

SITE INFORMATION:

NUMBER OF STOREYS:
BUILDING GROUP:
PROPOSED BUILDING: 3
BELLOW BUILDING: 0
PARKING STRUCTURE: 0

BUILDING AREA COVERAGE: 10000M²

SETBACKS:
REQUIRED:
FRONT YARD 8m
EXTENSION 8m YARD 8m
INTERIOR 8m YARD 8m
REAR YARD 15m
PROVIDED:
FRONT YARD 35.2m
EXTENSION 8m YARD 29.4m
INTERIOR 8m YARD 37m
REAR YARD 171m

AREA OF BUILDING FOR FLOOR:
PROPOSED BUILDING:
1ST FLOOR 10000M²
2ND FLOOR 4500M²
TOTAL FLOOR AREA 14500M²

LANDSCAPE AREA:
LANDSCAPE AREA: 444M²

TOTAL GROSS FLOOR AREA: 14320M²

PARKING SPACES				
PARKING TYPE	COUNT	PROVIDED	SIZE	COMMENTS
1. STANDARD	235	303	2.7M WIDE x 5.4M LONG	INCLUDING VISITOR PARKING SPACES
2. BARRIER FREE	TYPE A (WAVE ACCESSIBLE) 0	0	0.9M WIDE x 5.4M LONG	ACCESSIBLE - MIN. 1.5M WIDE
	TYPE B 6	6	2.7M WIDE x 5.4M LONG	
3. ELECTRIC (EVSE)	7	23	2.7M WIDE x 5.4M LONG	EVSE PARKING AS PER SAEI REQUIREMENTS
4. MOTORCYCLE	0	30		
TOTAL	242	352		

LOT AREA: 18600M²
SOFTSCAPE AREA: 5000M²
LANDSCAPE AREA: 444M²
LANDSCAPE AREA NATI: 45%
(BUILDING COVERAGE + LANDSCAPE AREA)
(SOFTSCAPE AREA / LOT AREA) x 100

BUILDING CLASSIFICATION:
3.2.2.2.7. GROUP 3, DIVISION 3, ANY HEIGHT, ANY AREA, SPARKLEWOOD
(B) EXCEPT AS PERMITTED BY ARTICLE 3.2.2.2.8, TO 3.2.2.2.7, A BUILDING CLASSIFIED AS GROUP 3, DIVISION 3 SHALL CONFORM TO SECTION 3.2.
(B) EXCEPT AS PERMITTED BY ARTICLE 3.2.2.2.8, THE BUILDING REQUIRING TO BE BENCHMARKED (1) SHALL BE OF NON-INDUSTRIAL CONSTRUCTION AND
(A) EXCEPT AS PERMITTED BY SENTENCE 3.2.2.2.7 (1), THE BUILDING SHALL BE SPARKLEWOOD.
(B) FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 1 H AND
(C) MEZZANINES SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN 1 H AND
(D) LOADING DOCKS, WALLS, COLUMNS AND ARCHES SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY.

NOTES FOR SUBURBAN 36 & CADDIS ROAD:
1. CADDIS ROAD PROJECT TO ADDRESS ROAD FLOODING AND REALIGNMENT OF UNDERGROUND UTILITY SERVICES. CONSTRUCTION FORECASTED 2026.
2. FUTURE PLANS TO ADDRESS CADDIS ROAD TO HAVE 30% WIDE PLACED ALTERNATELY ANY IS RIGHT OF WAY (FUTURE MEASURING). CONSTRUCTION FORECASTED 2026. CADDIS ROAD ELEVATIONS WILL NEED TO BE ADJUSTED TO MATCH HWY 55 DESIGN.
NOTES:
- REFER TO TRANSPORTATION DRAWINGS FOR GRADES
- STREETSCAPES AND BRANDING FOR BUILDING FROM HIGHWAY 55 TO BE DETERMINED
- REFER TO SITE SURVEY SURVEYORS REAL PROPERTY REPORT AND PLAN OF TOPOGRAPHIC SURVEY OF PART OF LOTS 19 AND 20, CONGRESSION RESPONSIBLE 7 TOWNSHIP OF VULGAR, COUNTY OF YORK, NOW IN THE CITY OF VULGAR REGIONAL MUNICIPALITY OF YORK, OF LOTS 11 AND 12, CONGRESSION 11, NORTHERN DIVISION CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEARL, CONGRESSION 11, TOWNSHIP OF VULGAR, COUNTY OF YORK, OF PART OF ROAD ALLOWANCE BETWEEN THE TOWNSHIPS OF VULGAR AND TORONTO GOVERN SURVEYED BY TORONTO REGIONAL SURVEYING LTD ON AUGUST 2023.

