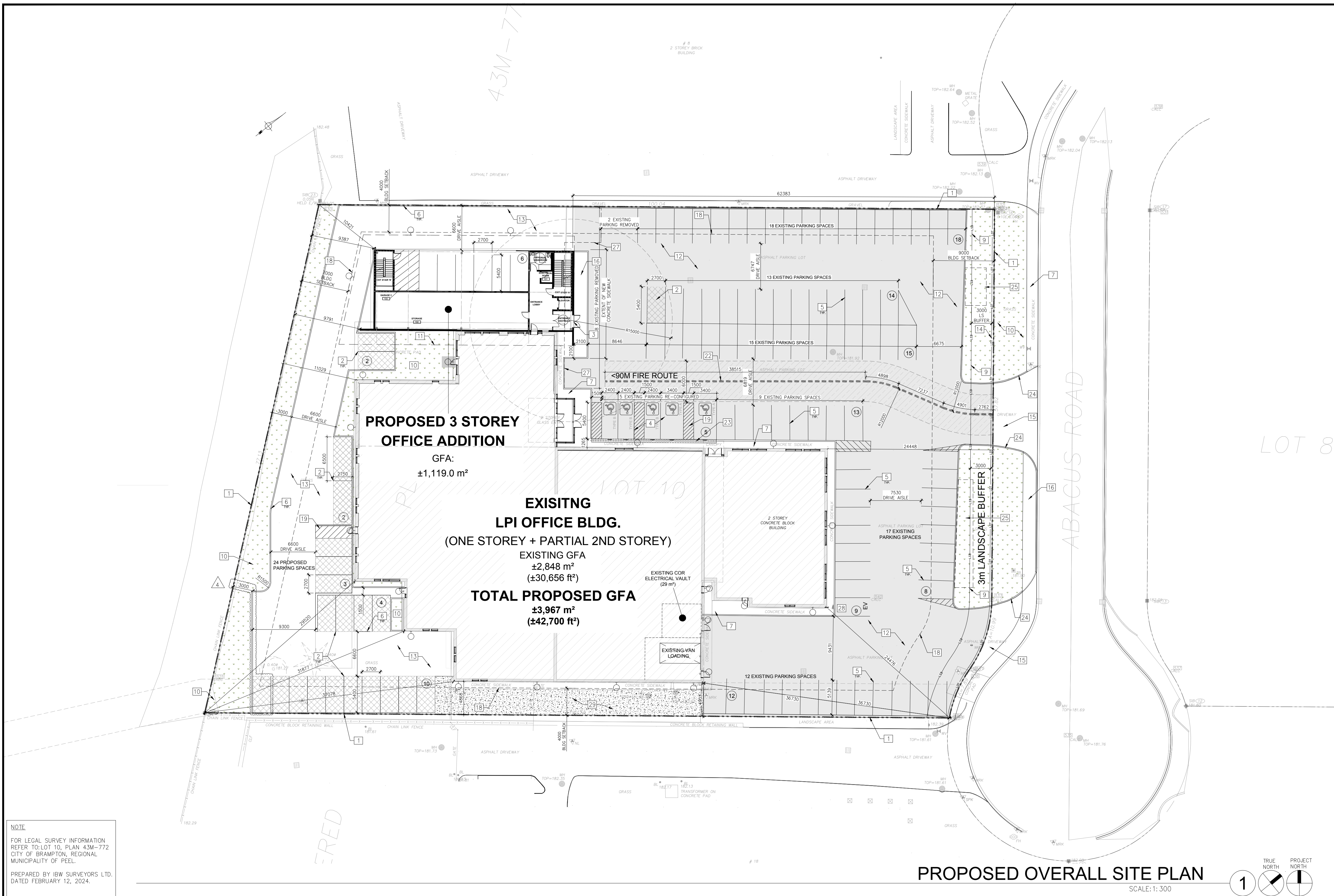




NOTE
FOR LEGAL SURVEY INFORMATION
REFER TO LOT 10, PLAN 43M-772
CITY OF BRAMPTON, REGIONAL
MUNICIPALITY OF PEEL.
PREPARED BY IBW SURVEYORS LTD.
DATED FEBRUARY 12, 2024.

- SITE PLAN NOTES (SEE SHEET A0.1 FOR ADDITIONAL SITE PLAN NOTES)**
- PROPERTY LINE INCLUDING ULTIMATE ROAD WIDENING
 - NEW STANDARD PARKING STALL 2700mm x 5400mm PAINTED STRIPING PER CITY OF BRAMPTON MUNICIPAL STANDARDS.
 - PRINCIPLE ENTRY, PROVIDE POWER OPERATED AUTOMATIC DOOR OPENER.
 - TYPICAL ACCESSIBLE PARKING STALLS, TYPE A (3.4m x 5.4m) AND TYPE B (2.4m x 5.4m) WITH ACCESSIBLE PARKING SIGN AND PAINTED STRIPING PER CITY OF BRAMPTON MUNICIPAL STANDARDS. SEE DWG. 3/A100.
 - EXISTING PARKING SPACES.
 - NEW 150 mm CURB TYPICAL. - SEE CIVIL DWGS
 - EXISTING CONCRETE SIDEWALK
 - EXISTING FIRE DEPARTMENT CONNECTION / SIAMESE
 - 3.0M LANDSCAPE BUFFER
 - LANDSCAPED AREA. SEE LANDSCAPE DWGS
 - OUTLINE OF FLOOR ABOVE
 - HATCHED AREA DENOTES EXISTING ASPHALT
 - HATCHED AREA DENOTES NEW ASPHALT
 - EXTENT OF 0.3M ROAD WIDENING CONVEYANCE
 - EXISTING SITE ENTRANCE
 - NEW CONCRETE SIDEWALK
 - FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS (■ ■ ■ ■ ■)
 - BUILDING SETBACK AS PER ZONING BY-LAW 204-2010 SECTION 31.1
 - NEW PAINTED ROAD MARKINGS (SEE PAVEMENT MARKING AND SIGNAGE PLAN FROM TRAFFIC CONSULTANTS)
 - CURB RADII AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO CITY OF BRAMPTON STANDARDS SEE CIVIL DWGS.
 - PEDESTRIAN WALKWAY WITH PAINTED LINES AS PER CITY OF BRAMPTON MUNICIPAL STANDARDS
 - 6.0m WIDE FIRE ROUTE ACCESS MIN. 12.0M TURNING RADIUS
 - DETECTIBLE TACTILE WARNING SURFACE, CONFORMING TO 2012 O.B.C.
 - EXISTING CURBS AS PER SURVEY BY IBW SURVEYORS DATED FEBRUARY 12, 2024.
 - SNOW STORAGE - REFER TO LANDSCAPE L1
 - 3.5m X 9.0m LOADING SPACE (TYP.)
 - LINE OF EXISTING CURB REMOVED
 - EXISTING EV CHARGER
 - PERMEABLE PAVERS

