

2 KEY PLAN
A001 1:2000

ZONING COMPLIANCE CHART
(E4 - BUSINESS COMMERCIAL)

	REQUIRED	PROVIDED
LOT AREA	MIN. 6.0 HECTARES	1.42 HECTARES
LOT FRONTAGE	MIN. 30 METRES	101.64 METRES
FRONT YARD SETBACK	MIN. 3.0 METRES	18.97 METRES
REAR YARD SETBACK (ABUTTING RES.)	MIN. 15.0 METRES	22.25 METRES
SIDE YARD SETBACK	MIN. 3.0 METRES	20.00 METRES
LANDSCAPE COVERAGE	MIN. 10%	25.21%

PARKING REQUIREMENTS (E4)

	REQUIRED	PROVIDED
TOTAL PARKING SPACES (1 SPACE/40.0 S.M. NFA)	109 CARS	145 CARS
TOTAL BARRIER-FREE SPACES (1+3% OF TOTAL NUMBER OF PARKING SPACES)	5 CARS	6 CARS
TOTAL BICYCLE PARKING (1 SPACE/1,000.0 S.M. NFA)	5 SPACES	5 SPACES
LOADING SPACES (NO MINIMUM REQUIREMENT)	-	2 SPACES

*Floor Area, Net (NFA) means the total area of all floors of a building measured from the interior faces of the exterior walls or demising walls, but does not include the area of stair wells, elevators, escalators, ventilating shafts, attics, concourses, washrooms, attached enclosed and covered loading docks and related enclosed corridors used for loading purposes, above and below grade parking structures, storage rooms, rooms for garbage containment, and mechanical rooms.

STATISTICS

SITE AREA	± 3.52 ACRES	± 1.42 HA.
PROPOSED BUILDING M+E ROOM	± 48,326 S.F.	± 4,490 S.M.
TOTAL LEASIBLE AREA	± 46,886 S.F.	± 4,356 S.M.
TOTAL FLOOR AREA	± 48,326 S.F.	± 4,490 S.M.
NET FLOOR AREA	± 45,638 S.F.	± 4,240 S.M.
PARKING PROVIDED	3.09/1000 S.F.	145 CARS
COVERAGE		3.33/1000 S.M.
		31.52 %

