

**NOTES:**

- EXISTING GRADES, LINES AND SITE CONDITIONS SHOWN ON THIS DRAWING WERE TAKEN FROM SURVEY INFORMATION ESTABLISHED BY PERSONS ENGAGED DIRECTLY BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE TOWN OF OAKVILLE. THE CONTRACTOR SHALL EMPLOY A LAND SURVEYOR, LICENSED IN THE PROVINCE OF ONTARIO, TO VERIFY THE LOCATION OF ALL EXISTING BENCH MARKS OR MARKERS AS WELL AS THE POSITIONING OF EXISTING BUILDINGS IF/WHEN USED TO ESTABLISH LOCATION OF NEW SITE ELEMENTS.
- ESTABLISH LOCATION OF NEW BUILDINGS AND OTHER SITE ELEMENTS SUCH AS CURBS, SIDEWALKS, DRIVEWAYS, LIGHT POLES, ETC. ALL NEW BUILDINGS TO BE POSITIONED USING DIMENSIONS FROM PROPERTY LINES ONLY AND/OR FROM ADJACENT EXISTING BUILDINGS WHERE INDICATED (HAND-DRAWN AS PER ABOVE). ALL OTHER NEW SITE ELEMENTS TO BE POSITIONED FROM NEW BUILDINGS AND/OR PROPERTY LINES USING WRITTEN DIMENSIONS ONLY.
- VERIFY LOCATION OF PROPERTY LINES AND MAINTAIN THROUGHOUT DURATION OF CONSTRUCTION.
- VERIFY ELEVATIONS OF FLOOR LEVELS AS CONSTRUCTION PROCEEDS, AND RESULT TO BENCH MARK VALUES. SITE NOT VIOLATED BY CONSTRUCTION ON SITE OR LINES OF ADJACENT EXISTING BUILDINGS.
- CORRELATE GEODETIC ELEVATION OF BENCH MARK DATUM WITH ELEVATIONS IN USE BY PUBLIC UTILITIES ADJACENT TO PROJECT.
- VERIFY ACCURACY OF SITE DIMENSIONS SHOWN ON DRAWINGS PROVIDED AS PART OF CONTRACT CLOSEOUTS.

BEFORE COMMENCING WORK AT ADJACENT PUBLIC PROPERTY, THE CONTRACTOR SHALL VERIFY THAT NO PLUMBING ALIENING CLEARANCES, SET-BACKS, EASEMENTS, GRADES OR OTHERWISE HAVE BEEN MADE BY LOCAL AUTHORITIES, SUBJECT TO THEIR APPROVAL OF CONTRACT DOCUMENTS, AND WHICH WOULD AFFECT THE ORIGINAL INTENT.

CONTRACTOR TO ENSURE THAT POSITIVE DRAINAGE IS PROVIDED TO ALL SITE DRAINAGE AND CATCH BASINS. DRAINAGE SHALL BE PROVIDED TO ALL EXISTING AND NEW DRAINAGE SYSTEMS. EXISTING DRAINAGE SYSTEMS SHALL BE MAINTAINED AND REPAIRS MADE AS NECESSARY. ALLOWABLE CONSTRUCTION TOLERANCES AND STRUCTURAL TOLERANCES DO NOT PERMIT FLOODING OF WATER.

**NOTES:**

- ALL WORKING DRAWINGS TO BE SUBMITTED TO THE BUILDING DIVISION AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE TOWN OF OAKVILLE.
- ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT REFLECT UPON THE ADJACENT PROPERTIES.
- ALL ROOF-TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.
- FIRE ROUTES SHALL BE DESIGNATED PRIOR TO THE OCCUPANCY OF THE BUILDING.
- FIRE ROUTES SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11,363 KG PER AXLE AND HAVE A CHANGE IN GRADE OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M.
- DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
- THE TOPS OF CURBS BORDERING DRIVEWAYS WITHIN THE MUNICIPAL BOUNDARY WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.
- PARKING SPACES RESERVED FOR THE PHYSICALLY HANDICAPPED WILL BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF THE TOWN OF OAKVILLE.
- ON-SITE SOLID WASTE COLLECTION WILL BE DONE THROUGH A PRIVATE ARRANGED CONTRACTOR. THERE WILL BE NO CURBSIDE COLLECTION OF WASTE.
- THE STORAGE OF SOLID WASTE IN OUTDOOR AREAS OF FREE STANDING BINS) WILL NOT BE PERMITTED.
- CARBON DIOXIDE IS STORED INTERNALLY AND PICKED UP SEPARATELY FROM OTHER SOLID WASTE.
- ALL ON-SITE CURBS TO HAVE 600MM RADIUS AT RIGHT ANGLE CORNERS.

