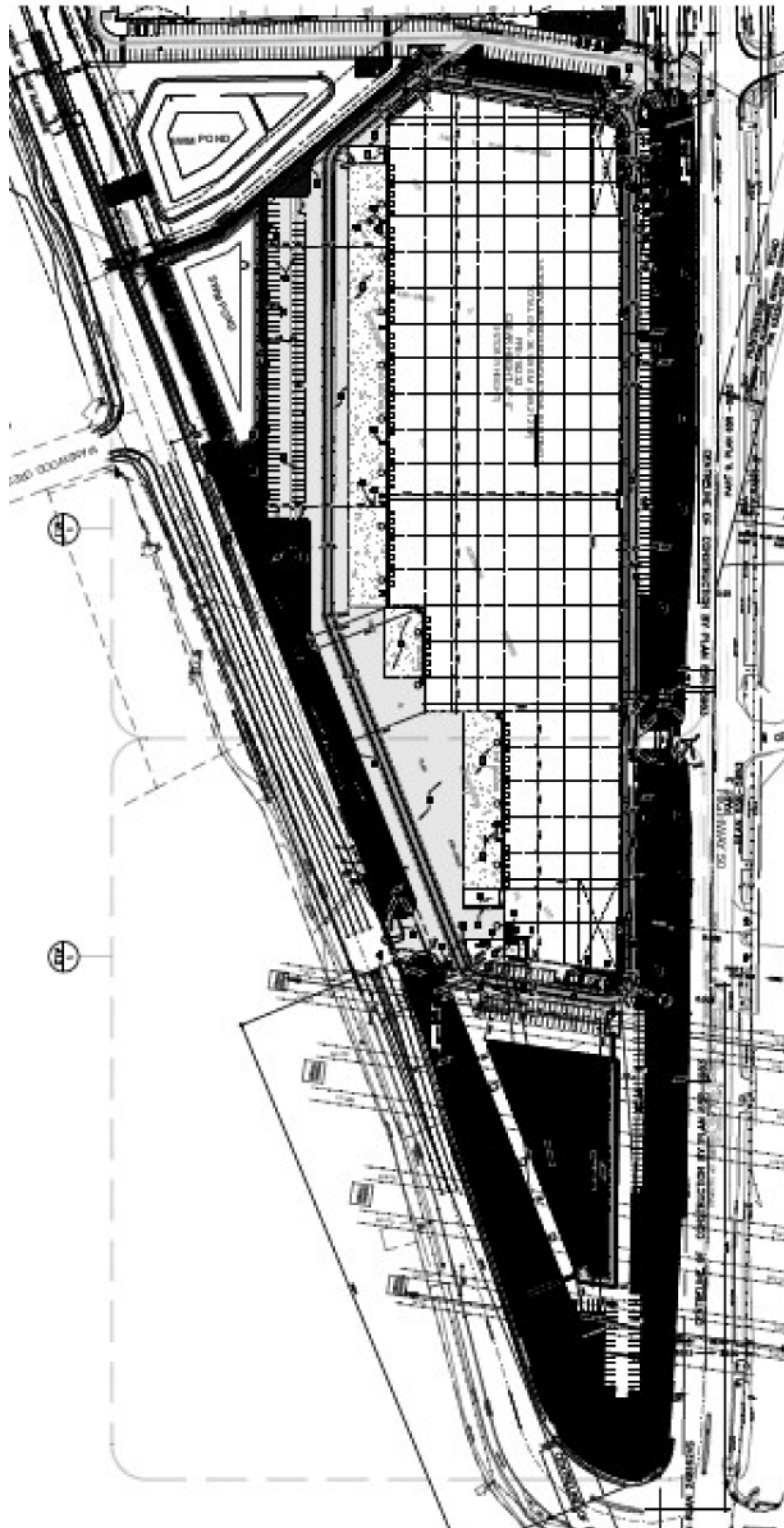




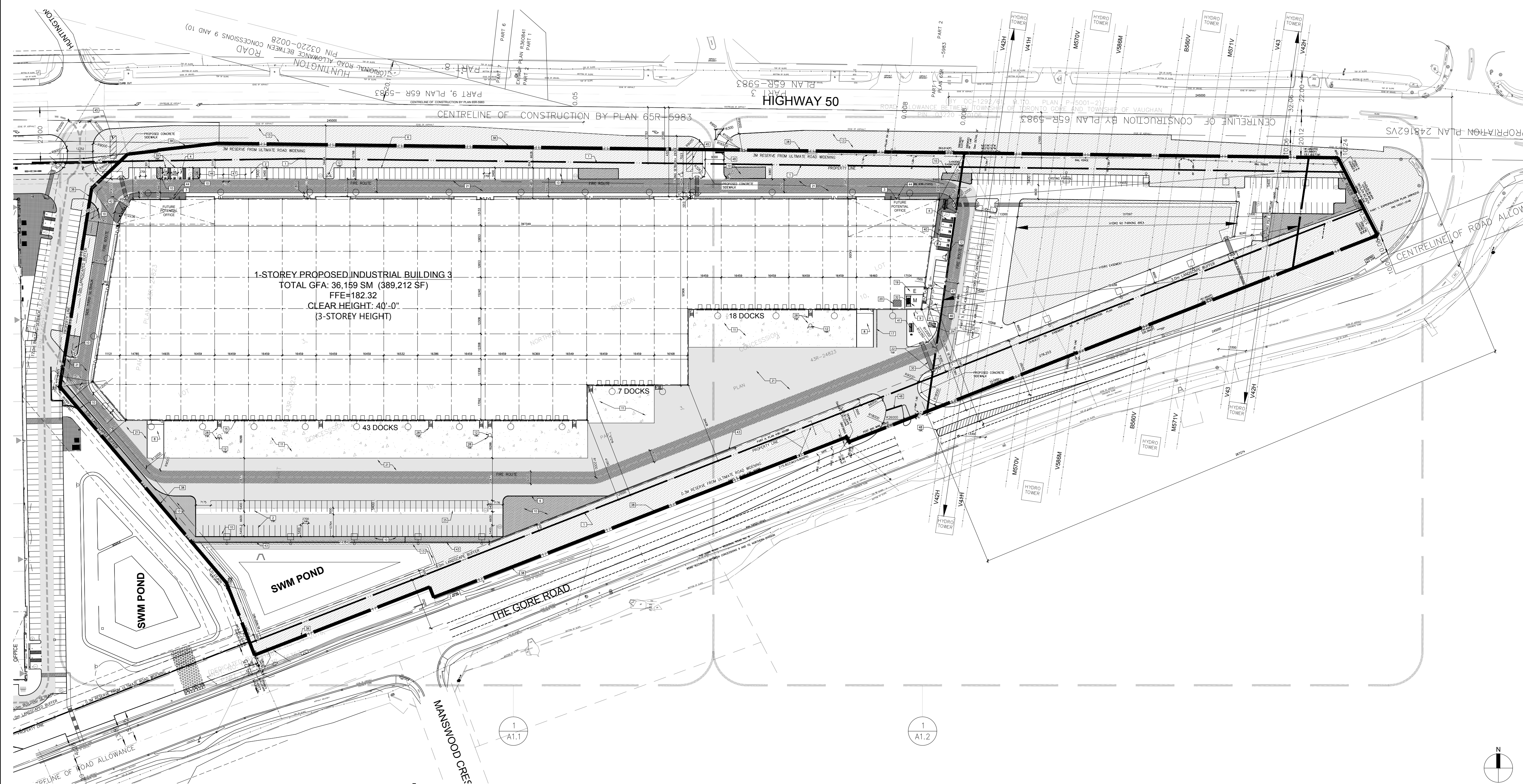
BRAMPTON
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT

Author: ckovac

Date: 2023/07/06

APPENDIX 1
CONCEPT SITE PLAN
WESTON CONSULTING
HIGHWAY 50 AND HIGHWAY 7
SOUTH EQUITIES ET AL.
CITY FILE: OZS-2022-0036



NOTE
UNLESS NOTED OTHERWISE THE
BUILDING SHALL BE CONSTRUCTED
WITH AN INTERIOR CLEAR HEIGHT
OF 12,192mm (40'-0")

THE CLEAR HEIGHT SHALL BE UNOBSTRUCTED BY ANY STRUCTURAL ELEMENTS, BUILDING SERVICES, FIXTURES, OR FITTINGS EXCEPT IN STRUCTURAL BAYS IMMEDIATELY ABUTTING LOADING DOORS, WHERE FIXTURES, SERVICES AND FITTINGS MAY PROJECT BELOW THE BOTTOM OF STRUCTURAL STEEL.

NOTE

FOR LEGAL SURVEY INFORMATION
