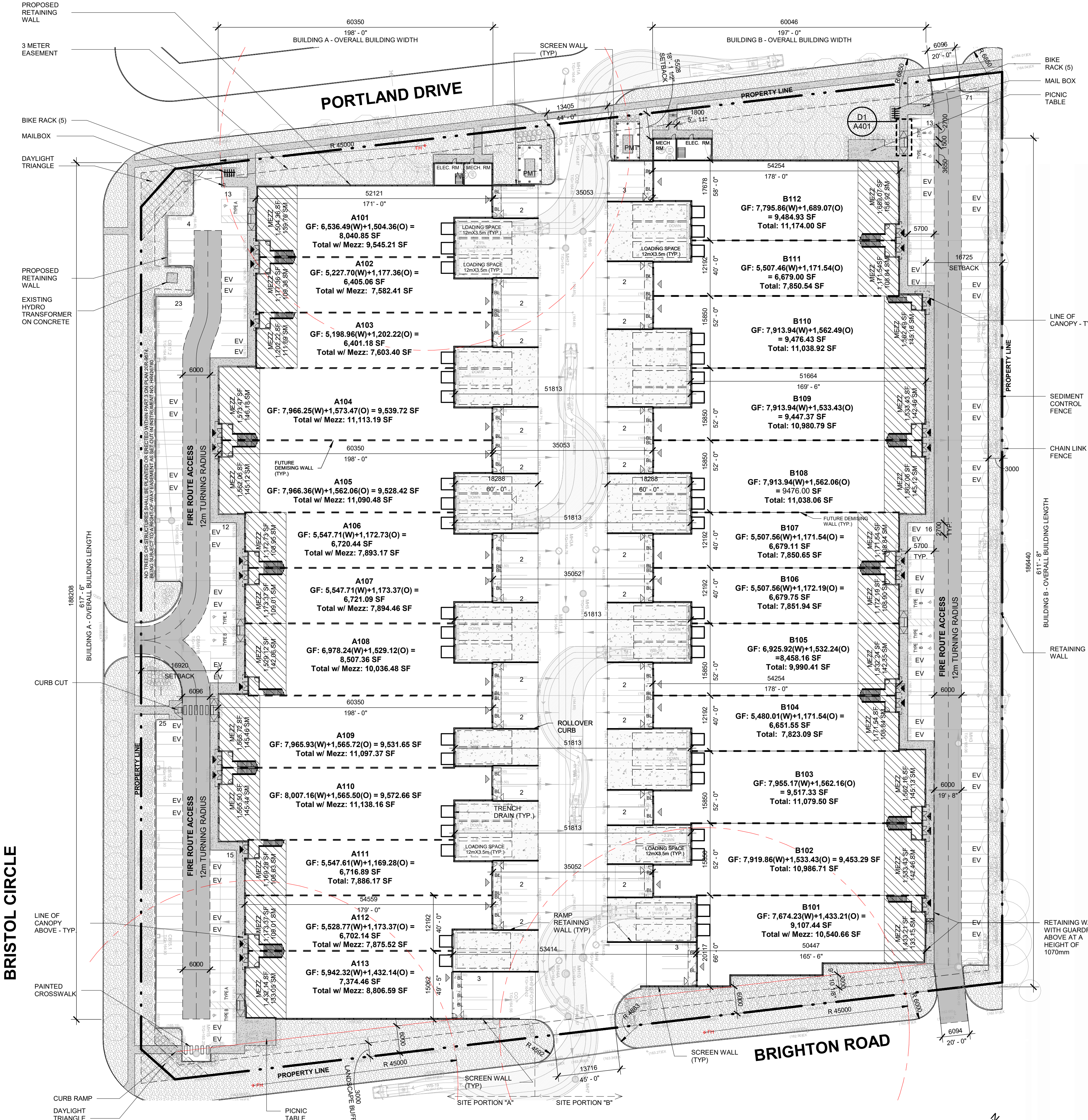


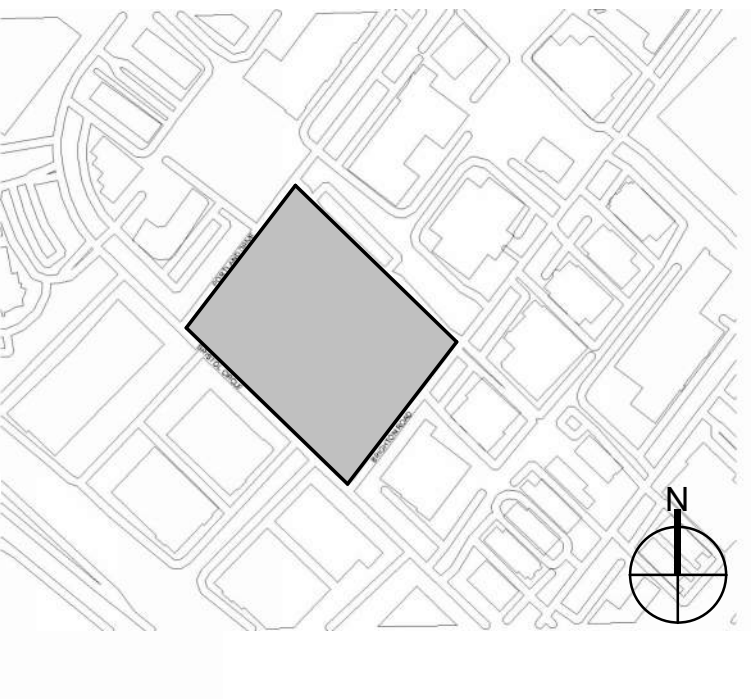
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GENERAL NOTES

