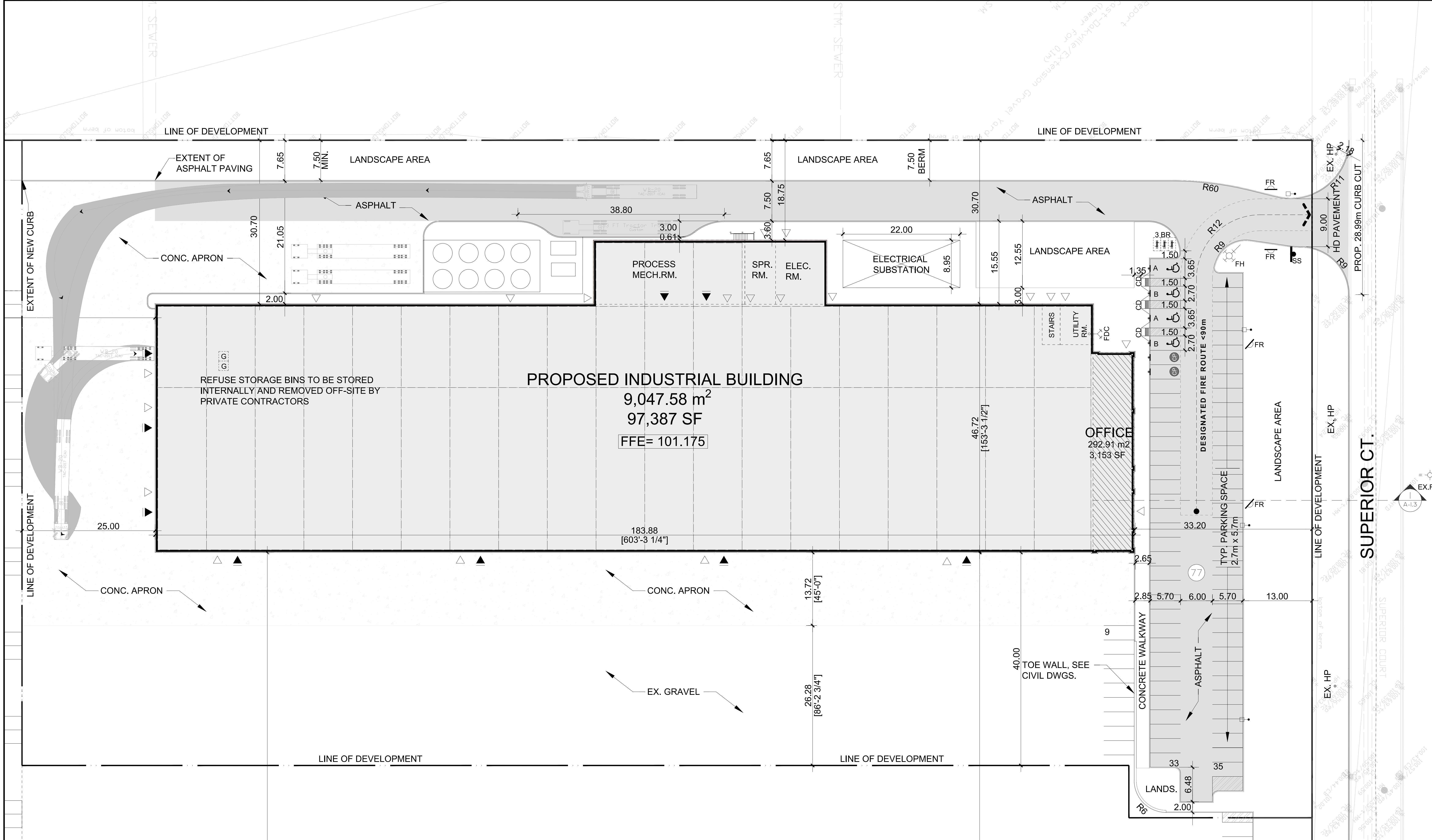


No.	ISSUED	DATE
1	ISSUED FOR SPA	AUG. 16, 2024
2	RE-ISSUED FOR SPA	OCT. 17, 2024



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:

**Con Cast Oakville**

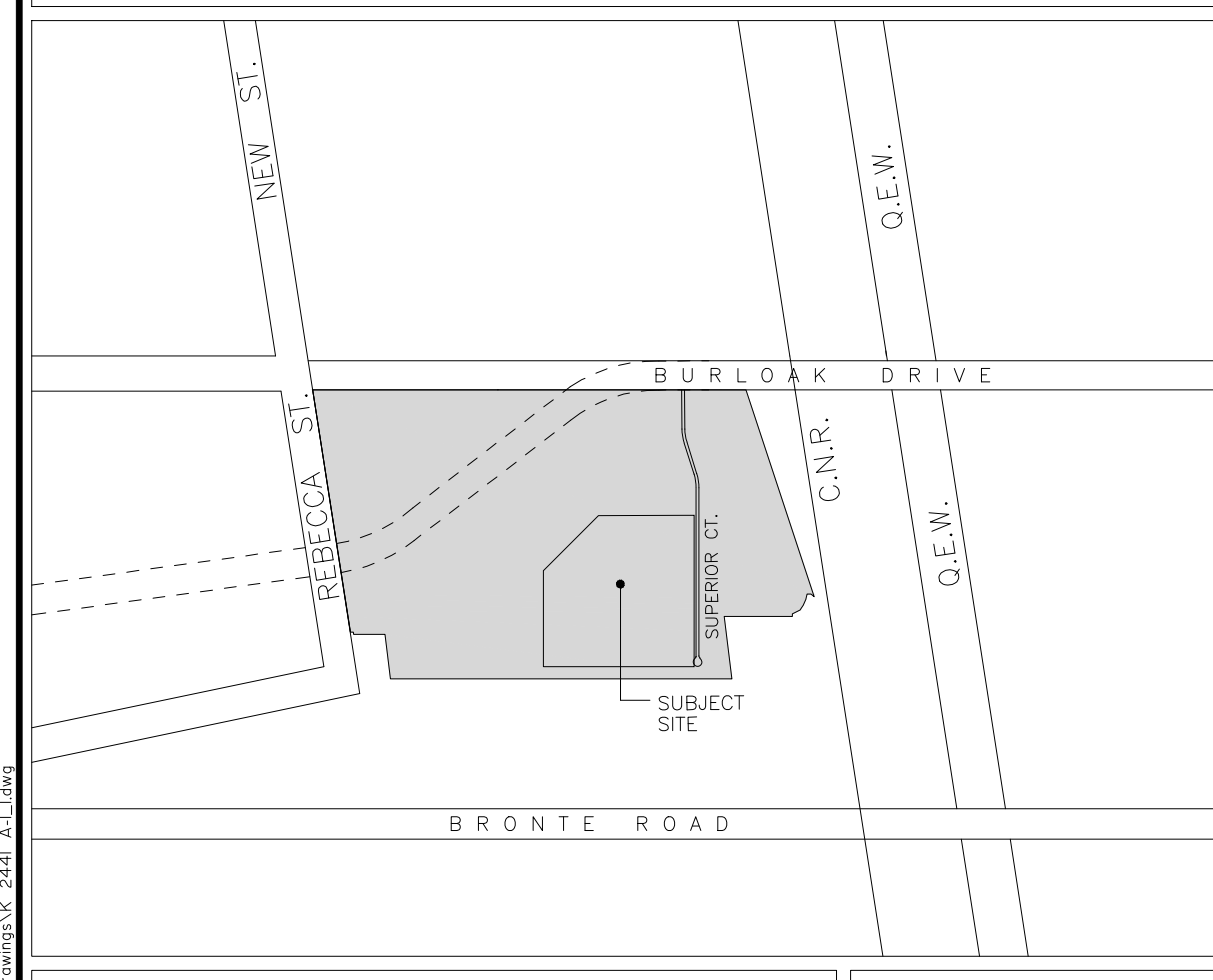
3300 Superior Court  
Oakville, ON

**SITE PLAN**

DATE:	DRAWN BY:	CHECKED:	SCALE:
NOV. 2023	HP		1:300

PROJECT No. **K 2441** DRAWING No. **A-1.1**

**KEY MAP** SCALE: N.T.S.



**SITE STATISTICS**

<b>SITE AREA</b>	161,149.49 m <sup>2</sup> or 39.82 acres or 16.11 ha
<b>DEVELOPMENT AREA</b>	30,278.00 m <sup>2</sup> or 7.48 acres or 3.02 ha
<b>ZONING</b>	E2 sp.339 - BUSINESS EMPLOYMENT
<b>LOT FRONTAGE</b>	30.00 m (MIN) 417.34 m
<b>FRONT YARD (NORTH) SUPERIOR COURT</b>	3.00 m 33.20 m
<b>REAR YARD (SOUTH)</b>	3.00 m 276.78 m (DEV. LIMIT) 25.00 m
<b>INTERIOR SIDE YARD (EAST)</b>	3.00 m EX. 47.08 m (DEV. LIMIT) 40.00 m
<b>INTERIOR SIDE YARD (WEST)</b>	3.00 m 18.75 m
<b>G.F.A.</b>	
OFFICE	292.91 m <sup>2</sup> or 3,153 sf
WAREHOUSE	8,151.74 m <sup>2</sup> or 87,744 sf
MECH. / ELECTR. / STAIRS / UTIL.	602.93 m <sup>2</sup> or 6,490 sf
