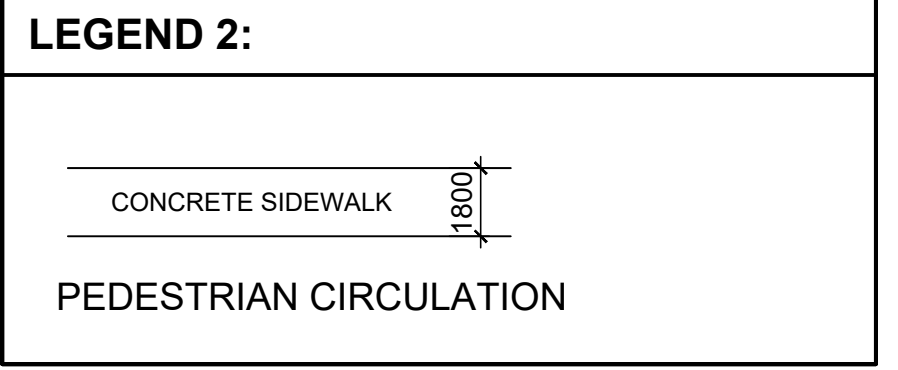


PROJECT NORTH		TRUE NORTH	
NO.	ISSUED	BY	DATE
1.	FOR PRE-CONSULTATION	IP	06.17.2022
2.	FOR SPA	IP	11.15.2022
3.	RE-ISSUED FOR SPA	IP	11.29.2022
4.	FOR S.P.A (2ND SUBMISSION)	IP	06.01.2023
5.	FOR S.P.A (3RD SUBMISSION)	IP	08.22.2023

LEGAL DESCRIPTION:
 PART OF BLOCK 2
 REGISTERED PLAN 20M-492
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON



NOTE:
 GARBAGE SHALL BE STORED
 INTERNAL TO THE BUILDING

LEGEND 1:

	CONCRETE CURB
	HC RAMP
	MAN DOOR LOCATIONS
	OVERHEAD DOOR
	FIRE HYDRANT
	LIGHT POLE
	TRANSFORMER
	LANDSCAPED AREA
	PAINTED LINES
	STOP BAR
	BARRIER-FREE SIGN
	STOP SIGN
	FIRE ROUTE SIGN
	WALL MOUNTED LIGHT

SITE STATISTICS:

LOT AREA:	6,525 SM
GROSS FLOOR AREA:	3,256 SM
NET FLOOR AREA:	2,998 SM
COVERAGE:	49.9 %
LANDSCAPED AREA:	1,245 SM
	19% OF LOT AREA
LANDSCAPED COVERAGE OF FRONT YARD:	
REQUIRED FRONT YARD:	226.7 SM
PROVIDED LANDSCAPING:	226.7 SM
COVERAGE:	100%
LANDSCAPED COVERAGE OF FLANKAGE YARD:	
REQUIRED FLANKAGE YARD:	276 SM
PROVIDED LANDSCAPING:	238.6 SM
COVERAGE:	86.4%
SNOW STORAGE AREA:	128 SM
	2% OF LOT AREA
	6.3% OF PAVED AREA
BUILDING HEIGHT:	13.448 M
PARKING REQUIRED:	
NET FLOOR AREA	1/100 SM 2,998 SM
	= 30 SPACES
FUTURE EXPANSION	1/100 SM 285 SM
	= 3 SPACES
TOTAL PARKING REQUIRED:	33 SPACES
(INCLUDING 2 ACCESSIBLE PARKING SPACES)	
PARKING PROVIDED:	33 SPACES
(INCLUDING 2 ACCESSIBLE PARKING SPACES)	
LOADING SPACES REQUIRED:	NOT REGULATED
LOADING SPACES PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	
BUSINESS OFFICE AREA:	
1 / 1000 SM NET AREA (MINIMUM 2)	= 2 SPACES
EMPLOYMENT	
2 + 0.25 / 1000 SM NET AREA	= 3 SPACES
TOTAL BICYCLE PARKING REQUIRED:	= 5 SPACES
BICYCLE PARKING PROVIDED:	5 SPACES
4 EXTERNAL SPACES + 1 INTERNAL SPACE	

4.	UPDATED FOR 3RD SUBMISSION	I.P.	08.22.2023
3.	UPDATED FOR 2ND SUBMISSION	I.P.	06.01.2023
2.	TENANT SPACE DELETED	I.P.	01.27.2023
1.	LEGEND 2	I.P.	11.29.2022
NO.	REVISED	BY	DATE

Cambria Design Build Ltd.

1250 Journey's End Circle, Unit #1
 Newmarket, ON L3Y 0B9
 TEL 905-830-6026
 www.cambriadesign.ca

GLUCK PARTNERSHIP ARCHITECTS INC.

156 DUNCAN MILL ROAD, SUITE 5
 TORONTO, ONTARIO M3B 3N2
 TEL 416 498 0201

PREMIER POLY PRODUCTS INDUSTRIAL DEVELOPMENT
 OAKVILLE, ONTARIO

SITE PLAN

ONTARIO ASSOCIATION OF ARCHITECTS

THOMAS GLUCK LICENCE 2849

DRAWN:	I.P.
CHECKED:	T.G.
SCALE:	1:200
DATE:	APRIL 07, 2022
PROJECT:	2218
DRWG. NO.:	A-1.0

3RD SUBMISSION AUG. 22, 2023