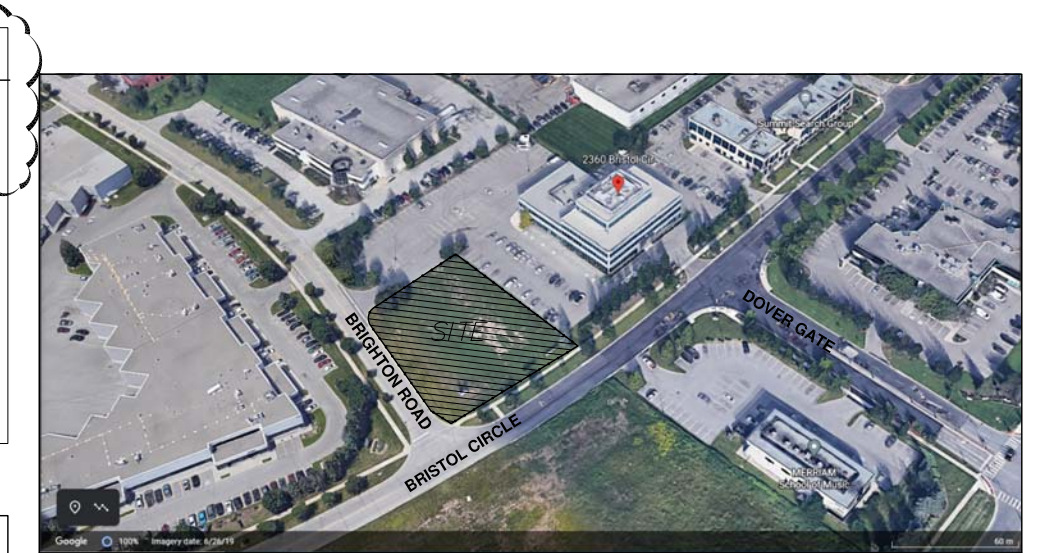


town of oakville notes

- THE PUBLIC RIGHT OF WAY IS TO BE RESTORED TO THE SATISFACTION OF THE TOWN TRANSPORTATION AND ENGINEERING SECTION



1 context plan
SCALE: n.t.s.

site statistics

ZONING	BUSINESS EMPLOYMENT ZONE E2 sp428 - (INDUSTRIAL)
BY-LAW	No. 2014-14, Part 15 (The Corporation of the Town of Oakville)
TOTAL SITE AREA	1.20 hectares (2.97 acres) (12,011.42 sm)

building net floor area

EXISTING NFA	EXISTING OFFICE (NFA)	4,215.00 sm	45,369.88 sf
NEW NFA	Warehouse (NFA)	2,880.35 sm	31,003.83 sf
TOTAL NET FLOOR AREA (NFA)		7,095.35 sm	76,373.71 sf

building gross floor area

EXISTING GFA	EXISTING OFFICE (GFA)	5,560.86 sm	59,856.60 sf
TOTAL EXISTING (GFA)		5,560.86 sm	59,856.60 sf
NEW GFA	Ground Floor Warehouse Addition (GFA)	2,880.35 sm	31,003.83 sf
TOTAL FLOOR AREA (GFA)		8,441.21 sm	90,860.43 sf

coverage calculations

BUILDING AREA / SITE AREA	building coverage	4,616.75 s.m. / 12,011.42 s.m.	38.44%
PAVED AREA / SITE AREA	PAVED coverage	5,515.64 s.m. / 12,011.42 s.m.	45.92%
LANDSCAPED AREA / SITE AREA	LANDSCAPED coverage	1,879.03 s.m. / 12,011.42 s.m.	15.64%
TOTAL COVERAGE		100.00%	

parking calculations - required

STANDARD PARKING REQUIREMENTS	minimum spaces required (Table 5.2.1 of By-Law 2014-014)	BUSINESS OFFICE	WAREHOUSE USE
		= 1.0 per 44.0 sm net floor area	= 1.0 per 100 sm net floor area to 7,500 sm NFA plus 1.0 per 200 sm NFA additional
TOTAL STANDARD SPACES REQUIRED		= 123 spaces	
BARRIER-FREE PARKING REQUIREMENTS	minimum barrier-free spaces required (Table 5.3.1 of By-Law 2014-014)	= 1 + 3% of total parking spaces	= 1 + (3% of 123 spaces)
TOTAL BARRIER-FREE SPACES REQUIRED		= 5 spaces	

