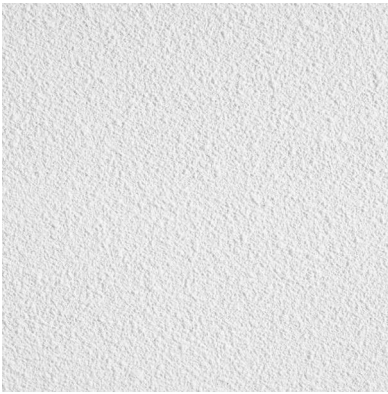


MATERIAL LEGEND



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)

Item	ONTARIO 2024 BUILDING CODE DATA MATRIX										OBC Reference			
1	PROJECT NAME & LOCATION TWO STOREY COMMERCIAL/ OFFICE (Building A) Bronte Rd & Charles Cornwall Rd Oakville, ON							☒ New ☐ Addition ☐ Alteration ☐ Change of Use			☒ 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: 2725.39 m2.		1.4.1.2.							
4	GROSS FLOOR AREA		Existing: N/A		New: 4603.86 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		3.2.2.63		Group D, up to 3 Storeys, Sprinklered		3.2.2.69		Group E, up to 3 Storeys, Sprinklered		3.2.2.54	3.2.2.60		
8	SPRINKLER SYSTEM PROPOSED ☒ entire building ☐ basement only ☐ in lieu of roof rating ☐ not required										3.2.2.54		3.2.2.60	
9	STANDPIPE REQUIRED ☐ YES ☒ NO										3.2.9.4.(1)			
10	FIRE ALARM REQUIRED ☒ YES ☐ NO										3.2.4.1. (2)			
11	WATER SERVICE/SUPPLY IS ADEQUATE ☒ YES ☐ NO										3.2.5.7			
12	CONSTRUCTION PERMITTED ☐ Combustible ☐ Non-combustible ☒ Both										3.2.2.54		3.2.2.60	
12	CONSTRUCTION ACTUAL ☐ Combustible ☐ Non-combustible ☒ 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 ☒ YES ☐ NO										3.8.			
17	HAZARDOUS SUBSTANCES ☐ YES ☒ 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								
		roof	no rating hours											
		mezzanine	N/A			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	☒					
	North - West	179.0	3.0	0	12%	0%	2 hr.	TBD		☒				
	South - West	175	> 15	<175	100%	<100%	no rating		☒					
	South - East	107	14.0	<107	100%	<100%	no rating		☒					

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

ONE STOREY COMMERCIAL (BUILDING - B)

Item	ONTARIO 2024 BUILDING CODE DATA MATRIX										OBC Reference		
1	PROJECT NAME & LOCATION TWO STOREY COMMERCIAL (Building B) Bronte Rd & Charles Cornwall Rd Oakville, ON							☒ New ☐ Addition ☐ Alteration ☐ Change of Use		☒ Part 3			
2	MAJOR OCCUPANCY (S) Mercantile - Group E									3.1.2.1.(1)			
3	BUILDING AREA		Existing: N/A		New: 670.68 m2,					1.4.1.2.			
4	GROSS FLOOR AREA		Existing: N/A		New: 670.68 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		3.2.2.70. Group E, up to 2 Storeys							3.2.2.54 3.2.2.60			
8	SPRINKLER SYSTEM PROPOSED							☐ entire building ☐ basement only ☐ in lieu of roof rating ☒ not required		3.2.2.61			
9	STANDPIPE REQUIRED							☐ YES ☒ NO		3.2.9.4.(1)			
10	FIRE ALARM REQUIRED							☐ YES ☒ NO		3.2.4.1. (2)			
11	WATER SERVICE/SUPPLY IS ADEQUATE							☒ YES ☐ NO		3.2.5.7			
12	CONSTRUCTION PERMITTED							☐ Combustible ☐ Non-combustible ☒ Both		3.2.2.61			
12	CONSTRUCTION ACTUAL							☐ Combustible ☐ Non-combustible ☒ Both		3.2.2.61			
13	OCCUPANT LOAD							exact load to be determined on tenant fit out permit (approx 100)		3.1.17.1.(1)			
14	MEZZANINE(S) area		N.A.									3.2.1.1.(3)-(8)	
15	BARRIER FREE DESIGN							☒ YES ☐ NO		3.8.			
17	HAZARDOUS SUBSTANCES							☐ YES ☒ 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)	floors	no rating hours											
		roof	no rating hours										
			mezzanine N/A hours										
		FRR of Supporting Members											
		floors	no rating hours										
			roof	no rating hours									
mezzanine N/A 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.			☒			
	North - West	180	> 70	<180	100%	<100%	no rating		☒				
	South - West	B-2 B-1	53.5 51.4	6.0 6.0	13.4 12.6	27% 28%	1 hr.			☒			
	South - East	37.1	11.6	1.70	100%	<100%	no rating		☒				