SITE LEGEND

- NEW ASPHALT (HATCHED)
- EXISTING ASPHALT (HATCHED)
- LANDSCAPE AREA (HATCHED)
- NEW PARKING SPACES (HATCHED)
- SNOW STORAGE AREA
- DETECTIBLE TACTILE WARNING SURFACE (HATCHED)
- FIRE ACCESS ROUTE MIN. 12.0M TURNING RADIUS
- SIAMESE CONNECTION (VERIFY LOCATION W/CIVIL DWGS)
- DEPRESSED CURB AT ACCESSIBLE WALKWAYS
- NO. OF PARKING SPACES
- ELECTRICAL VEHICLE CAR PARKING
- ELECTRICAL VEHICLE PARKING SIGNAGE
- BARRIER-FREE PARKING SIGNAGE
- PAINTED BARRIER-FREE PARKING STALL MARKING
- NEW LOT LINE AFTER 0.4M ROAD WIDENING CONVEYANCE
- LANDSCAPE BUFFER LINE

PAVEMENT MARKING
SCALE: NTS

ACCESSIBLE PARKING SPACE TYPE A
ACCESSIBLE PARKING SPACE TYPE B
DETAIL AT PAVEMENT MARKING IDENTIFIER

ACCESSIBLE PARKING SIGN
SCALE: NTS

City of Brampton Traffic By-law 93-93 Accessible Parking Sign - Type A - Van Accessible

City of Brampton Traffic By-law 93-93 Accessible Parking Sign - Type B

DATE
1. 2024-06-12
2. 2024-06-18
3. 2025-04-03
4. 2025-05-15

REMARKS
ISSUED FOR COORDINATION
ISSUED FOR SPA SUBMISSION
COMMITTEE OF ADJUSTMENT PRE-SCREENING
RESPONSE TO COMMITTEE OF ADJUSTMENT COMMENTS

PA / PM: V. HORTIGUELA
DRAWN BY: J.G.
JOB NO.: TOR23-0017-00

SHEET
A100

SITE STATISTICS

TOR23-0017-00 LPI OFFICE BUILDING		
Zoning Category	M1-15/6R	
Proposed Use	2-STORY INDUSTRIAL	
Building Classification	GROUP J2	
204-2010 - SECTION 31.1 INDUSTRIAL ONE - M1		
	Proposed	Required
MIN. INTERIOR SIDE YARD SETBACK	4.00	4.00
MIN. REAR YARD SETBACK	1.00	1.00
MIN. FRONT YARD SETBACK	0.00	0.00
MIN. LANDSCAPE BUFFER (FRONT YARD)	3.00	3.00
MIN. REAR YARD LANDSCAPE OPEN SPACE	3.00	7.00
BUILDING HEIGHT	13.26	10.00
Lot Area (m²)		
	Proposed	Required
Asphalt Area (m²) - Existing	8,106.00	-
Asphalt Area (m²) - New	3,920.00	-
Total Asphalt Area (m²)	12,026.00	-
Landscaped Coverage (%)	13%	10%
Existing Building Gross Floor Area (m²)	2,848.00	-
Proposed Addition Gross Floor Area (m²)	11,119.00	-
TOTAL BUILDING GROSS FLOOR AREA (m²)	13,967.00	-
Existing Building Area (m²)	2,848.00	-
Proposed New Building Area	233	-
TOTAL PROPOSED BUILDING AREA (m²)	2,744.00	10%
Site Coverage (%)	-	-
City of Brampton Zoning By-law 210-2004, Section 30 Industrial		
Proposed Building GFA for Parking count excludes stairs & elevator area (m²)	3,866.00	-
Total No. of Parking Spaces	176	129
No. of Accessible Parking Spaces (8% of total parking count, included in total count)	14	10
No. of EV Parking Spaces of the total parking spaces	1	-
Parking Stall Dimensions		
	STANDARD - 2.7m x 5.4m	
	PARALLEL PARKING - 2.25m x 5.4m	
	TYPE B - 2.4m x 5.4m w/ 1.5m wide accessible aisle	
No. of Loading Spaces		
	1 Existing Interior Drive-in Van Loading and Overnight Parking Bay	

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6220 Highway 7, Suite 300
vaughan, ontario, L4H 0R1
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f:905.248.3344
a business name of WMA Inc.

LPI OFFICE BUILDING
14 ABACUS ROAD, BRAMPTON, ON
L6T 5B7



KEYPLAN
SCALE: 1:300

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SITE PLAN

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