

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
4	RE-ISSUED FOR SPA	DEC. 16, 2022

**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:  
 KRCMAR SURVEYORS LTD., 2015  
 ONTARIO LAND SURVEYORS

**SITE STATISTICS**

<b>SITE AREA</b>	155,945.04 m <sup>2</sup> or 38.53 acres
<b>ZONING</b>	E2 - BUSINESS EMPLOYMENT
<b>LOT FRONTAGE</b>	30.00 m (MIN) 386.83 m
<b>FRONT YARD (EAST)</b>	3.00 m 16.85 m
<b>REAR YARD (WEST)</b>	3.00 m 50.20 m
<b>INTERIOR SIDE YARD (SOUTH)</b>	3.00 m 56.94 m
<b>INTERIOR SIDE YARD (NORTH)</b>	3.00 m 18.20 m
<b>BUILDING A</b>	30,905.99 m <sup>2</sup> or 332,669 sf
<b>OFFICE</b>	863.06 m <sup>2</sup> or 9,290 sf
<b>MECH. / ELECTR. / STAIRS</b>	29,191.07 m <sup>2</sup> or 322,046 sf
<b>BUILDING B</b>	29,201.48 m <sup>2</sup> or 314,322 sf
<b>OFFICE</b>	724.16 m <sup>2</sup> or 7,795 sf
<b>WAREHOUSE</b>	28,353.46 m <sup>2</sup> or 305,194 sf
<b>MECH. / ELECTR. / STAIRS</b>	123.86 m <sup>2</sup> or 1,333 sf
<b>TOTAL BUILDING G.F.A.</b>	60,107.47 m <sup>2</sup> or 646,991 sf
<b>SITE COVERAGE</b>	60,107.47 m <sup>2</sup> or 38.54 %
<b>LANDSCAPED AREA (MIN 10%)</b>	50,435.99 m <sup>2</sup> or 32.34 %
<b>PAVED AREA</b>	45,401.58 m <sup>2</sup> or 29.12 %
<b>BUILDING HEIGHT (BUILDING A &amp; B)</b>	11.00 m (MAX) 13.19 m (Bldg 'A') 11.00 m (Bldg 'B')
<b>WAREHOUSING</b>	1.0 space / 100 m <sup>2</sup> for total 7,500 m <sup>2</sup> of G.F.A. 7,500 m <sup>2</sup> @ 1.0 space / 100 m <sup>2</sup>
	75 spaces
	263 spaces
<b>TOTAL PARKING</b>	338 spaces 338 spaces
<b>ACCESSIBLE PARKING</b>	9 spaces 10 spaces
<b>ACCESSIBLE PARKING</b>	4 + 1 for each 100 over 201
	6 spaces 6 spaces
<b>BICYCLE SPACES</b>	17 spaces 18 spaces
<b>BUILDING 'A'</b>	
<b>DOCK LEVEL DOORS</b>	62 spaces
<b>DRIVE IN DOORS</b>	2 spaces
<b>BUILDING 'B'</b>	
<b>DOCK LEVEL DOORS</b>	54 spaces
<b>DRIVE IN DOORS</b>	2 spaces
<b>SNOW STORAGE</b>	TO BE REMOVED OFF-SITE

