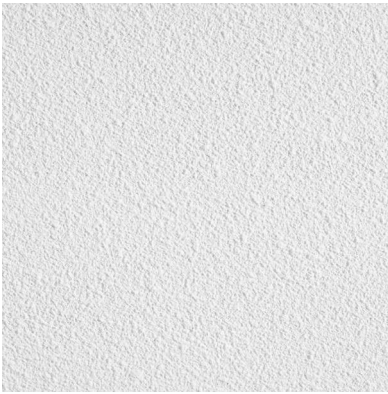



MATERIAL LEGEND




EF1

EIFS Stucco finish  
Colour: Light Gray




EF2

Modern Metal Cladding  
(Forma Plant or similar)  
Colour: Red Cedar




EF3

FIBER CEMENT PANEL  
Colour: Charcoal Gray




EF4

Clay Bricks - Architectural  
Large  
Colour: Light (Ash White)




EF5

Thin Stone: 1" Thick, Echo  
Ridge Cultured Stone -  
Cobblefield, with half inch mortar  
joints




EF6

Fiber Cement Panel  
Colour: Dark Gray



EF7

Modern Stone Panel (Stonitex  
Elemex or similar  
Colour: Cambrian Black



EF8

Split Face Architectural Concrete  
Block  
Colour: Dark Gray

TWO STOREY COMMERCIAL/ OFFICE (BUILDING - A)

ONTARIO 2012 BUILDING CODE DATA MATRIX								OBC Reference				
1	PROJECT NAME & LOCATION <b>TWO STOREY COMMERCIAL/ OFFICE (Building A)</b> Bronte Rd & Charles Cornwall Rd Oakville, ON						<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of Use		<input checked="" type="checkbox"/> Part 3			
2	MAJOR OCCUPANCY (S)		Business and personal services occupancies - Group D Mercantile - Group E					3.1.2.1.(1)				
3	BUILDING AREA		Existing: N/A		New: 2,667 m2,				1.4.1.2.			
4	GROSS FLOOR AREA		Existing: N/A		New: 4,477 m2,				1.4.1.2.			
5	NUMBER OF STOREYS		Above Grade		2 Storeys		Below Grade: 0		1.4.1.2. & 3.2.1.1.			
6	HEIGHT OF BUILDING		9.8 m. (Top of Roof deck)									
7	NUMBER OF STREETS/ACCESS ROUTES		One									
7a	BUILDING CLASSIFICATION		3.2.2.54. Group D, up to 3 Storeys, Sprinklered 3.2.2.60. Group E, up to 3 Storeys, Sprinklered					3.2.2.54 3.2.2.60				
8	SPRINKLER SYSTEM PROPOSED		<input checked="" type="checkbox"/> entire building <input type="checkbox"/> basement only <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not required					3.2.2.54 3.2.2.60				
9	STANDPIPE REQUIRED		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					3.2.9.4.(1)				
10	FIRE ALARM REQUIRED		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					3.2.4.1. (2)				
11	WATER SERVICE/SUPPLY IS ADEQUATE		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					3.2.5.7				
12	CONSTRUCTION PERMITTED CONSTRUCTION ACTUAL		<input type="checkbox"/> Combustible <input type="checkbox"/> Combustible		<input type="checkbox"/> Non-combustible <input type="checkbox"/> Non-combustible		<input checked="" type="checkbox"/> Both <input checked="" type="checkbox"/> Both		3.2.2.54 3.2.2.60			
13	OCCUPANT LOAD		exact load to be determined on tenant fit out permit (approx 400)						3.1.17.1.(1)			
14	MEZZANINE(S) area		N.A.						3.2.1.1.(3)-(8)			
15	BARRIER FREE DESIGN		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					3.8.				
17	HAZARDOUS SUBSTANCES		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					3.3.1.2.(1)&3.3.1.19(1)				
18	Required	Horizontal Assemblies FRR (Hour)				Listed Design No. or Description (D-2)		3.2.2.54 3.2.2.60				
Fire Resistance Rating (FRR)	Fire	floors 45 min. (or non-combustible constr.)				to be determined on BP						
	Resistance	roof no rating hours										
	Rating	mezzanine N/A hours										
	(FRR)	FRR of Supporting Members										
		floors 45 min. (or non-combustible constr.)				to be determined on BP						
	Resistance	roof no rating hours										
	Rating	mezzanine N/A hours										
	(FRR)	FRR of Supporting Members										
		floors no rating hours										
		roof no rating hours										
19	SPATIAL SEPARATION - Construction of Exterior Walls							Tables 3.2.3.1.D & 3.2.3.7				
	Wall	Area EBF (m2)	L.D. (m)	Area Unprotected opening (m2)	Permitted Max % of Openings	Proposed % of Openings	FRR (hours)	Listed Design or Description	Comb. Const.	Comb. Const. Non-comb. Cladding	Non-Comb. Const. Non-comb. Cladding	
	North - East	95.0	6.0	35.0	37%	36.8%	1 hr.	TBD	<input checked="" type="checkbox"/>			
	North - West	179.0	3.0	0	12%	0%	2 hr.	TBD		<input checked="" type="checkbox"/>		
	South - West	175	> 15	<175	100%	<100%	no rating		<input checked="" type="checkbox"/>			
	South - East	107	14.0	<107	100%	<100%	no rating		<input checked="" type="checkbox"/>			

