

MOLOK
ISSUED FOR INFORMATION PURPOSES
SEE WEBSITE FOR FINISH INFO

Basic Container

SIZES AVAILABLE

Molok 200 L
Ø 600 mm

Molok 300 L
Ø 750 mm

Molok 400 L
Ø 900 mm

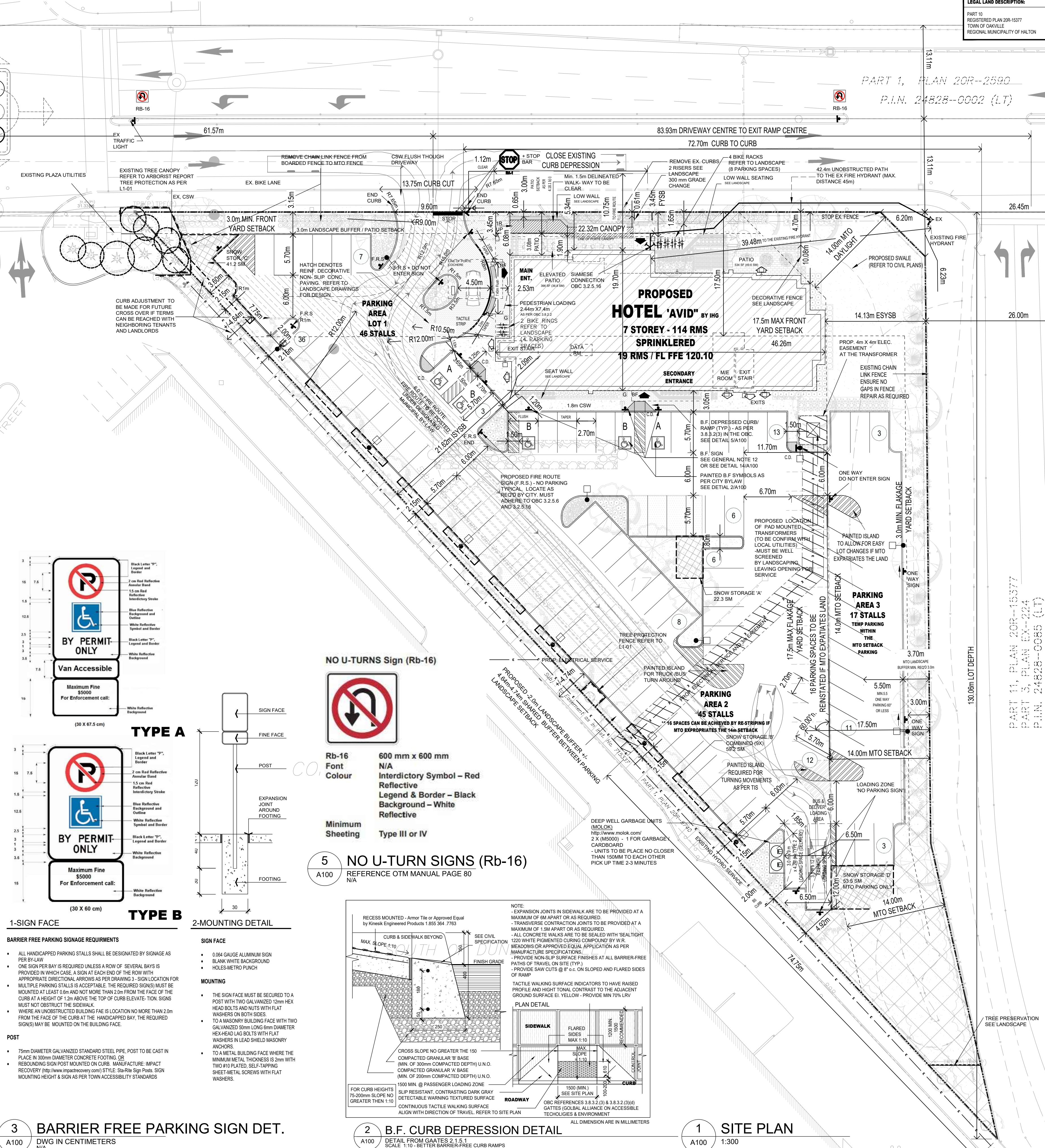
Molok 500 L
Ø 1300 mm

SITE STATISTICS				
	SM	SF	ACRES	%
GROSS SITE AREA	6,792.0	73,108	1.678	100%
MTO 14M BUFFER	1,093.1	11,766	0.270	16%
LANDSCAPING SOFT LANDSCAPING	759.8	8,178	0.188	11.2%
LANDSCAPING - DECORATIVE PAVING	316.2	3,403	0.078	4.7%
TOTAL LANDSCAPING	2,169.1	23,348	0.536	31.9%
ASPHALT MTO	607.2	6,536	0.150	8.9%
ASPHALT	2,945.6	31,706	0.728	43.4%
TOTAL ASPHALT	3,552.8	38,242	0.878	52.3%
MISC (CURBING & WALKWAYS)	296.7	3,193	0.073	4.4%
GROUND FLOOR AREA (Lot Coverage)	773.4	8,325	0.191	11.4%
SECOND FLOOR	741.4	7,980		
THIRD FLOOR	741.4	7,980		
FOURTH FLOOR	741.4	7,980		
FIFTH FLOOR	741.4	7,980		
SIXTH FLOOR	741.4	7,980		
SEVENTH FLOOR	741.4	7,980		
GROSS FLOOR AREA	5,221.6	56,205	1.290	0.769

PARKING CALCULATION				
HOTEL	.8 space per room			
HOTEL - Rooms	RMS / SM	PER	RATIO	TOTAL
	114	0.8	1	91.2
TOTAL PARKING REQUIRED				91.0
AS per bylaw 5.1.5 you only round the parking requirement up where the decimal is 0.25 or greater.				
PARKING PROVIDED				
PARKING AREA 1				46
PARKING AREA 2				45
