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DO NOT SCALE DRAWINGS

SITE PLAN NOTES

1. THIS DRAWING USES AN R-PLAN AND SURVEY OF EXISTING CONDITIONS CAD DRAWING BY J. H. GELBLOOM SURVEYING LIMITED THAT PROJECT NO. 19-182 DATED OCT. 7, 2019, AS AN UNDERLAYMENT FOR THE SITE DESIGN TO LOCATE THE ASTON MARTIN / BENTLEY OAKVILLE BUILDING.
2. J. H. GELBLOOM SURVEYING LIMITED IS RESPONSIBLE FOR THE ACCURACY OF THE SITE SURVEY CAD DRAWING (NOTED ABOVE) AS IT RELATES TO THE EXISTING SITE CONDITIONS (LEGAL SURVEY, PROPERTY LINES, SETBACKS, EXISTING STREETS AND ADJACENT BUILDINGS, VIEW TRIANGLE, EASEMENTS, LEASE LINES, AND ANY OTHER AGREEMENTS WITH THE LAND OWNERS).
3. WEIS/LGA IS RESPONSIBLE TO CONSTRUCT THE BUILDING AND HAVE SUPERIMPOSED THE BUILDING FOOT PRINT OF THE ASTON MARTIN / BENTLEY OAKVILLE BUILDING INTO THE J. H. GELBLOOM SURVEYING LIMITED CAD SITE SURVEY PLAN (AS NOTED ABOVE).
4. SITE WORK IN THIS DRAWING IS FOR REFERENCE ONLY. REFER TO TRAFALGAR CIVIL SITE PLANS FOR ALL SITE RELATED WORK.

SITE PLAN LEGEND

REFER TO SITE PLAN NOTES

---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT
---	ASPHALT PAVING AREA
---	PAINTED DIAGONAL REGION LINES
---	FINISHED CONCRETE
---	HEAVY DUTY CONCRETE PAVERS
---	LANDSCAPED AREA REFER TO LANDSCAPE
---	FIRE ACCESS ROUTE - HEAVY DUTY ASPHALT
---	SNOW DEPOSIT AREA
---	SNOW MELT SYSTEM AREA
---	GRAVEL AREA
---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT
---	ASPHALT PAVING AREA
---	PAINTED DIAGONAL REGION LINES
---	FINISHED CONCRETE
---	HEAVY DUTY CONCRETE PAVERS
---	LANDSCAPED AREA REFER TO LANDSCAPE
---	FIRE ACCESS ROUTE - HEAVY DUTY ASPHALT
---	SNOW DEPOSIT AREA
---	SNOW MELT SYSTEM AREA
---	GRAVEL AREA

⊙ FH	FIRE HYDRANT
△ FDC	FIRE DEPARTMENT CONNECTION
⊕	GAS METER REFER TO MECH
▶	PRINCIPAL BUILDING ENTRANCE
▶	EXIT
▶	PEDESTRIAN ACCESS DOOR
▶	CAR DELIVERY DOOR
▶	CAR OVERHEAD DOOR
⊞	LAMP STANDARDS
⊞	EY CHARGING STATION - INSTALLED / ROUGH-IN

REFER TO 002 - ROOF PLAN FOR ROOF TOP UNITS LOCATIONS AND SCHEDULING
REFER TO 001 - PLANS FOR GRADE ELEVATIONS, CATCH BASIN LOCATIONS
REFER TO LANDSCAPE PLANS FOR ALL LANDSCAPE ITEMS
REFER TO ELECTRICAL FOR ALL ELECTRICAL ITEMS

ISSUE DATE:

NO.	DATE	DESCRIPTION
2	2021.11.05	ISSUED FOR SPA
1	2021.09.13	ISSUED FOR BRANDS' DESIGN REVIEW

PROJECT:
ASTON MARTIN & BENTLEY DEALERSHIP

1333 NORTH SERVICE ROAD
OAKVILLE, ONTARIO

DRAWING TITLE:
SITE PLAN

PROJECT NO.: 19890
SCALE: As Indicated
DRAWN BY: Author
REVIEWED BY: Checker

DRAWING NO.:
A010

SITE STATISTICS

ZONING:	E1 - EMPLOYMENT
ADJUTING PROPERTIES:	E1 - EMPLOYMENT
	N - NATURAL AREA
LOT AREA:	21,752.56 m ² (5,175.16 ± 38 Acres)
LOT FRONTAGE:	44.07 m
BUILDING AREA (1):	3,296.85 m ² 15.1% Coverage
LANDSCAPED AREA:	4,275.72 m ² 19.6% Coverage
HARD SURFACE AREA:	14,179.95 m ² (3) 65.1% Coverage
SNOW STORAGE AREA:	2,144.78 m ² 15.1% (4)
GFA:	GROUND FLR: 2,800.24 m ² ± SECOND FLR: 2,311.81 m ² GROSS FLOOR AREA: 5,112.05 m ²
FLOOR AREA, NET:	GROUND FLR: 2,438.09 m ² ± SECOND FLR: 2,060.89 m ² NET FLOOR AREA: 4,498.98 m ²
BUILDING HEIGHT:	ALLOWED: 30.0 m (2) PROPOSED: 12.87 m
PARKING:	REQUIRED: 9 Customer Spaces 119 Staff / Inventory & Service 5 Senior-Free Spaces (5) 133 TOTAL PARKING SPACES 251 Overflow Spaces (7)
BICYCLE PARKING:	REQUIRED: 2 + 0.25 (1,000.0 m ² net flr a. + 3 Spaces (3))
SETBACKS:	REQUIRED: 3.0 m (Min.), 11.5 m (Max.)
FRONT YARD:	PROVIDED: 28,846 m ²
MTO SETBACK:	14.0 m
REAR YARD:	3.0 m (Min.), 163,442 m ²
SIDE YARD(S):	3.0 m (Min.), 3.0 m
FLANKAGE YARD:	3.0 m (Min.), 11.5 m (Max.)

BUILDING CLASSIFICATION:
MULTIPLE OCCUPANCY: 3.2.2.60 'E' and 3.2.2.70 'B' F2

1. As per O.S.C. 1.4.1.2
2. As per Lot Subj. a highway corridor and the building will be >30m from a residential low area
3. Lot Area, minus (i) Building area, minus (i) Landscape area = 14,179.93 m². Includes 8,650.72 m² of gravel surface overflow parking area.
4. Of Hard Surface area, minus (i) Hard Surface area c/w Snow Melt system.
5. Motor vehicle dealership - As per Zoning By-law 2014-014.
6. 1 + 2% of the total number of parking spaces in the parking area.
7. For Grand Touring Automobiles overflow parking.
8. Employment Uses - As per Zoning By-law 2014-014.



SITE PLAN
1:300