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

2		Revision - SPA Comments	2025-07-14
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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2025-07-14

ARCHITECTS

KISHOR BHATTARAI

LICENCE

8710

PROJECT
OAKVILLE COMMERCIAL
PLAZA (SHELL ONLY)

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

DRAWING TITLE
Elevation Material Legend
& OBC Matrix

BY
CS

CHECK
KB

ISSUED FOR
Revision - SPA Comments

PROJECT NO.:
24-022

SHEET NO.:
A06

SCALE:
1 : 48

DATE:
2025-07-14

PLOT DATE: 2025-07-14 2:04:46 PM



1 NORTH-EAST ELEVATION
A07 1 : 150



2 SOUTH-EAST ELEVATION
A07 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

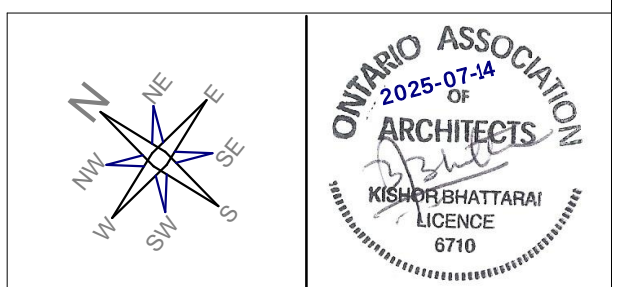
2	Revision - SPA Comments	2025-07-14
1	SITE PLAN APPROVAL	2024-12-19

Rev	By	Description	Date
Iss.			YY-MM-DD
Revision / Issue Schedule			

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PROJECT
OAKVILLE COMMERCIAL PLAZA (SHELL ONLY)

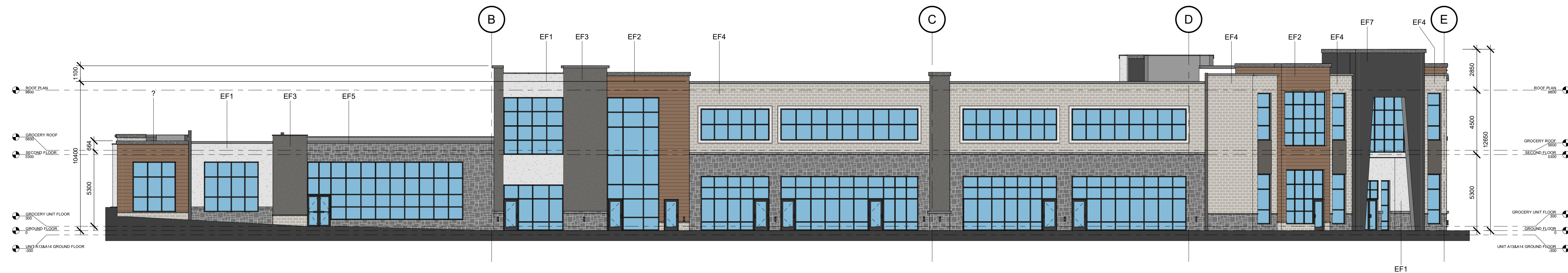
N/E of Bronte Rd & Charles Cornwall Rd
Oakville, ON L6M 4G3

DRAWING TITLE
EXTERIOR ELEVATION I - BLDG A

BY	CHECK	ISSUED FOR
CS	KB	Revision - SPA Comments
PROJECT NO.: 24-022	SHEET NO.:	
SCALE: 1 : 150		
DATE: 2025-07-14		

A07

PLOT DATE: 2025-07-14 2:04:48 PM



1 SOUTH-WEST ELEVATION
A08 1:150



2 NORTH-WEST ELEVATION
A08 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

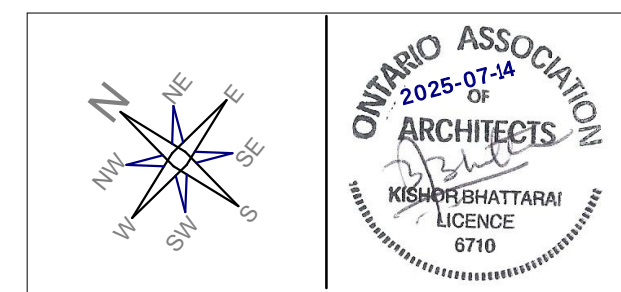
2	Revision - SPA Comments	2025-07-14
1	SITE PLAN APPROVAL	2024-12-19

