NORTH SERVICE RD WEST/ KERR STREET

PART 1, PLAN 20R-2590
P.I.N. 24828-0002 (LT)

PART 11, PLAN 20R-15377
PART 3, PLAN EX-224
P.I.N. 24828-0085 (LT)

(QUEEN ELIZABETH WAY ACCESS RAMP)

PART 2, PLAN EX-225

CONCESSION

4 MOLOK
A100 ISSUED FOR INFORMATION PURPOSES
SEE WEBSITE FOR FINISH INFO

Basic Container

SIZES AVAILABLE

SITE STATISTICS

	SM	SF	ACRES	%
GROSS SITE AREA	**6,782.0**	**73,108**	**1.678**	**100%**
LANDSCAPING SOFT LANDSCAPING	2,573.4	27,700	0.636	37.9%
LANDSCAPING - DECORATIVE PAVING	2,526.8	27,198	0.624	37.2%
TOTAL LANDSCAPING	5,100.3	54,899	1.260	75.1%
ASPHALT	2,932.1	31,561	0.725	43.2%
MISC (CURBING & WALKWAYS)	-1,996.6	-21,492	-0.493	-29.4%
GROUND FLOOR AREA (Lot Coverage)	**756.2**	**8,140**	**0.187**	**11.1%**
SECOND FLOOR	**720.9**	7,760		
THIRD FLOOR	**720.9**	7,760		
FOURTH FLOOR	**720.9**	7,760		
FIFTH FLOOR	**720.9**	7,760		
SIXTH FLOOR	**720.9**	7,760		
SEVENTH FLOOR	**720.9**	7,760		
GROSS FLOOR AREA	**5,081.8**	**54,700**	**1.256**	**0.748**

PARKING CALCULATION

1	**1 space per room**
2-6	**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, washroom, 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.

	RMS / SM	PER	RATIO	TOTAL
HOTEL - A - Rooms	114	1.0	1	114
HOTEL - B - NET FLOOR AREA (GROUND FLOOR)	609	30.0	1	20.3
TOTAL PARKING REQUIRED				135
PARKING PROVIDED				
PARKING AREA 1				46
PARKING AREA 2				49
TOTAL PARKING PROVIDED				95
SHORTFALL ZONING BYLAW		70%		-40
SHORTFALL / SURPLUS TO BRAND REQUIRMENT		83%		1

LOADING PARKING			ACCESSIBLE PARKING 5.3.1			
				REQUIRED	PROVIDED	COMPLY
REQUIRED	1	COMPLY	TYPE A	2	2	YES
			TYPE B	2	2	YES
PROVIDED	1	YES	TOTAL	4	6	

BICYCLING PARKING					
REQUIRED (2 + 0.25 / 1000 SM OF N.F.A	2	REQ'D		2	YES
	609	1000.0	25.0%	0.2	
PROVIDED				10	

ZONING INFORMATION - ZONING By-law 2014-014

OPA			COMPLY
MAJOR COMMERCIAL AREA	HOTEL		NO
ZONE			COMPLY
C3 - CORE COMMERICAL	HOTEL		NO
TABLE 10.3	C3		PROV.(SM/M)
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	3.5 YES
MAXIMUM FRONT YARD	17.5	m	
MAXIMUM FLAKAGE YARD	17.5	m	
MINIMUM FLAKAGE YARD	3	m	14 YES
MINIMUM FLAKAGE YARD - MTO	14	m	
MINIMUM INTERIOR SIDE YARD	0	m	21.43 YES
MAX BUILDING HEIGHT (Flat Roof)	n/a	m	21.11 YES
MAX TOTAL NFA FOR ALL OTHER USES OTHER THEN RETAIL STORES ON A LOT	67	%	100% NO
MIN LANDSCAPING COVERAGE	10	%	75.1% YES
PARAPET HEIGHT - TALLEST -REG. 4.6.3 "parapets"	2.0	m	3.3 NO
LANDSCAPE BUFFERS 4.11			
ABUTTING A STREET	3.0	m	1.50 NO
ABUTTING A COMMON PROPERTY LINE	2.0	m	2.00 YES
ABUTTING THE QEW OFF RAMP	14.0	m	14.00 YES
PARKING SETBACK FROM BUILDING	1.8	m	1.92 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 0.60	YES
LOADING STALL DIMENSION	3.5 X 12. X (4.2H)	YES
DRIVE ISLE	6	YES
AREAS OF PLAN THAT ARE NON COMPLIANT		

