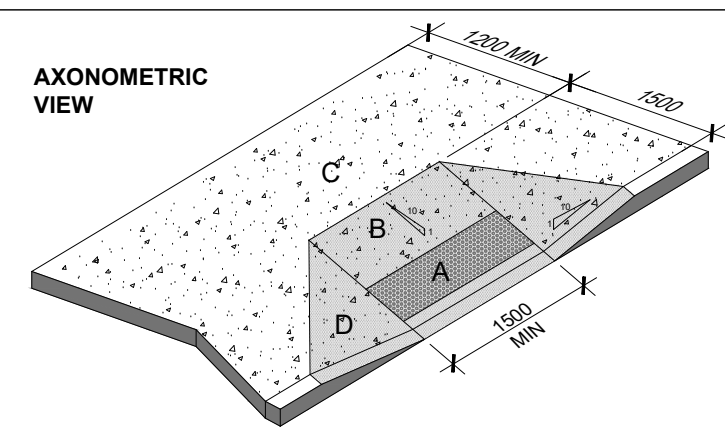
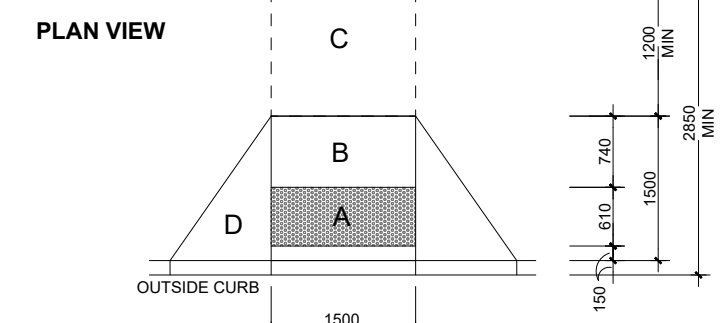


CURB RAMP DETAIL - NTS



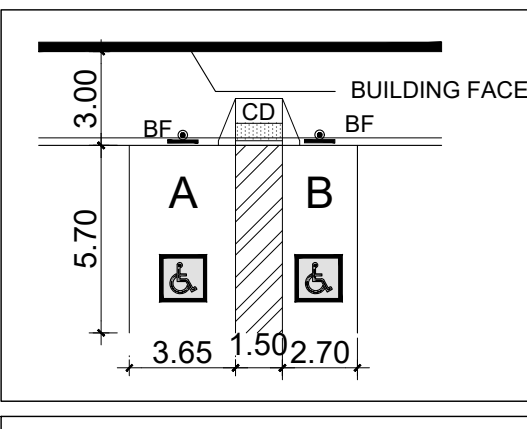
- CURB RAMP MUST HAVE A MINIMUM CLEAR WIDTH OF 1500mm, EXCLUSIVE OF ANY FLARED SIDES.
- THE RUNNING SLOPE OF THE CURB MUST:
 - BE A MAX OF 1:8, WHERE ELEVATION IS LESS THAN 75mm, AND
 - BE A MAX OF 1:10, WHERE ELEVATION IS LESS THAN 75mm OR GREATER AND 200mm OR LESS.
- THE MAX SLOPE ON THE FLARED SIDE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



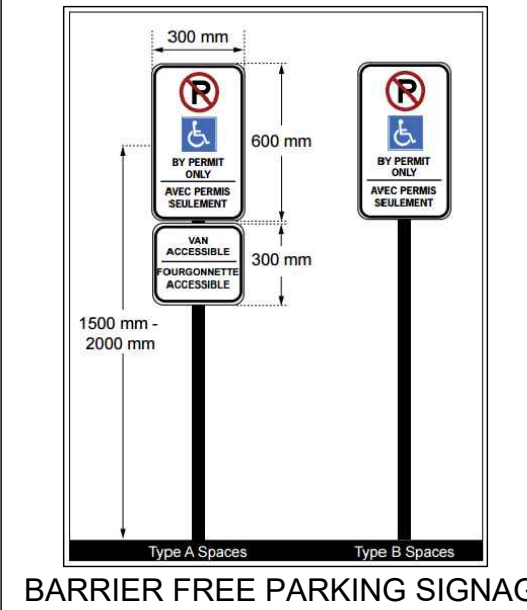
- A** TACTILE SURFACE / DETECTABLE HAZARD INDICATOR 150mm FROM EDGE OF CURB AND 610mm IN DEPTH
- B** SLOPE SURFACE @ 1:10 (max)
- C** LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1100mm
- D** FLARED SIDES WITH MAX SLOPE OF 1:10

THE INFORMATION PROVIDED HERE WAS ASSEMBLED FROM **ONC 3.8.3.2**, AND **ONC 18M11** INTEGRATED ACCESSIBILITY STANDARDS under the ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005 updated JUL 2016.

BARRIER FREE PARKING TYP.

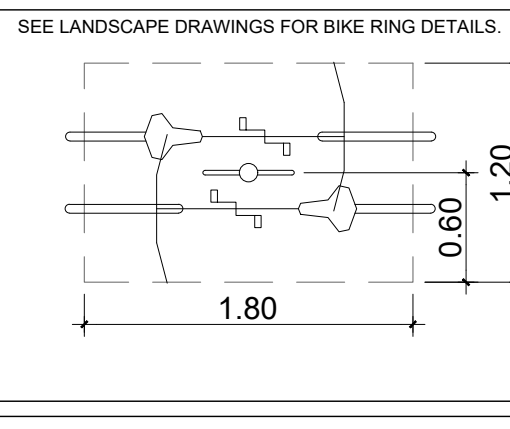


- MUNICIPAL & GENERAL SITE PLAN NOTES**
- CONSTRUCTION SHOULD BE AVOIDED DURING UNUSUALLY WET, RAINY, OR WINTER THAW CONDITIONS.
 - MACHINERY IS TO ARRIVE ON SITE IN A CLEAN CONDITION AND IS TO BE MAINTAINED FREE FLUID LEAKS.
 - GARBAGE : WASTE WILL BE STORED INTERNALLY



BARRIER FREE PARKING SIGNAGE

SHORT TERM BIKE DETAIL NTS

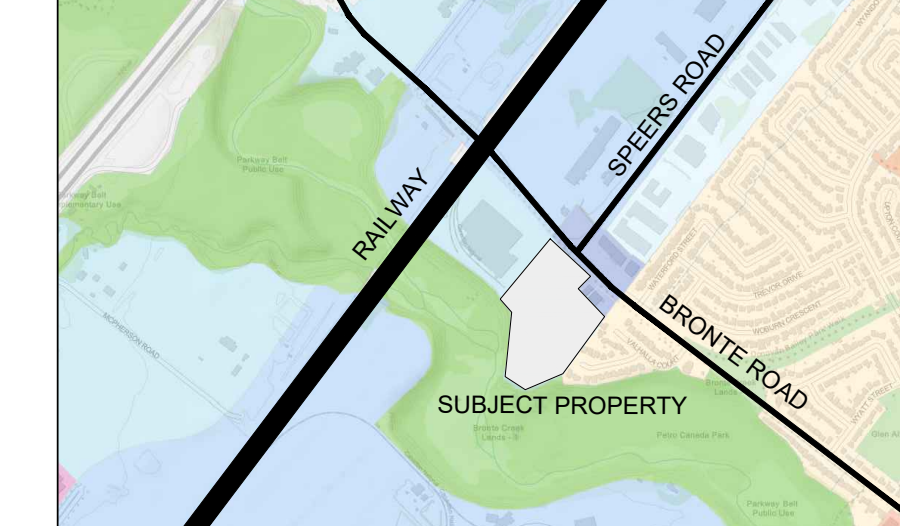


- SEE LANDSCAPE DRAWINGS FOR BIKE RING DETAILS.