SUB-TOTAL - See Note ***			surplus	0
PARKING AREA 3 - MTO PARKING				91
TOTAL PARKING PROVIDED				108
LOADING PARKING				
REQUIRED	1	COMPLY	REQUIRED	PROVIDED
	TYPE A	2	2	YES
PROVIDED	1	YES	TYPE B	3
	TOTAL	5	5	YES
BICYCLING PARKING				
REQUIRED (2 + 0.25 / 1000 SM OF N.F.A)	2	REQ'D	2	
	609	1000.0	25.0%	0.2
PROVIDED				12
YES				

ZONING INFORMATION - ZONING By-law 2014-014			
OPA	HOTEL	COMPLY	YES
MAJOR COMMERCIAL AREA	HOTEL	COMPLY	YES
ZONED	HOTEL	COMPLY	YES
CORE COMMERCIAL Map 19(14) H40-C3-SP-394 - 2020-073	HOTEL	NO	NO
TABLE 10.3	H40 -C3-394	PROV.(SM/M)	
MINIMUM LOT AREA	0.67	ha	0.679
MINIMUM LOT FRONTAGE	N/A	m	104.79
MINIMUM LOT DEPTH	N/A	m	130.06
MINIMUM FRONT YARD	3	m	3.45
MAXIMUM FRONT YARD	17.5	m	
MAXIMUM FLAKAGE YARD	17.5	m	
MINIMUM FLAKAGE YARD - MTO	3	m	14
MINIMUM INTERIOR SIDE YARD	0	m	21.62
MAX BUILDING HEIGHT (Flat Roof)	24	m	24
MAX TOTAL NFA FOR ALL OTHER USES OTHER THEN RETAIL STORES ON A LOT	N/A	%	N/A
MIN LANDSCAPING COVERAGE	10	%	31.9%
PARAPET HEIGHT - TALLEST - REG. 4.6.3 "parapets"	2.9	m	2.90
LANDSCAPE BUFFERS 4.11			
ABUTTING A STREET	0.65	m	0.65
ABUTTING A COMMON PROPERTY LINE	2.0	m	2.00
ABUTTING THE QEW OFF RAMP	3.0	m	4.25
PARKING SETBACK FROM BUILDING	1.8	m	1.90
YES			

