

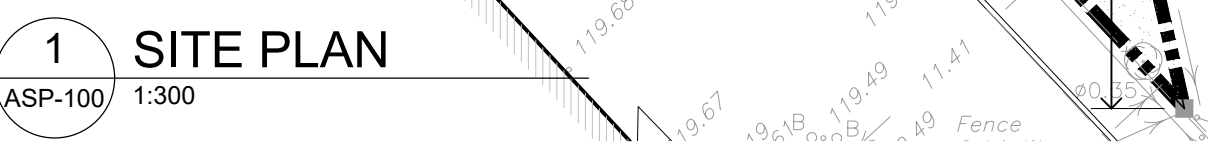
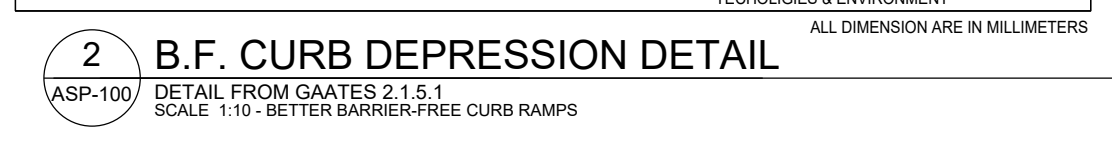
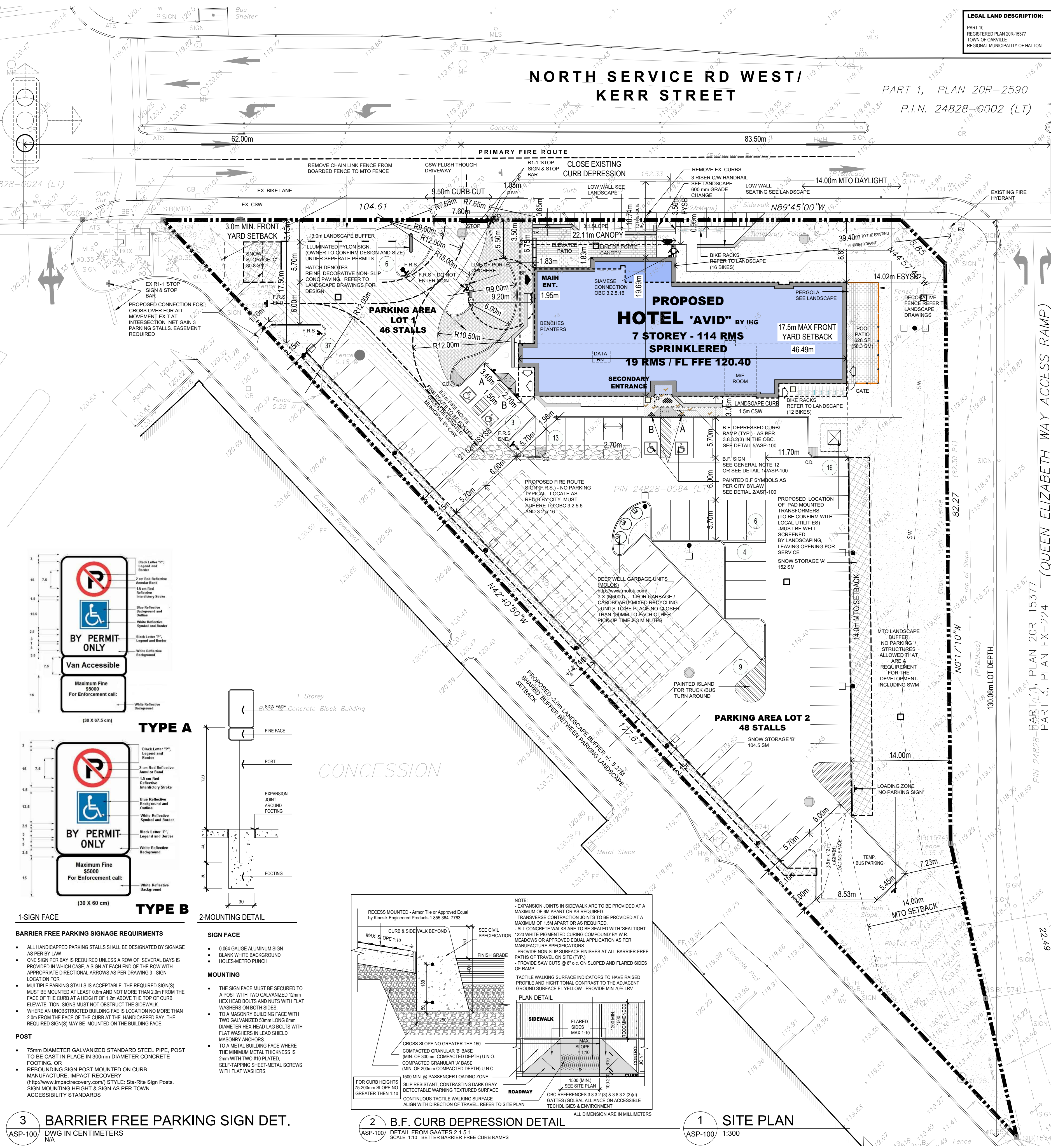
SITE STATISTICS				
	SM	SF	ACRES	%
GROSS SITE AREA	6,792.5	73,114	1.678	100%
LANDSCAPING SOFT LANDSCAPING	2,355.1	25,350	0.582	34.7%
LANDSCAPING - DECORATIVE PAVING	361.7	3,893	0.089	5.3%
TOTAL LANDSCAPING	2,716.8	29,243	0.671	40.3%
ASPHALT	2,987.1	32,153	0.738	44.0%
MISC (CURBING & WALKWAYS)	324.0	3,488	0.080	4.8%
GROUND FLOOR AREA (Lot Coverage)	764.6	8,230	0.189	11.3%
SECOND FLOOR	730.2	7,860		
THIRD FLOOR	730.2	7,860		
FOURTH FLOOR	730.2	7,860		
FIFTH FLOOR	730.2	7,860		
SIXTH FLOOR	730.2	7,860		
SEVENTH FLOOR	730.2	7,860		
GROSS FLOOR AREA	5,145.9	55,390	1.272	0.758