<b>TOTAL BUILDING G.F.A.</b>	<b>9,047.58 m<sup>2</sup> or 97,387 sf</b>
<b>SITE COVERAGE (DEV. AREA)</b>	9,047.58 m <sup>2</sup> or 29.88 %
<b>LANDSCAPED AREA (MIN. 10%)</b>	6,226.35 m <sup>2</sup> or 20.56 %
<b>PAVED AREA</b>	15,004.07 m <sup>2</sup> or 49.56 %
<b>PARKING</b>	
Manufacturing 1.0 space / 100 m <sup>2</sup> for first 7,500 m <sup>2</sup> of GFA 7,500 m <sup>2</sup> @ 1.0 space / 100 m <sup>2</sup> 1.0 space / 200 m <sup>2</sup> for additional GFA 1,547.58 m <sup>2</sup> @ 1.0 space / 200 m <sup>2</sup>	75 spaces 8 spaces
<b>TOTAL PARKING</b>	<b>83 spaces</b> 86 spaces
<b>ACCESSIBLE PARKING</b> TYPE A & B SPACES-26 to 100 4% of total provided in the parking area	3 spaces 4 spaces
<b>BICYCLE SPACES</b> 2 + 0.25 spaces / 1,000 m <sup>2</sup> GFA (30 spaces max)	6 spaces 6 Rings/ 6 spaces
<b>BUILDING HEIGHT</b>	N/A 14.17 m

