

1 SITE PLAN
A1.1 1:400 07-23 A1.0 Site Plan

ONTARIO BUILDING CODE CLASSIFICATION:

E1 (OFFICE EMPLOYMENT ZONE) AS PER AS ZONING BY-LAW 2014-014
GROUP D (OFFICE) & F2 (MEDIUM HAZARDOUS INDUSTRIAL OCCUPANCY) SENTENCE 3.2.2.65 (GROUP F, DIVISION 2, UP TO 4 STOREYS, INCREASED AREA, SPRINKLERED)

SITE STATISTICS:

LOT AREA:	22,015.94 SQ.M.	
BUILDING COVERAGE:	7,467.92 SQ.M.	33.92%
HARD & SOFT LANDSCAPE AREA:	3,671.82 SQ.M.	16.68%
ASPHALT AREA:	10,676.10 SQ.M.	49.40%

BUILDING AREA & STATISTICS:

BUILDING AREA:	7,467.92 SQ.M.
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GROSS FLOOR AREA:

EX. WAREHOUSE UNIT NO. 01:	446.67 SQ.M.
EX. WAREHOUSE UNIT NO. 02:	300.90 SQ.M.
PROP. WAREHOUSE UNIT NO. 03:	364.18 SQ.M.
PROP. WAREHOUSE UNIT NO. 04:	373.19 SQ.M.
EX. WAREHOUSE UNIT NO. 05:	336.71 SQ.M.
EX. UNIT NO. 06:	287.35 SQ.M.
EX. UNIT NO. 07:	262.00 SQ.M.
PROP. UNIT NO. 08:	486.85 SQ.M.
PROP. UNIT NO. 09:	403.67 SQ.M.
PROP. UNIT NO. 10:	450.95 SQ.M.
PROP. UNIT NO. 11:	321.35 SQ.M.
PROP. UNIT NO. 12:	313.36 SQ.M.
PROP. UNIT NO. 13:	374.40 SQ.M.
PROP. UNIT NO. 14:	297.75 SQ.M.
PROP. UNIT NO. 15:	266.16 SQ.M.
PROP. WAREHOUSE UNIT NO. 16:	479.10 SQ.M.
PROP. WAREHOUSE UNIT NO. 17:	441.85 SQ.M.
EX. WAREHOUSE UNIT NO. 18:	476.95 SQ.M.
EX. WAREHOUSE UNIT NO. 19:	634.30 SQ.M.
PROP. EXIT LOBBY:	8.26 SQ.M.
EXISTING GARAGE ROOM:	24.94 SQ.M.
EXISTING ELECT/HYDRO ROOM:	26.97 SQ.M.
TOTAL BUILDING GFA:	7,467.92 SQ.M.

NET FLOOR AREA:

EX. WAREHOUSE UNIT NO. 01:	424.17 SQ.M.
EX. WAREHOUSE UNIT NO. 02:	358.63 SQ.M.
PROP. WAREHOUSE UNIT NO. 03:	344.32 SQ.M.
PROP. WAREHOUSE UNIT NO. 04:	353.31 SQ.M.
EX. WAREHOUSE UNIT NO. 05:	315.40 SQ.M.
EX. UNIT NO. 06:	271.24 SQ.M.
EX. UNIT NO. 07:	249.22 SQ.M.
PROP. UNIT NO. 08:	475.29 SQ.M.
PROP. UNIT NO. 09:	387.89 SQ.M.
PROP. UNIT NO. 10:	434.88 SQ.M.
PROP. UNIT NO. 11:	305.96 SQ.M.
PROP. UNIT NO. 12:	296.36 SQ.M.
PROP. UNIT NO. 13:	362.49 SQ.M.
PROP. UNIT NO. 14:	285.43 SQ.M.
PROP. UNIT NO. 15:	254.50 SQ.M.
PROP. WAREHOUSE UNIT NO. 16:	450.23 SQ.M.
PROP. WAREHOUSE UNIT NO. 17:	402.08 SQ.M.
EX. WAREHOUSE UNIT NO. 18:	452.62 SQ.M.
EX. WAREHOUSE UNIT NO. 19:	609.16 SQ.M.
TOTAL NET FLOOR AREA:	7,051.16 SQ.M.

