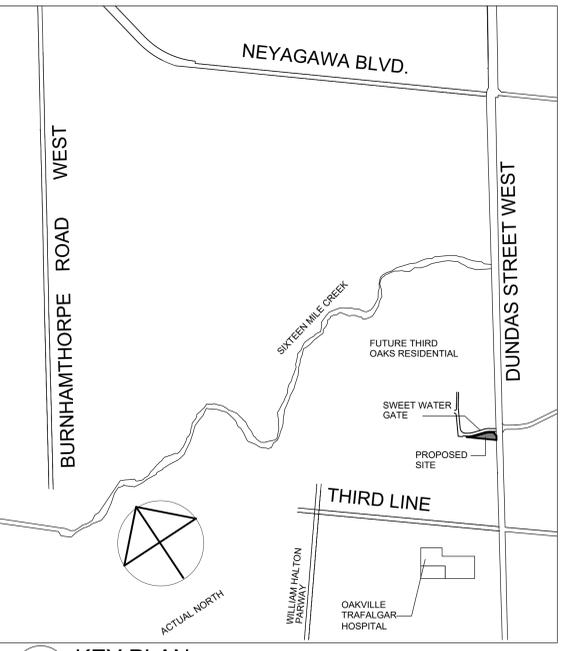


ONTARIO BUILDING CODE DATA MATRIX PART 3		BUILDING CODE REFERENCE
101	PROJECT TYPE	101.1.0
102	NEAR-POLYMER CONSTRUCTION	102.1.0
103	REINFORCED CONCRETE	103.1.0
104	PAVING AND ASPHALT	104.1.0
105	GRAVEL AND SOIL	105.1.0
106	MECHANICAL AND ELECTRICAL	106.1.0
107	MECHANICAL	107.1.0
108	MECHANICAL	108.1.0
109	MECHANICAL	109.1.0
110	MECHANICAL	110.1.0
111	MECHANICAL	111.1.0
112	MECHANICAL	112.1.0
113	MECHANICAL	113.1.0
114	MECHANICAL	114.1.0
115	MECHANICAL	115.1.0
116	MECHANICAL	116.1.0
117	MECHANICAL	117.1.0
118	MECHANICAL	118.1.0
119	MECHANICAL	119.1.0
120	MECHANICAL	120.1.0
121	MECHANICAL	121.1.0
122	MECHANICAL	122.1.0
123	MECHANICAL	123.1.0
124	MECHANICAL	124.1.0
125	MECHANICAL	125.1.0
126	MECHANICAL	126.1.0
127	MECHANICAL	127.1.0
128	MECHANICAL	128.1.0
129	MECHANICAL	129.1.0
130	MECHANICAL	130.1.0
131	MECHANICAL	131.1.0
132	MECHANICAL	132.1.0
133	MECHANICAL	133.1.0
134	MECHANICAL	134.1.0
135	MECHANICAL	135.1.0
136	MECHANICAL	136.1.0
137	MECHANICAL	137.1.0
138	MECHANICAL	138.1.0
139	MECHANICAL	139.1.0
140	MECHANICAL	140.1.0
141	MECHANICAL	141.1.0
142	MECHANICAL	142.1.0
143	MECHANICAL	143.1.0
144	MECHANICAL	144.1.0
145	MECHANICAL	145.1.0
146	MECHANICAL	146.1.0
147	MECHANICAL	147.1.0
148	MECHANICAL	148.1.0
149	MECHANICAL	149.1.0
150	MECHANICAL	150.1.0

LULLABO OAKVILLE - DESIGN BRIEF

CLASSROOMS	ROOM SIZE (S.F.)	# OF CLASSROOMS	# OF CHILDREN PER ROOM	TOTAL NUMBER OF CHILDREN	TOTAL NUMBER OF STAFF
SECOND FLOOR					
INFANTS	450	1	10	10	3
TODDLERS	475	2	15	30	6
PRESCHOOL	500	6	16	96	12
PRESCHOOL	750	1	24	24	2
KINDERGARDEN	750	0	26	0	0
TOTAL	5150	10		160	23
THIRD FLOOR					
INFANTS	450	0	10	0	0
TODDLERS	475	0	15	0	0
PRESCHOOL	500	6	16	96	12
PRESCHOOL	750	3	24	72	6
KINDERGARDEN	750	0	26	0	0
TOTAL	5250	9		168	18
TOTAL	10400	19		328	50
				OTHER STAFF	9
				TOTAL	328

GENERAL NOTES:
 1- ALL EXTERIOR LIGHTING DEVICES SHALL BE FULL CUT-OFF TO DIRECT ILLUMINATION DOWNWARD AND DARK SKY COMPLIANT TO REDUCE LIGHT POLLUTION AND SKY GLOW. IN ADDITION, LIGHTING SHALL COMPLY WITH THE TOWN'S PROPERTY STANDARD'S BY-LAW 2023-047 AND PUBLIC NUISANCE BY-LAW 2007-143, AS AMENDED.
 2- ALL GARBAGE AND REFUSE COMPACTION AND STORAGE AREA SHALL BE LOCATED WITHIN THE BUILDING AT UNDERGROUND PARKING LEVEL P1.
 3- SNOW SHALL BE REMOVED BY TRUCK AND TAKEN OFF SITE.