PARKING CALCULATION				
1	2-6	1 space per room	1 space per 30 sm of additional net floor area (5.1:1b)	
Floor Area, Net (2015-018) - means the total area of all floors of a building measured from the interior faces of the exterior walls or demising walls, but does not include the area of stair wells, elevators, escalators, ventilating shafts, attics, concourses, washrooms, attached enclosed and covered loading docks and related enclosed corridors used for loading purposes, above and below grade parking structures, storage rooms, rooms for garbage containment, and mechanical rooms.				
HOTEL - A - Rooms	114	1.0	1	114
HOTEL - B - NET FLOOR AREA (GROUND FLOOR)	599	30.0	1	20
TOTAL PARKING REQUIRED				134
PARKING PROVIDED				
PARKING AREA 1				47
PARKING AREA 2				48
TOTAL PARKING PROVIDED				95
SHORTFALL ZONING BYLAW			71%	-39
LOADING PARKING				
REQUIRED	1	COMPLY	REQUIRED PROVIDED COMPLY	
PROVIDED	1	YES	2 2 2 YES	
BICYCLING PARKING				
REQUIRED (2 + 0.25 / 1000 SM OF N.F.A)	2	REQ'D	2	
PROVIDED	599	100.0	25.0%	0.1 YES

ZONING INFORMATION - ZONING By-Law 2014-014				
OPA	COMPLY			
MAJOR COMMERCIAL AREA	HOTEL			NO
ZONE	C3 - CORE COMMERCIAL	HOTEL		NO
TABLE 10.3				
MINIMUM LOT AREA	4	ha	0.679	NO
MINIMUM LOT FRONTAGE	N/A	m	104.79	YES
MINIMUM LOT DEPTH	N/A	m	130.06	YES
MINIMUM FRONT YARD	3	m		YES
MAXIMUM FRONT YARD	17.5	m	3.5	YES
MINIMUM FLAKAGE YARD	3	m	14.02	YES
MINIMUM FLAKAGE YARD - MTO	14	m		YES
MINIMUM INTERIOR SIDE YARD	0	m	21.52	YES
MAX BUILDING HEIGHT (Flat Roof)	n/a	m	23.78	YES
MAX TOTAL NFA FOR ALL OTHER USES OTHER THEN RETAIL STORES ON A LOT	67	%	100%	NO
MIN LANDSCAPING COVERAGE	10	%	40.0%	YES
PARAPET HEIGHT - TALLEST-REG. 4.6.3 "parapets"	2.0	m	2.8	NO
LANDSCAPE BUFFERS 4.1.1				
ABUTTING A STREET	3.0	m	1.50	NO
ABUTTING A COMMON PROPERTY LINE	2.0	m	1.10	NO
ABUTTING THE QEW OFF RAMP	14.0	m	14.00	YES
PARKING SETBACK FROM BUILDING	1.8	m	1.96	YES

PARKING STANDARDS		
BY-LAW	COMPLIANT	
PARKING STALL	2.7 x 5.7	YES
ACCESSIBLE PARKING STALL - TYPE A	3.4 x 5.7	YES
ACCESSIBLE PARKING STALL - TYPE B	2.7 x 5.7	YES
BICYCLE PARKING (SECTION 5.14)	1.8 x 0.80	YES
LOADING STALL DIMENSION	3.5 x 12. X (4.2H)	YES
DRIVE ISLE	6	YES

