20-45
ACTUAL CONSTRUCTION	COMBUSTIBLE	3.2.2.20-45
MEZZANINE AREA (m2)	N/A	3.2.1.1 (2)(b)
OCCUPANT LOAD BASED ON	h2 / PERSON	3.1.17
1ST FLOOR	OCCUPANCY: F-2 LOAD: T.B.D. PERSONS	3.1.17
BARrier FREE DESIGN	YES	3.8
HAZARDOUS SUBSTANCES	YES	3.1.2 & 3.3.1.19
REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES: FLOORS: N/A, ROOF: N/A, MEZZANINE: N/A	3.2.2.20-45 & 3.2.1.4
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	WALL: TYPE 1, FRR: 1 hr, MAX % OF OPENING: 100	3.2.3

PROJECT DESCRIPTION	GROUP	Part 3
MAJOR OCCUPANCY	GROUP - F-2	3.1.2.1 (1)
BUILDING AREA (m2)	EXISTING: 48,323.71 TOTAL: 48,323.71	3.1.2.1 (2)
GROSS AREA (m2)	EXISTING: 48,323.71 TOTAL: 48,323.71	3.1.2.1 (3)
NO. OF STOREYS	ABOVE GRADE: ONE BELOW GRADE: N/A	3.2.1.1 & 3.1.2.2 (4)
MEZZANINE	N/A	3.2.1.1 & 3.1.2.2 (5)
HEIGHT OF BUILDING (m)	4.52	3.2.2.10 & 3.2.2.11
NUMBER OF STOREYS ACCESS ROUTES	TWO	3.2.2.20-45
BUILDING CLASSIFICATION	3.2.2.27	3.2.2.20-45
SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING	3.2.2.20-45
STANDPIPE REQUIRED	YES	3.2.2.17
FIRE ALARM REQUIRED	YES	3.2.2.17
WATER SERVICE / SUPPLY IS ADEQUATE	YES	3.2.2.17
HIGH BUILDING	YES	3.2.2.17
PERMITTED CONSTRUCTION	COMBUSTIBLE	3.2.2.20-45
ACTUAL CONSTRUCTION	COMBUSTIBLE	3.2.2.20-45
MEZZANINE AREA (m2)	N/A	3.2.1.1 (2)(b)
OCCUPANT LOAD BASED ON	h2 / PERSON	3.1.17
1ST FLOOR	OCCUPANCY: F-2 LOAD: T.B.D. PERSONS	3.1.17
BARrier FREE DESIGN	YES	3.8
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Name of Project: Building 'C', Site 'C-D'  
Location: Old School Road & Dixie Road  
Caledon, Ontario

