NOTES:

EXISTING GRADES, LINES AND SITE CONDITIONS SHOWN ON THIS DRAWING WERE TAKEN FROM SURVEY INFORMATION ESTABLISHED BY PERSONS ENGAGED DIRECTLY BY OWNER. THE ACCURACY OF SURVEY INFORMATION IS NOT THE CONSULTANT'S RESPONSIBILITY.

THE CONTRACTOR SHALL EMPLOY A LAND SURVEYOR, LICENSED IN THE PLACE OF WORK, TO:

1. ESTABLISH PERMANENT BENCH MARKS, OR MARKERS AS WIDELY SEPARATED AS POSSIBLE;
2. VERIFY POSITIONING OF EXISTING BUILDINGS IF/WHEN USED TO ESTABLISH LOCATION OF NEW SITE ELEMENTS;
3. ESTABLISH LOCATION OF NEW BUILDINGS AND OTHER SITE ELEMENTS SUCH AS CURBS, SIDEWALKS, DRIVEWAYS, LIGHT POSTS, ETC. FROM PROPERTY LINES ONLY, POSITIONED AS DIMENSIONED FROM PROPERTY LINES ONLY, AND/OR FROM ADJACENT EXISTING BUILDINGS WHERE INDICATED (AND VERIFIED AS PER #2 ABOVE). ALL OTHER NEW SITE ELEMENTS TO BE POSITIONED FROM NEW BUILDINGS AND/OR PROPERTY LINES USING WRITTEN DIMENSIONS ONLY;
4. VERIFY LOCATION OF PROPERTY LINES AND MAINTAIN THROUGHOUT DURATION OF CONSTRUCTION;
5. VERIFY ELEVATIONS OF FLOOR LEVELS AS CONSTRUCTION PROCEEDS, AND RELATE TO BENCH MARK DATUM;
6. VERIFY THAT PRESENT, OR KNOWN FUTURE RESTRICTIONS, DO NOT PREVENT THE CONSTRUCTION ON SITE OR LINES OF TRAVERSE TO ALL PUBLIC UTILITIES;
7. CORRELATE GEODETIC ELEVATION OF BENCH MARK DATUM WITH ELEVATIONS IN USE BY PUBLIC UTILITIES ADJACENT TO PROJECT;
8. VERIFY ACCURACY OF SITE DIMENSIONS SHOWN ON DRAWINGS;
9. PROVIDE AS BUILT SITE PLAN SHOWING NEW BUILDING(S) LOCATION (PART OF CONTRACT CLOSEOUT).

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

CONTRACTOR TO ENSURE THAT POSITIVE DRAINAGE IS PROVIDED TO ALL SITE DRAINS AND CATCH BASINS, AS SET BY THEIR LEVELS, AND MAINTAIN THROUGHOUT THE DURATION, THE SURFACES TO DRAINS AND DRAINAGE COURSES. ENSURE THAT ALLOWABLE CONSTRUCTION TOLERANCES AND STRUCTURAL TOLERANCES DO NOT PERMIT PONDING OF WATER.

NOTES:

1. ALL WORKING DRAWINGS TO BE SUBMITTED TO THE BUILDING DIVISION AS PART OF AN APPLICATION FOR THE INSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY BY THE TOWN OF OAKVILLE.
2. ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
3. ALL ROOF-TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.
4. FIRE ROUTES SHALL BE DESIGNATED PRIOR TO THE OCCUPANCY OF THE BUILDING.
5. ALL FIRE ACCESS 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 GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m.
6. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
7. THE TOPS OF CURBS BORDERING DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.
8. 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.
9. ON-SITE SOLID WASTE COLLECTION WILL BE DONE THROUGH A PRIVATE ARRANGED CONTRACTOR. THERE WILL BE NO CURBSIDE COLLECTION OF WASTE.
10. THE STORAGE OF SOLID WASTE IN OUTDOOR AREAS OF FREE STANDING BIN(S) WILL NOT BE PERMITTED.
11. CARDBOARD IS TO STORED INTERNALLY AND PICKED UP SEPARATELY FROM OTHER SOLID WASTE.
12. ALL ON-SITE CURBS TO HAVE 600mm RADIUS AT RIGHT ANGLE CORNERS.

SITE STATISTICS

TOTAL SITE AREA: 56.35 ACRES (22.81 Ho)

PART A:
PARCEL 1 = 8.17 ACRES (3.31 Ho)
PARCEL 2 = 10.98 ACRES (4.44 Ho)
PARCEL 3 = 16.18 ACRES (6.55 Ho)
PARCEL 4 = 8.50 ACRES (3.44 Ho)
TOTAL = 43.84 ACRES (17.74 Ho)

PART B:
PARCEL 5 = 11.61 ACRES (4.70 Ho)

PART C:
PARCEL 6 = 0.90 ACRES (0.37 Ho)

