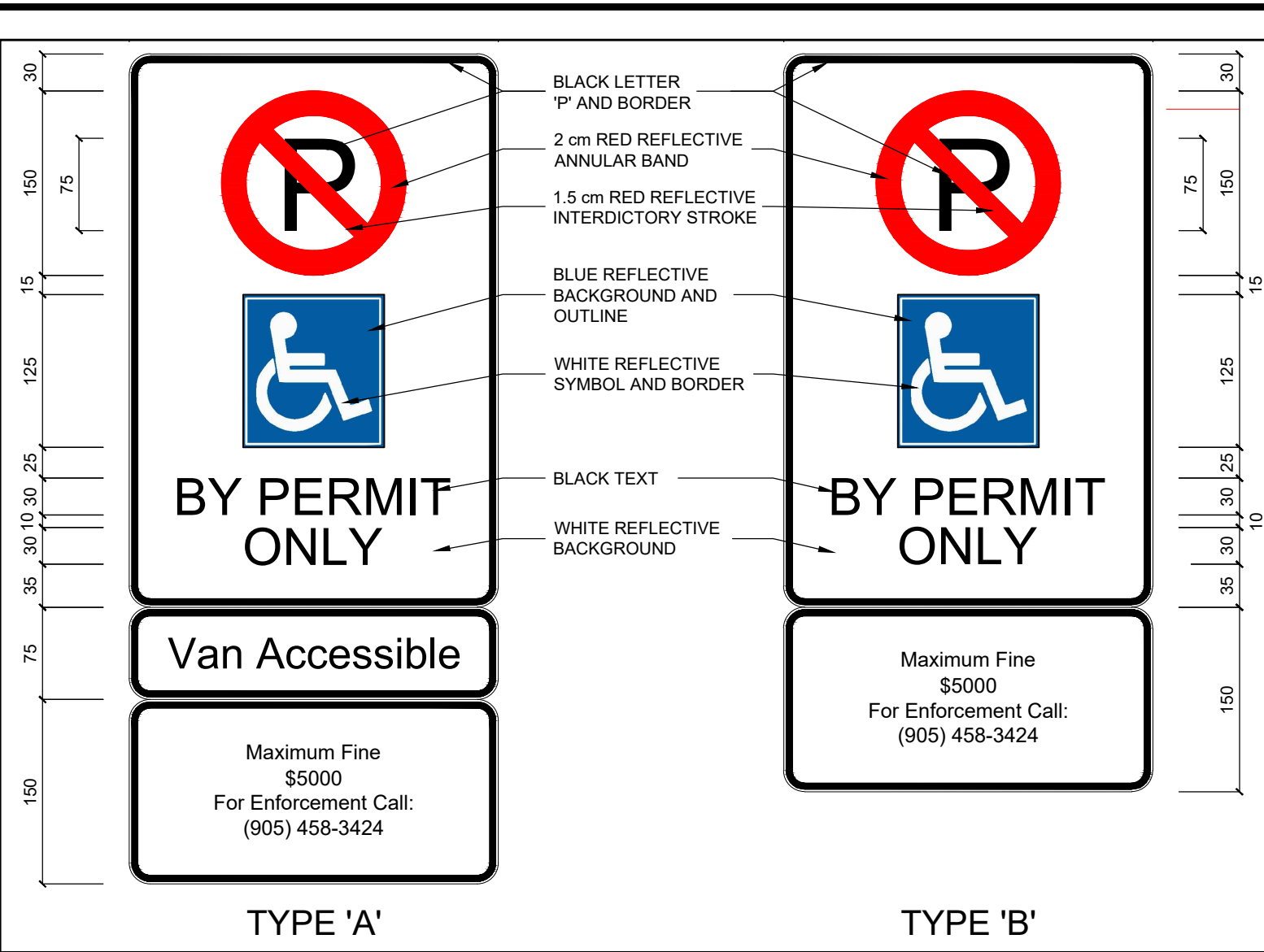
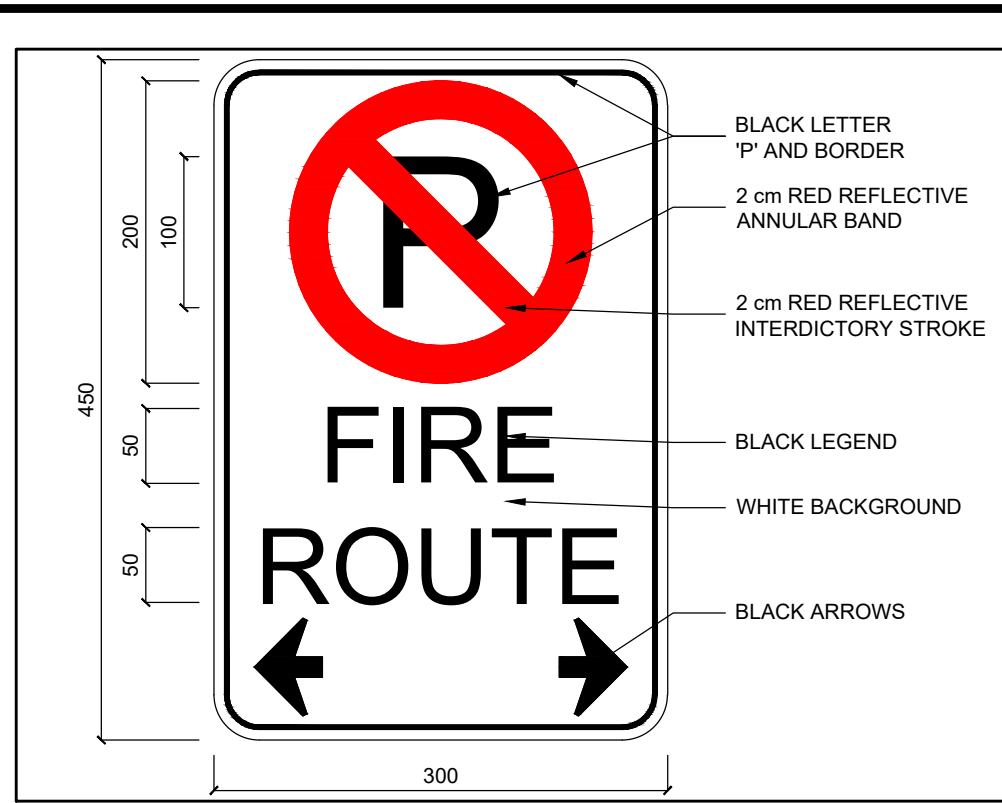


