

No.	ISSUED	DATE
1	ISSUED FOR SPA	MAY 18, 2021
2	RE-ISSUED FOR SPA	FEB. 2, 2022
3	ISSUED FOR STEEL TENDER	MAR. 25, 2022
4	RE-ISSUED FOR STEEL TENDER	APR. 22, 2022
5	RE-ISSUED FOR SPA	JUN. 30, 2022

REVISION
REVISED FIRE ROUTE

DATE	
JUNE 15, 2022	

## BALDASSARRA

Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7 T. 905.660.0722 | **www.baldassarra.ca** OWNERS INFORMATION:



SOUTH OF DUNDAS STREET	Firm Name: Baldassarra Architects Inc.		KEY PLAN NTS	
228	Certificate of Practice Number: 5810 30 Great Gulf Drive, Unit 20			
	Concord, ON L4K 0K7 Tel: (905) 660-0722 Fax: (905) 660-7019			
4m ABOVE AR-VU" TO Y LINE	Name of Project:         Speers Rd, Building A           Location:         Speers Rd, Oakville, ON	The architect noted above has exercised responsible control with respect to design activities. The architec's seal number is the architect's BCDN.	NP1	
105.09EX.	Ontario's 2012 Building Code Data Matrix Part 3	OBC References [A] for Division A [C] for Division C	CRAINER -	
		Part 3		S 20 <sup>k</sup>
1	CHANGE OF USE     ALTERATION     MAJOR OCCUPANCY     GROUP: <u>F-2</u>	1.1.2. [A] 3.1.2.1. (1)	BROWIE ROB	Soft He Soft
000 22 103,49 TC 103,49 TC	BUILDING AREA (m2)         EXISTING:         NEW:         27,036.38         TOTAL:         27,036.38           GROSS AREA (m2)         EXISTING:         NEW:         27,036.38         TOTAL:         27,036.38	1.4.1.2. [A]	RON	
a) 19 02 100 10 10 10 10 10 10 10 10 10 10 10 10	NO. OF STOREYS         ABOVE GRADE:         1         BELOW GRADE:         N/A           MEZZANINE:         N/A	3.2.1.1. & 1.4.1.2.[A]		
	NUMBER OF STREETS / ACCESS ROUTES:         3           BUILDING CLASSIFICATION:         3.2.2.67.	3.2.2.10. & 3.2.5. 3.2.2.2083.		
(P7,P88dd)	SPRINKLER SYSTEM PROPOSED ■ ENTIRE BUILDING BASEMENT ONLY	3.2.2.2083. 3.2.1.5.		
S S S S S S S S S S S S S S S S S S S	IN LIEU OF ROOF RATING NOT REQUIRED STANDPIPE REQUIRED YES NO	3.2.1.3. 3.2.2.17. 3.2.9.	LEGAL DESCRIPTION	NORTH
011C 35.49(PE 05% 20	FIRE ALARM REQUIRED     YES     NO       WATER SERVICE / SUPPLY IS ADEQUATE     YES     NO	3.2.4. 3.2.5.7.	PART OF LOT 30, CONCESSION 2	PROJECT N
ANDSCAPED 1021 1021 1026 1027 1027 1027 1027 1027 1027 1027 1027	HIGH BUILDING     □ YES     NO       PERMITTED CONSTRUCTION     □ COMBUSTIBLE     ■ NON COMBUSTIBLE     □ BOTH	3.2.6. 3.2.2.2083.	SOUTH OF DUNDAS STREET	PRO
LAN		3.2.1.1.(3)-(8)	TOWN OF OAKVILLE	NORTH
7.50 1.88 1.518(950) 0.085W	OCCUPANT LOAD BASED ON International Interna	3.1.17.		
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	BARRIER FREE DESIGN VES ON (EXPLAIN)	3.8.	FROM LEGAL SURVEY PREPARED BY: CUNNIN	
103.12 103.12 83.05(P8uk 02.475)	HAZARDOUS SUSTANCES ☐ YES ■ NO REQUIRED HORIZONTAL ASSEMBLIES LISTED DESIGN NO. FIRE FRR (HOURS) OR DESCRIPTION (SB-2)	3.3.1.2. & 3.3.1.19. 3.2.2.2083 & 3.2.1.4.	SITE STATISTICS	
	RESISTANCE RATING (FRR)         FLOORS:         N/A         HOURS           ROOF:         N/A         HOURS		ZONING SITE AREA	E3 - sp:3 EMPLOYMENT ZONE 111.020.82 m2 or 27.43 Ac