Note: for spatial separation calculation, worst fire compartment is considered in the table.

ONE STOREY COMMERCIAL (BUILDING - B)

Item	ONTARIO 2012 BUILDING CODE DATA MATRIX							OBC Reference				
1	PROJECT NAME & LOCATION <b>TWO STOREY COMMERCIAL (Building B)</b> Bronte Rd & Charles Cornwall Rd Oakville, ON						<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Part 3				
2	MAJOR OCCUPANCY (S)		Mercantile - Group E					3.1.2.1.(1)				
3	BUILDING AREA		Existing: N/A		New: 677 m2.		1.4.1.2.					
4	GROSS FLOOR AREA		Existing: N/A		New: 677 m2.		1.4.1.2.					
5	NUMBER OF STOREYS		Above Grade		1 Storey	Below Grade: 0		1.4.1.2. & 3.2.1.1.				
6	HEIGHT OF BUILDING		5.3 m. (Top of Roof deck)									
7	NUMBER OF STREETS/ACCESS ROUTES		Two									
7a	BUILDING CLASSIFICATION		3.2.2.61. Group E, up to 2 Storeys					3.2.2.54 3.2.2.60				
8	SPRINKLER SYSTEM PROPOSED						<input type="checkbox"/> entire building <input type="checkbox"/> basement only <input type="checkbox"/> in lieu of roof rating <input checked="" type="checkbox"/> not required	3.2.2.61				
9	STANDPIPE REQUIRED						<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		3.2.9.4.(1)		
10	FIRE ALARM REQUIRED						<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		3.2.4.1. (2)		
11	WATER SERVICE/SUPPLY IS ADEQUATE						<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		3.2.5.7		
12	CONSTRUCTION PERMITTED		<input type="checkbox"/> Combustible		<input type="checkbox"/> Non-combustible		<input checked="" type="checkbox"/> Both		3.2.2.61			
13	CONSTRUCTION ACTUAL		<input type="checkbox"/> Combustible		<input type="checkbox"/> Non-combustible		<input checked="" type="checkbox"/> Both					
14	OCCUPANT LOAD		exact load to be determined on tenant fit out permit (approx 100)								3.1.17.1.(1)	
15	MEZZANINE(S)		area		N.A.				3.2.1.1.(3)-(8)			
16	BARRIER FREE DESIGN		<input checked="" type="checkbox"/> YES		<input type="checkbox"/> NO				3.8.			
17	HAZARDOUS SUBSTANCES		<input type="checkbox"/> YES		<input checked="" type="checkbox"/> NO				3.3.1.2.(1)&3.3.1.19(1)			
18	Required	Horizontal Assemblies FRR (Hour)				Listed Design No. or Description (D-2)		3.2.2.61				
Fire Resistance Rating (FRR)	Fire	floors no rating hours										
	Resistance	roof no rating hours										
	Rating	mezzanine N/A hours										
	(FRR)	FRR of Supporting Members										
		floors no rating hours										
	Resistance	roof no rating hours										
	Rating	mezzanine N/A hours										
	(FRR)	FRR of Supporting Members										
		floors no rating hours										
		roof no rating hours										
19	SPATIAL SEPARATION - Construction of Exterior Walls							Tables 3.2.3.1.C & 3.2.3.7				
	Wall	Area EBF (m2)	L.D. (m)	Area Unprotected opening (m2)	Permitted Max % of Openings	Proposed % of Openings	FRR (hours)	Listed Design or Description	Comb. Const.	Comb.Const. Non-comb. Cladding	Non-Comb.Const. Non-comb. Cladding	
	North - East	114.5	10.1	39.2	40%	34.2%	1 hr.		<input checked="" type="checkbox"/>			
	North - West	180	> 70	<180	100%	<100%	no rating		<input checked="" type="checkbox"/>			
	South - West	B-2 53.5 B-1 51.4	6.0	13.4 12.6	27% 28%	27% 28%	1 hr.			<input checked="" type="checkbox"/>		
	South - East	37.1	11.6	1.70	100%	<100%	no rating		<input checked="" type="checkbox"/>			

