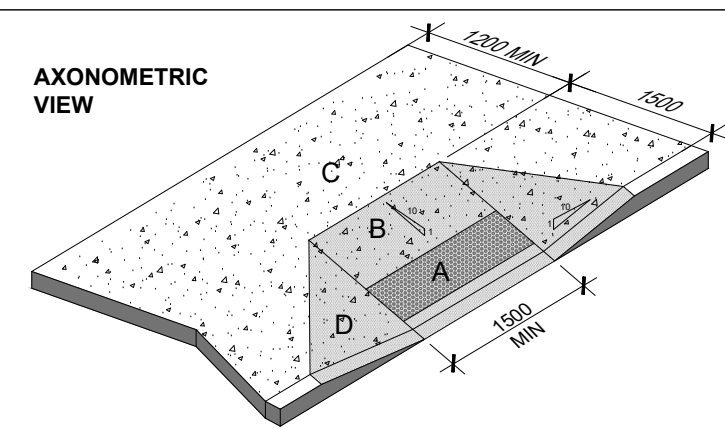
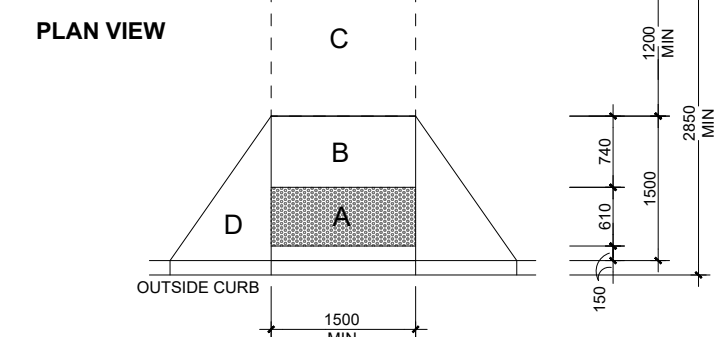


CURB RAMP DETAIL - NTS



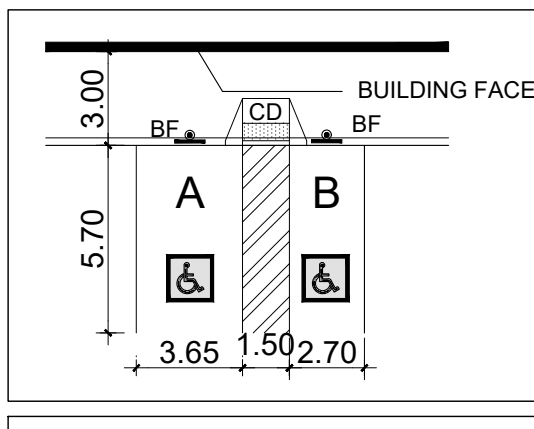
- CURB RAMP MUST HAVE A MINIMUM CLEAR WIDTH OF 1500mm, EXCLUSIVE OF ANY FLARED SIDES.
- THE RUNNING SLOPE OF THE CURB MUST:
 - BE A MAX OF 1:8, WHERE ELEVATION IS LESS THAN 75mm, AND
 - BE A MAX OF 1:10, WHERE ELEVATION IS LESS THAN 75mm OR GREATER AND 200mm OR LESS.
- THE MAX SLOPE ON THE FLARED SIDE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



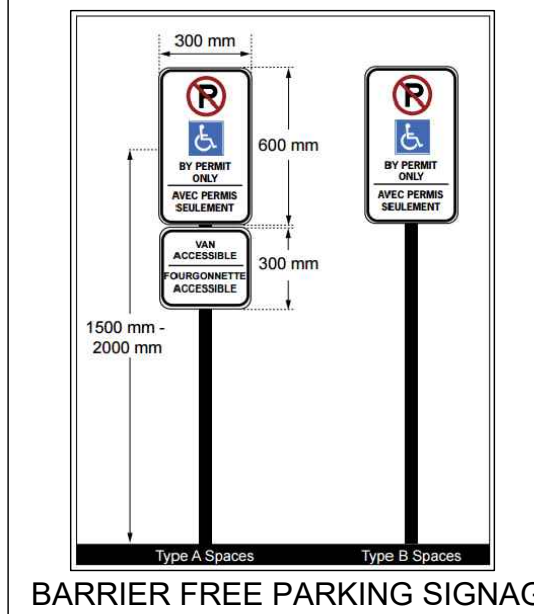
- A** TACTILE SURFACE / DETECTABLE HAZARD INDICATOR 150mm FROM EDGE OF CURB AND 610mm IN DEPTH
- B** SLOPE SURFACE @ 1:10 (max)
- C** LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1100mm
- D** FLARED SIDES WITH MAX SLOPE OF 1:10

