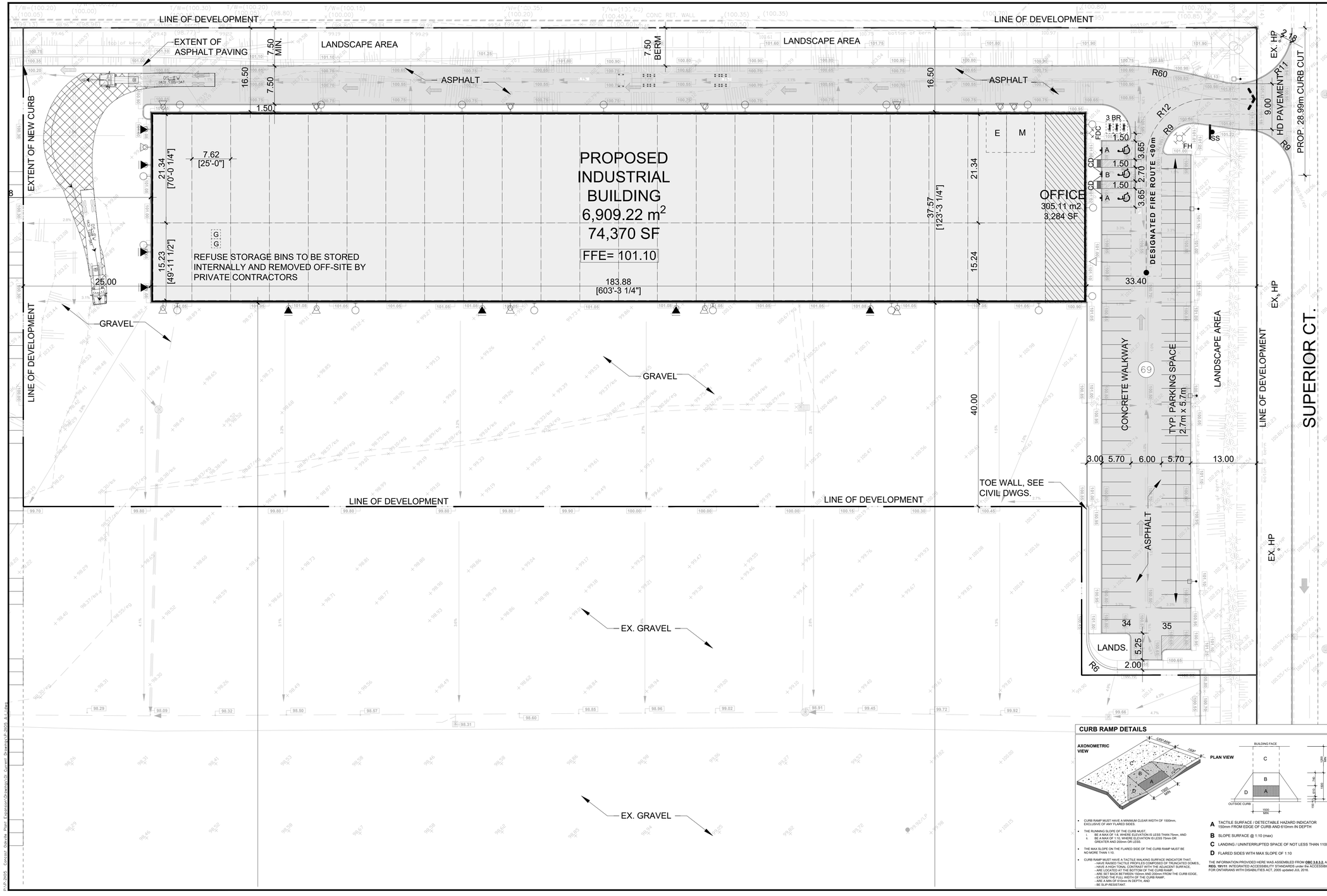

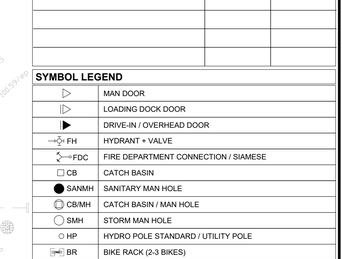

LEGAL DESCRIPTION

PART OF LOTS 34 AND 35
CONCESSION 3
SOUTH OF DUNDAS STREET
(GEOGRAPHICAL TOWNSHIP OF TRAFALGAR)
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

