

DRAWING LEGEND

- PRINCIPLE ENTRANCE
- EXIT/EGRESS DOOR
- AT-GRADE OVERHEAD DOOR
- DOCK LEVEL OVERHEAD DOOR
- LANDSCAPED AREA
- CONCRETE SIDEWALK
- FLUSH CURB WITH TACTILE WARNING INDICATOR
- PAINTED ACCESS AISLE 1.5 M wide
- PAINTED PEDESTRIAN CROSSING
- POURED CONCRETE APRON
- HEAVY DUTY ASPHALT
- DESIGNED LANDING SPACE 3.5 m wide x 12.5 m long x 4.2 m vertical
- SNOW STORAGE AREAS
- 2.70 m HIGH BLACK VINYL COATED CHAINLINK FENCE
- 2.43 m HIGH BLACK VINYL COATED CHAINLINK FENCE
- CONCRETE WALL
- RETAINING WALL - REFER TO CIVIL
- DOOR
- STEEL GUARD / HANDRAIL
- SINGLE HOOP TANDEM BIKE RACK (1.2 M X 1.8 M)
- WALL PACK LIGHT
- PROPOSED YARD HYDRANT
- PARKING STALL - 2.70 m x 5.70 m
- BARRIER-FREE STALL (TYPE A) - 3.65 m x 5.70 m
- BARRIER-FREE STALL (TYPE B) - 2.70 m x 5.70 m
- PARKING COUNT
- STEEL PIPE BOLLARD (SAFETY YELLOW)
- EV CHARGING POST - DESIGNATING PARKING
- 1.2 m HIGH BLACK VINYL COATED CHAINLINK FENCE

DRAWING NOTES

- FIRE DEPARTMENT CONNECTION - REFER TO CIVIL
- EXISTING STREET HYDRANT
- NEW YARD HYDRANT - REFER TO CIVIL
- POURED CONCRETE TOE WALL - REFER TO CIVIL
- TANDEM BIKE RACK - 1.2m x 1.8m TYP.
- MECHANICAL ROOM
- ELECTRICAL ROOM
- POURED CONCRETE RETAINING WALL - REFER TO CIVIL
- POURED CONCRETE STAIRS - REFER ALSO TO CIVIL
- STEEL TUBE GUARD (1.1m HIGH WITH VERTICAL PICKETS)
- TRENCH DRAIN WITH GALVANIZED GRATE
- FUTURE DEMISING WALL
- EXTENTS OF SECOND FLOOR
- OUTLINE OF ENTRANCE CANOPY OVER
- RESERVED
- STACKED WALL MOUNTED GAS METERS WITH CONCRETE FILLED BOLLARDS - REFER TO MECHANICAL
- MAILBOX (AS PER CP GUIDELINES)
- PAD MOUNTED TRANSFORMER - REFER TO ELECTRICAL

SURVEY INFORMATION

PLAN OF SURVEY WITH TOPOGRAPHY OF PART OF LOT 34 CONCESSION 3 SOUTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF TRAFALGAR) TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON SPEIGHT, VAN NOSTRAND & GIBSON LIMITED ONTARIO LAND SURVEYORS 2020

THE REPRESENTATION AND STATEMENT ON THIS PLAN OF SURVEY WAS MADE BY THE SURVEYORS ON THE BASIS OF THE INFORMATION PROVIDED TO THEM BY THE CLIENT AND THEIR OWN FIELD AND OFFICE WORK.

ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK O.B.M. #98.

BEARING NOTE

BEARINGS SHOWN HEREON ARE UTM GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF SUPERIOR COURT AS SHOWN ON PLAN 208-17477, HAVING A BEARING OF N44°23'40"E.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT,
2. THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM,
3. THE SURVEY WAS COMPLETED ON MARCH 17TH, 2020.

DATE: MARCH 18th, 2020
D. A. WILSON
ONTOARIO LAND SURVEYORS
2127522

- ### LEGEND
- SYMBOLS FOR SURVEY MONUMENTS, PLANTINGS, AND OTHER FEATURES.
 - SYMBOLS FOR CONCRETE, ASPHALT, AND OTHER MATERIALS.
 - SYMBOLS FOR UTILITIES AND SERVICES.

