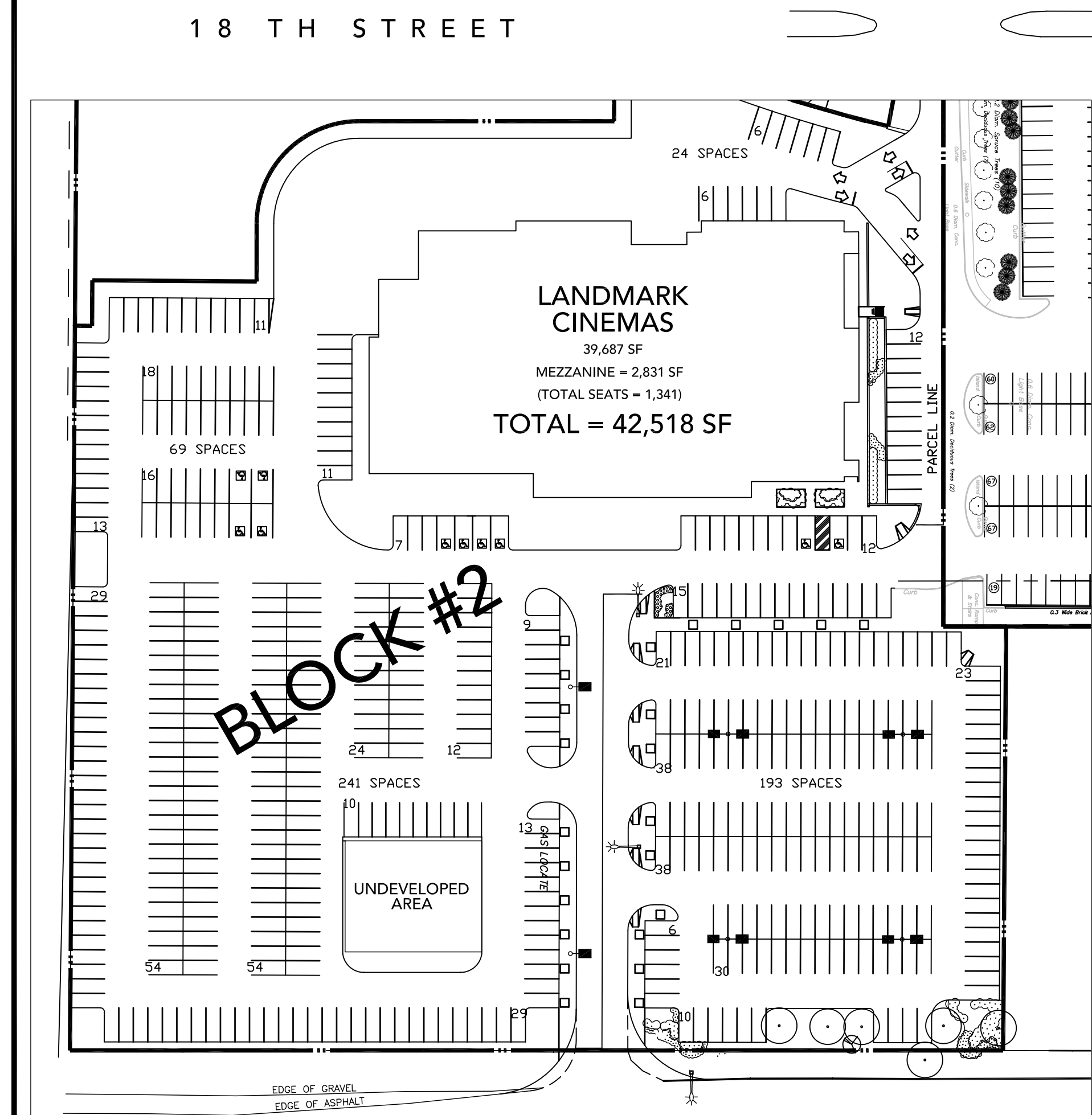