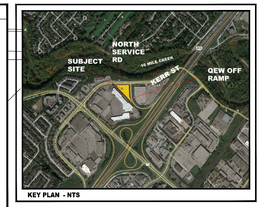
LEGAL LAND DESCRIPTION:

PART 10
REGISTERED PLAN 20R-15377
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

LOCATION OF BLDG PRINCIPAL ENTRANCES FOR PUBLIC, FIRE FIGHTERS AND BF USE
FREE STANDING SIGNS
FIRE HYDRANT
BIKE RACK - REFER TO LANDSCAPE DWGS
B/F DEPRESSED CURB/ RAMP TYPICAL) - AS PER 3.8.3.2(3) IN THE OBC 4.3.12 IN TOWN ACCESSIBILITY STANDARDS. THE RAMP SURFACE TO BE SLIP-RESISTANT AND INCORPORATE A TRUNCATED DOME DETECTABLE WARNING SURFACE. (4.4.15) THE SURFACE IS TO BE WITHIN A 600mm HIGH TOTAL WIDTH BOX START 150 - 200mm FROM THE BASE. ALSO EACH CENTRE RAMP TO BE ENTIRELY COLOURED: DARK GREY
LANDSCAPE ARCHITECT TO APPROVE THE COLOUR
SERVICE EXITS/ ENTRANCE POINTS
(S.C.) SIAMESE CONNECTION
PAINTED ISLAND /NO PARKING
DESIGNATED BARRIER FREE PARKING SPACE. REFER TO TOWN ACCESSIBLE STANDARD FOR PAINTED SYMBOL 4.3.12
SLOPE 3:1 REFER TO CIVIL
LOCATION OF LIGHT STANDARDS LS
PROPOSED LOCATION OF PAD MOUNTED TRANSFORMER (TO BE CONFIRM WITH LOCAL UTILITIES)
PROPOSED DECORATIVE FENCING / GUARD
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.FH. - PROP. FIRE HYDRANT
G.F.A. - GROSS FLOOR AREA
H.D. - HEAVY DUTY PAVING
L.H. - LIGHT DUTY PAVING
LB - LIGHT BOLLARD
LS - LIGHT STANDARD
BF - BARRIER FREE
BFFE - BASEMENT FFE
FFE - FINISHED FLOOR ELEVATION
CSW - CONC. SIDEWALK
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
SW - SIDEWALK



GENERAL NOTES:

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

ISSUE	BY	DESCRIPTION	DATE YY-MM-DD
7.2	DB	SPA 1ST SUBMISSION OPA ZBL -RESUBMISSION	20-01-28
6.3	DB	PRE-CONSULTATION (SPA)	19-11-12
5	DB	OPA / ZBL 4TH SUBMISSION REMOVED STRUCTURES IN MTO SETBACK	18-09-28
4	DB	OPA / ZBL 3RD SUBMISSION RESPONSE TO MTO 14m SETBACK	18-09-04
3	DB	OPA / ZBL 2ND SUBMISSION RESPONSE TO COMMENTS 18-06-22	18-07-31
2	DB	OPA / ZBL 1ST SUBMISSION	17-03-16
1	DB	PRE-CON	17-08-23

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.

PLOT DATE: 2020-02-06

DEVELOPMENT CONSULTANT:
1464 Cornwall Rd.
Oakville, Ontario,
L6J 7W5
API DEVELOPMENT CONSULTANTS Inc.

ARCHITECTS:
610 FORD DRIVE SUITE 338
OAKVILLE, ONTARIO L6J 7W4
SAI SAPLUS ARCHITECTS INC.

PROPERTY OWNERS:
Empresss Capital Group Ltd.
111 Ontona Crt.
Concord, Ontario
L4K 3M3

PROPERTY OWNERS:
THE ATLAS CORPORATION 111
Ontona Crt.
Concord, Ontario
L4K 3M3

NORTH SERVICE RD / KERR ST.
NORTH
HWY / QEW
PROJECT NORTH
ONTARIO ASSOCIATION OF ARCHITECTS
SEILIE EMILE EL DAOACHE'S LICENCE 7998
PROFESSIONAL CERTIFICATION

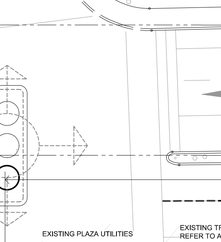
PROJECT
avid
AN IHG® HOTEL
_NORTH SERVICE ROAD,
OAKVILLE ONTARIO
PT 10 / RP; 20R-15377; NORTH SERVICE RD @ QEW RAMP

