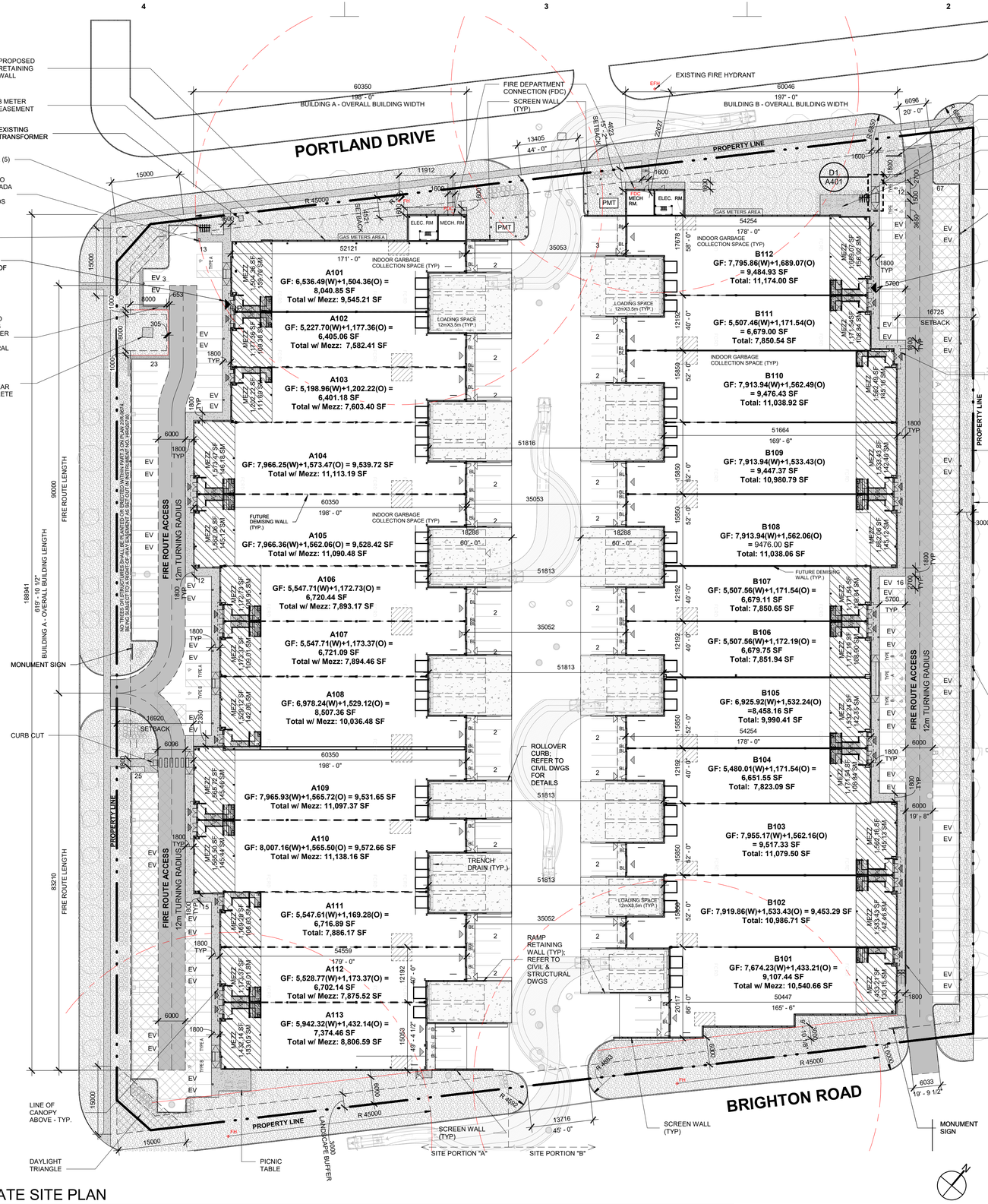


GENERAL NOTES

A. REFER TO CIVIL DRAWINGS FOR SITE SERVICING AND SITE GRADING

B. REFER TO LANDSCAPE DRAWINGS FOR EXTENT OF WORK

C. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL LIGHTINGS

D. FINAL INSPECTION BY FIRE DEPARTMENT IS REQUIRED

E. PROVIDE FIRE ROUTE STRIPPING PER LOCAL JURISDICTION

F. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL FIRE DEPARTMENT STANDARDS.