Ontario's 2012 Building Code Data Matrix Part 3

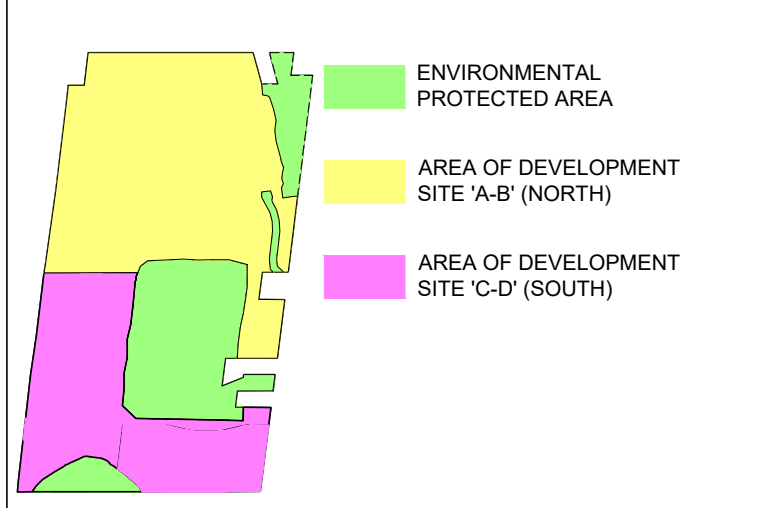
PROJECT DESCRIPTION	GROUP	Part 3
MAJOR OCCUPANCY	GROUP - F-2	3.1.2.1 (1)
BUILDING AREA (m2)	EXISTING: 48,323.71 TOTAL: 48,323.71	3.1.2.1 (2)
GROSS AREA (m2)	EXISTING: 48,323.71 TOTAL: 48,323.71	3.1.2.1 (3)
NO. OF STOREYS	ABOVE GRADE: ONE BELOW GRADE: N/A	3.2.1.1 & 3.1.2.2 (4)
MEZZANINE	N/A	3.2.1.1 & 3.1.2.2 (5)
HEIGHT OF BUILDING (m)	4.52	3.2.2.10 & 3.2.2.11
NUMBER OF STOREYS ACCESS ROUTES	TWO	3.2.2.20-45
BUILDING CLASSIFICATION	3.2.2.27	3.2.2.20-45
SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING	3.2.2.20-45
STANDPIPE REQUIRED	YES	3.2.2.17
FIRE ALARM REQUIRED	YES	3.2.2.17
WATER SERVICE / SUPPLY IS ADEQUATE	YES	3.2.2.17
HIGH BUILDING	YES	3.2.2.17
PERMITTED CONSTRUCTION	COMBUSTIBLE	3.2.2.20-45
ACTUAL CONSTRUCTION	COMBUSTIBLE	3.2.2.20-45
MEZZANINE AREA (m2)	N/A	3.2.1.1 (2)(b)
OCCUPANT LOAD BASED ON	h2 / PERSON	3.1.17
1ST FLOOR	OCCUPANCY: F-2 LOAD: T.B.D. PERSONS	3.1.17
BARrier FREE DESIGN	YES	3.8
HAZARDOUS SUBSTANCES	YES	3.1.2 & 3.3.1.19
REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES: FLOORS: N/A, ROOF: N/A, MEZZANINE: N/A	3.2.2.20-45 & 3.2.1.4
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	WALL: TYPE 1, FRR: 1 hr, MAX % OF OPENING: 100	3.2.3

PROJECT DESCRIPTION	GROUP	Part 3
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NO. OF STOREYS	ABOVE GRADE: ONE BELOW GRADE: N/A	3.2.1.1 & 3.1.2.2 (4)
MEZZANINE	N/A	3.2.1.1 & 3.1.2.2 (5)
HEIGHT OF BUILDING (m)	4.52	3.2.2.10 & 3.2.2.11
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SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	WALL: TYPE 1, FRR: 1 hr, MAX % OF OPENING: 100	3.2.3

