

PATH: G:\W Drive\Bind Architecture\03 BIND Projects\2020\20039 8th Line Industrial\3.0 Drawings & Documents\3.3 Construction



1 SITE PLAN
SP001 1:200

DEVELOPMENT STATISTICS		
SITE ADDRESS LEGAL DESCRIPTION	1030 EIGHTH LINE, OAKVILLE, ON PART OF LOT 2, CONCESSION 2 PLAN 20R-7352	
ZONING SITE AREA	E2, SP3 5,686.68 SQ.M.	
BUILDING AREA	1,922.33 SQ.M.	
BUILDING COVERAGE PERCENT	33.8%	
HARDSCAPE: PAVING, SIDEWALKS AREA	2,464.74 SQ.M.	
HARDSCAPE PERCENTAGE	43.4%	
LANDSCAPING AREA	894.61 SQ.M.	
LANDSCAPING PERCENTAGE	15.7%	
DAYCARE PLAY AREA	405.0 SQ.M.	
DAYCARE PLAY AREA PERCENTAGE	7.1%	
ZONING REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT AREA	2,000 SQ.M.	5,686.68 SQ.M.
MINIMUM LOT FRONTAGE	30.0M	76.2M
FRONT YARD SET BACK	3.0M	15.18M
SIDE YARD SETBACK - NORTH	3.0M	20.03M
SIDE YARD SETBACK - SOUTH	3.0M	9.15M
REAR YARD SETBACK	3.0M	7.58M
HEIGHT OF BUILDING - MAXIMUM	N/A	4.88M
LANDSCAPING AREA	10%	22.8%
PARKING REQUIREMENTS		
PARKING STALLS - WAREHOUSE (1 PER 100.0 SQ.M., 1033.4 SQ.M.)	2	
PARKING STALLS - DAYCARE (1 PER 40.0 SQ.M., 888.9 SQ.M.)	23	
TOTAL PARKING	25	42
LOADING STALLS	1	1
ACCESSIBLE PARKING STALLS	2	2