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

<b>PROJECT DESCRIPTION</b>	NEW	Part 3							
MAJOR OCCUPANCY GROUP	E-2	3.1.2.1 (1)							
BUILDING AREA (m <sup>2</sup> )	EXISTING: 30,905.99 TOTAL: 30,905.99	1.4.1.2 (2)							
GROSS AREA (m <sup>2</sup> )	EXISTING: 30,905.99 TOTAL: 30,905.99	1.4.1.2 (2)							
NO. OF STOREYS	ABOVE GRADE: 1 BELOW GRADE: N/A	3.2.1.1.1 & 1.4.1.2 (2)							
HEIGHT OF BUILDING (m)	13.19	3.2.2.10 & 3.2.2.1							
NUMBER OF STREETS / ACCESS ROUTES	3	3.2.2.10 & 3.2.2.1							
SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING	3.2.2.20.43							
STANDPISPS REQUIRED	YES	3.2.2.1							
FIRE ALARM REQUIRED	YES	3.2.4							
WATER SERVICE / SUPPLY IS ADEQUATE	YES	3.2.5.7							
HIGH BUILDING	YES	3.2.6							
PERMITTED CONSTRUCTION	COMBUSTIBLE / NON-COMBUSTIBLE	3.2.2.20.43							
ACTUAL CONSTRUCTION	COMBUSTIBLE / NON-COMBUSTIBLE	3.2.2.20.43							
MEZZANINE AREA (m <sup>2</sup> )	N/A	3.2.1.1 (2) (8)							
OCCUPANT LOAD BASED ON	NO. / PERSON	3.1.1.7							
1ST FLOOR OCCUPANCY	E-2 LOAD 7.0 PERSONS								
SHALL PERMIT ONLY									
BARRIER FREE DESIGN	YES	3.8							
HAZARDOUS SUBSTANCES	YES	3.1.2.1.3 (1) (8)							
REQUIRED FIRE RESISTANCE RATING (FRR)	FLOORS: 1 HOURS	3.2.2.20.43 & 3.2.1.4							
	ROOF: N/A HOURS								
	MEZZANINE: N/A HOURS								
FRR OF SUPPORTING MEMBERS	FLOORS: N/A HOURS	3.2.2.20.43							
	ROOF: N/A HOURS								
	MEZZANINE: N/A HOURS								
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	3.3.3								
WALL BREAK (m)	L.D. (m)	PERMITTED (%)							
NORTH	1,538.88	+15	N/A	100	6.16	N/A	N/A	NO	YES
SOUTH	1,219.22	+15	N/A	100	12.37	N/A	N/A	NO	YES
EAST	1,945.28	+15	N/A	100	16.02	N/A	N/A	NO	YES
WEST	1,945.28	+15	N/A	100	15.71	N/A	N/A	NO	YES

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 30 Great Gulf Drive, Unit 20  
 Concord, ON L4K 0K7  
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 Fax: (905) 660-7019

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

<b>PROJECT DESCRIPTION</b>	NEW	Part 3							
MAJOR OCCUPANCY GROUP	E-2	3.1.2.1 (1)							
BUILDING AREA (m <sup>2</sup> )	EXISTING: 29,201.48 TOTAL: 29,201.48	1.4.1.2 (2)							
GROSS AREA (m <sup>2</sup> )	EXISTING: 29,201.48 TOTAL: 29,201.48	1.4.1.2 (2)							
NO. OF STOREYS	ABOVE GRADE: 1 BELOW GRADE: N/A	3.2.1.1.1 & 1.4.1.2 (2)							
HEIGHT OF BUILDING (m)	11.00	3.2.2.10 & 3.2.2.1							
NUMBER OF STREETS / ACCESS ROUTES	3	3.2.2.10 & 3.2.2.1							
SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING	3.2.2.20.43							
STANDPISPS REQUIRED	YES	3.2.2.1							
FIRE ALARM REQUIRED	YES	3.2.4							
WATER SERVICE / SUPPLY IS ADEQUATE	YES	3.2.5.7							
HIGH BUILDING	YES	3.2.6							
PERMITTED CONSTRUCTION	COMBUSTIBLE / NON-COMBUSTIBLE	3.2.2.20.43							
ACTUAL CONSTRUCTION	COMBUSTIBLE / NON-COMBUSTIBLE	3.2.2.20.43							
MEZZANINE AREA (m <sup>2</sup> )	N/A	3.2.1.1 (2) (8)							
OCCUPANT LOAD BASED ON	NO. / PERSON	3.1.1.7							
1ST FLOOR OCCUPANCY	E-2 LOAD 7.0 PERSONS								
SHALL PERMIT ONLY									
BARRIER FREE DESIGN	YES	3.8							
HAZARDOUS SUBSTANCES	YES	3.1.2.1.3 (1) (8)							
REQUIRED FIRE RESISTANCE RATING (FRR)	FLOORS: 1 HOURS	3.2.2.20.43 & 3.2.1.4							
	ROOF: N/A HOURS								
	MEZZANINE: N/A HOURS								
FRR OF SUPPORTING MEMBERS	FLOORS: N/A HOURS	3.2.2.20.43							
	ROOF: N/A HOURS								
	MEZZANINE: N/A HOURS								
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	3.3.3								
WALL BREAK (m)	L.D. (m)	PERMITTED (%)							
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	2,862.82	+15	N/A	100	18.73	N/A	N/A	NO	YES
WEST	2,862.82	+15	N/A	100	6.96	N/A	N/A	NO	YES

