

SITE PLAN NOTES

1. THIS DRAWING USES AN R-PLAN AND SURVEY OF EXISTING CONDITIONS CAD DRAWING BY J. H. GELBLOOM SURVEYING LIMITED THAT PROJECT NO. 19-160, DATED OCT 7, 2019, AS AN UNDERLAYMENT FOR THE SITE DESIGN TO LOCATE THE ASTON MARTIN / BENTLEY OAKVILLE BUILDING.
2. J. H. GELBLOOM SURVEYING LIMITED IS RESPONSIBLE FOR THE ACCURACY OF THE SITE SURVEY. CAD DRAWING (NOTED ABOVE) AS IT RELATES TO THE EXISTING SITE CONDITIONS (LEGAL SURVEY, PROPERTY LINES, SETBACKS, EXISTING STREETS AND ADJACENT BUILDINGS, VIEW TRIANGLE, EASEMENTS, LEASE LINES, AND ANY OTHER AGREEMENTS WITH THE LAND OWNERS).
3. WEIS/LGA IS RESPONSIBLE TO CONSTRUCT THE BUILDING AND HAVE SUPERIMPOSED THE BUILDING FOOT PRINT OF THE ASTON MARTIN / BENTLEY OAKVILLE BUILDING INTO THE J. H. GELBLOOM SURVEYING LIMITED CAD SITE SURVEY PLAN (AS NOTED ABOVE).
4. SITE WORK IN THE DRAWING IS FOR REFERENCE ONLY. REFER TO TRAFALGAR CIVIL SITE PLANS FOR ALL SITE RELATED WORK.

SITE PLAN LEGEND

REFER TO SITE PLAN NOTES	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	ASPHALT PAVING AREA
	PAINTED DIAGONAL REGION LINES
	FINISHED CONCRETE
	HEAVY DUTY CONCRETE PAVERS
	LANDSCAPED AREA REFER TO LANDSCAPE
	FIRE ACCESS ROUTE - HEAVY DUTY ASPHALT
	SNOW DEPOSIT AREA
	SNOW MELT SYSTEM AREA
	GRAVEL AREA
	ACCESSIBLE CURB RAMP CW TACTILE INDICATOR
	ACCESSIBLE PARKING SIGN
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	GAS METER REFER TO MECH
	PRINCIPAL BUILDING ENTRANCE
	EXIT
	PEDESTRIAN ACCESS DOOR
	NEW VEHICLE DELIVERY DOOR
	CAR OVERHEAD DOOR
	LAMP STANDINGS
	EVS CHARGING STATION - INSTALLED / ROUGH-IN

REFER TO A010 - ROOF PLAN FOR ROOF-TOP UNITS LOCATIONS AND SCHEDING
REFER TO A011 - PLANS FOR GRADE ELEVATIONS, CATCH-BASIN LOCATIONS
REFER TO LANDSCAPE PLANS FOR ALL LANDSCAPE ITEMS
REFER TO ELECTRICAL FOR ALL ELECTRICAL ITEMS

ISSUE DATE:

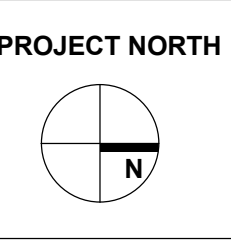
NO.	DATE	DESCRIPTION
1	2022.08.01	ISSUED FOR SPA PRE-SUBMISSION 1
2	2021.11.05	ISSUED FOR SPA
3	2021.09.13	ISSUED FOR BRANDS' DESIGN REVIEW

PROJECT:
ASTON MARTIN & BENTLEY DEALERSHIP

1333 NORTH SERVICE ROAD
OAKVILLE, ONTARIO

DRAWING TITLE:
SITE PLAN

PROJECT NO.: 19890
SCALE: As Indicated
DRAWN BY: Author
REVIEWED BY: Checker



DRAWING NO.:
A010

SITE STATISTICS			
ZONING:	E1 - EMPLOYMENT	E1 - EMPLOYMENT	
ADJUTING PROPERTIES:	EAST & WEST	E1 - EMPLOYMENT	
	NORTH	N - NATURAL AREA	
LOT AREA:	21,752.56 m ²	(5.175 ha = 12.88 Acres)	
LOT FRONTAGE:	44.07 m		
BUILDING AREA (1):	3,296.85 m ²	15.2% Coverage	
LANDSCAPED AREA:	5,238.07 m ²	24.1% Coverage	
HARD SURFACE AREA:	13,317.62 m ² (2)	60.8% Coverage	
SNOW STORAGE AREA:	1,955.50 m ²	15.1% (3)	
GFA:	GROUND FLR:	2,800.24 m ²	
	± SECOND FLR:	2,311.81 m ²	
	GROSS FLOOR AREA:	5,112.05 m ²	
FLOOR AREA, NET:	GROUND FLR:	2,438.89 m ²	
	± SECOND FLR:	2,069.89 m ²	
	NET FLOOR AREA:	4,498.78 m ²	
BUILDING HEIGHT:	ALLOWED:	PROPOSED:	
	30.0 m (4)	12.87 m	
PARKING:	REQUIRED:	PROVIDED:	
	1.0 / 100.0 m ² net flr area	107 TOTAL PARKING SPACES	
	= 45 Spaces (5)	+ 5 Barrier-Free Spaces (6)	
		+ 12 Customer Spaces (7)	
		+ 2 B.F. Spaces (7)	
		+ 128 Parking Spaces	
		+ 243 Overflow Spaces (8)	
BICYCLE PARKING:	REQUIRED:	PROVIDED:	
	2 + 0.25 / 1,000 m ² net flr area	3 Bicycle Racks	
	= 3 Spaces (9)	+ 6 TOTAL BIKE PARK SPACES	
SETBACKS:	REQUIRED:	PROVIDED:	
FRONT YARD:	3.0 m (Max.)	17.5 m (Max.)	28.94 m
MTO SETBACK:	14.0 m	14.0 m	
REAR YARD:	3.0 m (Max.)	163.482 m	
SIDE YARDS:	3.0 m (Max.)	3.0 m	
FLANKAGE YARD:	3.0 m (Max.)	17.5 m (Max.)	
BUILDING CLASSIFICATION: MULTIPLE OCCUPANCY: 3.2.2.60 'E' and 3.2.2.70 'B' F2			

1. As per O.B.C. 1.4.1.2.
2. Lot Area, minus (1) Building area, minus (2) Landscape area = 13,317.62 m² (includes 7,207.68 m² of gravel surface Overflow parking area)
3. Relative to all Hard Surface area incl. Overflow parking area
4. As the Lot abuts a highway corridor and the building will be >25m from a residential low area
5. Motor vehicle dealership - As per Zoning By-law 2014-014.
6. 1 + 2% of the total number of parking spaces
7. Spaces located within the 14.0m highway setback area do not count as parking spaces.
8. For Grand Touring Automobiles 'overflow' parking.
9. Employment Uses - As per Zoning By-law 2014-014.



SITE PLAN
1:300