



PROJECT NORTH		TRUE NORTH	
NO.	ISSUED	BY	DATE
1.	FOR PRE-CONSULTATION	IP	06.17.2022
2.	FOR SPA	IP	11.15.2022
3.	RE-ISSUED FOR SPA	IP	11.29.2022
4.	FOR S.P.A (2ND SUBMISSION)	IP	06.01.2023
5.	FOR S.P.A (3RD SUBMISSION)	IP	08.22.2023
6.	ISSUED FOR BUILDING PERMIT	IP	09.22.2023
7.	FOR S.P.A (4TH SUBMISSION)	IP	10.17.2023

LEGAL DESCRIPTION:
 PART OF BLOCK 2
 REGISTERED PLAN 20M-492
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON

LEGEND 2:
 CONCRETE SIDEWALK
 PEDESTRIAN CIRCULATION

NOTE:
 GARBAGE SHALL BE STORED
 INTERNAL TO THE BUILDING

LEGEND 1:

[Symbol]	CONCRETE CURB
[Symbol]	HC RAMP
[Symbol]	MAN DOOR LOCATIONS
[Symbol]	OVERHEAD DOOR
[Symbol]	FIRE HYDRANT
[Symbol]	LIGHT POLE
[Symbol]	TRANSFORMER
[Symbol]	LANDSCAPED AREA
[Symbol]	PAINTED LINES
[Symbol]	STOP BAR
[Symbol]	BARRIER-FREE SIGN
[Symbol]	STOP SIGN
[Symbol]	FIRE ROUTE SIGN
[Symbol]	WALL MOUNTED LIGHT

SITE STATISTICS:

LOT AREA:	6,525 SM
GROSS FLOOR AREA:	
GROUND FLOOR:	3,256 SM
MEZZANINE:	311 SM
TOTAL:	3,567 SM
NET FLOOR AREA:	
GROUND FLOOR:	2,998 SM
MEZZANINE:	300 SM
TOTAL:	3,298 SM
COVERAGE:	49.9 %
LANDSCAPED AREA:	1,245 SM
	19% OF LOT AREA
LANDSCAPED COVERAGE OF FRONT YARD:	
REQUIRED FRONT YARD:	226.7 SM
PROVIDED LANDSCAPING:	226.7 SM
COVERAGE:	100%
LANDSCAPED COVERAGE OF FLANKAGE YARD:	
REQUIRED FLANKAGE YARD:	276 SM
PROVIDED LANDSCAPING:	238.6 SM
COVERAGE:	86.4%
SNOW STORAGE AREA:	128 SM
	2% OF LOT AREA
	6.3% OF PAVED AREA
BUILDING HEIGHT:	13.448 M
PARKING REQUIRED:	
NET FLOOR AREA	1/100 SM 3,298 SM
	= 33 SPACES
TOTAL PARKING REQUIRED:	33 SPACES
(INCLUDING 2 ACCESSIBLE PARKING SPACES)	
PARKING PROVIDED:	33 SPACES
(INCLUDING 2 ACCESSIBLE PARKING SPACES)	
LOADING SPACES REQUIRED:	NOT REGULATED
LOADING SPACES PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	
• BUSINESS OFFICE AREA:	
1 / 1000 SM NET AREA (MINIMUM 2)	= 2 SPACES
• EMPLOYMENT	
2 + 0.25 / 1000 SM NET AREA	= 3 SPACES
TOTAL BICYCLE PARKING REQUIRED:	= 5 SPACES
BICYCLE PARKING PROVIDED:	5 SPACES
4 EXTERNAL SPACES + 1 INTERNAL SPACE	

5.	STORAGE MEZZANINE ADDED	I.P.	09.08.2023
4.	UPDATED FOR 3RD SUBMISSION	I.P.	08.22.2023
3.	UPDATED FOR 2ND SUBMISSION	I.P.	06.01.2023
2.	TENANT SPACE DELETED	I.P.	01.27.2023
1.	LEGEND 2	I.P.	11.29.2022

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GLUCK PARTNERSHIP ARCHITECTS INC.
 156 DUNCAN MILL ROAD, SUITE 5
 TORONTO, ONTARIO M3B 3N2
 TEL 416 498 0201

PREMIER POLY PRODUCTS INDUSTRIAL DEVELOPMENT
 2855 PORTLAND DRIVE
 OAKVILLE, ONTARIO

SITE PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
 THOMAS GLUCK LICENCE 2849

DRAWN:	I.P.
CHECKED:	T.G.
SCALE:	1:200
DATE:	APRIL 07, 2022
PROJECT:	2218
DRWG. NO.:	

A-1.0

4th SUBM. OCT. 17, 2023