ONTARIO BUILDING CODE DATA MATRIX PART 3			BUILDING CODE REFERENCE
3.01	PROJECT TYPE:	■ NEW ☐ ADDITION ☐ RENOVATION ☐ CHANGE OF USE ☐ ADDITION AND RENOVATION DESCRIPTION: NEW 3 STOREY DAYCARE	3|1.1.2.
3.02	MAJOR OCCUPANCY CLASSIFICATION:	OCCUPANCY: USE: GROUP A2 CHILDCARE FACILITY	3.1.2.1.(1)
3.03	SUPERIMPOSED MAJOR OCCUPANCIES:	☐ NO ■ YES DESCRIPTION: GROUP E - RETAIL	3.2.2.7.
3.04	BUILDING AREA (M²):	DESCRIPTION: EXISTING: NEW: TOTAL: GROUND FLOOR - 1,319.43 -	3|1.4.1.2.
3.05	GROSS AREA (M²):	DESCRIPTION: EXISTING: NEW: TOTAL: GROUND FLOOR - 1,319.43 - SECOND FLOOR - 904.50 - THIRD FLOOR - 946.57 - TOTAL - 3,170.50 -	3|1.4.1.2.
3.06	MECHANINE AREA (M²):	DESCRIPTION: EXISTING: NEW: TOTAL: NOT APPLICABLE - - -	3.2.1.1.
3.07	BUILDING HEIGHT:	3 STOREY ABOVE GRADE 14.7M. ABOVE GRADE 2 STOREY BELOW GRADE	3|1.1.2.1(& 9.5.1.1.
3.08	HIGH BUILDING:	■ NO ☐ YES	3.2.6.
3.09	NUMBER OF STREETS FIRE FIGHTER ACCESS:	1 STREET (S)	3.2.2.10.& 3.2.5.
3.10	BUILDING CLASSIFICATION: (SEE 3|D CONSTRUCTION FOR MAJOR OCCUPANCY)	3.2.2.24 GROUP/DIV: A2	3.2.2.(01-83)
3.11	SPRINKLER SYSTEM:	■ REQUIRED ☐ NOT REQUIRED PROVIDED: ■ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ BASEMENT ☐ IN LIEU OF ROOF RATING ☐ NONE	3.2.1.5. & 3.2.2.17.
3.12	STANDPIPE SYSTEM:	☐ REQUIRED ■ NOT REQUIRED	3.2.9.
3.13	FIRE ALARM SYSTEM:	■ REQUIRED ☐ NOT REQUIRED PROVIDED: ☐ SPEAK 3 STAGE ☐ TWO STAGE ☐ NONE	3.2.4.
3.14	WATER SERVICE SUPPLY IS ADEQUATE:	☐ NO ■ YES	
3.15	CONSTRUCTION TYPE:	RESTRICTION: ☐ COMBUSTIBLE PERMITTED ■ NON-COMBUSTIBLE REQUIRED ACTUAL: ☐ COMBUSTIBLE ■ NON-COMBUSTIBLE ☐ COMBINATION HEAVY TIMBER CONSTRUCTION: ■ NO ☐ YES	3.2.2.20. - 83. & 3.2.1.4.
3.16	IMPORTANCE CATEGORY:	☐ LOW ☐ LOW HUMAN OCCUPANCY ☐ POST-DISASTER SHELTER ■ NORMAL ☐ HIGH ☐ MINOR STORAGE BUILDING ☐ EXPLOSIVE OR HAZARDOUS SUBSTANCES ☐ POST-DISASTER	4.1.2.1.(3) & Th-1.2.1.B
3.17	SEISMIC HAZARD INDEX:	3a-Fa-Sv-0.2(-) SEISMIC DESIGN REQUIRE FOR TABLE 4.1.1. 1, ITEMS 6-21: 3a-Fa-Sv-0.2(-) IS/B OR POST-DISASTER): ☐ NO ☐ YES	4.1.2.1.(3) 4.1.8.18.(2)
3.18	OCCUPANT LOAD	FLOOR AREA (M²S): OCCUPANCY TYPE: BASED ON: OCCUPANT LOAD (PERSONS): GROUND A2 ACTUAL 100 SECOND A2 ACTUAL 100 THIRD A2 ACTUAL 166 TOTAL 366	3.1.17.
3.19	BARRIER-FREE DESIGN:	■ YES EXPLANATION: - ☐ NO	3.8.
3.20	HAZARDOUS SUBSTANCES:	☐ YES EXPLANATION: - ■ NO	3.3.1.2. & 3.3.1.19.
3.21	REQUIRED FIRE RESISTANCE RATINGS:	HORIZONTAL ASSEMBLY: RATING: SUPPORTING ASSEMBLY/ CHARACTER: NON-COMBUSTIBLE ASSEMBLY/ CLADDING: FLOORS OVER BASEMENT: 1.5 1.5 ☐ NO ☐ YES ☐ N/A FLOORS: 1.0 1.0 ☐ NO ☐ YES ☐ N/A ROOF/ROOF: N/A N/A ☐ NO ☐ YES ☐ N/A ROOF: 0 0 ☐ NO ☐ YES ☐ N/A	3.2.2.20. - 83. & 3.2.1.4.
3.22	SPATIAL SEPARATION:	WALL FACE: AREA OF OPENING: LIMITING DISTANCE: PROTECTED OPENING: UNPROTECTED OPENING: CONSTRUCTION AND CLADDING: NORTH 15 - 100 ☐ NON-COMBUSTIBLE ☐ NON-COMBUSTIBLE SOUTH 15 - 100 ☐ NON-COMBUSTIBLE ☐ NON-COMBUSTIBLE EAST 15 - 100 ☐ NON-COMBUSTIBLE ☐ NON-COMBUSTIBLE WEST 166 3.0 1 37 20 ☐ NON-COMBUSTIBLE ☐ NON-COMBUSTIBLE	3.2.3.
3.23	PLUMBING FIXTURE REQUIREMENTS:	NOTE: WALL TRIMALL / SEALANT AS NOTED OTHERWISE	3.7.4.