BUILDING HEIGHT:

PROVIDED HEIGHT:	MAX PERMITTED: 18.50 m	EX. HEIGHT: 7.00 m
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PARKING:

REQUIRED PARKING: AS PER AS 1 SPACE PER 50 SQ.M. NET FLOOR AREA = 150 SPACES
B.F. SPACES = 2% OF TOTAL NUMBER OF PARKING
2% x 241 = 5 SPACES REQUIRED

PROVIDED PARKING SPACES: 241 EXISTING PARKING SPACES INCL. 5 B.F. SPACES

BIKE RACK:

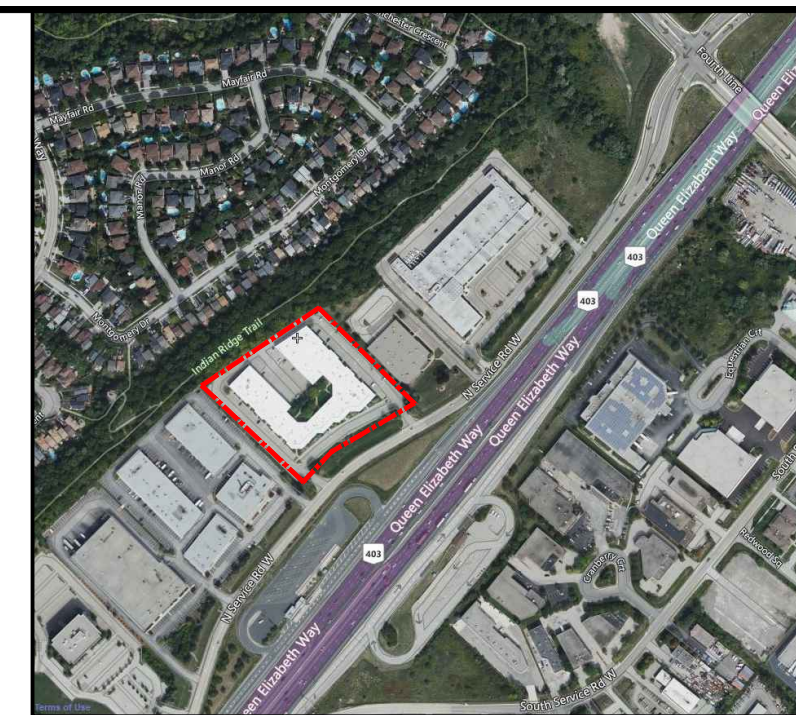
10 BIKE RACK SPACES PROVIDED

LOADING:

PROVIDED LOADING: TOTAL 10 SPACES PROVIDED

SETBACKS:

FRONT YARD (SOUTH)	REQUIRED: 17.5 m	EXISTING: 27.312 m
REAR YARD (NORTH)	REQUIRED: 3.00 m	EXISTING: 11.469 m
SIDE YARD (EAST)	REQUIRED: 3.00 m	EXISTING: 21.799 m
SIDE YARD (WEST)	REQUIRED: 30.0 m	EXISTING: 21.885 m



KEY PLAN
NOTE:
EXISTING SURVEY INFORMATION TAKEN FROM SURVEY DRAWING PREPARED BY IBW SURVEYORS. REFERENCE NO. A-039946-POS-V4 DATED JULY 19, 2023.

NOT FOR CONSTRUCTION

JAN. 16/24	2	ISSUED FOR DRAFT PLAN OF CONDO	SHT
NOV. 10/23	1	ISSUED FOR DRAFT PLAN OF CONDO	SHT
DATE	REV.	DESCRIPTION	DRN BY

REVISION RECORD

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS
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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES BEFORE COMMENCING WORK.
LATEST APPROVED DRAWING ONLY TO BE USED FOR CONSTRUCTION. PRINTS ARE NOT TO BE SCALED.

