

2 STOREY DOG
TRAINING FACILITY
1949 IRONOAK WAY

IRONOAK WAY

CSW FLUSH
THROUGH
DRIVEWAY

X-DENOTE HD CSW TO BE
CONTINUOUS THRU THE
DRIVEWAY. REFER TO CIVIL
TOWN STANDARD 6-3
180mm THICK AT
DRIVEWAYS

JOSHUA'S CREEK ARENAS
1663 NORTH SERVICE RD E

PHASE 2
SHOWN FOR
REFERENCE

PROPOSED LOCATION OF PAD
MOUNTED 4m x 4m TRANSFORMER
C/W BOLLARDS. PROVIDE 1.5m CLEAR
AT THE SIDES AND 3m CLEAR AT THE
DOOR AREA LOCATION

1927
IRONOAK WAY

FARMBOY
1907
Ironoak Wy,

2 STOREY OFFICE -1900 IRONOAK WAY

ABBREVIATIONS	
C.D.	- CURB DEPRESSION
FH	- FIRE HYDRANT
G.F.A.	- GROSS FLOOR AREA
H.D.	- HEAVY DUTY PAVING
L.D.	- LIGHT DUTY PAVING
LB	- LIGHT BOLLARD
LS	- LIGHT STANDARD
BF	- BARRIER FREE
BFFE	- BASEMENT FFE
FFE	- FINISHED FLOOR ELEVATION
T.B.D.	- TO BE DETERMINED
T.B.R.	- TO BE REMOVED
SM	- SQUARE METERS
SF	- SQUARE FEET
PROV.	- PROVIDED
REQ'D	- REQUIRED
BS	- BUS SHELTER
EX	- EXISTING
F.R.S.	- FIRE ROUTE SIGN
B	- BOLLARD
FYSB	- FRONT YARD SETBACK
ISYSB	- INTERIOR SIDE YARD SETBACK
RSB	- REAR YARD BUILDING SETBACK

PAVEMENT MARKING INDEX:	
1	STOP BAR 0.30 m
2	SOLID YELLOW 0.10 m
	ACCESSIBLE PARKING MARKING

DRAWING LEGEND	
LOCATION OF BLDG PRINCIPAL ENTRANCES FOR PUBLIC, FIRE NUMBER AND BF USE	SERVICE EXITS/ ENTRANCE POINTS
FREE STANDING SIGNS	OVER-HEAD DOORS
DESIGNATED BARRIER FREE PARKING SPACE. REFER TO PAINTED SYMBOL	(S.C.) SIAMESE CONNECTION
BIKE RACK - REFER TO LANDSCAPE DWGS	PAINTED ISLAND
AREA OF PROPOSED NEW BLDG	NO PARKING
EXISTING BUILDING	B.F. DEPRESSED CURB/ RAMP (TYPICAL) C/W TWIS
DECORATIVE PAVERS/ STAMPED CONCRETE. REFER TO LANDSCAPE DRAWING FOR DESIGN	PRIVATE FIRE HYDRANT C/W 4 BOLLARDS
PATH OF FIRE ROUTE	EXISTING LOCATION OF PAD MOUNTED TRANSFORMER (TO BE CONFIRM WITH LOCAL UTILITIES)
SOFT LANDSCAPE AREAS DRAWINGS	FLAG POLE (SEE ELEC. SITE) C/W UPLIGHT
	DECORATIVE FENCING SEE LANDSCAPE DWG
	OWNERS OPTION FOR HYBRID PARKING STALLS, EY CHARGING STATION C/W SIGN AND - SEE ELECTRICAL AT A MINIMUM A CONDUIT IS TO BE RUN FOR FUTURE WORK
	PROPOSED RETAINING WALL - REFER TO CIVIL DWGS
	PROP. SANITARY SERVICE
	PROP. STORM SERVICE
	PROP. WATER SERVICE