ENLARGED BUILDING 'F' ENTRY
1:100

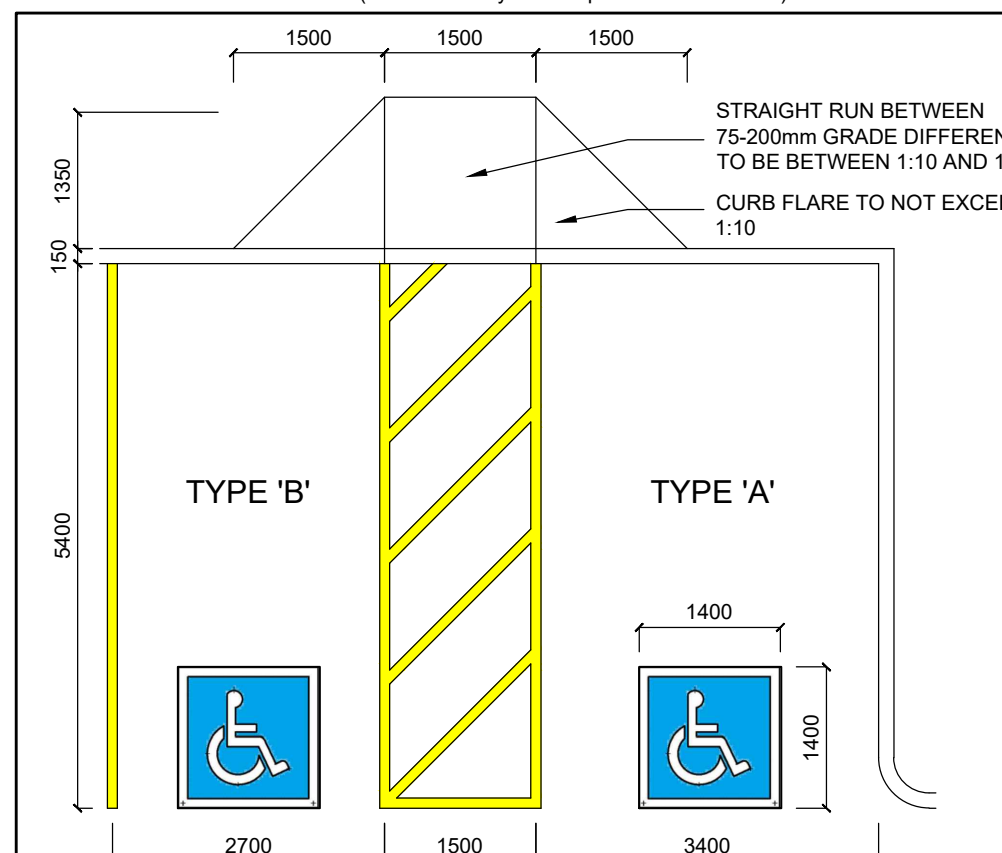


ACCESSIBLE PARKING SIGNS
1:5 (taken from "Accessible Parking in the City of Brampton")

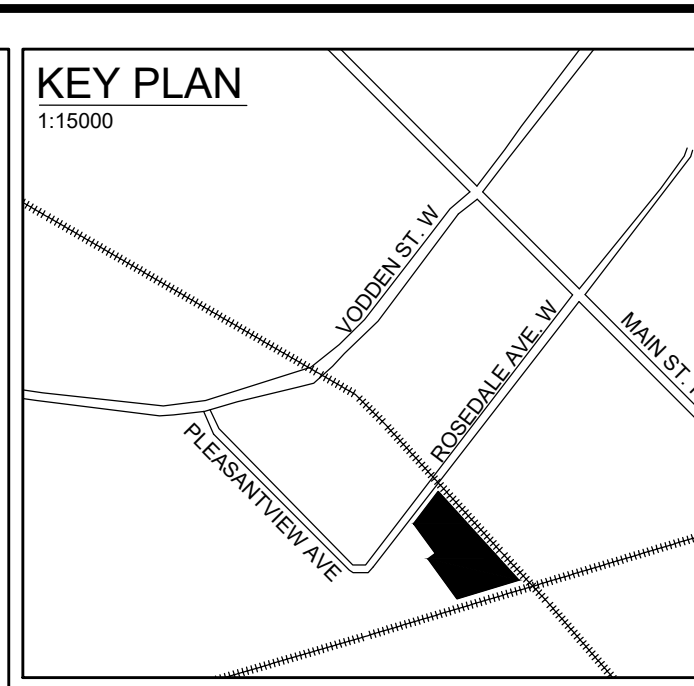
- LANDSCAPE NOTES**
- ALL EXISTING TREES, WHICH ARE TO REMAIN, MUST BE FULLY PROTECTED WITH HOARDING WHICH SHALL BE ERRECTED BEYOND THE DRIP LINE. ALL TREE PRESERVATION MEASURES HAVE BEEN PERFORMED PRIOR TO ISSUANCE OF TOPSOIL STRIPPING AND GRADING PERMIT.
 - NO MOVEMENT OF VEHICLES IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
 - THE AREAS WITHIN THE TREE PROTECTION ZONE MUST REMAIN UNDISTURBED AT ALL TIMES.
 - ANY BACKFILLING OR TOPSOIL STORAGE OF MATERIALS MUST NOT BE PLACED WITHIN THE LIMITS OF THE TREE PROTECTION ZONE.
 - ANY ROOTS OR BRANCHES THAT EXTEND BEYOND THE TREE PROTECTION ZONE WHICH REQUIRE PRUNING, MUST BE PRUNED BY A QUALIFIED ARBORIST AND MUST BE PERFORMED IN ACCORDANCE WITH GOOD ARBORICULTURE STANDARDS.
 - TREES THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR, WILL BE REMOVED AND REPLACED WITH TREES OF A SIZE AND SPECIES AS APPROVED BY THE CITY OF BRAMPTON COMMUNITY SERVICES DEPARTMENT.
 - TREE PROTECTION HOARDING MUST NOT BE REMOVED UNTIL THE COMPLETION OF BUILDING CONSTRUCTION.
- LIGHTING NOTE**
- ALL LIGHTING ON PROPOSED BUILDING F TO BE DARK SKY COMPLIANT.



