

LULLABOO 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
				OTHER STAFF	9
TOTAL	10400	19		328	50

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
WOODBIDGE, ONTARIO L4L 8A3
DATE: MAR.04,2025
TEL: (416) 635-5000
FAX: (416) 635-5001

SYMBOL LEGEND	
	MAIN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN LOCATIONS
	ENTRANCE & EXIT VESTIBULES
	DIRECTION OF TRAFFIC FLOW
	LANDSCAPE ISLANDS - 15% CONC. CURB CUT AS SHOWN CON LANDSCAPE - SEE LANDSCAPE SHEET
	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 PAVING)
	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 CORAL
	BICYCLE RACK LAYOUT CONFORMS TO "GUIDELINES FOR DESIGN & MANAGEMENT OF BICYCLE PARKING FACILITIES"
	ROAD
	FIRE ANNUNCIATOR PANEL
	FIRE ALARM
	CANADA POST FACILITY
	LIGHTING REFERENCE (REFER TO ELECTRICAL DRAWINGS)
	FIRE-ROUTE SIGN
	IMPRESSED ASPHALT
	STOP SIGN & BAR

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
NO.	DATE	REVISIONS	BY

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

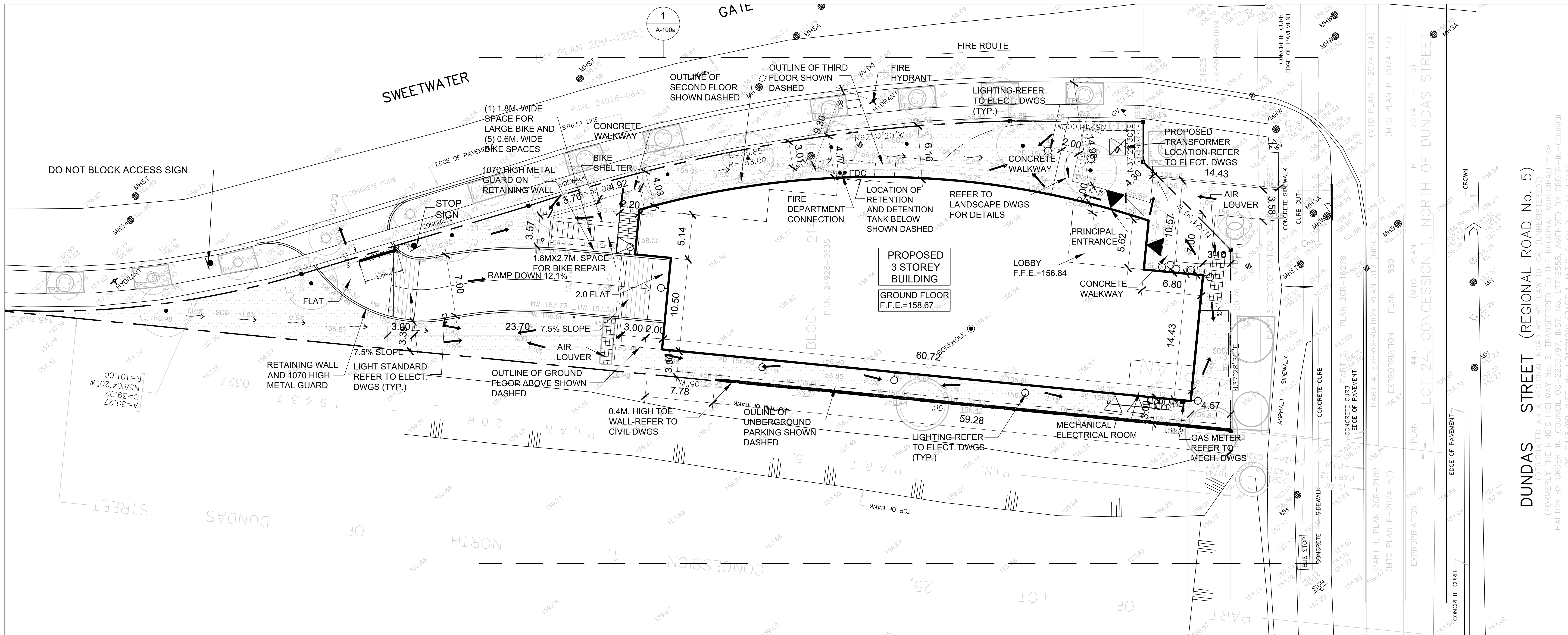
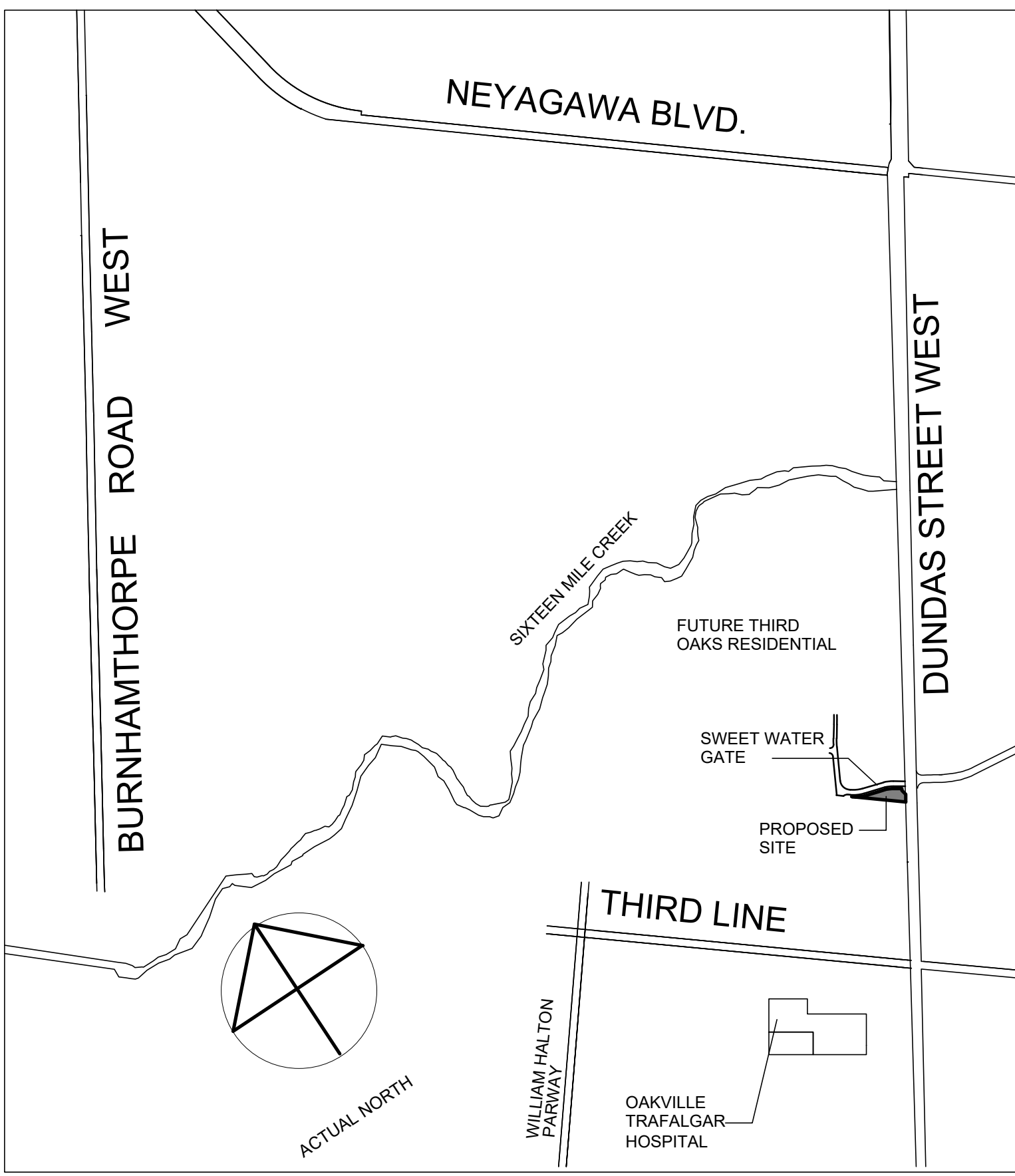
PARKING STATISTICS:

LEASABLE AREA:

DAYCARE 1,613.52S.M./405.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)
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.)



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.s.	

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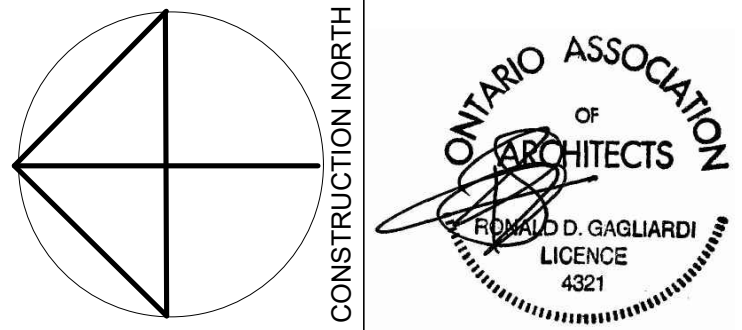
Venechiara Gargiardi Architect Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work.

Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor is responsible for obtaining all necessary permits.

Venechiara Gargiardi Architect Inc. is not responsible for any environmental conditions, geotechnical conditions or any pollutants found on site.

All architectural symbols indicated are graphic representations only.

This drawing is not to be used for construction purposes until the Architectural seal is signed by the Architect of Record



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www.vgarch.net

PROJECT		
<div>PROPOSED THREE STOREY DAYCARE</div>		
3010 SWEETWATER GATE OAKVILLE, ONTARIO		
DRAWING NAME		
SITE PLAN		
SCALE	DATE OF DWG	PROJECT NO.
1:200	AUG 25, 2025	23019
DRAWN BY	SHEET NO.	<div>A-100</div> <div>(SPA NO. SP.1324.003.01)</div>
RA		
CHKD BY		
ET	P:\031019 - Two story Daycare\031019\Drawings\1 - Preliminary\Site\031019-01.DWG	