**SYMBOL LEGEND**

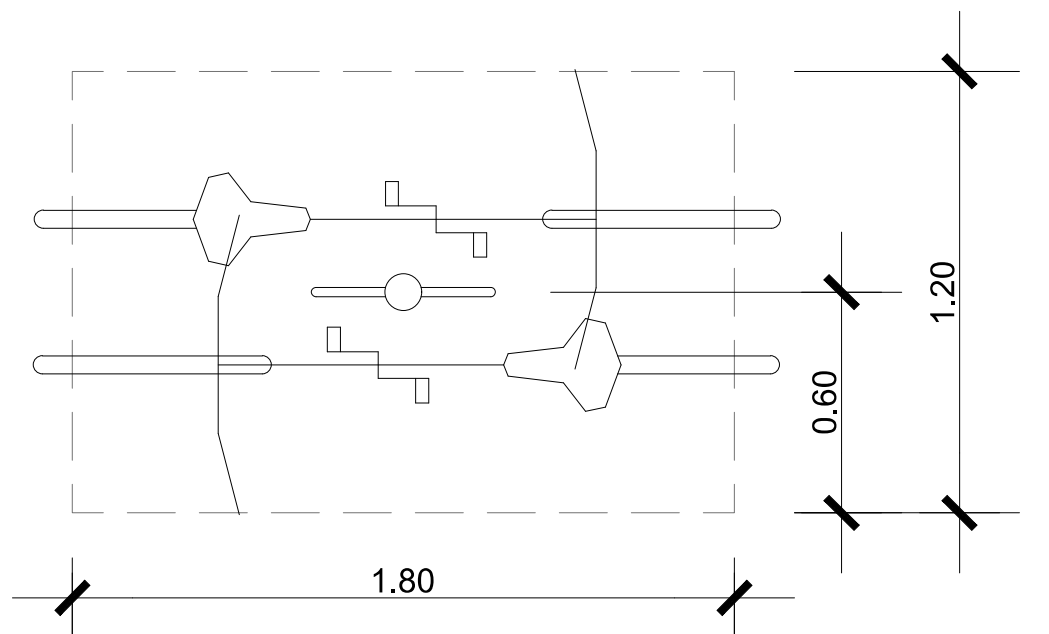
MAN DOOR	MAN DOOR
LOADING DOCK DOOR	LOADING DOCK DOOR
DRIVE-IN / OVERHEAD DOOR	DRIVE-IN / OVERHEAD DOOR
HYDRANT + VALVE	HYDRANT + VALVE
FIRE DEPARTMENT CONNECTION / SIAMSE	FIRE DEPARTMENT CONNECTION / SIAMSE
CATCH BASIN	CATCH BASIN
SANITARY MAN HOLE	SANITARY MAN HOLE
CATCH BASIN / MAN HOLE	CATCH BASIN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