Rev	By	Description	Date
Iss.			YY-MM-DD
Revision / Issue Schedule			

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PROJECT
OAKVILLE COMMERCIAL PLAZA (SHELL ONLY)

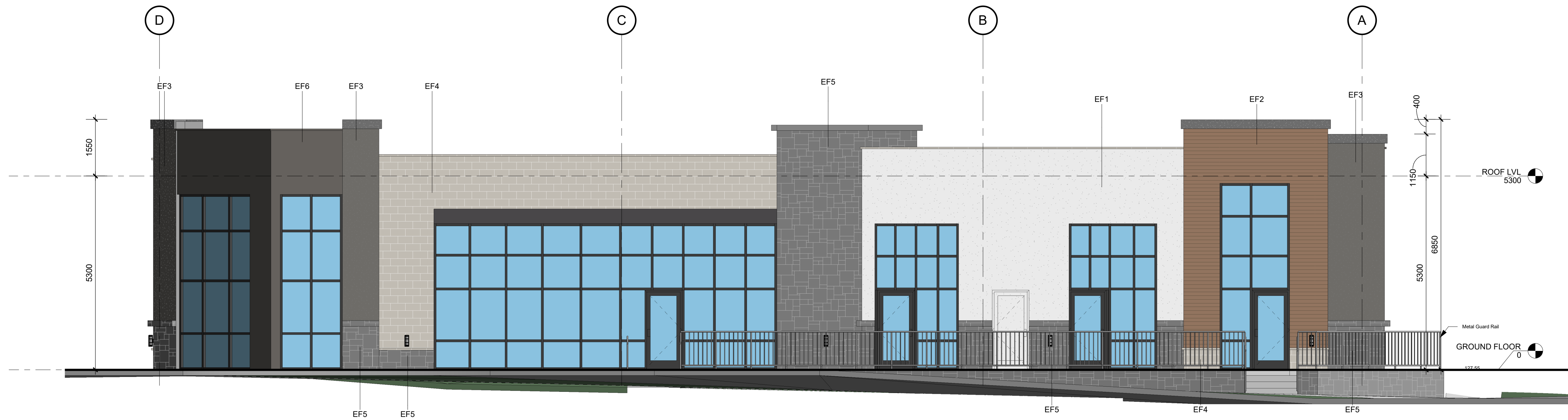
N/E of Bronte Rd & Charles Cornwall Rd
Oakville, ON L6M 4G3

DRAWING TITLE
EXTERIOR ELEVATION II - BLDG A

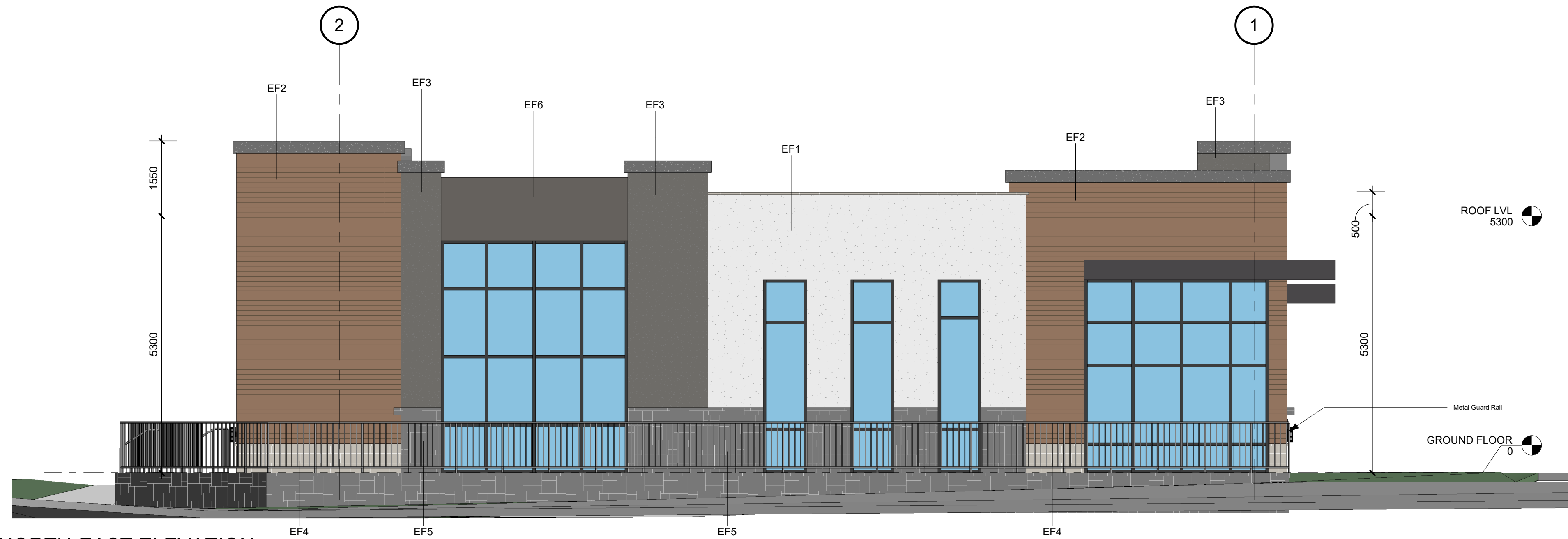
BY	CHECK	ISSUED FOR
CS	KB	Revision - SPA Comments
PROJECT NO.	24-022	SHEET NO.
SCALE:	1:150	
DATE:	2025-07-14	

