



Architectural

A000 COVER PAGE
A100 SITE CONTEXT PLAN
A101 ENLARGED SITE PLAN
A140 SITE DETAILS
A203 ROOF PLAN OVERALL
A300 BUILDING ELEVATIONS
SP-001 MATERIALS SAMPLES AND PRECEDENT

Food Services

N/A

Mechanical

N/A

DEMENTIA CARE DAY PROGRAM

OAKVILLE, ONTARIO

Architectural, Landscape, Storm Water Management, Food Services, Structural, Mechanical, Electrical

Landscape

L 0 TREE MANAGEMENT PLAN
L 1.0 LANDSCAPE PLAN
L 1.1 CANOPY COVER PLAN
L 1.2 PEDESTRIAN PLAN
L 2.0 DETAILS
L 2.1 DETAILS

Structural

N/A

Electrical

N/A

Storm Water Management

C1.1 SITE GRADING AND SEDIMENT & EROSION PLAN AND GENERAL DETAILS
C1.2 SITE SERVICING

Structural

MTE Consultants Inc.
1016 Sutton Drive, Unit A
Burlington, Ontario
L7L 6B8
Tel: 1.905.639.2552
Email: dfneill@mte85.com

Mechanical /Electrical

DEI Consulting Engineers
55 Northland Road
Waterloo, Ontario
N2V 1Y8
Tel: 1.519.725.3555
Email: mmorsy@deiasociates.ca
jackson@deiasociates.ca

Landscape

GSP Group
72 Victoria Street South, Unit 201
Kitchener, Ontario
N2G 4Y9
Tel: 1.519.569.8883
Email: broth@gspgroup.ca

Food Services

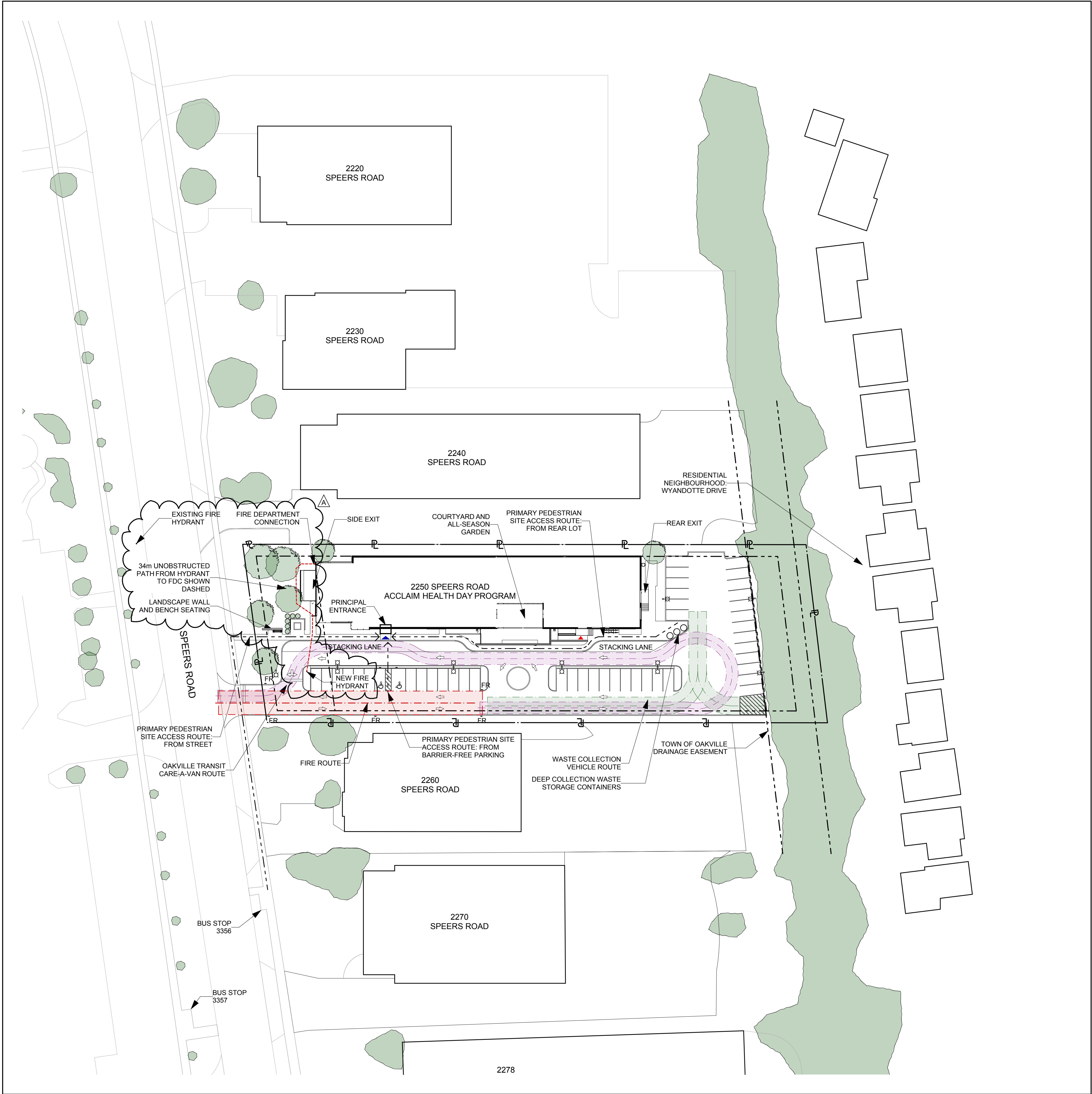
KAIZEN Foodservice Planning & Design
1016 Sutton Drive, Unit A
Burlington, Ontario
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Tel: 1.905.338.3222
Email: ken.thompson@kaizenfood.com