- 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	Area (m ²)	Area (sqft)
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 GFA	24,087.72 m² or	259,279 sqft

SITE COVERAGE (SITE AREA)

Category	Required	Provided
SITE COVERAGE	17,504.84 m ² or	40.78%
LANDSCAPED AREA (MIN. 10%)	5,116.22 m ² or	11.92%
PAVED AREA	20,308.98 m ² or	47.31%

BUILDING HEIGHT

Category	Required	Provided
WAREHOUSE	75 spaces	9.70 m
1 per 100 m ² of GFA up to 7,500 m ² @ 7,500 m ²	83 spaces	
7,500 m ² @ 1:10 space / 100 m ²	158 spaces	
1.0 space / 200 m ² for additional GFA	83 spaces	
16,587 m ² @ 1:10 space / 200 m ²	158 spaces	
TOTAL PARKING	158 spaces	298 spaces

BARRIER-FREE PARKING

Category	Required	Provided
TYPE A & B SPACES	8 spaces	12 spaces
2 + 2% of parking spaces provided (201-1000 spaces)	8 spaces	12 spaces

BUILDING DRIVE IN DOORS

Building	Count
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

Category	Required	Provided
2 + 0.25 spaces / 1,000 m ² GFA	8 spaces	16 Rings / 32 spaces
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
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

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:



Bronte Road Buildings A,B,C & D

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

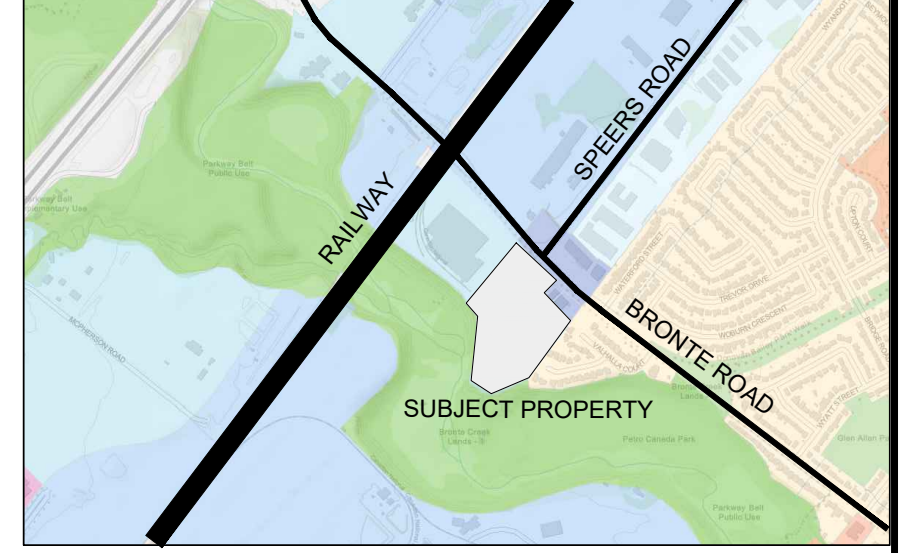
Site Plan

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

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BUILDING "A"	5,162.09 m ² or 55,564 sqft	
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2 = 2% of parking spaces provided (201-1000 spaces)		

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SYMBOL LEGEND

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- ▶ 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:

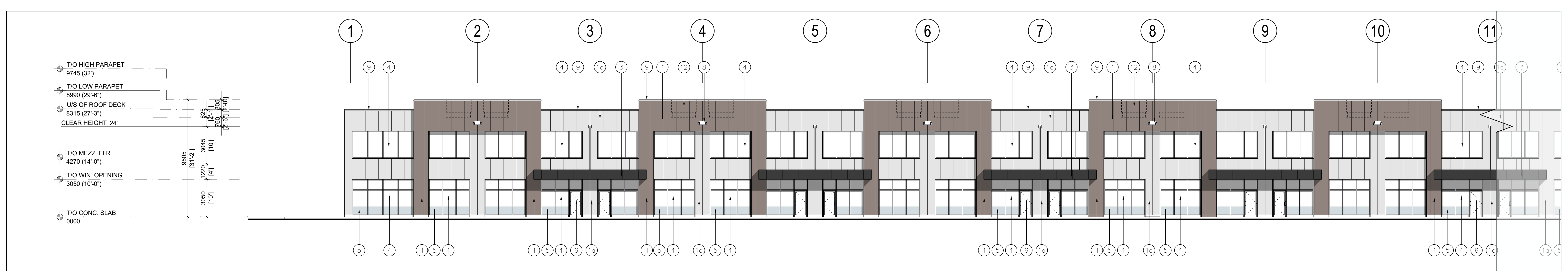


Bronte Road Buildings A, B, C & D

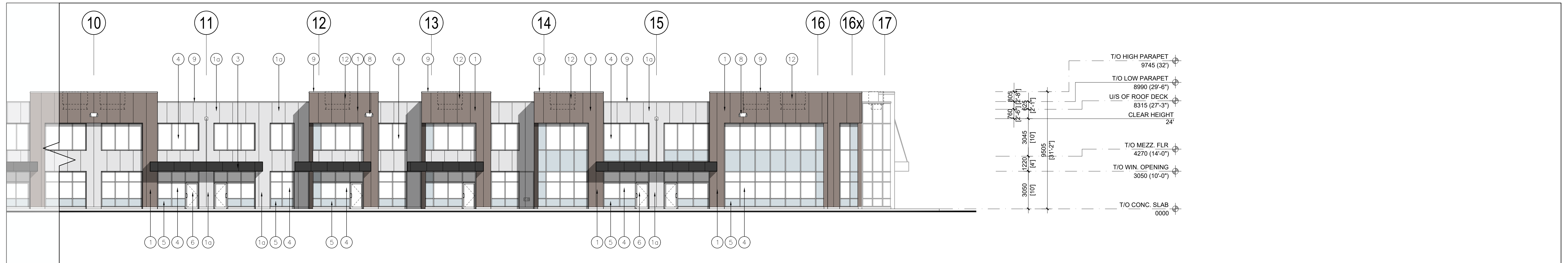
596, 590, 584 & 578 Bronte Road
 Oakville, ON

Site Plan

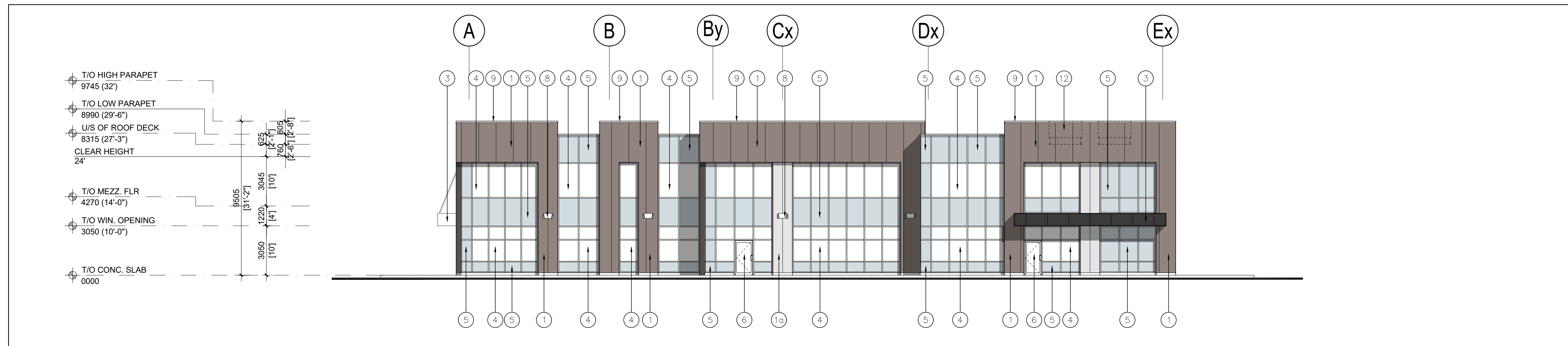
DATE: JULY 2023 DRAWN BY: MP CHECKED BY: JP SCALE: 1:500
 PROJECT No. 23-01 DRAWING No. A-1.1



1 PART OF SOUTH ELEVATION
A-3.0A 1:150



2 PART OF SOUTH ELEVATION
A-3.0A 1:150



3 EAST ELEVATION
A-3.0A 1:150

EXTERIOR MATERIAL LEGEND

- 1 INSULATED METAL PANEL KINGSPAN OPTIMO SERIES MITRED, TRIMLESS CORNERS AND JOINTS COLOUR: ZINC GREY
- 2 ARCH. PRECAST WALL PANEL W/ SMOOTH FINISH & SMOOTH RECESSED BANDS & GROOVES AS PER ELEVATIONS & SECTIONS. COLOUR: WHITE
- 3 CANOPY CLAD IN ALUMINUM COMPOSITE PANELS. COLOUR: CHARCOAL
- 4 THERMAL DOUBLE GLAZING (GREY TINT) IN PREFINISHED ALUMINUM FRAMES. COLOUR OF CAPS: CHARCOAL ANODIZED ALUMINUM
- 5 SPANDREL GLAZING IN PREFINISHED ALUMINUM FRAMES. COLOUR OF SPANDREL: GREY. COLOUR OF CAPS: CHARCOAL ANODIZED ALUMINUM
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- 8 WALLPACK LIGHT FIXTURE
- 9 PREFINISHED METAL CAP FLASHING. COLOUR TO MATCH INSULATED METAL PANELS BELOW.
- 10 PREFINISHED METAL CAP FLASHING. COLOUR TO MATCH PRECAST BELOW.
- 11 PREFINISHED INSULATED HOLLOW METAL OVER-HEAD DRIVE-IN DOOR. COLOUR TO MATCH ADJACENT PRECAST PANELS. BENT STEEL JAMBS TO BE HOT DIP GALVANIZED. CW 2" 200mm DIA. x 1500mm HIGH HOT DIP GALVANIZED PIPE BOLLARDS.
- 12 ROOF TOP UNIT