PROJECT
1155 NORTH SERVICE ROAD,
OAKVILLE, ONTARIO

DRAWING TITLE
SITE PLAN

DRAWING No.
A1.0

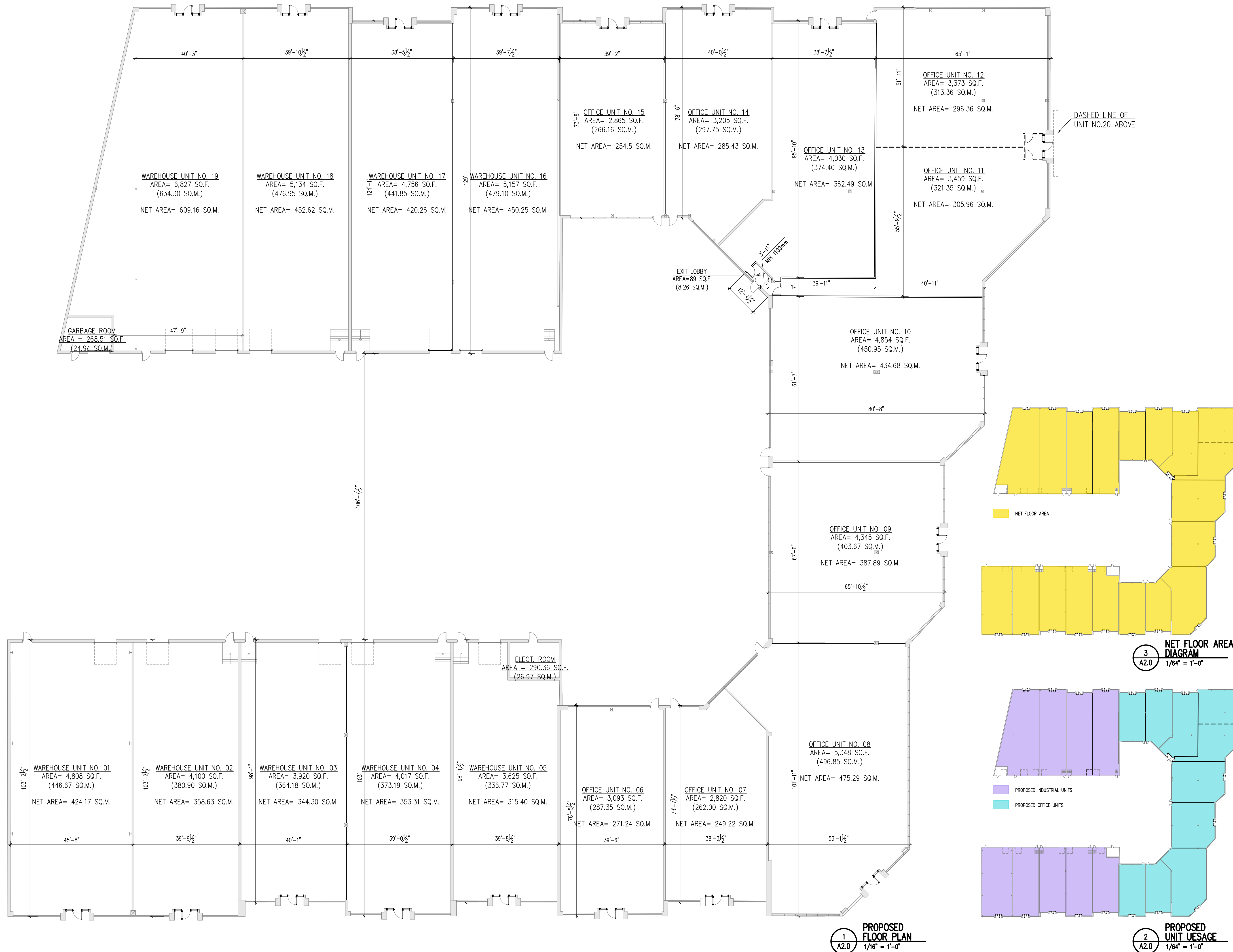
SCALE AS NOTED

JOB No. 07-23

FILE NAME 07-23 A1.0 Site Plan

PLOT DATE 1/16/2024

File: J:\07-23\ARCH\07-23 FLOOR PLAN - Plot Date & Time: January 16, 2024 12:10:27 PM Plot Scale: 1/24,8162 Printed by: h.hushwa



LEGEND

- EXISTING WALL
- NEW DEMISING WALL

NOT FOR CONSTRUCTION

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NOV. 10/23	1	ISSUED FOR DRAFT PLAN OF CONDO	SHT