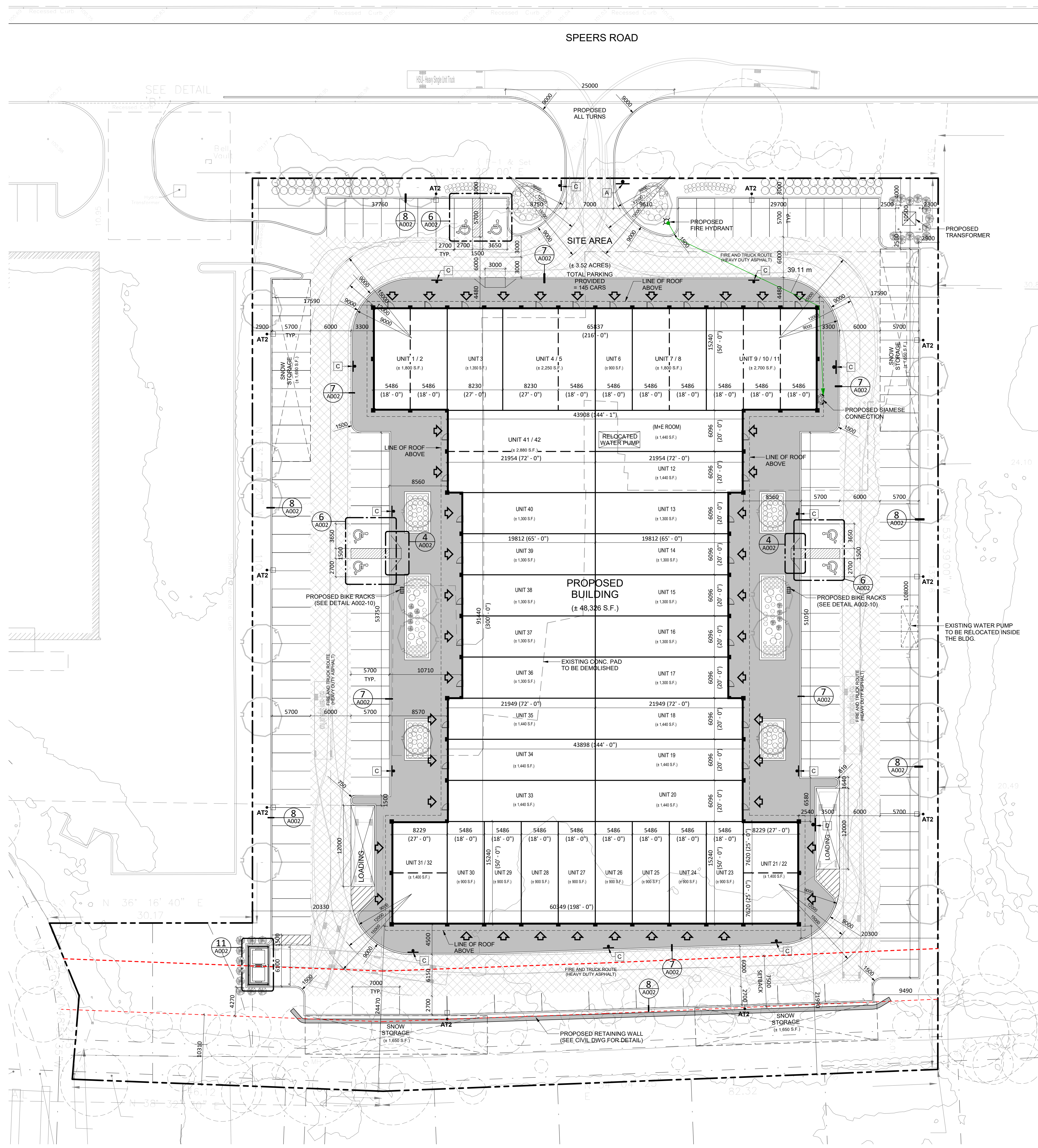
LEGEND

- ◀ PROPOSED ENTRANCE ARROW
- ▶ PROPOSED EXIT ARROW
- ⊗ PROPOSED FIRE HYDRANT
- ⚡ PROPOSED SIAMSESE CONNECTION
- PROPOSED SIGNAGE
- ▨ PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- PROPOSED CONCRETE SIDEWALK

SIGN LEGEND

TYP. TRAFFIC SIGN DETAIL

SYMBOL	SIGN	DESCRIPTION
A	STOP	"STOP" SIGN R=1 (600x600)mm WHITE REFL. LEGEND & BORDER, RED REFL. BACKGROUND
B	ACCESSIBLE PARKING PERMIT	"ACCESSIBLE PARKING PERMIT" SIGN R=93 (230x450)mm RED REFL. INTERIOR SYMBOL, BLUE REFL. SYMBOL OF ACCESS & SYMBOL BORDER, BLACK SYMBOL, LEGEND & BORDER, WHITE REFL. BACKGROUND
C	FIRE ROUTE	"FIRE ROUTE" SIGN 300x450mm RED REFL. INTERIOR SYMBOL, BLACK SYMBOL, WHITE REFL. "FIRE ROUTE" ON BLACK BACKGROUND, BLACK LEGEND & BORDER, WHITE REFL. BACKGROUND
D	LOADING ZONE	"LOADING ZONE" SIGN 300x450mm RED REFL. INTERIOR SYMBOL, BLACK SYMBOL, LEGEND & BORDER, WHITE REFL. BACKGROUND



1 SITE PLAN
A001 1:300

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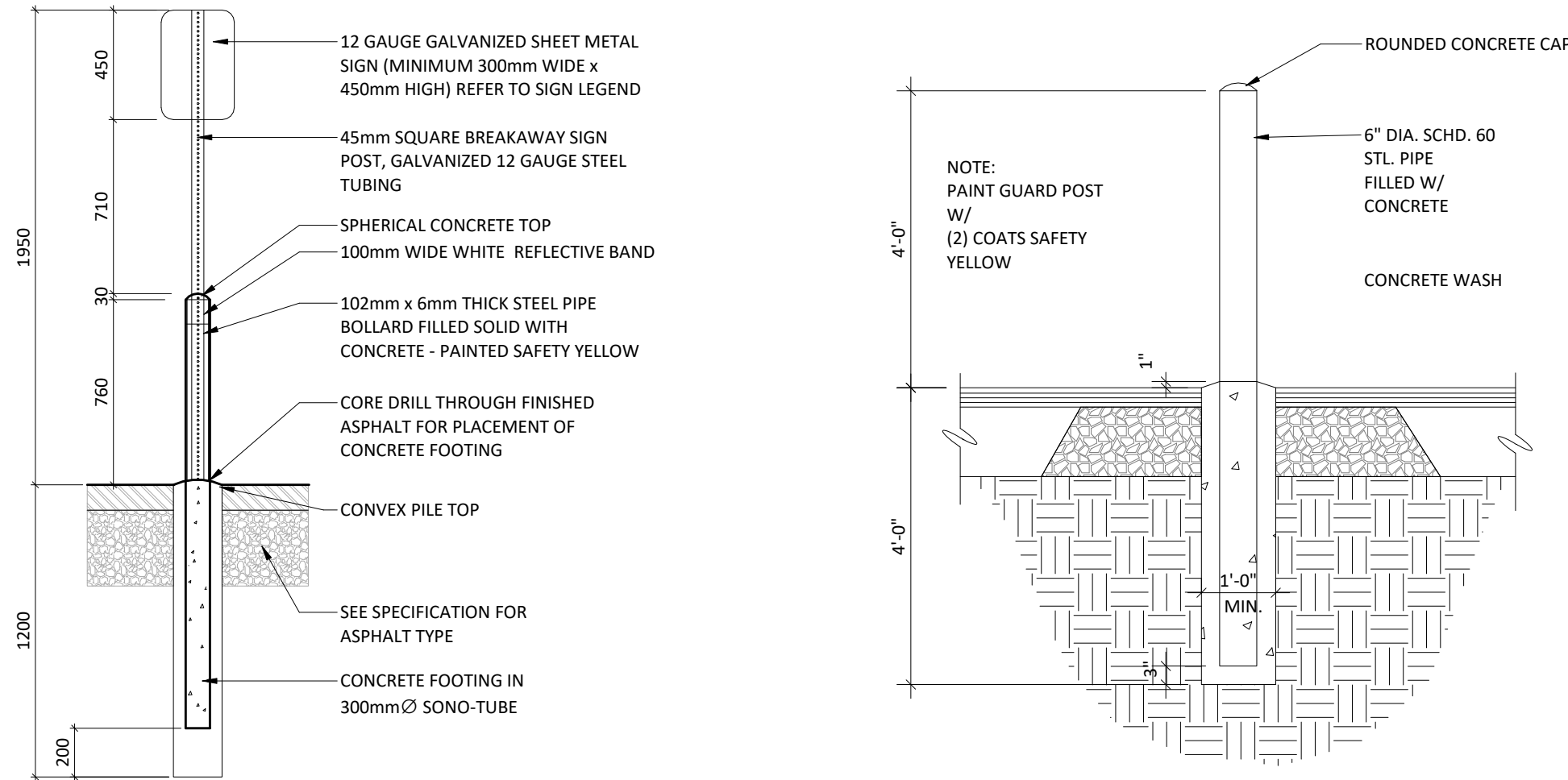
TOPOGRAPHIC SKETCH OF PART OF BLOCKS 'B', 'C' AND 'D' REGISTERED PLAN 881
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

