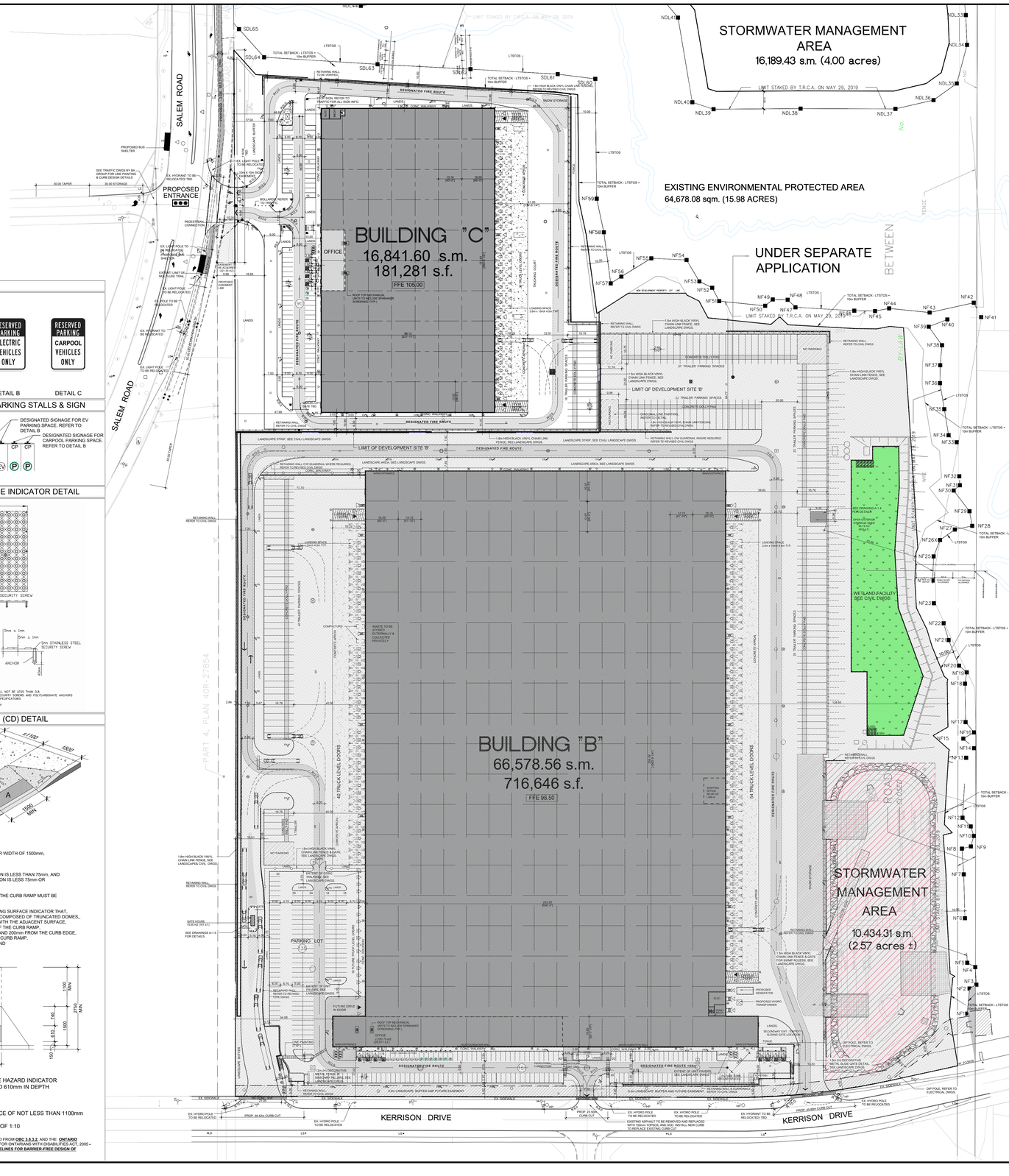
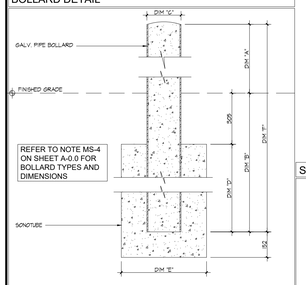