	FLOOR LEVEL/AREA:	OCCUPANT LOAD:	OBC REFERENCE:	EXISTING (SHARED):	EXISTING (PRIVATE):
CHILDREN	GROUND	N/A	N/A	N/A	N/A
CHILDREN	SECOND	100	3.7.4.3.1	16	10
CHILDREN	THIRD	166	3.7.4.3.1	17	10
TOTAL STAFF	SECOND & THIRD	50	3.7.4.7.	4	4

3.24	ENERGY EFFICIENCY:	COMPLIANCE PATH: REFER TO ENERGY MODEL REPORT CLIMATIC ZONE: 6 DEGREE DAYS BELOW 18° C: 3760
3.25	NOTES:	-

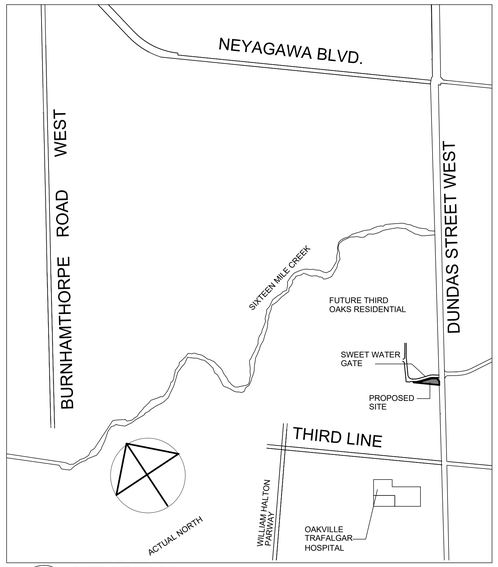
LULLABOO OAKVILLE - DESIGN BRIEF

CLASSROOMS	ROOM SIZE (S.F.)	# OF CLASSROOMS	# OF CHILDREN PER ROOM	TOTAL NUMBER OF CHILDREN	TOTAL NUMBER OF STAFF
SECOND FLOOR					
INFANTS	450	1	10	10	3
TODDLERS	475	2	15	30	6
PRESCHOOL	500	6	16	96	12
PRESCHOOL	750	1	24	24	2
KINDERGARDEN	750	0	26	0	0
TOTAL	5150	10		160	23
THIRD FLOOR					
INFANTS	450	0	10	0	0
TODDLERS	475	0	15	0	0
PRESCHOOL	500	6	16	96	12
PRESCHOOL	750	3	24	72	6
KINDERGARDEN	750	0	26	0	0
TOTAL	5250	9		168	18
				OTHER STAFF	9
TOTAL	10400	19		328	50

GENERAL NOTES:
1- ALL EXTERIOR LIGHTING DEVICES SHALL BE FULL CUT-OFF TO DIRECT ILLUMINATION DOWNWARD AND DARK SKY COMPLIANT TO REDUCE LIGHT POLLUTION AND SKY GLOW. IN ADDITION, LIGHTING SHALL COMPLY WITH THE TOWN'S PROPERTY STANDARD'S BY-LAW 2023-047 AND PUBLIC NUISANCE BY-LAW 2007-143, AS AMENDED.