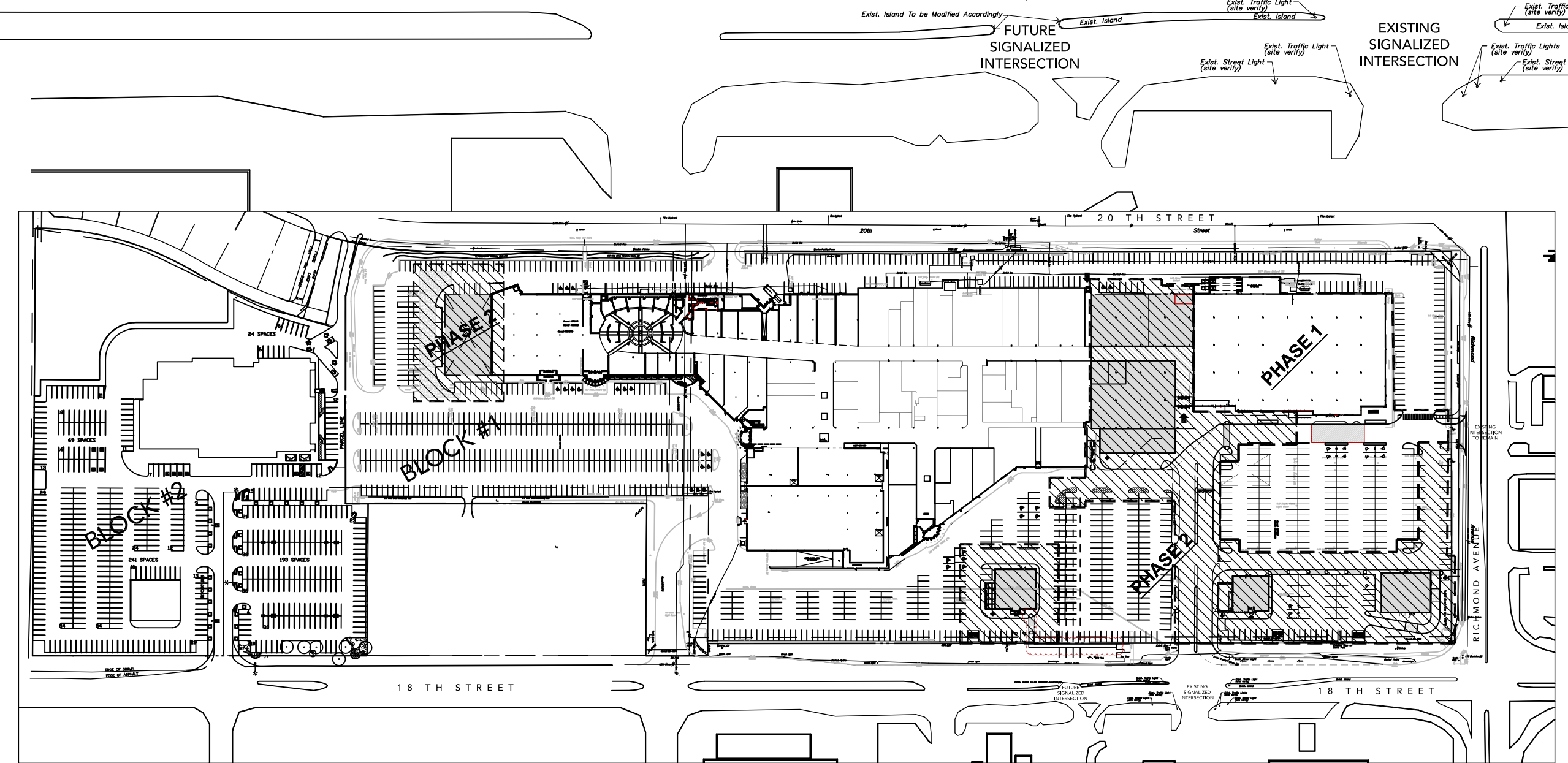