REFER TO: PART OF LOTS 3 AND 4
CONCESSION 10, NORTHERN DIVISION
(GEOGRAPHIC TOWNSHIP OF
TORONTO GORE, COUNTY OF PEEL)
CITY OF BRAMPTON, REGIONAL
MUNICIPALITY OF PEEL.

PREPARED BY SCHAEFFER DZALDOV
BENNETT LTD. ONTARIO LAND
SURVEYORS, 64 JARDIN DRIVE,
CONCORD, ONTARIO L4K 3-3 DATE
AUGUST 28, 2017

NOTED:
FOR ALL DESIGNATED EASEMENTS
REFER TO CIVIL DRAWINGS
FOR FENCE LOCATIONS REFER TO
LANDSCAPE DRAWINGS

NOTE

THE SITE PLAN IS TO BE READ IN CONJUNCTION WITH THE GRADING PLANS AND WITH SERVICING PLANS FROM WARE MALCOMB (LISTED ON THIS DRAWING UNDER 'CIVIL ENGINEERING' DWGS)

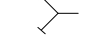
SITE PLAN NOTES

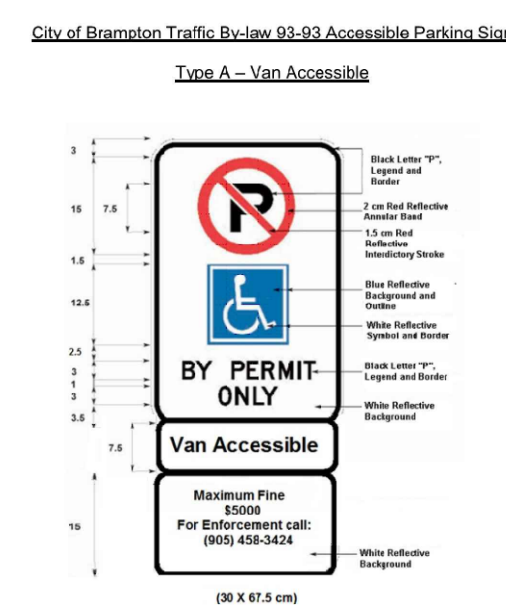
SEE SHEET A0.1 FOR ADDITIONAL SITE PLAN NOTES

