

mezzanine

(12)

GROSS UNIT AREA

ADJACENT PROPERTY

ZONED M4 - 2700

696.0 sm / 7,491.9 sf

140.5 sm / 1,512.7 sf

977.0 sm / 10,516.3 sf

warehouse

∕ mezzanine`

670.8 sm / 7,220.1 sf

139.8 sm / 1,504.9 sf

950.4 sm / 10,230.0 sf

warehouse

- C.L. OF 6.0 M FIRETRUCK ACCESS ROUTE

201. GROSS UNIT AREA

∠ mezzanine`

over

15780

696.0 sm / 7,491.9 sf

GROSS UNIT AREA

5400

139.8 sm / 1,504.9 sf

139.8 sm / 1,504.9 sf

975.6 sm / 10,501.4 sf

warehouse

∠ mezzanine`

over

696.0 sm / 7,491.9 sf

139.8 sm / 1,504.9 sf

139.8 sm / 1,504.9 sf

975.6 sm / 10,501.4 sf

PROPERTY LINE

warehouse

GROSS UNIT AREA

196747

ADJACENT PROPERTY

ZONED

INSTITUTIONAL 1

#SETBACK

SITE PLAN SCALE 1:400

C.L. OF 6.0 M FIRETRUCK ACCESS ROUTE

670.8 sm / 7,220.1 sf

139.8 sm / 1,504.9 sf

950.4 sm / 10,230.0 sf

GROSS UNIT AREA

warehouse

901.5 sm / 9.704.1 sf

151.8 sm / 1,633.9 sf

151.8 sm / 1,633.9 sf

1205.1 sm / 12,971.6 sf

GROSS UNIT AREA

GENERAL NOTES (SITE PLAN)

- 1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE. 2. REFER ALSO TO DRAWINGS AS PREPARED FOR -SITE SERVICES AND GRADING BY: _
- -ELECTRICAL SERVICES BY: 3. UNLESS NOTED OTHERWISE CURB RADII ARE 1000. REFUSE PICKUP TO BE BY PRIVATE CONTRACTORS -THERE IS NOT TO BE ANY
- EXTERNAL STORAGE OF REFUSE CONTAINERS. FIRE ROUTE:
- LENGTH OF FIRE ROUTE = 49.4 M (MAXIMUM ALLOWABLE = 90.0 M WITHOUT PROVIDING A TURN AROUND) 5.3. MAXIMUM GRADE CHANGE NOT MORE THAN 1:12.5 (8%) OVER A MINIMUM
- MINIMUM OVERHEAD CLEARANCE = 5.0 M SIGNAGE AS PER Fire AND EMERGENCY SERVICES - 'FIRE ROUTE APPLICATION'
- PACKAGE 6. SIGNAGE SHOWN ON THE SITE DEVELOPMENT PLAN IS FOR INFORMATION
- 7. ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
- 8. PAVEMENT MARKINGS ARE TO BE WHITE FOR PARKING. 9. ACCESSIBLE PARKING STALLS: 9.1. HANDICAPPED LOGO PAINTED TO CITY OF BRAMPTON
- REQUIREMENTS/STANDARDS AS OUTLINED IN 'ACCESSIBLE PARKING IN THE CITY OF BRAMPTON' 9.2. SIGNAGE TO MEET THE REQUIREMENTS OF CITY OF BRAMPTON, TRAFFIC BY-LAW 93-93 AND TO INCLUDE THE WORDING 'MAXIMUM FINE \$5000' AND FOR ENFORCEMENT CALL 905-458-3424' ON THE SAME SIGN OR ANOTHER SIGN IN
- CLOSE PROXIMITY TO THE ACCESSIBLE PARKING SIGN. 10. CONSTRUCTION STAGING AREA AND PARKING TO BE DETERMINED BY CONTRACTOR. 11. RESTORE RIGHT-OF-WAY TO THE SATISFACTION OF THE CITY OF BRAMPTON, ENGINEERING AND CONSTRUCTION DEPARTMENT.
- OF ASPHALT AT RAMPS OR CURB CUTS TO PROVIDE BARRIER FREE ACCESS (TYP). 14. THE OWNER SHALL ENSURE THAT ALL ABOVE GROUND UTILITIES ARE OFFSET A MINIMUM DISTANCE OF 1.5 METRES FROM ALL PROPOSED DRIVEWAYS. THE OWNER SHALL PAY ALL COSTS ASSOCIATED WITH THE REMOVAL AND RELOCATION OF ANY ABOVE GROUND UTILITIES AND THE OWNER FURTHER SHALL RELEASE AND FOREVER DISCHARGE THE CITY FROM AND AGAINST ALL CLAIMS THE OWNER MAY HAVE ARISING OUT OF THE REMOVAL AND/OR RELOCATION OF ANY ABOVE GROUND

PART 5, 43R-17481

mezzanine

696.0 sm / 7.491.9 sf

139.8 sm / 1,504.9 sf

975.6 sm / 10,501.4 sf

warehouse

GROSS UNIT AREA

 $(4 \times 7 \times 8)$

1-STOREY MULTI-UNIT

(WAREHOUSE USE)