AREAS OF PLAN THAT ARE NON COMPLIANT



LEGAL LAND DESCRIPTION:
PART 10 REGISTERED PLAN 20R-15377 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON

LEGEND:
 - LOCATION OF BLDG PRINCIPAL ENTRANCES FOR PUBLIC, FIRE FIGHTERS AND BY USE
 - SERVICE EXITS/ENTRANCES (S.C.) SIAMSE CONNECTION
 - OVER-HEAD DOORS
 - AREA OF PROPOSED NEW BLDG
 - EXISTING BUILDING
 - DECORATIVE PAVERS / STAMPED CONCRETE. REFER TO LANDSCAPE DRAWING FOR DESIGN
 - PATH OF HEAVY DUTY ASPHALT FOR FIRE ROUTE
 - SNOW STORAGE
 - SOFT LANDSCAPE AREAS REFER TO DRAWING BY STRYBOS BARRON KING LTD. CONTACT MATT STRYBOS
 - DELINEATED PATH OF TRAVEL - REFER TO OBC REFERENCE 3.8.3.2 CONCRETE SURFACE TO CHANGE FROM BROOM FINISH TO SWIRL FINISH

ABBREVIATIONS

C.D. - CURB DEPRESSION
 P.H. - PROP. FIRE HYDRANT
 G.F.A. - GROSS FLOOR AREA
 H.D. - HEAVY DUTY PAVING
 L.H. - LIGHT DUTY PAVING
 L.B. - LIGHT BOLLARD
 L.S. - LIGHT STANDARD
 B.F. - BARRIER FREE
 B.F.F.E. - BARRIER FREE FINISHED FLOOR ELEVATION
 C.S.W. - CONC. SIDEWALK
 T.B.D. - TO BE DETERMINED
 T.B.R. - TO BE REMOVED
 S.M. - SQUARE METERS
 SF - SQUARE FEET
 PROP. PROVIDED
 REQ'D - REQUIRED
 BS - BUS SHELTER
 EX - EXISTING
 F.R.S. - FIRE ROUTE SIGN
 B - BOLLARD
 SW - SIDEWALK

GENERAL NOTES:

- ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARDS ARE TO BE MAINTAINED BY THE CONTRACTOR. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR TO A SETBACK OF 1.0m. THE COST OF THE RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
- THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
- ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.C. 3.8.
- THE CONTRACTOR/OWNER SHALL SUPPLY ALL FIRE ROUTE AND HANDICAP SIGNS AS SET OUT IN THE TOWN BY-LAWS AND DESIGN CRITERIA.
- ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUT-OFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
- ALL DOWNSPUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
- ALL CONCRETE UNITS TO BE SCREENED ON THE GROUND FLOOR.
- SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
- WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
- EXCESS SNOW WILL BE REMOVED BY PRIVATE HALLER SUBJECT TO DEMAND FOR PARKING.
- REBOUNDING SIGN POST MOUNTED ON CURB. MANUFACTURE: IMPACT RECOVERY (http://www.impactrecovery.com) STYLE: Sta-Rite Sign Posts. SIGN MOUNTING HEIGHT AS PER TOWN ACCESSIBILITY STANDARDS.

NO.	DATE	DESCRIPTION	DATE
1	17-03-16	DB OPA / ZBL 1ST SUBMISSION	17-03-16
2	17-08-23	DB PRE-CON	17-08-23

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

CONSULTANTS:
 ARCHITECTS: SAI SAPIUS ARCHITECTS
 610 FORD DRIVE SUITE 308 OAKVILLE, ONTARIO L4J 7Y4
 PROJECT OWNER: EMPRESS CAPITAL GROUP LTD., 111 ORTONA CRT., CONCORD, ONTARIO L4K 3M3
 PROJECT OWNER: THE ATLAS CORPORATION 111 ORTONA CRT., CONCORD, ONTARIO L4K 3M3

API CONSULTANTS INC.
 1282 CORNWALL RD. OAKVILLE, ONTARIO L4J 7V7

SAI SAPIUS ARCHITECTS

ONTARIO ASSOCIATION OF ARCHITECTS
 LYNAS BRONHUS SAPIUS LICENCE 6265

avid
 AN IHG HOTEL
 NORTH SERVICE ROAD, OAKVILLE ONTARIO

Site Plan

PT 10 / RP: 20R-15377; NORTH SERVICE RD @ QEW RAMP

DATE: 17-02-2018

SCALE: 1:300

ASP-100