

SITE INFORMATION			
PROJECT DESCRIPTION	ADDITION TO EXISTING BUILDING		
PROJECT LOCATION	2714 BRISTOL CIRCLE, OAKVILLE, ON, L6H 6A1		
ZONING CATEGORY	E2 - EMPLOYMENT ZONE		
SITE & BUILDING AREAS			
TOTAL SITE AREA	9,799.2 SQ.M.	2.4 ACRES	0.98 ha
TOTAL EXISTING BUILDING AREA	3,939.9 SQ.M.	42,408.2 SQ.FT.	40.2 %
TOTAL PROPOSED BUILDING AREA	259.8 SQ.M.	2,796.7 SQ.FT.	2.7 %
TOTAL BUILDING SITE COVERAGE	4,199.7 SQ.M.	45,204.9 SQ.FT.	42.9 %
GROSS FLOOR AREA			
TOTAL EXISTING GROSS FLOOR AREA (GFA)	5,139.5 SQ.M.	55,320.8 SQ.FT.	
TOTAL PROPOSED GROSS FLOOR AREA (GFA)	254.4 SQ.M.	2,738.2 SQ.FT.	
TOTAL GFA OF ALL BUILDINGS ON SITE	5,393.9 SQ.M.	58,059.1 SQ.FT.	
PARKING CALCULATIONS			
<u>MINIMUM PARKING SPACE SIZE:</u>			
PERPENDICULAR	2.7m x 5.7m	MINIMUM AISLE WIDTH: 6.0m	
PARALLEL	2.7m x 7.0m		
<u>PARKING REQUIREMENTS:</u>			
FOR MANUFACTURING USES, PROVIDE 1.0 SPACE PER 100.0 SQ.M. NET FLOOR AREA FOR THE FIRST 7,500.0 SQ.M. NET FLOOR AREA, PLUS 1.0 SPACE PER 200.0 SQ.M. NET FLOOR AREA FOR ANY ADDITIONAL NET FLOOR AREA			
<u>USE</u>	<u>TOTAL GROSS FLOOR AREA</u>	<u>PARKING SPACES REQ'D</u>	
MANUFACTURING	5,393.9 SQ.M.	53.94 SPACES	
TOTAL PARKING SPACES REQUIRED			54 SPACES
EXISTING PARKING SPACES			43 SPACES
PROPOSED PARKING SPACES			5 SPACES
TOTAL ACCESSIBLE PARKING SPACES			3 SPACES
TOTAL PARKING SPACES PROVIDED ON SITE			51 SPACES
<u>ACCESSIBLE PARKING REQUIREMENTS:</u>			
WHEN 26 TO 100 TOTAL PARKING SPACES ARE REQUIRED, PROVIDE 4% OF THE TOTAL NUMBER OF PARKING SPACES IN THE PARKING AREA AS BARRIER-FREE SPACES			
54 REQUIRED SPACES X 4% = 2.16			
TOTAL ACCESSIBLE PARKING SPACES REQUIRED =			3 SPACES
EXISTING ACCESSIBLE PARKING SPACES			2 SPACES
PROPOSED ACCESSIBLE PARKING SPACES			1 SPACES
TOTAL ACCESSIBLE PARKING SPACES PROVIDED			3 SPACES
<u>OFF-STREET LOADING REQUIREMENTS:</u>			
MINIMUM SIZE: 3.5m WIDE x 12.0m LONG WITH MINIMUM VERTICAL CLEARANCE OF 4.2m			

ZONING REGULATIONS		
	REQUIRED	PROVIDED
MINIMUM LOT AREA	0.2 ha	0.98 ha
MINIMUM LOT FRONTAGE	30.0 m	91.49 m
MINIMUM FRONT YARD	3.0 m	6.06 m
MINIMUM FLANKAGE YARD	3.0 m	16.98 m
MINIMUM INTERIOR SIDE YARD	3.0 m	4.41 m
MINIMUM REAR YARD	3.0 m	32.10 m
MAXIMUM BUILDING HEIGHT	N/A	7.80 m
MINIMUM LANDSCAPED AREA	10%	12.6%

FIRE ROUTE	
MINIMUM WIDTH	6.0m
MINIMUM TURNING RADIUS	12.0m

NOTE:

SEE OVERALL SITE PLAN FOR COMPLETE FIRE ROUTE LOCATION ON SITE.

THE SURFACE TREATMENT OF THE FIRE ROUTE SHALL BE CAPABLE OF SUPPORTING A 60,000lbs TRUCK.

2 SITE INFORMATION TABLE

C0101 SCALE: N.T.S.

3 SEMI TRUCK DIAGRAM

C0101 SCALE: N.T.S.

