

No.	ISSUED	DATE
1	ISSUED FOR COORDINATION	MAR. 30, 2021
2	ISSUED FOR SPA	APR. 9, 2021
3	RE-ISSUED FOR SPA	DEC. 15, 2021

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

AS PREPARED BY:
 KROMAR SURVEYORS LTD., 2015
 ONTARIO LAND SURVEYORS

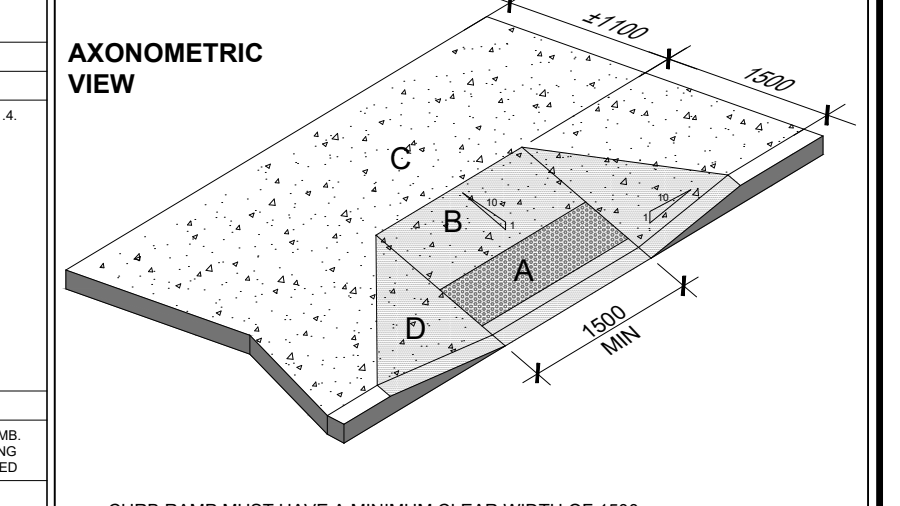
SITE STATISTICS

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 25.84 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

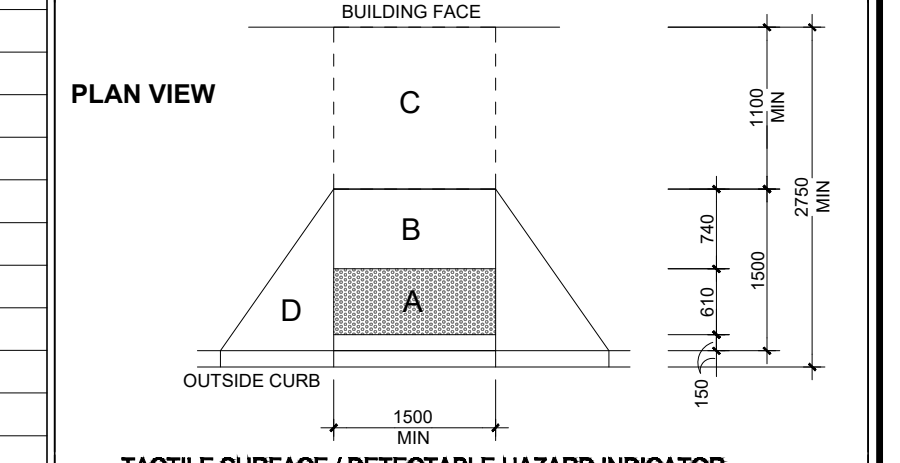
BUILDING A	OFFICE	WAREHOUSE	MECH / ELECTR / STAIRS
30,905.87 m ² (332,668 sqft)	863.06 m ² (9,290 sf)	29,188.95 m ² (314,334 sf)	123.86 m ² (1,333 sf)
BUILDING B	OFFICE	WAREHOUSE	MECH / ELECTR / STAIRS
29,202.56 m ² (314,334 sq ft)	724.16 m ² (7,795 sf)	28,354.54 m ² (305,206 sf)	123.86 m ² (1,333 sf)
TOTAL BUILDING G.F.A.	60,108.43 m ² or 647,002 sf		

WAREHOUSING	75 spaces
1.0 space / 100 m ² for first 7,500 m ² of GFA	
7,500 m ² @ 1.0 space / 100 m ²	
1.0 space / 200 m ² for additional GFA	
63,608.43 m ² @ 1.0 space / 200 m ²	
TOTAL PARKING	338 spaces
ACCESSIBLE PARKING	9 spaces
TYPE A & B SPACES	10 spaces
2+ 2% of total provided	
ACCESSIBLE PARKING	6 spaces
4+ 1% for each 100 over 201	9 spaces
BICYCLE SPACES	17 spaces
1.2-2.2 spaces / 1,000 m ² GFA (30 spaces max)	18 spaces

BUILDING 'A'	DOCK LEVEL DOORS	62 spaces
DRIVE IN DOORS	2 spaces	
BUILDING 'B'	DOCK LEVEL DOORS	54 spaces
DRIVE IN DOORS	2 spaces	
SNOW STORAGE	TO BE REMOVED OFF-SITE	



- CURB RAMP MUST HAVE A MINIMUM CLEAR WIDTH OF 1500mm, EXCLUSIVE OF ANY FLARED SIDES.
- THE RUNNING SLOPE OF THE CURB MUST:
 - BE A MAX OF 1:8, WHERE ELEVATION IS LESS THAN 75mm, AND
 - 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.



