



No.	ISSUED	DATE
1	ISSUED FOR CLIENT REVIEW	JULY 7, 2021
2	ISSUED FOR SPA	JULY 21, 2021
3	RE-SSUED FOR SPA	NOV. 5, 2021
4	RE-SSUED FOR SPA	MAR. 2, 2022

No.	REVISION	DATE

OWNERS INFORMATION:  
**LPF Realty Office Inc.**



## Site Plan

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

22-21

## A-1.0



The diagram consists of three views of a curb ramp:

- AXONOMETRIC VIEW:** A 3D perspective drawing of the curb ramp. It shows a rectangular ramp with a sloped top surface. Dimensions include a width of 1500 mm, a length of 1200 mm, and a height of 150 mm. The ramp is labeled with 'A' for the sloped surface, 'B' for the flat top surface, 'C' for the building face, and 'D' for the outside curb. The ramp is shown with a minimum clear width of 1500 mm and a maximum slope of 1:10.
- PLAN VIEW:** A top-down view of the curb ramp. It shows a rectangular area with a width of 1500 mm and a length of 1200 mm. The ramp is labeled with 'A' for the sloped surface, 'B' for the flat top surface, 'C' for the building face, and 'D' for the outside curb. The ramp is shown with a minimum clear width of 1500 mm and a maximum slope of 1:10.
- ELEVATION VIEW:** A side view of the curb ramp. It shows a trapezoidal shape with a top width of 1500 mm and a bottom width of 1000 mm. The height of the ramp is 150 mm. The ramp is labeled with 'A' for the sloped surface, 'B' for the flat top surface, 'C' for the building face, and 'D' for the outside curb. The ramp is shown with a minimum clear width of 1500 mm and a maximum slope of 1:10.

## A-1.1



KEY MAP

SCALE: N.T.S.

CONTEXT MAP

SCALE: N.T.S.

PLAN OF SURVEY OF PART OF BLOCKS 2 AND 3 REGISTERED PLAN 20M-1135 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON AS PREPARED BY: NANFARA & NG SURVEYORS INC. PROFESSIONAL LAND SURVEYORS

TRUE NORTH

SITE STATISTICS

SITE AREA	106,172.39 m <sup>2</sup>	or	26.40 acres	or	10.62 ha
SITE AREA- BLOCK 2	73,524.66 m <sup>2</sup>	or	16.32 acres	or	7.36 ha
SITE AREA- BLOCK 3	32,647.73 m <sup>2</sup>	or	8.08 acres	or	3.26 ha
ZONING	E2 sp.355 - BUSINESS EMPLOYMENT				

LOT FRONTAGE	REQUIRED	PROVIDED
FLANKAGE LOT (WEST)	30.00 m (MIN)	+/- 582.54 m
FRONT YARD (NORTH)	3.00 m	25.50 m
FRONT YARD (SOUTH)	3.00 m	8.58 m
REAR YARD (EAST)	3.00 m	43.95 m
INTERIOR SIDE YARD (SOUTH)	3.00 m	5.61 m

SITE COVERAGE	16,635.43 m <sup>2</sup>	or	50.95 %
LANDSCAPED AREA (MIN. 10%)	3,733.39 m <sup>2</sup>	or	11.44 %
PAVED AREA	12,278.91 m <sup>2</sup>	or	37.61 %
	REQUIRED	PROVIDED	

WAREHOUSING	1.0 space / 100 m <sup>2</sup> for first 2,000 m <sup>2</sup> of GFA	75 spaces	
	1.0 space / 200 m <sup>2</sup> for additional GFA	130 spaces	
	25,041,400 m <sup>2</sup> @ 1.0 space / 200 m <sup>2</sup>		
TOTAL PARKING		205 spaces	254 spaces

ACCESSIBLE PARKING	TYPE A & B SPACES: 201 to 1000	7 spaces	12 spaces
	2 - 25 of total provided		
BICYCLE SPACES	1.0 space / 100 m <sup>2</sup> for first 2,000 m <sup>2</sup> of GFA	11 spaces	6 Rings / 12 spaces
	1.0 space / 200 m <sup>2</sup> for additional GFA		
	8,354,400 m <sup>2</sup> @ 1.0 space / 200 m <sup>2</sup>		
TOTAL PARKING		121 spaces	121 spaces

WAREHOUSING	1.0 space / 100 m <sup>2</sup> for first 2,000 m <sup>2</sup> of GFA	75 spaces	
	1.0 space / 200 m <sup>2</sup> for additional GFA	46 spaces	
	8,354,400 m <sup>2</sup> @ 1.0 space / 200 m <sup>2</sup>		
TOTAL PARKING		121 spaces	121 spaces

ACCESSIBLE PARKING	TYPE A & B SPACES: 101 to 250	5 spaces	4 spaces
	2 - 25 of total provided		
BICYCLE SPACES	1.0 space / 100 m <sup>2</sup> for first 2,000 m <sup>2</sup> of GFA	5 spaces	3 Rings / 6 spaces
	2 - 25 of total provided		

SYMBOL LEGEND

	MAN DOOR
	LOADING DOCK DOOR
	DRIVE-IN / OVERHEAD DOOR
	HYDRANT + VALVE
	FIRE DEPARTMENT CONNECTION / SIAMESE
	CATCH BASIN
	SANITARY MAN HOLE
	CATCH BASIN / MAN HOLE
	STORM MAN HOLE
	HYDRO POLE STANDARD / UTILITY POLE
	BIKE RACK (2-3 BIKES)
	HYDRO TRANSFORMER
	ACCESSIBLE PARKING SPACE
	ACCESSIBLE PARKING SPACE SIGNAGE
	SNOW STORAGE AREA
	REFUSE STORAGE BINS
	STOP SIGNS
	FIRE ROUTE SIGNS
	CONC. FILLED STEEL BOLLARDS, EXT. TYPE A, IN ACCORDANCE MS-25 WITH DRAWING A-0.0

NOTES

1. EXCESS SNOW TO BE REMOVED OFF-SITE BY PRIVATE CONTRACTOR

2. ALL ROOF TOP MECHANICAL UNITS SHALL BE ADEQUATELY SCREENED FROM PUBLIC VIEWS BY THE APPLICANT. THE DESIGN, PLACEMENT AND SCREENING OF THE UNITS SHOULD COMPLEMENT THE BUILDING ARCHITECTURE WITH RESPECT TO FORM, MATERIALS AND COLOUR.

CURB RAMP DETAILS

AXONOMETRIC VIEW

PLAN VIEW

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. 181(1) INTEGRATED ACCESSIBILITY STANDARDS under the ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005 updated JUL 2016.

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BALDASSARRA  
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OWNERS INFORMATION:  
LPF Realty Office Inc.

Fengate- Oakville

Oakville, ON

Site Plan  
Buildings C & D

DATE:	DRAWN BY:	CHECKED:	SCALE:
JUNE 2021	HP		1:750
PROJECT No.	DRAWING No.		

22-21

A-1.2