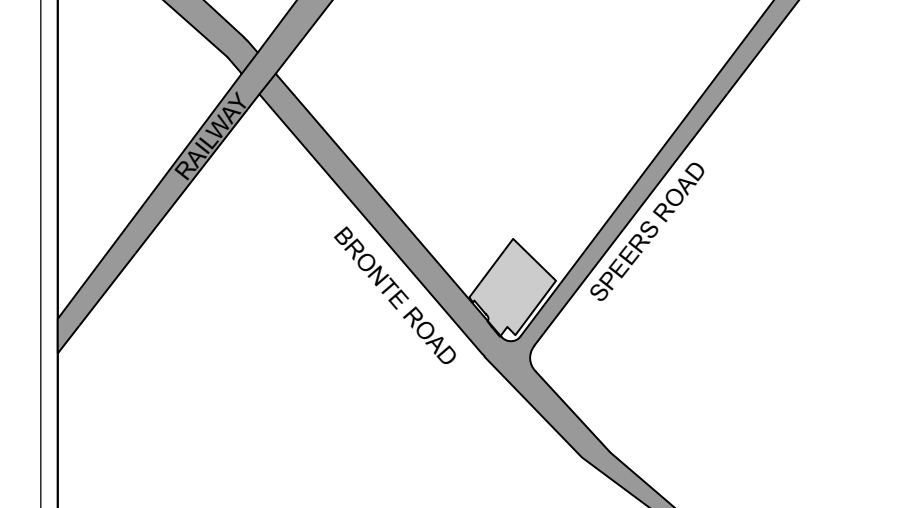


KEY PLAN NTS



LEGAL DESCRIPTION

PART OF LOT 30, CONCESSION 2 SOUTH OF DUNDAS STREET
PLAN 20R-

TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
FROM LEGAL SURVEY PREPARED BY: CUNNINGHAM MCCONNELL LTD

SITE STATISTICS

ZONING	E3-sp3	EMPLOYMENT ZONE
SITE AREA	111,020.82 m ²	or 27.43 Ac
DEVELOPABLE SITE AREA	81,648.87 m ²	or 20.18 Ac
REQUIRED		PROVIDED
LOT FRONTAGE	30.0 m MIN	338.73 m
FRONT YARD, (SPEERS RD.)	3.0 m MIN	29.47 m
INTERIOR SIDE YARD (EAST)	3.0 m MIN	11.05 m
FLANKAGE YARD (BRONITE RD.)	3.0 m MIN	15.90 m
REAR YARD (ADJUTANT RAIL CORRIDOR)	7.5 m MIN	32.05 m
G.F.A.		
BUILDING "A"	27,036.38 m ²	or 291,017 sqft
OFFICE (4.74%)	1282.12 m ²	or 13,801 sqft
WAREHOUSE	25,673.49 m ²	or 276,347 sqft
MECH. / ELECTR. / STAIRS	80.77 m ²	or 869 sqft
BUILDING "B"	7,089.72 m ²	or 76,313 sqft
OFFICE (5.00%)	354.49 m ²	or 3,816 sqft
WAREHOUSE	6,654.46 m ²	or 71,628 sqft
MECH. / ELECTR. / STAIRS	80.77 m ²	or 869 sqft
TOTAL G.F.A.	34,126.10 m ²	or 367,330 sqft
TOTAL NET F.A.	33,930.84 m ²	or 365,228 sqft
SITE COVERAGE	34,126.10 m ²	or 41.76%
LANDSCAPED AREA (MIN. 10%)	12,856.19 m ²	or 15.75%
PAVED AREA	34,666.58 m ²	or 42.49%
REQUIRED		PROVIDED
BUILDING HEIGHT		14.92 m
WAREHOUSE	1 m 100.00 m ² NET F.A. up to 7,500 m ² @ 7,500 m ² / 100 m ²	75 spaces
	1.5 space / 200 m ² for additional NET F.A.	133 spaces
TOTAL PARKING	208 spaces	261 spaces
BARRIER-FREE PARKING	8 spaces	12 spaces
BUILDING "A" LOADING SPACES		41
BUILDING "B" LOADING SPACES		19
TOTAL LOADING SPACES		60
BUILDING "A" DRIVE IN DOORS		2
BUILDING "B" DRIVE IN DOORS		2
TOTAL DRIVE IN DOORS		4
BICYCLE SPACES	11 spaces	6 Rings / 12 spaces
SNOW STORAGE	TO BE REMOVED OFF-SITE	