- A TACTILE SURFACE / DETECTABLE HAZARD INDICATOR**
 150mm FROM EDGE OF CURB AND 610mm IN DEPTH
- B SLOPE SURFACE @ 1:10 (max)**
- C LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1100mm**
- D FLARED SIDES WITH MAX SLOPE OF 1:10**
- THE INFORMATION PROVIDED HERE WAS ASSEMBLED FROM OBC 3.8.3.3, AND THE ONTARIO REGULATION 416.15 (made under the ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005) (DEC. 12, 2012) IN CONJUNCTION WITH THE GUIDELINES FOR BARRIER-FREE DESIGN OF ONTARIO GOVERNMENT FACILITIES.

Firm Name: Baldassarra Architects Inc.
 Certificate of Practice Number: 5810
 30 Great Gulf Drive, Unit 20
 Concord, ON L4K 0K7
 Tel: (905) 660-0722
 Fax: (905) 660-7019

Name of Project: 772 Winston Churchill Blvd., Building A
 Location: 772 Winston Churchill Blvd., Oakville, ON

Ontario's 2012 Building Code Data Matrix Part 3

PROJECT DESCRIPTION	NEW	ADDITION	ALTERATION	Part 3				
MAJOR OCCUPANCY GROUP - F-2				1.1.2 (1)				
BUILDING AREA (m ²)	EXISTING: 30,905.87	NEW: 29,202.56	TOTAL: 60,108.43	1.4.1.2 (1)				
GROSS AREA (m ²)	EXISTING: 30,905.87	NEW: 29,202.56	TOTAL: 60,108.43	1.4.1.2 (2)				
NO. OF STOREYS	ABOVE GRADE: 1	BELOW GRADE: N/A	MEZZANINE: N/A	3.2.1.1 & 4.1.2 (2)				
HEIGHT OF BUILDING (m)	13.19			3.2.2.10 & 3.2.3				
NUMBER OF STREETS / ACCESS ROUTES	3			3.2.2.10 & 3.2.3				
BUILDING CLASSIFICATION	3.2.2.07			3.2.2.07				
SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING			3.2.2.07				
	BASEMENT ONLY			3.2.2.07				
	IN LIEU OF ROOF RATING			3.2.1.5				
	NOT REQUIRED			3.2.1.7				
STANDPipes 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	3.2.2.07				
ACTUAL CONSTRUCTION	COMBUSTIBLE	NON COMBUSTIBLE	BOTH	3.2.2.07				
MEZZANINE AREA (m ²)	N/A			3.2.1.1 (2) (B)				
OCCUPANT LOAD BASED ON	m ² / PERSON	DESIGN OF BUILDING		3.1.7				
1ST FLOOR	OCCUPANCY: F-2	LOAD: 1.80 PERSONS						
	SHELL PERMIT ONLY							
BARRIER-FREE DESIGN	YES	NO (EXPLAIN)		3.8				
HAZARDOUS SUBSTANCES	YES	NO		3.1.2 & 3.3.1 (B)				
REQUIRED	HORIZONTAL ASSEMBLIES	LISTED DESIGN NO. (OR DESCRIPTION) (S8-2)		3.2.2.20 (A) & 3.2.1.4				
FIRE RESISTANCE RATING (FRR)	FLOORS: 1 HOURS							
	ROOF: N/A HOURS							
	MEZZANINE: N/A HOURS							
	FRR OF SUPPORTING MEMBERS	LISTED DESIGN NO. (OR DESCRIPTION) (S8-2)						
	FLOORS: N/A HOURS							
	ROOF: N/A HOURS							
	MEZZANINE: N/A HOURS							
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS				3.2.3				
WALL AREA (m ²)	L.D. (m)	L.H. (m)	PERMITTED MAX. % OF NET OPENING	PROPOSED % OF NET OPENING	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST. PERMITTED	NON-COMB. GLAZING REQUIRED
NORTH 1,539.88	+15	N/A	100	6.16	N/A	N/A	NO	YES
SOUTH 1,279.23	+15	N/A	100	12.37	N/A	N/A	NO	YES
EAST 3,345.28	+15	N/A	100	16.02	N/A	N/A	NO	YES
WEST 3,345.28	+15	N/A	100	15.71	N/A	N/A	NO	YES