FIRE ROUTE SIGN
1:4 (taken from City of Brampton Standard Detail)



ACCESSIBLE PARKING SPACES
1:75 (taken from "Accessible Parking in the City of Brampton")



BOUNDARY INFORMATION TAKEN FROM SURVEYORS REAL PROPERTY REPORT
PART OF LOT 7 CONCESSION 1 (WHS) (TOWNSHIP OF CHINGACOUSY) LOTS A, B AND C (BLOCK 16) REGISTERED PLAN BR-4 CITY OF BRAMPTON (REGIONAL MUNICIPALITY OF PEEL)
AS PREPARED BY:
BARICH GRENKIE SURVEYING LTD.

CHANGES TO PARKING SPACES

REQUIRED PARKING	ADJUSTED PARKING TOTAL
EXISTING PARKING SPACES REDUCED FOR DEMOLITION BUILDING 'D'	83
REQUIRED SPACES FOR BUILDING 'F'	19
ADJUSTED PARKING TOTAL	98
PROPOSED PARKING	
EXISTING PARKING SPACES ADDED WITH BUILDING 'F'	83
ADJUSTED PARKING TOTAL	106

SITE STATISTICS

ZONING: M1 (INDUSTRIAL ONE)
EXISTING NET SITE AREA: 20,450.45 m² (220,127 ft²)

COVERAGE	EXISTING	PROPOSED
EXISTING	9,118.41 m ² (44.6%)	10,741.79 m ² (52.5%)
PROPOSED		2,84%

LOT USAGE: MAXIMUM (2X SITE AREA) PROPOSED: 200%
LANDSCAPED AREA PROPOSED: 2.84%

AREA CALCULATIONS

EXISTING	BLDG AREA	G.F.A.
BUILDING A	1114.78 m ² (11,999 ft ²)	1114.78 m ² (11,999 ft ²)
BUILDING B	849.64 m ² (9,145 ft ²)	849.64 m ² (9,145 ft ²)
BUILDING C	6766.37 m ² (72,833 ft ²)	6766.37 m ² (72,833 ft ²)
BUILDING E	124.00 m ² (1,335 ft ²)	248.00 m ² (2,669 ft ²)
TOTAL EXT.G.	8854.79 m² (95,312 ft²)	8978.79 m² (96,646 ft²)
PROPOSED		
BUILDING F	1792.96 m ² (19,299 ft ²)	1792.96 m ² (19,299 ft ²)
TOTAL	10647.75 m² (114,449 ft²)	10771.75 m² (116,783 ft²)

TO BE DEMOLISHED
BUILDING 'D' 309.1 m²

AREAS BY OCCUPANCY

BUILDING	UNITS	AREA	PARKING REQUIRED
EXISTING BUILDING 'A'			
INDUSTRIAL	X	682.42 m ²	X
COMMERCIAL	X	248.00 m ²	X
BUILDING 'B'			
OFFICE	X	765.63 m ²	X
SELF-STORAGE	X	83.81 m ²	X
BUILDING 'C'			
SELF-STORAGE	X	8,726.55 m ²	X
BUILDING 'D'			
DEMOLISHED			
BUILDING 'E'			
OFFICE	X	248.00 m ²	X
PROPOSED BUILDING 'F'			
SELF-STORAGE	X	1,792.96 m ²	X
TOTAL		10,772.75 m²	147

PARKING

REQUIRED	PROVIDED
147	106

LOADING

REQUIRED	PROVIDED
3	3
7,450 m ² - 14,000 m ²	3.7m x 9.0m SPACE

ISSUED FOR

#	ISSUED FOR	DDMMYY
1	ISSUED FOR PRELIMINARY REVIEW	13/03/19
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PRELIMINARY NOT FOR CONSTRUCTION

LEGEND

- ➔ PRINCIPAL ENTRANCE
- ➔ ENTRANCE / EXIT
- ⊕ FIRE HYDRANT
- ⊕ SIAMESE CONNECTION
- ⊕ CATCH BASIN
- ⊕ MAN-HOLE
- ⊕ HYDRO POLE
- ⊕ ACCESSIBLE PARKING SIGN
- ⊕ FIRE ROUTE SIGN (MAXIMUM 30m APART)
- ⊕ TYPE 'A' ACCESSIBLE PARKING SPACE (VAN ACCESSIBLE)
- ⊕ TYPE 'B' ACCESSIBLE PARKING SPACE
- OVERHEAD HYDRO WIRES
- CHAIN-LINK FENCE
- ⊕ FIRE-TRUCK - MAX 45m TO HYDRANT AND MAX 45m TO EVERY OPENING IN BLDG HYDRANTS TO O.B.C. 3.10.3.4 (a) (b)

