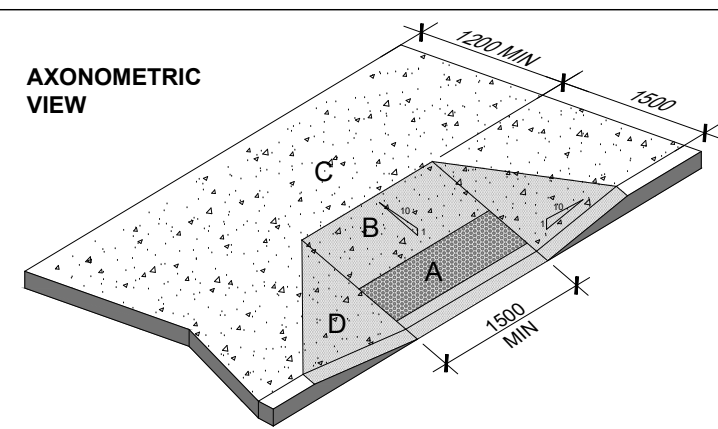
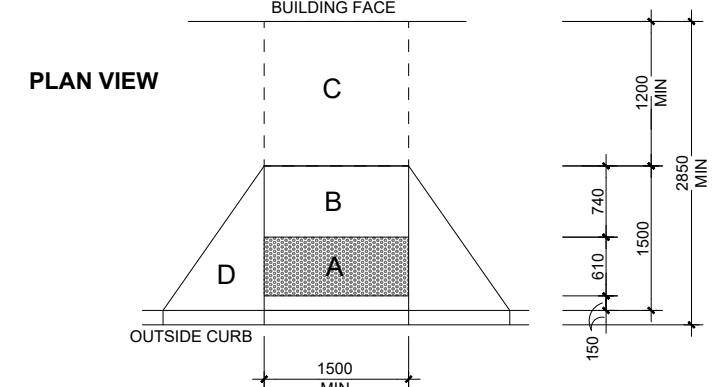


CURB RAMP DETAIL - NTS



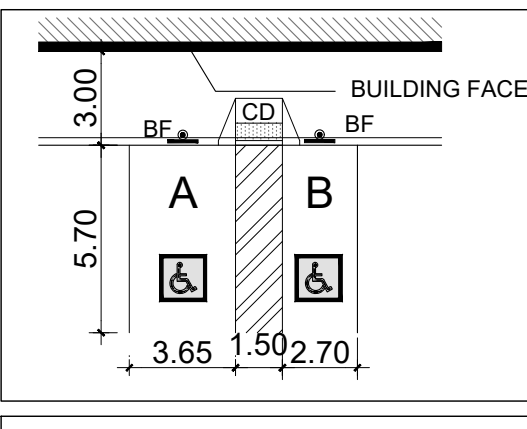
- CURB RAMP MUST HAVE A MINIMUM CLEAR WIDTH OF 1500mm, EXCLUSIVE OF ANY FLARED SIDES.
- THE RUNNING SLOPE OF THE CURB MUST:
 - BE A MAX OF 1:8, WHERE ELEVATION IS LESS THAN 75mm, AND
 - BE A MAX OF 1:10, WHERE ELEVATION IS LESS THAN 75mm OR GREATER AND 200mm OR LESS.
- THE MAX SLOPE ON THE FLARED SIDE 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.



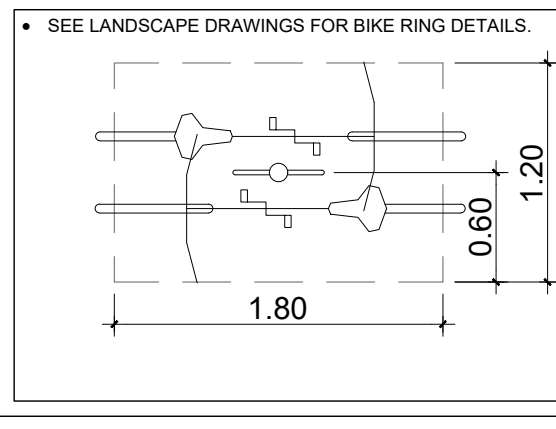
- A** TACTILE SURFACE / DETECTABLE HAZARD INDICATOR 150mm FROM EDGE OF CURB AND 610mm IN DEPTH
- B** SLOPE SURFACE @ 1:10 (max)
- C** LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1100mm
- D** FLARED SIDES WITH MAX SLOPE OF 1:10

THE INFORMATION PROVIDED HERE WAS ASSEMBLED FROM OBC 3.8.3.2. AND O. REG. 18(1) INTEGRATED ACCESSIBILITY STANDARDS under the ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005 updated JUL 2016.