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 30 Great Gulf Drive, Unit 20
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Name of Project: 772 Winston Churchill Blvd., Building B
 Location: 772 Winston Churchill Blvd., Oakville, ON

Ontario's 2012 Building Code Data Matrix Part 3

PROJECT DESCRIPTION	NEW	ADDITION	ALTERATION	Part 3				
MAJOR OCCUPANCY GROUP - F-2				1.1.2 (1)				
BUILDING AREA (m ²)	EXISTING: 29,202.56	NEW: 29,202.56	TOTAL: 58,405.12	1.4.1.2 (1)				
GROSS AREA (m ²)	EXISTING: 29,202.56	NEW: 29,202.56	TOTAL: 58,405.12	1.4.1.2 (2)				
NO. OF STOREYS	ABOVE GRADE: 1	BELOW GRADE: N/A	MEZZANINE: N/A	3.2.1.1 & 4.1.2 (2)				
HEIGHT OF BUILDING (m)	11.00			3.2.2.10 & 3.2.3				
NUMBER OF STREETS / ACCESS ROUTES	3			3.2.2.10 & 3.2.3				
BUILDING CLASSIFICATION	3.2.2.07			3.2.2.07				
SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING			3.2.2.07				
	BASEMENT ONLY			3.2.2.07				
	IN LIEU OF ROOF RATING			3.2.1.5				
	NOT REQUIRED			3.2.1.7				
STANDPipes 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	3.2.2.07				
ACTUAL CONSTRUCTION	COMBUSTIBLE	NON COMBUSTIBLE	BOTH	3.2.2.07				
MEZZANINE AREA (m ²)	N/A			3.2.1.1 (2) (B)				
OCCUPANT LOAD BASED ON	m ² / PERSON	DESIGN OF BUILDING		3.1.7				
1ST FLOOR	OCCUPANCY: F-2	LOAD: 1.80 PERSONS						
	SHELL PERMIT ONLY							
BARRIER-FREE DESIGN	YES	NO (EXPLAIN)		3.8				
HAZARDOUS SUBSTANCES	YES	NO		3.1.2 & 3.3.1 (B)				
REQUIRED	HORIZONTAL ASSEMBLIES	LISTED DESIGN NO. (OR DESCRIPTION) (S8-2)		3.2.2.20 (A) & 3.2.1.4				
FIRE RESISTANCE RATING (FRR)	FLOORS: 1 HOURS							
	ROOF: N/A HOURS							
	MEZZANINE: N/A HOURS							
	FRR OF SUPPORTING MEMBERS	LISTED DESIGN NO. (OR DESCRIPTION) (S8-2)						
	FLOORS: N/A HOURS							
	ROOF: N/A HOURS							
	MEZZANINE: N/A HOURS							
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS				3.2.3				
WALL AREA (m ²)	L.D. (m)	L.H. (m)	PERMITTED MAX. % OF NET OPENING	PROPOSED % OF NET OPENING	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST. PERMITTED	NON-COMB. GLAZING REQUIRED
NORTH 1,591.25	+15	N/A	100	8.34	N/A	N/A	NO	YES
SOUTH 1,256.46	+15	N/A	100	7.40	N/A	N/A	NO	YES
EAST 2,802.82	+15	N/A	100	16.73	N/A	N/A	NO	YES
WEST 2,866.14	+15	N/A	100	6.06	N/A	N/A	NO	YES

SYMBOL LEGEND

- MAN DOOR
- LOADING DOCK DOOR
- DRIVE-IN / OVERHEAD DOOR
- FH HYDRANT + VALVE
- FIRE DEPARTMENT CONNECTION / SIAMISE
- CB CATCH BASIN
- DCB DOUBLE CATCH BASIN
- SAN/MH SANITARY MAN HOLE
- CB/MH CATCH BASIN / MAN HOLE
- SMH STORM MAN HOLE
- HP HYDRO POLE STANDARD / UTILITY POLE
- BR BIKE RACK (2-3 BIKES)
- HT HYDRO TRANSFORMER
- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SPACE SIGNAGE
- SNW SNOW STORAGE AREA
- REFUSE STORAGE BINS
- LOADING SPACES (3.5m x 12.0m x 4.2m TYP.)

No.	REVISION	DATE
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BALDASSARRA
 Architects Inc.

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OWNERS INFORMATION:

772 Winston Churchill
 Oakville, ON

SITE PLAN

DATE:	DRAWN BY:	CHECKED:	SCALE:
FEB. 2021	HP		1:1000
PROJECT NO.	DRAWING No.		

O:2105 **A-1.0**