CREDIT NOTES	
THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE TOPO SURVEY 65-12-34 BY CUNNINGHAM MCCONNELL LTD., REVISED DATED SEPTEMBER 24, 2024. SAPI'S ARCHITECTS LIMITED ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.	
TOPO SURVEYORS INFO	FILE: 65-12-34
DATE: SEPTEMBER 26, 2024	
CUNNINGHAM MCCONNELL LIMITED ONTARIO LAND SURVEYORS 1200 SPEERS RD UNIT 38, OAKVILLE, ON L6L 2X4 P: (905) 845-3497 E: info@cmbsurveyors.ca	
SIGN INDEX	
1	FIRE ROUTE SIGN - CITY STANDARD
2	LOADING (NO PARKING) LEFT/RIGHT ARROW
3	ACCESSIBLE PARKING - see detail 2/A-100
4	STOP SIGN - R=1.80 m x 80 cm
5	ONE WAY
6	DO NOT ENTER
7	ELECTRICAL VEHICLES

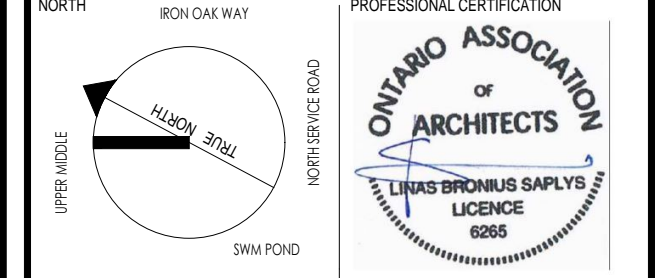


KEY PLAN - INTS

1	DB	SPA FIRST SUBMISSION - PHASE 1	25-10-24
0	DB	PRE CONSULTATION	23-11-02
ISSUE	BY	DESCRIPTION	DATE
			(BY: MM-DD)

GENERAL NOTES
DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

CLIENT	JM HOSPITALITY 8330 Woodbine Ave. Markham, ON L3R 2N8
ARCHITECT	SAPLYS ARCHITECTS INC. 1464 UNIT #7 CORNWALL ROAD OAKVILLE, ON L6J 7W5
CONSULTANT	API DEVELOPMENT CONSULTANTS INC. 1464 UNIT #7 CORNWALL ROAD OAKVILLE, ON L6J 7W5



PROJECT NAME	PHASE 1 - PROPOSED STORAGE BUILDINGS PHASE 2 - HILTON TRIPLE BRANDED HOTEL
PROJECT ADDRESS	IRONOAK WAY OAKVILLE, ON L6H 0N1
PROJECT NO.	S24-003
LEGAL	PART OF BLOCK 3, REGISTERED PLAN 20M-1171 TOWN OF OAKVILLE, REGION MUNICIPALITY OF HALTON

SITE PLAN - PHASE 1	
APPLICATION:	
BY	CHECKED SHEET NO.
SCALE: 1:100	SHEET REVISION
A100a	

SNOW STORAGE	
LOCATION	SM
PHASE 1	
A1	62.8
B1	77.15
B2	32.27
TOTAL	172.22
ASPHALT	2,218.93
LOADING	179.9
TOTAL	2,398.81
%	7.2%

SITE STATISTICS (OAKVILLE TRIPLE)				
SITE AREA	SM	SF	ACRES	%
PHASE 1	15,364.7	145,460	3.802	100%
PHASE 2 - (NOT PART OF THIS APPLICATION)	4,498.9	50,579	1.161	30.5%
ASPHALT	2,218.9	23,884	0.548	14.4%
LOADING PAVING	179.9	1,936	0.044	1.2%
LANDSCAPING - PHASE 2	10,337.6	111,273	2.554	67.2%
LANDSCAPING - SOFT	1,382.4	14,881	0.342	9.0%
TOTAL SOFT LANDSCAPING	11,720.1	126,154	2.896	76.2%
MISC (CURBING & WALKWAYS)	46.2	497	0.011	0.3%
LOT COVERAGE	1,219.6	13,128	0.301	7.9%
GROSS FLOOR AREA W/OUT BASEMENT	6,591.8	70,954	1.629	0.428
LOWER LEVEL	1,216.9	13,099		
GROUND FLOOR PLAN - SELF STORAGE	1,219.6	13,128		7.9%
FLOORS 2-5	5,372.2	57,826		
GFA WITH LOWER LEVEL	7,808.8	84,053		50.8%