A08

PLOT DATE: 2025-07-14 2:04:52 PM



2 SOUTH-EAST ELEVATION
A11 1 : 64



1 NORTH-EAST ELEVATION
A11 1 : 64

STAIR, HANDRAIL & GUARD NOTES:
1. PROVIDE 1070mm HIGH GUARD (AS PER OBC 3.1.1.8), WHERE LEVEL THE DIFFERENCE IN ELEVATION BETWEEN TWO ADJACENT SURFACES IS MORE THAN 600mm.
2. STEP DIMENSIONS:
Max. Riser = 180mm
Min. Tread = 280mm

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
W2	WALL LIGHT - AS PER ELECTRICAL

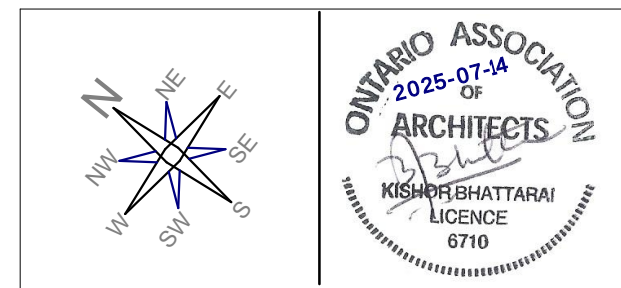
2	Revision - SPA comments	2025-07-14
1	SITE PLAN APPROVAL	2024-12-19

Rev	By	Description	Date
Iss.			YY-MM-DD
Revision / Issue Schedule			

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PROJECT
OAKVILLE COMMERCIAL PLAZA (SHELL ONLY)

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

DRAWING TITLE

EXTERIOR ELEVATION I
- BLDG B

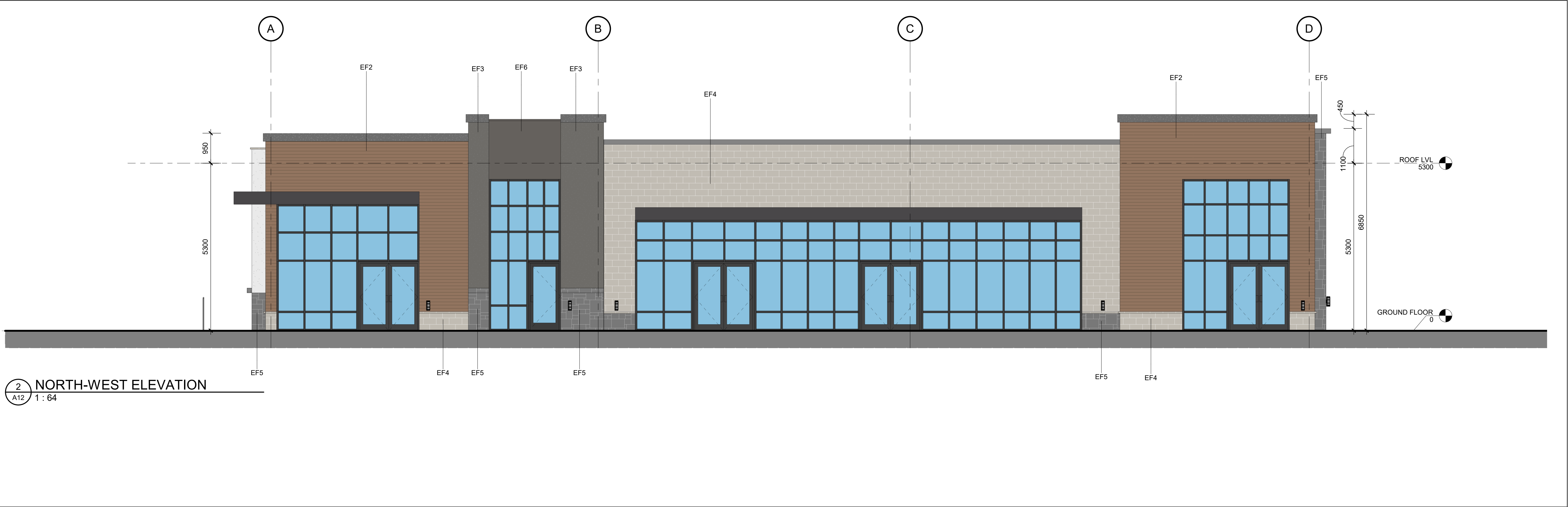
BY CS | CHECK KB | ISSUED FOR Revision - SPA comments

