



- EXTENT OF EXISTING BUILDING TO BE DEMOLISHED
- EXTENTS EXISTING BUILDING TO REMAIN
- 1 STOREY ADDITION TO THE EXISTING BUILDING WITH MEZZANINE
- NEW 1 STOREY BUILDING, WITH MEZZANINE

ONTARIO BUILDING CODE DATA:

PROJECT DESCRIPTION:	MANUFACTURING FACILITY
MAJOR OCCUPANCY:	WAREHOUSE WITH OFFICE
ZONING:	E3 sp43
NO. OF ACCESS ROUTES:	1 STREET
WATER SUPPLY:	MUNICIPAL
CONSTRUCTION:	COMBUSTIBLE/ NON-COMBUSTIBLE
FIRE RESISTANCE RATING:	-
NO. OF STOREYS	2 ABOVE GRADE

	REQUIRED:	PROPOSED:
STATISTICS:		
PARKING REQUIREMENT:	Manufacturing E3: 1 Space per 100m ² for the first 7,500 m ² + 1 per 200m ² for remainder	118 spaces provided 5 BF spaces provided
	75+11= 86 Parking Spaces total BF, 1 + 3% of total spaces: 5 spaces	
LOT AREA:	20,115.6 m ² [216,523 sf]	20,115.6 m ² [216,523 sf]
MAXIMUM DENSITY:	N/A	9,023.2 m ² [97,125 sf] (Manufacturing) 592.4 m ² [6,377 sf] (Office)
MAXIMUM LOT COVERAGE:	N/A	9,618.1 m ² [103,529 sf] Total

LANDSCAPING CALCULATIONS:

LANDSCAPING AREA:	2,033.5 m ² [21,889 sf] (10.1 %)
SNOW COLLECTION AREA:	1,194.8 m ² [12,861 sf] (15.2%) Hard surface area: 7,837 m ² [84,357 sf]

Issued:

Issued for SPA	Sept. 13, 2024
Issued for Coordination	August 25, 2024
Issued for Coordination	July 8, 2024
Issued for Coordination	May 15, 2024
Issued for Coordination	Apr. 23, 2024
Issued for Coordination	Jan. 29, 2024
Description:	Date:



General Notes:

- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
- Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



Rostami Atash

t. 416 230 3467
www.rostamiatash.ca

RENOVATION & ADDITION TO MANUFACTURING FACILITY

2775 Coventry Rd.
Oakville, Ontario
L6H 5V9

PROPOSED SITE PLAN

Project No.: 2401
Scale: 1:300
Date: Jan., 2024
Drawn by: BA, HR

A1.00