

MOLOK

ISSUED FOR INFORMATION PURPOSES
SEE WEBSITE FOR FINISH INFO

SIZES AVAILABLE

Molok 300L (314mm diam)
Molok 800L (779mm diam)
Molok 1.3m (944mm diam)
Molok 3.0m (1144mm diam)
Molok 5.0m (1171mm diam)

SITE STATISTICS

	SM	SF	ACRES	%
GROSS SITE AREA	6,792.0	73,108	1.678	100%
MTO 14M BUFFER	1,124.6	12,105	0.278	17%
LANDSCAPING SOFT LANDSCAPING	779.0	8,386	0.193	11.5%
LANDSCAPING - DECORATIVE PAVING	306.6	3,301	0.076	4.5%
TOTAL LANDSCAPING	2,210.3	23,791	0.546	32.5%
ASPHALT MTO	607.2	6,536	0.150	8.9%
ASPHALT	2,945.6	31,706	0.728	43.4%
TOTAL ASPHALT	3,552.8	38,242	0.878	52.3%
MISC (CURBING & WALKWAYS)	270.9	2,916	0.067	4.0%
GROUND FLOOR AREA (Lot Coverage)	758.0	8,159	0.187	11.2%
SECOND FLOOR	727.3	7,828		
THIRD FLOOR	727.3	7,828		
FOURTH FLOOR	727.3	7,828		
FIFTH FLOOR	727.3	7,828		
SIXTH FLOOR	727.3	7,828		
SEVENTH FLOOR	726.8	7,823		
GROSS FLOOR AREA	5,121.1	55,123	1.265	0.754

PARKING CALCULATION

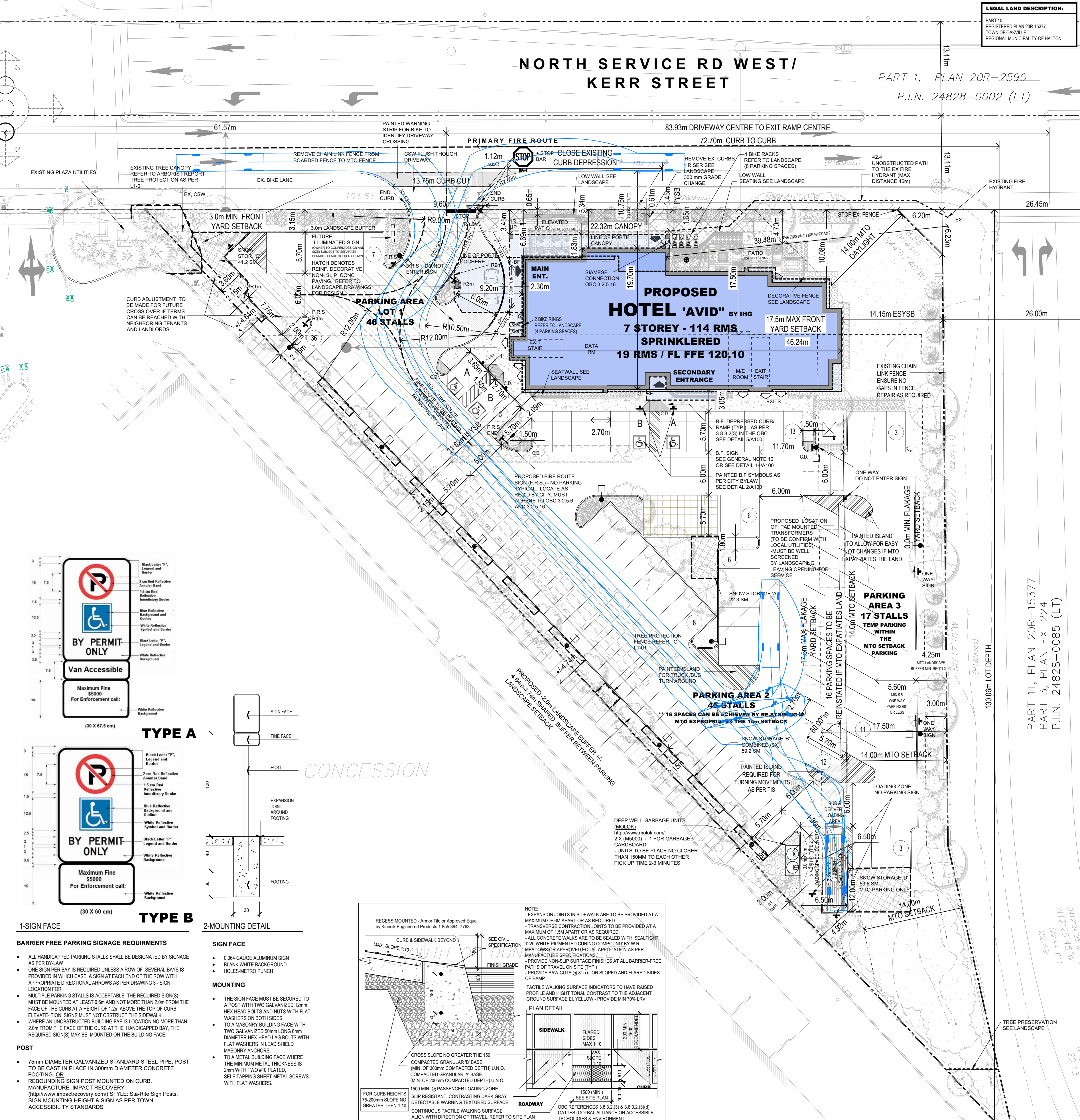
HOTEL	Rooms	RMS / SM	PER	RATIO	TOTAL
HOTEL - Rooms	114	0.8	1		91.2
TOTAL PARKING REQUIRED					
AS per bylaw 5.1.5 you only round the parking requirement up where the decimal is 0.25 or greater.					
PARKING PROVIDED					
PARKING AREA 1					46
PARKING AREA 2					45
SUB-TOTAL - See Note ***					
surplus 0					
PARKING AREA 3 - MTO PARKING					17
*** Note if MTO exceeds the 14m setback we will restrip 16 parking stalls note on the site plan					
TOTAL PARKING PROVIDED					
108					
LOADING PARKING					
REQUIRED	1	COMPLY	REQUIRED	PROVIDED	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	REQD	2		
PROVIDED	609	1000.0	25.0%	0.2	YES