**NOTES**

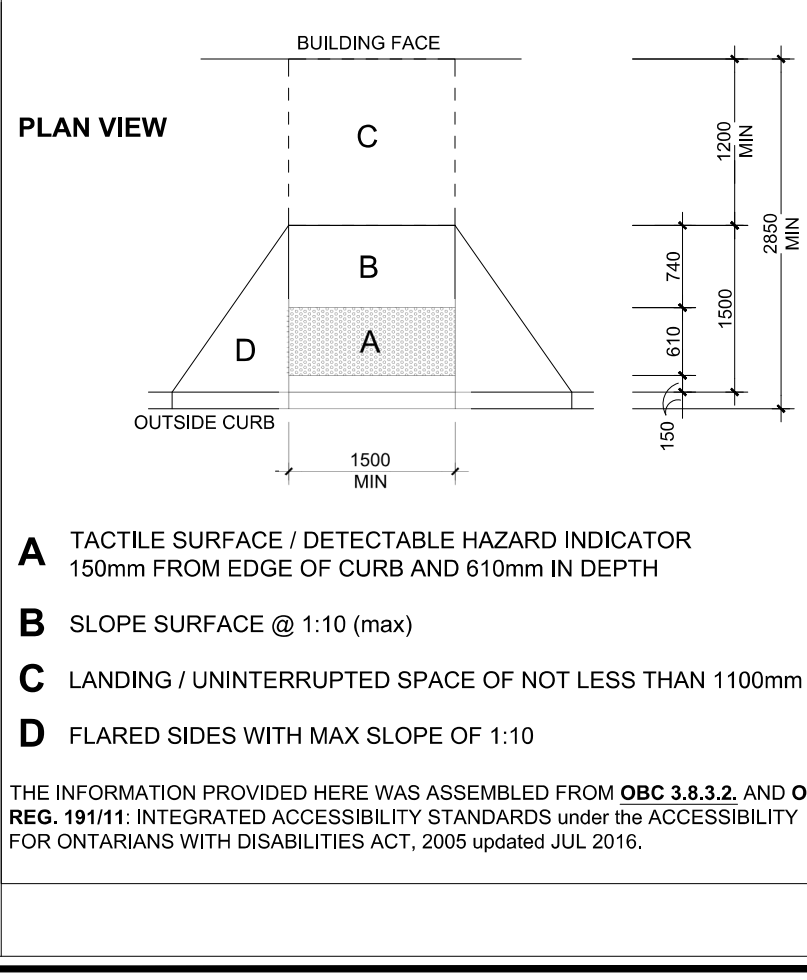
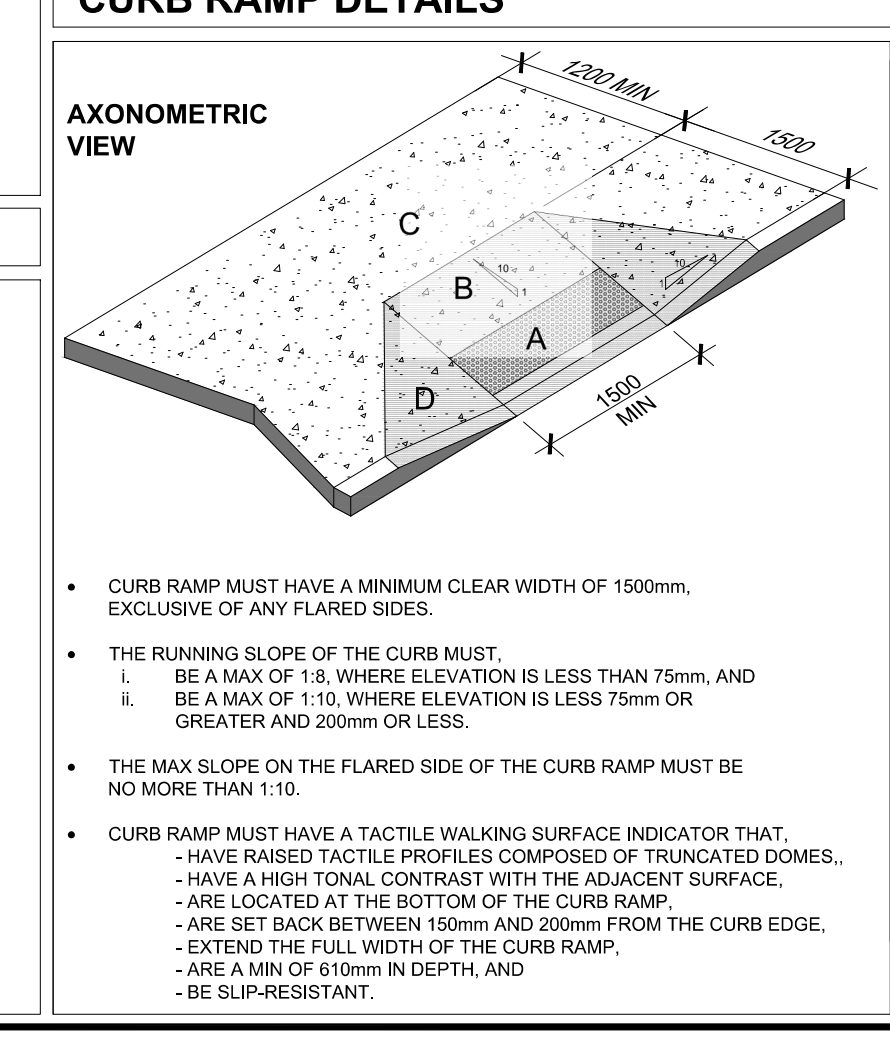
- SNOW TO BE REMOVED OFF-SITE BY PRIVATE CONTRACTOR
- ALL ROOF TOP MECHANICAL UNITS SHALL BE ADEQUATELY SCREENED FROM PUBLIC VIEWS BY THE BUILDING PARAPETS OR INTEGRAL UNIT SCREENS. PLEASE REFER TO THE ROOF PLAN FOR UNIT LOCATIONS.

**SHORT TERM BIKE DETAIL NTS**

- SEE LANDSCAPE DRAWINGS FOR BIKE RING DETAILS.



**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% WHERE ELEVATION IS LESS THAN 75mm, AND
  - BE A MAX OF 1.1% 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 TRIANGULAR 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