MUNICIPAL FILE NO.: PRE-2020-0018B

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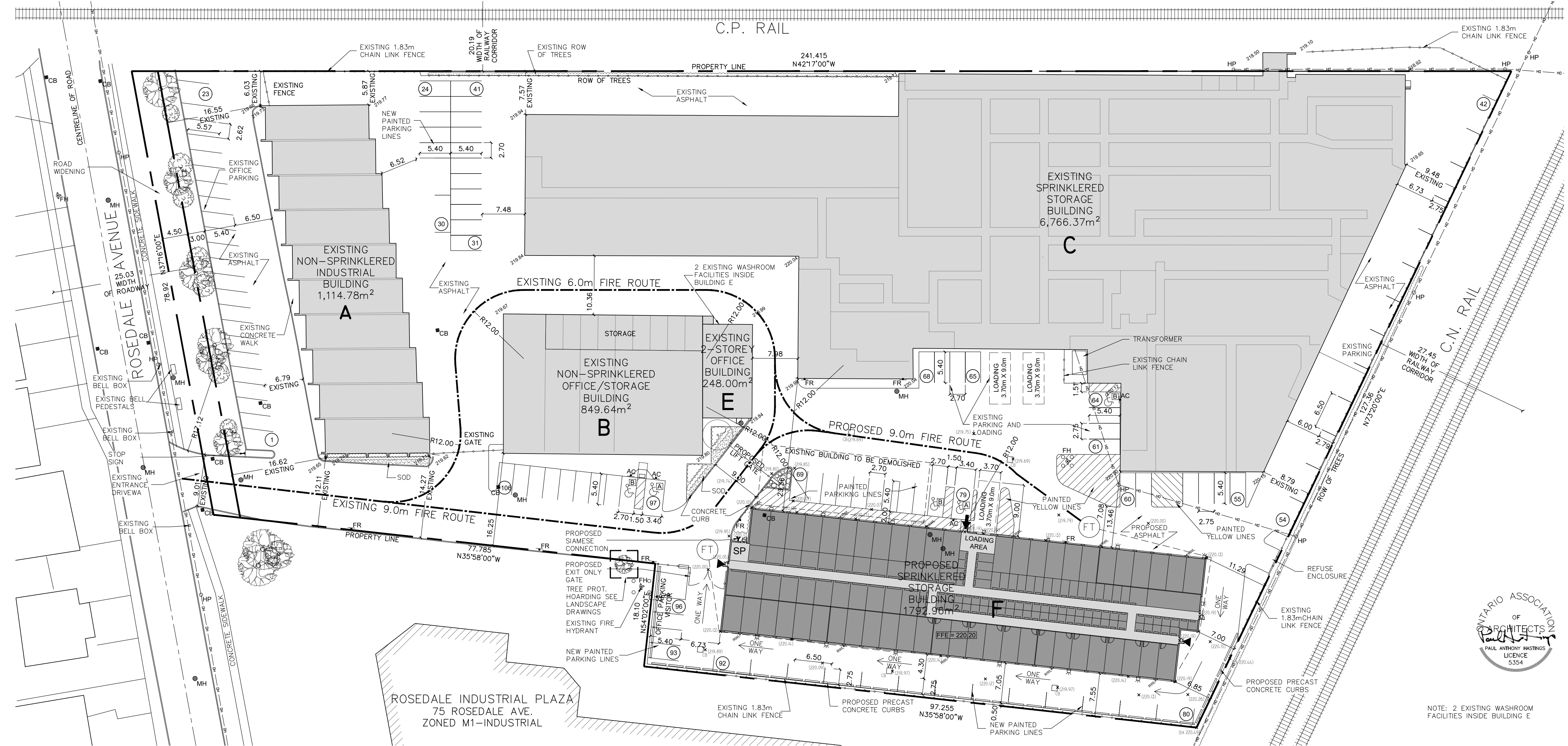
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rick@rbdesign.co

CLIENT NAME & ADDRESS:
ACCESS PROPERTY DEVELOPMENT
100 CANADIAN ROAD SCARBOROUGH, ON.

PROJECT NAME & ADDRESS:
PROPOSED SELF-STORAGE
71 ROSDALE AVENUE WEST, BRAMPTON, ON.

SCALE:	DATE:	DRAWN BY:	JOB No.:
1:400	MAR. 6, 2019	M.S. / M.A.	2303

DRAWING TITLE:
PROPOSED SITE PLAN



Name of Practice:
PAUL HASTINGS ARCHITECT
1317 Valerie Crescent, Oakville, ON.

Name of Project:
Proposed Self Storage Building F
Access Storage

Location:
71 Rosedale Ave W
Brampton, ON

Date:

Ontario Building Code Data Matrix Part 3				Building Code Reference ¹																									
3.00	Building Code Version:	O_Reg_332/12	Last Amendment	O_Reg_191/14																									
3.01	Project Type:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Change of use <input type="checkbox"/> Addition and renovation			[A] 1.1.2.																								
3.02	Major Occupancy Classification:	Occupancy: <u>F2</u>	Use: <u>Self Storage Facility</u>	3.1.2.1.(1)																									
3.03	Superimposed Major Occupancies:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			3.2.2.7.																								
3.04	Building Area (m ²)	<table border="1"> <thead> <tr> <th>Description:</th> <th>Existing</th> <th>New</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Building F</td> <td>0</td> <td>1792.96</td> <td>1792.96</td> </tr> <tr> <td></td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td></td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td></td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total</td> <td>0</td> <td>1792.96</td> <td>1792.96</td> </tr> </tbody> </table>			Description:	Existing	New	Total	Building F	0	1792.96	1792.96		0	0	0		0	0	0		0	0	0	Total	0	1792.96	1792.96	[A] 1.4.1.2.
Description:	Existing	New	Total																										
Building F	0	1792.96	1792.96																										
	0	0	0																										
	0	0	0																										
	0	0	0																										
Total	0	1792.96	1792.96																										

3.05	Gross Area (m ²)	Description:	Existing	New	Total	[A] 1.4.1.2.
		Building F	0	1792.96	1792.96	
			0	0	0	
			0	0	0	
			0	0	0	
		Total	0	1792.96	1792.96	
3.06	Mezzanine Area (m ²)	Description:	Existing	New	Total	3.2.1.1.
			0	0	0	
			0	0	0	
			0	0	0	
			0	0	0	
		Total	0	0	0	
3.07	Building Height	1 Storeys above grade	0 (m) Above grade			[A] 1.4.1.2. & 3.2.1.1.
		0 Storeys below grade				
3.08	High Building	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				3.2.6.
3.09	Number of Streets/Firefighter access	1 street(s)				3.2.2.10. & 3.2.5.
3.10	Building Classification: (Size and Construction Relative to Occupancy)	3.2.2.7.2 Group/Div <u>Group F, Division 2</u>				3.2.2.20. - 83.
3.11	Sprinkler System	<input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Proposed: <input checked="" type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> none				3.2.1.5 & 3.2.2.17.
3.12	Standpipe System	<input checked="" type="checkbox"/> Not required <input type="checkbox"/> Required				3.2.9.
3.13	Fire Alarm System	<input type="checkbox"/> Required <input checked="" type="checkbox"/> Not required Proposed: <input type="checkbox"/> Single stage <input type="checkbox"/> Two stage <input type="checkbox"/> None				3.2.4.
3.14	Water Service / Supply is Adequate	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes				
3.15	Construction Type:	Restriction: <input checked="" type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible required Actual: <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Combination Heavy Timber Construction: <input type="checkbox"/> No <input type="checkbox"/> Yes				3.2.2.20. - 83. & 3.2.1.4.