BARRIER FREE PARKING TYP.

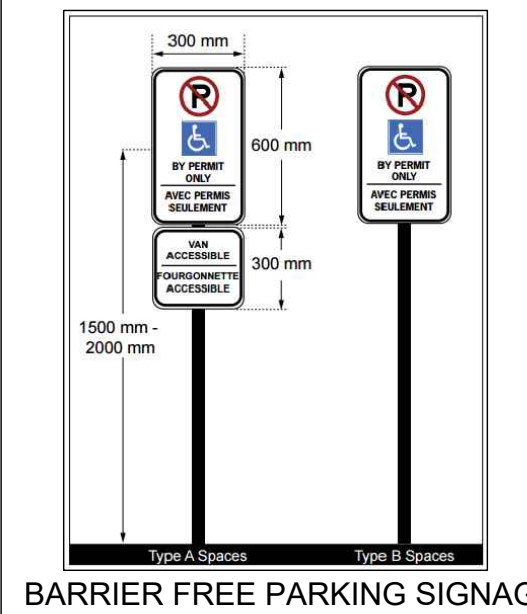


SHORT TERM BIKE DETAIL NTS



MUNICIPAL & GENERAL SITE PLAN NOTES

- CONSTRUCTION SHOULD BE AVOIDED DURING UNUSUALLY WET, RAINY, OR WINTER THAW CONDITIONS.
- MACHINERY IS TO ARRIVE ON SITE IN A CLEAN CONDITION AND IS TO BE MAINTAINED FREE FLUID LEAKS.
- GARBAGE : WASTE WILL BE STORED INTERNALLY

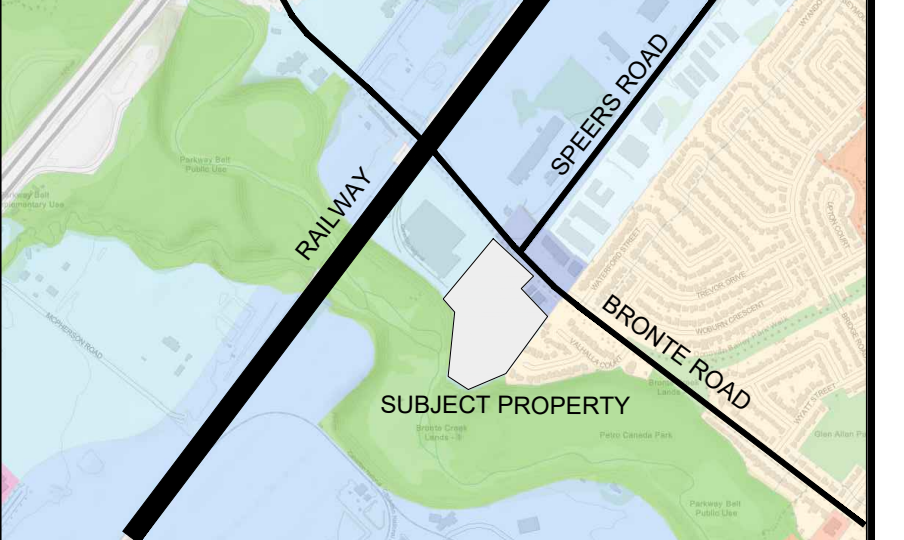


BARRIER FREE PARKING SIGNAGE



- SIGNS TO BE BASED ON THE STANDARD MTO RB-52 PARKING PROHIBITION SIGN MODIFIED AS SHOWN.
- FIRE ROUTE TEXT TO BE 50mm IN HEIGHT. BLACK UPPER CASE LETTERING CORRECTLY SPELLED AND SPACED AS NEEDED

KEY PLAN NTS



LEGAL DESCRIPTION

PLAN OF SURVEY OF PART OF LOT 31 CONCESSION 3, SOUTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF TRAFALGAR, COUNTY OF HALTON) AND BLOCK 9, REGISTERED PLAN 20M-418 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON FROM LEGAL SURVEY PREPARED BY DAVID B. SEARLES SURVEYING LTD.