Note: for spatial separation calculation, worst fire compartment is considered in the table.

1		SITE PLAN APPROVAL	2024-12-19
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Rev	By	Description	Date
Iss.			YY-MM-DD
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DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.


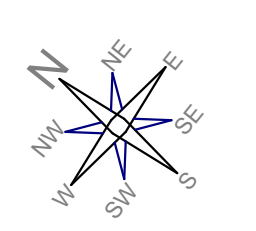
KBA

INC

KISHOR BHATTARAI & ASSOCIATES

(KBA) INC.

17 Newcastle Cres, Brampton Ontario L6S3Z1  
Tel: 905-965-1546 e-mail: kb@kba-architect.ca  
www.kba-architect.ca



PROJECT



1 NORTH-EAST ELEVATION  
A7 1 : 150



2 SOUTH-EAST ELEVATION  
A7 1 : 150

#### MATERIAL LEGEND

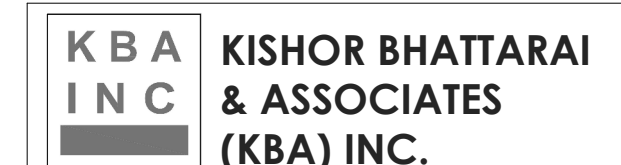
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|-----|--|
| EF1 | EIFS Stucco finish<br>Colour: Light Gray   |
| EF2 | Modern Metal Cladding (Forma Plant or similar)<br>Colour: Red Cedar                            |
| EF3 | FIBER CEMENT PANEL<br>Colour: Charcoal Gray  |
| EF4 | Clay Bricks - Architectural Large<br>Colour: Light (Ash White)                                 |
| EF5 | Thin Stone: 1" Thick, Echo Ridge Cultured<br>Stone - Cobblefield, with half inch mortar joints |
| EF6 | Fiber Cement Panel<br>Colour: Dark Gray  |
| EF7 | Modern Stone Panel (Stonitex) Elemex or similar<br>Colour: Cambrian Black                      |
| EF8 | Split Face Architectural Concrete Block<br>Colour: Dark Gray                                   |

1	SITE PLAN APPROVAL	2024-12-19
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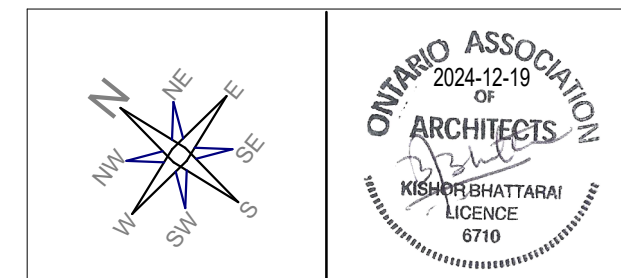
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Iss.			YY-MM-DD

#### Revision / Issue Schedule

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Tel: 905-965-1546 e-mail: kb@kba-architect.ca  
www.kba-architect.ca



PROJECT  
OAKVILLE COMMERCIAL  
PLAZA (SHELL ONLY)