THE INFORMATION PROVIDED HERE WAS ASSEMBLED FROM OBC 3.8.3.2, AND O. REG. 181(1) INTEGRATED ACCESSIBILITY STANDARDS under the ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005 updated JUL 2016.

BARRIER FREE PARKING TYP.

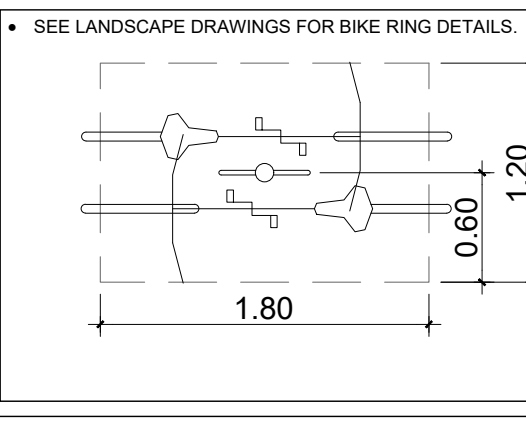


- MUNICIPAL & GENERAL SITE PLAN NOTES**
- CONSTRUCTION SHOULD BE AVOIDED DURING UNUSUALLY WET, RAINY, OR WINTER THAW CONDITIONS.
 - MACHINERY IS TO ARRIVE ON SITE IN A CLEAN CONDITION AND IS TO BE MAINTAINED FREE FLUID LEAKS.
 - GARBAGE : WASTE WILL BE STORED INTERNALLY



BARRIER FREE PARKING SIGNAGE

SHORT TERM BIKE DETAIL NTS

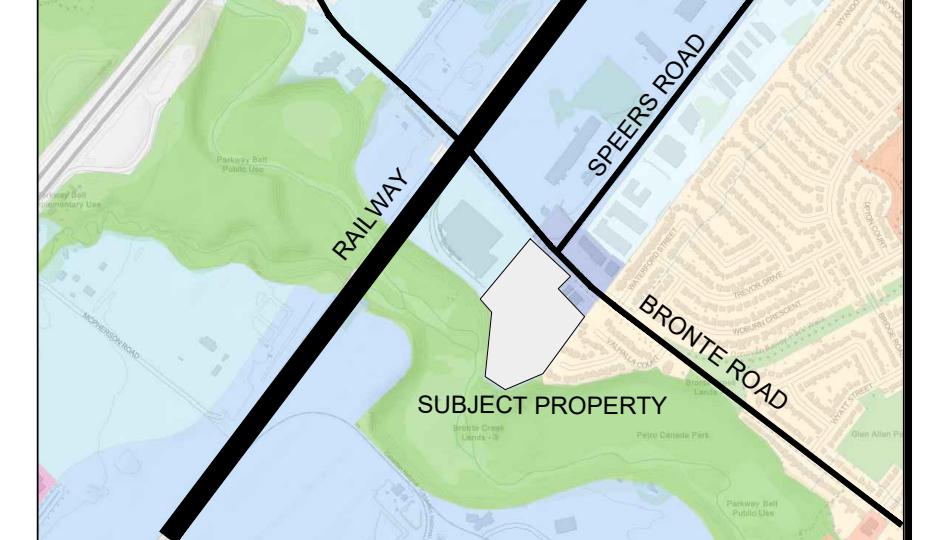


SEE LANDSCAPE DRAWINGS FOR BIKE RING DETAILS.