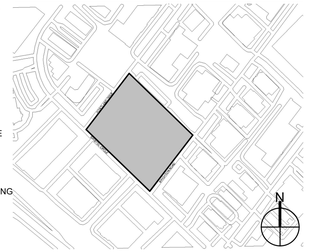
G. FIRE DEPARTMENT ACCESS SITE CONCRETE PAVING TO BE CAPABLE OF WITHSTANDING 90,000 LBS UNDER ALL WEATHER CONDITIONS.

H. ALL PARKING STALL STRIPING SHALL BE PER LOCAL JURISDICTION.

J. ACCESSIBLE PARKING SPOTS AREA TO BE EQUIPPED TO MEET THE APPLICABLE ACCESSIBILITY CODE WITH SIGNAGE AND CORRECT STRIPING

K. FIRE ROUTE TO HAVE
* CLEAR WIDTH NOT LESS THAN 6 M
* CENTRELINE RADIUS NOT LESS THAN 12 M
* AN OVERHEAD CLEARANCE NOT LESS THAN 5 M
* A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M

KEY MAP



PROJECT DATA		
APPLICATION BY-LAWS	Zoning (2014-014 BY-LAW) TOWN OF OAKVILLE	
PROJECT DESCRIPTION	CONDOMINIUM INDUSTRIAL BUILDING	
MUNICIPAL ADDRESS	2700 Bristol Circle, Oakville	
ZONING INFORMATIONS	E2-SP 333	
ZONING REGULATIONS		
	REQUIRED	PROVIDED
MAX. BUILDING HEIGHT	N/A	Building A: 10.794 M
	N/A	Building B: 10.944 M
MIN. LOT AREA	0.2 HA	3.77 HA
MIN LOT FRONTAGE	30 M	☑
MIN. FRONT YARD SETBACK	3.0 M	☑
MAX. FRONT YARD SETBACK	N/A	☑
MIN. FLANKAGE YARD	3.0 M	☑
MAX. FLANKAGE YARD	N/A	☑
EXTERIOR SIDE YARD SETBACK	3.0 M	☑
MIN. INTERIOR SIDE YARD SETBACK	3.0 M	☑
MIN. INT. SIDE YARD ABUTTING A LOT	15.0 M	☑
MIN. INT. SIDE YARD ABUTTING ANY RAILWAY CORRIDOR	7.5 M	☑
MIN. REAR YARD SETBACK	3.0 M	☑
MIN. REAR YARD ABUTTING A LOT	15.0 M	☑
MIN. REAR YARD ABUTTING ANY RAILWAY CORRIDOR	7.5 M	☑

PARKING REQUIREMENTS *AS PER TOWN OF OAKVILLE Zoning (2014-014 BY-LAW)		
	REQUIRED	PROVIDED
MOTOR VEHICLE	**WAREHOUSE:** 1 PER 100 SM (UP TO 7,500 SM) & 1 PER 200 SM (OVER 7,500 SM) **OFFICE:** 1 PER 35 SM	
	BUILDING A	PROPOSED PARKING
	WAREHOUSE: 7,800.26 - 7500 = 300.26 (75) 300.26 / 200= 2 OFFICE: 3307.48 / 35 = 95	PARKING SPACE BF TYPE A = 3 PARKING SPACE BF TYPE B = 2
	TOTAL 172	
	ACCESSIBLE SPACES : 1 + 3% of TOTAL NO. OF PARKING SPACES 1 + 3.69 = 5	TOTAL 118
	BUILDING B	PROPOSED PARKING
	WAREHOUSE: 7805.3-7500 = 296.58 (75) 305.3 / 200 = 2 OFFICE: 3176.34 / 35 = 91	PARKING SPACE BF TYPE A = 2 PARKING SPACE BF TYPE B = 3
	TOTAL 168	
	ACCESSIBLE SPACES : 1 + 3% of TOTAL NO. OF PARKING SPACES 1 + 3.84 = 5	TOTAL 121
TOTAL	340	239
	REQUIRED	PROVIDED
BICYCLE PARKING	2, PLUS 0.25 PER 1,000 SM OF NET FLOOR AREA	PROPOSED PARKING
	BUILDING A	
	(11,107.74 / 1,000) x 0.25 = 3 2 + 3 = 5	BICYCLE PARKING SPACES = 5
	TOTAL 5	
	BUILDING B	
	(10,981.64 / 1,000) x 0.25 = 3 2 + 3 = 5	BICYCLE PARKING SPACES = 5
	TOTAL 5	
TOTAL	10	10