#	DATE	DESCRIPTION	BY
6	2022-02-03	ISSUED FOR SFA SUBMISSION	YSK
5	2022-01-26	ISSUED FOR COORDINATION	YSK
4	2022-01-20	ISSUED FOR COORDINATION	YSK
3	2022-01-06	ISSUED FOR COORDINATION	YSK
2	2021-11-26	ISSUED FOR REVIEW	NAR
1	2021-10-25	ISSUED FOR REVIEW	NAR

PROJECT: **530 SPEERS ROAD**
OAKVILLE, ON
DRAWING: **SITE PLAN**

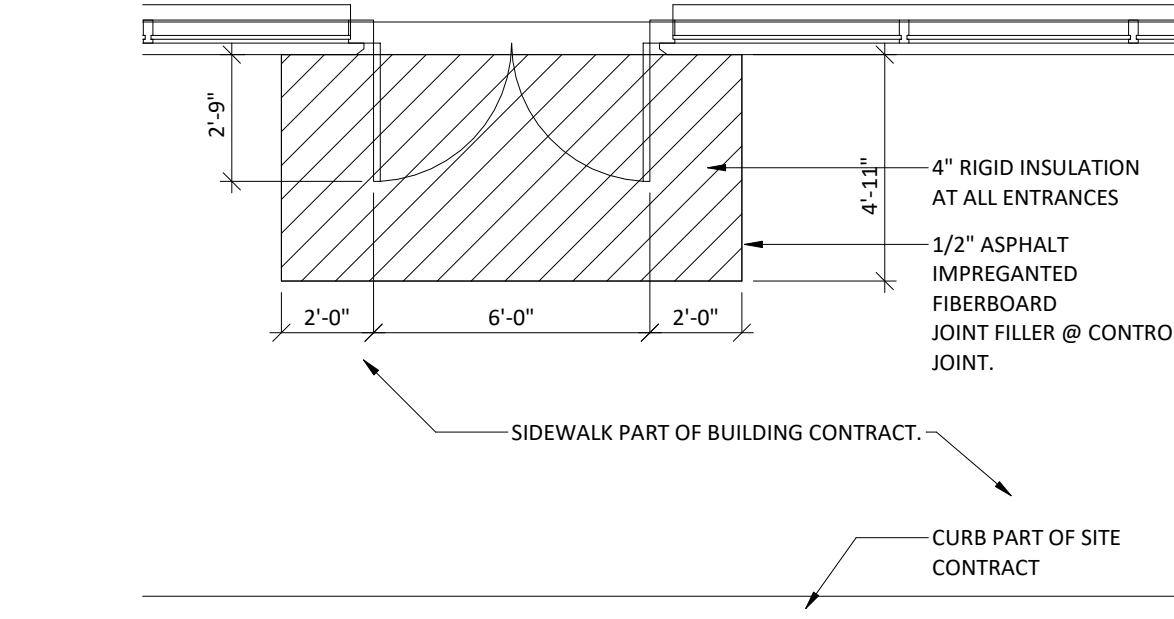
PROJECT NO: 21-101SH
PROJECT DATE: 2022-01-24
DRAWN BY: NAR
CHECKED BY: JJK
SCALE: As indicated



