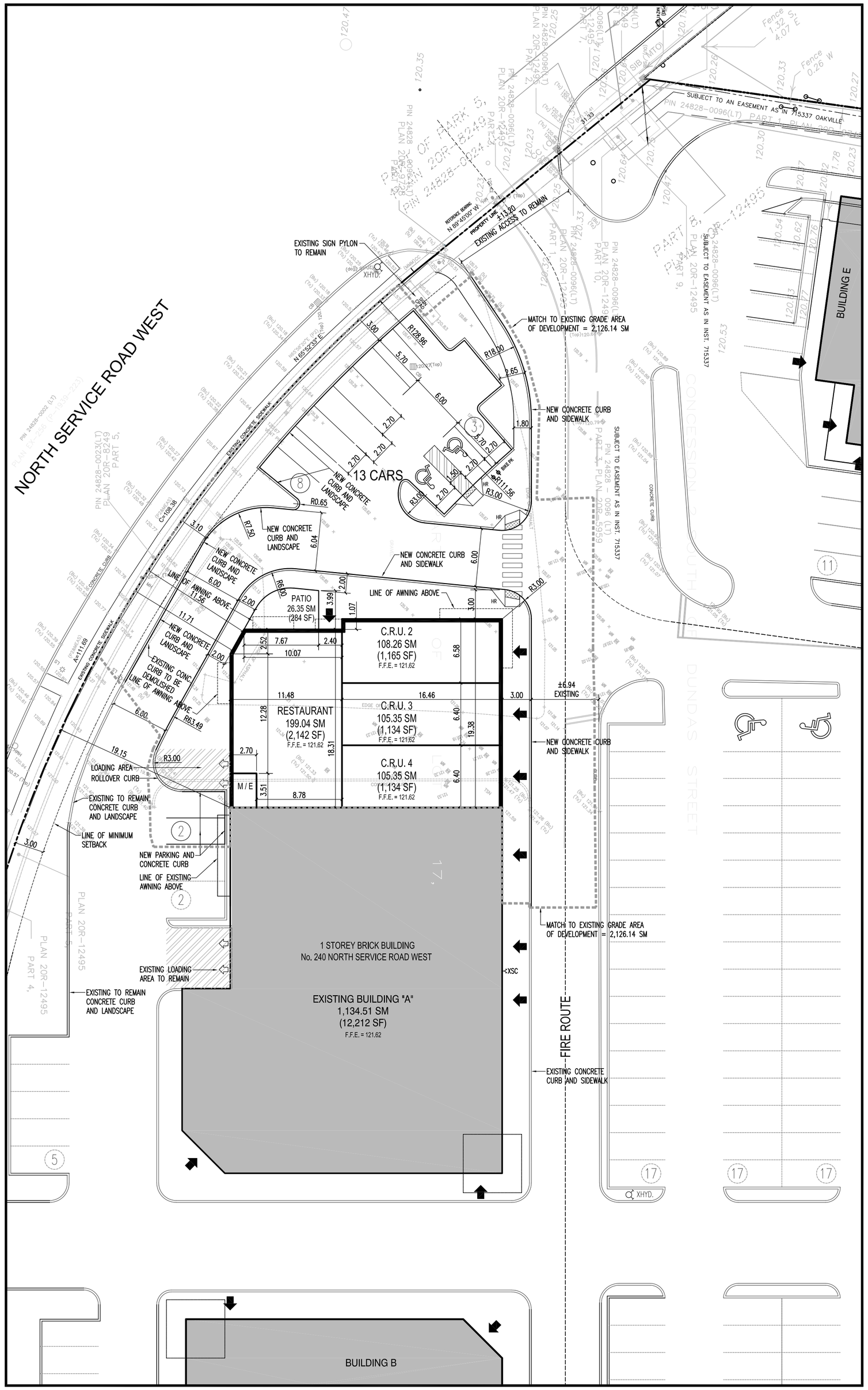
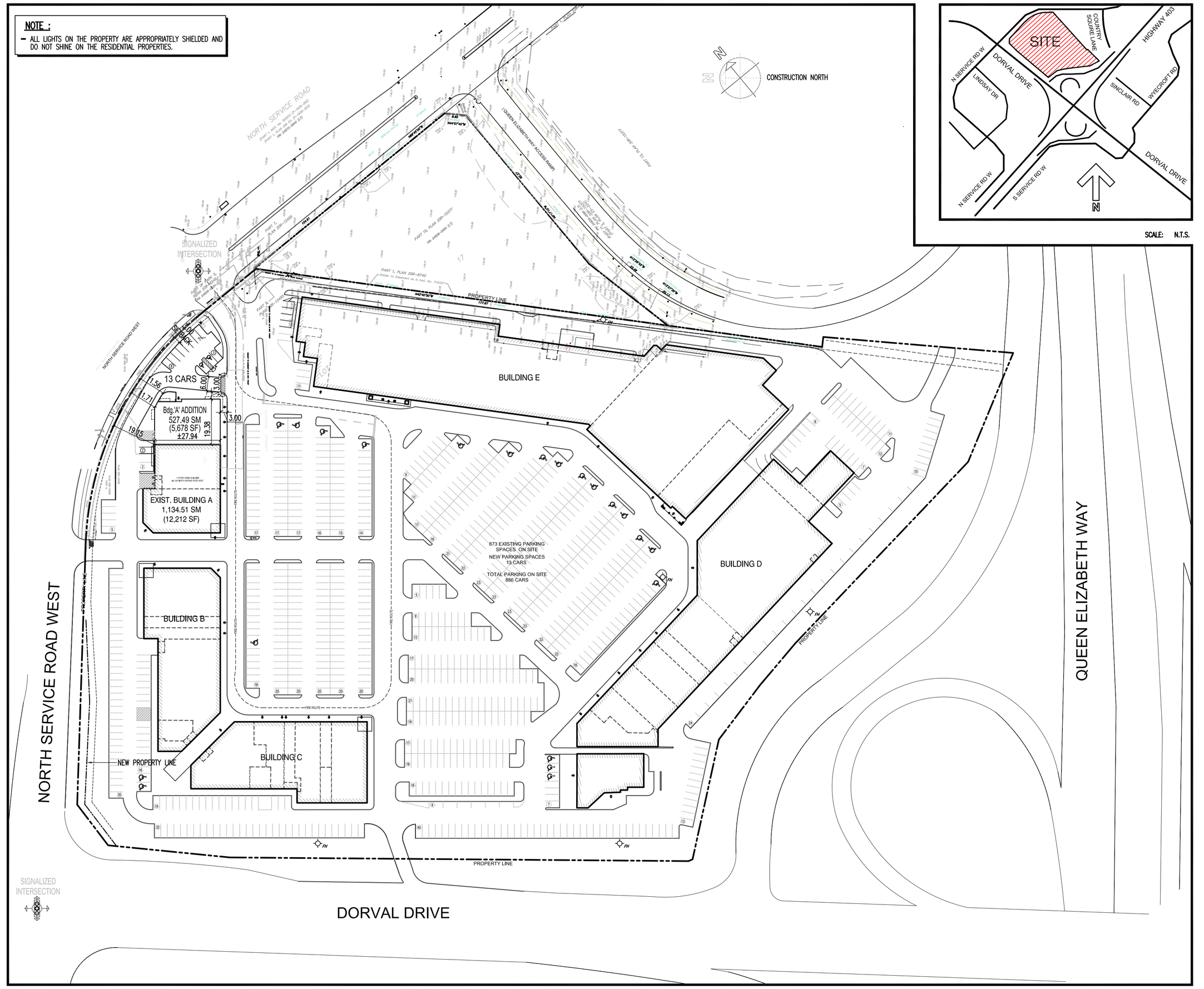