2- ALL GARBAGE AND REFUSE COMPACTION AND STORAGE AREA SHALL BE LOCATED WITHIN THE BUILDING AT UNDERGROUND PARKING LEVEL P1.

3- SNOW SHALL BE REMOVED BY TRUCK AND TAKEN OFF SITE.



2 A-100 KEY PLAN N.T.S.

SURVEY INFORMATION:
PLAN OF SURVEY OF
BLOCK 214
PLAN 20M-1255
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
PREPARED BY R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 CHRISLEA ROAD, SUITE 7
WOODBRIDGE, ONTARIO L4L 8A3
DATE: MAR.04,2025
TEL: (416) 635-5000
FAX: (416) 635-5001

SITE ANALYSIS

LOT AREA:	2,672.21 S.M. (0.66 AC)
BUILDING AREA:	
GROUND FL. (RETAIL/SERVICE COMMERCIAL/MEDICAL)	1,319.43S.M. (14,202.69S.F.)
SECOND FLOOR (DAYCARE)	904.50S.M. (9,736.27S.F.)
THIRD FLOOR (DAYCARE)	946.37S.M. (10,186.97S.F.)
TOTAL GFA:	3,170.30S.M. (34,125.93S.F.)
COVERAGE:	49.37%

TOTAL NUMBER OF STAFF FOR DAYCARE = 50
TOTAL NUMBER OF CHILDREN FOR DAY CARE = 328

PARKING STATISTICS:
LEASABLE AREA:
DAYCARE 1,598S.M. /40S.M.=40 SPACES
RETAIL/SERVICE COMMERCIAL 840S.M. /30S.M. =28SPACES
MEDICAL OFFICE 280S.M. /20S.M. = 14 SPACES
TOTAL PARKING REQUIRED = 82 SPACES
TOTAL PARKING PROVIDED = 83 SPACES

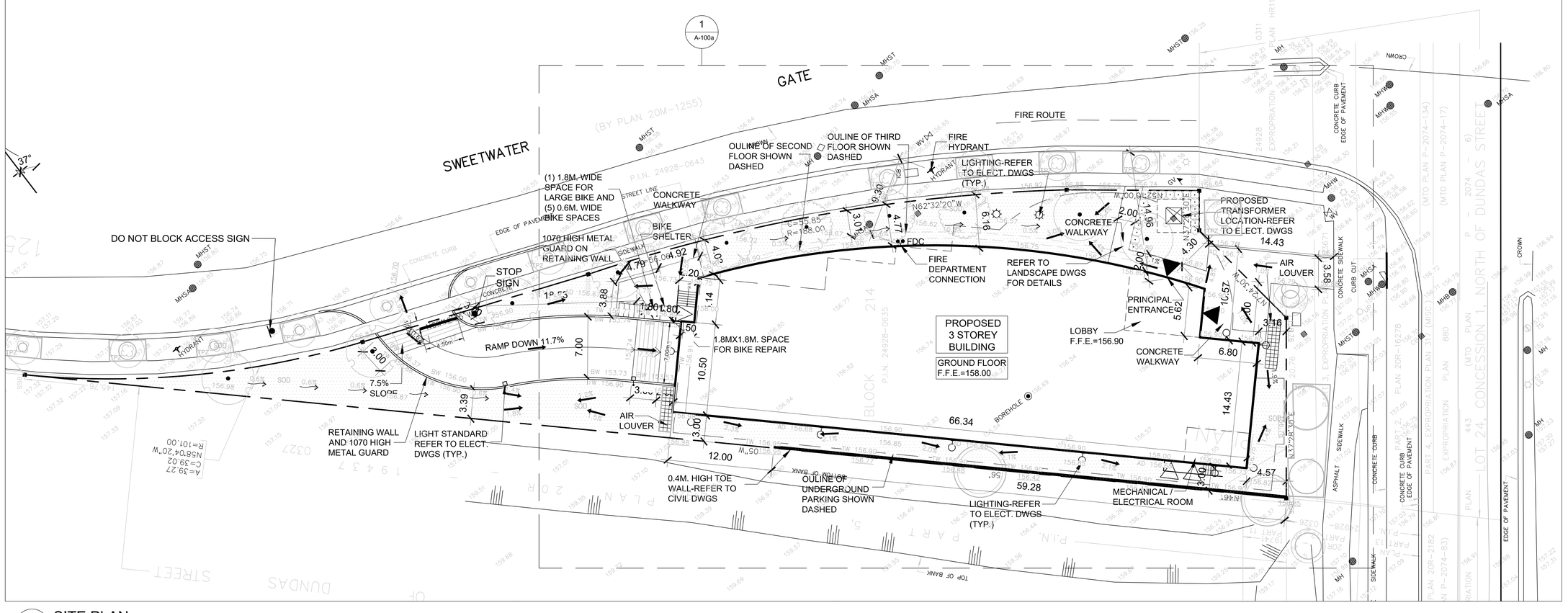
BIKE PARKING: 7% OF 83 SPACES = 6 SPACES