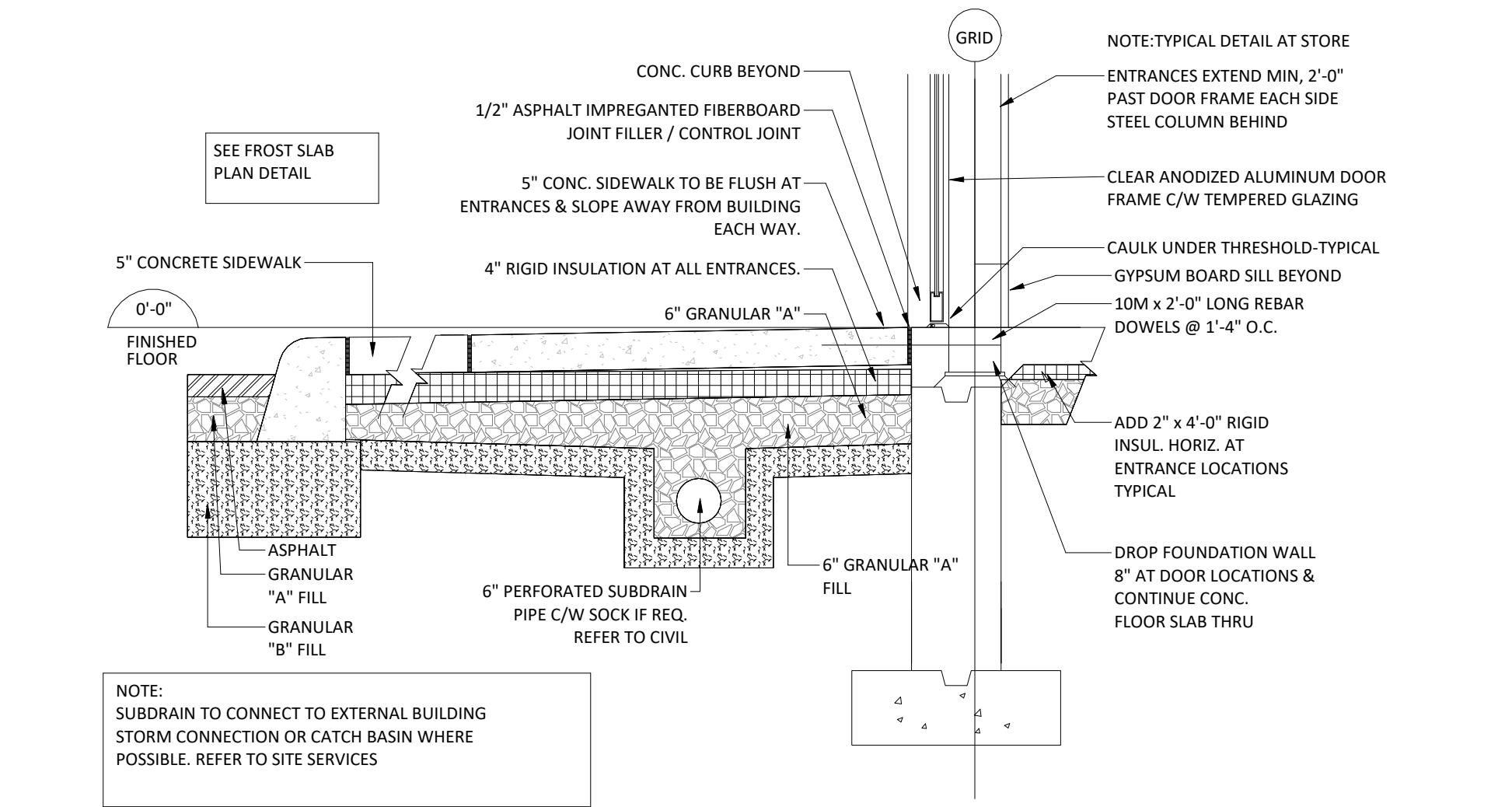


1 ACCESSIBLE SIGN W/ BOLLARD DETAIL
A002 1: 25

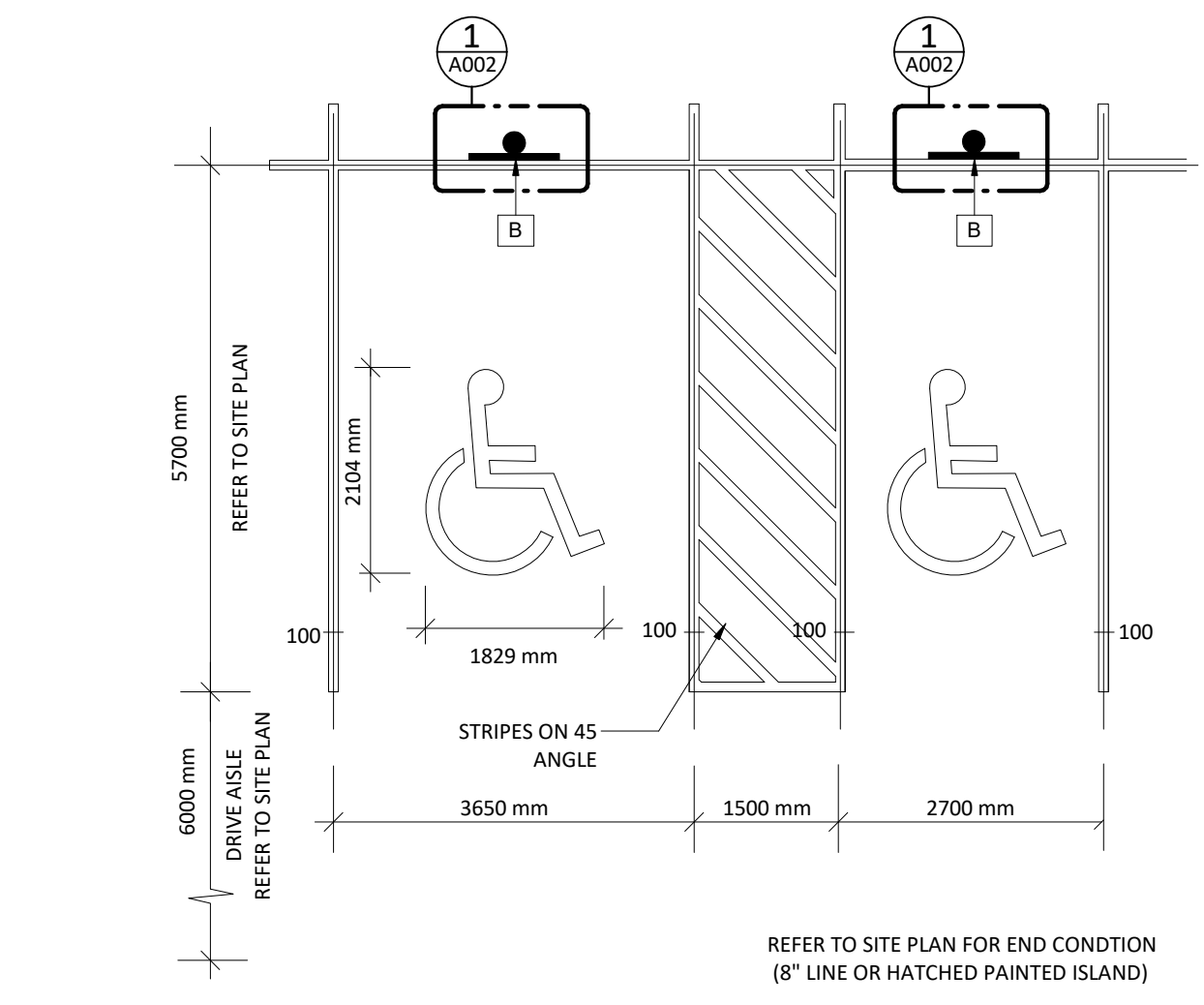