3.16	Importance Category:	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Normal <input type="checkbox"/> High <input type="checkbox"/> Post-disaster	<input type="checkbox"/> Low human occupancy <input type="checkbox"/> Post-disaster shelter <input type="checkbox"/> Explosive or hazardous substances	4.1.2.1.(3) & 4.1.2.1.B		
3.17	Seismic Hazard Index:	(I _e Fa Sa (0.2)) = 0		4.1.2.1.(3) & 4.1.8.18.(2)		
3.18	Occupant Load	Floor Level/Area	Occupancy Type	Based On	Occupant Load (Persons)	3.1.17.
		Ground		Design	0	
					0	
					0	
					0	
					0	
3.19	Barrier-free Design:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Explanation:				3.8.
3.20	Hazardous Substances:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Explanation:				3.3.1.2. & 3.3.1.9.
3.21	Required Fire Resistance Ratings	Horizontal Assembly	Rating	Supporting Assembly (H)	Noncombustible in lieu of rating?	3.2.2.20. - 83. & 3.2.1.4.
		Floors over basement	0	0	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	s
		Floors	0	0	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	
		Mezzanine	NA	NA	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	
		Roof	0	0	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	

3.22	Spatial Separation	Wall	EBF Area (m ²)	L.D. (m)	L.H. or H.L.	Required FRR (h)	Construction Type Required	Cladding Type Required	3.2.3.
		North	69.2	12.6	N/A	0	<input type="checkbox"/> Noncombustible	<input type="checkbox"/> Noncombustible	
		South	69.2	6.8	N/A	1	<input type="checkbox"/> Noncombustible	<input type="checkbox"/> Noncombustible	
		East 1	54.1	7.0	N/A	1	<input type="checkbox"/> Noncombustible	<input type="checkbox"/> Noncombustible	
		East 2	55.0	16.0	N/A	0	<input type="checkbox"/> Noncombustible	<input type="checkbox"/> Noncombustible	
		West 1	54.1	7.0	N/A	1	<input type="checkbox"/> Noncombustible	<input type="checkbox"/> Noncombustible	
		West 2	52.9	7.0	N/A	1	<input type="checkbox"/> Noncombustible	<input type="checkbox"/> Noncombustible	
		West 3	52.9	7.0	N/A	1	<input type="checkbox"/> Noncombustible	<input type="checkbox"/> Noncombustible	
		West 4	35.3	7.0	N/A	1	<input type="checkbox"/> Noncombustible	<input type="checkbox"/> Noncombustible	
		West 5	36.4	7.0	N/A	0	<input type="checkbox"/> Noncombustible	<input type="checkbox"/> Noncombustible	
		West 6	9.95	16.0	N/A	1	<input type="checkbox"/> Noncombustible	<input type="checkbox"/> Noncombustible	
3.23	Plumbing Fixture Requirements	Ratio:	Male/Female = 50:50 Except as noted otherwise						3.7.4.
		Floor Level/Area	Occupant Load	OBC Reference	Fixtures Required	Fixtures Provided			
		Ground Floor	N/A	3.10.2.2	0	0			
				3.10.2.7	0	0			
3.24	Energy Efficiency:	Compliance Path:							
		Climatic Zone:							
3.25	Notes:								

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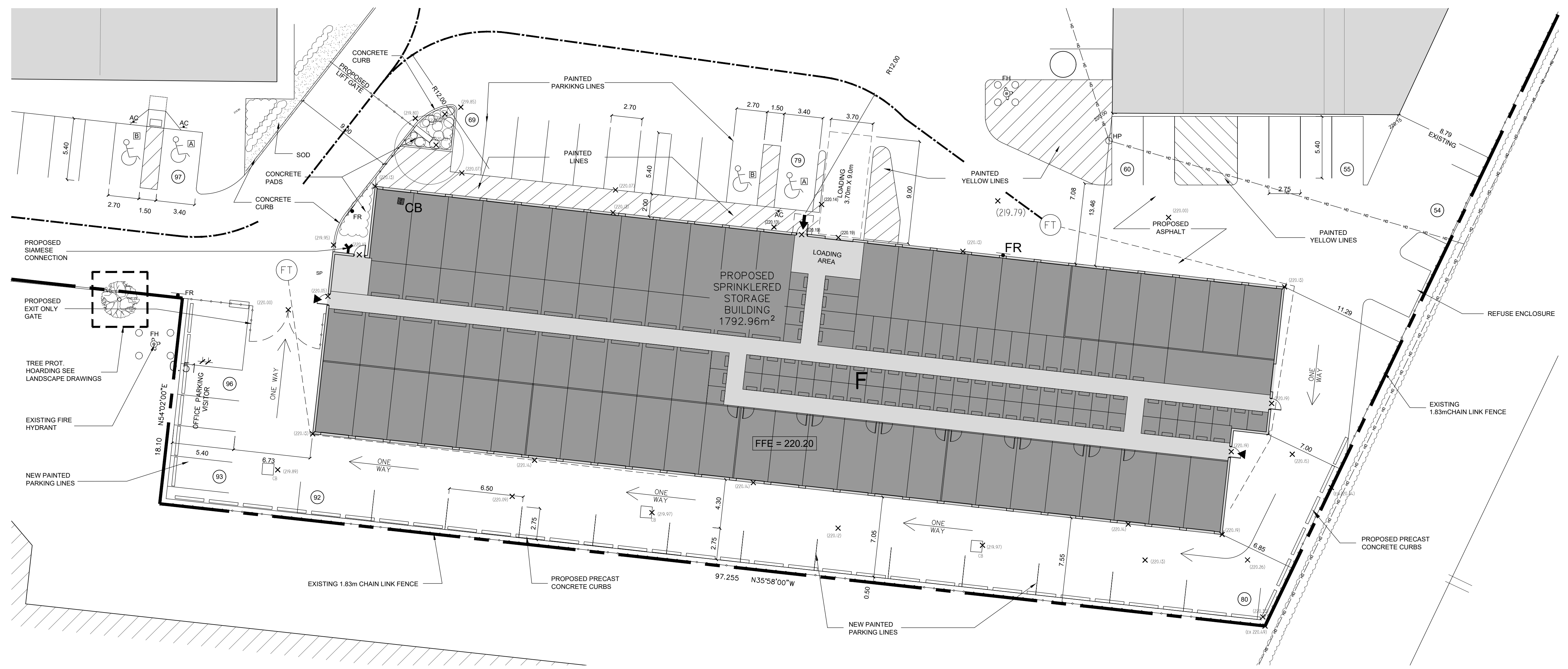
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Ontario Building Code Data Matrix, Part 3
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October 2016



November 15, 2023 8:49:31 AM
S:\Projects\Current Projects\1-R-Brown\202304 - APD Rosedale\PREL\IM-SPA\PREL\IM-SPA\PREL\IM-SPA\PREL\IM-SPA.dwg

CLIENT NAME & ADDRESS: ACCESS PROPERTY DEVELOPMENT 100 CANADIAN ROAD SCARBOROUGH, ON.		BUILDING NORTH
PROJECT NAME & ADDRESS: PROPOSED SELF-STORAGE 71 ROSDALE AVENUE WEST, BRAMPTON, ON.		
SCALE: 1:200	DATE: MAR. 6, 2019	JOB No.: 2303
DRAWING TITLE: OBC MATRIX & ENLARGED SITE		

#	ISSUED FOR	DDMMYY
1	ISSUED FOR PRELIMINARY REVIEW	13/03/19
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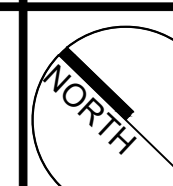
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CLIENT NAME & ADDRESS:
ACCESS PROPERTY DEVELOPMENT
100 CANADIAN ROAD
SCARBOROUGH, ON.