ZONING SA-SERVICE AREA EMPLOYMENT - DAYCARE PERMITTED

	PERMITTED	PROPOSED
LOT AREA:		2,672.21 S.M. (0.66 AC)
HEIGHT	15 STOREYS	3 OR 15M.
MIN./MAX FLOOR SPACE INDEX	3	1.017
MIN. LOT FRONTAGE	15	25M.
MIN. FRONT YARD	3	3
MAX. FRONT YARD	6	3
MIN. FLANKAGE	3	3
MIN. REAR YARD SETBACK	7.5	-
MIN. LANDSCAPE AREA	10%	1,118.78 S.M. (41.0%)
FLOOR AREA	-	3,170.30 S.M. (34,125.93S.F.)

SYMBOL LEGEND

	MAN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN LOCATIONS
	ENTRANCE & EXIT VESTIBULES
	DIRECTION OF TRAFFIC FLOW
	LANDSCAPE ISLANDS : 150 CONC. CURB CONT. AS SHOWN C/W LANDSCAPE - SEE LANDSCAPE DWG.
	PAINTED ISLANDS : PAINTED TRAFFIC ISLAND COLOUR AS PER PAINT SPEC
	CURB-CUTS FOR ACCESSIBLE ACCESS
G	GAS METER LOCATION (REFER TO MECHANICAL & CIVIL DRAWINGS)
	SNOW STORAGE
	EASEMENT
	PROPERTY LINE
FIRE ROUTE	DESIGNATED FIRE-ROUTE (REFER TO CIVIL DRAWINGS FOR PAVING)
APS	ACCESSIBLE PARKING SIGN
	ACCESSIBLE PARKING STALL
F.H.	FIRE HYDRANT AND VALVE (REFER TO TYPICAL SITE PLAN DETAILS)
FDC	FIRE DEPT. CONNECTION
AFS	ALTERNATIVE FUELING STATION
G	GARBAGE ROOM
E	ELECTRICAL ROOM
M	MECHANICAL ROOM
CC	CART CORAL
	BICYCLE RACK -LAYOUT CONFORMS TO "GUIDELINES FOR DESIGN & MANAGEMENT OF BICYCLE PARKING FACILITIES".
RD	ROOF DRAIN
A.P.	FIRE ANNUNCIATOR PANEL
F.A.	FIRE ALARM
C.P.F	CANADA POST FACILITY
	LIGHTING REFERENCE (REFER TO ELECTRICAL DRAWINGS)
FRS	FIRE-ROUTE SIGN
	IMPRESSED ASPHALT
S.S.	STOP SIGN & BAR



1 A-100 SITE PLAN SCALE: 1:200

OWNER
LULLABOO NURSERY AND CHILDCARE CENTRE INC.

NO.	DATE	REVISIONS	BY
4	APR.01,25	SPA REVISIONS	RA
3	MAR.05,25	REVISIONS AS PER CITY COMMENTS	RA
2	NOV.14,24	ISSUED FOR RE-SUBMISSION	RA
1	AUG.31.24	ISSUED FOR 1ST SPA SUBMISSION	ET

DRAWING ISSUE

DATE	PARTICULARS	BY
	Issued for Design Approval	
	Issued for Site Plan Approval	
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Dwgs.	

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All architectural symbols indicated are graphic representations only.

This drawing is not to be used for construction purposes until the architectural seal is signed by the Architect of Record

CONSTRUCTION NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
RONALD D. GAGLIARDI
LICENCE
4321

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2651 John Street, Unit 1B, Markham, ON L3R 2W5
T 905-477-1065 F 905-477-1067
www.vgarch.net

PROJECT
PROPOSED THREE STOREY DAYCARE
3010 SWEETWATER GATE
OAKVILLE, ONTARIO

DRAWING NAME
SITE PLAN

SCALE	DATE OF DWG.	PROJECT NO.
1:200	APR.01,2025	23019
DRAWN BY: RA	SHEET NO. A-100 (SPA NO. SP.1324.003.01)	
CHKD BY: ET		

W:\23019 - Two storey Daycare\Sweetwater Gate\Drawings\2.0.1. Architectural\ Spa\2025\04.01.25

LAST PLOTTING DATE: APR.01.2025