2 BOLLARD DETAIL
A002 1: 25



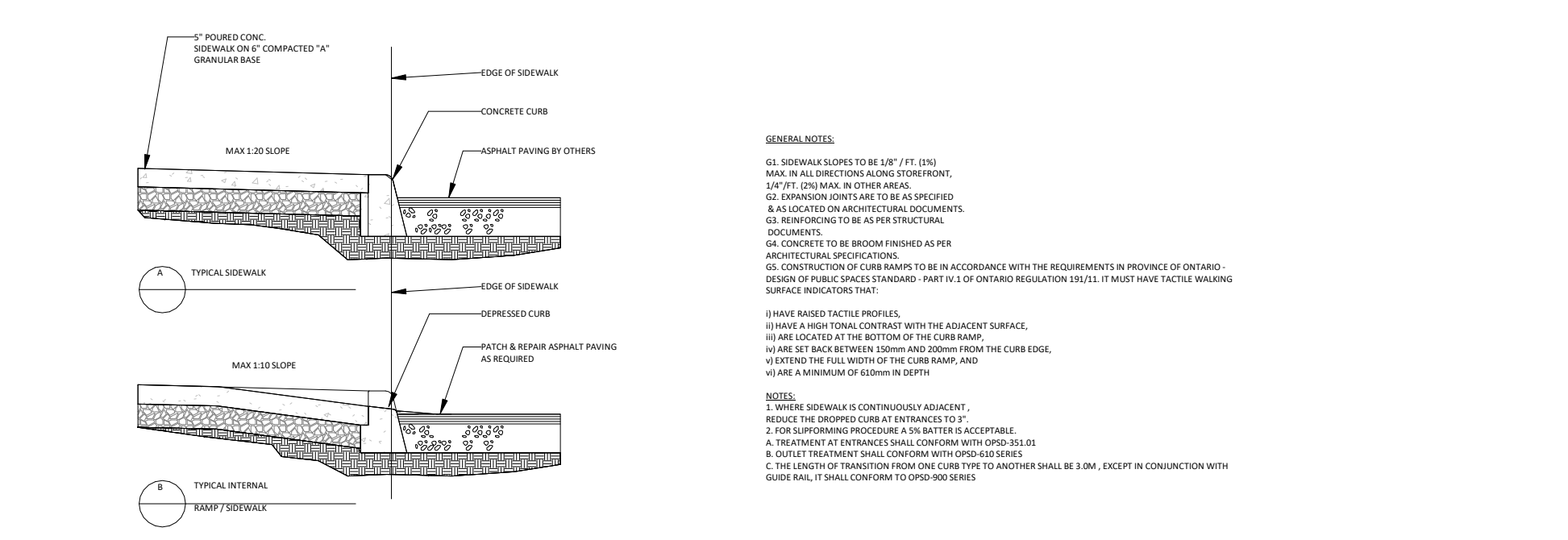
5 FROST SLAB PLAN
A002 1: 50



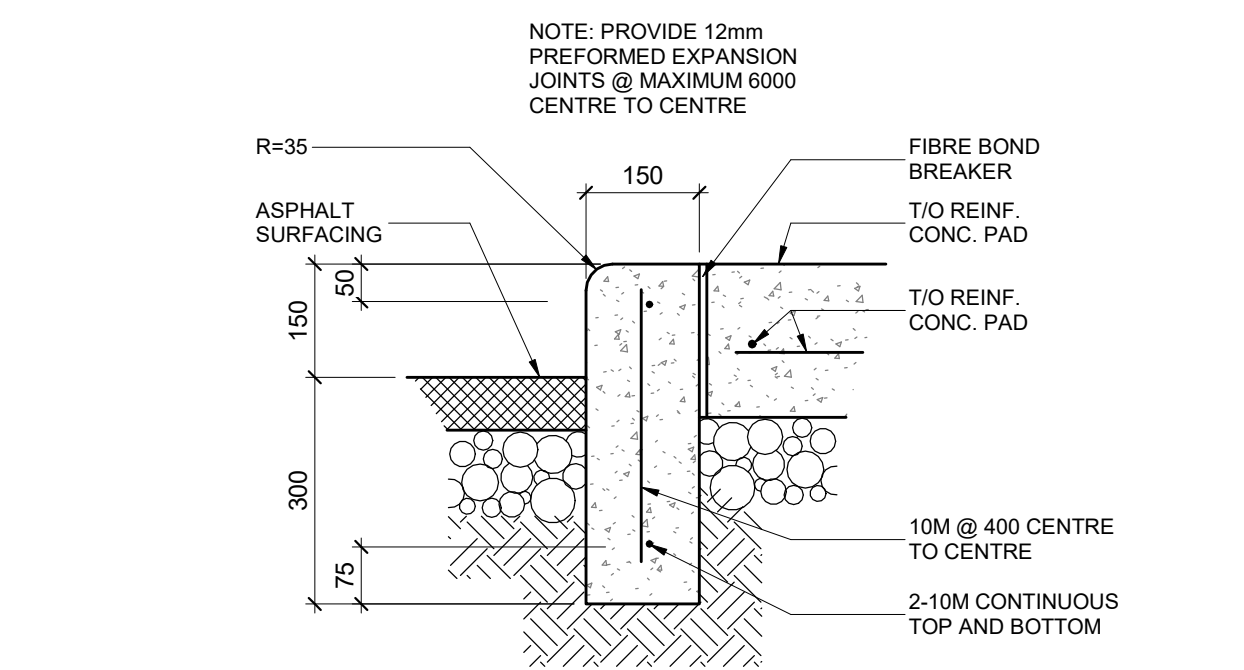