- | | |
|----|--|
| 1 | PROPERTY LINE INCLUDING ULTIMATE ROAD WIDENING |
| 2 | STANDARD PARKING STALL 2700mm x 5400mm PAINTED STRIPING PER CITY OF BRAMPTON MUNICIPAL STANDARDS. |
| 3 | PRINCIPLE ENTRY, PROVIDE POWER OPERATED AUTOMATIC DOOR OPENER. |
| 4 | TYPICAL SHARED ACCESSIBLE PARKING STALLS, TYPE A (3400mm x 5400mm) AND TYPE B (2400mm x 5400mm) WITH ACCESSIBLE PARKING SIGN AND PAINTED STRIPING PER CITY OF BRAMPTON MUNICIPAL STANDARDS. SEE DWG. 3/A1.0. |
| 5 | 1500mm X 1500mm CONCRETE PAD. |
| 6 | 150 mm CURB TYPICAL. - SEE CIVIL DWGS |
| 7 | CONCRETE SIDEWALK |
| 8 | DRIVE-IN RAMP & GUARDRAIL. SEE CIVIL DWGS FOR SLOPE % |
| 9 | FIRE DEPARTMENT CONNECTION / SIAMSE |
| 10 | SNOW STORAGE AREA |
| 11 | CONCRETE APRON. SEE CIVIL DWGS |
| 12 | PROPOSED FIRE HYDRANT (VERIFY LOCATION W/CIVIL DWGS) |
| 13 | LANDSCAPED AREA. SEE LANDSCAPE DWGS |
| 14 | EXTERIOR STEEL STAIRS W/TUBE STEEL GUARDRAIL, TYP. |
| 15 | TRUCK LOADING DOCK, TYP. |
| 16 | 3.7m x 9m LOADING SPACE PER CITY OF BRAMPTON STANDARDS. |
| 17 | PROPOSED RETAINING WALL - SEE CIVIL DWGS. |
| 18 | LINE OF CANOPY ABOVE |
| 19 | PROPOSED ELECTRICAL ROOM |
| 20 | PROPOSED WASTE STORAGE - 10 sqm |
| 21 | HATCHED AREA DENOTES HEAVY DUTY ASPHALT |
| 22 | DEPRESSED CURB. SEE DETAIL 2 ON SHEET A1.0 |

- | | |
|----|---|
| 23 | LIGHT DUTY ASPHALT. SEE CIVIL DWGS |
| 24 | CURB RADIi AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO CITY OF BRAMPTON STANDARDS SEE CIVIL DWGS. |
| 25 | 3m WIDE CONCRETE DOLLY PAD AT TRAILER STALLS |
| 26 | PROPOSED FENCE – SEE LANDSCAPE DWGS |
| 27 | POTENTIAL MTO LANDS TO BE KEPT FREE OF ANY SITE WORK |
| 28 | CONCRETE-FILLED STEEL BOLLARD, SEE CIVIL DWGS. |
| 29 | PROPOSED LOCATION FOR TRANSFORMER PAD |
| 30 | PEDESTRIAN WALKWAY WITH PAINTED LINES AS PER CITY OF BRAMPTON MUNICIPAL STANDARDS |
| 31 | PROPOSED LIGHT POLE. REFER TO ELECTRICAL DRAWINGS |
| 32 | PROPOSED MECHANICAL ROOM |
| 33 | LOCATION OF EXISTING MUNICIPAL TRANSIT PAD |
| 34 | EMPLOYEE AMENITY AREA – REFER TO LANDSCAPE DWGS |
| 38 | EXISTING PROPERTY LINE NOT SHOWING ULTIMATE ROAD WIDENING |
| 39 | TYPE A OR TYPE B ACCESSIBLE PARKING SIGN. SEE DWG. 4 |
| 40 | TACTILE INDICATOR |
| 41 | COVERED BIKE RACK |
| 42 | OPEN BIKE RACK |
| 43 | ACOUSTIC BARRIER (SEE GHD NOISE IMPACT STUDY) |
| 44 | 1.67m x 1.67m LEVEL AREA AT OFFICE ENTRANCE |
| 45 | PROPOSED LOCATION FOR GROUND SIGN |
| 46 | EV CHARGING PARKING SPOTS (EV) |
| 47 | DESIGNATED CARPOOL PARKING SPOTS (CP) |
| 48 | PAINTED ROAD MARKINGS (SEE PAVEMENT MARKING AND SIGNAGE PLAN FROM TRAFFIC CONSULTANTS) |