GROSS LEASABLE AREA PART A	PARCEL	AREA (SQUARE METERS)	(SQUARE FEET)
1 BUILDING A (HOME IMPROVEMENT)	1	9 142	(98 400)
2 BUILDING B (RETAIL)	2	5 733	(61 697)
3 BUILDING C (FOODSTORE)	7	4 693	(50 511)
4 BUILDING C (FOODSTORE-MEZZANINE)		501	(5 393)
5 BUILDING D (BANK)	3	465	(5 000)
6 BUILDING E/F (RETAIL)		6 984	(75 170)
7 BUILDING G (RETAIL)		4 977	(53 569)
8 BUILDING H (RETAIL)		1 314	(14 143)
9 BUILDING I (RETAIL)		1 196	(12 871)
10 BUILDING J (RETAIL)		1 115	(12 000)
11 BUILDING K (RETAIL)	4	6 499	(69 949)
12 BUILDING L (RETAIL)		2 760	(29 706)
13 TOTAL LEASABLE AREA		45 379	(488 409)

GROSS NON LEASABLE AREA PART A	PARCEL		
14 BUILDING A (SERVICE ROOMS)	1	–	–
15 BUILDING B (SERVICE ROOMS)	2	14	(160)
16 BUILDING C (SERVICE ROOMS ON MEZZANINE)	7	122	(1 313)
17 BUILDING D (SERVICE ROOMS)		–	–
18 BUILDING E/F (SERVICE ROOMS)		214	(2 304)
19 BUILDING G (SERVICE ROOMS)	3	46	(500)
20 BUILDING H (SERVICE ROOMS)		51	(547)
21 BUILDING I (SERVICE ROOMS)		24	(261)
22 BUILDING J (SERVICE ROOMS)		–	–
23 BUILDING K (SERVICE ROOMS)	4	58	(627)
24 BUILDING L (SERVICE ROOMS)		26	(281)
25 TOTAL NON LEASABLE AREA		555	(5 993)

GROSS LEASABLE AREA PART B	PARCEL	AREA	
26 BUILDING M (RESTAURANT)	5	638	(6 871)
27 BUILDING N (CINEMA)		4 017	(43 235)
28 BUILDING N (CINEMA-MEZZANNE)		1 240	(13 353)
29 BUILDING O (RESTAURANT)		472	(5 080)
30 BUILDING P (RESTAURANT)		622	(6 697)
31 BUILDING Q (PROPOSED DAYCARE)		540	(5 814)
32 TOTAL LEASABLE AREA		7 529	(81 050)

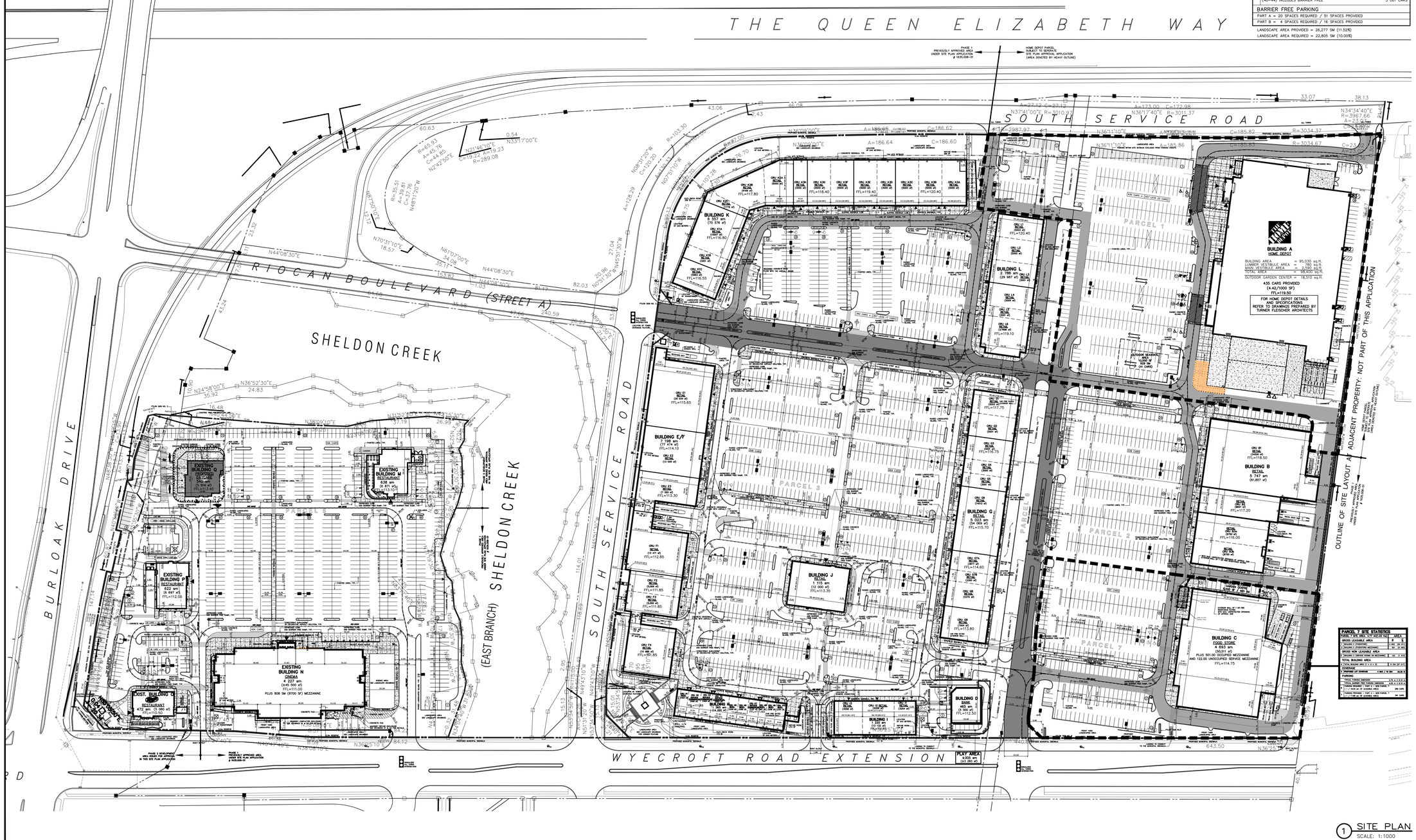
TOTAL BUILDING AREA	
33 TOTAL LEASABLE AREA (13 + 32)	52 908 (569 459)
34 TOTAL BUILDING AREA (25 + 33)	53 463 (575 452)