GFA TOTAL \neq 12.391.59 sm / 133.381.96 sf

9.55) 696.0 sm / 7,491.9 sf

139.8 sm / 1,504.9 sf

139.8 sm / 1,504.9 sf

9.58) 975.6 sm / 10,501.4 sf

warehouse

GROSS UNIT AREA GROSS UNIT AREA

BUILDING

mezzanine

696.0 sm / 7.491.9 sf

139.8 sm / 1,504.9 sf

139.8 sm / 1,504.9 sf

975.6 sm / 10,501.4 sf

warehouse

∠ mezzanine`

s over

696.0 sm / 7,491.9 sf

139,8 sm / 1,504.9 sf

975.6 sm / 10,501.4 sf

warehouse

GROSS UNIT AREA

BUILDING CLASSIFICATION

CLASSIFIED UNDER ONTARIO REGULATION 203/24 O.B.C. 3.2.2.77; GROUP F, DIVISION 2, Up to 4 Storeys, Sprinklered, Facing 1 street. Maximum Area = 18,000 m², 1 storey, (Proposed Building Area = 10,648.77 m²)

EFFECTIVE RESTRICTIONS he building shall be of noncombustible construction, and

• the building shall be sprinklered throughout, • floor assemblies shall be fire separations with a fire resistance rating not less than 1 hour,

 mezzanines shall have a fire resistance rating not less than 1 hour, • loadbearing walls, columns and arches shall have a fire resistance rating not less than that required for the supported assembly.

SETBACK

Landscaped Coverage

TOTAL COVERAGE

— Easement In Inst. N° LT1378100 ——

mezzanine

over

1024.7 sm / 11,030.1 sf

GROSS UNIT AREA

198.2 sm / 2,133.4 sf

1421.1 sm / 15.296.6 sf

warehouse

43R-19602

∠ mezzanine`

696.0 sm / 7,491.9 sf

139.8 sm / 1,504.9 sf

975.6 sm / 10.501.4 sf

warehouse

GROSS UNIT AREA

(from Zoning Section 34.1 Industrial M1 - 2678)

PROVIDED Front Yard 9.0 m Refer to drawings Interior Side Yard Refer to drawings Refer to drawings Landscape Open Space abutting property line = 3.0 m MIN

COVERAGE CALCULATIONS

10,648.80 m² / 26,160.24 m² Building (Footprint) /Site Area Building Coverage 40.71 % 12,736.04 m² / 26,160.24 m² 2,775.40 m² / 26,160.24 m² Landscaped Area / Site Area

CITY OF BRAMPTON PLANNING NOTES

100%

- 1. Utility meters shall not be located on building facades that face public streets and shall be
- 2. Gas pipes servicing roof top mechanical equipment shall not be visible to any public view and shall be installed within the wall construction. 3. All rooftop utility and mechanical equipment will be screened from public view with screening
- that is architecturally consistent and integrated with the design of the building. 4. All proposed signs shall conform to the City of Brampton Sign By-law 399-2002, as noting: Signs shall conform to the Ontario Building Code O. Reg. 203/24, as amended. Signs shall be fully secured to a structural member beyond the cladding of the building,

Block 7, Reg'd Plan 43M-947

located discreetly, away from pedestrian routes and all utility pipes are to be screened from

please provide confirmation of the wall structure including support for signage. Plywood backing is recommended. 4.3. Permits are required prior to the installation of signs.



SCALE n.t.s.

SITE STATISTICS

ZONED: SECTION 34.1 INDUSTRIAL M1 - 2678, UNDER THE CORPORATION OF THE CITY of BRAMPTON

2.616 hectares 6.464 acres 26,160.24 m² 923,840.16 ft²

LOT FRONTAGE: FIRST GULF BLVD. 114,186 metres / 374,625.98 feet

DRAWING NOTES

OFFICE ENTRANCE MECHANICAL ROOM -BARRIER FREE TO COMPLY WITH (34.8 SM / 375.0 SF) O.B.C. 3.8.1.2.(3).(a) and (b)(i) E:ECTRICAL ROOM 17e E:EU I DIONE ... (23.2 SM / 250.0 SF) OVERHANG ABOVE

TRANSFORMER on

19 FIRE ROUTE = 8.0 M

PRECAST CONCRETE PAD

(OBC 3.2.5.15.(2) MAX = 45.0M)

O.6 M X 1.8M

O.5 M X 1.6 M

POLE LIGHT

WALL LIGHT

⋄ FDC | FIRE DEPARTMENT CONNECTION

PARKING SPACE

CITY OF BRAMPTON LOADING

TYPICAL PARKING SPACE

A 🖪 | -3.40 M WIDE X 5.40 M DEEP

B 🔞 | -2.70 M WIDE X 5.40 M DEEP

BARRIER FREE AISLE

PAINTED TRAFFIC ISLAND

-2.70 M WIDE X 5.40 M DEEP

TYPE 'A' HANDICAPPED SPACE

TYPE 'B' HANDICAPPED SPACE

-3.7 M wide X 9.0 M deep X 4.25 M clear height

DISTANCE - PRINCIPLE ENTRANCE TO

(OBC 3.2.5.5.(1) MIN/MAX = 3.0/15.0M) DISTANCE - FDC TO HYDRANT = XXX M

21 MOLOK IN-GROUND WASTE RECEPTACLE

XXX SPACES PROVIDED BICYCLE RACKS - LONG TERM (INTERIOR)

