

PROJECT STATISTICS

2200 Marine Drive, Oakville, Ontario
Project Stats

REGULATIONS IN THE R#N ZONE	REQUIRED	PROVIDED
MINIMUM FRONT YARD	5.2 m	5.2m
MINIMUM INTERIOR SIDE YARD	4.5 m	4.5 m
MAXIMUM LOT COVERAGE	24%	24%
MINIMUM WIDTH OF LANDSCAPING TO NORTHEAST	1.5 m	1.5 m
MINIMUM WIDTH OF LANDSCAPING TO THE SOUTH	0.6 m	0.6 m
MINIMUM NUMBER OF PARKING SPACES FOR APARTMENT	1.20 PER DWELLING FOR RESIDENT SPACES	1.22 PER DWELLING FOR RESIDENT SPACES
MINIMUM LANDSCAPE COVERAGE	0.13 PER DWELLING FOR VISITOR SPACES	0.13 PER DWELLING FOR VISITOR SPACES
	30%	30%

SITE AREA

Gross	Net	7,369 sq.m.	78,323 sq.ft.				
PROPOSED BUILDING							
FLOOR							
	S	SB	SB/AB	TOTAL	m ²	GCA	F2
1	1	4	0	5	784	8439	
2	2	6	0	8	784	8439	
3	2	6	0	8	784	8439	
4	2	6	0	8	784	8439	
5	2	6	0	8	784	8439	
6	2	6	0	8	784	8439	
7	2	6	0	8	784	8439	
8	2	6	0	8	784	8439	
9	2	6	0	8	784	8439	
10	2	6	0	8	784	8439	
11	2	6	0	8	784	8439	
12	2	6	0	8	784	8439	
13	2	6	0	8	784	8439	
14	2	6	0	8	784	8439	
15	2	6	0	8	784	8439	
16	2	6	0	8	784	8439	
17	2	6	0	8	784	8439	
18	2	6	0	8	784	8439	
19	2	6	0	8	784	8439	
20	2	6	0	8	784	8439	
TOTAL	37	132	0	149	14897	160351	

PROPOSED FSI: 0.53

ROOF: 186 2002

BARRIER-FREE UNITS

REQUIRED	1	3	4
PROVIDED	0	4	4

EXISTING BUILDING

FLOOR	S	SB	SB/AB	TOTAL	m ²	GCA	F2
1	1	4	0	5	784	8439	
2	2	6	0	8	784	8439	
3	2	6	0	8	784	8439	
4	2	6	0	8	784	8439	
5	2	6	0	8	784	8439	
6	2	6	0	8	784	8439	
7	2	6	0	8	784	8439	
8	2	6	0	8	784	8439	
9	2	6	0	8	784	8439	
10	2	6	0	8	784	8439	
11	2	6	0	8	784	8439	
12	2	6	0	8	784	8439	
13	2	6	0	8	784	8439	
14	2	6	0	8	784	8439	
15	2	6	0	8	784	8439	
16	2	6	0	8	784	8439	
17	2	6	0	8	784	8439	
18	2	6	0	8	784	8439	
19	2	6	0	8	784	8439	
20	2	6	0	8	784	8439	
TOTAL	37	132	0	149	14897	160351	

EXISTING FSI: 2.22

PROPOSED + EXISTING BUILDING

S	SB	SB/AB	TOTAL	m ²	GCA	F2
37	132	0	149	14897	203394	

PROPOSED W/ EXISTING FSI: 2.31

REQUIRED PARKING

REQUIRED	PROVIDED
211	214
21	24
TOTAL	235 (INCLUDING 23 VISITOR SPACES)