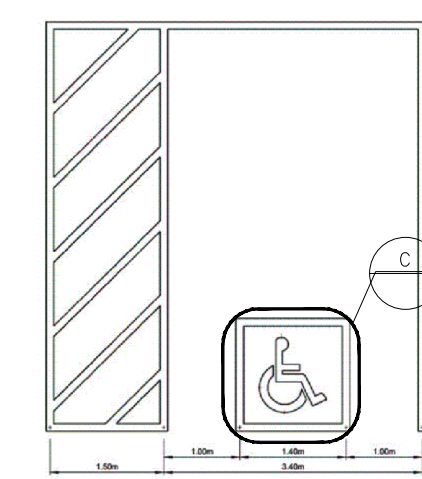
SITE LEGEND

- | | |
|---|--|
|  | NEW HEAVY DUTY PAVEMENT (HATCHED) |
|  | PROPOSED SNOW STORAGE (HATCHED) |
|  | NEW LANDSCAPE AREA (HATCHED) |
|  | NEW CONCRETE PAVING AREA (HATCHED) |
|  | FIRE ACCESS ROUTE MIN. 12.0M TURNING RADIUS |
|  | MAN DOOR EXIT |
|  | TRUCK LOADING DOCK DOOR |
|  | DRIVE IN DOOR |
|  | PROPOSED FIRE HYDRANT (VERIFY LOCATION W/CIVIL DWGS) |
|  | SIAMASE CONNECTION (VERIFY LOCATION W/CIVIL DWGS) |
|  | DENOTES CATCHBASIN (SEE CIVIL DWGS) |
|  | DENOTES MANHOLE (SEE CIVIL DWGS) |
| FC | FLUSH CURB AT ACCESSIBLE PARKING SPACES |
| DC | DEPRESSED CURB AT ACCESSIBLE WALKWAYS |
| LS | LOADING SPACE |
| # | NO. OF PARKING SPACES |
| T | PROPOSED LOCATION FOR TRANSFORMER PAD |
| EV | ELECTRICAL VEHICLE CAR PARKING |
| CP | DESIGNATED CARPOOL PARKING |
| o | SITE SIGNAGE |

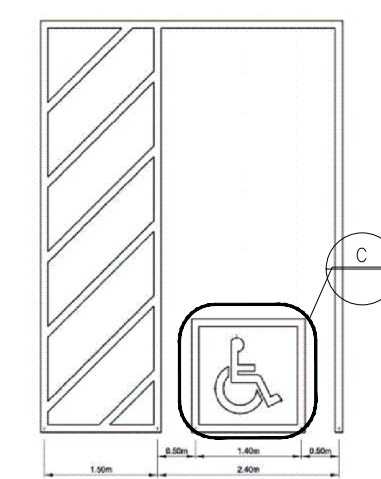


ACCESSIBLE PARKING SIGN

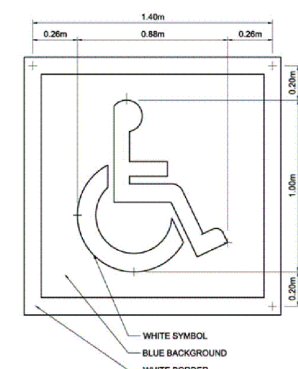
SCALE: NTS



A -ACCESSIBLE PARKING SPACE TYPE A



B - ACCESSIBLE PARKING
SPACE TYPE B



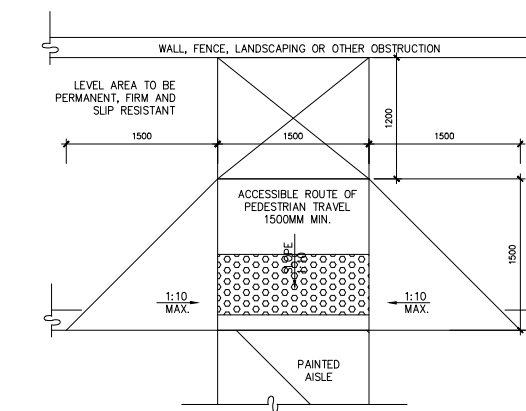
MARKING IDENTIFIER

PAVEMENT MARKING

SCALE: NTS

ACCESSIBLE RAMF

SCALE: 1:7



OVERALL SITE PLAN

	DATE	REMARKS
1	2022-05-24	ISSUED FOR SPA
2	2023-01-20	ISSUED FOR CONSUL. COORDINATION
3	2023-02-10	ISSUED FOR TRAFFIC REVIEW
4	2023-02-17	ISSUED FOR CONSUL. COORDINATION
5	2023-03-24	ISSUED FOR CONSUL. COORDINATION
6	2023-04-19	ISSUED FOR CONSUL. COORDINATION
7	2023-05-01	RE-ISSUED FOR SPA
8	2023-05-10	RE-ISSUED FOR SPA