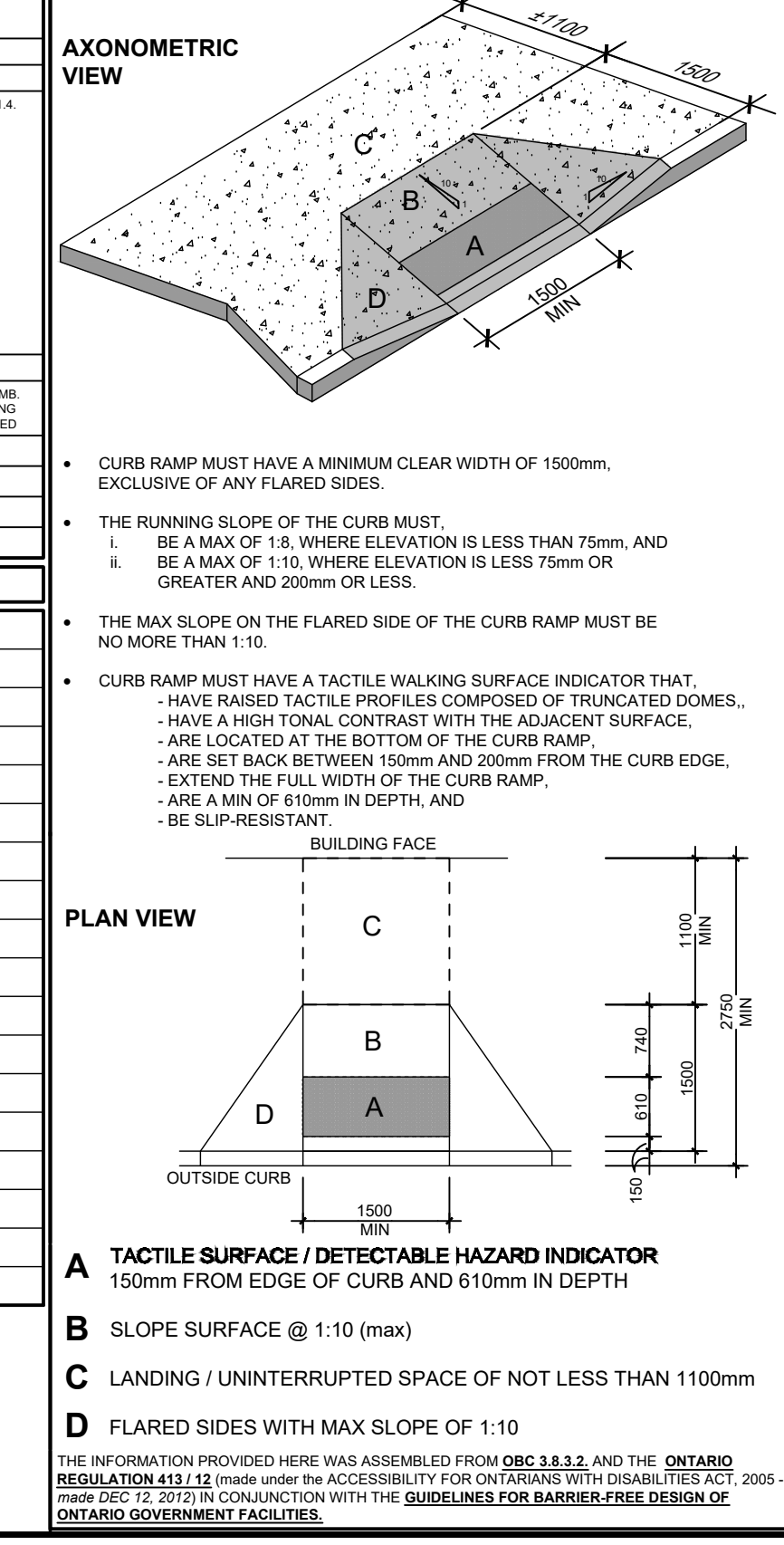
**SYMBOL LEGEND**

- MAN DOOR
- LOADING DOCK DOOR
- DRIVE-IN / OVERHEAD DOOR
- FH HYDRANT + VALVE
- FIRE DEPARTMENT CONNECTION / SIAMISE
- CB CATCH BASIN
- DCB DOUBLE CATCH BASIN
- SANMH SANITARY MAN HOLE
- CBMH 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.)

**AXONOMETRIC VIEW**

**CURB RAMP DETAILS**

- 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 60mm IN DEPTH, AND
  - BE SLIP-RESISTANT.



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:2277	A-1.0		

O:\2277 772 Winston Churchill - Fergate\Drawings\01 Current Drawings\2277 A-1.dwg, 2022-12-20 2:48:21 PM, Lousy, AutoCAD PDF (General Documentation).pc3  
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