PROPOSED BICYCLE PARKING

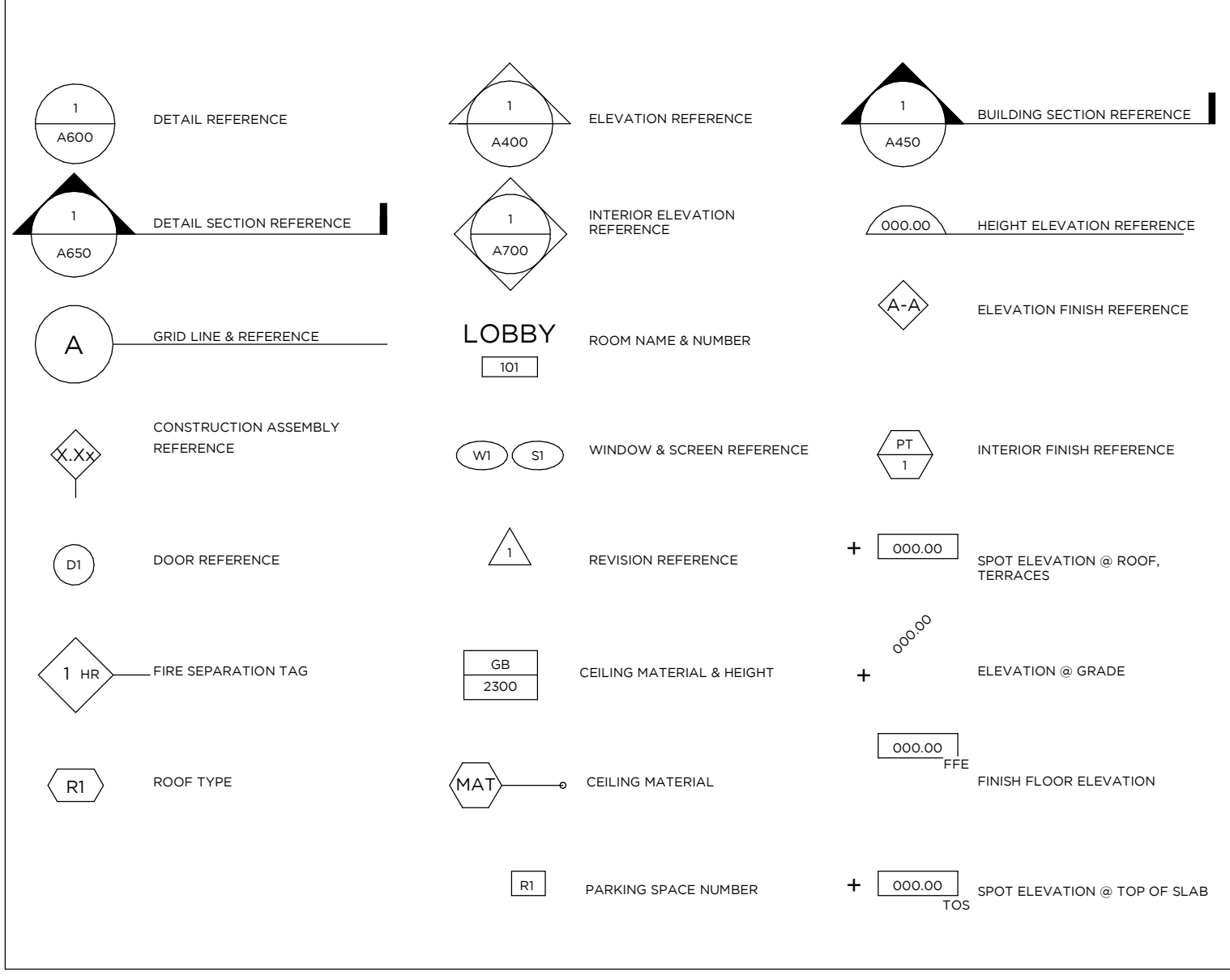
REQUIRED BICYCLE PARKING	PROPOSED BICYCLE PARKING
27 SPACES	27 SPACES

OBC MATRIX

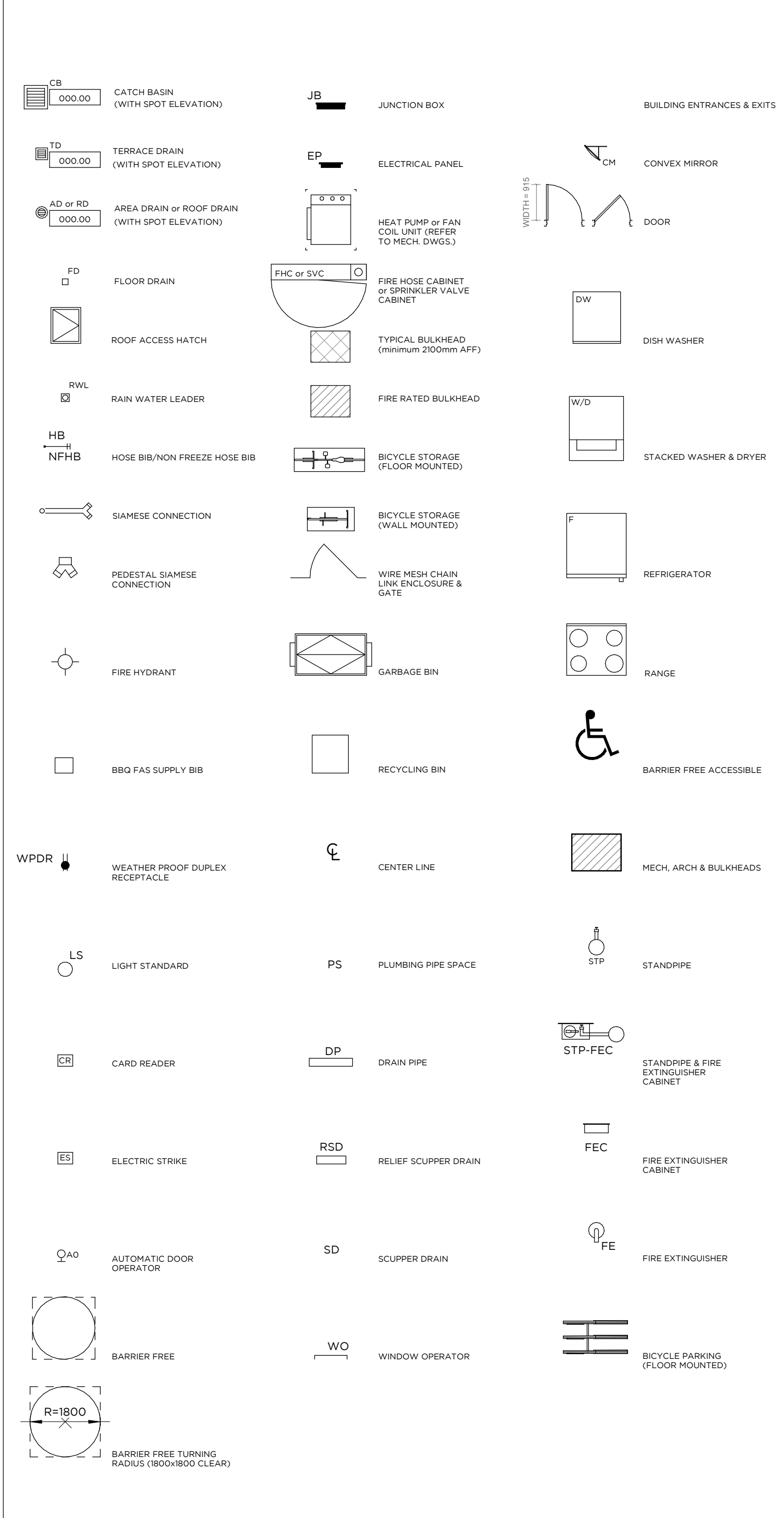
PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY

Code	Requirement	Compliance
3.00	Building Code Version	09/19/2012
3.01	Project Type	New Construction
3.02	Classification	Low Hazard Industrial
3.03	Superimposed Major Occupancies	Yes
3.04	Gross Area (m ²)	New Construction: 609.00
3.05	Gross Area (m ²)	Total Building Area: 3863.00
3.06	Mezzanine Area (m ²)	NA
3.07	Building Height	4 STOREYS ABOVE GRADE, 2 STOREYS BELOW GRADE
3.08	High Building	No
3.09	Barrier-Free Design	Yes
3.10	Building Classification	3.2.2.4.5 Group C, 1p to 4 stories, apartment
3.11	Sprinkler System	Required: Entire Building
3.12	Smoke Control System	Required: N/A
3.13	Fire Alarm System	Required: N/A
3.14	Water Service	Yes
3.15	Construction Type	RESTRICONS: Combustible
3.16	Importance Category	Normal
3.17	Seismic Hazard Index	0.28
3.18	Occupant Load	Table 4.1.1.8, Items 1 to 21
3.19	Barrier-Free Design	Yes
3.20	Hazardous Substances	NA
3.21	Fire Resistance	Table 4.1.1.9, Items 1 to 21
3.22	Structural Separation	Table 4.1.1.10, Items 1 to 21
3.23	Flammable Future Requirements	Table 4.1.1.11, Items 1 to 21
3.24	Energy Efficiency	Table 4.1.1.12, Items 1 to 21