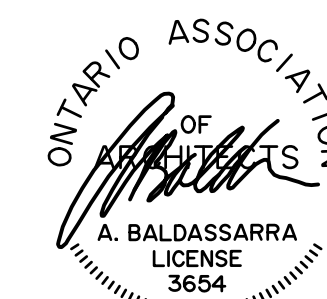
No.	ISSUED	DATE
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2	ISSUED FOR SPA	APR. 12, 2024
3	ISSUED FOR COORDINATION	OCT. 01, 2024
4	ISSUED FOR SPA	FEB. 14, 2025

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:



596 Bronte Road

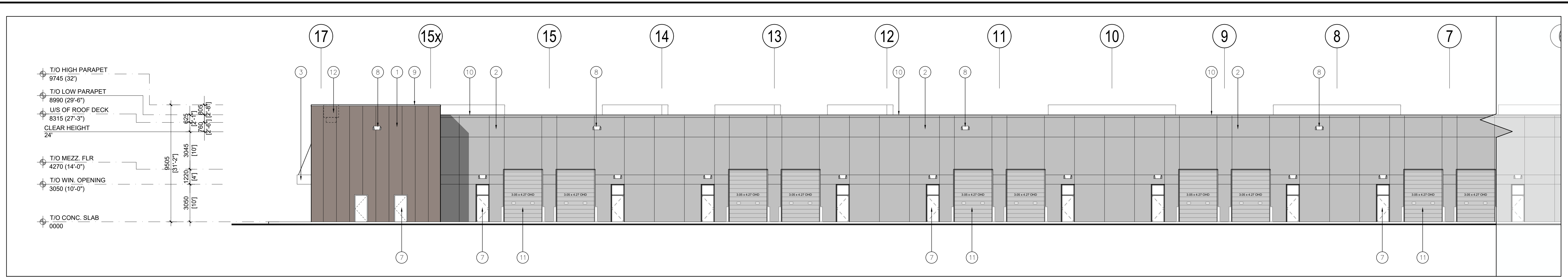
596 Bronte Road
Oakville, ON

**SOUTH & EAST
ELEVATIONS - BLDG A**

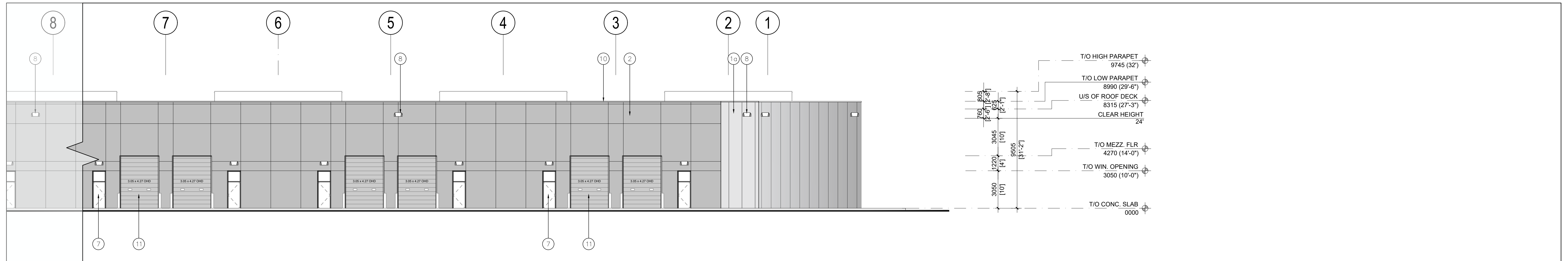
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JULY 2023	MP/JZ	JP	1:300

PROJECT No. 23-01 DRAWING No. A-3.0A

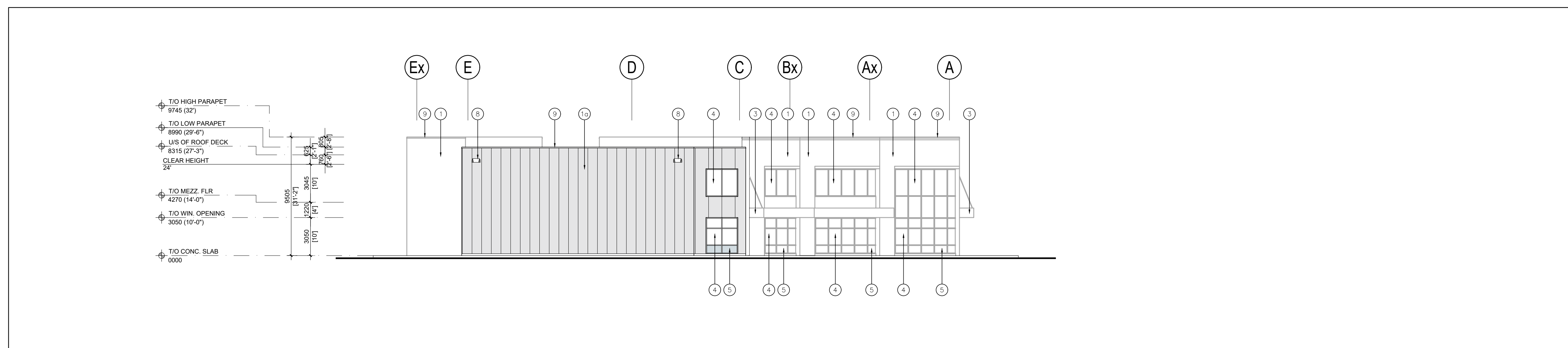
A-3.0A



1 PART OF NORTH ELEVATION
A-3.1A 1:150



2 PART OF NORTH ELEVATION
A-3.1A 1:150



3 WEST ELEVATION
A-3.1A 1:150

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No.	ISSUED	DATE
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No.	REVISION	DATE

BALDASSARRA
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OWNERS INFORMATION:



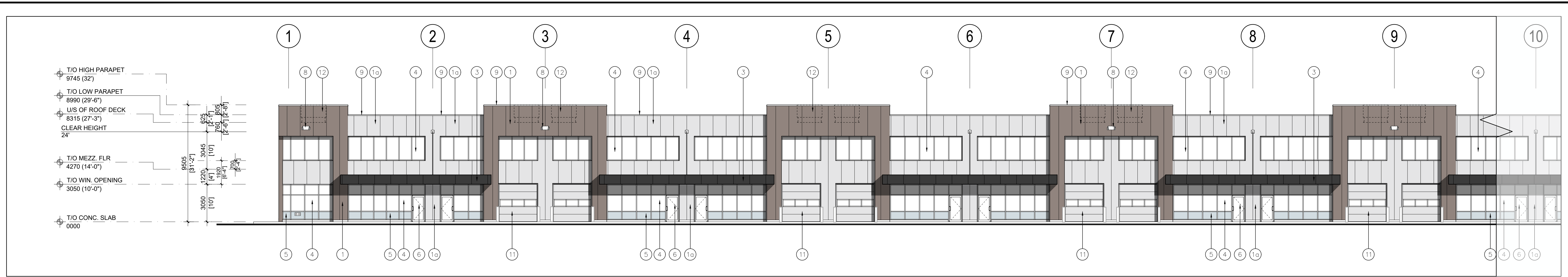
596 Bronte Road

596 Bronte Road
Oakville, ON

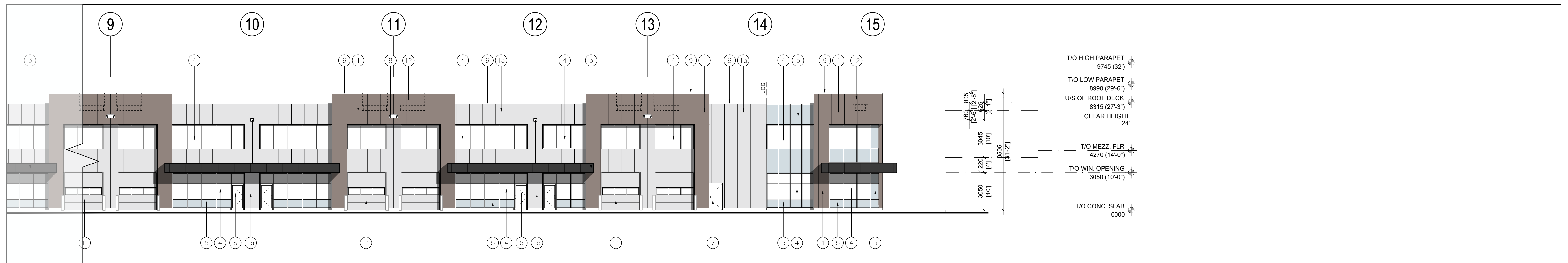
**NORTH, WEST
ELEVATIONS - BLDG A**

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JULY 2023	MP/JZ	JP	1:300

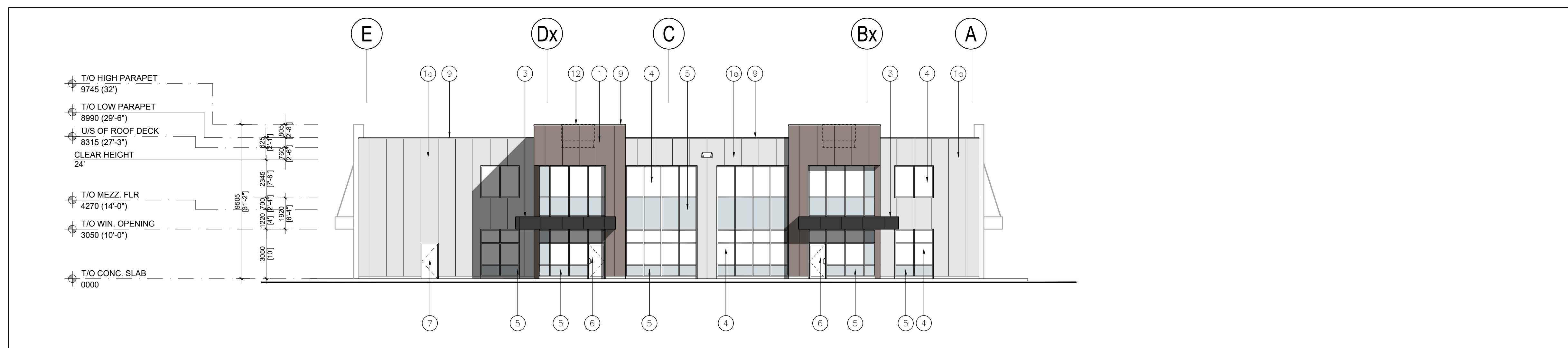
PROJECT No. 23-01
DRAWING No. **A-3.1A**



1 PART OF SOUTH ELEVATION
A-3.0B 1:150



2 PART OF SOUTH ELEVATION
A-3.0B 1:150



3 EAST ELEVATION
A-3.0B 1:150

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- 12 ROOF TOP UNIT

D:\3301_576_Bronte_Road_Detale - Proj_04\Drawings\Bldg Elevation Drawings\Bldg Elevation - A-3.0B.dwg

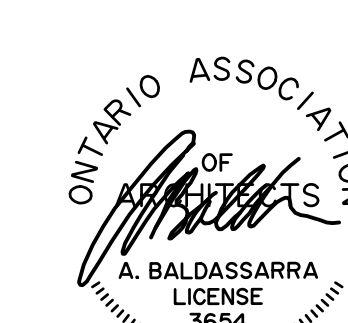
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BALDASSARRA
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30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

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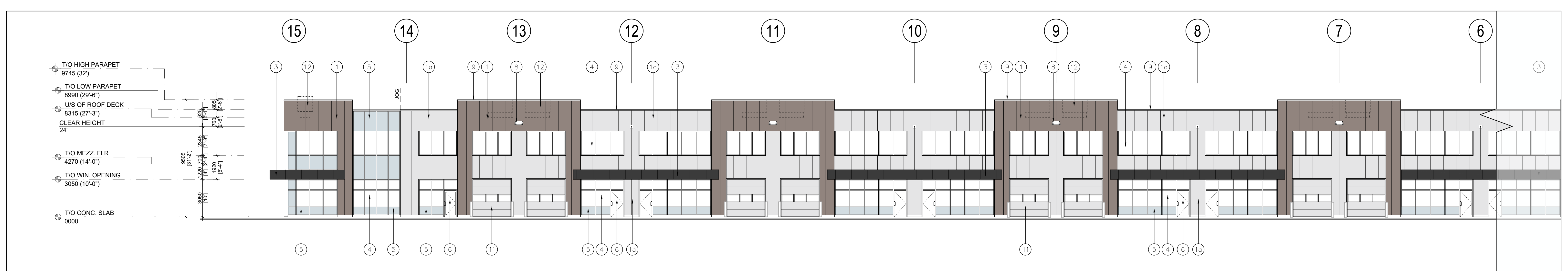


590 Bronte Road

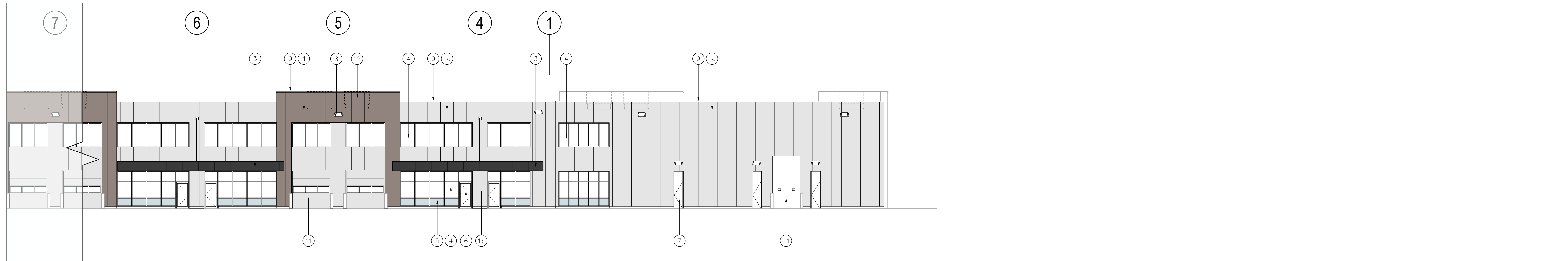
590 Bronte Road
Oakville, ON

SOUTH, EAST ELEVATIONS - BLDG B

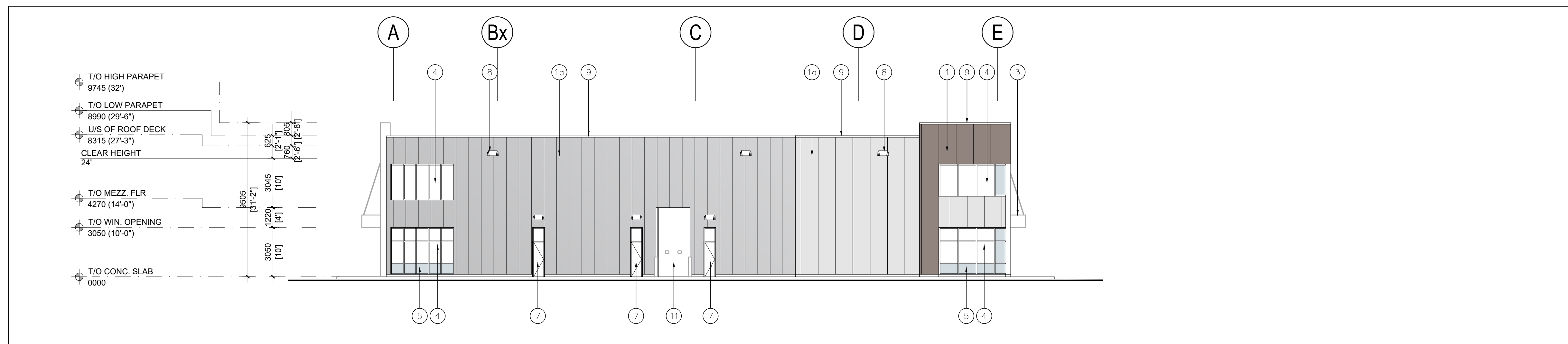
DATE:	DRAWN BY:	CHECKED:	SCALE:
JULY 2023	MP/JZ	JP	1:300
PROJECT No.	DRAWING No.		
23-01	A-3.0B		



1 PART OF NORTH ELEVATION
A-3.1B 1:150



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A-3.1B 1:150



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- 7 INSULATED HOLLOW METAL MAIN DOOR IN THERMAL PRESSED STEEL FRAME. DOOR AND FRAME PAINTED TO MATCH ADJACENT INSULATED PRECAST.
- 8 WALLPACK LIGHT FIXTURE
- 9 PREFINISHED METAL CAP FLASHING. COLOUR TO MATCH INSULATED METAL PANELS BELOW.
- 10 PREFINISHED METAL CAP FLASHING. COLOUR TO MATCH PRECAST BELOW.
- 11 PREFINISHED INSULATED HOLLOW METAL OVERHEAD DRIVE-IN DOOR. CW/3 VIEWING WINDOWS. COLOUR TO MATCH ADJACENT PRECAST PANELS. BENT STEEL JAMBS TO BE HOT DIP GALVANIZED. CW/2 200mm DIA. x 1500mm HIGH HOT DIP GALVANIZED PIPE BOLLARDS.
- 12 ROOF TOP UNIT

D:\3301_576_Bronte_Road_Devote_Prt_04\Drawings\Bldg_Elevations\B230_B_A-3.1B.dwg

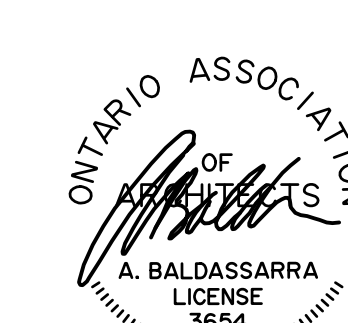
No.	ISSUED	DATE
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No.	REVISION	DATE

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:

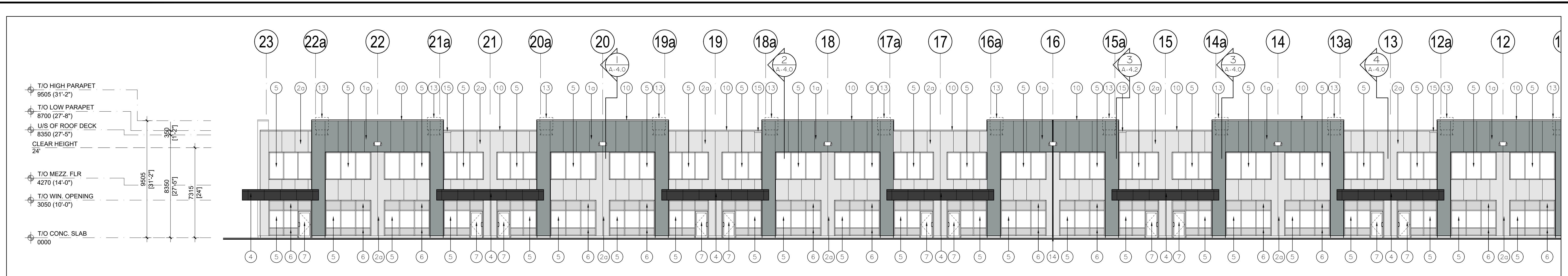


590 Bronte Road

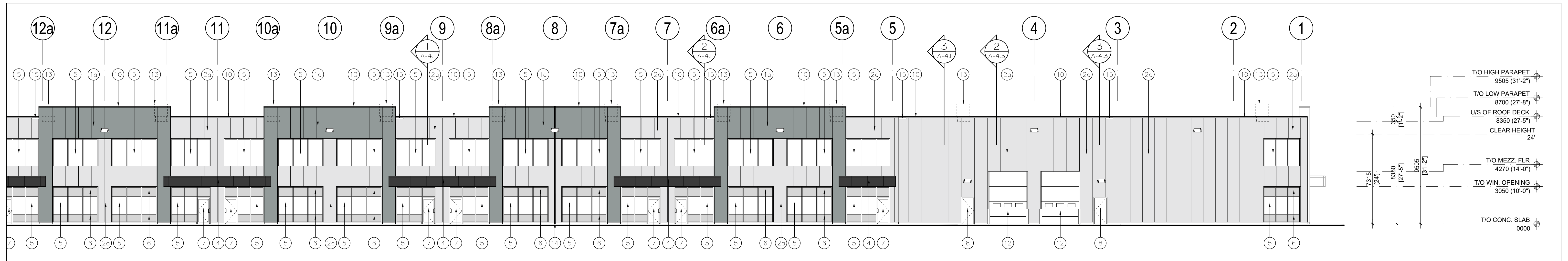
590 Bronte Road
Oakville, ON

NORTH, WEST ELEVATIONS - BLDG B

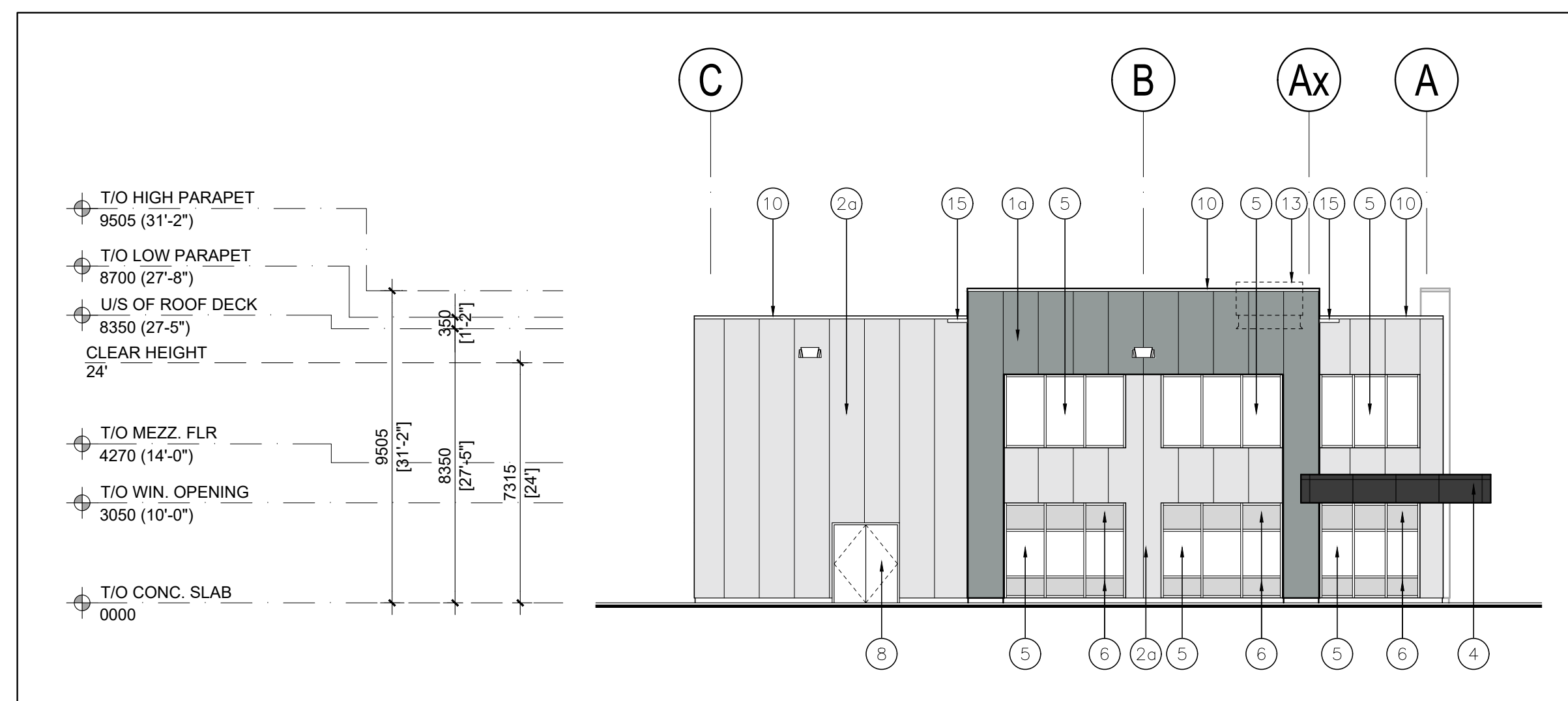
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JULY 2023	MP/JZ	JP	1:300
PROJECT No.	DRAWING No.		
23-01	A-3.1B		