parking calculations - provided

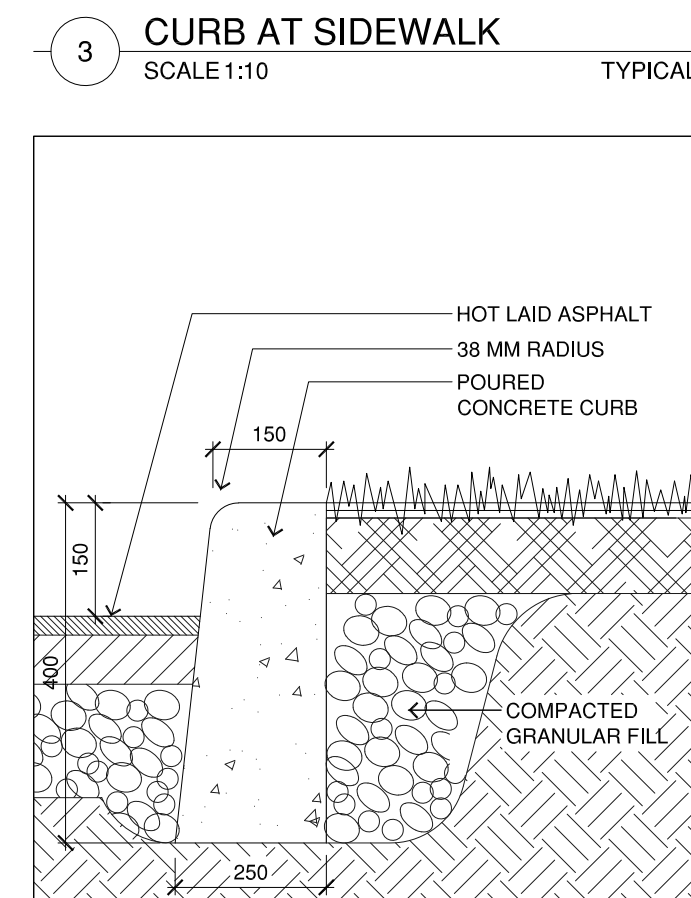
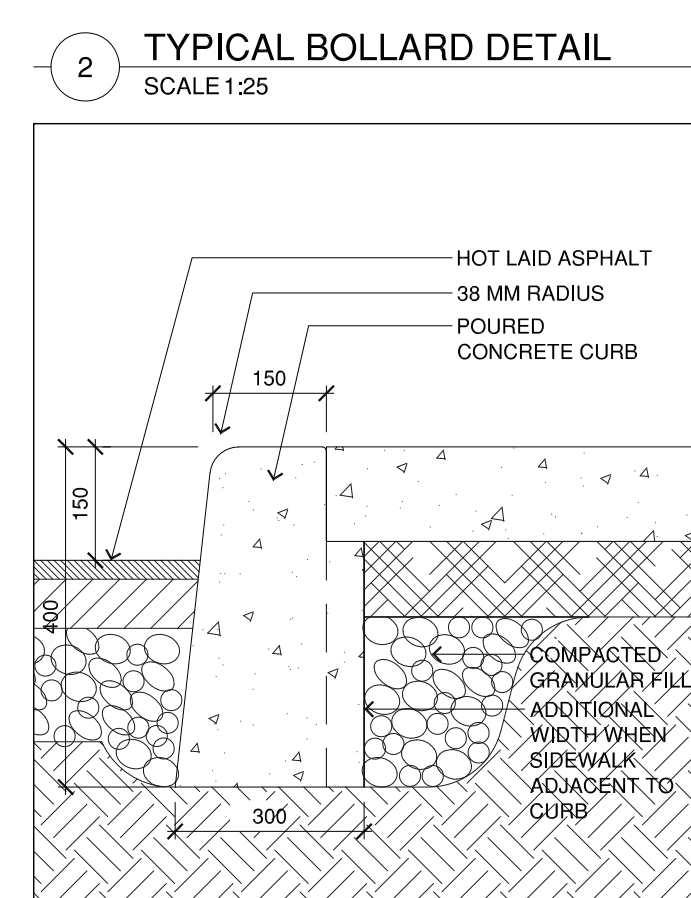
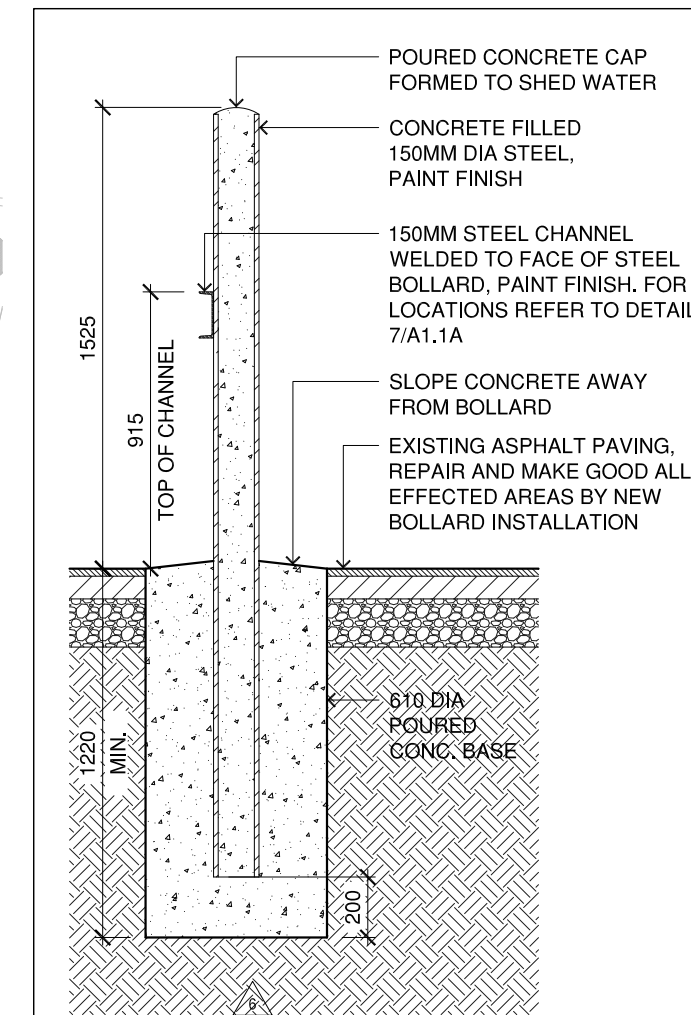
EXISTING PARKING SPACES	= 190
REMOVED PARKING SPACES	= -85
NEW PARKING SPACES	= 20
TOTAL PARKING ON SITE	= 125 spaces
PARKING BREAKDOWN:	
STANDARD PARKING SPACES PROVIDED	= 118 spaces
BARRIER FREE SPACES PROVIDED	= 7 spaces