3 FROST SLAB SECTION
A002 1: 20



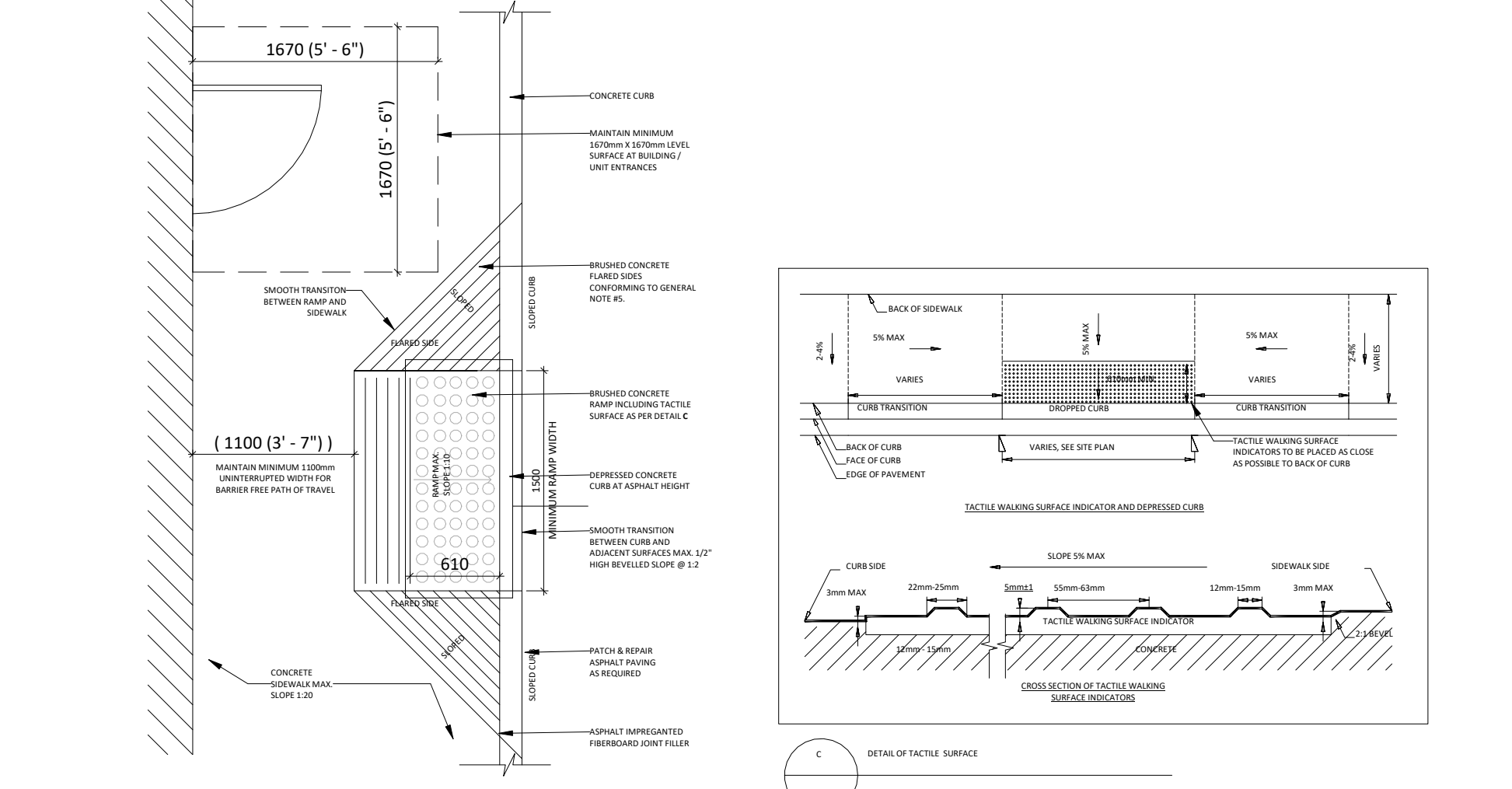
6 STANDARD PARKING DETAIL (AODA)
A002 1: 75