1 SITE PLAN - BLOCK 1  
SP-100 SCALE: 1/64" = 1'-0" (1:200)



2 SITE PLAN - BLOCK 2  
SP-100 SCALE: 1/64" = 1'-0" (1:200)



3 PHASE PLAN - FULL SITE  
SP-100 SCALE: 1/16" = NTS

TOTAL SITE STATISTICS:		PROPOSED STATISTICS:		NEW EAT & DRINK PADS:	
<b>EXISTING STATISTICS:</b>		<b>RETAIL AREAS (PHASE 1 &amp; PHASE 2):</b>		<b>TOTAL NEW EAT &amp; DRINK BUILDING AREA =</b> 13,260 SF	
PROPERTY SIZE:	BLOCK #1 = 1,046,491.94 SF BLOCK #2 = 281,781.90 SF	EXISTING TARGET =	108,566 SF	AREA FOR PARKING CALC. = 40% OF GFA =	7,956 SF
TOTAL = 1,328,273.85 SF = 30.45 ACRES = 12.32 HECTARES		TOTAL AREA DEMOLISHED =	9,869 SF	TOTAL NEW EAT & DRINK AREA =	(739.13 SM) 7,956 SF
<b>MALL AREAS:</b>		<b>TOTAL AREA CONVERTED TO NEW MALL CORRIDOR (A328 SF - 200 SF KIDZ) =</b> 6,028 SF		<b>NEW GOODLIFE GYM:</b>	
EXISTING TARGET =	108,566 SF	TOTAL AREA RE-DEMISED TO NEW CRU =	2,000 SF	TOTAL AREA =	(2,415.47 SM) 36,000 SF
EXISTING RETAIL A =	20,345 SF	TOTAL NEW EXPANSION =	4,922 SF	(1,811.41 SM) 19,500 SF	
EXISTING MALL RETAIL AREA (INCLUDING SAFEWAY)	185,744 SF	TOTAL RETAIL AREA (EXCLUDES NEW FOOD STORE) =	34,585 SF	<b>TOTAL SITE PARKING CALCULATIONS:</b>	
EXISTING MALL EAT & DRINK AREA (FOOD COURT)	12,995 SF	PHASE 1 FOOD STORE:		TOTAL PARKING REQUIRED FOR RETAIL (27,934.36 SM) = 1 CAR / 30.5 SM =	916 CARS
TOTAL EXISTING MALL RETAIL AREA =	327,235 SF	NEW FOOD STORE GROUND FLOOR =	62,479 SF	TOTAL PARKING REQUIRED FOR EAT & DRINK (739.16 SM) = 1 CAR / 4.6 SM =	161 CARS
<b>OUT PARCEL AREAS:</b>		NEW FOOD STORE MALL CONNECTION =	535 SF	TOTAL PARKING REQUIRED FOR GOODLIFE (10 / 1,000 SF + 1 / EMPLOYEE) =	237 CARS
EXISTING THEATRE =	39,687 SF	PROPOSED EMPLOYEE MEZZANINE =	2,400 SF	TOTAL PARKING REQUIRED FOR THEATRE (SEATS = 1,341) = 1 CAR / 4 SEATS =	335 CARS
TOTAL EXISTING OUT PARCEL GFA =	(3,687.04 SM) 39,687 SF	PROPOSED MECHANICAL MEZZANINE =	1,500 SF	TOTAL PARKING REQUIRED =	1,649 CARS
<b>TOTAL EXISTING:</b>		TOTAL PROPOSED FOOD STORE GFA =	67,054 SF	TOTAL EXISTING PARKING =	2,068 CARS
TOTAL EXISTING MALL RETAIL AREA =	314,655 SF	EXISTING RETAIL A =	20,345 SF	TOTAL PARKING LOST DUE TO EXPANSION =	170 CARS
TOTAL EXISTING MALL RETAIL AREA (INCLUDING SAFEWAY)	185,744 SF	TOTAL RETAIL EXP. AREA (GROUND FLOOR) =	10,000 SF	TOTAL PARKING PROVIDED =	1,898 CARS
TOTAL EXISTING MALL EAT & DRINK AREA (FOOD COURT) =	12,995 SF	EXISTING RETAIL A AREA =	30,343 SF	TOTAL PARKING ABUNDANCE =	249 CARS
TOTAL EXISTING THEATRE =	39,687 SF	EXISTING MALL RETAIL AREA (INCLUDES EAT & DRINK) =	172,739 SF		
TOTAL EXISTING AREA =	367,337 SF	NEW GOODLIFE GYM (NOT INCLUDED) =	(NEW GOODLIFE GYM NOT INCLUDED)		
		TOTAL NEW MALL RETAIL AREA (G1A) =	(27,934.36 SM) 300,883 SF		