N/E of Bronte Rd & Charles Cornwall Rd  
Oakville, ON L6M 4G3

DRAWING TITLE

EXTERIOR ELEVATION I  
- BLDG A

BY  
CS  
PROJECT NO.:  
24-022

CHECK  
KB  
ISSUED FOR  
SITE PLAN APPROVAL

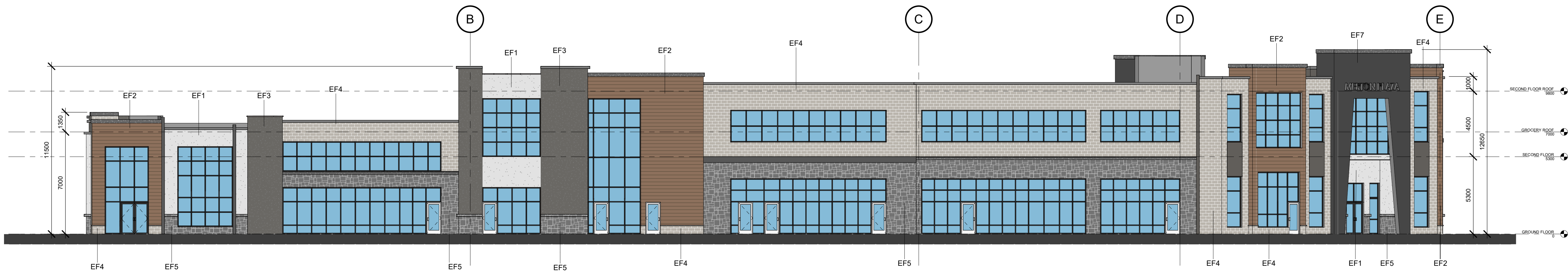
SCALE:  
As indicated

DATE:  
2024-12-19

A7

PLOT DATE: 2024-12-18 2:08:47 PM





1 SOUTH-WEST ELEVATION  
1 : 150



2 NORTH-WEST ELEVATION  
1 : 150

#### MATERIAL LEGEND

- EF1 EIFS Stucco finish  
Colour: Light Gray
- EF2 Modern Metal Cladding (Forma Plant or similar)  
Colour: Red Cedar
- EF3 FIBER CEMENT PANEL  
Colour: Charcoal Gray
- EF4 Clay Bricks - Architectural Large  
Colour: Light (Ash White)
- EF5 Thin Stone: 1" Thick, Echo Ridge Cultured Stone - Cobblefield, with half inch mortar joints
- EF6 Fiber Cement Panel  
Colour: Dark Gray
- EF7 Modern Stone Panel (Stonitex) Elemex or similar  
Colour: Cambrian Black
- EF8 Split Face Architectural Concrete Block  
Colour: Dark Gray

1 SITE PLAN APPROVAL 2024-12-19

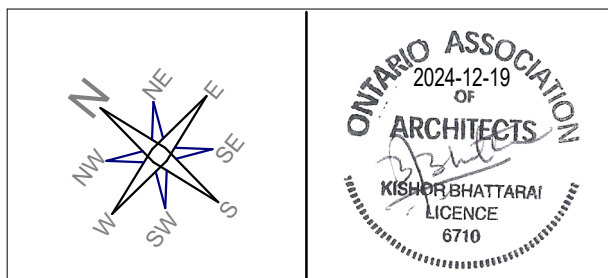
Rev	By	Description	Date
Iss.			YY-MM-DD

#### Revision / Issue Schedule

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**KBA INC.** KISHOR BHATTARAI & ASSOCIATES (KBA) INC.

17 Newcastle Cres, Brampton Ontario L6S3Z1  
Tel: 905-965-1546 e-mail: kb@kba-architect.ca  
www.kba-architect.ca



PROJECT  
OAKVILLE COMMERCIAL PLAZA (SHELL ONLY)

N/E of Bronte Rd & Charles Cornwall Rd  
Oakville, ON L6M 4G3

DRAWING TITLE  
**EXTERIOR ELEVATION II - BLDG A**

BY CS | CHECK KB | ISSUED FOR SITE PLAN APPROVAL

PROJECT NO.: 24-022 SHEET NO.:

SCALE: As indicated

DATE: 2024-12-19

A8

PLOT DATE: 2024-12-18 2:08:51 PM





SOUTH-EAST PERSPECTIVE VIEW



NORTH-WEST PERSPECTIVE VIEW



NOTE:  
SIGNAGES ARE SHOWN FOR REFERENCE ONLY.  
TENANT MUST OBTAIN A SEPARATE PERMIT FOR EXACT  
DIMENSIONS.