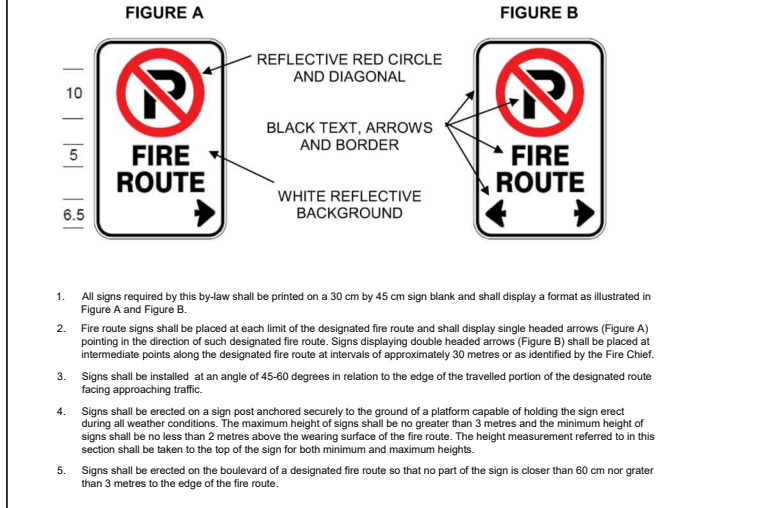
### SITE 'D' (SOUTH) STATISTICS

OFFICE	666.31 m2	or	7,172 sqft
WAREHOUSE	24,406.60 m2	or	262,711 sqft
MECH/ELECT. ROOM	24.00 m2	or	258 sqft
SPRINKLER ROOM	24.00 m2	or	258 sqft
TOTAL BUILDING GFA	25,120.91 m2	or	270,399 sqft
BUILDING 'C'; NET FLOOR AREA	25,072.91 m2	or	269,883 sqft
	REQUIRED		PROVIDED
PARKING			
Over 20,000m2 - 168 parking spaces plus 1 parking space per 170m2 of net floor area or portion thereof over 20,000 m2			
VEHICLE PARKING	198 spaces		198 spaces
TRAILER PARKING			40 spaces
VAN PARKING			20 spaces
TOTAL PARKING SPACES			258 spaces
ACCESSIBLE PARKING			
101 to 200 parking spaces (1 accessible spaces + 3%)	7 spaces		8 spaces
LOADING DOORS			36
DRIVE-IN DOORS			1
BICYCLE PARKING			6 spaces
BUILDING HEIGHT			42.70 m
SNOW STORAGE AREA (MIN. 2%)	1,385.36 m2		1,385.36 m2
CONTEXT MAP			

### CONTEXT MAP



### FIRE ROUTE SIGN STANDARDS



1. All signs required by this by-law shall be printed on a 300 mm by 450 mm sign sheet and shall display a format as illustrated in Figure A and Figure B.

2. Fire route signs shall be placed at each end of the designated fire route and shall display single-headed arrows (Figure A) and double-headed arrows (Figure B) pointing in the direction of travel along the designated fire route at intervals of approximately 30 metres or as identified by the Fire Chief.

3. Signs shall be installed at a height of 1.8 metres above the ground surface of the roadway or as directed by the Fire Chief.

4. Signs shall be installed at a height of 1.8 metres above the ground surface of the roadway or as directed by the Fire Chief.

5. Signs shall be installed at a height of 1.8 metres above the ground surface of the roadway or as directed by the Fire Chief.

6. Signs shall be installed at a height of 1.8 metres above the ground surface of the roadway or as directed by the Fire Chief.

7. Signs shall be installed at a height of 1.8 metres above the ground surface of the roadway or as directed by the Fire Chief.

8. Signs shall be installed at a height of 1.8 metres above the ground surface of the roadway or as directed by the Fire Chief.

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18. Signs shall be installed at a height of 1.8 metres above the ground surface of the roadway or as directed by the Fire Chief.

19. Signs shall be installed at a height of 1.8 metres above the ground surface of the roadway or as directed by the Fire Chief.

20. Signs shall be installed at a height of 1.8 metres above the ground surface of the roadway or as directed by the Fire Chief.

21. Signs shall be installed at a height of 1.8 metres above the ground surface of the roadway or as directed by the Fire Chief.

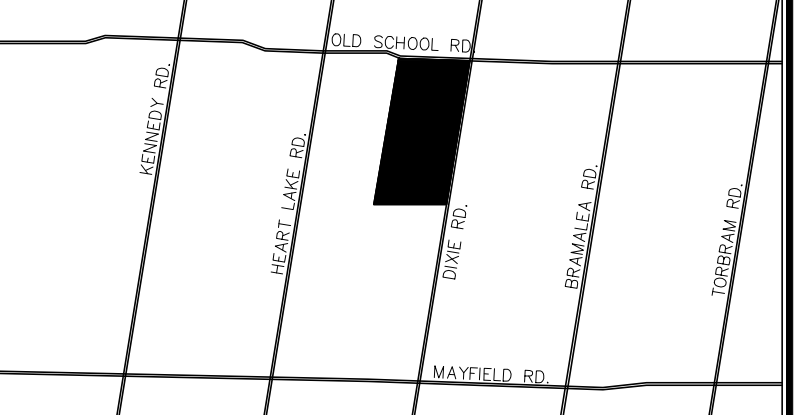
22. Signs shall be installed at a height of 1.8 metres above the ground surface of the roadway or as directed by the Fire Chief.

23. Signs shall be installed at a height of 1.8 metres above the ground surface of the roadway or as directed by the Fire Chief.

24. Signs shall be installed at a height of 1.8 metres above the ground surface of the roadway or as directed by the Fire Chief.

25. Signs shall be installed at a height of 1.8 metres above the ground surface of the roadway or as directed by the Fire Chief.