SURVEY INFORMATION:
 PLAN OF SURVEY OF BLOCK 214
 PLAN 20M-1255
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON
 PREPARED BY R-PE SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 643 CHRISLEA ROAD, SUITE 7
 WOODBRIDGE, ONTARIO L4L 8A3
 DATE: MAR.04.2025
 TEL: (416) 635-5000
 FAX: (416) 635-5001

SITE ANALYSIS
 LOT AREA: 2,672.21 S.M. (0.66 AC)
 BUILDING AREA:
 GROUND FL. (RETAIL/SERVICE COMMERCIAL/MEDICAL) 1,319.43S.M. (14,202.69S.F.)
 SECOND FLOOR (DAYCARE) 909.32S.M. (9,788.15S.F.)
 THIRD FLOOR (DAYCARE) 957.13S.M. (10,302.79S.F.)
 TOTAL GFA: 3,185.88S.M. (34,293.63S.F.)

COVERAGE: 49.37%
 TOTAL NUMBER OF STAFF FOR DAYCARE = 50
 TOTAL NUMBER OF CHILDREN FOR DAY CARE = 328
 PARKING STATISTICS:
 LEASABLE AREA:
 DAYCARE 1,613.52S.M. /40S.M.=41 SPACES
 RETAIL/SERVICE COMMERCIAL 840S.M. /30S.M.=28SPACES
 MEDICAL OFFICE 280S.M. /20S.M.=14 SPACES
 TOTAL PARKING REQUIRED = 83 SPACES
 TOTAL PARKING PROVIDED = 83 SPACES
 BIKE PARKING: 7% OF 83 SPACES = 6 SPACES

ZONING SA-SERVICE AREA EMPLOYMENT - DAYCARE PERMITTED

	PERMITTED	PROPOSED
LOT AREA:	2,672.21 S.M. (0.66 AC)	2,672.21 S.M. (0.66 AC)
HEIGHT	15 STOREYS	3 OR 15M.
MIN./MAX FLOOR SPACE INDEX	3	1.017
MIN. LOT FRONTAGE	15	25M.
MIN. FRONT YARD	3	3
MAX. FRONT YARD	6	3
MIN. FLANKAGE	3	3
MIN. REAR YARD SETBACK	7.5	-
MIN. LANDSCAPE AREA	10%	1,118.78 S.M. (41.0%)
FLOOR AREA	-	3,170.30 S.M. (34,125.93S.F.)

SYMBOL LEGEND

	MAN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN LOCATIONS
	ENTRANCE & EXIT VESTIBULES
	DIRECTION OF TRAFFIC FLOW
	LANDSCAPE ISLANDS: 150 CONC. CURB CONT. AS SHOWN ON LANDSCAPE - SEE LANDSCAPE DWG.
	PAINTED ISLANDS: PAINTED TRAFFIC ISLAND COLOUR AS PER PAINT SPEC.
	CURB-CUTS FOR ACCESSIBLE ACCESS
	GAS METER LOCATION (REFER TO MECHANICAL & CIVIL DRAWINGS)
	SNOW STORAGE
	EASEMENT
	PROPERTY LINE
	DESIGNATED FIRE-ROUTE (REFER TO CIVIL DRAWINGS FOR DETAILS)
	ACCESSIBLE PARKING SIGN
	ACCESSIBLE PARKING STALL
	FIRE HYDRANT AND VALVE (REFER TO TYPICAL SITE PLAN DETAILS)
	FIRE DEPT. CONNECTION
	ALTERNATIVE FUELING STATION
	GARBAGE ROOM
	ELECTRICAL ROOM
	MECHANICAL ROOM
	CART CORRAL
	BICYCLE RACK - LAYOUT CONFORMS TO "GUIDELINES FOR DESIGN & MANAGEMENT OF BICYCLE PARKING FACILITIES"
	ROOF DRAIN
	FIRE ANNUNCIATOR PANEL
	FIRE ALARM
	CANADA POST FACILITY
	LIGHTING REFERENCE (REFER TO ELECTRICAL DRAWINGS)
	FIRE-ROUTE SIGN
	IMPRESSED ASPHALT
	STOP SIGN & BAR

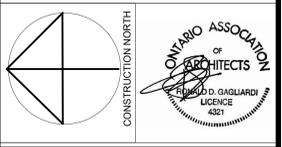
OWNER
 LULLABO NURSERY AND
 CHILDCARE CENTRE INC.