PARKING STANDARDS		
PARKING STALL	BY-LAW	COMPLIANT
27 x 5.7	YES	YES
ACCESSIBLE PARKING STALL - TYPE A	3.65 x 5.7	YES
ACCESSIBLE PARKING STALL - TYPE B	2.7 x 5.7	YES
BICYCLE PARKING (SECTION 5.14)	1.8 X 0.60	YES
LOADING STALL DIMENSION	3.5 X 12. X (4.2H)	YES
DRIVE ISLE	6	YES



3 BARRIER FREE PARKING SIGN DET.
A100 DWG IN CENTIMETERS
N/A

2 B.F. CURB DEPRESSION DETAIL
A100 DETAIL FROM GAUTES 2.1 & 1
SCALE 1:10 - SETTER BARRIER-FREE CURB RAMP

1 SITE PLAN
A100 1:300

LEGAL LAND DESCRIPTION:
PART 10
REGISTERED PLAN 20R-15377
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

DRAWING LEGEND

- LOCATION OF BLDG PRINCIPAL ENTRANCES FOR PUBLIC FIRE FIGHTERS AND BY USE
- FREE STANDING SIGNS
- FIRE HYDRANT
- BIKE RACK - REFER TO LANDSCAPE DWGS
- B.F. DEPRESSION CURB RAMP
- SLIP-RESISTANT AND INCORPORATE A TRUNCATED DOME DETECTABLE WARNING SURFACE 14.4 IS THE SURFACE IS TO BE WITHIN A 600mm HIGH TOTAL WIDTH BOX START 150 ±200mm FROM THE BASE ALSO EACH CENTRE RAMP TO BE ENTIRELY COLOURED DARK GREY
- LANDSCAPE ARCHITECT TO APPROVE THE COLOUR
- SERVICE EXITS ENTRANCE POINTS
- (S.C.) SIAMISE CONNECTION
- PAINTED ISLAND - NO PARKING
- DESIGNATED BARRIER FREE PARKING SPACE REFER TO TOWN ACCESSIBLE STANDARD FOR PAINTED SYMBOL 4.3.12
- SLOPE 3:1 REFER TO CIVIL
- LOCATION OF LIGHT STANDARDS
- PROPOSED LOCATION OF PAD MOUNTED TRANSFORMER (TO BE CONFORM WITH LOCAL UTILITIES)
- PROPOSED DECORATIVE FENCING / GUARD
- PROP. SANITARY SERVICE
- PROP. STORM SERVICE
- PROP. WATER SERVICE
- AREA OF PROPOSED NEW BLDG
- EXISTING BUILDING
- DECORATIVE PAVERS / STAMPE
- CONCRETE REFER TO LANDSCAPE DRAWING FOR DESIGN
- PATH OF HEAVY DUTY ASPHALT FOR FIRE ROUTE
- SNOW STORAGE
- SOFT LANDSCAPE AREAS REFER TO DRAWING BY STYROS BARCKWING LTD. CONTACT: MATI STYROS
- DELINEATED PATH OF TRAVEL-REFER TO OBC REFERENCE 3.8.3.2 CONCRETE SURFACE TO CHANGE FROM BROOM FINISH TO CIVIL FINISH

ABBREVIATIONS

C.D.	CURB DEPRESSION
P.F.H.	PROF. FIRE HYDRANT
G.F.A.	GROSS FLOOR AREA
H.C.L.	HEAVY DUTY CURB
L.A.	LIGHT DUTY PAVING
L.B.	LIGHT BOLLARD
L.S.	LIGHT STANDARD
B.F.	BARRIER FREE
B.F.F.	BARRIER FREE
F.F.E.	FINISHED FLOOR ELEVATION
CSW	- CONC. SIDEWALK
T.B.D.	- TO BE DETERMINED
T.B.R.	- TO BE REMOVED
SM	SQUARE METERS
SF	SQUARE FEET
PROV.	PROVIDED
REQ'D	REQUIRED
BS	BUS SHELTER
EX	EXISTING
F.R.S.	FIRE ROUTE SIGN
B	BOLLARD
SW	SIDEWALK