**SITE STATISTICS**

TOTAL SITE AREA: 56.35 ACRES (22.81 Ha)		AREA	
	SQUARE METERS	SQUARE FEET	
EASEL A:	18.17 ACRES (7.37 Ha)		
EASEL B:	10.98 ACRES (4.44 Ha)		
EASEL C:	16.19 ACRES (6.55 Ha)		
EASEL D:	8.50 ACRES (3.44 Ha)		
EASEL E:	43.84 ACRES (17.74 Ha)		
<b>GROSS LEASABLE AREA</b>			
PARCEL A:	11.61 ACRES (4.70 Ha)		
PARCEL B:	0.90 ACRES (0.37 Ha)		
<b>GROSS LEASABLE AREA</b>			
PARCEL A:	1	9,142 (38,400)	
PARCEL B:	2	5,733 (22,511)	
PARCEL C:	7	4,693 (18,533)	
PARCEL D:	3	501 (1,933)	
PARCEL E:	4	465 (1,830)	
PARCEL F:	6	6,884 (27,170)	
PARCEL G:	4	4,977 (19,599)	
PARCEL H:	1	1,374 (5,303)	
PARCEL I:	3	1,198 (4,621)	
PARCEL J:	1	1,115 (4,290)	
PARCEL K:	4	6,499 (25,399)	
PARCEL L:	4	2,792 (10,789)	
<b>TOTAL LEASABLE AREA</b>		<b>45,379 (176,400)</b>	
<b>GROSS NON LEASABLE AREA</b>			
PARCEL A:	1	14 (54)	
PARCEL B:	2	14 (54)	
PARCEL C:	7	122 (473)	
PARCEL D:	3	214 (826)	
PARCEL E:	4	46 (178)	
PARCEL F:	6	51 (197)	
PARCEL G:	4	24 (93)	
PARCEL H:	1	24 (93)	
PARCEL I:	3	58 (224)	
PARCEL J:	4	26 (101)	
<b>TOTAL NON LEASABLE AREA</b>		<b>565 (2,193)</b>	

**GROSS LEASABLE AREA**

PART	AREA
28 BUILDING M (RESTAURANT)	6.38 (2,511)
27 BUILDING N (GEMMA)	4.07 (1,573)
28 BUILDING O (GEMMA-MEZZANINE)	1.24 (0,478)
29 BUILDING P (RESTAURANT)	472 (18,280)
30 BUILDING Q (RESTAURANT)	622 (24,017)
31 BUILDING R (PROPOSED DAYCARE)	540 (20,814)
<b>TOTAL LEASABLE AREA</b>	<b>7,529 (29,050)</b>
<b>TOTAL BUILDING AREA</b>	
33 TOTAL LEASABLE AREA (13 + 33)	52,908 (205,450)
34 TOTAL BUILDING AREA (25 + 33)	53,463 (206,457)

**COVERAGE**

TOTAL FOOTPRINT AREA - SUBTRACT MEZZANINES (34+14-16-20)	51,800 (200,793)
<b>PROPOSED LOT COVERAGE</b>	<b>51,800 / 228,041 = 22.63 %</b>