GENERAL NOTES

- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
- REFER TO DRAWINGS AND REPORTS PREPARED BY: SITE SERVICES AND GRADING BY: COUNTERPOINT ENGINEERING -TRAFFIC BY: DILLON CONSULTING -LANDSCAPING BY: INSITE LANDSCAPE ARCHITECTS
- ELECTRICAL SERVICES BY: EMBS CONSULTING ENGINEERS
- WASTE AND RECYCLING CONTAINERS SHALL BE STORED INTERNALLY AND COLLECTED UNDER PRIVATE CONTRACT.
- WASTE AND RECYCLING CONTAINERS SHALL BE PROVIDED AT ALL BUILDING ENTRANCES.
- SNOW STORAGE (refer to Site Plan for extent): 2741.13 m² REQUIRED (15% OF PARKING AREAS - 18,274.1875 m²) 2751.22 m² PROVIDED (landscaped areas + 3 surplus standard parking spaces)
- FIRE ROUTES SHALL:
6.1. BE A MINIMUM OF 6.0M CLEAR WIDTH WITH A CENTERLINE TURNING RADIUS NO LESS THAN 12.0M IN ACCORDANCE WITH O.B.C. 3.2.5.6.(1)(a) AND (b).
6.2. HAVE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M IN ACCORDANCE WITH O.B.C. 3.2.5.6.(1)(d).
6.3. BE DESIGNED TO SUPPORT FIRE FIGHTING EQUIPMENT IN ACCORDANCE WITH O.B.C. 3.2.5.6.(1)(e).
- PAVEMENT MARKINGS SHALL BE "WHITE" FOR VEHICULAR STALLS AND "YELLOW" FOR STRIPPED AREAS.
- TRAFFIC CONTROL SIGNAGE & PAVEMENT MARKINGS SHALL MEET TOWN OF OAKVILLE STANDARDS.
- ILLUMINATION SHALL BE DIRECTED DOWN AND AWAY FROM ADJACENT PROPERTIES - ALL LIGHTING DEVICES SHALL BE FULL CUT-OFF AND NIGHT SKY FRIENDLY, AND SHALL BE MITIGATED AT THE SOURCE SO THAT NO LIGHT (0.01%) WILL BE DIRECTLY PROJECTED ONTO ADJACENT PROPERTIES' SIGNAGE INDICATED SHALL BE USED FOR SITE PLAN PURPOSES ONLY AND IS NOT INTENDED TO INDICATE CONFORMANCE WITH THE SIGN BY-LAW. SIGNAGE IS UNDER A SEPARATE PERMIT THROUGH MUNICIPAL ENFORCEMENT SERVICES.
- EXPOSED CONCRETE WALLS AND FOUNDATIONS SHALL BE FREE OF DEFECTS AND PROVIDED WITH A SMOOTH SANDBLAST FINISH.
- BUILDING PERMIT ISSUANCE SHALL BE SUBJECT TO THE BUILDING PERMIT DRAWINGS NOT BEING IN CONTRAVENTION WITH THESE APPROVED PLANS AND DRAWINGS INCLUDING, BUT NOT LIMITED TO THE EXTERIOR DESIGN OF THE BUILDING AND EXTERIOR BUILDING MATERIALS.

PARKING CALCULATIONS (Buildings I, II and III)

MINIMUM NUMBER OF PARKING SPACES REQUIRED (Table 5.2.1 of By-Law 2014-01/September 8, 2020):
Industrial: 1 / 100 sm
Note: Office areas will not exceed 25% of the total net area.
Building I (total net area = 6744.2 sm) = 67.4
Building II (total net area = 6448.1 sm) = 64.5
Building III (total net area = 5997.7 sm) = 59.9
TOTAL SPACES PROVIDED = 193 spaces
TOTAL SPACES REQUIRED = 272 spaces
minimum dimensions of parking space: 2700 mm x 5700 mm

BARRIER-FREE PARKING REQUIREMENTS
minimum barrier-free spaces required = 2 + 2% of total parking spaces (required) = 2 + (2% of 193 spaces) = 6 spaces
(Table 5.3.1 of By-Law 2014-01)
TOTAL BARRIER-FREE SPACES REQUIRED = 6 spaces
TOTAL BARRIER-FREE SPACES PROVIDED = 3 spaces
Type A / 3650 x 5700 Barrier-free provided = 3 spaces
Type B / 2700 x 5700 Barrier-free provided = 3 spaces