SNOW STORAGE

AREA	SM
A	22.3
B	59.2
C	41.2
D	53.5
TOTAL	176.2
ASPHALT	355.2
%	5.0%



- GENERAL NOTES:**
- ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN.
 - A MINIMUM SETBACK OF 1.0m FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0m. THE COST OF THE RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPERS/OWNER.
 - THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
 - ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
 - THE OWNER/CONTRACTOR SHALL SUPPLY ALL FREE ROUTE AND HANDICAP SIGNS AS SET OUT IN THE TOWN BY-LAWS AND DESIGN CRITERIA.
 - ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
 - ALL DOWNSPUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
 - ALL CONSENSING UNITS TO BE SCREENED ON THE GROUND FLOOR.
 - SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
 - WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
 - EXCESS SNOW WILL BE REMOVED BY PRIVATE IN-LEASER SUBJECT TO DEMAND FOR PARKING.
 - REBOUNDING SIGN POST MOUNTED ON CURB. MANUFACTURE: IMPACT RECOVERY (http://www.impactrecovery.com) STYLE: Sta-Rite Sign Post. SIGN MOUNTING HEIGHT & SIGN AS PER TOWN ACCESSIBILITY STANDARDS

NO.	DATE	DESCRIPTION	DATE
11	DE	SPA 3RD SUBMISSION + MTO NO U-TURN SIGNS	25-09-19
10.0	DE	SPA 2ND SUBMISSION APPROVED - ZBA 2023-073	21-12-22
9.0	DE	OPA ZBL - RESUBMISSION ZONING COMMENT - LANDSCAPE BUFFERS	20-05-13
8.0	DE	OPA ZBL - RESUBMISSION TRAFFIC RESPONSE - ENT. ADJUSTMENT	03-26
7.2	DE	SPA 1ST SUBMISSION	20-01-28
6.3	DE	PRE-CONSULTATION (SPA)	19-11-12
5	DE	OPA ZBL 4TH SUBMISSION REMOVED STRUCTURES IN MTO SETBACK	18-09-28
4	DE	OPA ZBL 3RD SUBMISSION RESPONSE TO MTO 14m SETBACK	18-09-04
3	DE	OPA ZBL 2ND SUBMISSION RESPONSE TO COMMENTS 18-06-22	18-07-31
2	DE	OPA ZBL 1ST SUBMISSION	17-03-16
1	DE	PRE-CON	17-08-23
ISSUE BY		DESCRIPTION	DATE
YY-MM-DD			

GENERAL NOTES:
MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATION & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

DEVELOPMENT CONSULTANT:
7-1464 Cornwall Rd.
Oakville, Ontario,
L6J 7W5

ARCHITECTS:
8-1464 Cornwall Rd.
Oakville, Ontario,
L6J 7W5

PROPERTY OWNERS:
Empress Capital Group Ltd.
111 Ontario Crt.
Concord, Ontario
L4K 3M3

PROPERTY OWNERS:
THE ATLAS CORPORATION
111 Ontario Crt.
Concord, Ontario
L4K 3M3

ONTARIO ASSOCIATION OF ARCHITECTS
LUCAS BRONSON SAYPUS
LICENSED
6086

PROFESSIONAL CERTIFICATION
avid
170 NORTH SERVICE ROAD, OAKVILLE ONTARIO
PT 10 / RP: 20R-15377;
NORTH SERVICE RD @ QEW RAMP

Site Plan
Z: 1517.18; OPA 1517.18 SP:1517.00101
BY: DB / SB
CHECKED: 08-03-2024
DATE: 17-02-26
SHEET NO. 17-026
SCALE: 1:300
A100
SHEET REV. 11.7