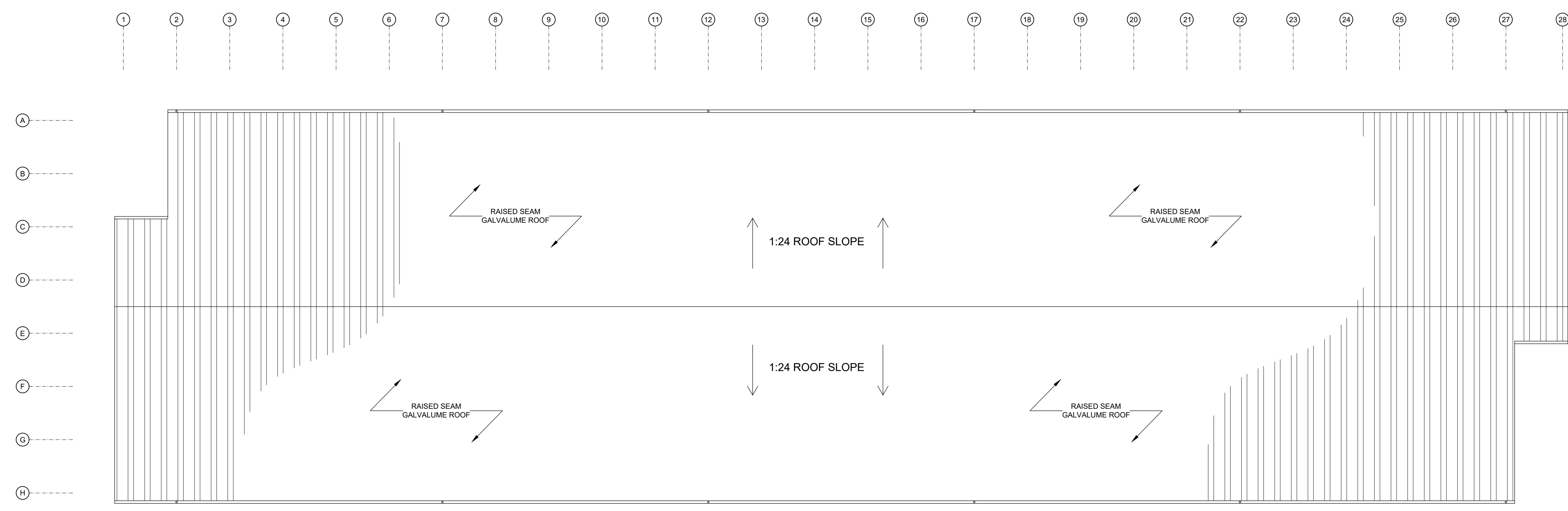


PROJECT NAME & ADDRESS:
PROPOSED SELF-STORAGE
71 ROSDALE AVENUE WEST,
BRAMPTON, ON.

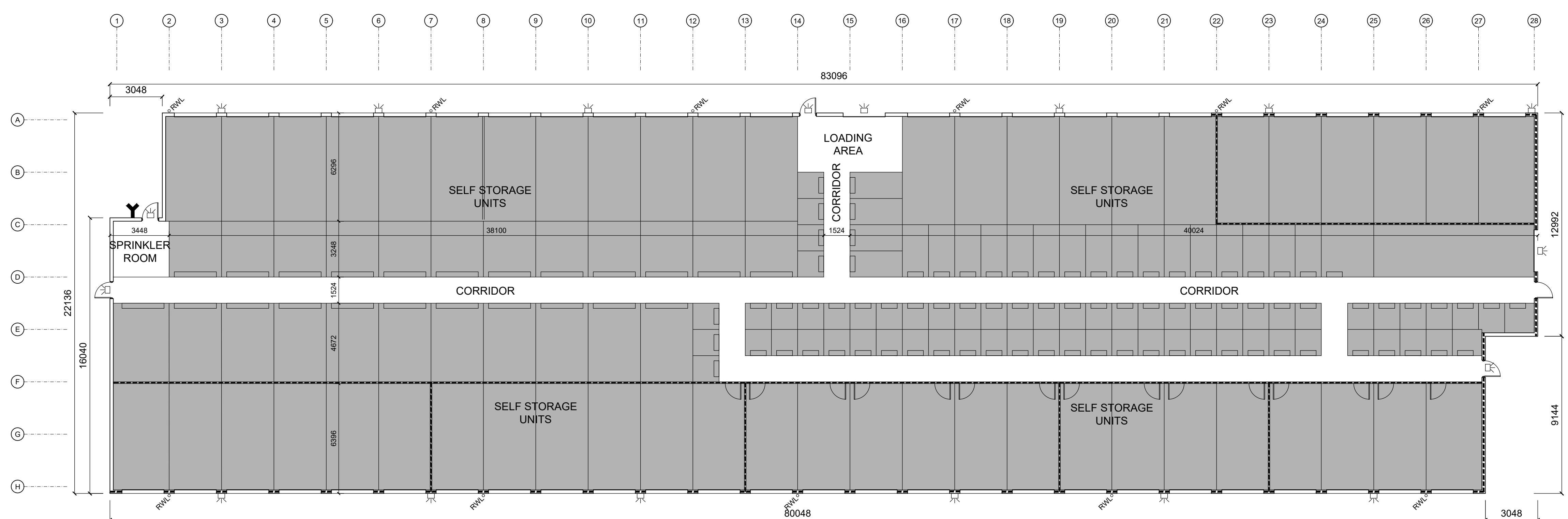


SCALE: 1:150	DATE: MAR. 6, 2019	DRAWN BY: M.S./M.A.	JOB No.: 2303
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DRAWING TITLE: PROPOSED PLANS AND ROOF PLAN	DRAWING No.: P-1
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ROOF PLAN



FLOOR PLAN

NOTE: ALL LIGHTING ON BUILDING F TO BE DARK SKY COMPLIANT FIXTURES

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MUNICIPAL FILE NO.:
PRE-2020-0018B

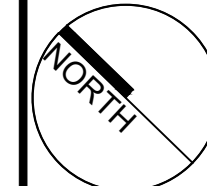
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CLIENT NAME & ADDRESS:
ACCESS PROPERTY DEVELOPMENT
100 CANADIAN ROAD
SCARBOROUGH, ON.