2 A101 SITE PLAN
SCALE: 1 = 250

NOTE :
- ALL LIGHTS ON THE PROPERTY ARE APPROPRIATELY SHIELDED AND DO NOT SHINE ON THE RESIDENTIAL PROPERTIES.



SCALE: N.T.S.

1 A101 DORVAL CROSSING SITE PLAN
SCALE: 1 = 1000

SITE DATA SUMMARY

EXISTING SITE AREA :	73,747.50 SM	18.2228 Ac.
EXISTING GLA (ALL USES OTHER THAN OFFICE) :		18,198 SM
PARKING REQUIRED (1 CAR @ 25 SM GLA) :		728 CARS
EXISTING GLA (OFFICE USE) :		124 SM
PARKING REQUIRED (1 CAR @ 35 SM GLA) :		4 CARS
TOTAL PARKING REQUIRED FOR EXISTING DEVELOPMENT:		732 CARS
TOTAL PARKING PROVIDED FOR EXISTING DEVELOPMENT:		873 CARS
PROPOSED AREA OF DEVELOPMENT :	2,126.14 SM	0.5254 Ac.
EXISTING BUILDING "A" GFA (RETAIL) :		1,134.51 SM
PROPOSED ADDITION GFA (RETAIL) :		527.49 SM
PROPOSED ADDITION GLA (RETAIL) :		518.01 SM
- PROPOSED PATIO :		26.35 SM
PARKING REQUIRED (1 @ 25 SM GLA - 544.39 SM) :		22 CARS
TOTAL PARKING REQUIRED FOR PROPOSED DEVELOPMENT:		754 CARS
TOTAL BARRIER FREE PARKING REQUIRED ALL DEVELOPMENT:		21 CARS
PROPOSED NEW PARKING :		13 CARS
TOTAL PROPOSED PARKING :		886 CARS
TOTAL PROPOSED BARRIER FREE PARKING - INCLUDED IN TOTAL:		23 CARS