PA / PM:	O EMUWA
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DRAWN BY:	J.G
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JOB NO.:	TOR21-0145-00
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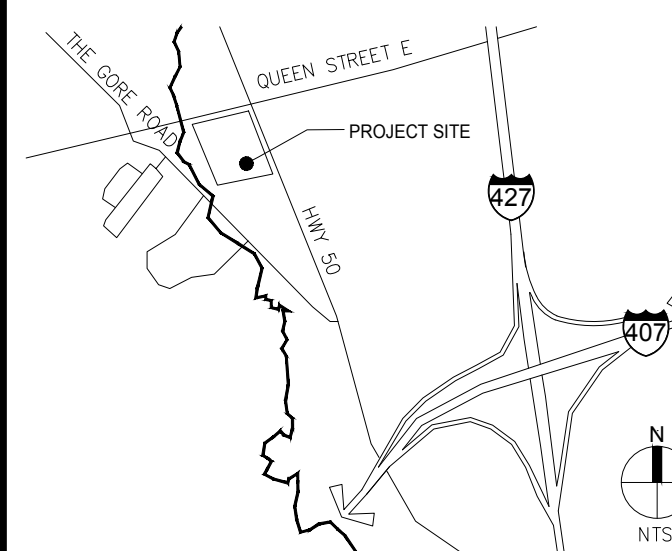
SHEET

A1.0

PROJECT DATA

[illegible]

VICINITY MAP



WARE MALCOMB

Leading Design for Commercial Real Estate

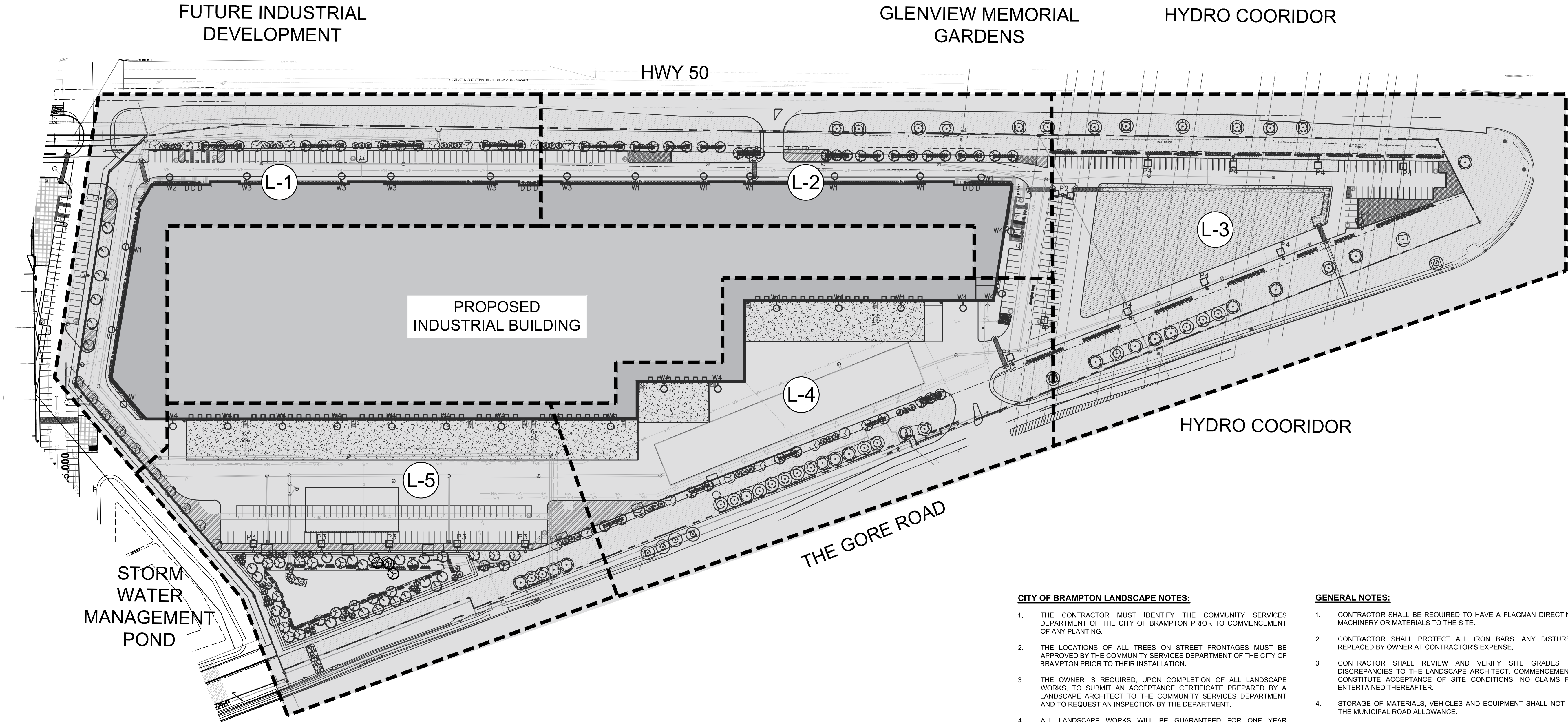
architecture
planning
interiors
graphics
civil engineering



**BRAMPTON
PANATTONI**

user: sgallant file: L:\LPL_Projects\2022\2022-067 - Panattoni Building 3 - Ware Matcomb\1.0 Site Plan Phase\CAD\2022-067_230630_R03_SPA.dwg job: Jun 30, 2023 - 2:19pm

ADJACENT INDUSTRIAL DEVELOPMENT



NOTES:

1. ALL STREET FRONTAGE LANDSCAPE BUFFERS ARE TO BE IRRIGATED. IRRIGATION DESIGN WILL BE COMPLETED AT DESIGN/BUILD.
2. ALL ROAD BUFFER TUFF IS TO BE SODDED TO CURB OR CENTER LINE OF DITCH AS APPLICABLE