- LEGEND:**
- ① DEPRESSED CURB AND RAMP
  - ② CONCRETE SIDEWALK 3.0 M WIDE (UNLESS NOTED OTHERWISE)
  - ③ CONCRETE SIDEWALK AT BUILDING SHALL BE CONSTRUCTED BY BUILDING CONTRACTOR REFER TO ARCH. DWGS. FOR EXENT
  - ④ SIAMSE CONNECTION
  - ⑤ CONCRETE CURB
  - ⑥ HEAVY DUTY CONCRETE PAVING
  - ⑦ 90° PARKING STRIPING (TYP.)
  - ⑧ HANDICAP PAVEMENT MARKING AND SIGN (RC-6 TYP.)
  - ⑨ TEXTURED PEDESTRIAN CROSSWALK
  - ⑩ STOP BAR
  - ⑪ FIRE LANE SIGN
  - ⑫ STOP SIGN (RA-1)
  - ⑬ BIKE RACKS
  - ⑭ BOLLARD PAINTED YELLOW
  - ⑮ LANDSCAPED ISLAND/AREA
  - ⑯ CONCRETE ISLAND/AREA
  - ⑰ PAINTED ISLAND
  - ⑱ FIRE HYDRANT
  - ⑳ EXISTING CONCRETE CURB TO BE DEMOLISHED
  - ㉑ PAINTED TRAFFIC MARKINGS
  - ㉒ PEDESTRIAN CROSSING SIGN
  - ㉓ HEAVY DUTY CONCRETE FOR FIRE LANE
  - ㉔ EXISTING SITE DIRECTORY SIGNAGE / PYLON TO BE REMOVED
  - ㉕ EXISTING LIGHT POST TO BE REMOVED/RELOCATED
  - ㉖ EXISTING LANDSCAPING TO BE REMOVED
  - ㉗ DO NOT ENTER SIGN

**SP-100**

NO.	REVISIONS	MARK VOID ALL COPIES PREVIOUS FINAL DATE	DATE	BY
10	SIDEWALK ADDED TO BLDG. A1		11-03-01	AU
9	ISSUED FOR SPA		11-03-01	AU
8	NEW BUS LAY-BY		16-11-01	AU
7	NEW SITE ENTRANCE EARTH BING AND BUS LAY-BY		16-10-03	AU
6	NEW TRANSFORMER LOCATION		16-08-24	AU
5	UNIT NUMBERS REVISED		16-08-09	AU
4	ISSUED TO HIGHWAY DEPT.		16-07-21	AU
3	ISSUED FOR DEVELOPMENT PERMIT		16-06-29	AU
2	REVISED AS PER SERVICES		16-05-20	AU
1	ISSUED FOR PHASE 2 SPA		16-05-16	AU

