

PATH: G:\W Drive\Bind Architecture\03 Projects\2020\20039_Bin Line Industrial 3.0 - Drawings & Documents\3.0 - Construction



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 BUILDING COVERAGE PERCENT HARDSCAPE: PAVING, SIDEWALKS AREA LANDSCAPING PERCENTAGE LANDSCAPING AREA LANDSCAPING PERCENTAGE	1,822.33 SQ.M. 33.5% 2,439.12 SQ.M. 42.9% 1,325.23 SQ.M. 23.3%	
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%	23.3%
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., 888.93 SQ.M.)	23	46
TOTAL PARKING	25	
LOADING STALLS	1	1
ACCESSIBLE PARKING STALLS	2	2
SITE PLAN NOTES		
<p>1 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.</p> <p>2 THE BUILDING IS SEPARATED INTO TWO COMMERCIAL UNITS. CONSTRUCTION OF THE DEMISING WALL, AND INTERIOR CONSTRUCTION TO BE APPLIED FOR UNDER SEPARATE BUILDING PERMITS.</p> <p>3 TWO EXISTING DRIVEWAY ENTRY POINTS ARE TO BE MAINTAINED</p> <p>4 THE THIRD DRIVEWAY ENTRY POINT (CENTRAL) TO BE REMOVED.</p> <p>5 THE PARKING AREA AND DRIVE AISLE TO BE RECONFIGURED. SEE SITE SERVICING DRAWINGS FOR CONSTRUCTION.</p> <p>6 BUILDING ENTRY POINTS ARE EXISTING.</p> <p>7 BUILDING EGRESS EXIT POINTS ARE EXISTING.</p> <p>8 THE NORTH PARKING AREA IS EXISTING. A PORTION OF THE NORTH PARKING AREA IS REMOVED, FOR A NEW PLAY AREA FOR THE DAYCARE.</p> <p>9 A SERIES OF CONCRETE FILLED STEEL BOLLARDS PROTECTS THE SIDEWALK AND THE PLAY AREA.</p> <p>10 THE SOUTH PARKING AREA IS EXISTING.</p> <p>11 SEE DETAIL 1/SPO02 FOR EGRESS STAIR DETAILS</p> <p>12 NEW GARBAGE ENCLOSURE. SEE DETAIL 2/SPO02 FOR PLAN, ELEVATIONS AND DETAILS FOR CONSTRUCTION.</p> <p>13 NEW RAMP CONNECTING PARKING AREAS, SEE SITE SERVICES DRAWINGS FOR RAMP SLOPE AND CONSTRUCTION.</p> <p>14 PLAY AREA FOR DAYCARE. SEE DAYCARE PERMIT DRAWINGS FOR CONSTRUCTION DETAILS AND CONFIGURATION.</p> <p>15 NEW LANDSCAPING AND TREES. SEE LANDSCAPE DRAWINGS FOR SPECIFICATIONS.</p> <p>16 EXISTING LOADING DOCK. SEE TRANSPORTATION DRAWINGS FOR TRUCK TYPES AND TURNING DIAGRAMS.</p> <p>17 WHEELCHAIR ACCESSIBLE PARKING SPACES, 2 IN TOTAL.</p> <p>18 HATCHED AREAS TO BE MARKED ON ASPHALT PAVEMENT, NO PARKING ZONES.</p> <p>19 EXISTING PARKING SPACES, 2.74m x 5.23m</p>		



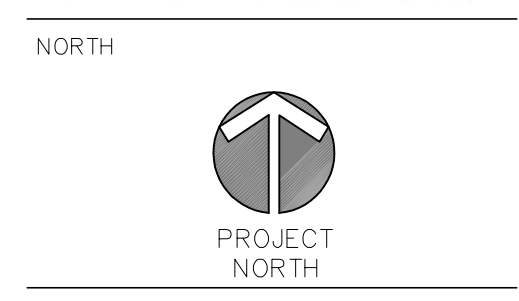
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NO.	ISSUED	DATE
1	ISSUED FOR PERMIT - SHELL	21-10-05
2	SITE PLAN APPLICATION REVIEW	22-05-04
3	SITE PLAN APPLICATION	22-08-31

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 **2022-08-31**
SCALE **1:150**
PROJECT NO. **20-039**

DRAWING

SP 001

1 SITE PLAN
SP001 1:200