bicycle parking - required / provided

BICYCLE PARKING REQUIREMENTS	minimum spaces required (Table 5.4.1 of By-Law 2014-014)	EMPLOYMENT USE
		= 2 plus 0.25 per 1,000sm net floor area
TOTAL BICYCLE SPACES REQUIRED		= 2.7
TOTAL BICYCLE SPACES PROVIDED		= 3 spaces

setbacks - required

MINIMUM SETBACKS - EMPLOYMENT ZONE (E2)	(Section 5.10 along with Tables 10.3 and 4.11.2 with Special Provision 428 of By-Law 2014-014)
LOT (m)	REQUIRED PROVIDED
Area	0.2ha min. 0.2239 hectares
Frontage	30.0m min. 39.11 m
YARD (m)	REQUIRED PROVIDED
Front	2.0 m 2.1m
Interior Side	3.0 m 3.0m
Flanking (A/C/D)	2.0 m 2.0m
Rear	3.0 m 3.0m
MIN LANDSCAPE COVERAGE	REQUIRED PROVIDED
SP 43.2(d):	10% 1,879.03 sm = 15.64%
MIN LANDSCAPE COVERAGE OF REQUIRED FRONT YARD	REQUIRED PROVIDED
SP 43.2(e):	25% 402.38 sm = 93%
MIN LANDSCAPE COVERAGE OF REQUIRED FLANKING YARD	REQUIRED PROVIDED
SP 15.428.1:	25% 209.48 sm = 82%
MIN WIDTH OF LANDSCAPE ABUTTING A ROAD	REQUIRED PROVIDED
SP 15.428.2:	2.0 m 2.0 m
MIN NUMBER OF PARKING SPACES FOR A BUSINESS OFFICE	REQUIRED PROVIDED
SP 15.428.2:	1.0 per 44.0sm. net floor area 209.48 sm = 82%



drawing notes

1 FIRE DEPARTMENT CONNECTION (EXISTING BUILDING)	9 EXISTING GARBAGE ENCLOSURE 4475 X 7365 X 2440 HIGH	17 AMENITY SPACE
2 FIRE HYDRANT (EXISTING) - REFER TO CIVIL	10 EXISTING YARD HYDRANT TO BE RELOCATED	18 INTERIOR GARBAGE COLLECTION AND STORAGE AREA
3 NEW POURED CONCRETE CURB	11 EXISTING POURED CONCRETE CURB TO BE REMOVED AND DISCARDED	19 PAINTED LINE STRIPING - COLOUR TO MATCH EXISTING
4 NEW CONCRETE SIDEWALK - REFER TO STRUCTURAL / CIVIL	12 EXTENTS OF NEW ASPHALT PAVING - REFER CIVIL DRAWINGS	20 GAS METER / MANIFOLD LOCATION - REFER TO MECHANICAL
5 NEW SLOPED CONCRETE TRUCK APRON - REFER TO STRUCTURAL / CIVIL	13 LINE OF ROOF ABOVE	21 DEPRESSIONED CURB LOCATION - REFER TO DETAILS ON A1.2
6 EXISTING LIGHT STANDARD TO BE REMOVED	14 LINE OF CANOPY ABOVE	22 PREFINISHED METAL ROOF SCREEN ABOVE
7 NEW TRENCH DRAIN - REFER TO CIVIL	15 POURED CONCRETE PAD AT MANDOR	
8 STEEL STAIR AND LANDING WITH STEEL PIPE BOLLARD	16 BIKE PARKING/RACKS POST & RING x2 FOR 4 BIKES	

drawing legend

LANDSCAPE AREA	PARKING COUNT
HEAVY DUTY PAVING	RETAINING WALL
CONCRETE SIDEWALK	PROPOSED GRADES
PAINTED STRIPING	WALL MOUNTED LED LIGHTING FIXTURE - REFER TO ELECTRICAL
PRINCIPAL ENTRANCE	NEW CONCRETE PAD
SECONDARY ACCESS / EXIT	EXISTING OFFICE BUILDING ON SITE
EXISTING BARRIER FREE ENTRANCE	REMOVED PARKING SPACE COUNT
TYPICAL PARKING STALL 2.7 m x 5.70 m	FIRE DEPARTMENT CONNECTION
TYPICAL PARALLEL PARKING STALL (4) @ 2.7 m x 7.0 m	POLE MOUNTED LED LIGHTING FIXTURE - REFER TO ELECTRICAL

