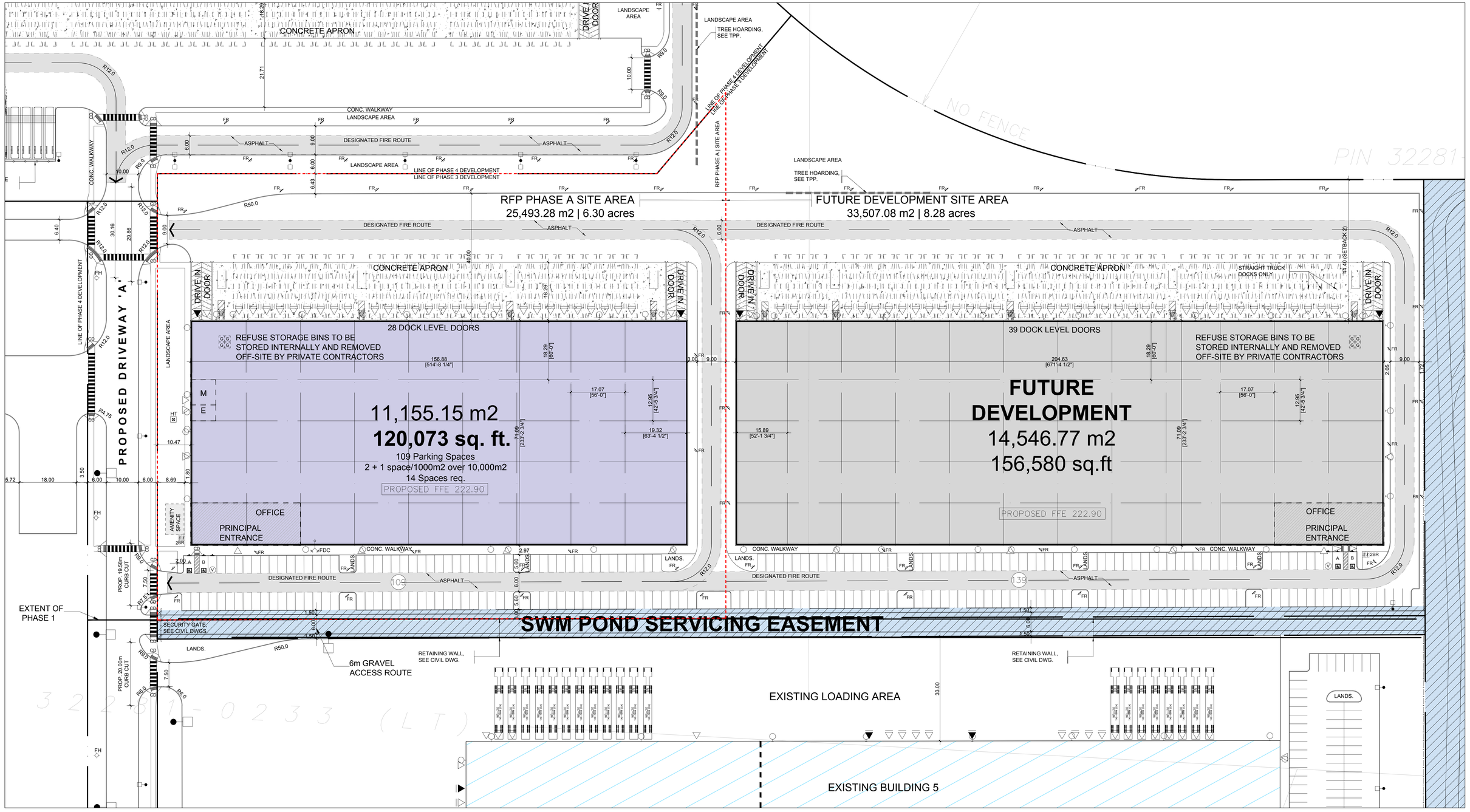


PROJECT NORTH TRUE NORTH

225 HENRY STREET PH1
BRANTFORD
2024-10-22
24-32

BALDASSARRA Architects Inc.
30 Great Gulf Dr Unit 20
Concord, ON L4K 0K7

SITE STATISTICS				
SITE	SITE AREA 3.2	59,000.36 m2	or	15.58 acres
	RFP PHASE A SITE AREA	25,493.28 m2	or	6.30 acres
	FUTURE DEVELOPMENT SITE AREA	33,507.08 m2	or	8.28 acres
ZONING		M2 - GENERAL INDUSTRIAL ZONE		
G.F.A.	BUILDING 'C'	11,155.15 m2	or	120,073 Sq.Ft.
	FUTURE DEVELOPMENT	14,546.77 m2	or	156,580 Sq.Ft.
SITE COVERAGE (6.30 acres)		11,155.15 m2	or	43.76 %
PARKING	2 Space + 1/1000m2 of G.F.A.	REQUIRED		PROVIDED
	BUILDING 'C'	14 Spaces		109 Spaces
	FUTURE DEVELOPMENT	17 Spaces		139 Spaces
	BARRIER-FREE PARKING	4% of req'd		2 Spaces
LOADING	BUILDING 'C'	28 DOCK LEVEL DOORS		
	FUTURE DEVELOPMENT	39 DOCK LEVEL DOORS		