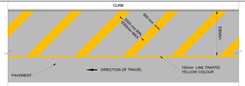
BOLLARD DETAIL



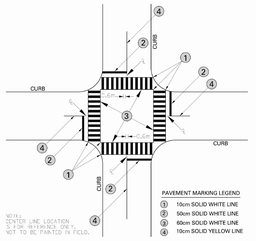
PAINTED GALVANIZED STEEL PIPE BOLLARD FILLED WITH CONCRETE, EMBEDDED IN CONCRETE FILLED SONO-TUBE. CAP BOLLARD WITH GALV. 6mm THICK STEEL PLATE, WITH EXPOSED EDGE RADIUS OF 3mm.

EXTERIOR BOLLARD
TYPE "A" BOLLARD DIMENSIONS & REQUIREMENTS ARE AS FOLLOWS.
DIM "A" = 1220mm (48"), DIM "B" = 1067mm (42"), DIM "C" = 203mm (8"),
DIM "D" = 767mm (30 3/16"), DIM "E" = 560mm (22"),
DIM "F" = 2287mm (90")

PAVEMENT DIAGONAL LINE DETAIL

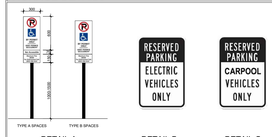


PAVEMENT MARKING DETAIL



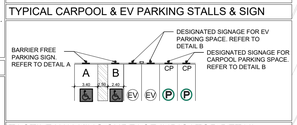
PAVEMENT MARKING LEGEND
1. 10cm SOLID WHITE LINE
2. 50cm SOLID WHITE LINE
3. 60cm SOLID WHITE LINE
4. 10cm SOLID YELLOW LINE

SIGNAGE DETAILS

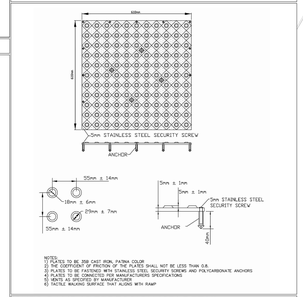


DETAIL A DETAIL B DETAIL C

TYPICAL CARPOOL & EV PARKING STALLS & SIGN



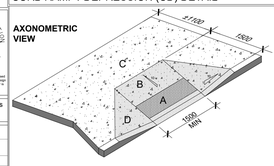
TACTILE WALKING SURFACE INDICATOR DETAIL



NOTES:
1) PLATES TO BE 208 CAST IRON, PATINA COLOR
2) THE COEFFICIENT OF FRICTION OF THE PLATES SHALL NOT BE LESS THAN 0.8.
3) PLATES TO BE FASTENED WITH STAINLESS STEEL SECURITY SCREWS AND POLYCARBONATE ANCHORS
4) PLATES TO BE CONSTRUCTED PER MANUFACTURERS SPECIFICATIONS
5) PLATES TO BE CONSTRUCTED PER OBC
6) TACTILE WALKING SURFACE THAT ALIGNS WITH RAMP

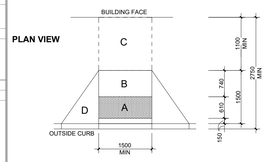
CURB RAMP / DEPRESSION (CD) DETAIL

AXONOMETRIC VIEW



- 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,
  - 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.

PLAN VIEW



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 THE **ONTARIO REGULATION 413 / 12** (made under the ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005 - made DEC 12, 2012) IN CONJUNCTION WITH THE **GUIDELINES FOR BARRIER-FREE DESIGN OF ONTARIO GOVERNMENT FACILITIES.**

Firm Name: BALDASSARRA Architects Inc.
Certificate of Practice Number: 5810
30 Great Gulf Drive, Unit 20 | Concord, ON. L4K 0K7
T. (905) 660-0722 | fax. (905) 660-0719

Name of Project: Rossland & Salem Rd. - Bldg. 'C'
Location: AJAX, ON.

ONTARIO ASSOCIATION OF A. BALDASSARRA LICENSE 3654

The architect listed above has exercised the professional control required in relation to his activities. The architect's seal number is the architect's BCIN.