BYLAW - PARKING CALCULATION				
Commercial self-storage - 1.0 per 100.0 m2 net floor area, to a max. / min. requirement of 8 parking spaces				
PART	RMS / SM	Per	Ratio	TOTAL
A SELF STORAGE - MIN/MAX				8
TOTAL PARKING REQUIRED				8
PARKING AREA 1				14
TOTAL PARKING PROVIDED				14
Parking Surplus		75%		6
BARRIER-FREE PARKING - Table 5.3.1: Minimum Number				
3 to 25 (2015-018)	REQUIRED	PROVIDED	TOTAL	COMPLY
TYPE A	1	1		
TYPE B	0	1	2	YES
5.6 Loading Spaces				
No minimum requirement	GFA	REQ'D	PROV.	YES
Commercial self-storage	7,808.8	0	3	
Table 5.4.1: Ratios of Minimum Number Bicycle Parking Spaces				
No minimum requirement	GFA	REQ'D	PROV.	YES
Commercial self-storage	7,808.8	0	0	

ZONING INFORMATION			
ZONED: E2 - BUSINESS EMPLOYMENT SPECIAL EXEMPTION 267			
Permitted Uses Table 10.2			COMPLY
COMMERCIAL SELF STORAGE			YES
Table	REAR YARD	BLDG A	COMPLY
1 LOT AREA	0.2 ha	1.54	YES
2 MIN. LOT FRONTAGE	30.0	147.11	YES
3 MIN. FRONT YARD	3.0	>3.0	YES
4 MAX FRONT YARD	N/A	N/A	YES
5 MIN. FLANKAGE YARD	3.0	N/A	YES
6 MAX FLANKAGE YARD	N/A	N/A	YES
7 MIN. INTERIOR SIDE YARD - EAST	3.0	3.0	YES
8 MIN. INTERIOR SIDE YARD - WEST		6.0	YES
9 MIN. INTERIOR SIDE YARD ABUTTING A RESIDENTIAL ZONE, INSTITUTIONAL ZONE OR COMMUNITY USE	15.0	N/A	YES
10 MIN. INTERIOR SIDE YARD ABUTTING A RAILWAY CORRIDOR	7.5	N/A	YES

ZONING INFORMATION			
11 MIN. REAR YARD	3.0	4.0	YES
12 MIN. REAR YARD ABUTTING A RESIDENTIAL ZONE, INSTITUTIONAL ZONE OR COMMUNITY USE	3.0	N/A	YES
13 MIN. REAR SIDE YARD ABUTTING A RAILWAY CORRIDOR	3.0	N/A	YES
14 MAX HEIGHT - Est. GR and Highest point of structure (FLAT ROOF ???)	N/A	21.9	YES
15 MIN. LANDSCAPING COVERAGE	10%	75.6%	YES
16 4.6.3 Parapet (b)	2.0	1.5	YES
LANDSCAPE BUFFERS 4.11.2			
9 ABUTTING A STREET	3.00	3.15	YES
10 ABUTTING A COMMON PROPERTY LINE	3.0	3.15	YES
11 PARKING SETBACK FROM BUILDING	1.8	1.8	YES
PARKING STANDARDS			
PARKING STALL	2.70 m x 5.7 m		YES
BARRIER-FREE - TYPE A	3.65 x 5.7 m + 1.5 Aisle		YES
BARRIER-FREE - TYPE B	2.7 x 5.7 m + 1.5 Aisle		YES
LOADING STALL	3.5 X 12.0 X 4.2(H)		YES
DRIVE AISLE - TWO WAY	6.0 m		YES