

P. I. N. 24849-0139
(TOWN OF OAKVILLE)
PART 4, 20R-16180

1 SITE PLAN

A101 SCALE: 1:400

Name of Applicant:
A. FAZEL ARCHITECT INC.
12 APRICOT STREET
THORNHILL, ON, L3T 1C8
TEL: (416) 840-0499

Name of Project:
M&G STEEL - ADDITION
2285 SPEERS ROAD
OAKVILLE, ONTARIO
L6L 2X9
Date: OCT 2022

Building Code Version:	0 Reg. 332/12 Last Amendment: 0 Reg. 191/14	Building Code Reference
3.00 Building Code Version:	0 Reg. 332/12 Last Amendment: 0 Reg. 191/14	
3.01 Project Type:	<input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Addition and Renovation	(A) 1.1.2.
3.02 Major Occupancy Classification:	Occupancy Group: F, Div. 3 Use: Manufacturing	3.1.2.1.(1)
3.03 Superimposed Major Occupancies:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	3.2.2.7.
3.04 Building Area (m ²):	Description: Existing New Total Manufacturing: 4,122.21 2,113.50 6,235.71 Total: 4,122.21 2,113.50 6,235.71	(A) 1.4.1.2.
3.05 Gross Area (m ²):	Description: Existing New Total Ground Floor: 4,122.21 2,113.50 6,235.71 Mezzanine: 0 229.72 229.72 Total: 4,122.21 2,343.22 6,465.43	(A) 1.4.1.2.
3.06 Mezzanine Area (m ²):	Description: Existing New Total Office: 0 229.72 229.72	3.2.1.1.
3.07 Building Height:	1 Storeys Above Grade: 10.973 (m) Above Grade	(A) 1.4.1.2. & 3.2.1.1.
3.08 High Building:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	3.2.6.
3.09 Number of Streets/Firefighter Access:	2 Street(s)	3.2.2.10. & 3.2.5. & 3.2.1.4.
3.10 Building Classification:	2.2.2.82. Group/Division: Group F Division 3	3.2.2.20. - 83.
3.11 Sprinkler System:	<input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Processed: <input type="checkbox"/> Entire Building <input type="checkbox"/> Selected Compartments <input type="checkbox"/> Selected Floor Areas <input type="checkbox"/> Basement <input type="checkbox"/> In Lieu of Roof Rating <input type="checkbox"/> None	3.2.1.5. & 3.2.2.1.7.
3.12 Standpipe System:	<input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required	3.2.9.
3.13 Fire Alarm System:	<input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Processed: <input type="checkbox"/> Single Stage <input type="checkbox"/> Two Stage <input type="checkbox"/> None	3.2.4.
3.14 Water Service/Supply is Adequate:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
3.15 Construction Type:	Restraint: <input type="checkbox"/> Combustible Permitted <input checked="" type="checkbox"/> Non-Combustible Required Actual: <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-Combustible <input type="checkbox"/> Combination Heavy Timber Construction: <input type="checkbox"/> No <input type="checkbox"/> Yes	3.2.2.20. - 83. & 3.2.1.4.
3.16 Importance Category:	<input type="checkbox"/> Low <input type="checkbox"/> Low Human Occupancy <input type="checkbox"/> Post-Disaster Shelter <input checked="" type="checkbox"/> Normal <input type="checkbox"/> High <input type="checkbox"/> Minor Storage Building <input type="checkbox"/> Explosive or Hazardous Substances <input type="checkbox"/> Post-disaster	4.1.2.1.(3) & 14.1.2.1-B
3.17 Seismic Hazard Index:	(E Fa Sa (0.2)) = 0 Seismic design required for Table 4.1.1.8, Items 6 to 21; (E Fa Sa (0.2)) 2.0.35 or Post-disaster) <input type="checkbox"/> No <input type="checkbox"/> Yes	4.1.2.1.(3) & 4.1.8.18.(2)