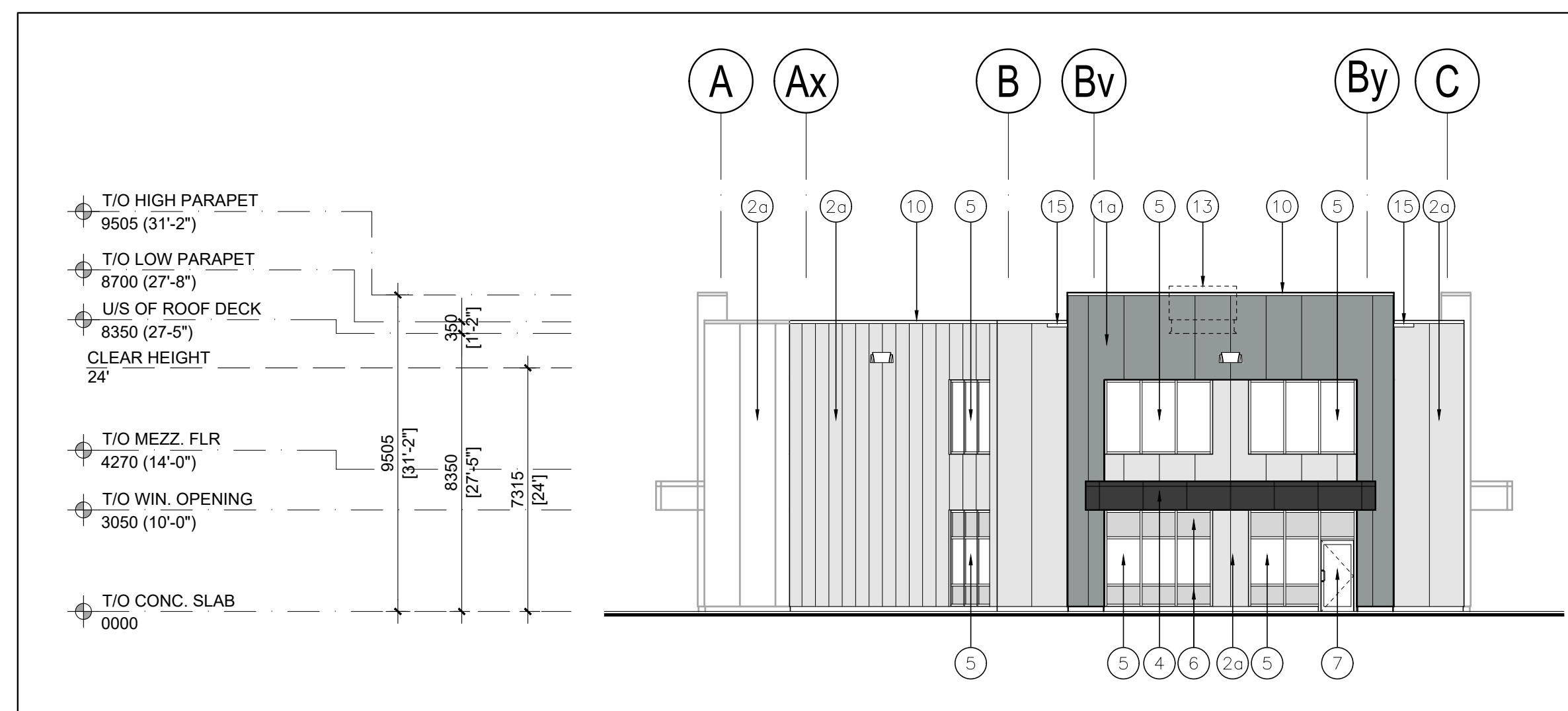
1 Partial North Elevation
A-3.0 1:150



2 Partial North Elevation
A-3.0 1:150



3 East Elevation
A-3.0 1:150



4 West Elevation
A-3.0 1:150

EXTERIOR MATERIAL LEGEND

- 10 INSULATED METAL PANEL - 127mm (5") NORBEC NOROC® FIRE RATED ROCK-WOOL CORE PANEL, SMOOTH FINISH COLOUR: REGENT GREY
- 11 INSULATED METAL PANEL - 102mm (4") NORBEC NOREX® POLYISOCYANURATE CORE PANEL, SMOOTH FINISH COLOUR: REGENT GREY
- 20 INSULATED METAL PANEL - 127mm (5") NORBEC NOROC® FIRE RATED ROCK-WOOL CORE PANEL, EMBOSSED FINISH COLOUR: REGAL WHITE
- 2b INSULATED METAL PANEL - 102mm (4") NORBEC NOREX® POLYISOCYANURATE CORE PANEL, EMBOSSED FINISH COLOUR: REGAL WHITE
- 3 ARCH. PRECAST CONCRETE WALL PANEL W/ SMOOTH LIGHT SANDBLASTED FINISH & V-GROOVES AS PER ELEVATIONS & SECTIONS. COLOUR: WHITE
- 4 ALUMINUM COMPOSITE PANELS - ALPOLIC FR OR APPROVED EQUAL. CLADDING TO BE NON-COMBUSTIBLE. COLOUR: CHARCOAL
- 5 THERMAL DOUBLE GLAZING (GREY TINT) IN PREFINISHED ALUMINUM FRAMES. COLOUR OF CAPS: BLACK ANODIZED ALUMINUM
- 6 SPANDREL GLAZING IN PREFINISHED ALUMINUM FRAMES. COLOUR OF SPANDREL: GREY. COLOUR OF CAPS: BLACK ANODIZED ALUMINUM
- 7 CLEAR TEMPERED THERMAL GLASS AND ALUMINUM DOOR(S). COLOUR OF ALUMINUM TO MATCH WINDOW CAPS.
- 8 INSULATED HOLLOW METAL MAN DOOR IN THERMALLY BROKEN PRESSED STEEL FRAME. DOOR AND FRAME PAINTED TO MATCH ADJACENT INSULATED PRECAST.
- 9 WALLPACK LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR DETAILS. COLOUR OF HOUSING TO MATCH MATERIAL BELOW.
- 10 PREFINISHED METAL CAP FLASHING. COLOUR TO MATCH PRECAST PANELS BELOW.
- 11 PREFINISHED METAL CAP FLASHING. COLOUR TO MATCH PRECAST PANELS BELOW.
- 12 PREFINISHED INSULATED HOLLOW METAL OVERHEAD DRIVE-IN DOOR CW VIEWING WINDOW. COLOUR TO MATCH ADJACENT PRECAST PANELS.
- 13 ROOF TOP UNIT. REFER TO MECHANICAL DRAWINGS FOR DETAILS.
- 14 EXPANSION JOINT. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
- 15 600mm WIDE x 110mm HIGH SCUPPER (23 COUNT)

D:\330 - 576 Bronte Road Details - Final\04\Drawings\01 - External Drawings\01 - ELEVATIONS\01 - A-3.0.dwg

No.	ISSUED	DATE
1	ISSUED FOR SPA	SEPT. 07, 2023
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No.	REVISION	DATE

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OWNERS INFORMATION:

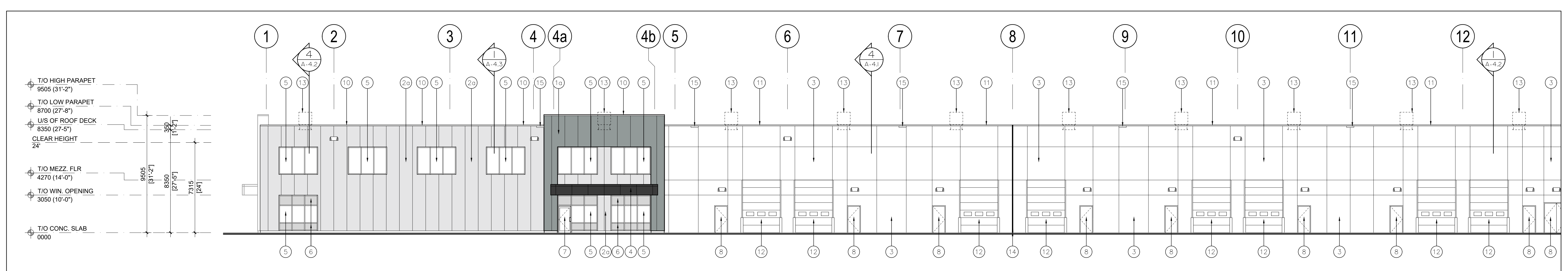


584 Bronte Road

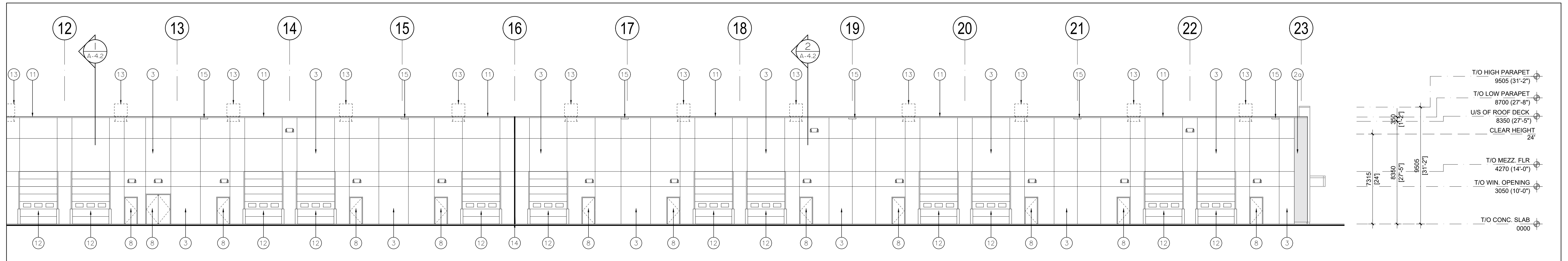
584 Bronte Road
Oakville, ON

Building 'C' Elevations

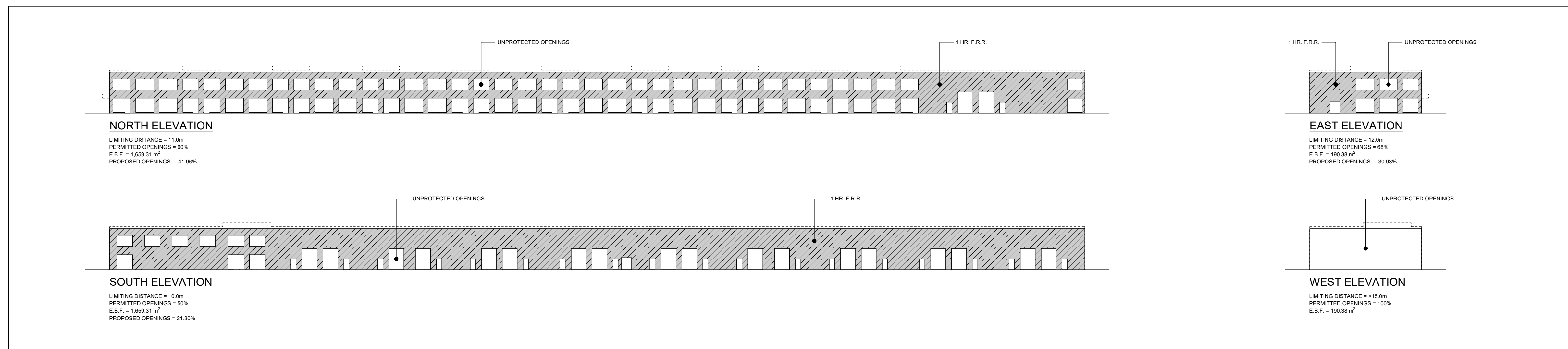
DATE:	DRAWN BY:	CHECKED:	SCALE:
JULY 2023	MP/JZ	JP	AS NOTED
PROJECT No.	DRAWING No.		
23-01	A-3.0 C		