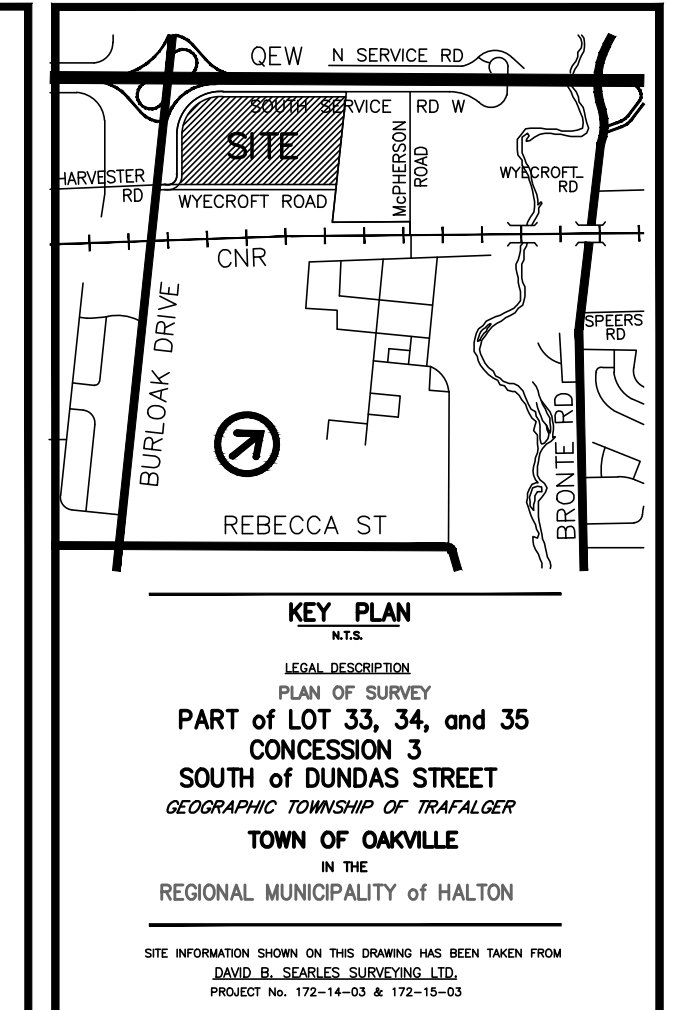
**PARKING**

TYPICAL PARKING DIMENSION	PARKING DIMENSION
2.70 m x 6.19 m	4.05 m x 6.19 m
4.05 m x 6.19 m	6.00 m

35 (1 / 23 SM) (SUBJECT TO MINOR VARIANCE NO. CAV-A/003/2006) 398 CARS  
 36 PARKING REQUIRED - PART A - PARCEL 2 TO 4 (1 / 18.00 SM OF LEASABLE AREA) 1,725 CARS  
 37 PARKING REQUIRED - PART A - NEW PARCEL 7 280 CARS  
 38 PARKING REQUIRED - PART B - PARCEL 5 419 CARS  
 39 TOTAL PARKING PROVIDED (35-38) INCLUDES BARRIER FREE 2,813 CARS  
 40 PARKING PROVIDED - PART A - PARCEL 1 (1 / 21.02 SM) (SUBJECT TO MINOR VARIANCE NO. CAV-A/003/2006) 436 CARS  
 41 PARKING PROVIDED - PART A - PARCEL 2 TO 4 (1 / 18.00 SM OF LEASABLE AREA) 1,586 CARS  
 42 PARKING PROVIDED - PART A - NEW PARCEL 7 280 CARS  
 43 (1 / 17.85 SM OF LEASABLE AREA) 289 CARS  
 44 (1 / 18.75 SM OF LEASABLE AREA) DURING SEASONAL SALES 277 CARS  
 45 PARKING PROVIDED - PART B - PARCEL 5 703 CARS  
 46 (1 / 17.07 SM OF LEASABLE AREA) 289 CARS  
 47 TOTAL PARKING PROVIDED (40-44) INCLUDES BARRIER FREE 3,013 CARS  
 48 (40-44) INCLUDES BARRIER FREE 3,001 CARS

**BARRIER FREE PARKING**

PART A = 20 SPACES REQUIRED / 31 SPACES PROVIDED  
 PART B = 4 SPACES REQUIRED / 16 SPACES PROVIDED  
 LANDSCAPE AREA PROVIDED = 26,277 SM (11,528)  
 LANDSCAPE AREA REQUIRED = 22,805 SM (10,000)



**KEY PLAN**

1:10,000  
 PART OF LOT 33, 34, and 35  
 CONCESSION 3  
 SOUTH OF DUNDAS STREET  
 GEOGRAPHIC TOWNSHIP OF BRANTFORD  
 TOWN OF OAKVILLE  
 IN THE REGIONAL MUNICIPALITY OF HALTOUN

DATE: 08/11/2024  
 DRAWN BY: D.A./P.F./C.C.  
 CHECKED BY: A.Z.  
 SCALE: 1:1,000  
 DATE: JANUARY 08 2024

REV	DESCRIPTION	DATE
A2	REVISED PER CITY COMMENTS #1	JUL 04 2024
A2	SITE PLAN APPLICATION	FEB 01 2024

REVISIONS

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE DRAWINGS.

**RIOCAN MANAGEMENT INC.**  
 1000 YORK COLLEGE DRIVE, 300-200 YORK STREET  
 #20 BURLOAK DRIVE, OAKVILLE, ON L6H 6E6

ANTHONY ZAGARIA  
 1000 YORK COLLEGE DRIVE, 300-200 YORK STREET  
 #20 BURLOAK DRIVE, OAKVILLE, ON L6H 6E6

LLA ARCHITECTS  
 1000 YORK COLLEGE DRIVE, 300-200 YORK STREET  
 #20 BURLOAK DRIVE, OAKVILLE, ON L6H 6E6

**PROPOSED NEW DEVELOPMENT AT RIOCAN BURLOAK BURLOAK AND QEW**  
 OAKVILLE, ONTARIO

**OVERALL SITE PLAN**

SCALE: 1:1000

**SP1**