NORTH-WEST AERIAL VIEW

1	SITE PLAN APPROVAL	2024-12-19
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Rev	By	Description	Date
Iss.			YY-MM-DD
Revision / Issue Schedule			

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS  
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CONFIGURATIONS & DIMENSIONS ON SITE BEFORE  
BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF  
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KBA  
INC

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& ASSOCIATES  
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Tel: 905-965-1546 e-mail: kb@kba-architect.ca  
www.kba-architect.ca

N  
NW  
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ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
KISHOR BHATTARAI  
LICENSE  
6710

2024-12-19

PROJECT  
OAKVILLE COMMERCIAL  
PLAZA (SHELL ONLY)

N/E of Bronte Rd & Charles Cornwall Rd  
Oakville, ON L6M 4G3

DRAWING TITLE  
EXTERIOR VIEWS -  
BLDG A

BY  
CS  
PROJECT NO.:  
SCALE:  
DATE:  
2024-12-19

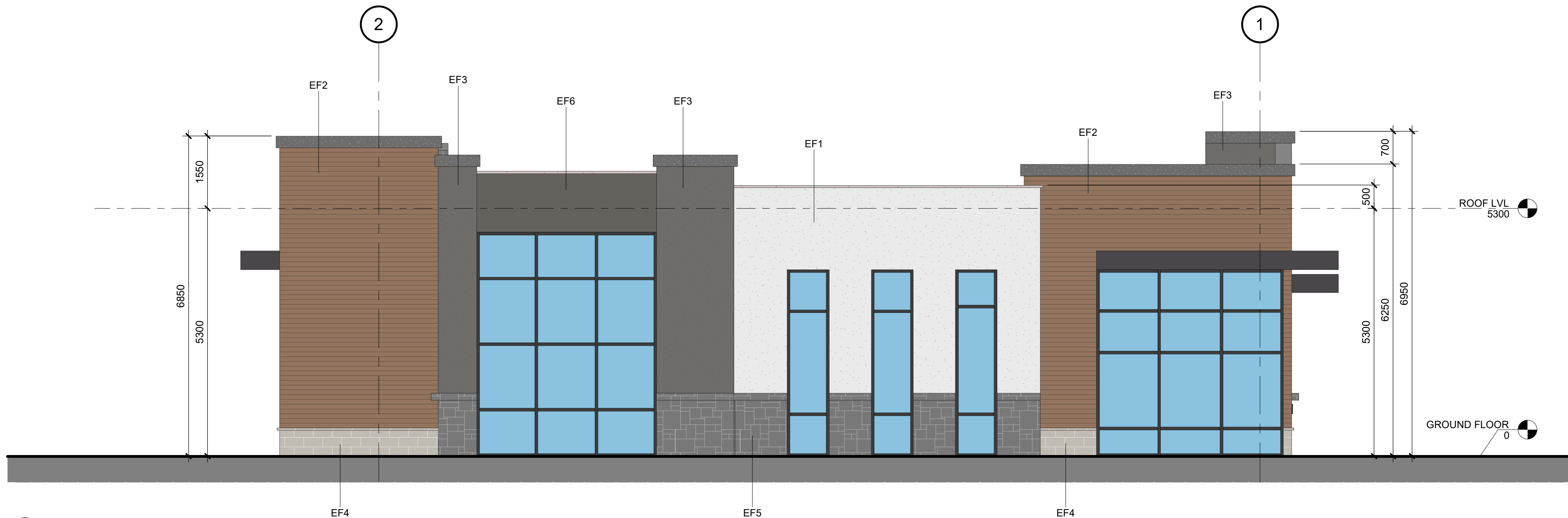
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KB  
24-022

ISSUED FOR  
SITE PLAN APPROVAL  
SHEET NO.:  
A9





2 SOUTH-EAST ELEVATION  
1 : 64



1 NORTH-EAST ELEVATION  
1 : 64

#### MATERIAL LEGEND

EF1	EIFS Stucco finish Colour: Light Gray
EF2	Modern Metal Cladding (Forma Plant or similar) Colour: Red Cedar
EF3	FIBER CEMENT PANEL Colour: Charcoal Gray
EF4	Clay Bricks - Architectural Large Colour: Light (Ash White)
EF5	Thin Stone: 1" Thick, Echo Ridge Cultured Stone - Cobblefield, with half inch mortar joints
EF6	Fiber Cement Panel Colour: Dark Gray