- 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 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 72	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.)	REQUIRED 3.0 m MIN	PROVIDED 6.00 m
INTERIOR SIDE YARD (SOUTH) (ADJUTING RESIDENTIAL ZONE)	REQUIRED 15.0 m MIN	PROVIDED 25.00 m
INTERIOR SIDE YARD (NORTH)	REQUIRED 3.0 m MIN	PROVIDED 13.01 m
REAR YARD (WEST)	REQUIRED 3.0 m MIN	PROVIDED +/- 23.18 m

G.F.A.

BUILDING	G.F.A. (m ²)	OR	G.F.A. (sqft)
BUILDING "A"	5,162.09	or	55,564
BUILDING "B"	7,609.64	or	81,910
BUILDING "C"	5,988.96	or	64,465
BUILDING "D"	5,327.03	or	57,340
TOTAL G.F.A.	24,087.72	or	259,279

SITE COVERAGE (SITE AREA)

LANDSCAPED AREA (MIN. 10%)	REQUIRED	PROVIDED
	5,116.22 m ² or	11.92%
PAVED AREA	20,308.98 m ² or	47.31%

BUILDING HEIGHT

WAREHOUSE	REQUIRED	PROVIDED
1 per 100 m ² of G.F.A. up to 7,500 m ² @ 7.500 m ²	75 spaces	
7,500 m ² @ 1.5 spaces / 100 m ²	83 spaces	
1.0 space / 200 m ² for additional G.F.A.	158 spaces	
16,587 m ² @ 1.0 space / 200 m ²		158 spaces
TOTAL PARKING	158 spaces	298 spaces

BARRIER-FREE PARKING

TYPE A & B SPACES	REQUIRED	PROVIDED
2 = 2% of parking spaces provided (201-1000 spaces)	8 spaces	12 spaces

DRIVE IN DOORS

BUILDING	REQUIRED	PROVIDED
BUILDING "A" DRIVE IN DOORS	14	
BUILDING "B" DRIVE IN DOORS	23	
BUILDING "C" DRIVE IN DOORS	20	
BUILDING "D" DRIVE IN DOORS	18	
TOTAL DRIVE IN DOORS	75	

BICYCLE SPACES

TYPE	REQUIRED	PROVIDED
2 + 0.25 spaces / 1,000 m ² G.F.A.	8 spaces	16 Rings / 32 spaces

SNOW STORAGE

TO BE REMOVED OFF- SITE	REQUIRED	PROVIDED

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
3	ISSUED FOR REVIEW	SEPT. 30, 2024
4	ISSUED FOR COORDINATION	OCT. 01, 2024
5	ISSUED FOR REVIEW	JAN. 02, 2025

No.	ISSUED FOR COORDINATION	DATE
6	ISSUED FOR COORDINATION	JAN. 09, 2025
7	ISSUED FOR COORDINATION	JAN. 17, 2025
8	ISSUED FOR COORDINATION	JAN. 27, 2025
9	ISSUED FOR COORDINATION	FEB. 06, 2025
10	ISSUED FOR SPA	FEB. 14, 2025