1 Partial South Elevation
A-3.1 1:150



2 Partial South Elevation
A-3.1 1:150



3 Spatial Separation Diagrams
A-3.1 N.T.S.

EXTERIOR MATERIAL LEGEND	
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13	ROOF TOP UNIT. REFER TO MECHANICAL DRAWINGS FOR DETAILS.
14	EXPANSION JOINT. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
15	600mm WIDE x 110mm HIGH SCUPPER (23 COUNT)

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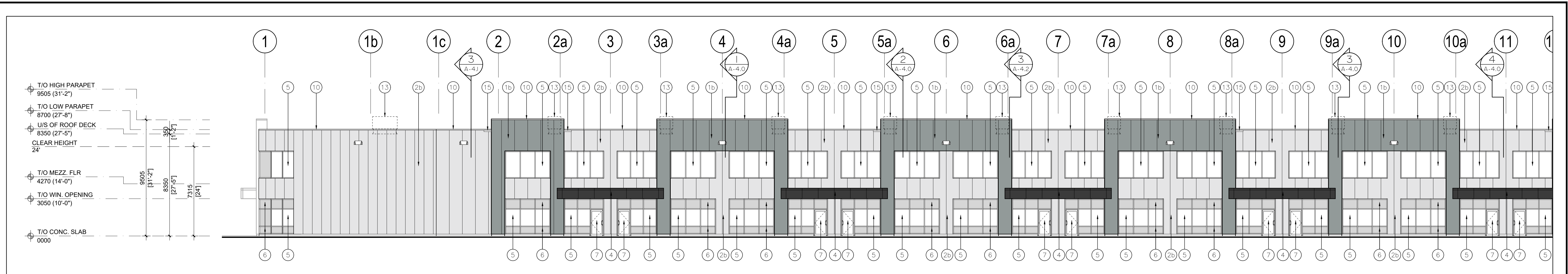
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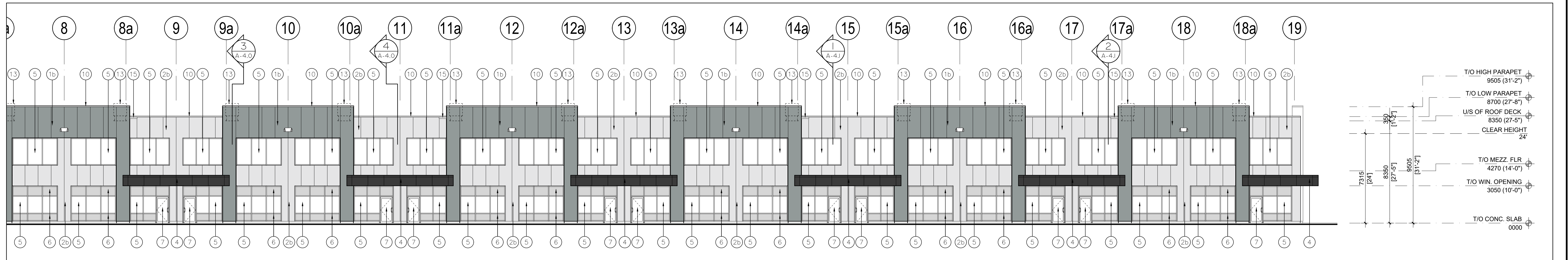
584 Bronte Road

584 Bronte Road
Oakville, ON

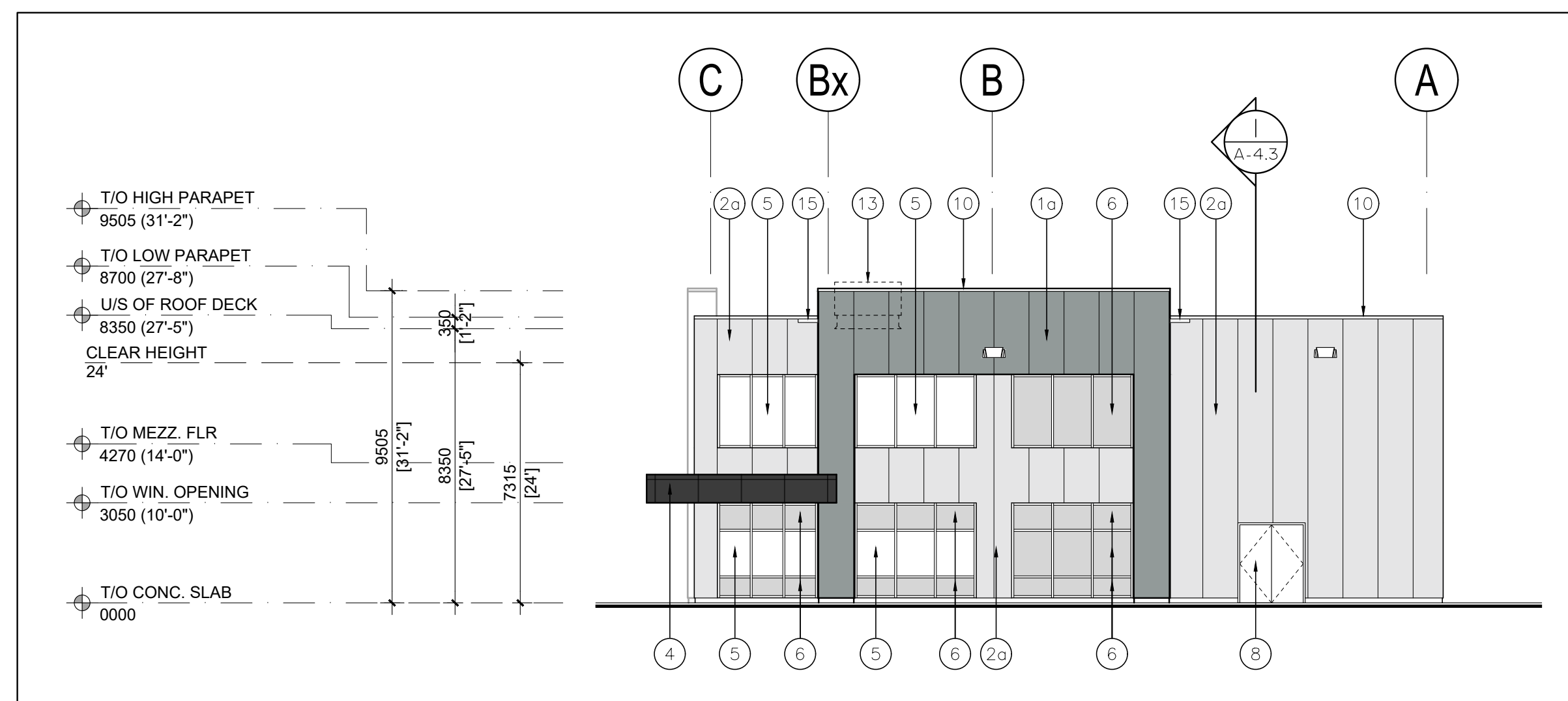
Building 'C' Elevations			
DATE:	DRAWN BY:	CHECKED:	SCALE:
JULY 2023	MP/JZ	JP	AS NOTED
PROJECT No.	DRAWING No.		
23-01	A-3.1 C		