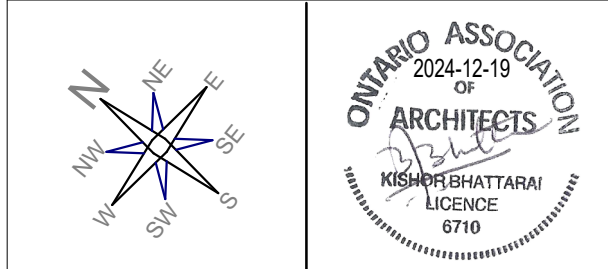
1	SITE PLAN APPROVAL	2024-12-19
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Rev	By	Description	Date
Iss.			YY-MM-DD
Revision / Issue Schedule			

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www.kba-architect.ca



PROJECT  
OAKVILLE COMMERCIAL PLAZA (SHELL ONLY)

Bronte Rd & Charles Cornwall Rd  
Oakville, ON L6M 4G3

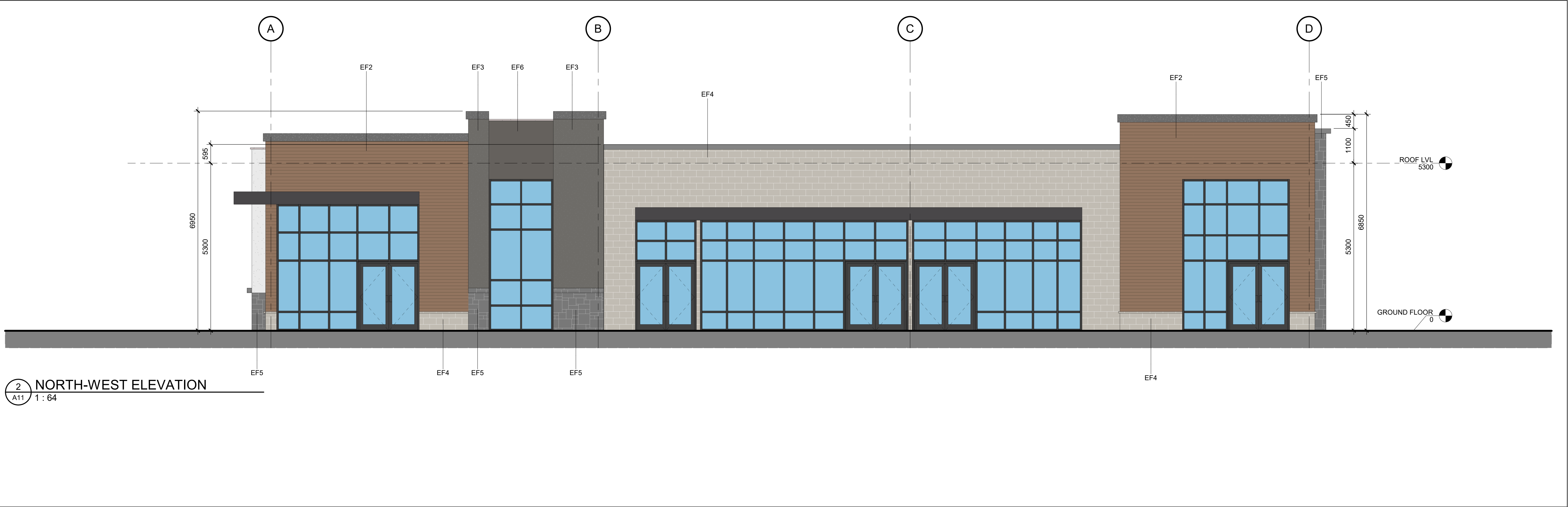
DRAWING TITLE  
EXTERIOR ELEVATION I - BLDG B

BY	CHECK	ISSUED FOR
CS	KB	SITE PLAN APPROVAL
PROJECT NO.:	24-022	SHEET NO.:
SCALE:	1 : 64	
DATE:	2024-12-19	


A10

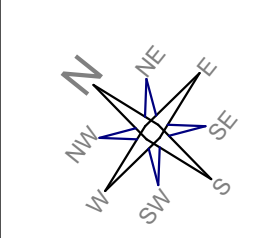

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MATERIAL LEGEND		
EF1	EIFS Stucco finish	Colour: Light Gray
EF2	Modern Metal Cladding (Forma Plant or similar)	Colour: Red Cedar
EF3	FIBER CEMENT PANEL	Colour: Charcoal Gray
EF4	Clay Bricks - Architectural Large	Colour: Light (Ash White)
EF5	Thin Stone: 1" Thick, Echo Ridge Cultured Stone - Cobblefield, with half inch mortar joints	
EF6	Fiber Cement Panel	Colour: Dark Gray