STANDARD NOTATION LEGEND



SYMBOLS LEGEND



CONTEXT PLANS



ABBREVIATIONS

- AB Air Barrier
- AC Air Conditioner
- ACD Area Drain
- AL Aluminum
- AL/ALUM Aluminum
- AO Airtight
- AD Automated Door Operator
- AD-H Automatic Door Operator, Rough-In
- AD-P Acoustic Panel
- ADC Architectural Precast Concrete
- APPROX Approximate
- ASB Architectural Block
- AS Acoustic Seal
- AST American Society for Testing Materials
- AT Acoustic Ceiling Tile
- AVB Air/Vapour Barrier
- AVC Avenor
- B Barrier Free
- B/BG Building
- B/BCK Brick
- B/CACB Catch Alarm Control Facility
- CCN Contemplated Change Notice
- CS Corner Guard
- CSC Canada Gypsum Corporation
- CH Cabinet Header
- CID Clear Inside Dimension
- CI Cast-In-Place Concrete
- CL Construction or Control point
- CLG Cedar Knolls Acoustical Laboratories
- CLG Ceiling
- CLR Clear Finish
- CM Cover Mirror
- CMU Concrete Masonry Unit
- COM Comment
- CONC Concrete
- CONT Continued
- CP Control panel
- CR Control
- CRF Core Reader
- CSA Canadian Standards Association
- CTW Ceramic Tile
- CLW Complete With
- CYL Cylinder
- DN Dead End
- DO Door closer
- DOC Door closer - Consented
- DET Detail
- DIM Dimension
- DR Door Pull
- DSP Door Stop - Floor Mounted
- DSO Door Stop - Overhead Recessed
- DSW Door Stop - Wall Mounted
- DT Door Track Above
- DW Door Washer
- DWG Drawing
- DWES Drawing
- ED Exit Device Pushbar
- EFD Exit Device
- E.F. Each Face
- EHS Exterior Insulating Finish System
- EJC Expansion Joint
- ELS Electrical
- ELEV Elevator
- EQS Edge of Slab
- EP Electrical Panel
- EQ Equil
- EQUIP Equipment
- ESE Escalator Pipe
- ESP Electric Vehicle Service Equipment
- EXP Expanded
- FAP Fire Alarm Pull
- FD Floor Drain
- FDD Lumed Floor Drain
- FEC Fire Extinguisher Cabinet
- FEI Firefighter's Extricator
- FFE Fire Fighter's Elevator
- FFE Fire Fighter's Elevator
- FFH Fire Fighter's Handset
- FI Fixed Glazing
- FIH Fire Hydrant
- FIAC Fire Hose Cabinet
- FIK Kick Plate
- FIN Finish
- FL Floor
- FLUOR Fluorescent
- FLR Fireplace
- FPL Flush Pull
- FRG Fire Glass
- FRR Fire Resistance Rating
- FSD Fire Stop Device
- FTE Finished Terrace Elevation
- GFA Galvanized
- GALV Galvanized
- GFL Ground Fault Interrupter
- GSI Glass
- GLT Glass - Laminated
- GLS Glass - Tempered
- GLS Glass - Safety
- GRB Gypsum Wall Board
- GWB Height
- HE Hose End
- HCC Hollow Core
- HCC Hollow Core Core
- HDF High Density Fibreboard
- HDF High Density Fibreboard
- HGP Pivot Hinge
- HM Hollow Metal
- HOE Hot Open Feature
- HP High Point
- HSS Hollow Steel Section
- HW Hard Ware
- ITK Interlock
- ID Inside Diameter
- ICD Interior Detail Drawings
- IFP Instrumentation/Pre-wiring
- INSUL Insulation
- INT Interior
- JAN Janitor
- JB Junction Box
- JOINT Joint
- LAV Laboratory
- LF Light Fixture
- LKNS Lockers
- LKS Lock Set
- LKS Lock Set
- LP Low Point
- LPS Lock Set
- LV Louvre
- MAG Magnetic Lock
- MDF Medium Density Fibreboard
- MFC Manufacturer
- MFR Manufacturer
- MEN Minimum
- MEN Minimum
- MISC Miscellaneous
- MO Masonry Opening
- MPI Metal Panel
- MPL Metal
- MPC Metal
- MTL Metal
- MTV Metal
- NE Not Applicable
- NA Not Applicable
- NBC National Building Code
- NIC Not in Contract
- NIS Not in Scope
- NRC National Research Council
- NSC Not in Scope
- ONS Ontario Building Code
- OBS OBC Supplementary Guidelines
- OC On Center
- OD Outside Diameter
- OP Operable Panel
- PSB Push Button
- POW Powder
- PERF Perforated
- PERF Perforated
- PLAM Plastic Laminate
- PLM Panel
- PFL Push Floor
- PF Perforated Floor
- PF Privacy Screen
- PI Pipe Space
- PT Parquet
- PVC Polyvinyl Chloride
- R Rebar
- R Radius
- RAL Rheinwerk Acoustical Laboratories
- RB Resilient Base
- RC Roller Catch