ONTARIO'S 2012 BUILDING CODE DATA MATRIX PART 3

		OBC References [A] for Division A [C] for Division C
PROJECT DESCRIPTION	■ NEW ☐ ADDITION ☐ ALTERATION ☐ CHANGE OF USE	■ Part 3
		1.1.2. [A]
MAJOR OCCUPANCY	GROUP: F2, DIV 2	3.1.2.1. (1)
BUILDING AREA (m2)	EXISTING:____ NEW: 16,841.60 TOTAL: 16,841.60	1.4.1.2. [A]
GROSS AREA (m2)	EXISTING:____ NEW: 16,841.60 TOTAL: 16,841.60	1.4.1.2. [A]
NO. OF STOREYS	ABOVE GRADE: 1 BELOW GRADE: ____ MEZZANINE: ____	3.2.1.1. & 1.4.1.2.[A]
HEIGHT OF BUILDING (m)	13.05	
NUMBER OF STREETS / ACCESS ROUTES	4	3.2.2.10. & 3.2.5.
BUILDING CLASSIFICATION	3.2.2.87	3.2.2.20.-83.
SPRINKLER SYSTEM PROPOSED	■ ENTIRE BUILDING ☐ BASEMENT ONLY ☐ IN LIEU OF ROOF RATING ☐ NOT REQUIRED	3.2.2.20.-83. 3.2.1.5. 3.2.2.17.
STANDPIPE REQUIRED	■ YES ☐ NO	3.2.9.
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 ☐ BOTH	3.2.2.20.-83.
ACTUAL CONSTRUCTION	☐ COMBUSTIBLE ■ NON COMBUSTIBLE ☐ BOTH	
MEZZANINE AREA (m2)		3.2.1.1.(3)(d)
OCCUPANT LOAD BASED ON	☐ m2 / PERSON ☐ DESIGN OF BUILDING	3.1.17.
BASEMENT OCCUPANCY:____ LOAD:____ PERSONS		
1ST FLOOR OCCUPANCY:____ LOAD:____ TBD. PERSONS		
MEZZANINE OCCUPANCY:____ LOAD:____ TBD. PERSONS		
	SHELL ONLY	
BARRIER FREE DESIGN	■ YES ☐ NO (EXPLAIN)	3.8.
HAZARDOUS SUBSTANCES	☐ YES ■ NO	3.3.1.2. & 3.3.1.19.

REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES FRR (HOURS)	LISTED DESIGN NO. OR DESCRIPTION (3B-2)
	FLOORS: N/A HOURS	
	ROOF: N/A HOURS	
	MEZZANINE: N/A HOURS	LLC F816
	FRR OF SUPPORTING MEMBERS	LISTED DESIGN NO. OR DESCRIPTION (3B-2)
	FLOORS: N/A HOURS	
	ROOF: N/A HOURS	
	MEZZANINE: 1 HR HOURS	

3.2.2.20.-83 & 3.2.1.4.

SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS — 3.2.3.

WALL	AREA OF EBF m2 (Max. %)*	L.D. (m)	L/H or H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN or DESCRIPTION	COMB CONST. PERMITTED	NON-COMB. CLADDING REQUIRED
NORTH	1,279.33	>15	N/A	100	5.66	N/A	N/A	N/A	N/A
SOUTH	1,279.33	>15	N/A	100	11.21	N/A	N/A	N/A	N/A
EAST	2,238.91	>15	N/A	100	12.75	N/A	N/A	N/A	N/A
WEST	2,238.91	>15	N/A	100	16.79	N/A	N/A	N/A	N/A

KEY PLAN

TRUE NORTH | PROJECT NORTH

LEGAL DESCRIPTION

PLAN ILLUSTRATING
STAKED LIMITS
PART OF LOT 5
CONCESSION 2 AND
PART OF THE ROAD ALLOWANCE
BETWEEN LOTS 4 AND 5
(CLOSED BY BY-LAW No. 351, INST No. C0169008)
CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF PICKERING)