Storm Water Management

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1 OVERALL SITE PLAN
A100 1:500

MUNICIPAL REVIEW		SITE DATA
PROJECT NO.	1838	2250 SPEERS ROAD OAKVILLE ONTARIO CANADA
DESCRIPTION	PART OF LOT 28, CONCESSION 3, SOUTH OF DUNDAS	
OFFICIAL PLAN	THE OAKVILLE OFFICIAL PLAN, CONSOLIDATED SEPTEMBER 2006	
BY-LAW	TOWN OF OAKVILLE ZONING BYLAW 2014-14	
	TEMPORARY USE PERMISSION BYLAW 2019-085	
REGULATION	REQUIREMENT	ACTUAL
ZONING	E1 T-2 - OFFICE EMPLOYMENT	
LOT AREA	MIN. 2,000m ² (0.2ha)	6,450 m ² (0.65ha)
LOT FRONTAGE	MIN. 30.0 m	45.7 m
LOT DEPTH		142.7 m (VARIES)
LOT COVERAGE		25.2% (1,624 m ²)
ASPHALT COVERAGE		40.3% (2,600 m ²)
FRONT YARD	MIN. 3.0 m - MAX/ 17.5 m	15.9 m
REAR YARD	MIN. 15.0 m	42.0 m
SIDE YARD	MIN. 2.8 m (EAST) 3.0m (WEST)	2.8 m (EAST) 22.5 m (WEST)
SIDE YARD (NOTES)	2.8 m (EAST) PERMITTED SIDE YARD BASED ON TEMPORARY USE ZONING BYLAW 2019-085	
HEIGHT	MAX. STOREYS UNDEFINED	1 STOREY
	MAX.18.5 m	6.5 m
PARKING	38 (SEE PARKING CALCULATION)	45 PARKING STALLS
DRIVING LANE WIDTH	MIN. 5.5 m	7.5 m AND 3.5 m (ONE-WAY)
PARKING AISLE WIDTH	MIN. 6.0 m	6.0 m MIN. (VARIES)
PARKING SPACE	2.7 m x 5.7 m MINIMUM	2.7 m x 5.7 m
ACCESSIBLE PARKING	TYPE A: 3.65 m x 5.7 m MINIMUM TYPE B: 2.7 m x 5.7 m MINIMUM PLUS 1.5 m PATH OF TRAVEL	TYPE A: 3.65 m x 5.7 m TYPE B: 2.7 m x 5.7 m PLUS 1.5 m PATH OF TRAVEL
LANDSCAPED OPEN SPACE	MIN. 10%	31.0% (2,000 m ²)
GROSS FLOOR AREA		1,510 m ²
ADMINISTRATIVE SERVICES		310 m ² (GROSS)
ADULT DAY CARE		840 m ² (GROSS)
OVERNIGHT RESPITE		360 m ² (GROSS)

PARKING CALCULATION	
PARKING REQUIREMENTS FROM TOWN OF OAKVILLE ZONING BY-LAW 2014-014 TEMPORARY USE PERMISSION BY-LAW 2019-085	
PARKING REQUIRED AT 2250 SPEERS ROAD, ZONED E1 T-2 - OFFICE EMPLOYMENT	
1.	PARKING FOR DAY CARE (INCLUDING ADULT DAY CARE) PER TABLE 5.2.1 INSTITUTIONAL USES, RATIO IS 1 PER 40m ² NET FLOOR AREA DAY PROGRAM NET AREA 790m ² RESULTING IN 20 SPACES (790/40 = 19.75)
2.	PARKING FOR ADMINISTRATIVE OFFICES PER TABLE 5.2.1 OFFICE USES, RATIO IS 1 PER 35m ² NET FLOOR AREA OFFICES NET AREA 300m ² RESULTING IN 9 SPACES (300/35 = 8.6)
3.	PARKING FOR OVERNIGHT RESPITE SUITES PER SECTION 18.2.3 TEMPORARY USE PERMISSION BY-LAW 2019-085, RATIO IS 1 PER 40m ² NET FLOOR AREA RESPITE NET AREA 336m ² , RESULTING IN 9 SPACES (336/40 = 8.4)
4.	TOTAL PARKING REQUIRED: 38 SPACES
5.	BARRIER FREE PARKING FOR 26 TO 100 TOTAL SPACES - 4% OF PARKING STALLS TOTAL REQUIRED BARRIER FREE PARKING IS 2 SPACES (38 x 0.04 = 1.52) ONE SHALL CONFORM TO TYPE A DIMENSIONS, ONE TO TYPE B DIMENSIONS
6.	PARKING PROVIDED 43 STANDARD SPACES 2 BARRIER FREE SPACES

SITE PLAN NOTES	
1.	CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS (INSIDE OR OUTSIDE THE PROPERTY LINE) DISTURBED OR DAMAGED DURING PERIOD OF CONSTRUCTION, WHETHER SHOWN ON DRAWINGS OR NOT.
2.	SITE PLANS ARE TO BE READ IN CONJUNCTION WITH DETAILS AND INFORMATION SHOWN ELSEWHERE ON DRAWINGS. IN THE EVENT OF DISCREPANCIES THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
3.	ALL EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTIES, EXISTING STRUCTURES, UTILITIES, ROADS & SIDEWALKS, ETC. AT ALL STAGES OF CONSTRUCTION. EXCAVATIONS THAT EXCEED 1.2 M (4 FT.) IN DEPTH SHALL BE SHORED OR CUT BACK AT THE TOP SO THAT THE ANGLE OF THE CUT DOES NOT EXCEED 1:1 SLOPE. IF SHORING IS TO BE PROVIDED, SUBMIT DRAWINGS WITH DESIGN PARAMETERS CLEARLY STATED AND PREPARED BY P. ENG. (REGISTERED IN ONTARIO) WITH SEAL AND SIGNATURE, FOR APPROVAL UNDER SEPARATE PERMIT APPLICATION.
4.	DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5.	DO NOT DISTURB OR REMOVE ANY EXISTING VEGETATION (TREES, SHRUBS, GROUND COVER, ETC.) WITHOUT ARCHITECT'S WRITTEN APPROVAL.



Prints issued to			
Particulars	No.	Date	By
TOWN FOR ZBL APPLICATION	1	19.02.26	AB
CONSULTANT FOR CLASS C COST ESTIMATE	2	19.04.10	AB
TOWN FOR SPA PRE-CONSULTATION	3	19.07.18	AB
ISSUED FOR CM RFP	4	19.09.13	AB
TOWN FOR SPA APPLICATION	5	19.10.16	AB
RE-ISSUED FOR SITE PLAN APPROVAL	6	19.11.15	AB
TOWN FOR PERMIT APPLICATION	7	19.12.18	AB
SITE PLAN APPROVAL 2nd SUBMISSION	8	20.01.20	AB

MODIFIED PER PLANNING COMMENTS			
Particulars	No.	Date	By
	A	20.01.20	AB

Revisions to drawing All previous issues of this drawing are superseded.

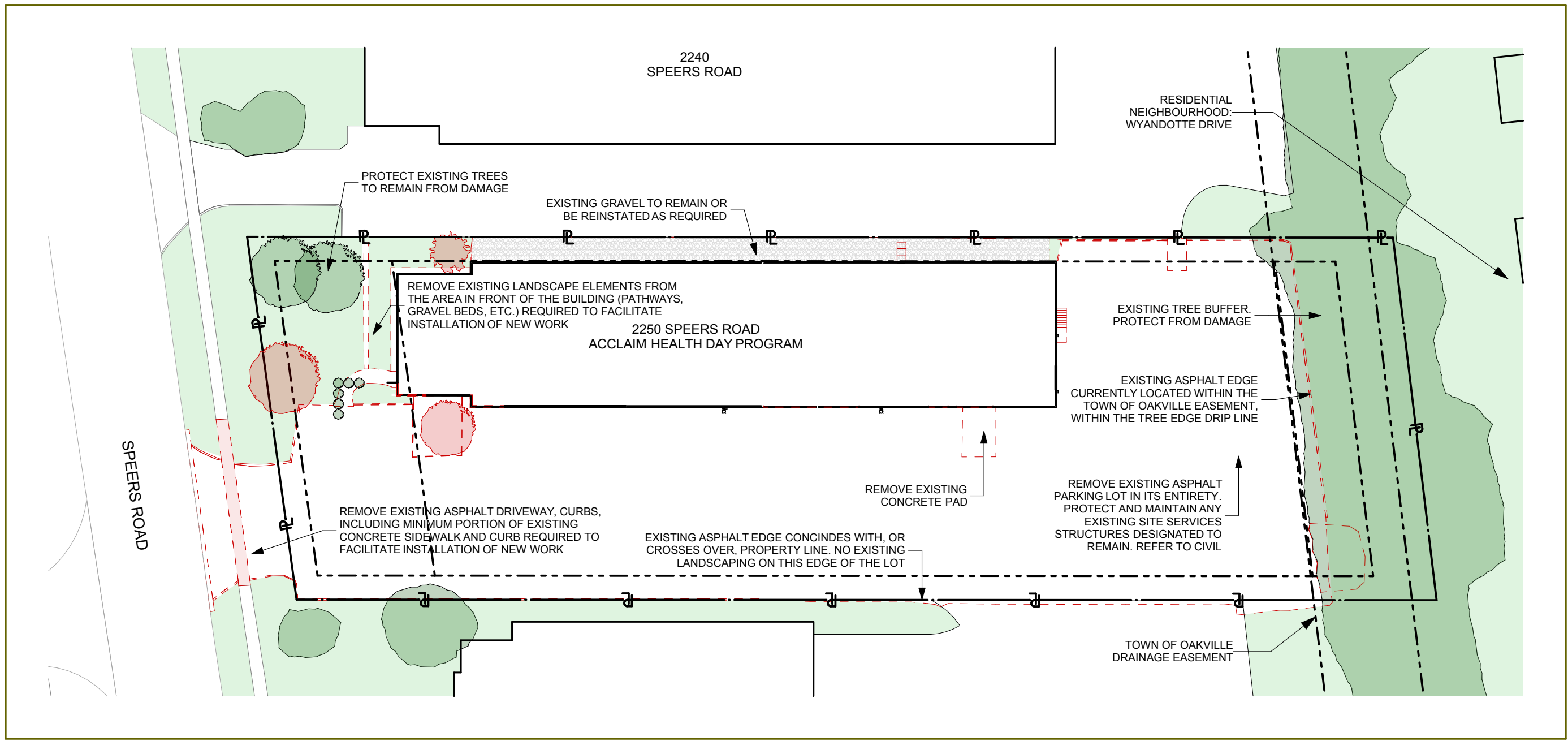
Brantford Studio
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ANTHONY A. BATESON
LICENCE
7263

Project title		ACCLAIM HEALTH	
DEMENTIA CARE DAY PROGRAM			
OAKVILLE		ONTARIO	
Project number	Date issued	Scale	
1838		1:500	
	Drawn by	Date	
	AB, DW	2020-01-20	
Sheet title		Drawing no.	
SITE CONTEXT PLAN		A100	



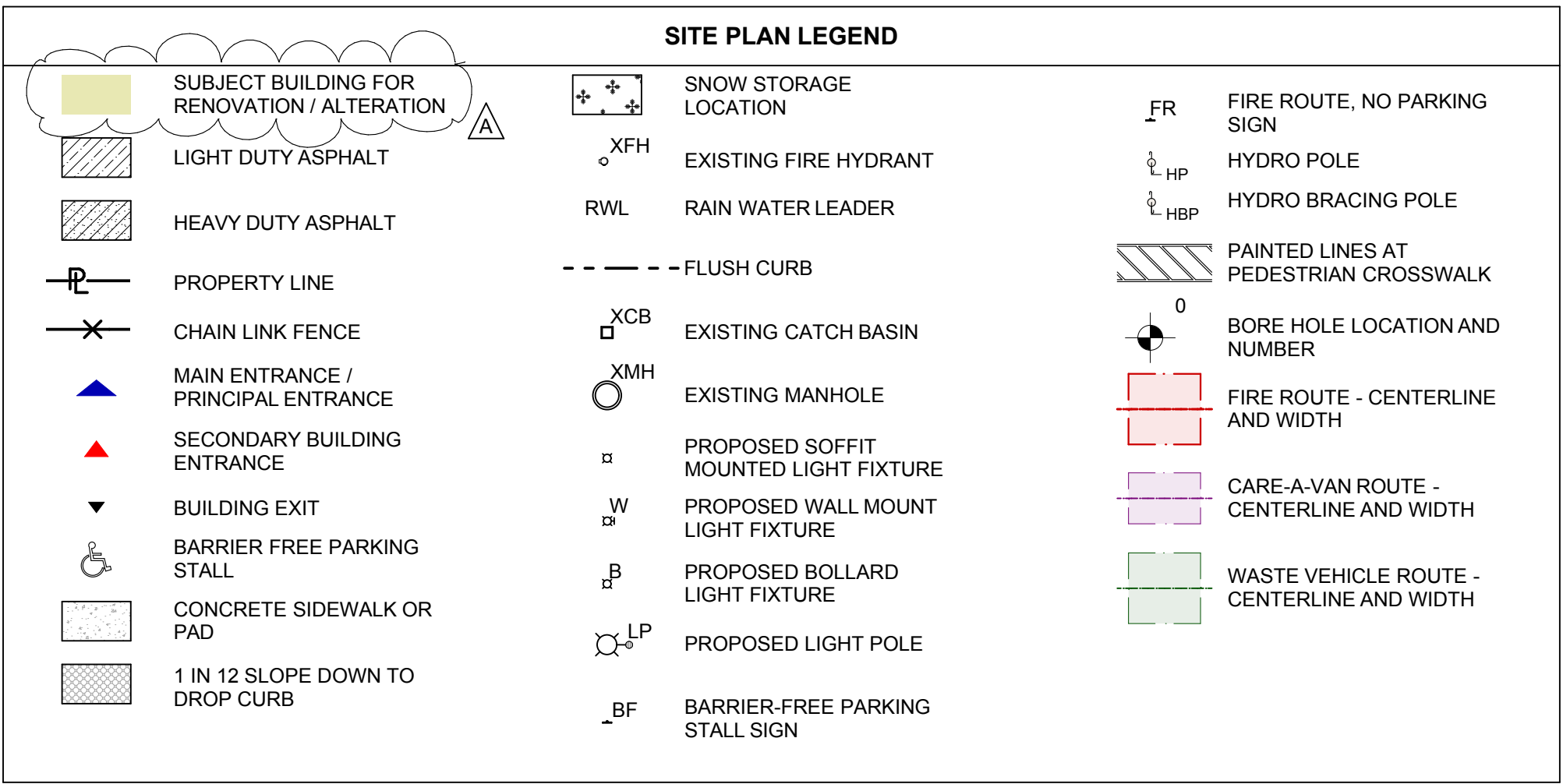
REGULATORY SIGNS SHALL
CONFORM TO APPLICABLE
OPS / OTM STANDARDS



FIRE
ROUTE
SIGN

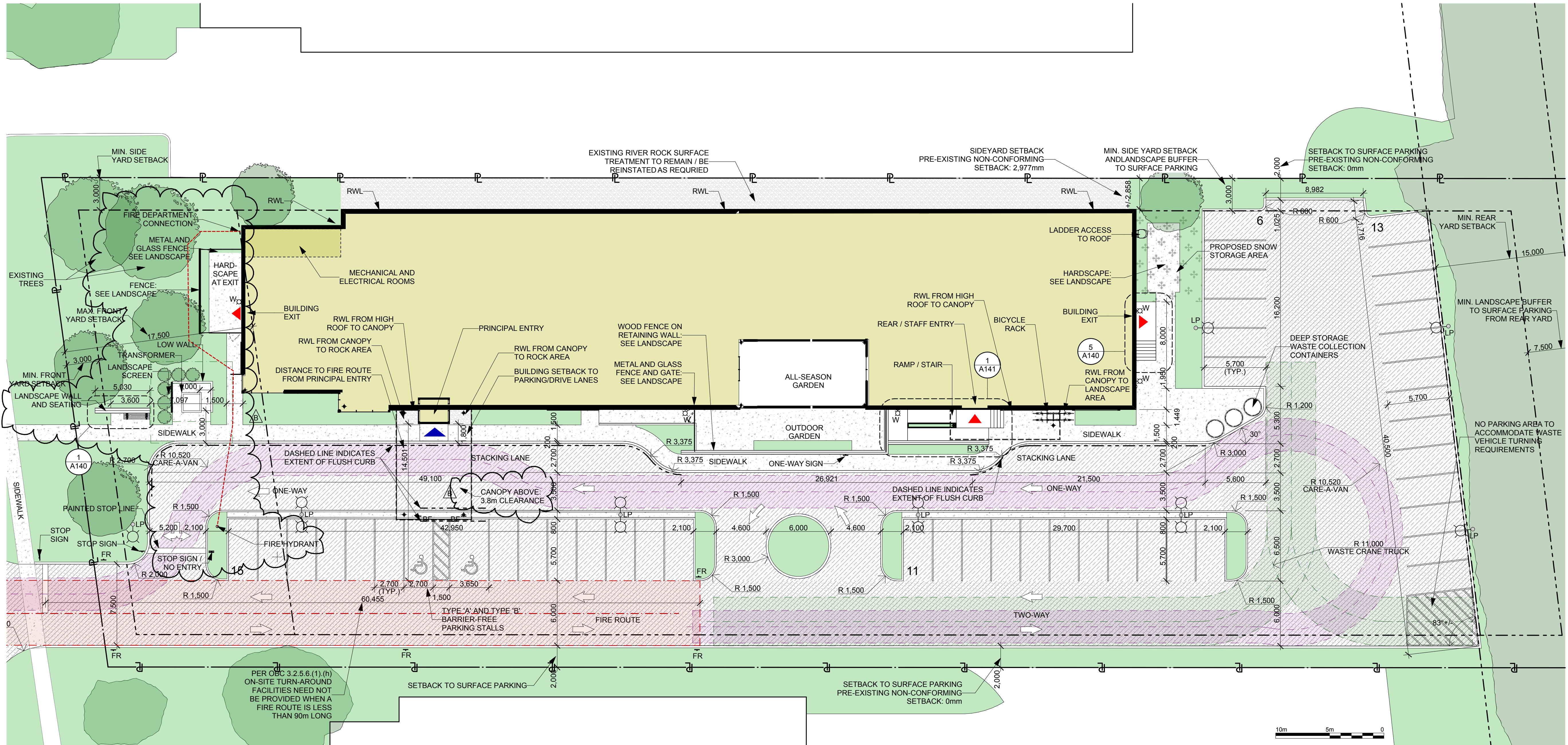


ACCESSIBLE
PARKING
SIGN



2 SITE DEMOLITION PLAN

A101 1:533.3



1 ENLARGED SITE PLAN

A101 1:200



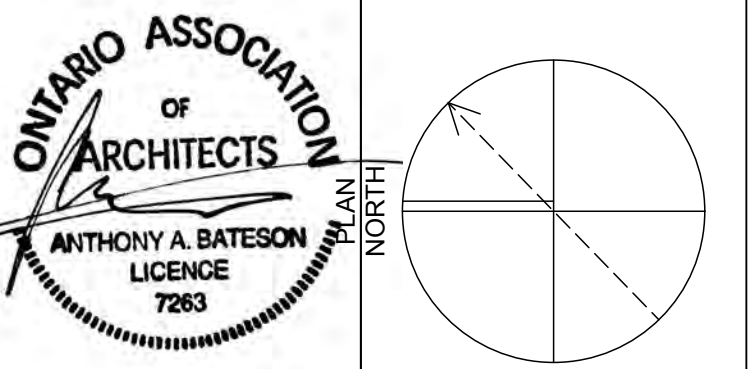
Prints issued to

Particulars	No.	Date	By
TOWN FOR ZBL APPLICATION	1	19.02.26	AB
CONSULTANT FOR CLASS C COST ESTIMATE	2	19.04.10	AB
TOWN PER ZBL COMMENTS	3	19.05.28	AB
TOWN FOR SPA PRE-CONSULTATION	4	19.07.18	AB
ISSUED FOR CM RFP	5	19.09.13	AB
TOWN FOR SPA APPLICATION	6	19.10.16	AB
RE-ISSUED FOR SITE PLAN APPROVAL	7	19.11.15	AB
TOWN FOR PERMIT APPLICATION	8	19.12.18	AB
SITE PLAN APPROVAL 2nd SUBMISSION	9	20.01.20	AB

MODIFIED PER PLANNING COMMENTS	B	20.01.20	AB
REVISED LEGEND PER SPA COMMENTS	A	19.11.29	AB

Particulars	No.	Date	By
All previous issues of this drawing are superseded.			

Revisions to drawing



Project title

ACCLAIM HEALTH

DEMENTIA CARE DAY PROGRAM

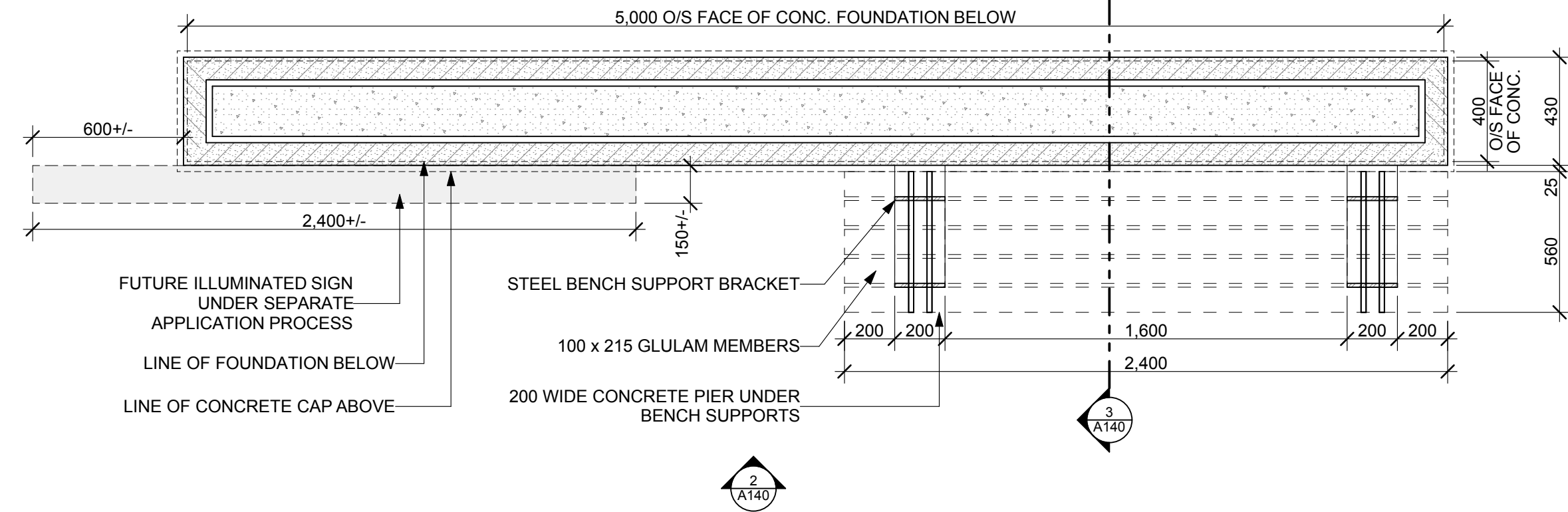
OAKVILLE

ONTARIO

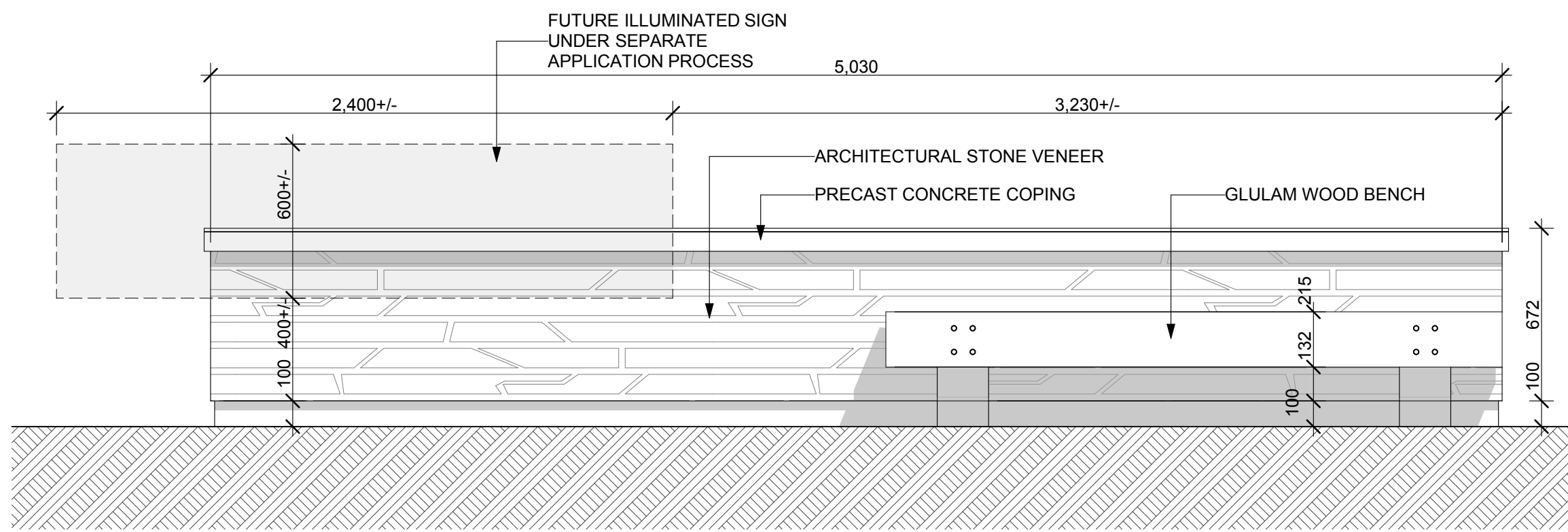
Project number	Date issued	Scale
1838	2020-01-20	1:200

Sheet title	Drawn by	Date
ENLARGED SITE PLAN	AB, DW	2020-01-20

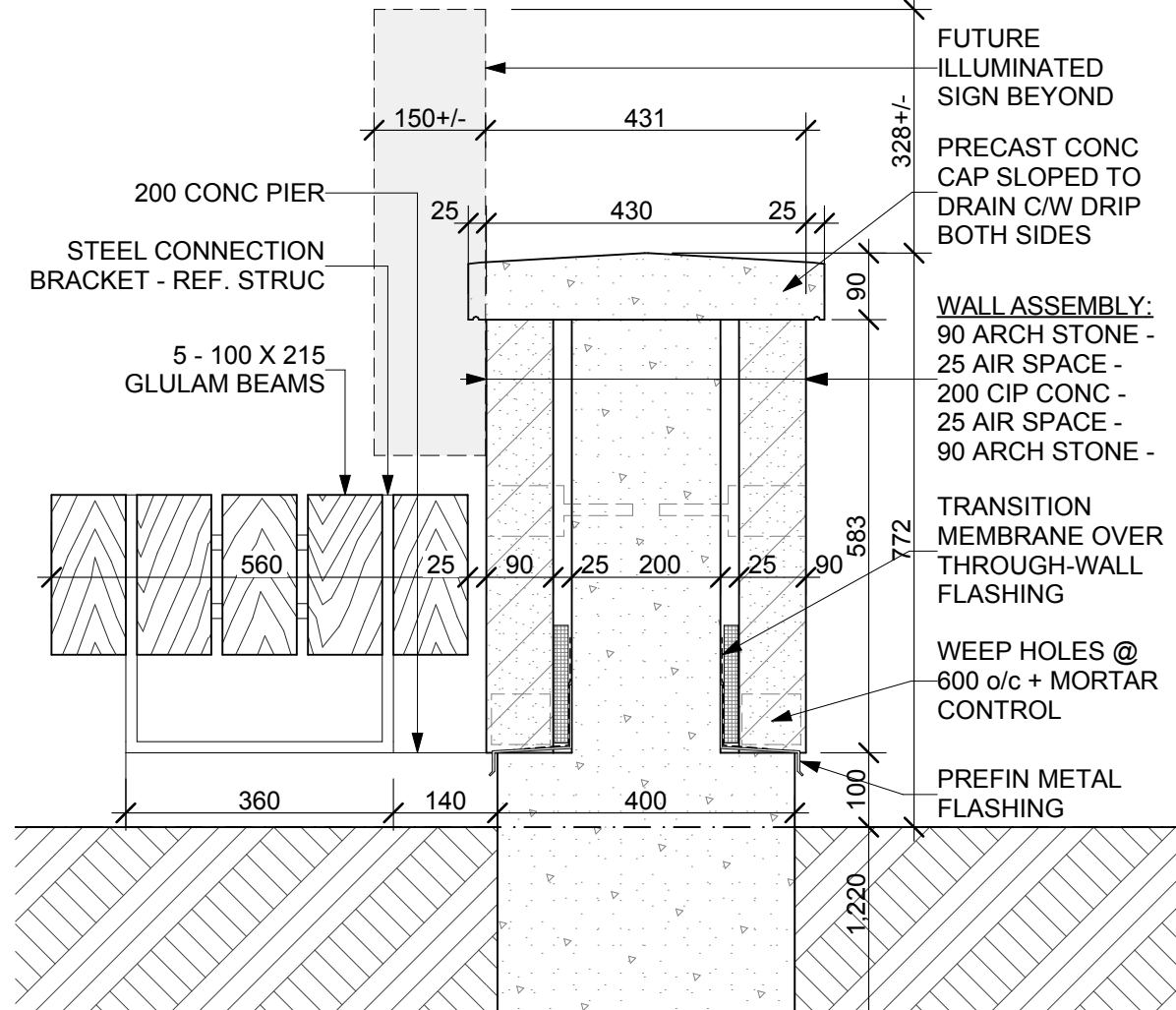