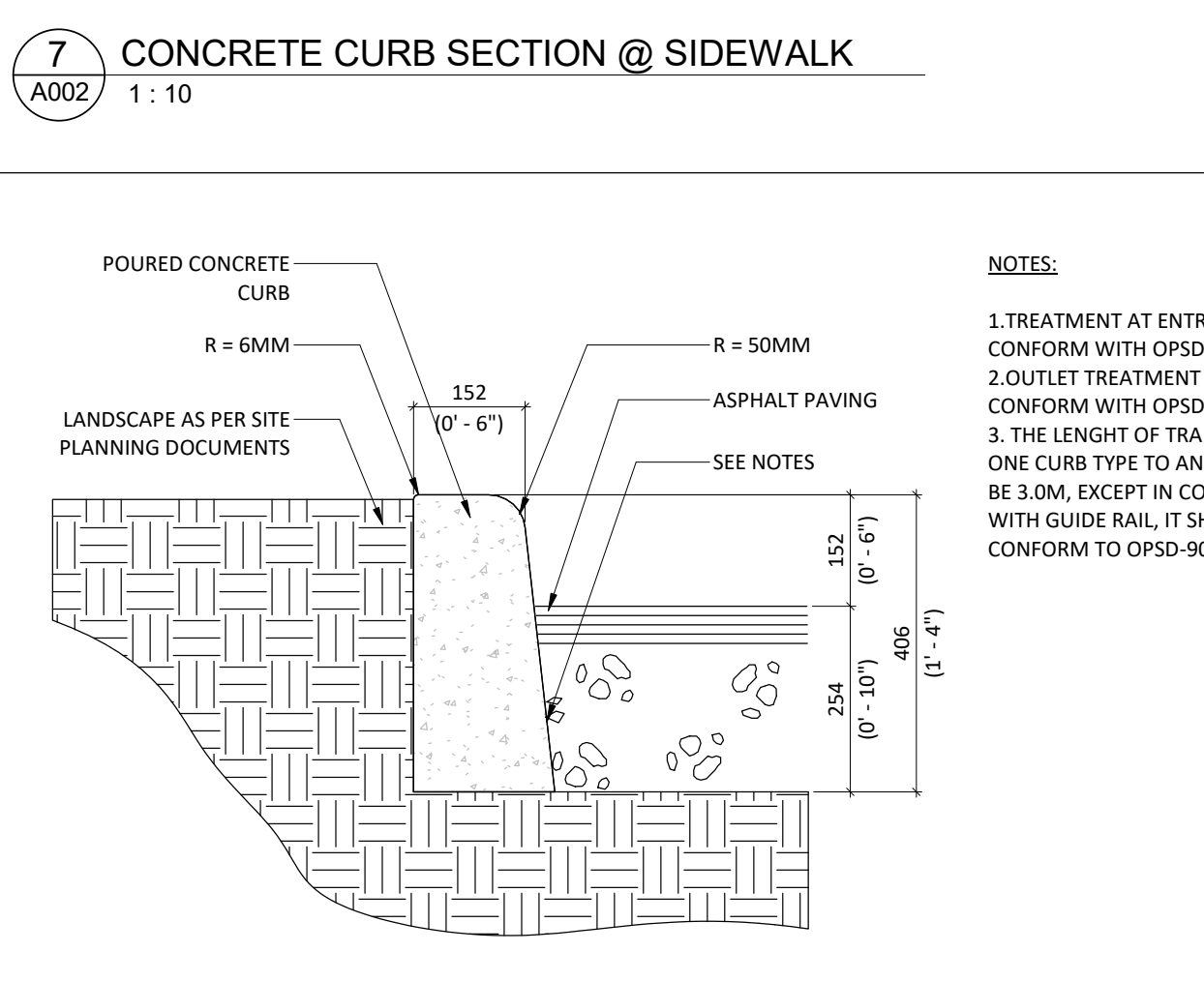
4 CURB RAMP WITH TACTILE PLATES
A002 1: 40