TOWN OF AJAX
REGIONAL MUNICIPALITY OF DURHAM
SCALE 1 : 1000

J.D. BARNES LIMITED
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SITE AREA SUMMARY (SOUTH PARCEL)

ZONING DESIGNATION		Prestige Employment Zone (PE)	
DEVELOPMENT SITE AREA		197,534.84 m2 or	48.81 acres
		REQUIRED	PROVIDED
LANDSCAPE BUFFER	ROSSLAND ROAD	9 m	9 m
	SALEM ROAD	9 m	9 m
	KERRISON ROAD	6 m	6 m
LOT FRONTAGE		-	418.24 m
SETBACKS	FRONT YARD (KERRISON DR)	9 m	27.52 m
	REAR YARD	3 m	16.17 m
	INTERIOR SIDE YARD (EAST) (0.5m PLUS 0.3m FOR EACH 1m OF BUILDING HEIGHT IN EXCESS OF 12m.)	5.4 m	+/-124.65 m
	INTERIOR SIDE YARD (WEST) (0.5m PLUS 0.3m FOR EACH 1m OF BUILDING HEIGHT IN EXCESS OF 12m.)	5.4 m	54.68 m
BUILDING GFA	BUILDING 'B'	66,578.56 m2 or	716,646 sqft
	GATE HOUSE	15.00 m2 or	161 sqft
	TOTAL BLDG 'B 'GFA	66,593.56 m2 or	716,807 sqft
	BUILDING 'C' GFA	16,841.60 m2 or	181,281 sqft
	TOTAL BUILDING GFA	83,435.16 m2 or	898,088 sqft
ACCESSORY BUILDINGS	EXT. STORAGE SHED	55.75 m2 or	600 sqft
SITE COVERAGE- ACCESSORY BLDG		55.75 m2 or	0.03%
SITE COVERAGE		83,435.16 m2 or	42.24%
LANDSCAPED AREA		46,893.47 m2 or	23.74%
PAVED AREA		67,149.86 m2 or	33.99%
SNOW STORAGE AREA		REQUIRED	PROVIDED
MIN 2% OF SITE (excess snow to be removed off- site)		3,980.51 m2	2,496.68 m2
		REQUIRED	PROVIDED
PARKING	BUILDING 'B' WAREHOUSING 1 / 500 m2 (64,181.87 m2/ 500= 128.36)	129 spaces	
	OFFICE 1 / 28 m2 (2,411.69 m2/ 28= 86.13)	87 spaces	286 spaces
	BUILDING 'C' WAREHOUSING 1 / 500 m2	34 spaces	91 spaces
	TOTAL PARKING	250 spaces	377 spaces
ACCESSIBLE PARKING	BUILDING 'B' 201- 400 spaces = 2% + 2	7 spaces	8 spaces 4 TYP. A/ 4 TYP. B
	BUILDING 'C' 76 - 100 spaces = 2% + 2	4 spaces	4 spaces 2 TYP. A/2 TYP. B
BUILDING 'B'	LOADING SPACES		92 truck level doors
	LOADING SPACES KNOCK OUT PANELS		16 future truck doors
	DRIVE IN DOORS		3 drive in doors
	DRIVE IN DOORS KNOCK OUT PANELS		1 drive in door
BUILDING 'C'	LOADING SPACES		31 truck level doors
	DRIVE IN DOORS		2 drive in doors
TOTAL TRAILER PARKING SPACES	BUILDING 'B'		151 spaces
	BUILDING 'C'		16 spaces
BICYCLE PARKING	2 spaces per Ring		28 spaces /14 rings
		REQUIRED	PROVIDED
LOADING SPACE SIZE		3.6m x 15mX 4.5m	3.6m x 15mX 4.5m
DRIVE AISLE WIDTH- ADJACENT TO PARKING		6.70 m	6.70 m
DRIVE AISLE WIDTH- NOT ADJACENT TO PARKING		7.00 m	7.00 m
PARKING SPACE DIMENSION		2.70m x 6.00m	2.70m x 6.00m
TRUCK PARKING SPACE DIM.			3.66m x 16.76m

SITE AREA SUMMARY (BLDG C)