- LEGEND:**
- A MAIN BUS ENTRANCE
 - B SNOW STORAGE
 - C MAINTENANCE STAGING
 - D BUS STAGING / QUEUING FOR DAILY SERVICE
 - E FUTURE GENERATOR COMPOUND TO SUPPORT ELECTRIFICATION (ON UNDERGROUND STORM STORAGE)
 - F SWM POND
 - G NEW HYDRANT
 - H OUTDOOR MATERIALS STORAGE
 - I SWALES
 - J GARBAGE / RECYCLING ENCLOSURE
 - K LOADING DOCK
 - L BUS CIRCULATION ROADWAY
 - M MAINTENANCE OUTDOOR BUS PARKING
 - N VISITOR PARKING
 - O EMPLOYEE PATIO
 - P FUTURE TRANSFORMER YARD TO SUPPORT ELECTRIFICATION
 - Q TANK FARM
 - R PROTECT FOR POTENTIAL FUTURE ROAD ALIGNMENT CHANGES / BUS ENTRANCE CHANGES
 - T FIRE ROUTE
 - U SITE ACCESS GATE
 - V SECURITY PERIMETER FENCE - TYPE A (REFER TO LANDSCAPE)
 - W SECURITY PERIMETER FENCE - TYPE B (REFER TO LANDSCAPE)
 - X NOISE BARRIER (REFER TO STRUCTURAL)
 - Y SIAMESE CONNECTION