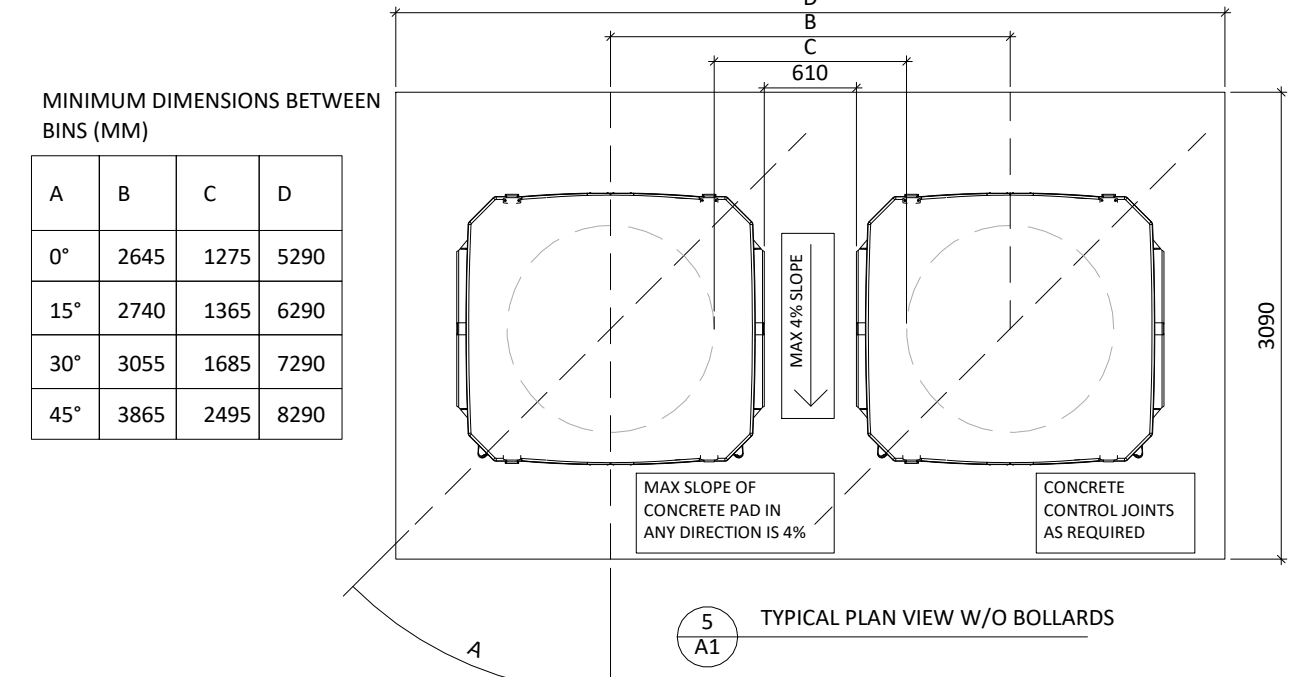
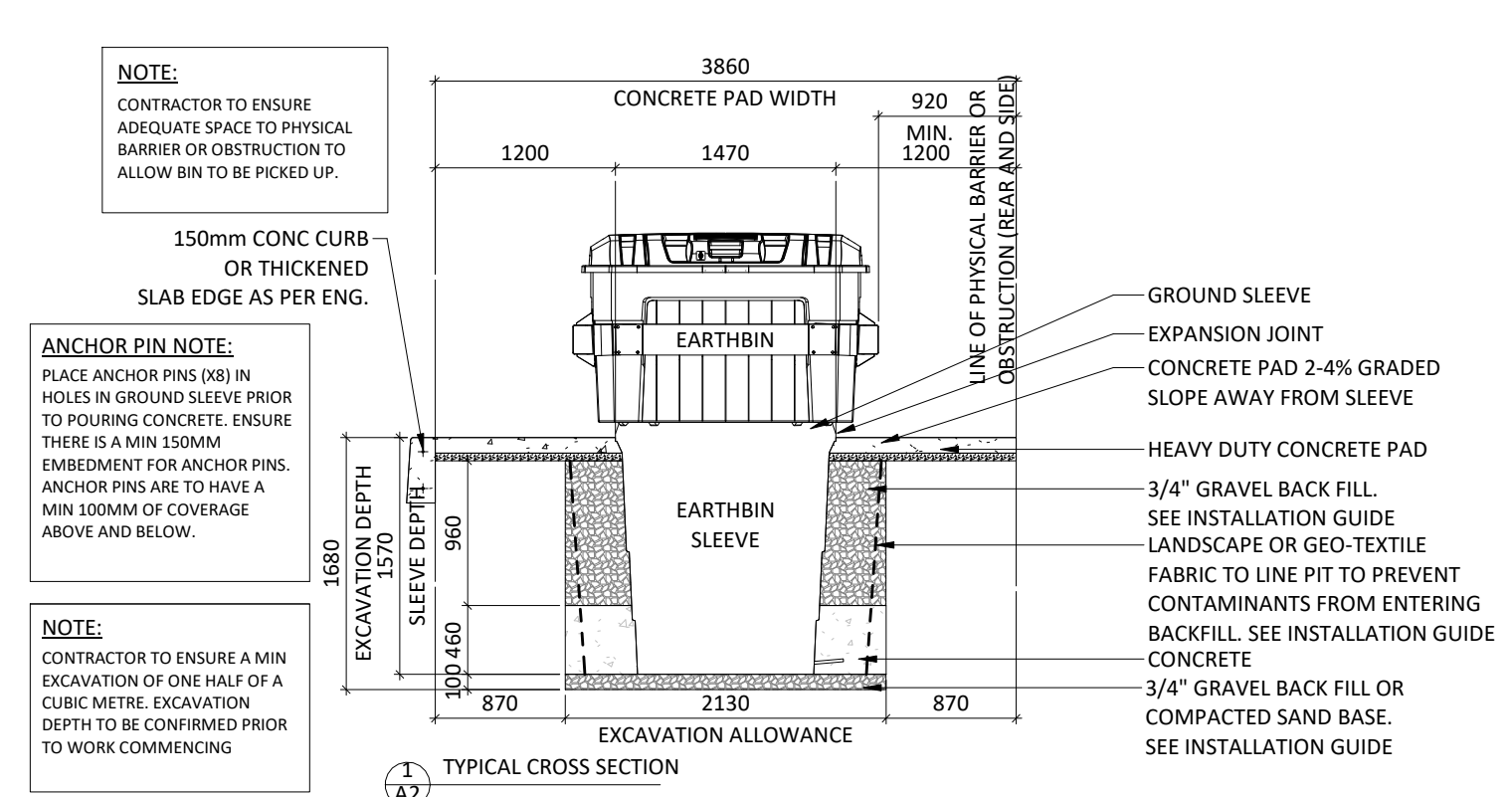
7 CONCRETE CURB SECTION @ SIDEWALK
A002 1: 10



8 CONCRETE CURB SECTION
A002 1: 10



10 BICYCLE RACK DETAIL - 5 SPACES
A002 1: 20



11 EARTH BIN DETAIL
A002 1: 50

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The site plan provided by Turner Fleischer is subject to a final survey showing the boundaries of the lands together with the current location of any existing buildings, features or encroachments prepared by CHORNBHAM ACCORDIAN LIMITED, dated JUNE 9, 2021 as approved by:

#	DATE	DESCRIPTION	BY
6	2022-02-03	ISSUED FOR SPA SUBMISSION	YSK
5	2022-01-26	ISSUED FOR COORDINATION	YSK
2	2021-11-26	ISSUED FOR REVIEW	NAR
1	2021-10-29	ISSUED FOR REVIEW	NAR

PROJECT
530 SPEERS ROAD
OAKVILLE, ON

DRAWING
SITE DETAILS

PROJECT NO. 21-101SH	PROJECT DATE 2022-01-24
DRAWN BY NAR	CHECKED BY JJJ
SCALE As indicated	REV. 6