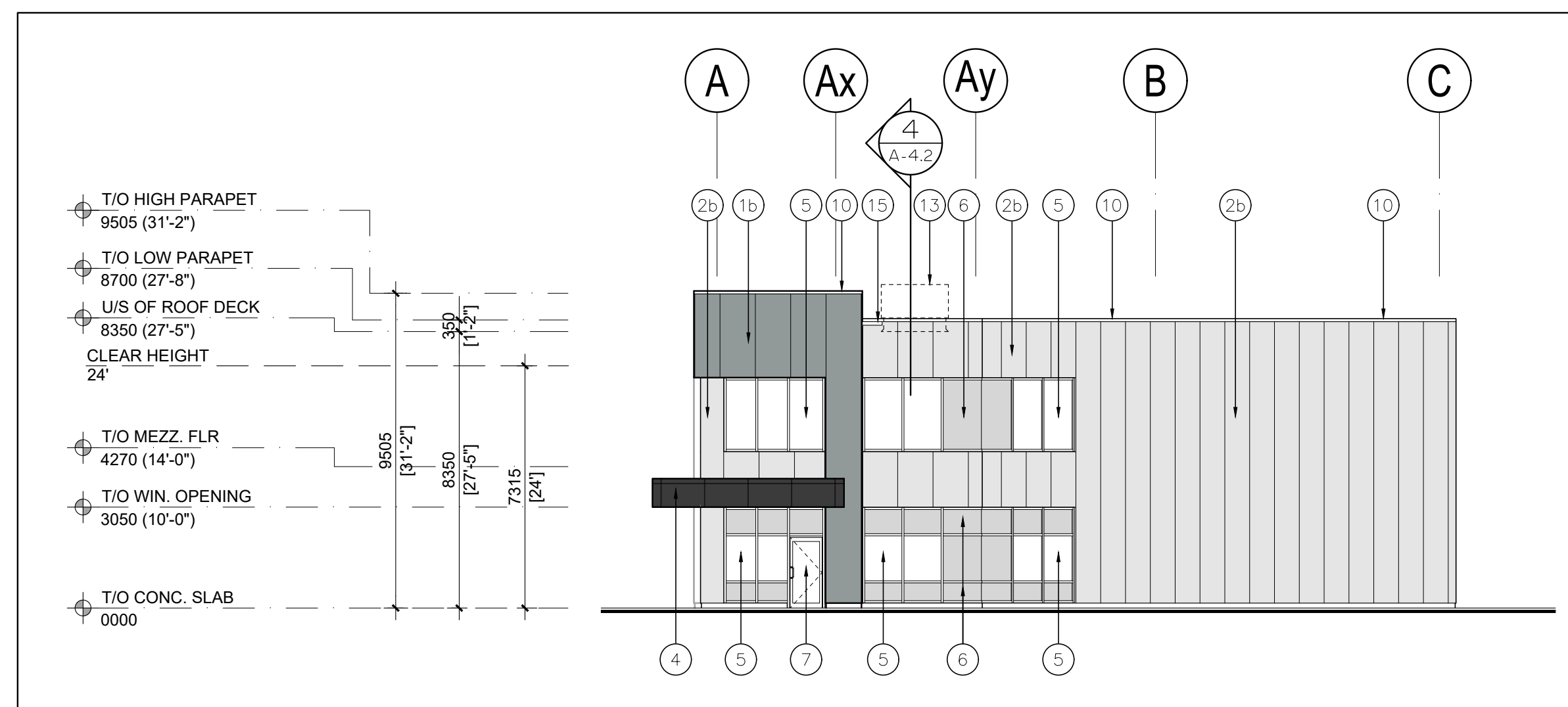
1 Partial South Elevation
A-3.0 1:150



2 Partial South Elevation
A-3.0 1:150



3 East Elevation
A-3.0 1:150



4 West Elevation
A-3.0 1:150

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- 15 600mm WIDE x 110mm HIGH SCUPPER (20 COUNT)

D:\330 - 578 Bronte Road Details - Final\04\Drawings\04 - Exterior Elevations\04 - A-3.0.dwg

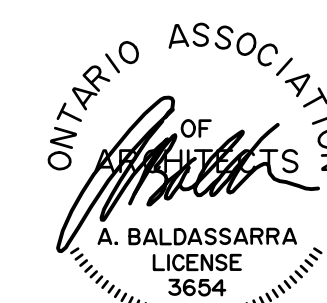
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OWNERS INFORMATION:



578 Bronte Road

578 Bronte Road
Oakville, ON

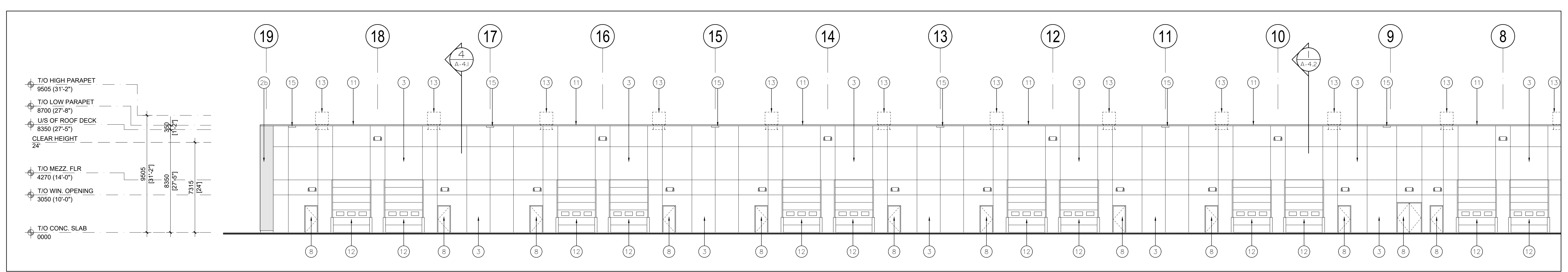
**Building 'D'
Elevations**

DATE:	DRAWN BY:	CHECKED:	SCALE:
JULY 2023	MP/JZ	JP	AS NOTED

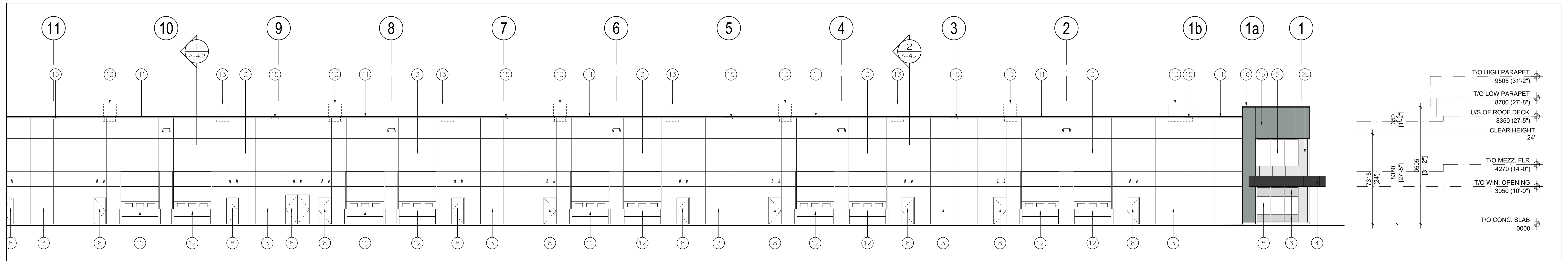
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23-01

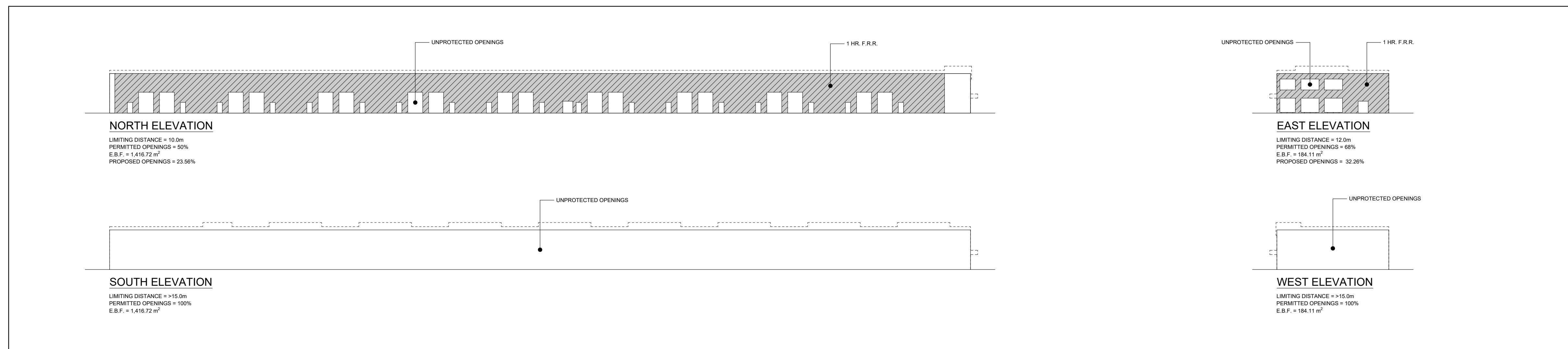
A-3.0 D



1 Partial North Elevation
A-3.1 1:150



2 Partial North Elevation
A-3.1 1:150



3 Spatial Separation Diagrams
A-3.1 N.T.S.

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