DRAWING TITLE
Site Plan
Z: 1517.18, OPA 1517.18

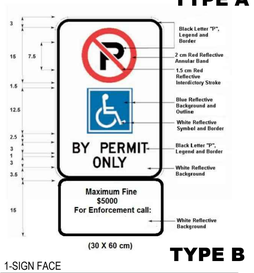
BY	CHECKED	ISSUED FOR
DB	LS	

PROJECT No. 17-026
SCALE 1:300
SHEET NO. A100
7.0 SHEET REV

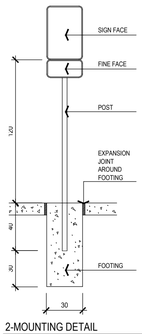
PATH: S:\2017\26.17\02b Oakville - Hotel Development (North Service Rd)\02- Drawings\3.2 - SPA\17-026-19.87 - Added Finish.vwx 1997 (Odile Bé - AVID) (Bill Pitch - Abbott Pitch).dwg



TYPE A



TYPE B



1-SIGN FACE

2-MOUNTING DETAIL

BARRIER FREE PARKING SIGNAGE REQUIRMENTS

- ALL HANDICAPPED PARKING STALLS SHALL BE DESIGNATED BY SIGNAGE AS PER BY-LAW
- ONE SIGN PER BAY IS REQUIRED UNLESS A ROW OF SEVERAL BAYS IS PROVIDED IN WHICH CASE, A SIGN AT EACH END OF THE ROW WITH APPROPRIATE DIRECTIONAL ARROWS AS PER DRAWING 3 - SIGN LOCATION FOR
- MULTIPLE PARKING STALLS IS ACCEPTABLE. THE REQUIRED SIGN(S) MUST BE MOUNTED AT LEAST 0.6m AND NOT MORE THAN 2.0m FROM THE FACE OF THE CURB AT A HEIGHT OF 1.2m ABOVE THE TOP OF CURB ELEVATE- TION. SIGNS MUST NOT OBSTRUCT THE SIDEWALK.
- WHERE AN UNOBSTRUCTED BUILDING FAE IS LOCATION NO MORE THAN 2.0m FROM THE FACE OF THE CURB AT THE HANDICAPPED BAY, THE REQUIRED SIGN(S) MAY BE MOUNTED ON THE BUILDING FACE.

POST

- 75mm DIAMETER GALVANIZED STANDARD STEEL PIPE, POST TO BE CAST IN PLACE IN 300mm DIAMETER CONCRETE FOOTING. OR
- REBOUNDING SIGN POST MOUNTED ON CURB. MANUFACTURE: IMPACT RECOVERY (http://www.impactrecovery.com/) STYLE: Sta-Rite Sign Posts. SIGN MOUNTING HEIGHT & SIGN AS PER TOWN ACCESSIBILITY STANDARDS

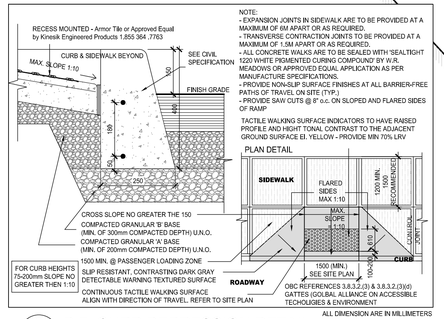
SIGN FACE

- 0.064 GAUGE ALUMINUM SIGN
- BLANK WHITE BACKGROUND
- HOLES-METRO PUNCH

MOUNTING

- THE SIGN FACE MUST BE SECURED TO A POST WITH TWO GALVANIZED 12mm HEX HEAD BOLTS AND NUTS WITH FLAT WASHERS ON BOTH SIDES.
- TO A MASONRY BUILDING FACE WITH TWO GALVANIZED 50mm LONG 6mm DIAMETER HEX-HEAD LAG BOLTS WITH FLAT WASHERS IN LEAD SHIELD MASONRY ANCHORS.
- TO A METAL BUILDING FACE WHERE THE MINIMUM METAL THICKNESS IS 2mm WITH TWO #10 PLATED, SELF-TAPPING SHEET-METAL SCREWS WITH FLAT WASHERS.

3 / A100 BARRIER FREE PARKING SIGN DET.
DWG IN CENTIMETERS
N/A



2 / A100 B.F. CURB DEPRESSION DETAIL
DETAIL FROM GAATES 2.1.5.1
SCALE 1:10 - BETTER BARRIER-FREE CURB RAMPS

1 / A100 SITE PLAN
1:300