B R I G H T O N R O A D

B R I S T O L C I R C L E

EXISTING BUILDING
FIN. FLR. = 164.16

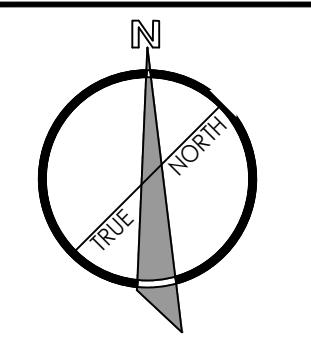
PROPOSED ADDITION
FIN. FLR. = 163.89

LEGEND

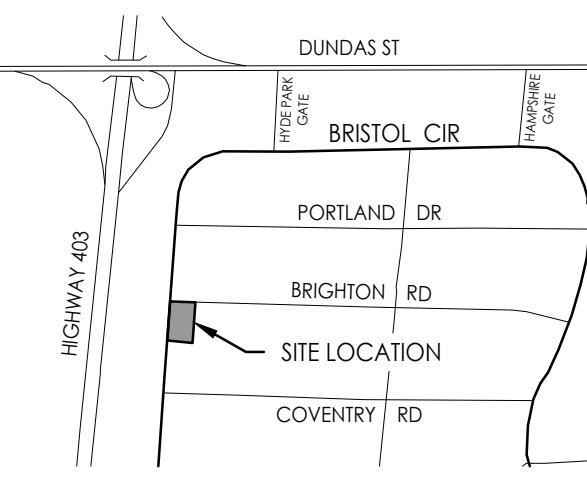
▼	MAN DOOR
▼	DOCK DOOR
□	FIRE HYDRANT
○	MANHOLE
LS	LIGHT STANDARD
IB	IRON BAR (ANNOTATIVE)
SSIB	SHORT STANDARD IRON BAR
■	CATCH BASIN
○	CATCH BASIN MANHOLE

SITE PLAN
C0101
SCALE: 1:250

Detailed description: The site plan illustrates the layout of Brighton Road and Bristol Circle. It shows the footprint of an existing building (164.16 fin. flr.) and a proposed addition (163.89 fin. flr.). Key features include a proposed sidewalk, existing and proposed grass areas, and various utility points (EX. ELEC., EX. TANK, NEW N2 TANK, NEW TRANSFORMER). The plan also depicts existing and proposed asphalt paving, concrete aprons, and a compactor area. A fire route is marked with a minimum 6.0m clear width and a minimum 12.0m turning radius. Pedestrian paths of travel are indicated by dashed lines. Adjacent properties are marked as E2-employment zones. Various site boundaries and property lines are shown with dashed and solid lines. Construction equipment like semi-trucks and a compactor are shown in their respective areas. A legend on the right side defines symbols for doors, hydrants, manholes, and other site elements.



Y' PLAN



01 - 360 HOLIDAY INN DRIVE, CAMBRIDGE, ON N3C 3T1
TEL: (519) 957-1944 www.ifabpartners.com

CONSULTANT

THE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR USE BY THE CLIENT AND BY THOSE
WHO THE CLIENT HAS EXPRESSLY AUTHORIZED IN WRITING. ANY USE OF THE
DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF IFAB ENGINEERING
PARTNERS LTD. IS STRICTLY PROHIBITED.

CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS WITH CONDITIONS ON THE
AND REPORT ANY DISCREPANCIES TO IFAB ENGINEERING PARTNERS LTD. FOR
ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. ALL WORK TO BE PERFORMED IN
ORDANCE WITH THE LATEST EDITION OF LOCAL HEALTH AND SAFETY LEGISLATION.

WINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS SEALED BY A PROFESSIONAL
ENGINEER.

AL: SEAL:

PROGRESS PRINT
NOT FOR
CONSTRUCTION

SITE PLAN APPLICATION	25.11.17	S
SPA PRE-CONSULTATION	25.09.02	S
OWNER'S REVIEW	25.08.27	S
BUILDING SHELL RESTORATION PERMIT	24.11.28	S
ISSUED FOR	YY.MM.DD	

ENT:

PINTY'S®

2714 BRISTOL CIRCLE
OAKVILLE, ON L6H 6A1

JECT: **PINTY'S OAKVILLE
FIRE RESTORATION**

www.ijerpi.org

SITE PLAN

LEGEND	
	MAN DOOR
	DOCK DOOR
	FIRE HYDRANT
	MANHOLE
	LIGHT STANDARD
	IRON BAR (ANNOTATIVE)
	SHORT STANDARD IRON BAR
	CATCH BASIN
	CATCH BASIN MANHOLE
	PARKING SPACE NUMBER

0101 4