### KEY PLAN



### LEGAL DESCRIPTION

PLAN OF SURVEY OF  
PART OF LOTS 21 AND 22  
CONCESSION 2  
EAST OF HURONTARIO STREET  
CITY OF CALEDON  
(FORMERLY THE TOWNSHIP OF  
CHINGUACOUSY, COUNTY OF PEELE)  
REGIONAL MUNICIPALITY OF PEELE

### SITE AREA SUMMARY

TOTAL SITE AREA	790,553.67 m2	or	195.35 acres
SITE AREA "A-B" (including buffer)	398,261.32 m2	or	98.41 acres
BUFFER "A-B-C1"	24,392.41 m2	or	6.03 acres
SITE AREA "C-D" (including buffer)	256,385.34 m2	or	63.35 acres
BUFFER "C2-D"	31,665.35 m2	or	9.88 acres
ENVIRONMENTALLY PROTECTED AREAS (excluding buffers)	135,907.01m2	or	33.59 acres
ENVIRONMENTAL AREA "A"	26,709.02 m2	or	6.60 acres
ENVIRONMENTAL AREA "C"	100,877.00 m2	or	24.93 acres
ENVIRONMENTAL AREA "D"	8,320.99 m2	or	2.06 acres

### OVERALL SITE STATISTICS

ZONING DESIGNATION	REQUIRED	PROVIDED
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PLANTING STRIP WIDTH	REQUIRED	PROVIDED
FRONT YARD (OLD SCHOOL RD.)	6.0 m	3.54 m
EXTERIOR LOT LINE (DIXIE RD.)	6.0 m	8.62 m
INTERIOR LOT LINE (WEST)	6.0 m	0.0 m
REAR LOT LINE (SOUTH)	6.0 m	0.0 m
SETBACKS		
LOT FRONTAGE	30.0 m	456.33 m
FRONT YARD (OLD SCHOOL RD.)	20.0 m	57.52 m
EXTERIOR SIDE YARD (DIXIE RD.)	15.0 m	20.12 m
INTERIOR SIDE YARD (WEST)	6.0 m	14.63 m
REAR YARD (SOUTH)	15.0 m	52.47 m

SITE COVERAGE  
(Based on Total Site Area, less ENV. "A", "D" & Wood Lot)

LANDSCAPE AREA  
(Based on Total Site Area, less ENV. "A", "D" & Wood Lot)

PAVED AREA  
(Based on Total Site Area, less ENV. "A", "D" & Wood Lot)

TOTAL PARKING  
(Based on Total Site Area, less ENV. "A", "D" & Wood Lot)

TOTAL ACCESSIBLE PARKING  
(Based on Total Site Area, less ENV. "A", "D" & Wood Lot)

SNOW STORAGE AREA (MIN. 2%)  
(Based on Total Site Area, less ENV. "A", "D" & Wood Lot)

### SITE 'C' (SOUTH) STATISTICS

TOTAL BUILDING GFA	48,323.71 m2	or	520,152 sqft
BUILDING 'C': NET FLOOR AREA	48,275.71 m2	or	519,636 sqft
	REQUIRED		PROVIDED
PARKING	335 spaces		
Over 20,000m2 - 168 parking spaces plus 1 parking space per 170m2 of net floor area or portion thereof over 20,000 m2			
VEHICLE PARKING		333 spaces	
TRAILER PARKING		107 spaces	
VAN PARKING		29 spaces	
TOTAL PARKING SPACES		469 spaces	
ACCESSIBLE PARKING	9 spaces	10 spaces	
201 to 1,000 parking spaces (2 accessible spaces + 2%)			
LOADING DOORS		53	
DRIVE-IN DOORS		1	
BICYCLE PARKING		6 spaces	
BUILDING HEIGHT		42.70 m	
SNOW STORAGE AREA (MIN. 2%)	3,114.71 m2		3,207.08 m2

No.	ISSUED	DATE
1	ISSUED FOR SPA	FEB. 24, 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](http://www.baldassarra.ca)

OWNERS INFORMATION:  
Tribal Partners  
201-2700 Steeles Ave. W  
Vaughan, ON L4K 3C8  
905-567-0808

**12892 Dixie Road**

**SITE PLAN**  
**BUILDINGS 'C' & 'D'**

POPA 2021-0004 RZ 2021-0006 SPA 2021-0012

DATE:	DRAWN BY:	CHECKED:	SCALE:
FEB. 2021	HP		1:1250

PROJECT No. P-20177 DRAWING No. A-1.2

Town of Caledon, Ontario