ZONING INFORMATION - ZONING By-law 2014-014

OPA	HOTEL	COMPLY		
MAJOR COMMERCIAL AREA	HOTEL	YES		
ZONED	COMPLY			
CORE COMMERCIAL Map 19(14) H40-C3-SP-394 - 2020-073	HOTEL	NO		
TABLE 10.3	H40 - C3-394	PROV.(SM/M)		
MINIMUM LOT AREA	0.67	ha	0.679	YES
MINIMUM LOT FRONTAGE	N/A	m	104.79	YES
MINIMUM LOT DEPTH	N/A	m	130.06	YES
MINIMUM FRONT YARD	3	m	3.45	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	21.62	YES
MAX BUILDING HEIGHT (Flat Roof)	24	m	24	YES
MAX TOTAL NFA FOR ALL OTHER USES OTHER THEN RETAIL STORES ON A LOT	N/A	%	N/A	YES
MIN LANDSCAPING COVERAGE	10	%	32.5%	YES
PARAPET HEIGHT - TALLEST - REG. 4.6.3 "parapets"	2.9	m	2.90	YES

PARKING STANDARDS

	BY-LAW	COMPLIANT
PARKING STALL	2.7 x 5.7	YES
ACCESSIBLE PARKING STALL - TYPE A	3.65 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



3 BARRIER FREE PARKING SIGN DET.

A100 DWG IN CENTIMETERS N/A

2 B.F. CURB DEPRESSION DETAIL

A100 DETAIL FROM GAATES 2.1 S.1 SCALE 1:10 - BETTER BARRIER-FREE CURB RAMP

1 SITE PLAN

A100 1:300

LEGAL LAND DESCRIPTION:

PART 1 REGISTERED PLAN 20R-15377 TOWN OF OWASLE REGIONAL MUNICIPALITY OF HALTON

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

ABBREVIATIONS

C.D. - CURB DEPRESSION
P.F.H. - PROP. FIRE HYDRANT
G.F.A. - GROSS FLOOR AREA
H.D. - HEAVY DUTY PAVING
L.H. - LIGHT DUTY PAVING
L.B. - LIGHT BOLLARD
LS - LIGHT STANDARD
BF - BARRIER FREE
B.F.F.E. - BASEMENT FLOOR FINISHED FLOOR ELEVATION
CSW - CONC. SIDEWALK
T.B.D. - TO BE DETERMINED
T.R. - TO BE REMOVED
SM - SQUARE METERS
SF - SQUARE FEET
PROV. PROVIDED
REQD - REQUIRED
BS - BUS SHELTER
EX - EXISTING
F.A.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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY LOCATES 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 SHALL SUPPLY ALL FIRE ROUTE AND MANICAP SIGNS AS SET OUT IN THE TOWN BY-LAWS AND DESIGN CRITERIA.
- ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS FORWARD 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 HAULER SUBJECT TO DEMAND FOR PARKING.
- REBOUNDING SIGN POST MOUNTED ON CURB. MANUFACTURE IMPACT RECOVERY (MIR) (www.impactrecovery.com) STYLE: Sta-Rite Sign Posts. SIGN MOUNTING HEIGHT & SIGN AS PER TOWN ACCESSIBILITY STANDARDS.

ISSUE BY DESCRIPTION DATE

10.0	DB	SPA 2ND SUBMISSION APPROVED - 28A 2020-073	21-12-22
9.0	DB	OPA ZBL - RESUBMISSION ZONING COMMENT - LANDSCAPE BUFFERS	20-05-13
8.0	DB	OPA ZBL - RESUBMISSION TRAFFIC RESPONSE - ENT. ADJUSTMENTS	20-03-26
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 COORDINATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS. CHECKING OF DESCRIPTIONS.

DEVELOPMENT CONSULTANT:
7-1464 Cornwall Rd.
Oakville, Ontario,
L6J 7W5

ARCHITECTS:
55 ST. CLAIR AVE. W. SUITE 205
Toronto, Ontario M4V 2Y7

PROPERTY OWNERS:
Empress Capital Group Ltd.,
111 Ontario Ct.,
Concord, Ontario L4K 3M5

PROPERTY OWNERS:
THE ATLAS CORPORATION 111
Ontario Ct.,
Concord, Ontario L4K 3M5

NORTH SERVICE RD / KERR ST
17-026
21-12-23

ONTARIO ASSOCIATION OF ARCHITECTS
ANTHONY PICCOLI LICENSE 9707

PROJECT: **avid**
AN IHG HOTEL
EMPERESS ROAD,
OAKVILLE ONTARIO

PT 10 / RP 20R-15377: NORTH SERVICE RD @ GEW RAMP
DRAWING FILE

Site Plan
Z: 1517.18, OPA 1517.18, SP: 1517.001/01

BY: DB SB SEE ABOVE TABLE
PROJECT NO: 17-026
SCALE: 1:300
A100