REVISION RECORD

SEAL: ONTARIO ASSOCIATION ARCHITECTS
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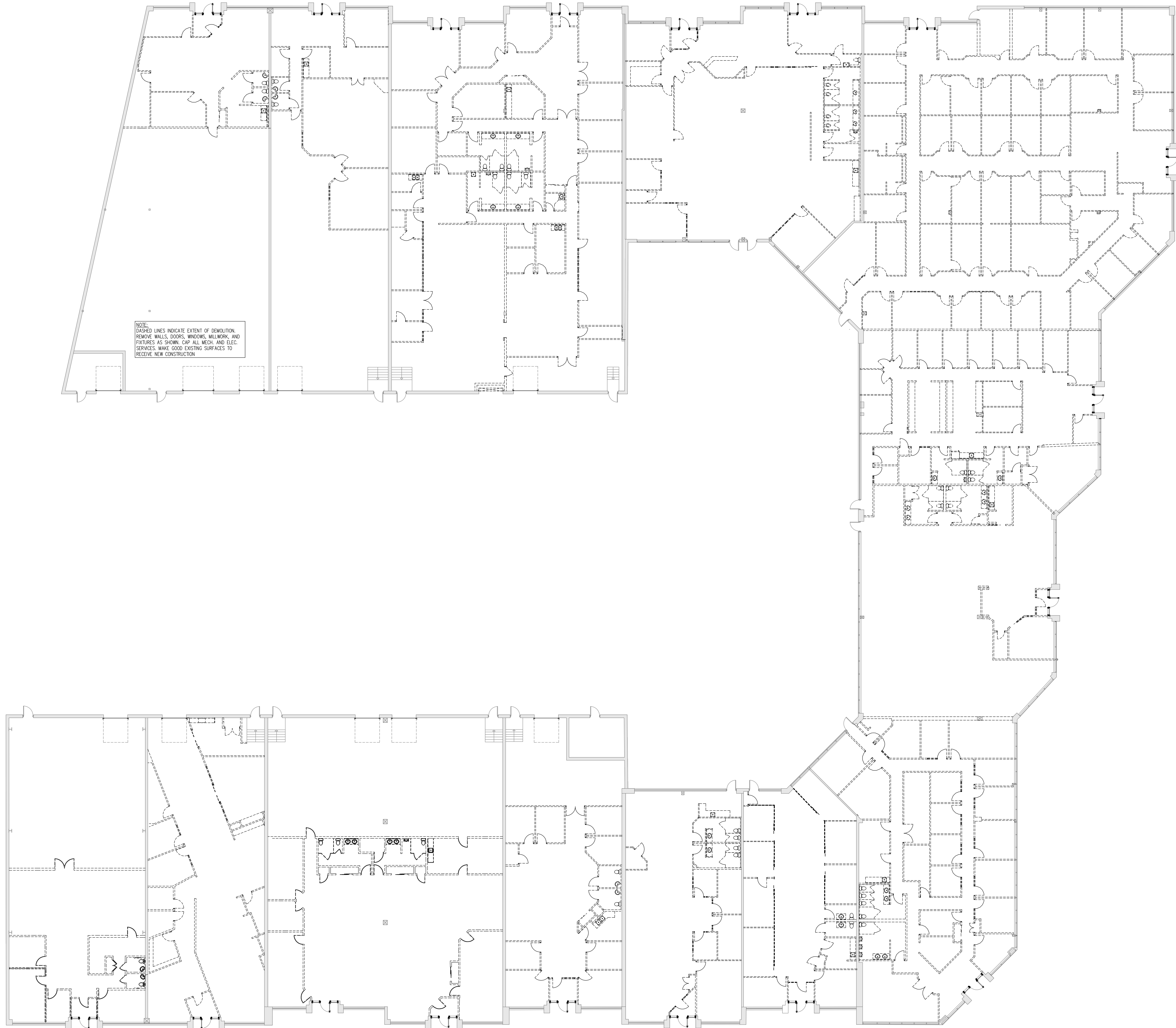
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PROJECT
1155 NORTH SERVICE ROAD,
OAKVILLE, ONTARIO

DRAWING TITLE
GROUND FLOOR PLAN

DRAWING No.
A2.0

SCALE AS NOTED **JOB No.** 07-23
FILE NAME 07-23 Floor Plan **PLOT DATE** 1/16/2024



LEGEND

	EXISTING WALL		DEMOLITION WALL
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NOT FOR CONSTRUCTION

DATE	REV.	DESCRIPTION	DRN BY
JAN 16/24	2	ISSUED FOR DRAFT PLAN OF CONDO	SHT
NOV 10/23	1	ISSUED FOR DRAFT PLAN OF CONDO	SHT