CITY OF BRAMPTON LANDSCAPE NOTES:

1. THE CONTRACTOR MUST IDENTIFY THE COMMUNITY SERVICES DEPARTMENT OF THE CITY OF BRAMPTON PRIOR TO COMMENCEMENT OF ANY PLANTING.
2. THE LOCATIONS OF ALL TREES ON STREET FRONTAGES MUST BE APPROVED BY THE COMMUNITY SERVICES DEPARTMENT OF THE CITY OF BRAMPTON PRIOR TO THEIR INSTALLATION.
3. THE OWNER IS REQUIRED, UPON COMPLETION OF ALL LANDSCAPE WORKS, TO SUBMIT AN ACCEPTANCE CERTIFICATE PREPARED BY A LANDSCAPE ARCHITECT TO THE COMMUNITY SERVICES DEPARTMENT AND TO REQUEST AN INSPECTION BY THE DEPARTMENT.
4. ALL LANDSCAPE WORKS WILL BE GUARANTEED FOR ONE YEAR FOLLOWING INSPECTION. PLANT MATERIAL WHICH IS NOT IN A HEALTHY GROWING CONDITION ONE YEAR AFTER INSPECTION, SHALL BE REPLACED TO THE SATISFACTION OF THE CITY WITH AN ADDITIONAL ONE-YEAR MAINTENANCE GUARANTEE PERIOD. SUPPLY AND PLAT ALL REPLACEMENTS IN STRICT ACCORDANCE WITH PLANS AND SPECIFICATIONS.
5. SOD THAT IS DAMAGED OR MISSING ON THE PUBLIC BOULEVARD IS TO BE REPAIRED/ INSTALLED AT OWNERS EXPENSE.
6. ANY CHAIN LINK FENCING AND COMPONENTS THAT ARE INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL HAVE A BLACK GLOSS ENAMEL FINISH BY POWDER COAT APPLICATION. PRIOR TO APPLICATION OF FINISH, TREAT WITH PARKER BONDERITE AND CHLOROTHENSOLENT APPLIED IN A THICKNESS OF 4-5 MILS BY ELECTROSTATIC COAT AND OVEN CURED FOR SMOOTH AND EVEN SURFACE. ALL CHAIN LINK FABRIC ALSO TO BE BACK VINYL COATED.
7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION OF TREE PITS AND SHRUB BEDS.
8. ALL T-BARS TO BE REMOVED AT THE CONCLUSION OF THE WARRANTEE PERIOD.
9. ANY TRANSFORMER INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL BE SCREENED WITH PLANT MATERIAL TO THE SATISFACTION OF THE CITY OF BRAMPTON.
10. ALL SIGNAGE IS SUBJECT TO THE PROVISIONS OF THE SIGN BY-LAW.
11. ALL ROAD BUFFER TUFF IS TO BE SODDED TO CURB OR CENTER LINE OF DITCH AS APPLICABLE

GENERAL NOTES:

1. CONTRACTOR SHALL BE REQUIRED TO HAVE A FLAGMAN DIRECTING ALL DELIVERIES OF MACHINERY OR MATERIALS TO THE SITE.
2. CONTRACTOR SHALL PROTECT ALL IRON BARS. ANY DISTURBED BARS SHALL BE REPLACED BY OWNER AT CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL REVIEW AND VERIFY SITE GRADES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT. COMMENCEMENT OF GRADING SHALL CONSTITUTE ACCEPTANCE OF SITE CONDITIONS; NO CLAIMS FOR EXTRAS WILL BE ENTERTAINED THEREAFTER.
4. STORAGE OF MATERIALS, VEHICLES AND EQUIPMENT SHALL NOT BE PERMITTED WITHIN THE MUNICIPAL ROAD ALLOWANCE.
5. CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN ROADS DAILY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
6. SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY STATE FOR THE DURATION OF CONSTRUCTION; ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT.
7. ALL TEMPORARY PROTECTIVE & SEDIMENT CONTROL FENCING SHALL BE MAINTAINED BY THE CONTRACTOR TO THE SATISFACTION OF THE L.A. FOR THE DURATION OF CONSTRUCTION.
8. CONTRACTOR SHALL SUPPLY & INSTALL FILTER FABRIC PROTECTION ON ALL EXISTING CATCH BASINS, WATER METER CHAMBERS, AND UTILITIES.
9. CONTRACTOR SHALL REPAIR AT HIS COST ANY DAMAGE ARISING DURING CONSTRUCTION.
10. ALL EXISTING VEGETATION TO BE RETAINED SHALL BE PROTECTED BY THE GENERAL CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
11. ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE FOR REFERENCE PURPOSES ONLY. THE GENERAL CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR UTILITY STAKEOUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION.
12. ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT PROVINCIAL AND MUNICIPAL STANDARDS AND SPECIFICATIONS.
13. THE CONDITION OF CURBS, SIDEWALKS, STREET TREES AND UTILITIES LOCATED WITHIN THE R.O.W. SHALL BE REVIEWED AND DOCUMENTED BETWEEN ALL PARTIES PRIOR TO THE START OF CONSTRUCTION.
14. DUST CONTROL: CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO CONTROL DUST ON THIS PROJECT SITE ON A DAILY BASIS AND TO THE SATISFACTION OF THE CONSULTANT.

