



Issued:

Revisions to SPA	Jan. 10, 2025
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 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.



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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

- 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

STATISTICS:	REQUIRED:	PROPOSED:
PARKING REQUIREMENT:	Manufacturing E3: 1 Space per 100m ² for the first 7,500 m ² + 1 per 200m ² for remainder 75+11= 86 Parking Spaces total BF, 1 + 3% of total spaces: 5 spaces	118 spaces provided 5 BF spaces provided
LOT AREA:	20,115.6 m ² [216,523 sf]	20,115.6 m ² [216,523 sf]
MAXIMUM DENSITY:	N/A	8,421 m ² (Manufacturing) 1,182 m ² (Office) 9,603 m ² Total GFA
MAXIMUM LOT COVERAGE:	N/A	N/A

LANDSCAPING CALCULATIONS:

LANDSCAPING AREA:	2,033.5 m ² [21,889 sf] (10.1 %)
SNOW COLLECTION AREA:	1,213.4 m ² [13,061 sf] (15.5%) Hard surface area: 7,837 m ² [84,357 sf]