XXX SPACES PROVIDED

BICYCLE RACKS - SHORT TERM (EXTERIOR)

AT GRADE OVERHEAD DOOR

4 DOCK LEVEL OVERHEAD DOOR

5 POURED CONCRETE APRON

6.0 M WIDE FIRE ROUTE with 12.0 M CENTRE LINE TURNING RADIUS

ACCESSIBLE VEHICLE PARKING ACCESSIBLE VEHICLE PARKING

SIGNAGE - SEE DETAILS 8+9/A1.1 9 FIRE DEPARTMENT CONNECTION

<10 YARD FIRE HYDRANT (11) GAS METER STATION

> EXISTING CURBS/BUILDINGS (TO BE REMOVED) **FXISTING FIRE HYDRANTS** (TO BE REMOVED)

CONCRETE FILLED STEEL PIPE BOLLARDS -REFER TO 1/A1.1 ROOF TOP MECHANICAL UNITS

AMENITY AREA -REFER TO LANDSCAPE DRAWINGS

-REFER TO MECHANICAL

DRAWING LEGEND

PRINCIPAL ENTRANCE (for the purpose of locating the fire route) SECONDARY ACCESS / EXIT LANDSCAPE AREA HEAVY DUTY PAVING POURED CONCRETE SIDEWALK POURED CONCRETE APRON

TACTILE INDICATOR ASPHALT PAVING SNOW STORAGE AREA

STEEL PIPE BOLLARD (SAFETY YELLOW)

GROSS FLOOR AREA

(BASED ON CITY OF BRAMPTON DEFINITION - CURRENT ZONING - FOR DETERMINING PARKING)

Ground Floor 8835.95 m² / 95,109.37 ft² warehouse 1748.82 m² / 18,824.16 ft² \prime (M + E) 58.00 m 2 / 624.31 ft 2 TOTAL Ground Floor Area 10642.77 m 2 / 114,557.82 ft 2

1748.82 m² / 18824.16 ft² TOTAL Mezzanine Floor Area 1748.82 m² / 18,824.16 ft² TOTAL GROSS FLOOR AREA

MECHANICAL / ELECTRICAL ROOM + STAIRS = $58.0 + (7.0 \text{ m}^2 \text{ x } 12 \text{ units - design}) = 142.0 \text{ m}^2$ GFA - DEDUCTIONS = $12391.59 \text{ m}^2 - 142.00 \text{ m}^2 = 12249.59 \text{ m}^2 / 131,853.49 \text{ ft}^2$ PARKING CALCULATIONS

TOTAL PARKING REQUIRED:

DEDUCTIONS

Office (Grounds Floor) / GFA: = $1706.82 \text{ m}^2 / 12249.59 \text{ m}^2 = 0.139 = 13.9\% < 15\%$, additional parking not required

2.7 m X 5.4 m

3.4 m X 5.4 m + 1.5 m Shared Aisle 2.7 m X 5.4 m + 1.5 m Shared Aisle

GFA: 7000 -10,000 m² GFA: = 78 spaces + 1/145 m² over 7000 m² = $78 \text{ spaces} + [(12249.59 \text{ m}^2 - 7000 \text{ m}^2) / 145] = 78 + [5249.59 / 145]$ = 78 + 36.2 = 114.2 = 115 spaces

ACCESSIBLE PERSON PARKING REQUIRED (from Table 6.1): Parking provided: 141 - 170 spaces requires 6 Accessible spaces (Type 'A': 3 spaces / Type 'B': 3 spaces)

STANDARD PARKING ACCESSIBLE TOTAL PARKING SPACES

STANDARD PARKING STALL SIZE: ACCESSIBLE PARKING STALL SIZES:

LOADING CALCULATIONS

Industrial: 12249.59 m² GFA Over 7450 m² up to 14000 m² 2 Loading Spaces REQUIRED 24 Loading Spaces PROVIDED

> Loading Space dimensions: 3.7 m X 9.0 m X 4.25 m CLEAR HEIGHT

Pearce McCluskey Architects 1908 Ironoak Way, Suite 203 · Oakville, ON · L6H ON1 www.pmarchitects.ca t.905.607.2444

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FIRST GULF

OWNER: FIRST GULF CORPORATION 351 King Street East, 13th Floor Toronto | Ontario | M5A 0L6

Site Plan Application File No. City of Brampton - SPA-2025-_



First Gulf Corporation Industrial Development

59 First Gulf Boulevard

Brampton, Ontario

SITE PLAN

Project Number:



Checked By Scale:

Sheet Number