LEGEND:

- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING CONCRETE CURB & ISLAND TO BE DEMOLISHED
- EXISTING CONCRETE CURB & ISLAND AND PAINTED LINEWORK
- NEW CONCRETE CURB & ISLAND AND NEW PAINTED LINEWORK (2.70m x 5.70m PARKING SPACE) (6.00m PARKING AISLE)
- SOD / LANDSCAPING
- PEDESTRIAN CROSSING
- BARRIER FREE RAMP (min. 1.50m WIDTH and min. 1.50m LENGTH) – MAX. 1:10 SLOPE IN ANY DIRECTION – AND TACTILE ATTENTION INDICATOR – PER O.B.C. 3.8.3.2.(1)(h)
- HYD. PROPOSED HYDRANT
- XHYD. EXISTING HYDRANT
- XSC'Y' EXISTING SIAMESE CONNECTION
- SC'Y' PROPOSED SIAMESE CONNECTION
- BUILDING ACCESS
- BUILDING EXIT
- BIKE PK PROPOSED BICYCLE PARKING
- PROPERTY LINE
- FIREROUTE FIRE ROUTE
- LINE OF CANOPY / ROOF ABOVE
- MATCH TO EXISTING GRADE LINE

DIMENSIONS AND SITE CONDITIONS TO BE VERIFIED.

NOTES:
- FOR SITE GRADING AND SITE SERVICING INFORMATION REFER TO DRAWINGS PREPARED BY "MGP".
- FOR SITE ELECTRICAL INFORMATION REFER TO DRAWINGS PREPARED "HAMMERSCHLAG & JOFFE INC.".
- FOR LANDSCAPING INFORMATION, SIDEWALK MATERIALS AND FINISHES AND SITE FURNITURE, REFER TO DRAWINGS PREPARED BY "BAKER TURNER Inc.".

LEGAL DESCRIPTION:

SITE INFORMATION TAKEN FROM TOPOGRAPHY SURVEY OF PART OF LOT 17, CONCESSION 2, SOUTH OF DUNDAS STREET, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, PREPARED BY "KROMAR SURVEYORS LTD."ONTARIO LAND SURVEYORS, 1137 CENTRE STREET, THORNHILL, ONTARIO, L4J 3M6, P 905.738.0053 F 905.738.9221 www.kromar.co SURVEY COMPLETED ON 16th DAY OF OCTOBER, 2014, THE FIELDWORK COMPLETED ON JUNE 12, 2018, RECEIVED IN DIGITAL FORMAT VIA EMAIL, ON 18th of JULY, 2018, AS JOB NO. 11–281, DRAWING NAME 11–281TP01, AND COMPLETED WITH SITE PLAN AND SITE STATISTICS INFORMATION TAKEN FROM ELECTRONIC DOCUMENTS PREPARED BY "NICOL & JOHNSTON ARCHITECTS" AND "DAVID JOHNSTON ARCHITECTS", ELECTRONIC FILE SUPPLIED BY "Spears + Associates Inc.", AS RECEIVED VIA EMAIL ON DECEMBER 01, 2017.

NO.	REVISIONS MARK VOID ALL COPIES PREVIOUS FINAL DATE	DATE	BY
4.	ISSUED FOR SITE PLAN APPROVAL APPLICATION.	OCT. 01, 2018	M.W.
3.	REVISED PROPERTY LINE.	JUL. 30, 2018	M.W.
2.	REVISED AND UPDATED PER NEW SURVEY.	JUL. 25, 2018	M.W.
1.	ISSUED TO CLIENT.	APR. 09, 2018	M.W.

Contractor must check and verify all dimensions on the job and report any discrepancies to the Architect before proceeding with the work.

Do not scale the drawing.

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This drawing shall not be reproduced in whole or in part without the written approval of the Architect.

This drawing must be read in the context of all the other drawings which constitute the document.

SITE PLAN

SCALE: AS SHOWN

0 2 4 6 Ft

DORVAL CROSSING EAST

200–240 NORTH SERVICE ROAD WEST
OAKVILLE, ONTARIO
FOR: **Sun Life Investment Management**

PETROFF PARTNERSHIP ARCHITECTS
PETROFF
260 TOWN CENTRE BLVD. SUITE 300
MARKHAM ONTARIO CANADA L3R 8H8
TEL. 905. 470. 7200 FAX. 905. 470. 2500

ONTARIO ASSOCIATION OF ARCHITECTS
LICENCE 6768

DRAWN BY	M.C.
CHECKED BY	M.W.
DATE	MARCH 01, 2018
ISSUED	SEPTEMBER 28, 2018

PROJECT NO. **18034.01**
DWG. NO. **A-101**