OBC MATRIX SCALE: NTS

BUILDING CLASSIFICATIONS

OCCUPANCY: INDUSTRIAL
OBC GROUP F DIVISION 3
SECTION 3.2.2.82
ONE STOREY BUILDING, NONSPRINKLERED
NONCOMBUSTIBLE CONSTRUCTION

SITE DEVELOPMENT

MUNICIPAL ADDRESS: 2285 SPEERS ROAD
ZONING: ZONING - E3

METRIC SQ.M.	IMPERIAL SQ.FT.
SITE AREA (BLK. 1)	17,724.00 190,779.55
GROUND FL. OFFICE	681.91 7,340.00
NEW MEZZANINE	229.72 2,472.68
PLANT	3,440.30 37,031.10
NEW ADDITION	2,113.50 22,749.85
TOTAL GFA	6,465.43 69,593.63
TOTAL FOOTPRINT	6,235.71 67,120.95
LOT COVERAGE	35.20%
CAR PARKING	1 SP/100 SQ.M. (6,465.43/100) = 65 PARKING SPACES PROVIDED (Including 3 handicap parkings) = 57 + 10 (NEW) TYPICAL PARKING SPACE 2.70 X 5.70
BARRIER-FREE PARKING	(4% OF THE TOTAL NUMBER OF PARKING SPACES) TYPE A = 3.65 X 5.70 TYPE B = 2.70 X 5.70
LANDSCAPED AREA	2,847.50sqm = 16% OF SITE AREA

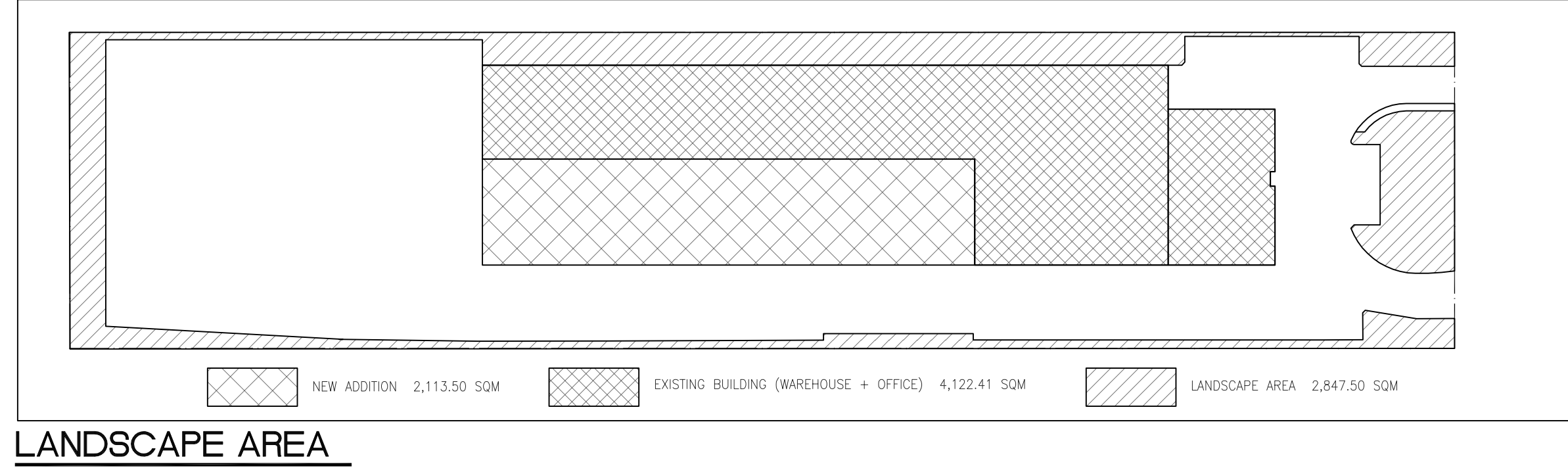
REFERENCE DRAWINGS

INFORMATION ON THIS DRAWING TAKEN PARTIALLY FROM PLAN OF SURVEYS AS PROVIDED BY FRED G. CUNNINGHAM INC. O.L.S., SHOWING LOCATION OF BUILDING ADDITION ON PART OF LOT 28, CONCESSION 3 SOUTH OF DUNDAS STREET (TRAFALGAR)

NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE
2. FIRE ROUTES TO BE MINIMUM 6.0M WIDE WITH A CENTRELINE TURNING RADIUS OF 12.0M MINIMUM
3. FIRE ROUTES AND TRAILER PARKING AREAS TO BE OF COMPACTED GRANULAR TO SUPPORT A LOAD NOT LESS THAN 11,363 KG PER AXLE AND HAVE A CHANGE OF GRADIENT OF NOT MORE THAN 1 IN 12.5 (8%) OVER A MINIMUM DISTANCE OF 15M

SNOW STORAGE:
15% OF HARD SURFACE AREA (LIVABLE DESIGN MANUAL PART C - 4.4)
2,784SQM (ASPHALT AREA) X 15%
418 SQM OF SNOW STORAGE

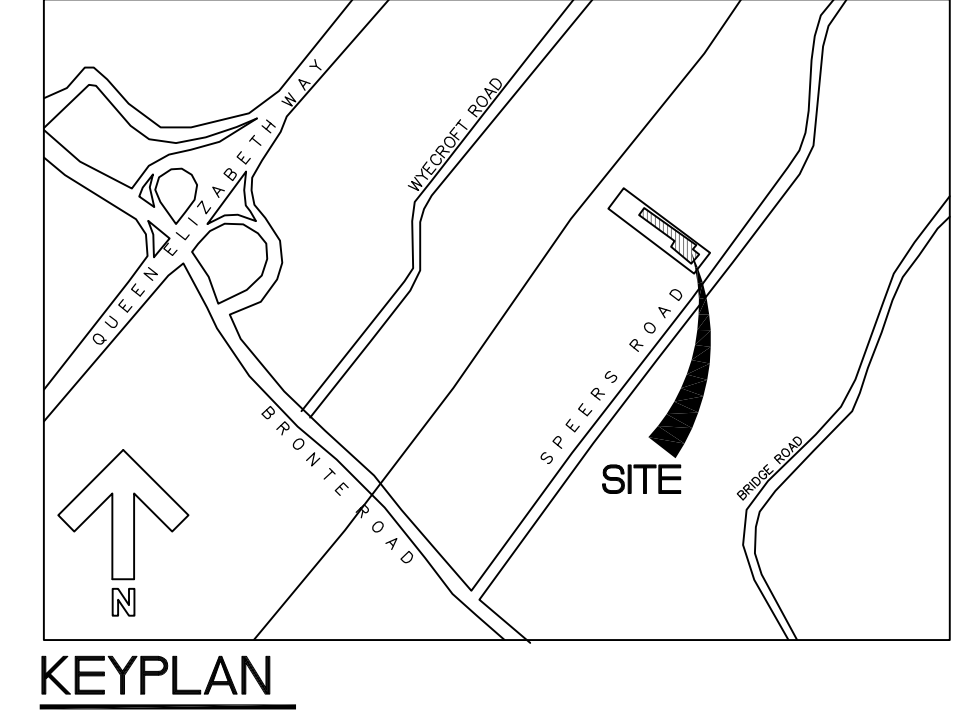
3.18 Occupant Load	Floor Level/Area Occupancy Based On Occupant Load (Persons)	3.1.17
3.19 Barrier Free Design	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.2.10. & 3.2.5.
3.20 Hazardous Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.1.1.2. & 3.3.1.19.
3.21 Required Fire Resistance Ratings	Horizontal Assembly: <input type="checkbox"/> N.A. <input type="checkbox"/> 1 hr <input type="checkbox"/> 2 hr Roof: <input type="checkbox"/> N.A. <input type="checkbox"/> 1 hr <input type="checkbox"/> 2 hr Floors over basement: <input type="checkbox"/> N.A. <input type="checkbox"/> 1 hr <input type="checkbox"/> 2 hr Mezzanine: <input type="checkbox"/> 0 <input type="checkbox"/> 1 hr <input type="checkbox"/> 2 hr Basement: <input type="checkbox"/> N.A. <input type="checkbox"/> 1 hr <input type="checkbox"/> 2 hr Service Platform: <input type="checkbox"/> N.A. <input type="checkbox"/> 1 hr <input type="checkbox"/> 2 hr	3.2.2.20. - 83 & 3.2.1.4.
3.22 Spatial Separation	Wall: EBF Area (m ²) or EBF(A) L/N Required Type: <input type="checkbox"/> Standard <input type="checkbox"/> Staircase North: Existing to Remain Unchanged Noncombustible <input type="checkbox"/> Noncombustible East: Existing to Remain Unchanged Noncombustible <input type="checkbox"/> Noncombustible South: Existing to Remain Unchanged Noncombustible <input type="checkbox"/> Noncombustible West: 2/3meters Noncombustible <input type="checkbox"/> Noncombustible	3.2.3.
3.23 Plumbing Fixture Requirements	Ratio: Male:Female = 60:40 Except as noted otherwise Floor Level/Area Occupancy Based On OBC Reference: <input type="checkbox"/> 12 <input type="checkbox"/> 15 <input type="checkbox"/> 18 C.F. & Mezzanine: <input type="checkbox"/> 12 <input type="checkbox"/> 15 <input type="checkbox"/> 18 Office & Warehouse: 240 3.7.4.7. & 3.7.4.8. 12 17+1 UNIVERSAL (M & F)	3.7.4
3.24 Energy Efficiency	Compliance Path: <input type="checkbox"/> 58-10 <input type="checkbox"/> 3.7.4.8. <input type="checkbox"/> 3	



