



Firm Name: Baldassarra Architects Inc.
 Certificate of Practice Number: 5810
 30 Great Gulf Drive, Unit 20
 Concord ON L4K 0K7
 Tel: (905) 660-7222
 Fax: (905) 660-7019

Name of Project: Speers Rd. Building A
 Location: Speers Rd. Oakville, ON

Ontario's 2012 Building Code Data Matrix Part 3

PROJECT DESCRIPTION	NEW	ADDITION	ALTERATION				
MAJOR OCCUPANCY GROUP	E-2						
BUILDING AREA (m ²)	EXISTING: 27,037.66	TOTAL: 27,037.66	14.12 (A)				
GROSS AREA (m ²)	EXISTING: 27,037.66	TOTAL: 27,037.66	14.12 (A)				
NO. OF STOREYS	ABOVE GRADE: 1	BELOW GRADE: N/A	3.2.1.1 & 14.1.2 (A)				
HEIGHT OF BUILDING (m)	3.71		3.2.2.10 & 3.2.2.1				
NUMBER OF STREETS ACCESS ROUTES	3		3.2.2.20.43				
BUILDING CLASSIFICATION	3.2.2.20.43		3.2.2.17				
SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING		3.2.2.20.43				
STAIRS REQUIRED	YES	NO	3.2.3				
FIRE ALARM REQUIRED	YES	NO	3.2.4				
WATER SERVICE / SUPPLY IS ADEQUATE	YES	NO	3.2.5.7				
HIGH BUILDING	YES	NO	3.2.6				
PERMITTED CONSTRUCTION	COMBUSTIBLE	NON-COMBUSTIBLE	3.2.2.20.43				
ACTUAL CONSTRUCTION	COMBUSTIBLE	NON-COMBUSTIBLE	3.2.2.20.43				
MEZZANINE AREA (m ²)	N/A		3.2.1.1 (D)(8)				
OCCUPANT LOAD BASED ON	NO PERSON	DESIGN OF BUILDING	3.1.17				
1ST FLOOR OCCUPANCY	F.S.	LOAD	F.S.D., PERSONS				
SHALL PERMIT ONLY							
BARRIER FREE DESIGN	YES	NO (EXPLAN)	3.8				
HAZARDOUS SUBSTANCES	YES	NO	3.3.1.2 & 3.3.1.10				
REQUIRED	HORIZONTAL ASSEMBLIES	LISTED DESIGN NO. (OR DESCRIPTION (B-2))	3.2.2.20.43 & 3.2.1.4				
FIRE RESISTANCE (FRR)	FLOORS	N/A, HOURS					
MEZZANINE	N/A, HOURS						
FRR OF SUPPORTING MEMBERS	FLOORS	N/A, HOURS					
MEZZANINE	N/A, HOURS						
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	3.3.3						
WALL	TYPE	L.D. (m)	L.N. (m)				
PERMITTED	PROPOSED	FRR (HOURS)	LISTED DESIGN NO. (OR DESCRIPTION)				
COMB. CLADDING	NON-COMB. CLADDING	REQUIRED					
NORTH	7780	115	N/A	N/A	N/A	NO	YES
SOUTH	7780	115	N/A	N/A	N/A	NO	YES
EAST	13037	115	N/A	N/A	N/A	NO	YES
WEST	13037	115	N/A	N/A	N/A	NO	YES

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Name of Project: Speers Rd. Building B
 Location: Speers Rd. Oakville, ON

Ontario's 2012 Building Code Data Matrix Part 3

PROJECT DESCRIPTION	NEW	ADDITION	ALTERATION				
MAJOR OCCUPANCY GROUP	E-2						
BUILDING AREA (m ²)	EXISTING: 7,060.55	TOTAL: 7,060.55	14.12 (A)				
GROSS AREA (m ²)	EXISTING: 7,060.55	TOTAL: 7,060.55	14.12 (A)				
NO. OF STOREYS	ABOVE GRADE: 1	BELOW GRADE: N/A	3.2.1.1 & 14.1.2 (A)				
HEIGHT OF BUILDING (m)	3.71		3.2.2.10 & 3.2.2.1				
NUMBER OF STREETS ACCESS ROUTES	3		3.2.2.20.43				
BUILDING CLASSIFICATION	3.2.2.20.43		3.2.2.17				
SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING		3.2.2.20.43				
STAIRS REQUIRED	YES	NO	3.2.3				
FIRE ALARM REQUIRED	YES	NO	3.2.4				
WATER SERVICE / SUPPLY IS ADEQUATE	YES	NO	3.2.5.7				
HIGH BUILDING	YES	NO	3.2.6				
PERMITTED CONSTRUCTION	COMBUSTIBLE	NON-COMBUSTIBLE	3.2.2.20.43				
ACTUAL CONSTRUCTION	COMBUSTIBLE	NON-COMBUSTIBLE	3.2.2.20.43				
MEZZANINE AREA (m ²)	N/A		3.2.1.1 (D)(8)				
OCCUPANT LOAD BASED ON	NO PERSON	DESIGN OF BUILDING	3.1.17				
1ST FLOOR OCCUPANCY	F.S.	LOAD	F.S.D., PERSONS				
SHALL PERMIT ONLY							
BARRIER FREE DESIGN	YES	NO (EXPLAN)	3.8				
HAZARDOUS SUBSTANCES	YES	NO	3.3.1.2 & 3.3.1.10				
REQUIRED	HORIZONTAL ASSEMBLIES	LISTED DESIGN NO. (OR DESCRIPTION (B-2))	3.2.2.20.43 & 3.2.1.4				
FIRE RESISTANCE (FRR)	FLOORS	N/A, HOURS					
MEZZANINE	N/A, HOURS						
FRR OF SUPPORTING MEMBERS	FLOORS	N/A, HOURS					
MEZZANINE	N/A, HOURS						
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	3.3.3						
WALL	TYPE	L.D. (m)	L.N. (m)				
PERMITTED	PROPOSED	FRR (HOURS)	LISTED DESIGN NO. (OR DESCRIPTION)				
COMB. CLADDING	NON-COMB. CLADDING	REQUIRED					
NORTH	7780	115	N/A	N/A	N/A	NO	YES
SOUTH	7780	115	N/A	N/A	N/A	NO	YES
EAST	13037	115	N/A	N/A	N/A	NO	YES
WEST	13037	115	N/A	N/A	N/A	NO	YES