PROJECT AREA SCHEDULE				
GROSS LOT AREA	%	SQUARE FEET	SQUARE METER	ACRE
	100	406,501.00	37,765.18	9.33
SITE COVERAGE	ALLOWED		PROPOSED	
	-		50%	
LANDSCAPE AREA		REQUIRED	PROVIDED	
LANDSCAPE STRIPS		3.0 M	3.0 M	
OVERALL LOT AREA (406,501.00 SF, 37,765.18 SQ.M)		3,776.52 SQ.M (10%)	3849.29 SQ.M (10.2%)	
FRONTAGE - WEST (35,875.47 SF, 3,332.94 SQ.M)		833.24 SQ.M (25%)	919.19 SQ.M (28%)	
FLANKAGE - NORTH (17,316.87 SF, 1,608.79 SQ.M)		410.06 SQ.M (25%)	1,232.96 SQ.M (75%)	
FLANKAGE - SOUTH (13,395.15 SF, 1,244.45 SQ.M)		311.11 SQ.M (25%)	991.64 SQ.M (80%)	

	LEVEL	GROSS CONSTRUCTION FLOOR AREA (GCFA)		PERMITTED DEDUCTIONS Zoning (2014-014 BY-LAW)		GROSS FLOOR AREA (GFA) Zoning (2014-014 BY-LAW)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
BLDG A	LEVEL 1	9,531.60	102,597.19	77.60	835.28	9,454.00	101,761.91
	MEZZ LEVEL	1653.74	17,800.69	-	-	1653.74	17,800.69
	TOTAL	11,185.34	120,397.88	77.60	835.28	11,107.74	119,562.60

	LEVEL	GROSS CONSTRUCTION FLOOR AREA (GCFA)		PERMITTED DEDUCTIONS Zoning (2014-014 BY-LAW)		GROSS FLOOR AREA (GFA) Zoning (2014-014 BY-LAW)	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
BLDG B	LEVEL 1	9,471.46	101,949.85	77.99	839.48	9,393.47	101,110.37
	MEZZ LEVEL	1,588.17	17,094.90	-	-	1588.17	17,094.90
	TOTAL	11,059.63	119,044.75	77.99	839.48	10,981.64	118,205.27

UNIT SCHEDULE		
BUILDING A	NUMBER OF UNITS	13 UNITS
BUILDING B	NUMBER OF UNITS	12 UNITS

powers brown architecture

411 Richmond Street E
Suite 206
Toronto, Ontario M5A 3S5
647.931.9787

www.powersbrown.com

PROJECT TITLE

BRISTOL CIRCLE

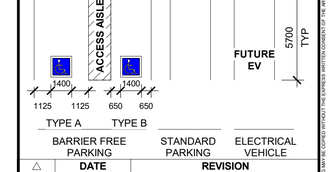
2680 & 2690 BRISTOL CIRCLE, OAKVILLE, ON. L6H 6E1

A PROJECT FOR

BEEDIE

OVERALL FLOOR PLAN LEGEND

- LANDSCAPE
- SIDEWALK PAVING
- FIRE TRUCK ROUTE
- HEAVY DUTY ASPHALT
- EV — EV PARKING (ELECTRIC VEHICLE)
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- EFH — EXISTING FIRE HYDRANT
- CHAIN LINK FENCE
- SEDIMENT CONTROL FENCE
- SWM TANK
- EASEMENT
- PRINCIPLE ENTRANCE
- UNIT ENTRANCE
- SERVICE ENTRANCE
- GRADE DOOR
- PROPERTY LINE
- BL — BOLLARD
- MAILBOX
- LOADING SPACE 12mX3.5m
- INDOOR GARBAGE COLLECTION SPACE (TYP)



△	DATE	REVISION
	2025-08-22	ISSUE FOR SPA
	2025-12-19	RE-ISSUE FOR SPA
	2026-05-22	RE-ISSUE FOR SPA
	2026-08-14	RE-ISSUE FOR SPA
	2026-09-04	Tender Draft
	2026-09-30	RE-ISSUE FOR SPA
	2026-09-25	ISSUE FOR TENDER
	2026-10-02	ISSUE FOR CITY COMMENTS

PROJECT NO: 255010
DRAWN BY: MZ
CHECKED BY: JF

SHEET NAME

ULTIMATE SITE PLAN

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
AMANDA ALVARO CANABRIA
LICENCE
7712
2026-10-02

SHEET NUMBER

AS101

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ULTIMATE SITE PLAN

SCALE: **1 : 500**

BRISTOL CIRCLE

Autodesk Docs://255010 Beedie Bristol Circle/255010_ARCH_C&S_R25_SITE PLAN.rvt

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