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

Bronte Road Buildings A,B,C & D

596,590,584 & 578 Bronte Road
Oakville, ON

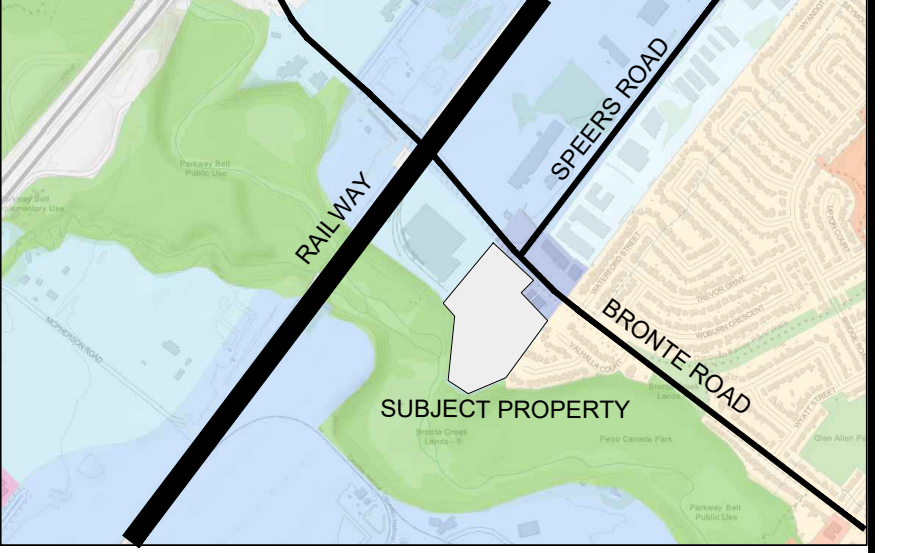
Site Plan

DATE: JULY 2023
DRAWN BY: MP
CHECKED: JP
SCALE: 1:750

PROJECT No. 23-01
DRAWING No. **A-1.0**



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-72	EMPLOYMENT ZONE
SITE AREA	42,930.04 m ²	or 10.61 Ac
LOT FRONTAGE	30.0 m MIN	132.28 m
SETBACKS	REQUIRED	PROVIDED
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	+/- 23.18 m

G.F.A.	REQUIRED	PROVIDED
BUILDING "A"	5,162.09 m ²	or 55,564 sqft
BUILDING "B"	7,609.64 m ²	or 81,910 sqft
BUILDING "C"	5,988.96 m ²	or 64,465 sqft
BUILDING "D"	5,327.03 m ²	or 57,340 sqft
TOTAL G.F.A.	24,087.72 m ²	or 259,279 sqft

SITE COVERAGE (SITE AREA)	REQUIRED	PROVIDED
LANDSCAPED AREA (MIN. 10%)	5,116.22 m ²	or 11.92%
PAVED AREA	20,308.98 m ²	or 47.31%

BUILDING HEIGHT	REQUIRED	PROVIDED
WAREHOUSE		9.70 m
1 per 100 m ² of G.F.A. up to 7,500 m ² @ 7,500 m ²	75 spaces	
7,500 m ² @ 15 spaces / 100 m ²	83 spaces	
1.0 space / 200 m ² for additional G.F.A.	158 spaces	
16,587.72 m ² @ 1.0 space / 200 m ²		

PARKING	REQUIRED	PROVIDED
TOTAL PARKING	158 spaces	298 spaces
BARRIER-FREE PARKING	8 spaces	12 spaces
TYPE A & B SPACES 2 = 2% of parking spaces provided (201-1000 spaces)		

BUILDING "A" DRIVE IN DOORS	14
BUILDING "B" DRIVE IN DOORS	23
BUILDING "C" DRIVE IN DOORS	20
BUILDING "D" DRIVE IN DOORS	18
TOTAL DRIVE IN DOORS	75

BICYCLE SPACES (2 spaces/Ring)	8 spaces	16 Rings/32 spaces
2 = 0.25 spaces / 1,000 m ² G.F.A.		

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	8	ISSUED FOR REVIEW	JAN. 06, 2025
3	ISSUED FOR COORDINATION	MAY. 27, 2024	9	ISSUED FOR COORDINATION	JAN. 09, 2025
4	ISSUED FOR COORDINATION	JUN. 25, 2024	10	ISSUED FOR COORDINATION	JAN. 17, 2025
5	ISSUED FOR REVIEW	SEPT. 30, 2024	11	ISSUED FOR COORDINATION	JAN. 27, 2025
6	ISSUED FOR COORDINATION	OCT. 01, 2024	12	ISSUED FOR COORDINATION	FEB. 06, 2025
7	ISSUED FOR REVIEW	OCT. 30, 2024	13	ISSUED FOR SPA	FEB. 14, 2025

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:



Bronte Road Buildings A,B,C & D

596,590,584 & 578 Bronte Road
 Oakville, ON

Site Plan

DATE: JULY 2023 DRAWN BY: MP CHECKED BY: JP SCALE: 1:500
 PROJECT No. 23-01 DRAWING No. A-1.1