general notes

- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE
- REFER TO DRAWINGS AND REPORTS PREPARED BY: SITE SERVICES AND GRADING BY: HUSSON ENGINEERING + MANAGEMENT
- LANDSCAPING BY: BAKER TURNER INC.
- ALL WASTE AND RECYCLING SHALL BE STORED EXTERNALLY COLLECTED UNDER PRIVATE CONTRACT.
- WASTE AND RECYCLING CONTAINERS SHALL BE PROVIDED AT ALL BUILDING ENTRANCES.
- LAND OWNER SHALL ARRANGE SNOW REMOVAL UNDER PRIVATE CONTACT.
- THERE SHALL BE NO OUTDOOR STORAGE.
- FIRE ROUTE SHALL BE A MINIMUM OF 6.0M CLEAR WIDTH WITH A CENTERLINE TURNING RADIUS NO LESS THAN 12.0M.
- FIRE ROUTE SHALL BE DESIGNED TO SUPPORT FIRE FIGHTING EQUIPMENT.
- PAVEMENT SHALL BE LIGHT DUTY ASPHALT UNLESS NOTED OTHERWISE.
- PAVEMENT MARKINGS SHALL BE "WHITE" FOR VEHICULAR STALLS AND STRIPED AREAS.
- SNOW STORAGE OF 15% OF PAVED AREA IS NOT OBTAINABLE ON SITE. SNOW IS TO BE SHIPPED OFF SITE BY PRIVATE CONTRACTOR.
- TRAFFIC CONTROL SIGNAGE & PAVEMENT MARKINGS SHALL MEET TOWN OF OAKVILLE STANDARDS.
- ALL LIGHTING DEVICES SHALL BE FULL CUT OFF AND NIGHT SKY FRIENDLY AND SHALL BE MITIGATED AT THE SOURCE SO THAT NO LIGHT (0.0 FC) WILL BE DIRECTLY PROJECTED ONTO ADJACENT PROPERTIES.
- SIGNAGE INDICATED SHALL BE USED FOR SITE PLAN PURPOSES ONLY AND IS NOT INTENDED TO INDICATE CONFORMITY WITH THE SIGN BY-LAW.
- EXPOSED CONCRETE WALLS AND FOUNDATIONS SHALL BE FREE OF DEFECTS AND PROVIDED WITH A SMOOTH SANDBLAST FINISH.
- BUILDING PERMIT ISSUANCE SHALL BE SUBJECT TO THE BUILDING PERMIT DRAWINGS NOT BEING IN CONTRAVENTION WITH THESE APPROVED PLANS AND DRAWINGS INCLUDING, BUT NOT LIMITED TO THE EXTERIOR DESIGN OF THE BUILDING AND EXTERIOR BUILDING MATERIALS.

survey information

TOPOGRAPHIC SKETCH OF PART OF BLOCK 3 REGISTERED PLAN 20M-492 TOWN OF OAKVILLE

BOUNDARY NOTE
BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM THE REGISTRY OFFICE RECORDS AND WAS VERIFIED IN THE FIELD.

ELEVATION NOTE
ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE CITY OF MISSISSAUGA BENCHMARK N° 823 HAVING AN ELEVATION OF 167.25m (COVD-1928), 1978 Re-adjustment.

TREE NOTE
ONLY TREES OF A DIAMETER GREATER THAN 0.15 m WERE LOCATED FOR THIS PLAN.

METRIC NOTE
ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

UNDERGROUND SERVICES NOTE
ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN. THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

CUNNINGHAM MCCONNELL LIMITED
ONTARIO LAND SURVEYORS



This drawing is not to be used for construction unless signed by partner in charge.
Contractors must verify all dimensions and be responsible for same, report any discrepancies to the architect before commencing the work.

Prints are not to be scaled.
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TOWN OF OAKVILLE
ZONING BY-LAW AMENDMENT FILE NO. Z.1401.13 - BY-LAW 2023-151

- REISSUED FOR SITE PLAN APPROVAL 04 JUN 24
- REISSUED FOR SITE PLAN APPROVAL 27 MAR 24
- ISSUED FOR COORDINATION 15 FEB 24
- REISSUED FOR SITE PLAN APPROVAL 08 SEP 23
- REISSUED FOR SITE PLAN APPROVAL 22 AUG 23
- ISSUED FOR SITE PLAN APPROVAL 15 JUN 23
- ISSUED FOR COORDINATION 05 MAY 23
- ISSUED FOR REVIEW 19 APR 23
- ISSUED FOR REVIEW 15 MAR 23

New 1-Storey Warehouse Building

2360 Bristol Circle
Oakville, Ontario

SITE DEVELOPMENT PLAN

Project Number: 22029

Drawn By: MS
Checked By: JP
Date: Feb 2024
Scale: nts
Sheet Number: