



SITE INSTRUCTION

Forestside Estates
 Attmar & Palleschi Drive
 Brampton, Ontario
 Attn: **Vince Staffieri**

SI A03

PROJECT : Forestside
PROJECT # : 1331.15
DATE : July 15, 2021

Site instructions/memos and Addendums are issued only for the purpose of recording any clarification or interpretation of the contract documents or giving direction on problems resulting from field conditions. These memos are subject to the provisions of the contract documents and unless reviewed with and authorized by the Client, will not affect the contract. Should the Contractor require a change in the contract price or project schedule, he shall submit to the Client, prior to commencement of work outlined in this memo, an itemized proposal for approval.

Title: Revisions to plans as itemized.

Reference:		Changes:
A101	Site Plan	<ul style="list-style-type: none"> Relocate one Siamese connection to the front of each building.

Reason: Revisions to site plan as per architectural review of the location of Siamese connection.

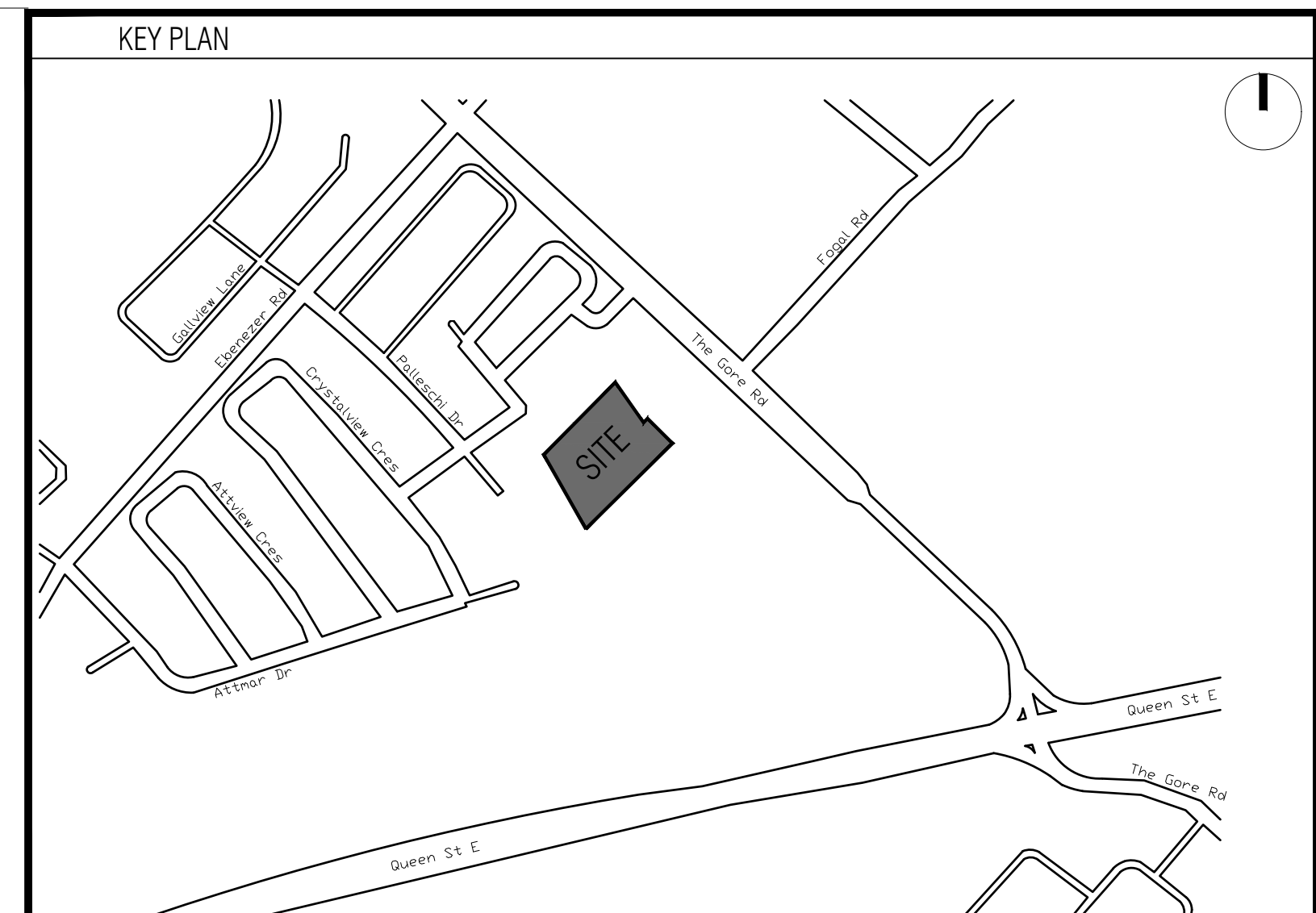
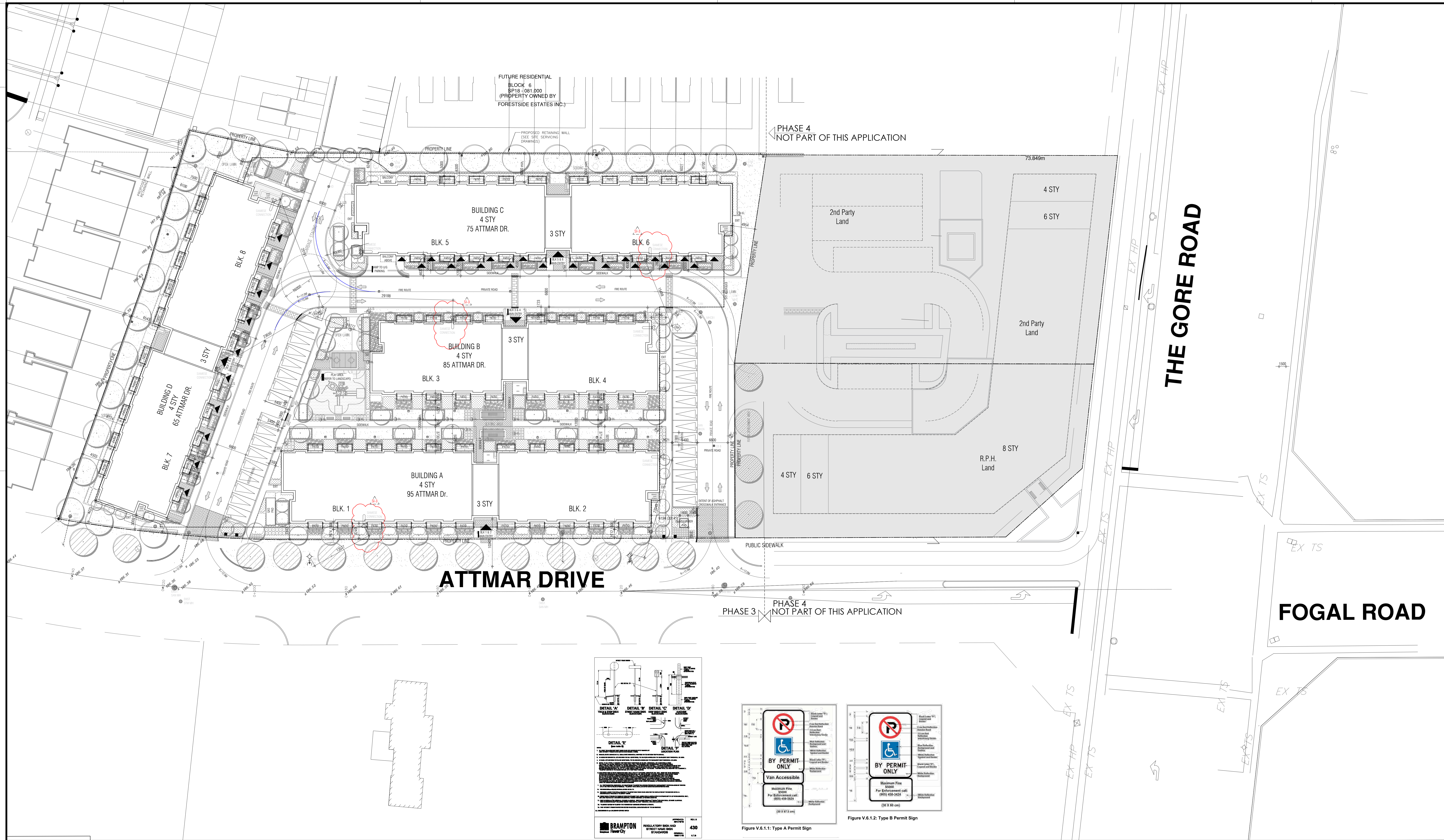
GRAZIANI + CORAZZA
 ARCHITECTS INC

D. Biase C.E.T.

Principal

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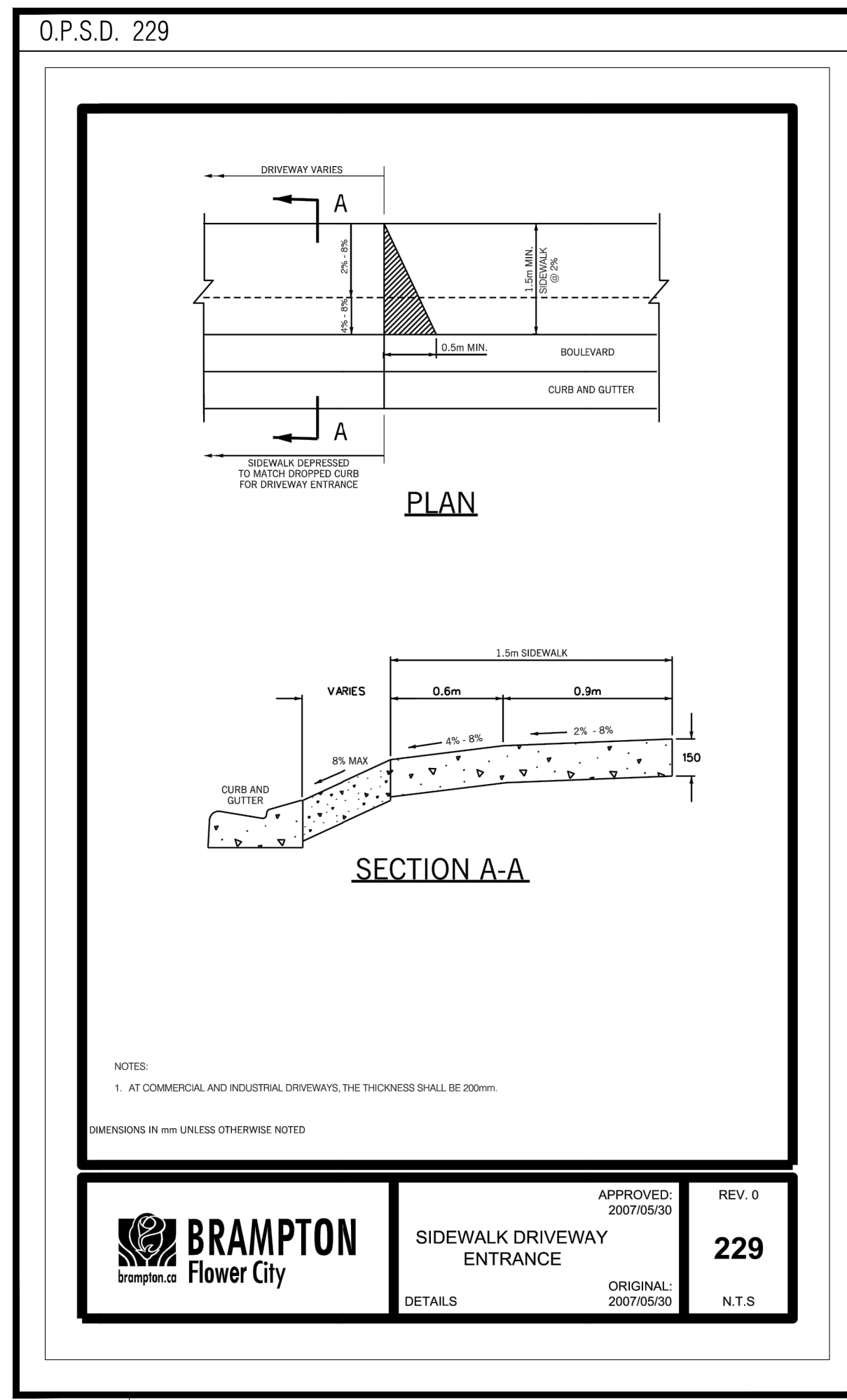
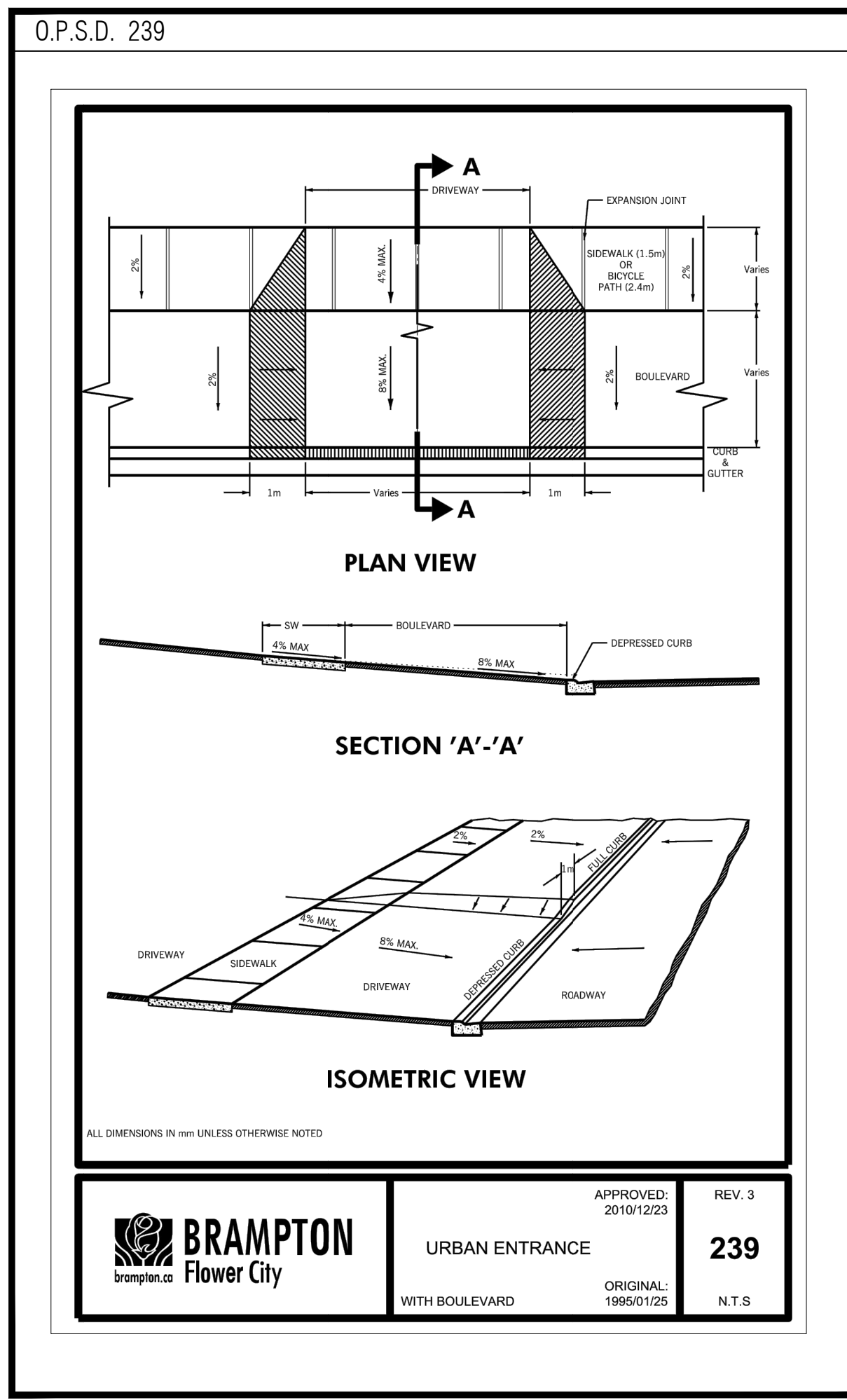


- GENERAL NOTES**
- For landscaping, refer to landscape drawings.
 - For proposed grading, refer to landscape drawings and approved grading plan.
 - All perimeter existing information indicated taken from survey.
 - All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended)

OBC CLASSIFICATION
Group C, Residential Occupancy, 4 Storey, Part 3.2.2.45, Part 9.10.4, Building is Sprinklered, Standpipe is required

PROJECT STATISTICS			
JOB #1331-15 - Brampton			
Date: December 14, 2020			
Project Statistics			
01. Site Area	Permitted / Required	Parcel A	
11666m ²	125575 R2		
02. G.F.A.			
Residential			
Above Grade		17900 m ²	
Below Grade			
Total		17900 m ²	
03. F.S.R.			
Minimum	1.25	1.53	
04. Lot Coverage			
Ratio			
Maximum	No requirement	4475 m ²	
Ratio	No requirement	25%	
05. Landscape Area			
Minimum	20% of the lot area - 2333.20 m ²	3718.13 m ² - 32%	
06. Setbacks (m) *			
Above Grade			
North	6.00	6.00	
East (Abutting R4A-2873)	3.00	6.00	
South (Front Lot Line)	3.0 to front wall	3.00	
West (Abutting R5C-3455)	6.00	6.00	
Below Grade			
North	0.30	1.05	
East	0.30	6.05	
South	0.30	1.85	
West	0.30	4.10	
07. Minimum Separation Distance Between Buildings			
12.0 meters between two exterior walls which contain balconies, doors, or windows of habitable rooms		12.0 m	
5.0 meters between two exterior walls which contain no balconies, doors, or windows of habitable rooms		5.0 m	
08. Unit Count **			
1 Bedroom	76	39%	
2 Bedroom	108	55%	
3 Bedroom	197	100%	
Total			
09. Total Parking **			
Residential - min. 32, Tandem 2 H.C.	197 (1 per unit)	246	
Visitor/Retail Ind-2 H.C.	40 (0.2 per unit)	40	
Total	237	286	
10. Lockers			
203			
11. Building Height			
Minimum (To Main Roof Slab)	45TY	45TY - 12.67M	
12. Amenity Space			
Indoor	0 m ²		
Outdoor	0 m ²		
Total	0 m ²		
* Setbacks to main building face			
** Final unit count may vary depending on market demand.			
*** Tandem parking are not included in the final count.			

- GENERAL NOTES**
- THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN.
 - ALL ENTRANCES, WALKWAYS, RAMPS, CURB CUTS, ETC. HAVE FLUSH THRESHOLDS AND/OR CAN BE ACCESSED BY A DISABLED PERSON(S) AS PER O.B.C. 2006 SECTION 9.8.
 - ALL EXCESS DRAINAGE MATERIAL WILL BE REMOVED FROM THE SITE.
 - AT ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGHOUT THE DRIVEWAY AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
 - IF THE FINAL COURSE OF THE DRIVEWAY ASPHALT PAVING IS DELAYED, INSTALL A TEMPORARY LIFT OF ASPHALT AT RAMPS OR CURB CUTS TO PROVIDE BARRED FREE ACCESS.
 - ALL WORK TO BE DONE IN CONFORMANCE WITH THE 2012 ONTARIO BUILDING CODE (O.B.C. as amended).
 - PRIOR TO ANY CONSTRUCTION TAKING PLACE, STRUCTURALLY CERTIFIED OVERSIGHT WORKING WITHIN THE RIGHT-OF-WAY AS SHOWN ON THE SITE PLAN (AS APPLICABLE), HANGING ADJACENT TO EXISTING PROPERTIES TO PROTECT FROM CONSTRUCTION ACTIVITY, AND ALL REQUIRED HANGING IN ACCORDANCE WITH THE EXISTING OCCUPANCY RULING AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE DIRECTED AND MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
 - A LETTER IS REQUIRED FROM A PROFESSIONAL ENGINEER (ENGINEER OF PROFESSIONAL ENGINEERING OF ONTARIO) STATING THAT THE STRUCTURE BELOW CAN SAFELY SUPPORT A FULLY LOADED WASTE COLLECTION VEHICLE RESIDING TO TONNES.
- SURVEY INFORMATION**
PLAN OF SUBDIVISION OF ALL OF BLOCKS 186, 187, 190 AND 191 AND PART OF BLOCK 188 REGISTERED PLAN 43M-1709 AND PART OF LOT 5, CONCESSION 9, NORTHERN DIVISION
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
Schaeffer Dralov Benet Limited
64 Jardin Drive
Concord, Ontario L4K 3P3
Ph: (416) 987-0101 Fax: 905-761-0119
- CLIENT INFORMATION**
FORESTSIDE ESTATES INC.
3550 LAMAR DR. SUITE 200
WOODBRIDGE ON L4L 9G3
Ph: 905-856-2150
Email: info@royalpinesthames.com



FILE NUMBER AND MUNICIPAL ADDRESS
SP18-118.000
ATTMAR & PALLESCHI DRIVE
BRAMPTON, ONTARIO
XXX XXX

LIST OF DRAWINGS

001. SITE PLAN	002. CONSTRUCTION DETAILS
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099. CONSTRUCTION DETAILS	100. CONSTRUCTION DETAILS

LEGEND

DEPRESSED CURB

SHIMMED CONNECTION

PARKING LEGEND

Site Plan

1:250 A101

TITLEBLOCK SIZE: 915 x 1200

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TRANSMISSION OF ANY VIEWS OF DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSMITTED.

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|-----|--------------|-----------------------------------|----|
| 01. | Oct.07.2019 | issued for tender | — |
| 02. | Mar.13.2020 | issued for design coordination #2 | — |
| 03. | Mar.16.2020 | issued for addendum #2 | — |
| 04. | Mar.16.2020 | issued for addendum #3 | — |
| 05. | Aug.24.2020 | issued for addendum #4 | — |
| 06. | Sept.28.2020 | issued for permit | lg |
| 07. | Oct.20.2020 | issued for addendum #5 | — |
| 08. | Nov.23.2020 | issued for addendum #6 | — |
| 09. | Dec.14.2020 | issued for addendum #7 | — |
| 10. | Jan.18.2021 | issued for addendum #8 | — |
| 11. | Mar.2.2021 | issued for permit | lg |
| 12. | Mar.09.2021 | issued for addendum #9 | — |
| 13. | Mar.10.2021 | issued for addendum #9R | — |
| 14. | Mar.26.2021 | issued for progress | — |
| 15. | May.14.2021 | issued for Site Instruction #1 | — |
| 16. | June.15.2021 | issued for Site Instruction #2 | — |
| 17. | July.7.2021 | re-issued for permit | lg |
| 18. | July.15.2021 | issued for Site Instruction #3 | lg |
| 19. | July.27.2021 | issued for Site Instruction #4 | lg |