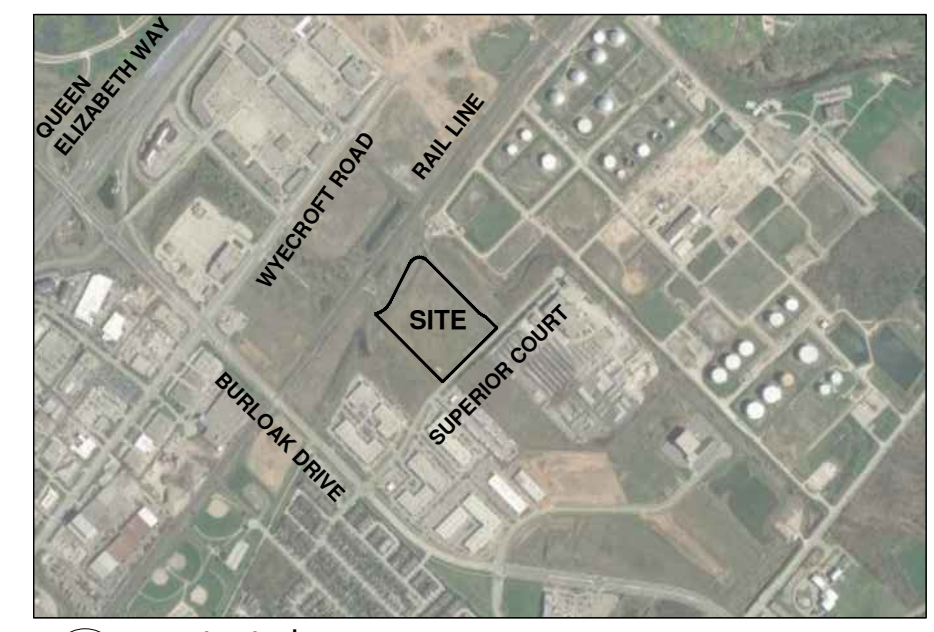
BICYCLE PARKING CALCULATIONS (Buildings I, II and III)

BICYCLE PARKING REQUIREMENTS (Table 5.4.1 of By-Law 2014-01/4)
Minimum spaces required = 2 + 0.25 x 1000.00 sm net floor area
minimum area for tandem space = 1.2 m X 1.8 m.

BUILDING I (total net area = 6754.9 sm)
= 2 + (0.25 x 6754.9 sm / 1000 sm) = 2 + 1.69 = 3.69 = 4 spaces
TOTAL BICYCLE SPACES REQUIRED = 4 spaces
TOTAL BICYCLE SPACES PROVIDED = 4 spaces

BUILDING II (total net area = 6454.8 sm)
= 2 + (0.25 x 6454.8 sm / 1000 sm) = 2 + 1.61 = 3.61 = 4 spaces
TOTAL BICYCLE SPACES REQUIRED = 4 spaces
TOTAL BICYCLE SPACES PROVIDED = 4 spaces

BUILDING III (total net area = 6004.1 sm)
= 2 + (0.25 x 6004.1 sm / 1000 sm) = 2 + 1.50 = 3.50 = 4 spaces
TOTAL BICYCLE SPACES REQUIRED = 4 spaces
TOTAL BICYCLE SPACES PROVIDED = 4 spaces



SITE STATISTICS

ZONING BY-LAW	EMPLOYMENT ZONE E2 - (BUSINESS EMPLOYMENT) No. 2014-14 (The Corporation of the Town of Oakville)
SITE AREA	4.05 hectares (10.0 acres) (40,468.482 s.m.)
MINIMUM LANDSCAPED AREA	REQUIRED: 10% OF SITE AREA PROVIDED: 10% (= 4058.63/40468.48 = 10.03%)

BUILDING CLASSIFICATION (Buildings I, II and III)

CLASSIFIED UNDER ONTARIO REGULATION 332/12 OBC 3.2.2.69.B. GROUP F, DIVISION 2 UP TO 4 STOREYS, SPRINKLERED 2 STOREY, MAXIMUM BUILDING AREA = 9000 S.M.
Building I - Proposed Building Area = 5712.33 s.m. (2 storey) and Building II - Proposed Building Area = 5476.01 s.m. (2 storey) and Building III - Proposed Building Area = 5318.32 s.m. (2 storey).

EFFECTIVE RESTRICTIONS:

- (a) Floor assemblies shall be fire separations with a fire-resistance rating not less than 1 hour, and
- (b) Mezzanines shall have a fire-resistance rating not less than 1 hour, and
- (c) Loadbearing walls, columns and arches shall have a fire resistance rating not less than that required for the supported assembly.