PROJECT NO.: 24-022 SHEET NO.:

SCALE: 1 : 64
DATE: 2025-07-14

A11

PLOT DATE: 2025-07-14 11:16:38 AM



2 NORTH-WEST ELEVATION
A12 1 : 64



1 SOUTH-WEST ELEVATION
A12 1 : 64

STAIR, HANDRAIL & GUARD NOTES:

- PROVIDE 1070mm HIGH GUARD (AS PER OBC .3.1.1.8), WHERE LEVEL THE DIFFERENCE IN ELEVATION BETWEEN TWO ADJACENT SURFACES IS MORE THAN 600mm.
- STEP DIMENSIONS:
Max. Riser = 180mm
Min. Tread = 280mm

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 |
| W2 | Lighting: WL-LED101
Finish: White |

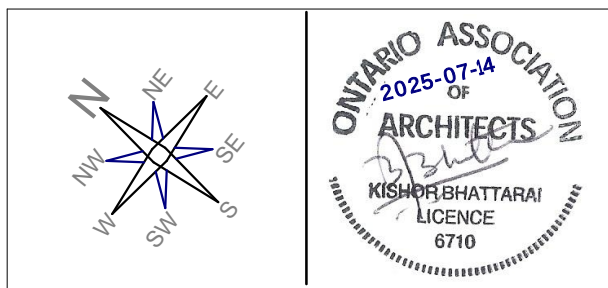
2	Revision - SPA comments	2025-07-14
1	SITE PLAN APPROVAL	2024-12-19

Rev	By	Description	Date
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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 | ISSUED FOR: Revision - SPA comments

PROJECT NO.: 24-022 SHEET NO.:

SCALE: 1 : 64
DATE: 2025-07-14

A12

PLOT DATE: 2025-07-14 11:02:21 AM



3D VIEW FROM NORTH EAST (LOOKING FROM MERTON ROAD)
(RENDERING REPRESENTS ARTIST CONCEPT ONLY - SIGNAGE ARE SHOWN FOR REFERENCE ONLY. TENANT MUST OBTAIN A SEPARATE PERMIT FOR EXACT DIMENSIONS).

2	Revision - SPA Comments	2025-07-14
1	SITE PLAN APPROVAL	2024-12-19

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2025-07-14

ARCHITECTS

KISHOR BHATTARAI

LICENCE 8710

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

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KB

ISSUED FOR
Revision - SPA Comments

PROJECT NO.:
24-022

DATE:
2025-07-14

SHEET NO.:
A13

PLOT DATE: 2025-07-14 2:05:15 PM



3D VIEW FROM NORTH WEST (LOOKING FROM BRONTE ROAD)
(RENDERING REPRESENTS ARTIST CONCEPT ONLY - SIGNAGE ARE SHOWN FOR REFERENCE ONLY. TENANT MUST OBTAIN A SEPARATE PERMIT FOR EXACT DIMENSIONS).

2		Revision - SPA Comments	2025-07-14
1		SITE PLAN APPROVAL	2024-12-19

Rev	By	Description	Date
Iss.			YY-MM-DD
Revision / Issue Schedule			

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PLOT DATE: 2025-07-14 2:05:16 PM

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	CHECK KB	ISSUED FOR Revision - SPA Comments
PROJECT NO.: 24-022		SHEET NO.: A14
SCALE:		
DATE: 2025-07-14		