

LEGAL DESCRIPTION
 BOUNDARY AND TOPOGRAPHIC SURVEY OF PART OF LOT 1 CONCESSION 3 SOUTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF TRAFALGAR) TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON

PROJECT NORTH

TRUE NORTH

SITE STATISTICS

SITE AREA	155,945.04 m ² or 38.53 acres
ZONING	E2 - BUSINESS EMPLOYMENT
LOT FRONTAGE	30.00 m (MIN) 386.83 m
FRONT YARD (EAST)	3.00 m 25.83 m
REAR YARD (WEST)	3.00 m 50.20 m
INTERIOR SIDE YARD (SOUTH)	3.00 m 56.94 m
INTERIOR SIDE YARD (NORTH)	3.00 m 18.20 m
BUILDING A	32,490.92 m ² or 349,730 sq ft
OFFICE	863.06 m ² or 9,290 sq ft
WAREHOUSE	31,524.24 m ² or 339,325 sq ft
MECH / ELECTR.	103.62 m ² or 1,115 sq ft
BUILDING B	28,972.27 m ² or 311,855 sq ft
OFFICE	724.16 m ² or 7,795 sq ft
WAREHOUSE	28,144.49 m ² or 302,945 sq ft
MECH / ELECTR.	103.62 m ² or 1,115 sq ft
TOTAL BUILDING G.F.A.	61,463.19 m ² or 661,585 sq ft
SITE COVERAGE	61,463.19 m ² or 39.41 %
LANDSCAPED AREA (MIN 10%)	48,463.63 m ² or 31.07 %
PAVED AREA	46,018.66 m ² or 29.52 %
BUILDING HEIGHT (BUILDING A & B)	11.00 m (MAX) (bldg 'B' only) 14.91 m
WAREHOUSING	10 spaces / 200 m ² for additional GFA 53,963.18 m ² @ 1.0 space / 200 m ²
TOTAL PARKING	345 spaces 367 spaces
ACCESSIBLE PARKING	10 spaces 10 spaces
ACCESSIBLE PARKING TYPE C SPACES	4 + 1 for each 100 over 201
BICYCLE SPACES	2 + 1/2 spaces / 1,000 m ² GFA (20 spaces max)
BUILDING 'A'	DOCK LEVEL DOORS 62 spaces
	DRIVE IN DOORS 2 spaces
BUILDING 'B'	DOCK LEVEL DOORS 55 spaces
	DRIVE IN DOORS 2 spaces
SNOW STORAGE	TO BE REMOVED OFF-SITE

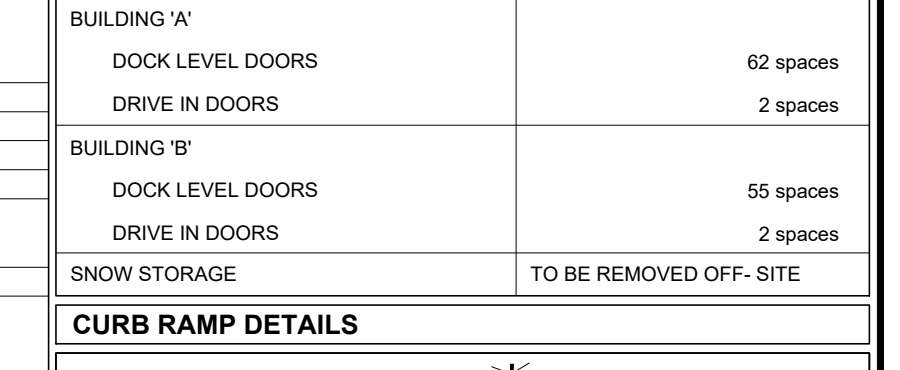
AXONOMETRIC VIEW

• CURB RAMP MUST HAVE A MINIMUM CLEAR WIDTH OF 1500mm, EXCLUSIVE OF ANY FLARED SIDES.

• THE RUNNING SLOPE OF THE CURB MUST:
 i. BE A MAX OF 1:8, WHERE ELEVATION IS LESS THAN 75mm, AND
 ii. BE A MAX OF 1:10, WHERE ELEVATION IS LESS THAN 75mm OR GREATER AND 200mm OR LESS.

• THE MAX SLOPE ON THE FLARED SIDE OF THE CURB RAMP MUST BE NO MORE THAN 1:10.

• CURB RAMP MUST HAVE A TACTILE WALKING SURFACE INDICATOR THAT:
 - HAVE RAISED TACTILE PROFILES COMPOSED OF TRUNCATED DOMES,
 - HAVE A HIGH TONAL CONTRAST WITH THE ADJACENT SURFACE,
 - ARE LOCATED AT THE BOTTOM OF THE CURB RAMP,
 - ARE SET BACK BETWEEN 150mm AND 200mm FROM THE CURB EDGE,
 - EXTEND THE FULL WIDTH OF THE CURB RAMP,
 - ARE A MIN OF 610mm IN DEPTH, AND
 - BE SLIP-RESISTANT.



