



PROPOSED SITE PLAN
1" = 20'-0"

LEGEND

	SOFT LANDSCAPING
	HARDSCAPE
	EXISTING BUILDING
	PROPOSED ADDITION - PHASE 1
	PROPOSED ADDITION - PHASE 2
	DOOR LOCATIONS (MANUFACTURED DOORS)
	EXISTING GRADE ELEVATIONS
	PROPOSED NEW TREES
	EXISTING TREES TO REMAIN
	ROOF EMERGENCY OVERFLOW SCUPPER
	PROPOSED EXTERIOR LIGHTING

Your Playground Team

PROTEC's Playworks facilities offer the most well-thought playgrounds in the Province of Ontario. Our playgrounds are designed with the highest quality materials and are built to last. Our playgrounds are designed to be safe, fun and challenging. Our playgrounds are designed to be safe, fun and challenging.

Introducing Our Exclusive Fibertop® Wear Mat

Fibertop® is a revolutionary new playground safety mat made from 100% recycled tires. It is made from 100% recycled tires and is designed to be safe, fun and challenging. It is made from 100% recycled tires and is designed to be safe, fun and challenging.

Engineered from Pure Virgin Wood Fiber

Next Day Delivery Available Across Ontario and Quebec

A 100% "Made in Canada" Product

Proposed Total Addition - Phase 1 & 2
1,244.44 SM (13,395.0 SF)

Proposed Total Footprint:
4,370.40 SM (47,042.63 SF) - **24.19% LOT COVERAGE**

Existing Hardscape to Remain:
3,128.75 SM (33,677.58 SF)

Proposed New Asphalt Paving:
692.97 SM (7,459.07 SF)

Proposed New Concrete Walkway:
282.71 SM (3,043.07 SF)

SITE PLAN TO BE READ IN CONJUNCTION WITH 'GRADING & DRAINAGE PLAN' DRAWN BY WT INFRASTRUCTURE & 'TREE PRESERVATION PLAN' BY ABOUND & ASSOCIATES INC. FOR TREE LOCATIONS/HOARDING

PROJECT STATISTICS

ADDRESS: 2332 SHERIDAN GARDEN DR. OAKVILLE, ONTARIO (L4J 1T1)
ZONING: E1 (R190)

MIN. LOT AREA:	BY-LAW: 312 M ²	EXISTING: 4,440 ACRES (18,088,300)	PROPOSED: 4,370.40 SM (47,042.63 SF)
MIN. LOT FRONTAGE:	BY-LAW: 30.0 M	EXISTING: 30.0 M	PROPOSED: 30.0 M

GROSS FLOOR AREA

GROUND FLOOR:	BY-LAW: 3,125.54 SM (33,647.4 SF)	EXISTING: 3,125.54 SM (33,647.4 SF)	PROPOSED: 1,244.44 SM (13,395.0 SF)
TOTAL GFA:	BY-LAW: 3,125.54 SM (33,647.4 SF)	EXISTING: 3,125.54 SM (33,647.4 SF)	PROPOSED: 4,370.40 SM (47,042.63 SF)

SETBACKS

FRONT SETBACK:	BY-LAW: 25.0 M	EXISTING: 26.54 M	PROPOSED: N/A
REAR SETBACK:	BY-LAW: 70.0 M	EXISTING: 80.0 M	PROPOSED: 70.0 M
INTERIOR (WEST):	BY-LAW: 7.5 M	EXISTING: 7.5 M	PROPOSED: 7.5 M
INTERIOR (EAST):	BY-LAW: 16.0 M	EXISTING: 19.20 M	PROPOSED: 16.0 M
INTERIOR (NORTH):	BY-LAW: 7.5 M	EXISTING: 26.12 M	PROPOSED: 7.5 M
MAX. HEIGHT:	BY-LAW: 10.5 M	EXISTING: 9.32 M	PROPOSED: 9.32 M
MIN. LANDSCAPED COVERAGE:	BY-LAW: 25%	EXISTING: 60%	PROPOSED: 48%
MAX. NUMBER OF STORIES:	BY-LAW: 3	EXISTING: 2	PROPOSED: 2

MINIMUM NUMBER OF PARKING SPACES AS PER ZONING BYLAW TABLE 5.2.1:

ELEMENTARY SCHOOL - 1.5 PER CLASSROOM (NOT INCLUDING PORTABLES) = 22 CLASSROOMS X 1.5 = **33 PARKING SPACES REQUIRED**

MINIMUM NUMBER OF BARRIER-FREE PARKING SPACES AS PER ZONING BYLAW TABLE 5.3.1:
TOTAL NUMBER OF PARKING SPACES IN ALL PARKING AREAS ON LOT (26 TO 100) = 47 X 4% = **2 (1.88) BARRIER-FREE PARKING SPACES REQUIRED**

MINIMUM NUMBER OF BICYCLE PARKING SPACES AS PER ZONING BYLAW TABLE 5.4.1:

ELEMENTARY SCHOOL - 0.25 PER CLASSROOM (NOT INCLUDING PORTABLES) = 22 CLASSROOMS X 0.25 = **6 (5.5) BICYCLE PARKING SPACES REQUIRED**

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NOV/21	01	ISSUED FOR SPA
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DATE	NO.	DESCRIPTION
01/21	01	ISSUED FOR SPA
04/21	02	ISSUED FOR SPA
07/21	03	ISSUED FOR SPA
10/21	04	ISSUED FOR SPA
01/22	05	ISSUED FOR SPA
04/22	06	ISSUED FOR SPA
07/22	07	ISSUED FOR SPA
10/22	08	ISSUED FOR SPA
01/23	09	ISSUED FOR SPA
04/23	10	ISSUED FOR SPA
07/23	11	ISSUED FOR SPA
10/23	12	ISSUED FOR SPA

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CLIENT
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OAKVILLE, ONT L4J 1T1

PROJECT NO.
2021-01-01

SCALE
As Indicated

DATE
2021-11-01

REVISIONS

NO.	DESCRIPTION	DATE
01	ISSUED FOR SPA	2021-11-01

PROPOSED SITE PLAN

A1.1