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ISSUED RECORD
2023-01-06 RE-ISSUED FOR SPA
2023-03-13 RE-ISSUED FOR SPA
2024-05-28 RE-ISSUED FOR SPA

REVISION RECORD

NO	DATE	DESCRIPTION
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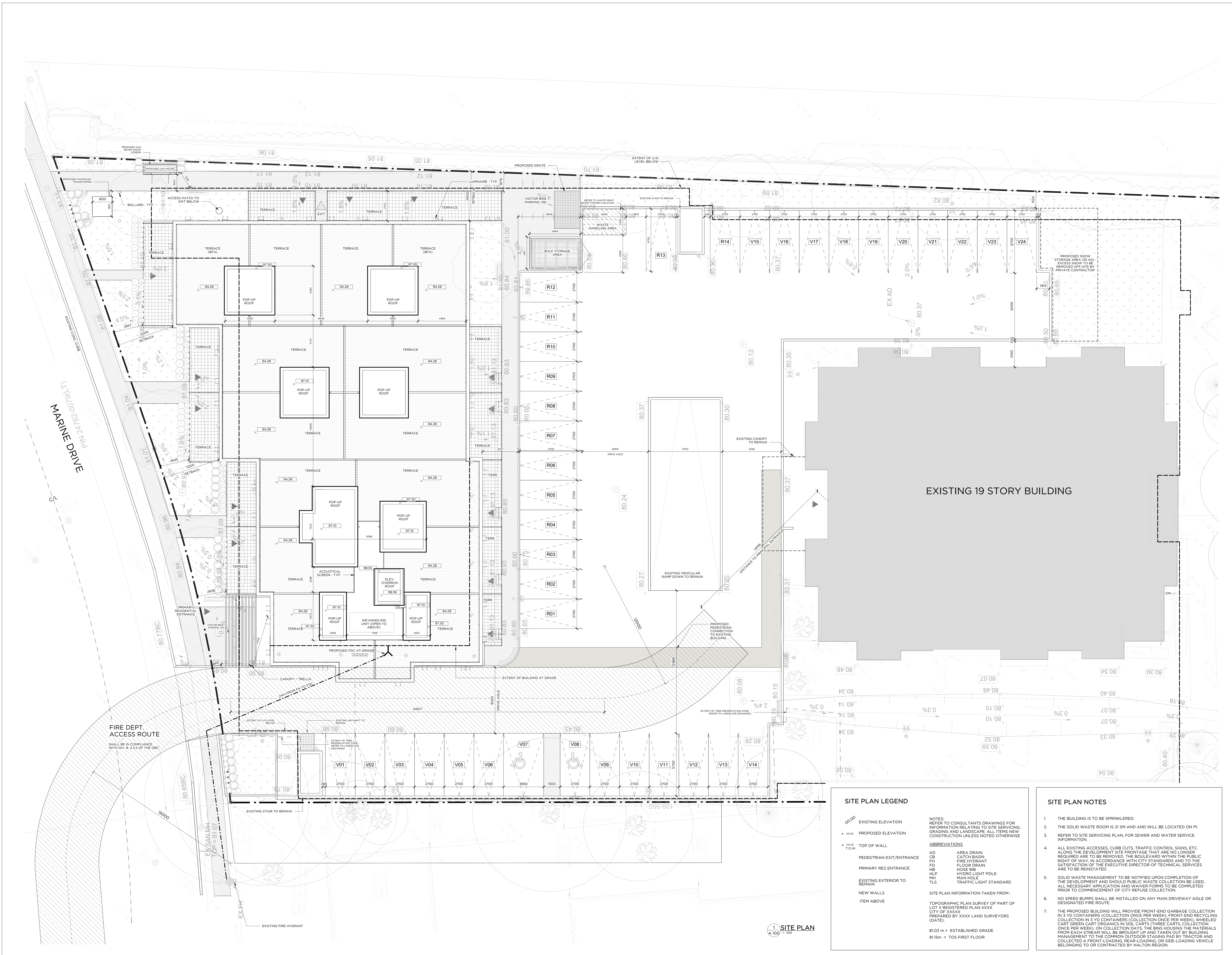
ONTARIO ASSOCIATION OF ARCHITECTS
PROJECT RECORDATION LICENSE 4176