47.56(Pa	MEZZANINE: <u>N/A</u> HOURS FRR OF SUPPORTING LISTED DESIGN NO. MEMBERS OR DESCRIPTION (SB-2)	-	DEVELOPABLE SITE AREA	111,020.82 m2         or         27.43 Ac           81,648.87 m2         or         20.18 Ac
02.821C	MEMOERS         OR DESCRIPTION (S0-2)           FLOORS:         N/A           ROOF:         N/A	-		REQUIRED PROVIDED
100 100	MEZZANINE: NIA HOURS SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	3.2.3.	LOT FRONTAGE o FRONT YARD, (SPEERS RD.)	30.0 m MIN         338.73 m           3.0 m MIN         29.47 m
11.05	EBF (m) or MAX % OF % OF (HOURS) or C	COMB NON-COMB. CONST. CLADDING REQUIRED	FRONT YARD, (SPEERS RD.) INTERIOR SIDE YARD (EAST) FLANKAGE YARD (BRONTE RD.)	3.0 m MIN 11.05 m
6.00 2:00 V()	NORTH         3,826.20         >15         N/A         100         N/A         N/A         N/A           SOUTH         3,826.20         >15         N/A         100         N/A         N/A         N/A	NO YES NO YES		3.0 m MIN 15.90 m
9 10 10 10 10 10 10 10 10 10 10 10 10 10	EAST         1,013.26         11.05         N/A         60         5.70         1 HR.         PRECAST           WEST         1,013.26         >15         N/A         100         N/A         N/A         N/A	NO YES NO YES	REAR YARD ABUTTING RAIL CORRIDOR  BUILDING "A"	7.5 m MIN 32.05 m 27,036.38 m2 or 291,017 sqft
615 <sup>5</sup>	Firm Name: Baldassarra Architects Inc. Certificate of Practice Number: 5810		OFFICE- (4.74%)	1282.12 m2 or 13,801 sqft
6 6 6	30 Great Gulf Drive, Unit 20 Concord, ON L4K 0K7 Tel: (905) 660-0722 Fax: (905) 660-7019		WAREHOUSE MECH. / ELECTR./ STAIRS	25,673.49 m2 or 276,347 sqft 80.77 m2 or 869 sqft
121205EX	Name of Project: Speers Rd, Building B Location: Speers Rd, Oakville, ON	The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is	UILDING "B"	7,089.72 m2 or 76,313 sqft
	Ontario's 2012 Building Code Data Matrix Part 3	OBC References	OFFICE- (5.00%)	354.49 m2 or 3,816 sqft
1997 - 19		[A] for Division A [C] for Division C	WAREHOUSE MECH. / ELECTR./ STAIRS	6,654.46 m2 or 71,628 sqft 80.77 m2 or 869 sqft
2 Constant	PROJECT DESCRIPTION  ADDITION  CHANGE OF USE ALTERATION	■ Part 3	TOTAL G.F.A.	34,126.10 m2 or 367,330 sqft
101 101	MAJOR OCCUPANCY         GROUP:         F-2           BUILDING AREA (m2)         EXISTING:         NEW:         7,089.72         TOTAL:         7,089.72	3.1.2.1. (1) 1.4.1.2. [A]	TOTAL NET .F.A.	33,930.84 m2 or 365,228 sqft
10. <sup>61</sup>	GROSS AREA (m2)         EXISTING:         NEW:         7,089.72         TOTAL:         7,089.72           NO. OF STOREYS         ABOVE GRADE:         1         BELOW GRADE:         NA           MEZZANINE:         N/A	1.4.1.2. [A] 3.2.1.1. & 1.4.1.2.[A]	SITE COVERAGE	34,126.10 m2 or 41.76%
56EX	HEIGHT OF BUILDING (m):14.91	3.2.2.10. & 3.2.5.	LANDSCAPED AREA (MIN. 10%) PAVED AREA	12,856.19 m2         or         15.75%           34,666.58 m2         or         42.49%
101 - 2 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	BUILDING CLASSIFICATION: <u>3.2.2.70B</u> SPRINKLER SYSTEM PROPOSED ENTIRE BUILDING	3.2.2.2083.		REQUIRED PROVIDED