SYMBOL LEGEND

- ▶ MAN DOOR LOCATIONS
- ▶ LOADING DOCK LOCATIONS
- ▶ DRIVE-IN OVERHEAD DOORS
- FH HYDRANT & VALVE
- FDC FIRE DEPARTMENT CONNECTION / SIAMESE
- CATCH BASIN
- DOUBLE CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TW TOP OF WALL
- DIRECTION OF TRAFFIC FLOW
- 124.35 EXISTING ELEVATION
- 124.35 PROPOSED ELEVATION
- DIRECTION OF DRAINAGE FLOW
- REFUSE STORAGE BINS
- BIKE RING (TWO BIKES PER RING)
- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SPACE SIGNAGE

ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE AND ANY OTHER AUTHORITY HAVING JURISDICTION. ALL DIMENSIONS TO BE CHECKED AND VERIFIED AT THE SITE BY EACH CONTRACTOR. ANY DISCREPANCIES AND/OR ERRORS SHALL BE REPORTED IN WRITING TO THE CONSULTANT BEFORE COMMENCING ANY WORK. ALL DRAWINGS ARE THE COPYRIGHT OF THE CONSULTANT AND REMAIN THE PROPERTY OF THE CONSULTANT.

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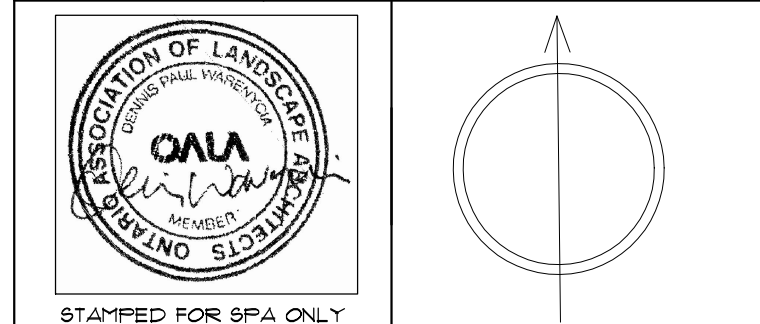
SITE PLAN INFORMATION PROVIDED BY:

BALDASSARRA ARCHITECTS INC.
30 GREAT GULF DRIVE, UNIT 20
CONCORD, ONTARIO L4K 0K7
905-660-0722
www.baldassarra.ca

- LEGEND**
- EXISTING TREES TO REMAIN
 - FROEPOSED DECIDUOUS TREES
 - FROEPOSED SHRUBS
 - TREE PROTECTION FENCE SEE DETAIL ON L2

JUNE23-22	REVISED AS PER NEW SITE PLAN REC'D JUNE28-22
JUNE21-22	REVISED AS PER NEW SITE PLAN REC'D JUNE21-22
JAN25-22	REVISED AS PER NEW SITE PLAN REC'D JAN25-22
JAN10-22	REVISED AS PER NEW SITE PLAN REC'D JAN1-22
MAY17-21	REVISED AS PER NEW SITE PLAN REC'D MAY14-21
MAY25-21	COORDINATION ISSUED FOR CLIENT USE
MAY4-21	REVISED AS PER NEW SITE PLAN AND LIGHTING LOCATIONS
APR30-21	REVISED AS PER NEW SITE AREA AND CLIENT INSTRUCTION
APR21-21	REVISED AS PER CLIENT REQUEST
FEB11-21	REVISED AS PER NEW SITE PLAN CLIENT REQUEST
FEB10-21	REVISED AS PER NEW SITE PLAN REC'D FEB9-21

INSITE LANDSCAPE ARCHITECTS INC.
LANDSCAPE ARCHITECTURE URBAN DESIGN MASTER PLANNING
TEL: 416-545-1306 insite@globalseerve.net



PROJECT: **2485 SPEERS ROAD OAKVILLE ONTARIO**

DRAWING: **LANDSCAPE PLAN**

DATE: DEC.17-20	PROJECT: 210201
SCALE: 1:150	SHEET: L-1

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S SITE PLAN AS WELL AS THE LATEST ISSUANCE OF ALL PLANS, DOCUMENTS AND REPORTS AS PREPARED FOR THIS PROJECT BY OTHER PARTIES AND CONSULTANTS.

COORDINATION NOTE

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