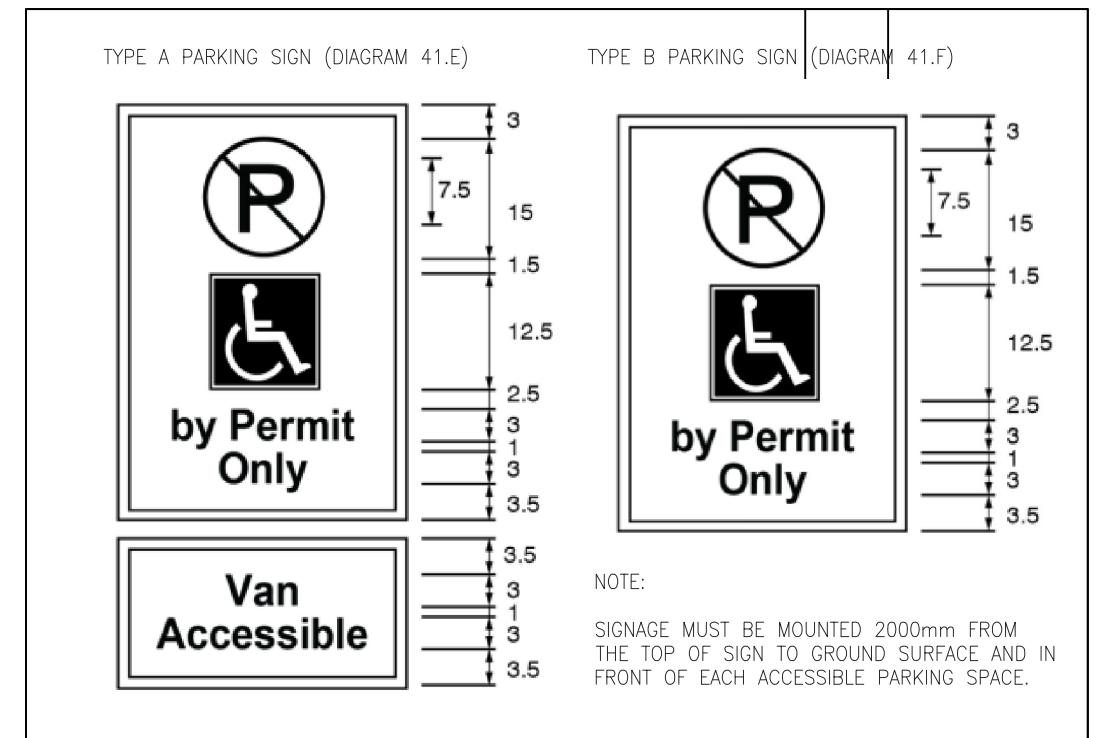
LANDSCAPE AREA



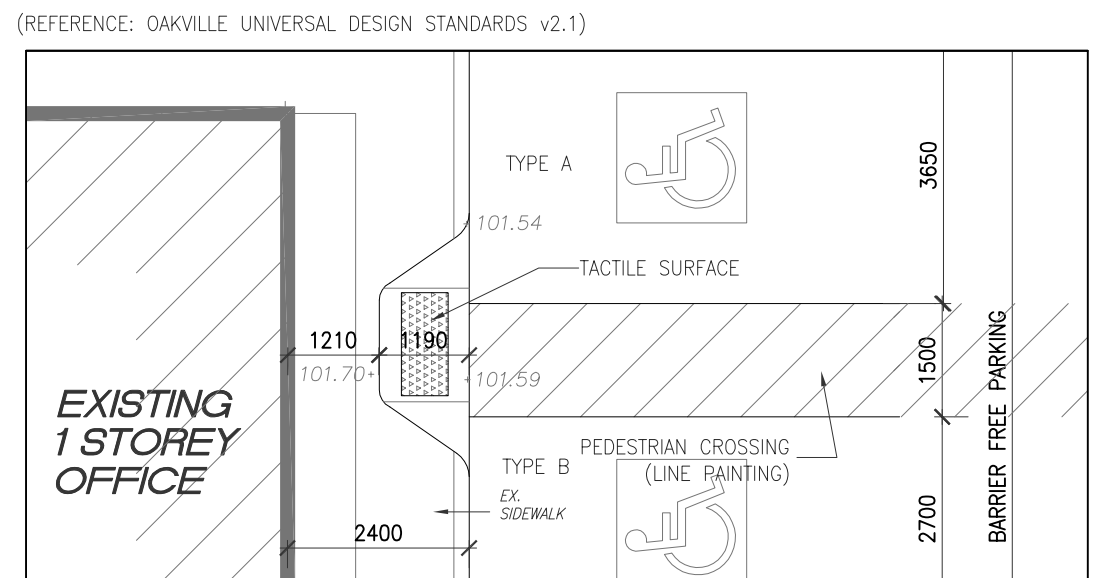
AERIAL PHOTO



KEYPLAN



ACCESSIBILITY PARKING SIGNS

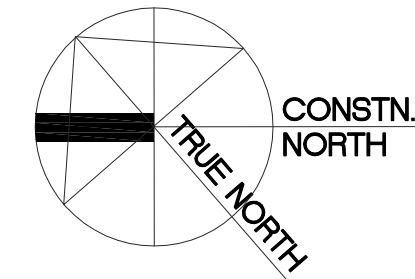


ENLARGED SITE PLAN - CURB RAMP



M&G STEEL LIMITED
2285 SPEERS ROAD
OAKVILLE, ON, CANADA
L6L 2X9

A. FAZEL ARCHITECT INC.
12 APRICOT STREET
THORNHILL, ONTARIO L3T 1C8
TEL: (416) 840-0499
FAX: (416) 444-5480
E-MAIL: info@afazelarch.com



Seal / Signature

REV	DESCRIPTION	DATE	BY
5	ISSUED FOR SPA - 2ND SUBMISSION	2024.01.26	AF
4	ISSUED FOR BUILDING PERMIT	2024.01.12	AF
3	REVISED AS PER CITY COMMENTS	2023.08.16	AF
2	ISSUED FOR SITE PLAN APPROVAL	2023.04.05	AF
1	ISSUED FOR PRE-CONSULTATION	2022.12.21	AF
A	ISSUED FOR COORDINATION	2022.11.02	AF

Project Name
ADDITION TO EX. BLDG. M&G STEEL

Scale	AS NOTED	Date:	OCT 2022
Drawn by	cc	Client's Job #:	
Checked by	AF	Approved by	AF