NORTH

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15074
2200 MARINE DRIVE

1213763 ONTARIO INC. & 1319399 ONTARIO INC.



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ISSUED RECORD

2017.04.06	ISSUED FOR ZBA
2019.03.15	RE-ISSUED FOR ZBA
2022.03.14	ISSUED FOR SPA
2022.07.28	RE-ISSUED FOR SPA
2023.01.08	RE-ISSUED FOR SPA
2023.03.15	RE-ISSUED FOR SPA
2024.05.28	RE-ISSUED FOR SPA

REVISION RECORD

No	Date	Description
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15074
2200 MARINE DRIVE
1213763 ONTARIO INC. & 1319399 ONTARIO INC.

SITE PLAN
SCALE: As indicated
A 100

SITE PLAN LEGEND

- EXISTING ELEVATION
- + 0000 PROPOSED ELEVATION
- TOP OF WALL
- PEDESTRIAN EXIT/ENTRANCE
- PRIMARY RES ENTRANCE
- EXISTING EXTERIOR TO REMAIN
- NEW WALLS
- ITEM ABOVE

- NOTES:
REFER TO CONSULTANTS DRAWINGS FOR INFORMATION RELATING TO SITE SERVICING, GRADING AND LANDSCAPE. ALL ITEMS NEW CONSTRUCTION UNLESS NOTED OTHERWISE
- ABBREVIATIONS
- | | |
|-----|------------------------|
| AD | AREA DRAIN |
| CB | CATCH BASIN |
| FD | FIRE HYDRANT |
| FB | FLOOR DRAIN |
| HB | HOSE BIB |
| HLP | HYDRO LIGHT POLE |
| MH | MAN HOLE |
| TL5 | TRAFFIC LIGHT STANDARD |

SITE PLAN INFORMATION TAKEN FROM:
TOPOGRAPHIC PLAN SURVEY OF PART OF LOT X REGISTERED PLAN XXXX CITY OF XXXXX
PREPARED BY XXXX LAND SURVEYORS (DATE)
81.03 m = ESTABLISHED GRADE
81.15m = TOS FIRST FLOOR

SITE PLAN NOTES

- THE BUILDING IS TO BE SPRINKLERED.
- THE SOLID WASTE ROOM IS 21 SM AND WILL BE LOCATED ON PI.
- REFER TO SITE SERVICING PLAN, FOR SEWER AND WATER SERVICE INFORMATION.
- ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTAGE THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE BOULEVARD WITHIN THE PUBLIC RIGHT OF WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE REINSTATED.
- SOLID WASTE MANAGEMENT TO BE NOTIFIED UPON COMPLETION OF THE DEVELOPMENT AND SHOULD PUBLIC WASTE COLLECTION BE USED, ALL NECESSARY APPLICATION AND WAIVER FORMS TO BE COMPLETED PRIOR TO COMMENCEMENT OF CITY REFUSE COLLECTION.
- NO SPEED BUMPS SHALL BE INSTALLED ON ANY MAIN DRIVEWAY AISLE OR DESIGNATED FIRE ROUTE.
- THE PROPOSED BUILDING WILL PROVIDE FRONT-END GARBAGE COLLECTION IN 3 YD CONTAINERS (COLLECTION ONCE PER WEEK), FRONT-END RECYCLING COLLECTION IN 3 YD CONTAINERS (COLLECTION ONCE PER WEEK), WHEELED CART GREEN CART ORGANICS IN 100L CARTS (THREE CARTS, COLLECTION ONCE PER WEEK). ON COLLECTION DAYS, THE BINS/HOUSING THE MATERIALS FROM EACH STREAM WILL BE BROUGHT UP AND TAKEN OUT BY BUILDING MANAGEMENT TO THE COMMON OUTDOOR STAGING PAD BY TRACTOR AND COLLECTED A FRONT-LOADING, REAR-LOADING, OR SIDE-LOADING VEHICLE BELONGING TO OR CONTRACTED BY HALTON REGION.

SITE PLAN
A 100