REVISION RECORD

	NORTH ARROW
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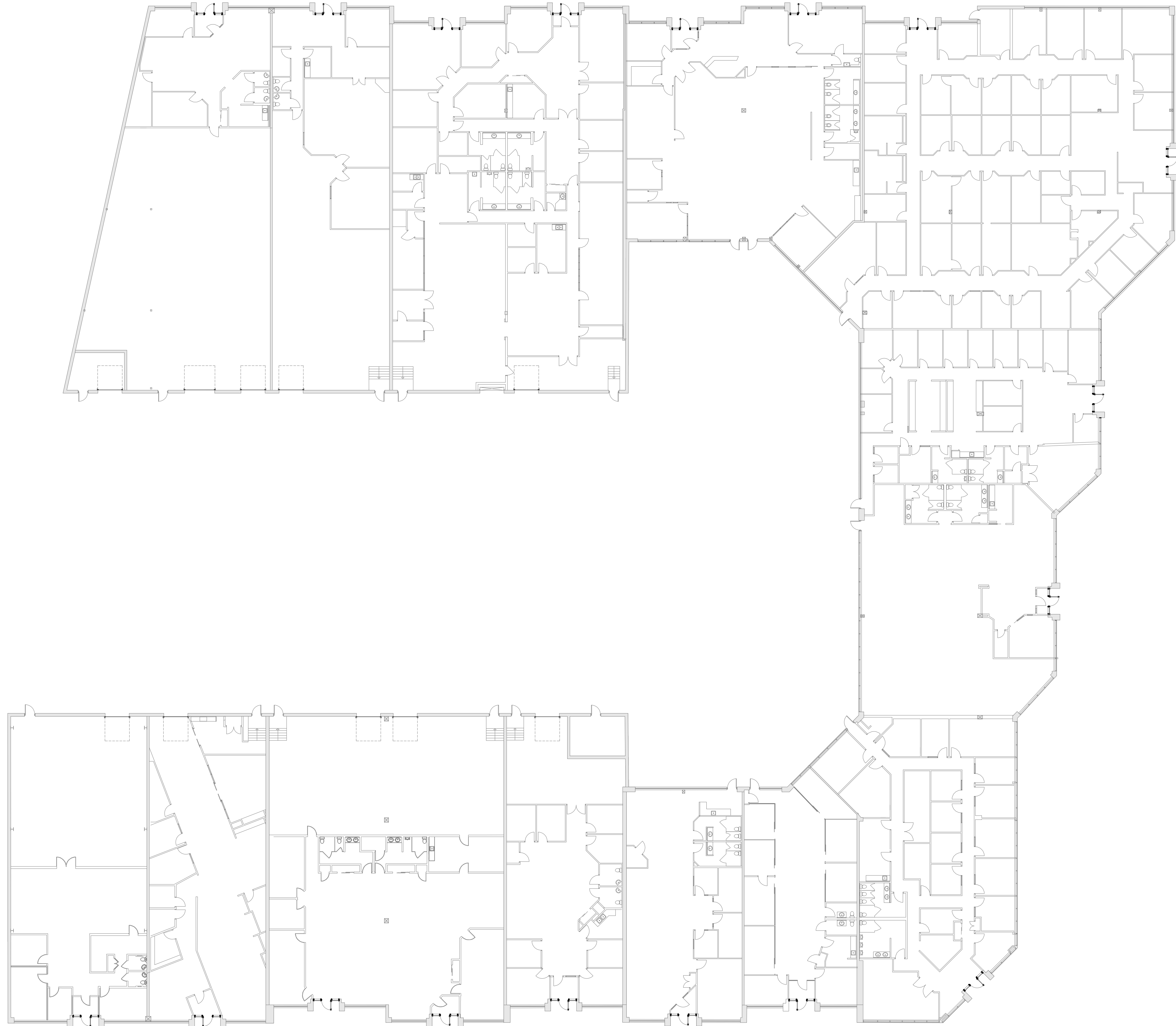
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PROJECT
 1155 NORTH SERVICE ROAD,
 OAKVILLE, ONTARIO

DRAWING TITLE
 DEMOLITION GROUND
 FLOOR PLAN

DRAWING No.
A2.1

SCALE AS NOTED **JOB No.** 07-23
FILE NAME 07-23 Floor Plan **PLOT DATE** 1/16/2024



LEGEND

EXISTING WALL

NOT FOR CONSTRUCTION

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PROJECT
**1155 NORTH SERVICE ROAD,
 OAKVILLE, ONTARIO**

DRAWING TITLE
**EXISTING
 CONDITIONS PLAN**

DRAWING No.
A2.2

SCALE AS NOTED JOB No. 07-23
 FILE NAME 07-23 Floor Plan PLOT DATE 1/16/2024