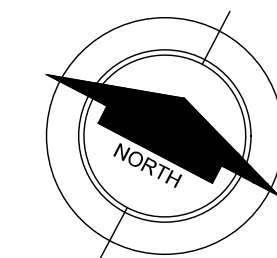


LEGEND:

1	DETAIL #
D-0	SHEET #

R4	ISSUED FOR SUBMISSION	6/30/2023	SG
R3	ISSUED FOR SUBMISSION	2023-05-22	WK
R2	ISSUED FOR SUBMISSION	2023-04-24	DG
R1	ISSUED FOR SUBMISSION	7/22/2022	BJ
R0	ISSUED FOR CONCEPT REVIEW	7/26/2022	SS
no.	revision	date	by

THESE DRAWINGS ARE THE PROPERTY OF LANDSCAPE PLANNING LIMITED AND SHALL NOT BE ALTERED, MODIFIED, REVISED OR CHANGED WITHOUT THE WRITTEN CONSENT OF LANDSCAPE PLANNING LIMITED. SEAL IS NOT VALID WITHOUT SIGNATURE OF THE LANDSCAPE ARCHITECT. DRAWINGS CANNOT BE USED FOR TENDER/CONSTRUCTION UNTIL SIGNED BY LANDSCAPE ARCHITECT.



project number
2022-067



project title
PANATTONI
BRAMPTON

CITY OF BRAMPTON
LANDSCAPE PLAN
APPROVED
subject to an agreement ☐
On This ___ Day of _____
Allan Parsons
Director, Development Services

HIGHWAY 50

city file: SPA -2022-0138

municipality: CITY OF BRAMPTON

drawing title

MASTER PLAN &
GENERAL NOTES

drawn by BJ	reviewed by SG	drawing number: MP-1
date JULY 2022	scale 1:1000	

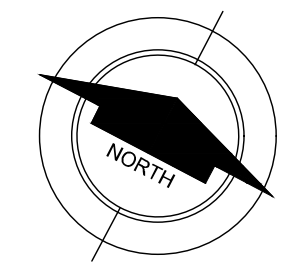


LEGEND:

- 1 D-0 DETAIL # SHEET #
- PROPERTY LINE
- ULTIMATE ROAD WIDENING LINE
- EXISTING TREES
- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED CONIFEROUS SHRUBS
- PROPOSED PERENNIALS
- SOD
- SNOW STORAGE AREA
- OVERHEAD HYDRO WIRES
- BIKE RINGS
- LITTER RECEPTACLE

R4	ISSUED FOR SUBMISSION	6/30/2023	SG
R3	ISSUED FOR SUBMISSION	2023-05-22	HW
R2	ISSUED FOR SUBMISSION	2023-04-24	DG
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project number
2022-067



project title
**PANATTONI
BRAMPTON**

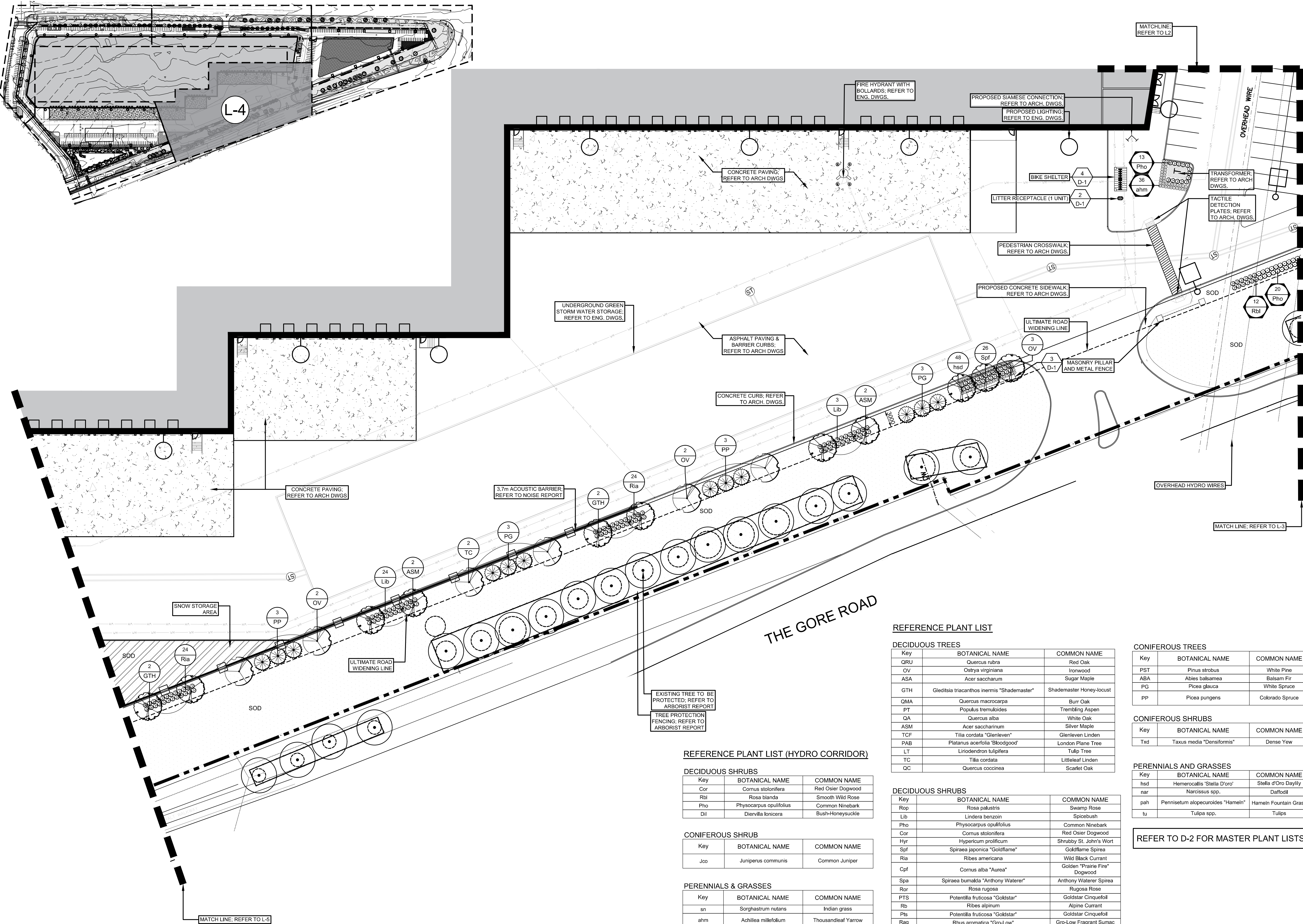
CITY OF BRAMPTON
LANDSCAPE PLAN
subject to an agreement ☐
On This Day of
Director, Development Services