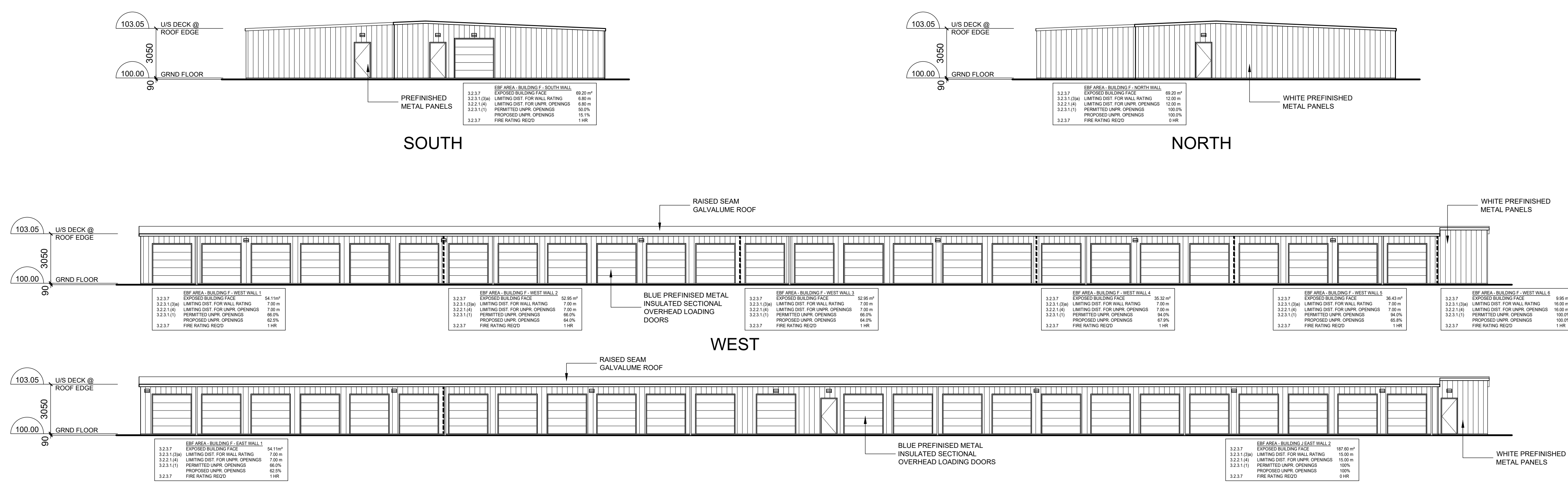


PROJECT NAME & ADDRESS:
PROPOSED SELF-STORAGE
71 ROSDALE AVENUE WEST,
BRAMPTON, ON.



SCALE: 1:150 DATE: MAR. 6, 2019 DRAWN BY: M.S. / M.A. JOB No.: 2303

DRAWING TITLE: **ELEVATIONS** DRAWING No.: **P-2**



NOTE: ALL LIGHTING ON BUILDING F TO BE DARK SKY COMPLIANT FIXTURES

#	ISSUED FOR	DDMMYY
1	ISSUED FOR PRELIMINARY REVIEW	13/03/19
4	ISSUED FOR PRELIMINARY REVIEW	27/01/20
5	ISSUED FOR REVIEW	28/01/20
6	SINGLE STORY BUILDING	24/03/21
7	UPDATED FOR SURVEY	03/08/21
8	UPDATED FOR SHEET SIZE	04/08/21
9	UPDATED PARKING COUNT	09/08/21
10	UPDATED BUILDING 'F' LAYOUT	24/08/21
11	UPDATED BUILDING 'F' LAYOUT	31/08/21
12	UPDATED SITE PLAN	07/10/21
13	UPDATED FOR CITY COMMENTS	16/12/21
15	ISSUED FOR COORDINATION	10/11/23
16	ISSUED FOR SITE PLAN APPROVAL	15/11/23

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- ALL CONSTRUCTION AND SERVICES MUST COMPLY WITH OBC (ONTARIO BUILDING CODE)

**PRELIMINARY
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MUNICIPAL FILE NO:
PRE-2020-0018B

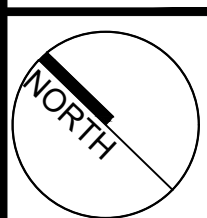
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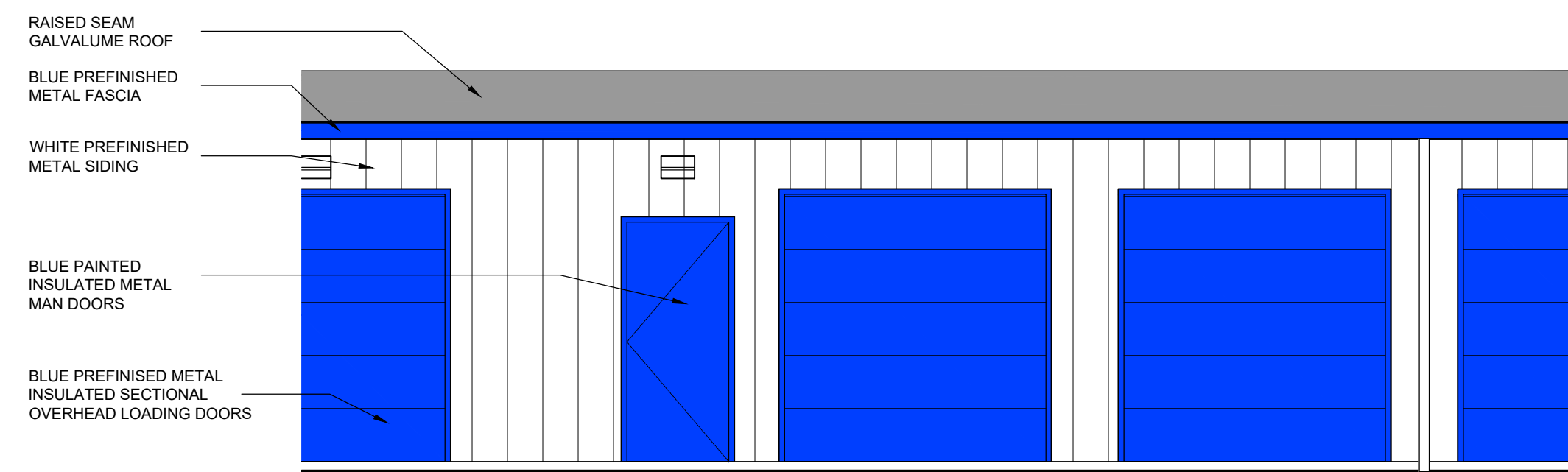