- 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 INFORMATION	E2-SP 333

	REQUIRED	PROVIDED
MAX. BUILDING HEIGHT	N/A	Building A: 10.794 M Building B: 10.944 M
MIN. LOT AREA	N/A	3.77 HA
MIN. LOT FRONTAGE	30 M	30 M
MIN. FRONT YARD SETBACK	3.0 M	3.0 M
MAX. FRONT YARD SETBACK	N/A	3.0 M
MIN. FLANKAGE YARD	3.0 M	3.0 M
MAX. FLANKAGE YARD	N/A	3.0 M
EXTERIOR SIDE YARD SETBACK	3.0 M	3.0 M
MIN. INTERIOR SIDE YARD SETBACK	3.0 M	3.0 M
MIN. INT. SIDE YARD ABUTTING A LOT	15.0 M	15.0 M
MIN. INT. SIDE YARD ABUTTING ANY RAILWAY CORRIDOR	7.5 M	7.5 M
MIN. REAR YARD SETBACK	3.0 M	3.0 M
MIN. REAR YARD ABUTTING A LOT	15.0 M	15.0 M
MIN. REAR YARD ABUTTING ANY RAILWAY CORRIDOR	7.5 M	7.5 M

	REQUIRED	PROVIDED
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: 7800.26 - 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	TOTAL 119
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	TOTAL 126
TOTAL	340	245

	REQUIRED	PROVIDED
2, PLUS 0.25 PER 1,000 SM OF NET FLOOR AREA		
BUILDING A		PROPOSED PARKING
(11,107.74 / 1,000) x 0.25 = 3 2 + 3 = 5		BICYCLE PARKING SPACES = 5
TOTAL	5	
BUILDING B		PROPOSED PARKING
(10,981.64 / 1,000) x 0.25 = 3 2 + 3 = 5		BICYCLE PARKING SPACES = 5
TOTAL	5	
TOTAL	10	10

	LEVEL	GROSS CONSTRUCTION FLOOR AREA (GCEA)		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
BLOCK A	LEVEL 1	9,517.56	102,446.06	63.56	684.15	9,454.00	101,761.91
	MEZZ LEVEL	1653.74	17,800.69	-	-	1653.74	17,800.69
	TOTAL	11,171.30	120,246.76	63.56	684.15	11,107.74	119,562.60
BLOCK B	LEVEL 1	9,453.96	101,761.48	60.49	651.11	9,393.47	101,110.37
	MEZZ LEVEL	1,588.17	17,094.90	-	-	1,588.17	17,094.90
	TOTAL	11,042.13	118,856.38	60.49	651.11	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

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Suite 206
Toronto, Ontario M5A 3S5
647.931.9787
www.powersbrown.com

PROJECT TITLE

BRISTOL CIRCLE

2700 BRISTOL CIRCLE, OAKVILLE, ON. L6H 6E1

A PROJECT FOR

BEEDIE

OVERALL FLOOR PLAN LEGEND

- LANDSCAPE
- SIDEWALK PAVING
- FIRE TRUCK ROUTE
- HEAVY DUTY ASPHALT
- EV PARKING (ELECTRIC VEHICLE)
- FIRE HYDRANT
- CHAIN LINK FENCE
- SEDIMENT CONTROL FENCE
- SWM TANK
- EASEMENT
- MAIN ENTRANCE
- SERVICE ENTRANCE
- GRADE DOOR
- PROPERTY LINE
- BOLLARD
- MAILBOX
- LOADING SPACE 12mX3.5m

PARKING REQUIREMENTS *AS PER TOWN OF OAKVILLE Zoning (2014-014 BY-LAW)

	REQUIRED	PROVIDED
WAREHOUSE: 1 PER 100 SM (UP TO 7,500 SM) & 1 PER 200 SM (OVER 7,500 SM) OFFICE: 1 PER 35 SM		
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TOTAL	168	TOTAL 126
TOTAL	340	245

PROJECT AREA SCHEDULE

	%	SQUARE FEET	SQUARE METER	ACRE
GROSS LOT AREA	100	406,501.00	37,765.18	9.33
SITE COVERAGE		ALLOWED	PROPOSED	
			50%	

DATE	REVISION
2025-08-22	ISSUE FOR SPA
2025-12-19	RE-ISSUE FOR SPA
2026-05-22	RE-ISSUE FOR SPA

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

ULTIMATE SITE PLAN

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS

AMANDA ALLARD SANABRIA
LICENCE 7712

2026-05-22

SHEET NUMBER

AS101

ULTIMATE SITE PLAN

SCALE: 1: 500