HIGHWAY 50
city file: SPA -2022-0138

municipality: CITY OF BRAMPTON

drawing title
**LANDSCAPE /
SURFACE MATERIALS
PLAN**

drawn by BJ	reviewed by SG	drawing number: L-4
date JULY 2022	scale 1:300	



REFERENCE PLANT LIST

Key	BOTANICAL NAME	COMMON NAME
QRU	Quercus rubra	Red Oak
OV	Ostrya virginiana	Ironwood
ASA	Acer saccharum	Sugar Maple
GTH	Gleditsia triacanthos inermis "Shademaster"	Shademaster Honey-locust
QMA	Quercus macrocarpa	Burr Oak
PT	Populus tremuloides	Trembling Aspen
QA	Quercus alba	White Oak
ASM	Acer saccharinum	Silver Maple
TCF	Tilia cordata "Glenleven"	Glenleven Linden
PAB	Platanus acerifolia "Bloodgood"	London Plane Tree
LT	Liriodendron tulipifera	Tulip Tree
TC	Tilia cordata	Littleleaf Linden
QC	Quercus coccinea	Scarlet Oak

Key	BOTANICAL NAME	COMMON NAME
Rop	Rosa palustris	Swamp Rose
Lib	Lindera benzoin	Spicebush
Pho	Physocarpus opulifolius	Common Ninebark
Cor	Cornus stolonifera	Red Osier Dogwood
Hyr	Hypericum prolificum	Shrubby St. John's Wort
Spf	Spiraea japonica "Goldflame"	Goldflame Spirea
Ria	Ribes americana	Wild Black Currant
Cpf	Cornus alba "Aurea"	Golden "Prairie Fire" Dogwood
Spa	Spiraea bumalda "Anthony Waterer"	Anthony Waterer Spirea
Ror	Rosa rugosa	Rugosa Rose
PTS	Potentilla fruticosa "Goldstar"	Goldstar Cinquefoil
Rb	Ribes alpinum	Alpine Currant
Pts	Potentilla fruticosa "Goldstar"	Goldstar Cinquefoil
Rag	Rhus aromatica "Gro-Low"	Gro-Low Fragrant Sumac

REFERENCE PLANT LIST (HYDRO CORRIDOR)

Key	BOTANICAL NAME	COMMON NAME
Cor	Cornus stolonifera	Red Osier Dogwood
Rbl	Rosa blanda	Smooth Wild Rose
Pho	Physocarpus opulifolius	Common Ninebark
Dil	Diervilla lonicera	Bush-Honeysuckle

Key	BOTANICAL NAME	COMMON NAME
Jco	Juniperus communis	Common Juniper

Key	BOTANICAL NAME	COMMON NAME
sn	Sorghastrum nutans	Indian grass
ahm	Achillea millefolium	Thousandleaf Yarrow
nar	Symphoricarpos novae-angliae	New England Aster

Key	BOTANICAL NAME	COMMON NAME
PST	Pinus strobus	White Pine
ABA	Abies balsamea	Balsam Fir
PG	Picea glauca	White Spruce
PP	Picea pungens	Colorado Spruce

Key	BOTANICAL NAME	COMMON NAME
Txd	Taxus media "Densiformis"	Dense Yew

Key	BOTANICAL NAME	COMMON NAME
hsd	Hemerocallis "Stella D'oro"	Stella d'Oro Daylily
nar	Narcissus spp.	Daffodil
pah	Pennisetum alopecuroides "Hamel"	Hamel Fountain Grass
tu	Tulipa spp.	Tulips

REFER TO D-2 FOR MASTER PLANT LISTS