ZONING DESIGNATION		Prestige Employment Zone (PE)	
DEVELOPMENT SITE AREA- C		39,226.52 m2 or	9.69 acres
		REQUIRED	PROVIDED
LANDSCAPE BUFFER	ROSSLAND ROAD	9 m	9 m
	SALEM ROAD	9 m	9 m
	KERRISON ROAD	6 m	6 m
LOT FRONTAGE		-	+/- 215.35 m
SETBACKS	FRONT YARD (SALEM RD.)	9 m	47.99 m
	REAR YARD	3 m	46.53 m
	INTERIOR SIDE YARD (NORTH) (0.5m PLUS 0.3m FOR EACH 1m OF BUILDING HEIGHT IN EXCESS OF 12m.)	5.4 m	10.96 m
	INTERIOR SIDE YARD (SOUTH) (0.5m PLUS 0.3m FOR EACH 1m OF BUILDING HEIGHT IN EXCESS OF 12m.)	5.4 m	10.99 m
GFA	BUILDING 'C'	16,841.60 m2 or	181,281 sqft
SITE COVERAGE		16,841.60 m2 or	42.93%
LANDSCAPED AREA		7,317.44 m2 or	18.65%
PAVED AREA		15,067.48 m2 or	38.42%
SNOW STORAGE AREA		REQUIRED	PROVIDED
MIN 2% OF SITE 'C' (excess snow to be removed off- site)		784.53 m2	152.40 m2
		REQUIRED	PROVIDED
PARKING	BUILDING 'C' WAREHOUSING 1 / 500 m2		
	TOTAL PARKING	34 spaces	90 spaces
ACCESSIBLE PARKING	BUILDING 'C' 76 - 100 spaces = 2% + 2	4 spaces	4 spaces 2 TYP. A/2 TYP. B
BUILDING 'C'	LOADING SPACES		32 truck level doors
	DRIVE IN DOORS		2 drive in doors
BUILDING 'C'	TOTAL TRAILER PARKING SPACES		16 spaces

SYMBOL LEGEND

	MAN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN OVERHEAD DOORS
	HYDRANT & VALVE
	CATCH BASIN
	DOUBLE CATCH BASIN
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TW	TOP OF WALL
FR	FIRE ROUTE SIGN < 30"-45" TO LINE PARALLEL TO TRAFFIC FLOW, MOUNTED ON A POLE OR MOUNTED TO BUILDING FACE
FDC	FIRE DEPARTMENT CONNECTION / SIAMESE CONNECTION
CP	DESIGNATED CARPOOL SPACE / RIDE SHARING & ASSOCIATED SIGN
EV	DESIGNATED HIGH EFFICIENCY VEHICLE SPACE & ASSOCIATED SIGN or ELECTRIC VEHICLE (EVSE)
	ACCESSIBLE PARKING SPACE | A & B
•B	200 mm Ø CONC. FILLED STEEL BOLLARD
	PAINTED STOP BAR
LS	LIGHT STANDARD (REF: ELEC. DWGS)
	WALL MOUNTED LUMINAIRE (REF: ELEC. DWGS)
M	GAS METERS
BR	BIKE RACK (2 SPACES PER RING)

No.	ISSUED	DATE
1	ISSUED FOR COORDINATION	MAR. 30 2021
2	ISSUED FOR SPA	MAR. 30 2021
3	ISSUED FOR MINOR VARIANCE	JUNE 23, 2021
4	ISSUED FOR FOUND. PERMIT ONLY	JULY 22, 2021
5	RE-ISSUED FOR SPA	JULY 30, 2021
6	RE-ISSUED FOR SPA	FEB. 25, 2022
7	RE-ISSUED FOR PERMIT	MAR. 11, 2022
8	RE-ISSUED FOR SPA	APR. 29, 2022
9	RE-ISSUED FOR SPA BUILDING C	MAY 27, 2022

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 A. BALDASSARRA LICENSE 3654

Rossland and Salem Road

AJAX, ON.

OVERALL SITE PLAN

DATE:	DRAWN BY:	CHECKED:	SCALE:
MAR. 2021	DM/HP		1:1000

PROJECT No. 21-21

DRAWING No. A-1.0