- SITE PLAN NOTES**
- THE PROJECT IS LOCATED AT 1030 EIGHTH LINE. AN EXISTING SINGLE TENANT, 1-STORY INDUSTRIAL BUILDING IS BEING RETROFITTED, ALLOWING FOR 2 TENANTS. TENANT A IS A WAREHOUSE USE, AND TENANT B IS A DAYCARE.
 - THE BUILDING IS SEPARATED INTO TWO COMMERCIAL UNITS. CONSTRUCTION OF THE DEMISING WALL, AND INTERIOR CONSTRUCTION TO BE APPLIED FOR UNDER SEPARATE BUILDING PERMITS.
 - TWO EXISTING DRIVEWAY ENTRY POINTS ARE TO BE MAINTAINED.
 - THE THIRD DRIVEWAY ENTRY POINT (CENTRAL) TO BE REMOVED.
 - THE FORMER FRONT PARKING AREA TO BE UPDATED TO LANDSCAPING. SEE LANDSCAPE DRAWINGS FOR PLANTING DETAILS.
 - BUILDING ENTRY POINTS ARE EXISTING (PRIMARY ENTRY @ PARKING).
 - BUILDING EGRESS EXIT POINTS ARE EXISTING.
 - THE NORTH PARKING AREA IS EXISTING, AND IS ASPHALT. A PORTION OF THE NORTH PARKING AREA IS REMOVED, FOR A NEW PLAY AREA FOR THE DAYCARE.
 - A SERIES OF CONCRETE FILLED STEEL BOLLARDS PROTECTS THE SIDEWALK AND THE PLAY AREA.
 - THE SOUTH PARKING & DELIVERY ACCESS IS EXISTING. PAVING IS ASPHALT & GRAVEL, AND TO REMAIN AS-IS.
 - SEE 2/SP002 FOR EGRESS STAIR DETAILS.
 - NEW GARBAGE ENCLOSURE. SEE DETAIL 3/SP002 FOR PLAN, ELEVATIONS AND DETAILS FOR CONSTRUCTION.
 - EXISTING SOUTH DRIVEWAY EXTENDED, TO ALLOW FOR DELIVERY TRUCK AND GARBAGE TRUCK TURN-AROUND. SEE GRADING DRAWING FOR UPDATED GRADES AROUND TURN-AROUND.
 - PLAY AREA FOR DAYCARE. SEE DAYCARE PERMIT DRAWINGS FOR CONSTRUCTION DETAILS AND CONFIGURATION.
 - NEW LANDSCAPING AND TREES. SEE LANDSCAPE DRAWINGS FOR SPECIFICATIONS.
 - EXISTING LOADING DOCK. SEE TRANSPORTATION DRAWINGS FOR TRUCK TYPES AND TURNING DIAGRAMS.
 - WHEELCHAIR ACCESSIBLE PARKING SPACES, 2 IN TOTAL.
 - PAINTED HATCHED AREAS TO BE MARKED ON ASPHALT PAVEMENT, NO PARKING ZONES.
 - EXISTING PARKING SPACES IN NORTH PARKING AREA, 2.74m x 5.23m. PARKING SPACES TO BE EXTENDED, TO 6.0m.
 - NEW 1.8m SIDEWALK ALONG SOUTH SIDE OF BUILDING.
 - EXISTING 1.5m SIDEWALK ALONG EAST AND NORTH SIDE OF BUILDING TO BE WIDENED TO 1.8m.
 - NEW SIDEWALK WHEELCHAIR ACCESSIBLE DEPRESSION AND RAMP, SEE LANDSCAPE DRAWINGS.
 - EXTEND 1.8M CONCRETE SIDEWALK ALONG EDGE OF NORTH PARKING AREA, TO PROPERTY LINE (FUTURE CONNECTION TO REDEVELOPED EIGHTH LINE).
 - LOCATION OF BIKE PARKING (2 SPACES), 2.0m X 2.74m CONCRETE PAD, WITH INVERTED U SHAPE BIKE RACK (BLACK, 1 3/8" DIAMETER STEEL, 34" HEIGHT, 14 1/2" LENGTH). BIKE RACK CENTRED IN CONCRETE PAD.
 - EXISTING 6.00M WIDE FIRE ROUTE.



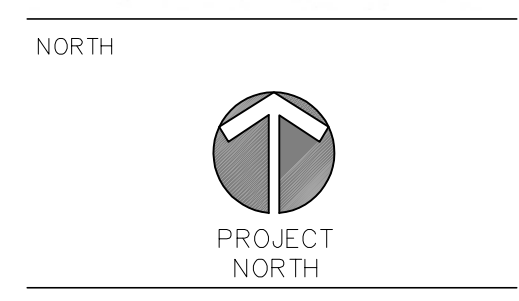
BIND ARCHITECTURE
3228 South Service Rd. Suite 100
Burlington, Ontario
L7N 3H8
Tel: 289.337.6199
www.bindarch.ca

Contact: Jeremiah Edmonds
jedmonds@bindarch.ca

NO.	ISSUED	DATE
1	ISSUED FOR PERMIT - SHELL	21-10-05
2	SITE PLAN APPLICATION REVIEW	22-05-04
3	SITE PLAN APPLICATION	22-08-31
4	SITE PLAN - ADDITIONAL INFORMATION	22-10-04
5	SITE PLAN - ADDITIONAL INFORMATION	22-10-24
6	SITE PLAN APPLICATION REVISIONS	22-10-24
7	SITE PLAN - FIRE ROUTE	23-08-28
8	SITE PLAN APPLICATION REVISIONS	23-08-14
9	SITE PLAN APPLICATION REVISIONS	23-11-21
10	SITE PLAN APPLICATION REVISIONS	24-03-04

NO.	REVISIONS	DATE

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.



EIGHTH LINE INDUSTRIAL RENOVATION
SITE PLAN APPLICATION
1030 EIGHTH LINE
OAKVILLE, ONTARIO

SHEET NAME
SITE PLAN

DRAWN BY **JJE**
CHECKED BY **JJE**
PLOT DATE **2024-03-04**
SCALE **1:150**
PROJECT NO. **20-039**

DRAWING

SP 001