SITE STATISTICS

ZONING	E2, SP, T2	EMPLOYMENT ZONE
SITE AREA	42,930.04 m ² or	10.61 Ac
LOT FRONTAGE	REQUIRED 30.0 m MIN	PROVIDED 132.28 m
FRONT YARD (BRONTE RD.)	3.0 m MIN	6.00 m
INTERIOR SIDE YARD (SOUTH) (ADJUTING RESIDENTIAL ZONE)	15.0 m MIN	25.00 m
INTERIOR SIDE YARD (NORTH)	3.0 m MIN	13.01 m
REAR YARD (WEST)	3.0 m MIN	+/- 23.98 m
G.F.A.	BUILDING "A" 5,273.72 m ² or	57,766 sqft
	BUILDING "B" 7,788.26 m ² or	83,832 sqft
	BUILDING "C" 6,241.00 m ² or	67,178 sqft
	BUILDING "D" 5,439.70 m ² or	58,552 sqft
	TOTAL G.F.A. 24,742.68 m ² or	266,328 sqft
SITE COVERAGE (SITE AREA)	17,523.84 m ² or	40.82%
LANDSCAPED AREA (MIN. 10%)	5,097.06 m ² or	11.87%
PAVED AREA	20,309.14 m ² or	47.31%
BUILDING HEIGHT	REQUIRED 9.70 m	PROVIDED 9.70 m

PARKING	REQUIRED	PROVIDED
WAREHOUSE	75 spaces	40.82%
1 per 100 m ² of G.F.A. up to 7,500 m ² @ 7,500 m ² @ 1:100 m ²	87 spaces	
1.0 space / 200 m ² for additional G.F.A. 17,242.68 m ² @ 1.0 space / 200 m ²	162 spaces	
TOTAL PARKING	170 spaces	293 spaces
BARRIER-FREE PARKING	8 spaces	10 spaces
BUILDING "A" DRIVE IN DOORS		14
BUILDING "B" DRIVE IN DOORS		23
BUILDING "C" DRIVE IN DOORS		21
BUILDING "D" DRIVE IN DOORS		18
TOTAL DRIVE IN DOORS		75
BICYCLE SPACES (2 spaces/Ring) 2 + 0.25 spaces / 1,000 m ² G.F.A. (30 spaces max)	8 spaces	12 Rings / 24 spaces
SNOW STORAGE	TO BE REMOVED OFF- SITE	

SYMBOL LEGEND

▶	MAN DOOR LOCATIONS
▶	LOADING DOCK LOCATIONS
▶	DRIVE-IN OVERHEAD DOORS
⊕ FH	HYDRANT & VALVE
⊕ FDC	FIRE DEPARTMENT CONNECTION / SIAMESE
□	CATCH BASIN
□	DOUBLE CATCH BASIN
○	STORM SEWER MANHOLE
○	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TW	TOP OF WALL
→	DIRECTION OF TRAFFIC FLOW
124.35	EXISTING ELEVATION
124.35	PROPOSED ELEVATION
→	DIRECTION OF DRAINAGE FLOW
⊕	REFUSE STORAGE BINS
⊕	BIKE RING (TWO BIKES PER RING)
⊕	ACCESSIBLE PARKING SPACE
⊕	ACCESSIBLE PARKING SPACE SIGNAGE
⊕	LOADING SPACE (3.5m x 12.0m x 4.2m TYP.)
FR	FIRE ROUTE SIGN

No.	ISSUED	DATE
1	ISSUED FOR SPA	SEPT. 07, 2023
2	ISSUED FOR SPA	APR. 12, 2024

No.	REVISION	DATE
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BALDASSARRA
Architects Inc.

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

OWNERS INFORMATION:

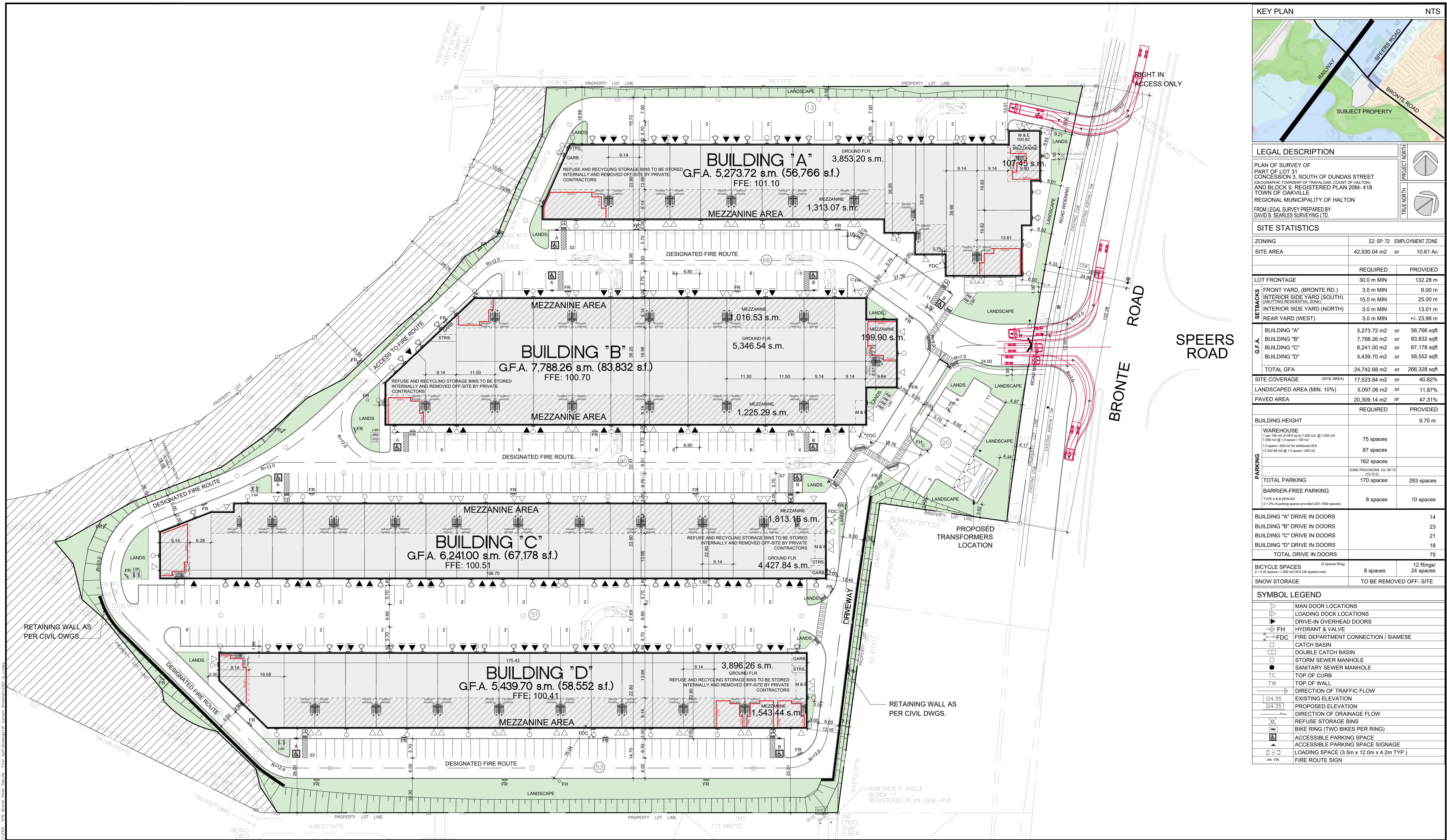


576 Bronte Road
Oakville, ON

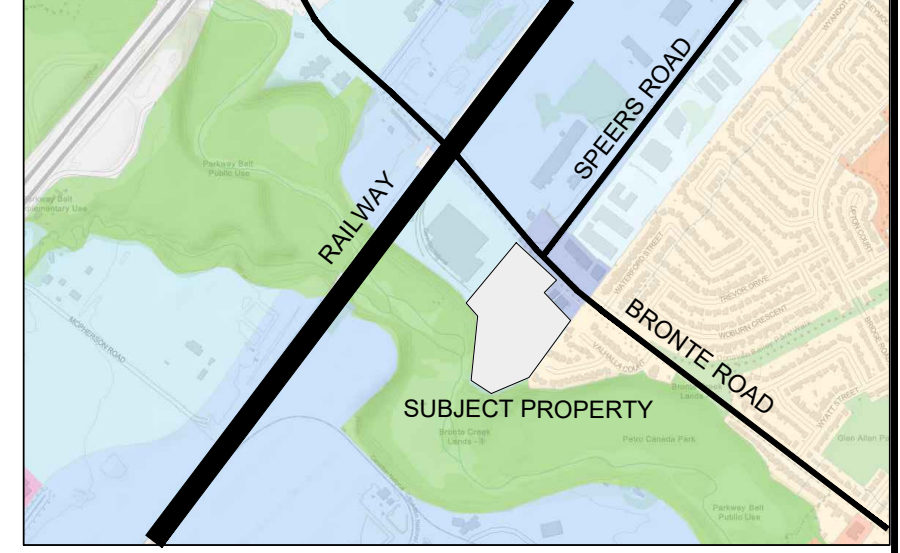
Site Plan

DATE:	DRAWN BY:	CHECKED:	SCALE:
JULY 2023	MP	JP	1:750
PROJECT No.	DRAWING No.		
23-01	A_1.0		

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KEY PLAN NTS



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 PART OF LOT 31
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	162 spaces	170 spaces
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