BUILDING AREAS (Buildings I, II and III)

BUILDING I:	BUILDING AREA:	5712.33 sm
GROSS FLOOR AREA:	GROUND FLOOR:	Industrial 4074.8 sm Office 1637.6 sm
SECOND FLOOR:	Industrial	1637.6 sm
TOTAL		7349.9 sm

NET FLOOR AREA (DEDUCTIONS AS PER TOWN OF OAKVILLE ZONING BY-LAW 2014-14 DEFINITION exterior walls, demising walls, utility rooms, stair wells and washrooms)

BUILDING I:	BUILDING AREA:	5476.01 sm
GROSS FLOOR AREA:	GROUND FLOOR:	Industrial 3902.0 sm Office 1574.0 sm
SECOND FLOOR:	Industrial	1574.0 sm
TOTAL		7050.0 sm

NET FLOOR AREA (DEDUCTIONS AS PER TOWN OF OAKVILLE ZONING BY-LAW 2014-14 DEFINITION exterior walls, demising walls, utility rooms, stair wells and washrooms)

BUILDING II:	BUILDING AREA:	5318.32 sm
GROSS FLOOR AREA:	GROUND FLOOR:	Industrial 3975.8 sm Office 1342.5 sm
SECOND FLOOR:	Industrial	1342.5 sm
TOTAL		6660.8 sm

NET FLOOR AREA (DEDUCTIONS AS PER TOWN OF OAKVILLE ZONING BY-LAW 2014-14 DEFINITION exterior walls, demising walls, utility rooms, stair wells and washrooms)

BUILDING III:	BUILDING AREA:	5115.33 sm
GROSS FLOOR AREA:	GROUND FLOOR:	Industrial 3975.8 sm Office 1342.5 sm
SECOND FLOOR:	Industrial	1342.5 sm
TOTAL		6660.8 sm

EMPLOYMENT ZONE REGULATIONS + SETBACKS

MINIMUM LOT AREA	0.2 ha	4.05 ha
MINIMUM LOT FRONTAGE	30 m	178.374 m
MINIMUM FRONT YARD (SUPERIOR COURT)	3.0 m	22.70 m
MAXIMUM FRONT YARD	n/a	n/a
MINIMUM INTERIOR YARDS:		
EAST	3.0 m	11.67 m
WEST	3.0 m	14.61 m
MAXIMUM INTERIOR YARD	n/a	n/a
MINIMUM REAR YARD	3.0 m	18.98 m
MAXIMUM HEIGHT	n/a	n/a

REQUIRED WIDTHS OF LANDSCAPING

AT ANY ROAD (Superior Court)	3.0 m	VARIABLES - REFER TO DWGS
ANY SURFACE PARKING AREA ADJACENT TO:		
ANY ROAD	3.0 m	REFER TO DWGS
ANY INTERIOR SIDE LOT LINE	3.0 m	REFER TO DWGS

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ONTARIO ASSOCIATION OF ARCHITECTS
Licence 5612

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detail number key to details
sheet number

Beedie Built for good

OWNER: Beedie / INDUSTRIAL
Unit 810 - 405 The West Mall
Etobicoke | Ontario | M9C 5K7

CONTRACTOR:

SITE PLAN APPROVAL FILE NUMBER:
SP.1634.004/01

ADDRESS SPA COMMENTS 23 AUG 22
ADD FENCE AND LOADING SPACES
SHOW RTU IN SIGHT LINE
UPDATE GENERAL NOTE
IDENTIFY SNOW STORAGE AREAS
LOCATE 5.0 SETBACK TO DUNDAS
ADD THE WALL RAILING AT TRANSFORMERS
EXTEND THE ACCESS ROUTE NORTH
MAILBOXES, SIGNAGE + PRIV STATION ADDED
ADD SPA FILE NUMBER

ISSUED FOR SITE PLAN APPROVAL 15 DEC 21

SUPERIOR COURT DEVELOPMENT
THREE NEW MULT-TENANT WAREHOUSE BUILDINGS
3303 / 3313 / 3323 Superior Court
Oakville, Ontario

SITE PLAN, NOTES and DETAILS
Project Number: 21008
Drawn By: dmik
Checked By:
Date: JUNE 2021
Scale: 1:500

A1.0