NO.	DATE	REVISIONS	BY
9	DEC.17.25	RE-ISSUED FOR SPA	RA
8	NOV.25.25	REVISIONS AS PER CITY COMMENTS	RA
7	NOV.10.25	REVISIONS AS PER CITY COMMENTS	RA
6	NOV.03.25	REVISIONS AS PER CITY COMMENTS	RA
5	AUG.25.25	SPA REVISIONS	RA
4	APR.01.25	SPA REVISIONS	RA
3	MAR.05.25	REVISIONS AS PER CITY COMMENTS	RA
2	NOV.14.24	ISSUED FOR RE-SUBMISSION	RA
1	AUG.31.24	ISSUED FOR 1ST SPA SUBMISSION	ET

DRAWING ISSUE

DATE	PARTICULARS	BY
	Issued for Design Approval	
	Issued for Site Plan Approval	
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Dwg.	

This drawing, as an instrument of service, is provided by and is the property of Venchiuratti Gagliardi Architect Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Venchiuratti Gagliardi Architect Inc. of any variations from the supplied information.
 Venchiuratti Gagliardi Architect Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work.
 Construction must conform to all applicable codes and requirements of authorities having jurisdiction. This drawing is not to be used for construction purposes until the architectural seal is signed by the Architect of Record.
 All architectural symbols indicated are graphic representations only.



VGA Venchiuratti Gagliardi Architect Inc.
 2651 John Street, Unit 18, Markham, ON L3R 2W5
 T 905-477-1065 F 905-477-1067
 www.vgarchitect.com

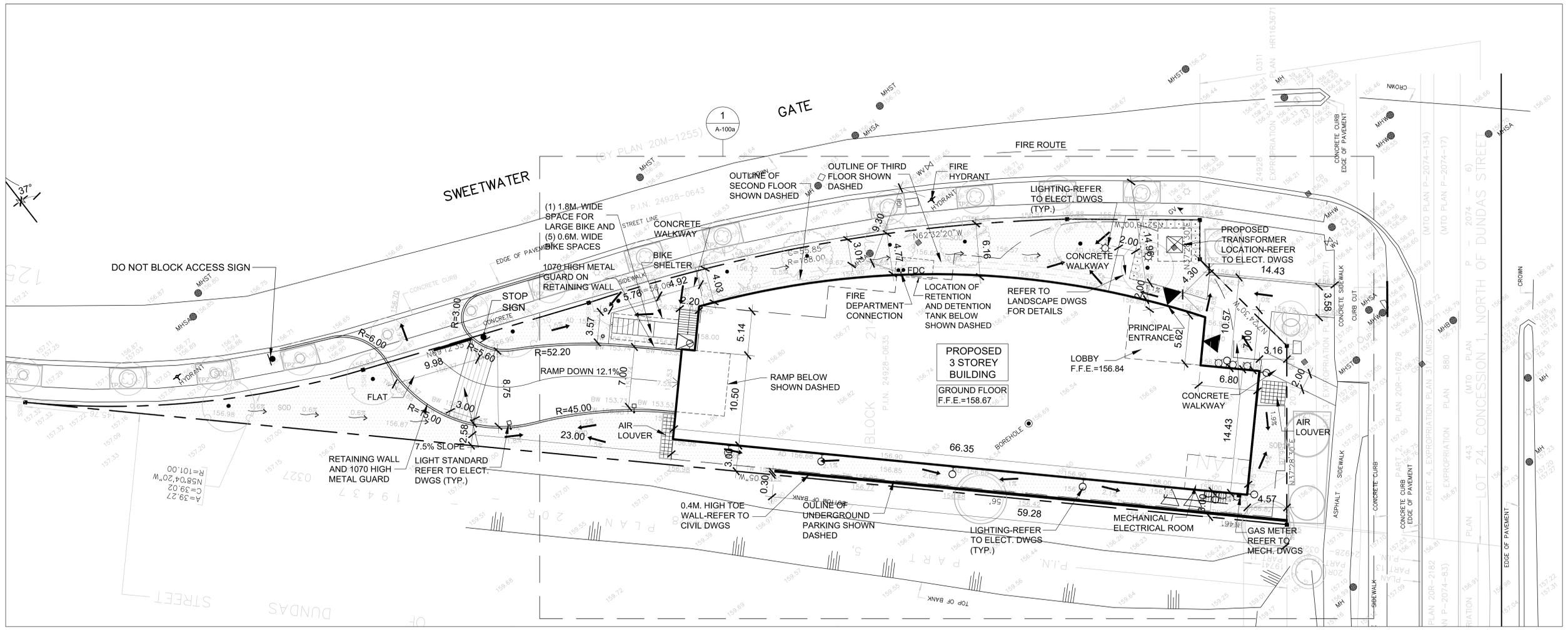
PROJECT
 PROPOSED
 THREE STOREY
 DAYCARE

3010 SWEETWATER GATE
 OAKVILLE, ONTARIO

DRAWING NAME
 SITE PLAN

SCALE	DATE OF DWG.	PROJECT NO.
1:200	DEC.17.2025	23019

DRAWN BY	SHEET NO.	PROJECT NO.
RA	A-100	23019
CHKD BY	(SPA NO. SP.1324.003.01)	
ET		



1 SITE PLAN
 A-100 SCALE: 1:200

LAST PLOTTING DATE: DEC.17.2025