

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	PROPOSED
TOTAL PARKING SPACES (1 SPACE/40.0 S.M. NFA)	109 CARS	127 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. ± 1,440 S.F.	± 4,490 S.M. ± 134 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 3.33/1000 S.M.
COVERAGE		31.52 %

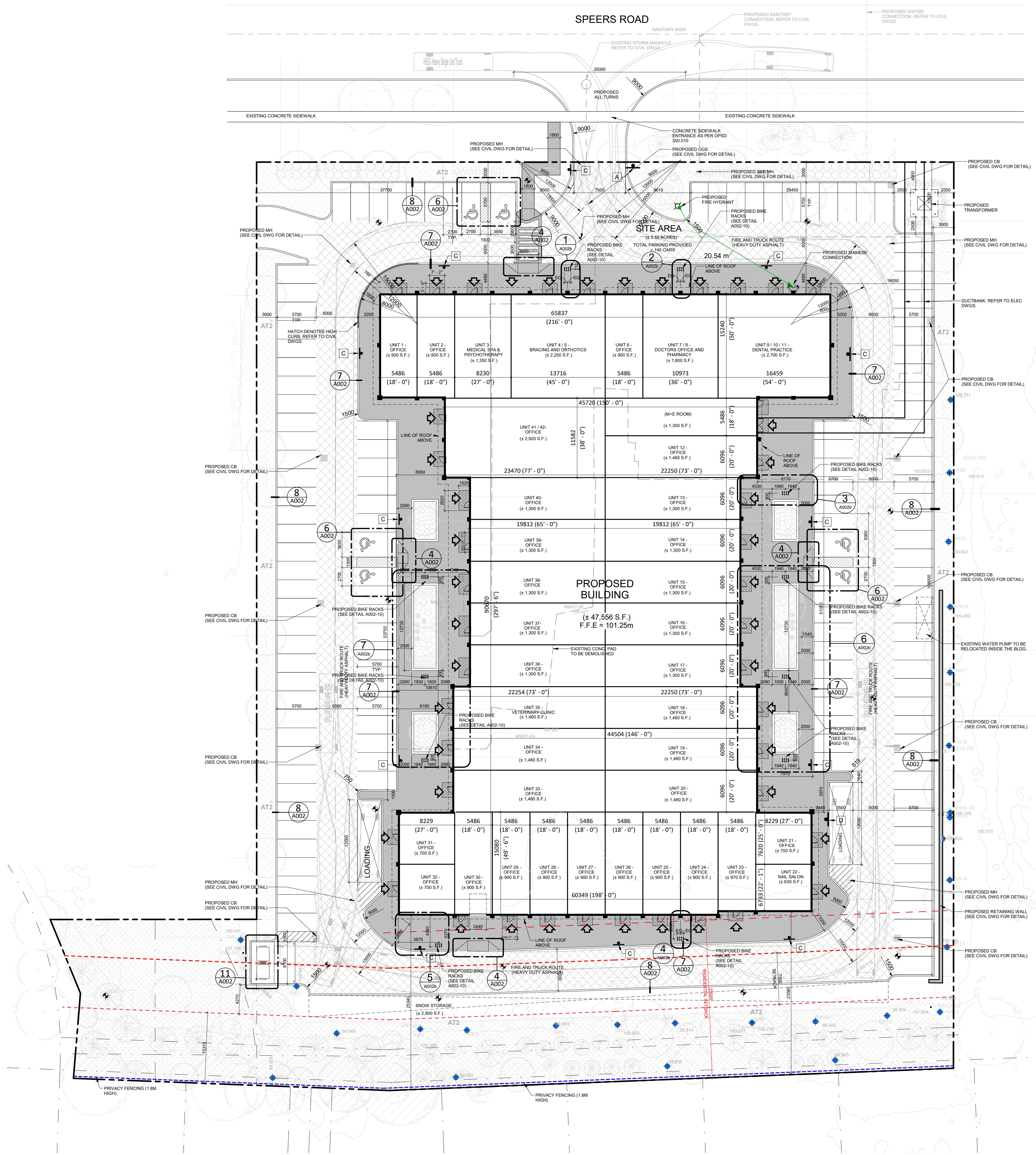
LEGEND

- PROPOSED ENTRANCE ARROW
- PROPOSED EXIT ARROW
- ⊕ PROPOSED FIRE HYDRANT
- ⚡ PROPOSED SIAMSE CONNECTION
- PROPOSED SIGNAGE
- ▨ PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- ▨ PROPOSED CONCRETE SIDEWALK
- ▨ PROPOSED FROST SLAB

SIGN LEGEND

SYMBOL	SIGN	DESCRIPTION
A	STOP SIGN	"STOP" SIGN R=1 (500x600)mm WHITE REFL. LEGEND & BORDER, RED REFL. BACKGROUND
B	ACCESSIBLE PARKING PERMIT SIGN	"ACCESSIBLE PARKING PERMIT" SIGN R=39 (1000x500)mm RED REFL. INTERCOUNTRY SYMBOL, BLUE REFL. SYMBOL OF ACCESS & SYMBOL BORDER, BLACK SYMBOL, LEGEND & BORDER, WHITE REFL. BACKGROUND
C	FIRE ROUTE SIGN	"FIRE ROUTE" SIGN R=300 (450)mm RED REFL. INTERCOUNTRY SYMBOL, BLACK SYMBOL, WHITE REFL. "FIRE ROUTE" ON BLACK BACKGROUND, BLACK LEGEND & BORDER, WHITE REFL. BACKGROUND
D	LOADING ZONE SIGN	"LOADING ZONE" SIGN R=300 (450)mm RED REFL. INTERCOUNTRY 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 81
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

PROPOSED WELL LEGEND

- BH1 MONITORING WELLS TO BE RE-INSTALLED
- MW101 ON-SITE MONITORING WELL *
- RW1 PUMPING WELL *
- RW20-R2 PUMPING WELL *
- * PROTECTION REQUIRED DURING LIFE OF CONSTRUCTION

NOTE: LOCATIONS SHOWN ON ARCHITECTURAL SITE PLAN SHOW DESIGN INTENT ONLY. REFER TO ENVIRONMENTAL DRAWINGS BY PERITUS FOR EXACT LOCATIONS OF WELLS.

Plans and drawings approved pursuant to the Planning Act, Planning Services Department
15-April-2023
Town of Oakville

#	DATE	DESCRIPTION	BY
15	2023-01-18	ISSUED FOR SPA RESUBMISSION #4	ACY
14	2022-10-07	ISSUED FOR SPA RESUBMISSION #3	ACY
13	2022-10-07	ISSUED FOR CITY COMMENTS	ACY
12	2022-09-28	ISSUED FOR SPA RESUBMISSION #2	SHI
11	2022-08-03	ISSUED FOR PERMIT	SHI
10	2022-07-19	ISSUED FOR PTA/AR1	SHI
9	2022-07-13	ISSUED FOR PTA/AR1	SHI
8	2022-06-10	ISSUED FOR TENDER	YSK
7	2022-05-27	ISSUED FOR SPA RESUBMISSION #1	SHI
6	2022-02-03	ISSUED FOR SPA 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
PROPOSED BUILDING
530 SPEERS ROAD, OAKVILLE, ON

DRAWING
SITE PLAN

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