PROJECT NORTH

TRUE NORTH

SITE STATISTICS

SITE AREA	161,149.49 m2	or	39.82 acres	or	16.11 ha
DEVELOPMENT AREA	23,936.20 m2	or	5.91 acres	or	2.39 ha
ZONING	E2 sp:339 - BUSINESS EMPLOYMENT				

		REQUIRED	PROVIDED
LOT FRONTAGE		30.00 m (MIN)	417.34 m
SETBACKS	FRONT YARD (NORTH) SUPERIOR COURT	3.00 m	26.40 m
	REAR YARD (SOUTH)	3.00 m	±76.78 m (DEV. LIMIT) 25.00 m
	INTERIOR SIDE YARD (EAST)	3.00 m	EX. 47.08 m (DEV. LIMIT) 73.13 m
	INTERIOR SIDE YARD (WEST)	3.00 m	16.50 m
G.F.A.	OFFICE	305.11 m2 or	3,284 sf
	WAREHOUSE	6,528.11 m2 or	70,268 sf
	MECH. / ELECTR.	76.00 m2 or	818 sf
	TOTAL BUILDING G.F.A.	6,909.22 m2 or	74,370 sf
SITE COVERAGE (DEV. AREA)		6,909.22 m2 or	28.87 %
LANDSCAPED AREA (MIN. 10%)		3,312.09 m2 or	13.84 %
PAVED AREA		13,714.89 m2 or	57.29 %

		REQUIRED	PROVIDED
PARKING	Manufacturing 1.0 space / 100 m2 for first 7,500 m2 of GFA 7,500 m2 @ 1.0 space / 100 m2	69 spaces	
	TOTAL PARKING	69 spaces	69 spaces
	ACCESSIBLE PARKING TYPE A & B SPACES- 2B to 100 4% of total provided in the parking area	3 spaces	3 spaces
	BICYCLE SPACES 2 + 0.25 spaces / 1,000 m2 GFA (30 spaces max)	6 spaces	3 Rings/ 6 spaces
BUILDING HEIGHT		N/A	19.98 m

SYMBOL LEGEND

▷	MAN DOOR
▷	LOADING DOCK DOOR
▶	DRIVE-IN / OVERHEAD DOOR
FH	HYDRANT + VALVE
FDC	FIRE DEPARTMENT CONNECTION / SIAMESE
CB	CATCH BASIN
SANMH	SANITARY MAN HOLE
CB/MH	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
G	REFUSE STORAGE BINS
	STOP SIGNS
	FIRE ROUTE SIGNS
B	CONC. FILLED STEEL BOLLARDS, EXT. TYPE A, IN ACCORDANCE MS-25 WITH, DRAWING A-0.0

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,
  i. BE A MAX OF 1:8, WHERE ELEVATION IS LESS THAN 75mm, AND
  ii. BE A MAX OF 1:10, WHERE ELEVATION IS LESS 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:
  - CONSISTS OF A SERIES OF TRUNCATED DOMES IN A SQUARE GRID PATTERN,
  - 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 810mm 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. 191/11**: INTEGRATED ACCESSIBILITY STANDARDS under the ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005 updated JUL 2016.

NOTES

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

No.	ISSUED	DATE
1	ISSUED FOR SPA	AUG. 16, 2024

No.	REVISION	DATE

BALDASSARRA Architects Inc.
30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | **www.baldassarra.ca**
OWNERS INFORMATION:

ONTARIO ASSOCIATION OF ARCHITECTS
BALDASSARRA LICENSE 3654

Concast Oakville

3300 SUPERIOR COURT
OAKVILLE, ON

SITE PLAN

DATE:	DRAWN BY:	CHECKED:	SCALE:
NOV. 2023	YC/ HP		1:350

PROJECT No. P-21105

DRAWING No. A-1.1

J:\P-21105 - Concast - Oakville - Plant Expansion\Drawings\01 Current Drawings\P-21105_R1.dwg