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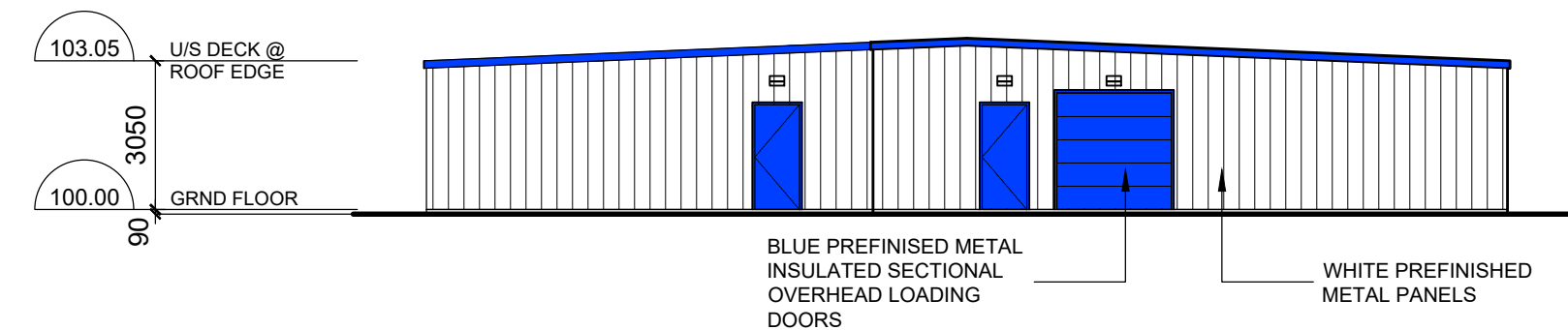


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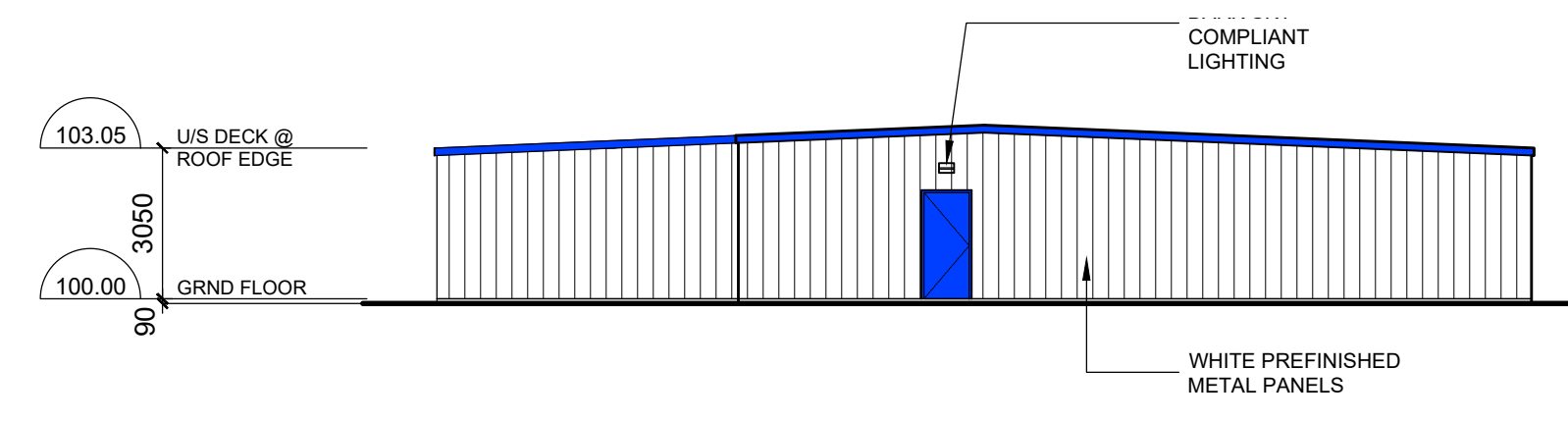
DRAWING TITLE:
ELEVATIONS & COLOURED ELEVATIONS DRAWING No.: **P-2C**



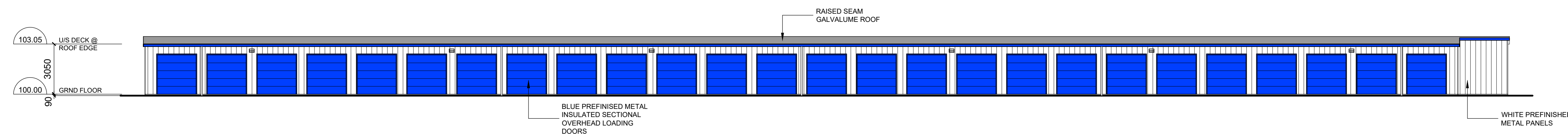
ENLARGED ELEVATION



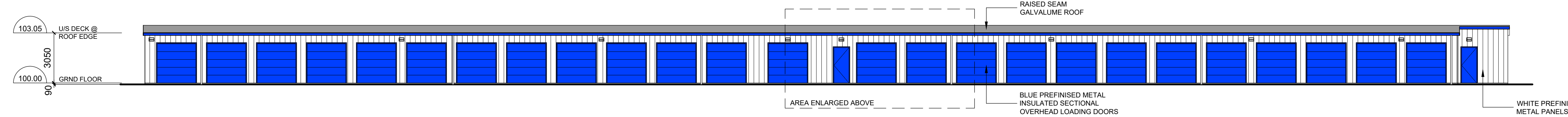
SOUTH



NORTH



WEST



EAST

COLOURED ELEVATIONS

NOTE: ALL LIGHTING ON BUILDING F TO BE DARK SKY COMPLIANT FIXTURES