KEY PLAN NTS

LEGAL DESCRIPTION

PART OF LOT 30, CONCESSION 2
 SOUTH OF DUNDAS STREET
PLAN 20R-

**TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON**
 FROM LEGAL SURVEY PREPARED BY: CUNNINGHAM MCCONNELL LTD.

SITE STATISTICS

ZONING	E3 - sp3	EMPLOYMENT ZONE
SITE AREA	111,020.82 m ²	or 27.43 Ac
DEVELOPABLE SITE AREA	81,648.87 m ²	or 20.18 Ac
LOT FRONTAGE	30.0 m MIN	338.73 m
FRONT YARD (SPEERS RD.)	3.0 m MIN	29.47 m
INTERIOR SIDE YARD (EAST)	3.0 m MIN	11.05 m
FLANKAGE YARD (BRONTE RD.)	3.0 m MIN	15.90 m
REAR YARD (ADJUTING RAIL CORRIDOR)	7.5 m MIN	32.05 m

SETBACKS

BUILDING "A"	27,037.66 m ²	or 291,031 sqft
OFFICE (4.73%)	1,279.98 m ²	or 13,776 sqft
WAREHOUSE	25,707.24 m ²	or 276,712 sqft
MECH. / ELECTR.	50.44 m ²	or 543 sqft
BUILDING "B"	7,060.55 m ²	or 75,999 sqft
OFFICE (4.93%)	347.91 m ²	or 3,745 sqft
WAREHOUSE	6,662.20 m ²	or 71,711 sqft
MECH. / ELECTR.	50.44 m ²	or 543 sqft
TOTAL G.F.A.	34,098.21 m ²	or 367,030 sqft
TOTAL NET F.A.	33,997.33 m ²	or 365,944 sqft

SITE COVERAGE

LANDSCAPED AREA (MIN. 10%)	12,938.98 m ²	or 15.85%
PAVED AREA	34,611.68 m ²	or 42.39%
REQUIRED		PROVIDED

BUILDING HEIGHT

WAREHOUSE	75 spaces
1 per 100 m ² of NET F.A. up to 7,500 m ²	
7,500 m ² @ 1.0 space / 100 m ²	
1.0 space / 200 m ² for additional NET F.A.	
26,497.38 m ² @ 1.0 space / 200 m ²	
133 spaces	

TOTAL PARKING

208 spaces	262 spaces
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PARKING

BARRIER-FREE PARKING	8 spaces	12 spaces
TYPE A & B parking spaces provided (201-1000 spaces)		
BARRIER-FREE PARKING	5 spaces	5 spaces
TYPE C SPACES		
4 + 1 for each 100 over 201		

BUILDING "A" LOADING SPACES

41

BUILDING "B" LOADING SPACES

19

TOTAL LOADING SPACES

60

BUILDING "A" DRIVE IN DOORS

2

BUILDING "B" DRIVE IN DOORS

2

TOTAL DRIVE IN DOORS

4

BICYCLE SPACES (2 spaces/Ring)

11 spaces	6 Rings / 12 spaces
2 + 0.25 spaces / 1,000 m ² GFA (30 spaces max)	

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
- TOP OF CURB
- TOP OF WALL
- DIRECTION OF TRAFFIC FLOW
- EXISTING ELEVATION
- PROPOSED ELEVATION
- DIRECTION OF DRAINAGE FLOW
- REFUSE STORAGE BINS
- BIKE RING (TWO BIKES PER RING)
- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SPACE SIGNAGE
- LOADING SPACE (3.2m x 12.0m x 4.2m TYP.)

No.	ISSUED	DATE
1	ISSUED FOR SPA	MAY 18, 2021

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:

2485 Speers Road

SITE PLAN

DATE: APR. 2021 DRAWN BY: CHECKED: SCALE: 1:750

PROJECT No. DRAWING No.

Oakville, ON

P-19100 **A-1.0**