6 <sup>n</sup>	BASEMENT ONLY IN LIEU OF ROOF RATING NOT REQUIRED	3.2.1.5. 3.2.2.17.	BUILDING HEIGHT	14.92 m
, <sup>65</sup> .	STANDPIPE REQUIRED  VES NO FIRE ALARM REQUIRED VES NO	3.2.9. 3.2.4.	WAREHOUSE 1 per 100 m2 of NET.F.A. up to 7,500 m2, @ 7,500 m2 7,500 m2 @ 1.0 space / 100 m2	75 spaces
2. <sup>95</sup>	WATER SERVICE / SUPPLY IS ADEQUATE YES NO	3.2.5.7. 3.2.6.	1.0 space / 200 m2 for additional NET F.A. 26,430.84 m2 @ 1.0 space / 200 m2	133 spaces
	PERMITTED CONSTRUCTION COMBUSTIBLE NON COMBUSTIBLE BOTH ACTUAL CONSTRUCTION COMBUSTIBLE NON COMBUSTIBLE BOTH	3.2.2.2083.	TOTAL PARKING BARRIER-FREE PARKING	208 spaces 261 spaces
· 4	MEZZANINE AREA (m2):N/A	3.2.1.1.(3)-(8) 3.1.17.	BARRIER-FREE PARKING	
	SHELL PERMIT ONLY		TYPE A & B SPACES 2 + 2% of parking spaces provided (201-1000 spaces)	8 spaces 12 spaces
102,50	BARRIER FREE DESIGN         ¥ES         NO (EXPLAIN)           HAZARDOUS SUSTANCES         ¥ES         NO           REQUIRED         HORIZONTAL ASSEMBLIES         LISTED DESIGN NO.	3.8. 3.3.1.2. & 3.3.1.19. 3.2.2.2083 & 3.2.1.4.	BUILDING "A" LOADING SPACES	41
	FIRE         FRR (HOURS)         OR DESCRIPTION (SB-2)           RESISTANCE         RATING         FLOORS:         N/A           (FRR)         FLOORS:         N/A         HOURS	, <u></u>	BUILDING "B" LOADING SPACES TOTAL LOADING SPACES	19 60
	ROOF:     N/A     HOURS       MEZZANINE:     N/A     HOURS	-	BUILDING "A" DRIVE IN DOORS	2
	FR OF SUPPORTING LISTED DESIGN NO. MEMBERS OR DESCRIPTION (SB-2) FLOORS: <u>N/A</u> HOURS		BUILDING "B" DRIVE IN DOORS	2
	ROOF:         N/A         HOURS           MEZZANINE:         N/A         HOURS	-	BICYCLE SPACES (2 spaces/ Ring)	4 6 Rings/
	m2 (m) or MAX % OF % OF (HOURS) or (C	3.2.3. COMB NON-COMB. CONST. CLADDING ERMITTED REQUIRED	2 + 0.25 spaces / 1,000 m2 GFA (30 spaces max) SNOW STORAGE	11 spaces     12 spaces       TO BE REMOVED OFF- SITE
	Max. Unit         HL         OPENINGS         OPENINGS         DESRIPTION         M           NORTH         779.65         >15         N/A         100         N/A         N/A         N/A           SOUTH         715.49         >15         N/A         100         N/A         N/A         N/A	NO YES	SYMBOL LEGEND	
	EAST         1,353.67         >15         N/A         100         N/A         N/A         N/A           WEST         1,353.67         6.5         N/A         25         9.67         2HRS.         PRECAST	NO YES YES YES		 NS
				ATIONS
			Image: DRIVE-IN OVERHEAD           → <td></td>	
Ś			FDC FIRE DEPARTMENT C	CONNECTION / SIAMESE
			DOUBLE CATCH BAS	
			SANITARY SEWER M	-
TW TOP OF WALL				
			DIRECTION OF TRAF	
-A <sup>55</sup>	124.35     PROPOSED ELEVATION       DIRECTION OF DRAINAGE FLOW			
			[G] REFUSE STORAGE B	INS
				IG SPACE
			●         ACCESSIBLE PARKIN           □ Ξ Ξ         LOADING SPACE (3.5)	IG SPACE SIGNAGE im x 12.0m x 4.2m TYP.)

$   \overline{\nabla}_{C_{1}} $	2485 Speers Road	SITE PLAN	
ARRA		DATE: DRAW APR. 2021 H PROJECT No.	IN BY: CHECKED: SCALE: P 1:750 DRAWING No.
	Oakville, ON	22-02	A-1.0