1		SITE PLAN APPROVAL		2024-12-19	
Rev	By	Description			Date
Iss.					YY-MM-DD
Revision / Issue Schedule					
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		<b>KISHOR BHATTARAI &amp; ASSOCIATES (KBA) INC.</b>			
17 Newcastle Cres, Brampton Ontario L6S3Z1 Tel: 905-965-1546 e-mail: kb@kba-architect.ca www.kba-architect.ca					

	
PROJECT OAKVILLE COMMERCIAL PLAZA (SHELL ONLY)	
Bronte Rd & Charles Cornwall Rd Oakville, ON L6M 4G3	
DRAWING TITLE EXTERIOR ELEVATION II -- BLDG B	
BY CS	CHECK KB
PROJECT NO. 24-022	ISSUED FOR SITE PLAN APPROVAL
SCALE: 1 : 64	SHEET NO.: A11
DATE: 2024-12-19	

PLOT DATE: 2024-12-18 2:07:16 PM





SOUTH-EAST PERSPECTIVE VIEW



SOUTH-WEST PERSPECTIVE VIEW

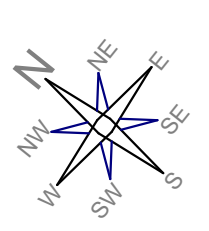



NORTH-EAST AERIAL VIEW



SOUTH-WEST AERIAL VIEW

**NOTE:**  
SIGNAGES ARE SHOWN FOR REFERENCE ONLY.  
TENANT MUST OBTAIN A SEPARATE PERMIT FOR EXACT  
DIMENSIONS.

1	SITE PLAN APPROVAL		2024-12-19
Rev	By	Description	Date
Iss.			YY-MM-DD
Revision / Issue Schedule			
DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.			
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PROJECT OAKVILLE COMMERCIAL PLAZA (SHELL ONLY)			
Bronte Rd & Charles Cornwall Rd Oakville, ON L6M 4G3			
DRAWING TITLE EXTERIOR VIEWS - BLDG B			
BY CS	CHECK KB	ISSUED FOR SITE PLAN APPROVAL	
PROJECT NO.: 24-022		SHEET NO.:	
SCALE:			
DATE: 2024-12-19		<b>A12</b>	

PLOT DATE: 2024-12-18 2:07:20 PM





3D VIEW FROM NORTH EAST (LOOKING FROM MERTON ROAD)  
(RENDERING REPRESENTS ARTIST CONCEPT ONLY)

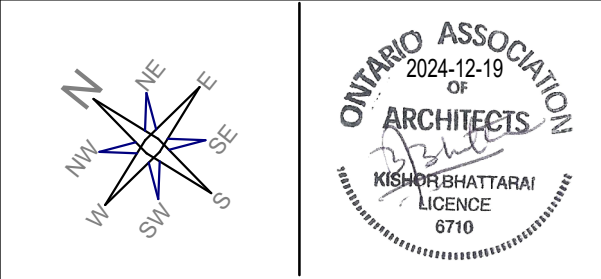
1	SITE PLAN APPROVAL	2024-12-19
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Rev	By	Description	Date
Iss.			YY-MM-DD
Revision / Issue Schedule			

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

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Tel: 905-965-1546 e-mail: kb@kba-architect.ca  
www.kba-architect.ca



PROJECT  
OAKVILLE COMMERCIAL PLAZA (SHELL ONLY)

N/E of Bronte Rd & Charles Cornwall Rd  
Oakville, ON L6M 4G3

DRAWING TITLE  
Building Rendering

BY	CHECK	ISSUED FOR
Author	Checked	SITE PLAN APPROVAL
PROJECT NO.: 24-022	SHEET NO.: <b>A13</b>	
SCALE:		
DATE: 2024-12-19		

PLOT DATE: 2024-12-18 2:09:06 PM