Ontario's 2012 Building Code Data Matrix Part 3

PROJECT DESCRIPTION	NEW	Part 3
<input type="checkbox"/> CHANGE OF USE	ADDITION	1.1.2 (A)
<input type="checkbox"/> ALTERATION		1.1.2 (A)
MAJOR OCCUPANCY GROUP - E-2		3.1.1.1 (1)
BUILDING AREA (m²) EXISTING	NEW 32,490.92 TOTAL 32,490.92	1.4.1.2 (A)
GROSS AREA (m²) EXISTING	NEW 32,490.92 TOTAL 32,490.92	1.4.1.2 (A)
NO. OF STOREYS ABOVE GRADE	1 BELOW GRADE - NA	3.2.1.1 & 1.4.1.2 (A)
MEZZANINE	NA	
HEIGHT OF BUILDING (m)	14.91	3.2.2.10 & 3.2.3
NUMBER OF STREETS / ACCESS ROUTES	3	3.2.2.20-43
BUILDING CLASSIFICATION	3.2.2.27	3.2.2.20-43
SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING	3.2.2.20-43
<input type="checkbox"/> BASEMENT ONLY		3.2.1.5
<input type="checkbox"/> IN LIEU OF ROOF RATING		3.2.2.17
<input type="checkbox"/> NOT REQUIRED		
STANDPIPE REQUIRED	YES NO	3.2.9
FIRE ALARM REQUIRED	YES NO	3.2.4
WATER SERVICE / SUPPLY IS ADEQUATE	YES NO	3.2.5.7
HIGH BUILDING	YES NO	3.2.6
PERMITTED CONSTRUCTION COMBUSTIBLE NON COMBUSTIBLE BOTH		3.2.2.20-43
ACTUAL CONSTRUCTION COMBUSTIBLE NON COMBUSTIBLE BOTH		3.2.1.1 (1)-(8)
MEZZANINE AREA (m²)	NA	3.2.1.1 (1)-(8)
OCCUPANT LOAD BASED ON 1ST FLOOR OCCUPANCY - E-2 LOAD - 7.8 PERSONS		3.1.7
BARrier FREE DESIGN YES NO (EXPLAIN)		3.8
HAZARDOUS SUBSTANCES YES NO		3.3.1.2 & 3.3.1.9
REQUIRED FIRE RESISTANCE RATING (FRR)	FLOORS: 1 HOURS	3.2.2.20-43 & 3.2.1.4
	ROOF: NA HOURS	
	MEZZANINE: NA HOURS	
	FRR OF SUPPORTING MEMBERS	LISTED DESIGN NO. OR DESCRIPTION (S8-2)
	FLOORS: NA HOURS	
	ROOF: NA HOURS	
	MEZZANINE: NA HOURS	
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS		3.3.3
WALL AREA OF EFP (m²)	LH PERMITTED PROPOSED FRR (HOURS)	LISTED DESIGN NO. OR DESCRIPTION (S8-2)
WALL AREA (m²)	LT MAX % OF NATL OPENINGS	COMB CONST. POINTS
	NOV.COMB. CLADDING REQUIRED	
NORTH 1,338.98	+15 NA 100 NA NA NA NA NO YES	
SOUTH 1,219.22	+15 NA 100 NA NA NA NA NO YES	
EAST 3,946.28	+15 NA 100 NA NA NA NA NO YES	
WEST 3,946.28	+15 NA 100 NA NA NA NA NO YES	

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<input type="checkbox"/> ALTERATION		1.1.2 (A)
MAJOR OCCUPANCY GROUP - E-2		3.1.1.1 (1)
BUILDING AREA (m²) EXISTING	NEW 28,972.27 TOTAL 28,972.27	1.4.1.2 (A)
GROSS AREA (m²) EXISTING	NEW 28,972.27 TOTAL 28,972.27	1.4.1.2 (A)
NO. OF STOREYS ABOVE GRADE	1 BELOW GRADE - NA	3.2.1.1 & 1.4.1.2 (A)
MEZZANINE	NA	
HEIGHT OF BUILDING (m)	12.07	3.2.2.10 & 3.2.3
NUMBER OF STREETS / ACCESS ROUTES	3	3.2.2.20-43
BUILDING CLASSIFICATION	3.2.2.27	3.2.2.20-43
SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING	3.2.2.20-43
<input type="checkbox"/> BASEMENT ONLY		3.2.1.5
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STANDPIPE REQUIRED	YES NO	3.2.9
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SOUTH 1,219.22	+15 NA 100 NA NA NA NA NO YES	
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WEST 3,946.28	+15 NA 100 NA NA NA NA NO YES	

SYMBOL LEGEND

	MAN DOOR
	LOADING DOCK DOOR
	DRIVE-IN / OVERHEAD DOOR
	HYDRANT + VALVE
	FIRE DEPARTMENT CONNECTION / SIAMESE
	CATCH BASIN
	DOUBLE CATCH BASIN
	SANITARY MAN HOLE
	CATCH BASIN / MAN HOLE
	STORM MAN HOLE
	HYDRO POLE STANDARD / UTILITY POLE
	BIKE RACK (2-3 BIKES)
	HYDRO TRANSFORMER
	ACCESSIBLE PARKING SPACE
	ACCESSIBLE PARKING SPACE SIGNAGE
	SNOW STORAGE AREA
	REFUSE STORAGE BINS

No.	ISSUED	DATE
1	ISSUED FOR COORDINATION	MAR. 30 2021
2	ISSUED FOR SPA	APR. 9 2021

No.	REVISION	DATE
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OWNERS INFORMATION:

772 Winston Churchill Blvd.

Oakville, Ontario

SITE PLAN

DATE:	DRAWN BY:	CHECKED:	SCALE:
FEB. 2021	HP		1:1000
PROJECT No.	DRAWING No.		
O: 2105	A-1.0		

THE INFORMATION PROVIDED HERE WAS ASSEMBLED FROM OBC 3.8.3.2, AND THE ONTARIO REGULATION 413/12 (made under the ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT 2005) (DEC. 12, 2012), IN CONJUNCTION WITH THE CURB LINES FOR BARrier-FREE DESIGN OF ONTARIO GOVERNMENT FACILITIES.