SITE AND BUILDING STATISTICS

OWNER:	LPF REALTY OFFICE INC. 499 KING STREET EAST HAMILTON ONTARIO L8N 1E1 905 524 2985
ZONING:	E1
LOT PLAN AND NUMBER:	PART OF LOTS 7 AND 8 CONCESSION 2 S.D.S GEOGRAPHIC TOWNSHIP OF TRAFALGAR NOW IN THE TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON
LOT AREA:	11.46 ACRES (46,377 m²)

BUILDING GFA

OFFICE 1 (EXISTING)	14,144 m² (152,245 FT²)
OFFICE 2 (PROPOSED)	12,219 m² (131,525 FT²)
TOTAL	26,363 m² (283,770 FT²)

PROPOSED BUILDING HEIGHT: 29.72 m MAXIMUM

LOT COVERAGE PROPOSED:

BUILDING FOOTPRINT (OFFICE 1 AND OFFICE 2) 2141 +2052 =	4,193 m²	9%
PAVED AREA:	24,720 m²	53%
LANDSCAPED AREA	17,464 m²	38%

SET BACKS: PROPOSED NEW OFFICE 2

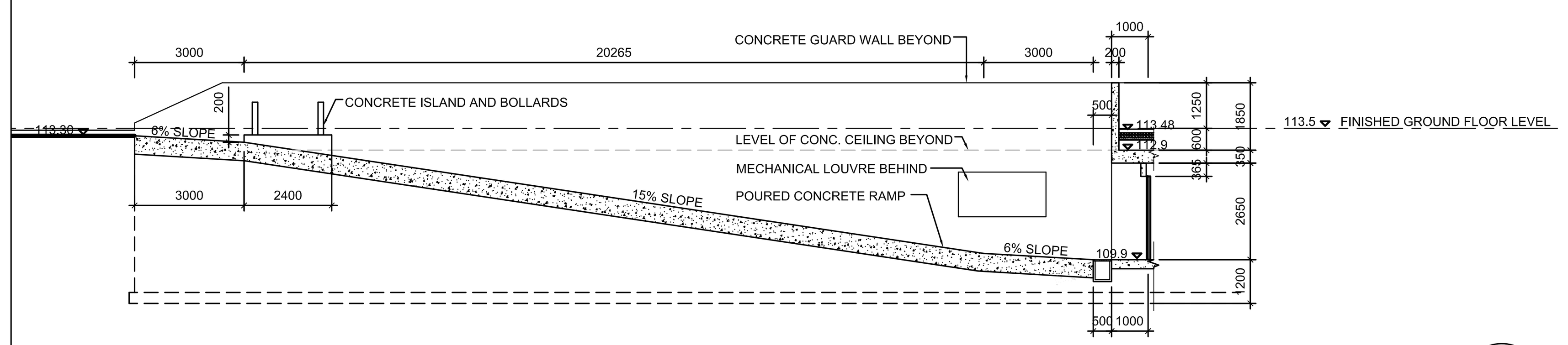
	REQURIED	/	PROPOSED
FRONT YARD	27.0 m	/	115 m
SIDE YARD	3.0 m	/	24 m, 100 m
REAR YARD	7.5 m	/	80 m

PARKING SPACES PROVIDED: 847 (INCLUDING 114 SPACES BELOW GRADE)

PARKING SPACES REQUIRED:

USE	RATIO	AREA	REQUIRED
OFFICE 1 (EXIST.)	1/34 m²	14,144 m²	416
OFFICE 2 (PROPOSED)	1/34 m²	12,219 m²	360
TOTAL REQUIRED:			776

PARKING SPACE: 6.0m x 2.7m (TYPICAL)
HANDICAPPED PARKING SPACE: 6.0m x 4.60m
REQUIRED HC PARKING SPACES = 10
NO. OF HC PARKING SPACES PROVIDED = 11



RAMP SECTION 3 / A001
1:150

KEY PLAN 2 / A001
NTS

This drawing, as an instrument of service, is provided by and is the property of DANIEL L. CUSIMANO, ARCHITECT.

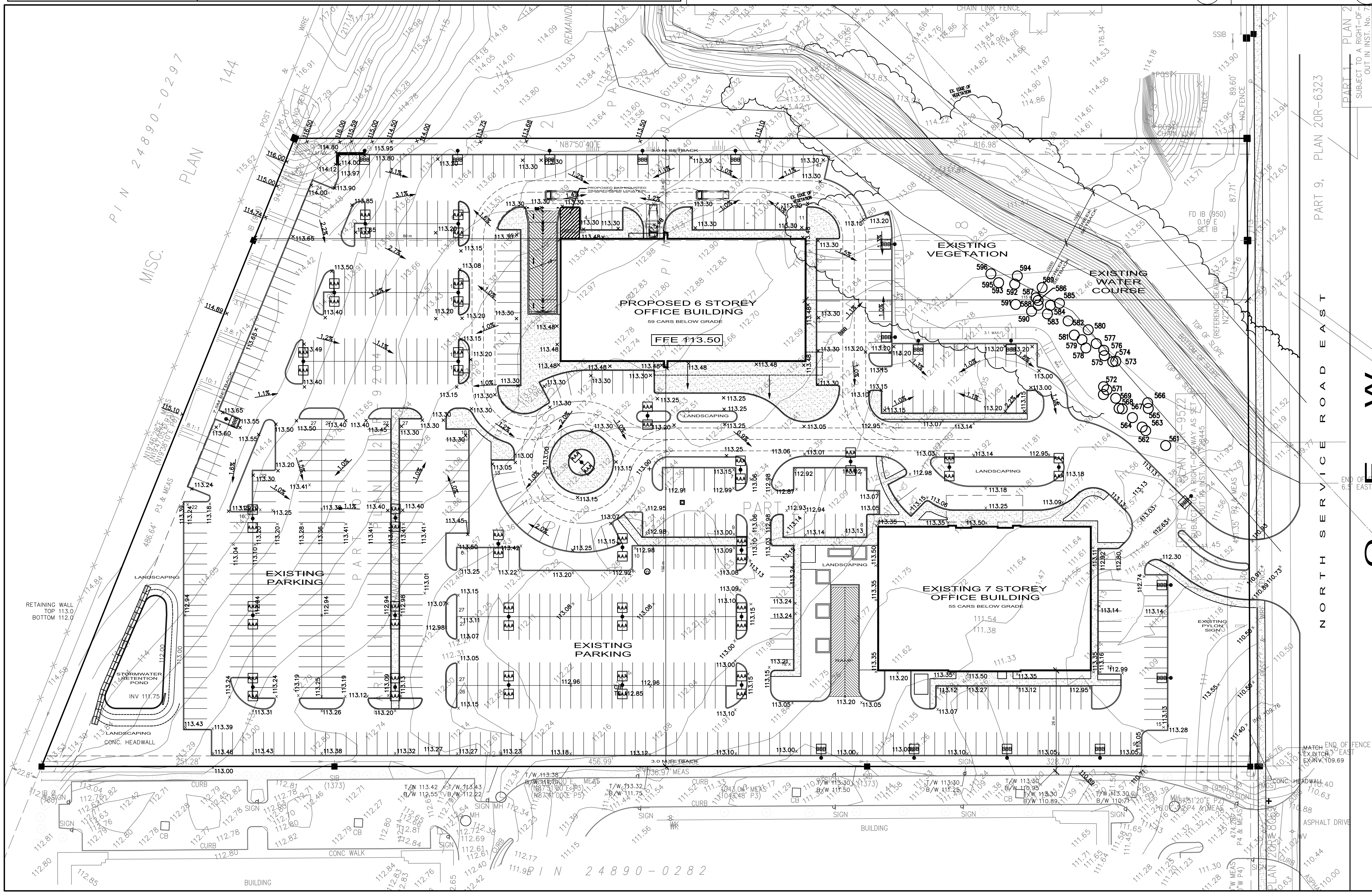
The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify DANIEL L. CUSIMANO, ARCHITECT, of any variations from the supplied information.

This drawing is not to be scaled.

The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropiate consultant's drawings before proceeding with the work.

Construction must conform to all applicable codes and requirements of authorities having jurisdiction.

The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.



SITE PLAN 1 / A001
1:500

No.	DESCRIPTION	DATE

REVISIONS

No.	DESCRIPTION	DATE
1	ISSUED FOR SITE PLAN APPLICATION	2014-01-09

ISSUED FOR

FENGATE // CAPITAL MANAGEMENT LTD.

ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL LOUIS CUSIMANO
LICENCE 4400

CUSIMANO ARCHITECT

PROJECT:
PROPOSED OFFICE BUILDING
1325 NORTH SERVICE ROAD EAST
OAKVILLE, ONTARIO

DATE:	DWN. BY:	CH'D. BY:
MAY. 27 2013	MK	DLC

DRAWING TITLE:
SITE PLAN

SCALE:	DRAWING No.:
1:500	A001
PROJ. NO.: 2013-00	