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

**MASTER SITE PLAN**

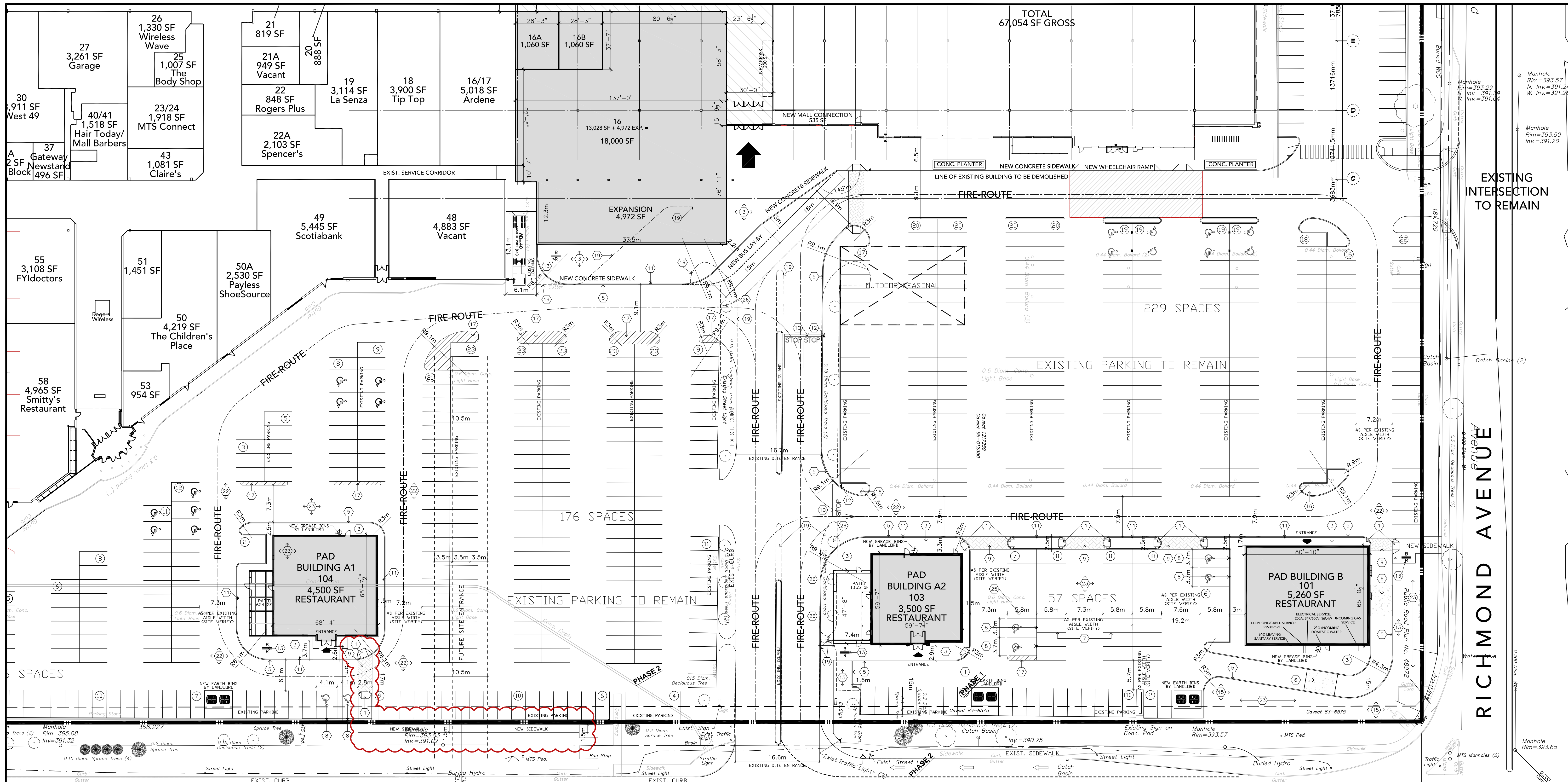
SCALE: AS NOTED

**BRANDON SHOPPERS MALL**  
1570 18TH ST.  
BRANDON, MANITOBA  
FOR: MORGUARD

**PETROFF PARTNERSHIP ARCHITECTS**  
**PETROFF**

260 TOWN CENTRE BLVD., SUITE 300  
MARKHAM ONTARIO CANADA L3R 8H8  
TEL. 905.470.7000 FAX. 905.470.2500

DRAWN BY	RY	PROJECT NO.	15216
CHECKED BY	AU	DWG. NO.	SP-100
DATE	-		
ISSUED	17-03-07		



TOTAL  
67,054 SF GROSS

EXISTING  
INTERSECTION  
TO REMAIN

RICHMOND AVENUE

18 TH STRE

SP-100.01

<b>ENLARGED SITE PLAN</b>	
SCALE: AS NOTED	
<b>BRANDON SHOPPERS MALL</b> 1570 18TH ST. BRANDON, MANITOBA FOR: MORGUARD	
PETROFF PARTNERSHIP ARCHITECTS <b>PETROFF</b>	
260 TOWN CENTRE BLVD, SUITE 300 MARKHAM ONTARIO CANADA L3R 8H8 TEL. 905.470.7000 FAX. 905.470.2500	
DRAWN BY: RY	PROJECT NO. 15216
CHECKED BY: AU	DWG. SP-100.01
DATE: -	
ISSUED: 17-03-07	