HWY 50 FRONTAGE - LOOKING WEST

3



MAIN ENTRANCE - VIEW FROM NORTH EAST LOOKING SOUTH WEST

2



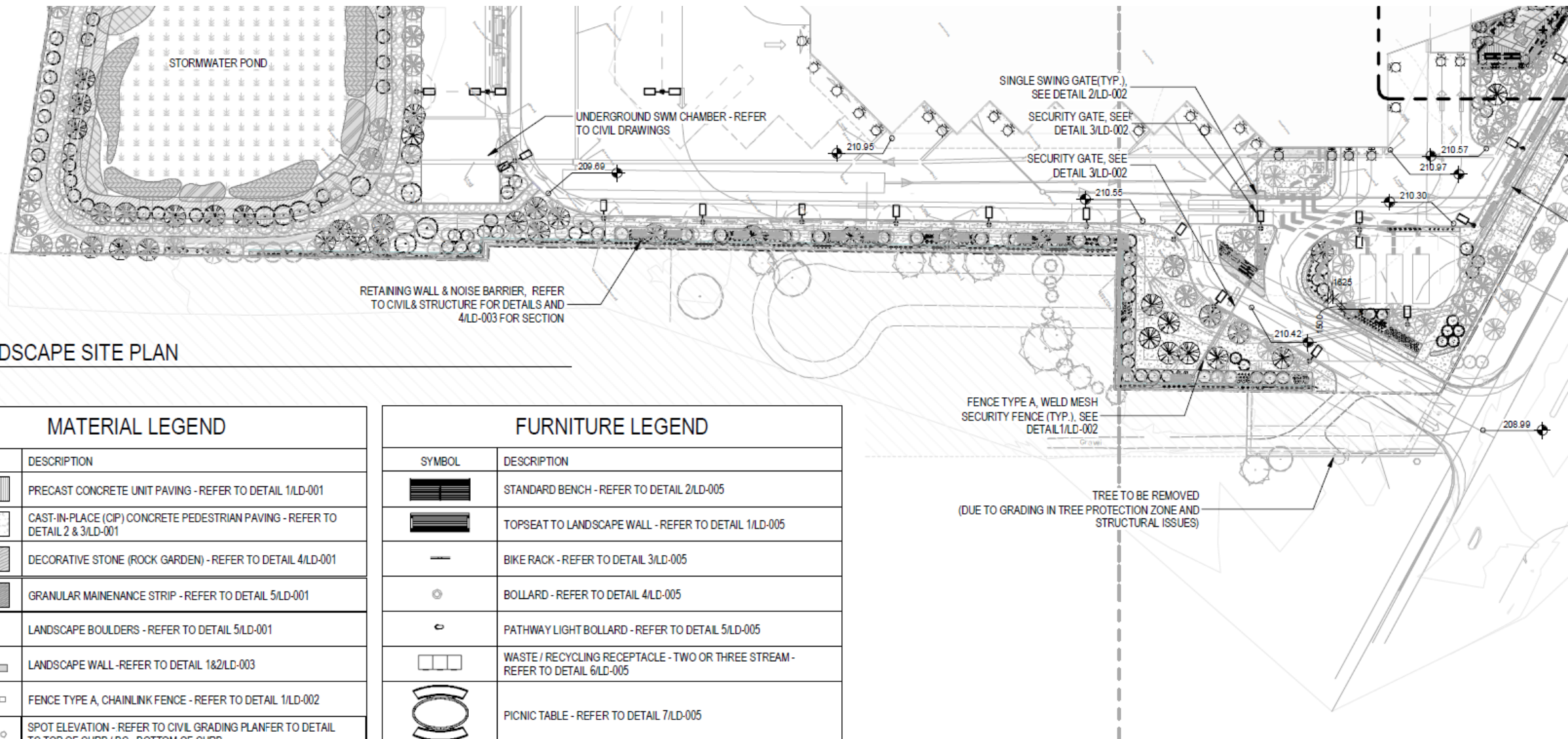
EMPLOYEE PATIO - VIEW FROM SOUTHEAST LOOKING NORTHWEST

4



MAIN ENTRANCE - VIEW FROM NORTH LOOKING SOUTH

1



1 LANDSCAPE SITE PLAN

LA-100 1:1000

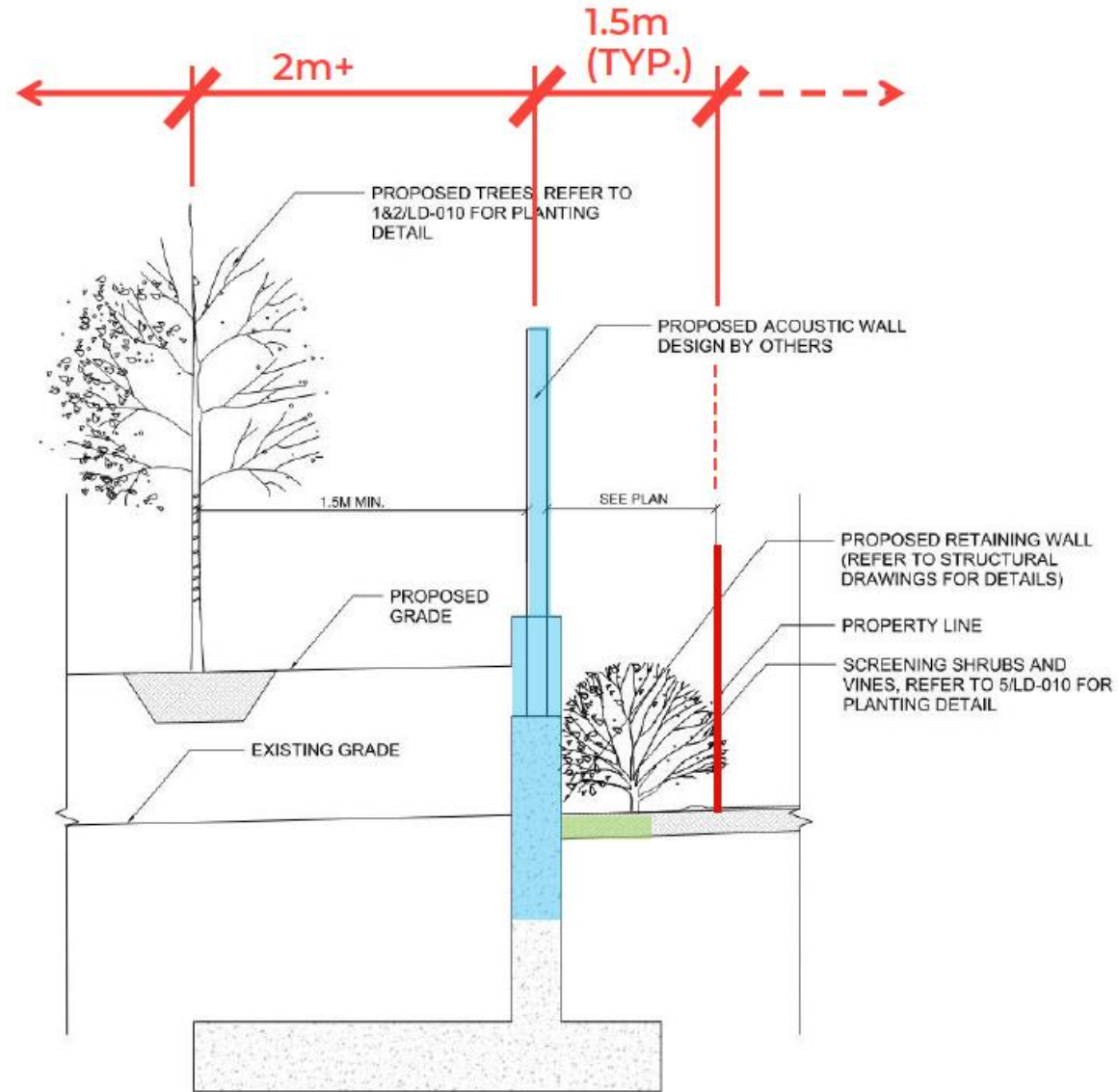
MATERIAL LEGEND

SYMBOL	DESCRIPTION
	PRECAST CONCRETE UNIT PAVING - REFER TO DETAIL 1/LD-001
	CAST-IN-PLACE (CIP) CONCRETE PEDESTRIAN PAVING - REFER TO DETAIL 2 & 3/LD-001
	DECORATIVE STONE (ROCK GARDEN) - REFER TO DETAIL 4/LD-001
	GRANULAR MAINTENANCE STRIP - REFER TO DETAIL 5/LD-001
	LANDSCAPE BOULDERS - REFER TO DETAIL 5/LD-001
	LANDSCAPE WALL - REFER TO DETAIL 1&2/LD-003
	FENCE TYPE A, CHAINLINK FENCE - REFER TO DETAIL 1/LD-002
	SPOT ELEVATION - REFER TO CIVIL GRADING PLANFER TO DETAIL TC TOP OF CURB / BC - BOTTOM OF CURB
	CLEARANCE REQUIREMENT
	PROPERTY LINE

FURNITURE LEGEND

SYMBOL	DESCRIPTION
	STANDARD BENCH - REFER TO DETAIL 2/LD-005
	TOPSEAT TO LANDSCAPE WALL - REFER TO DETAIL 1/LD-005
	BIKE RACK - REFER TO DETAIL 3/LD-005
	BOLLARD - REFER TO DETAIL 4/LD-005
	PATHWAY LIGHT BOLLARD - REFER TO DETAIL 5/LD-005
	WASTE / RECYCLING RECEPTACLE - TWO OR THREE STREAM - REFER TO DETAIL 6/LD-005
	PICNIC TABLE - REFER TO DETAIL 7/LD-005
	PERGOLA - REFER TO DETAIL 1/LD-006

Boundary Treatment



- Retaining / Acoustic Wall
- Landscape Planting
- Boundary Fence