COVERAGE	
TOTAL FOOTPRINT AREA-SUBTRACT MEZZANINES (34-4-16-28)	51 600 (555 393)
PROPOSED LOT COVERAGE	51 600 / 228 041 22.63 %

PARKING	
TYPICAL PARKING DIMENSION	2.70 m X 6.19 m
TYPICAL BARRIER FREE PARKING DIMENSION	4.05 m X 6.19 m
TYPICAL DRIVE AISLE WIDTH	6.00 m
35 PARKING REQUIRED – PART A – PARCEL 1 (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 (1 / 18.00 sm OF LEASABLE AREA)	289 CARS
38 PARKING REQUIRED – PART B – PARCEL 5 (1 / 18.00 sm OF LEASABLE AREA)	419 CARS
39 TOTAL PARKING REQUIRED (35–38) INCLUDES BARRIER FREE	2 831 CARS
40 PARKING PROVIDED – PART A – PARCEL 1 (1 / 21.02 sm(SUBJECT TO MINOR VARIANCE NO. CAV-A/003/2006)	435 CARS
41 PARKING PROVIDED – PART A – PARCEL 2 TO 4 (1 / 19.57 sm OF LEASABLE AREA)	1 586 CARS
42 PARKING PROVIDED – PART A – NEW PARCEL 7 (1 / 17.85 sm OF LEASABLE AREA)	291 CARS
(1 / 18.75 sm OF LEASABLE AREA) DURING SEASONAL SALES	277 CARS
43 PARKING PROVIDED – PART B – PARCEL 5 (1 / 10.71 sm OF LEASABLE AREA)	703 CARS
44 TOTAL PARKING PROVIDED (40–44) INCLUDES BARRIER FREE	3 015 CARS
TOTAL PARKING PROVIDED DURING SEASONAL SALES (40–44) INCLUDES BARRIER FREE	3 001 CARS

BARRIER FREE PARKING
PART A = 20 SPACES REQUIRED / 51 SPACES PROVIDED
PART B = 4 SPACES REQUIRED / 16 SPACES PROVIDED

LANDSCAPE AREA PROVIDED = 26,277 SM (11.52%)
LANDSCAPE AREA REQUIRED = 22,805 SM (10.00%)



1 SITE PLAN
SCALE: 1:1000

KEY PLAN
N.T.S.

LEGAL DESCRIPTION
PLAN OF SURVEY
PART of LOT 33, 34, and 35
CONCESSION 3
SOUTH of DUNDAS STREET
GEOGRAPHIC TOWNSHIP OF TRAFALGAR
TOWN OF OAKVILLE
in the
REGIONAL MUNICIPALITY of HALTON

SITE INFORMATION SHOWN ON THIS DRAWING WAS BEEN TAKEN FROM
DAVID B. SCARLES SURVEYING LTD.
PROJECT No. 172-14-03 & 172-15-03

REV	BY	DESCRIPTION	DATE
	AZ	SITE PLAN APPLICATION	FEB 01 2024

REVISIONS

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

ANTHONY ZAGARIA ARCHITECT
LLA ARCHITECTURE
365A – 720 LAWRENCE AVENUE WEST
TORONTO, ONTARIO M6A 3B6
416(416)785-1696 – EMAIL: info@llarch.ca
WWW.LLARCH.CA
ONTARIO ASSOCIATION OF ARCHITECTS
ANTHONY ZAGARIA
LICENCE 6843

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

DRAWING TITLE
OVERALL SITE PLAN

DRAWN BY	DL/AZ/FN/CC	COMM. NO.	24-11
CHECKED	AZ	DRAWING NO.	SP1
SCALE	1 : 1000		
DATE	JANUARY 08 2024		

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