A101



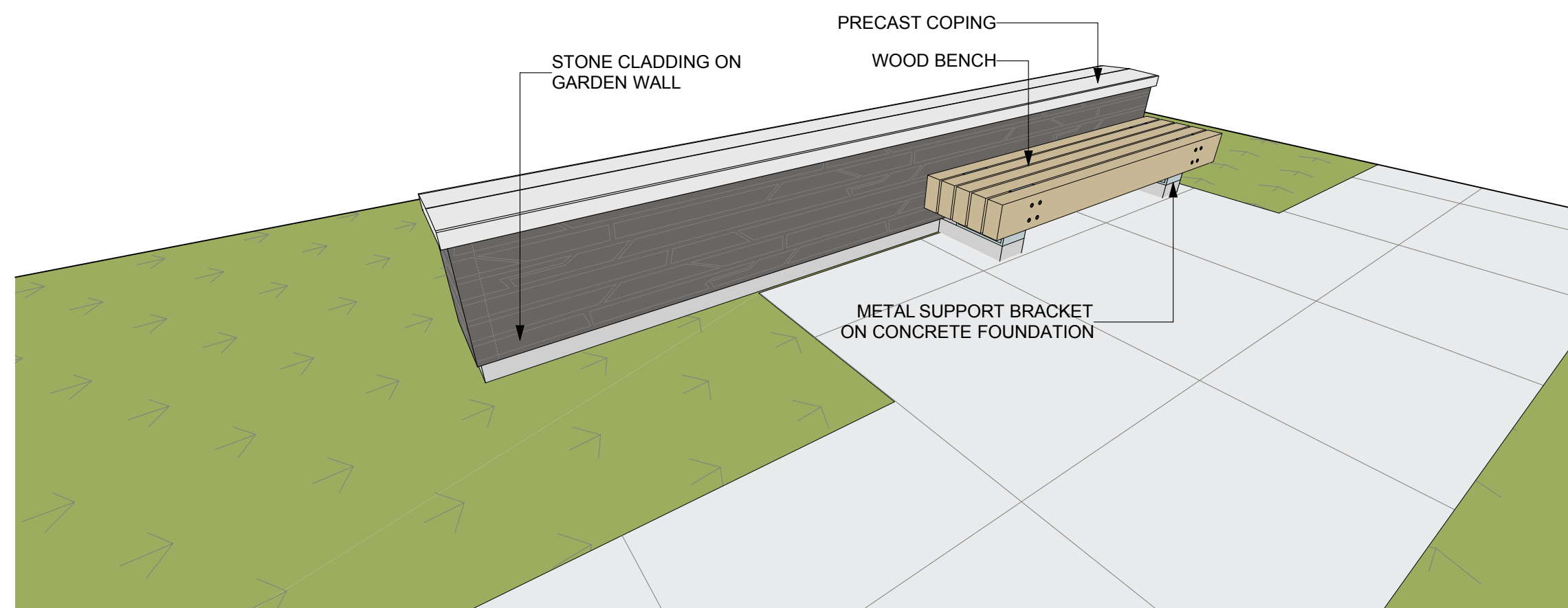
1 PLAN OF LANDSCAPE WALL AND BENCH
A101 A140 1:20



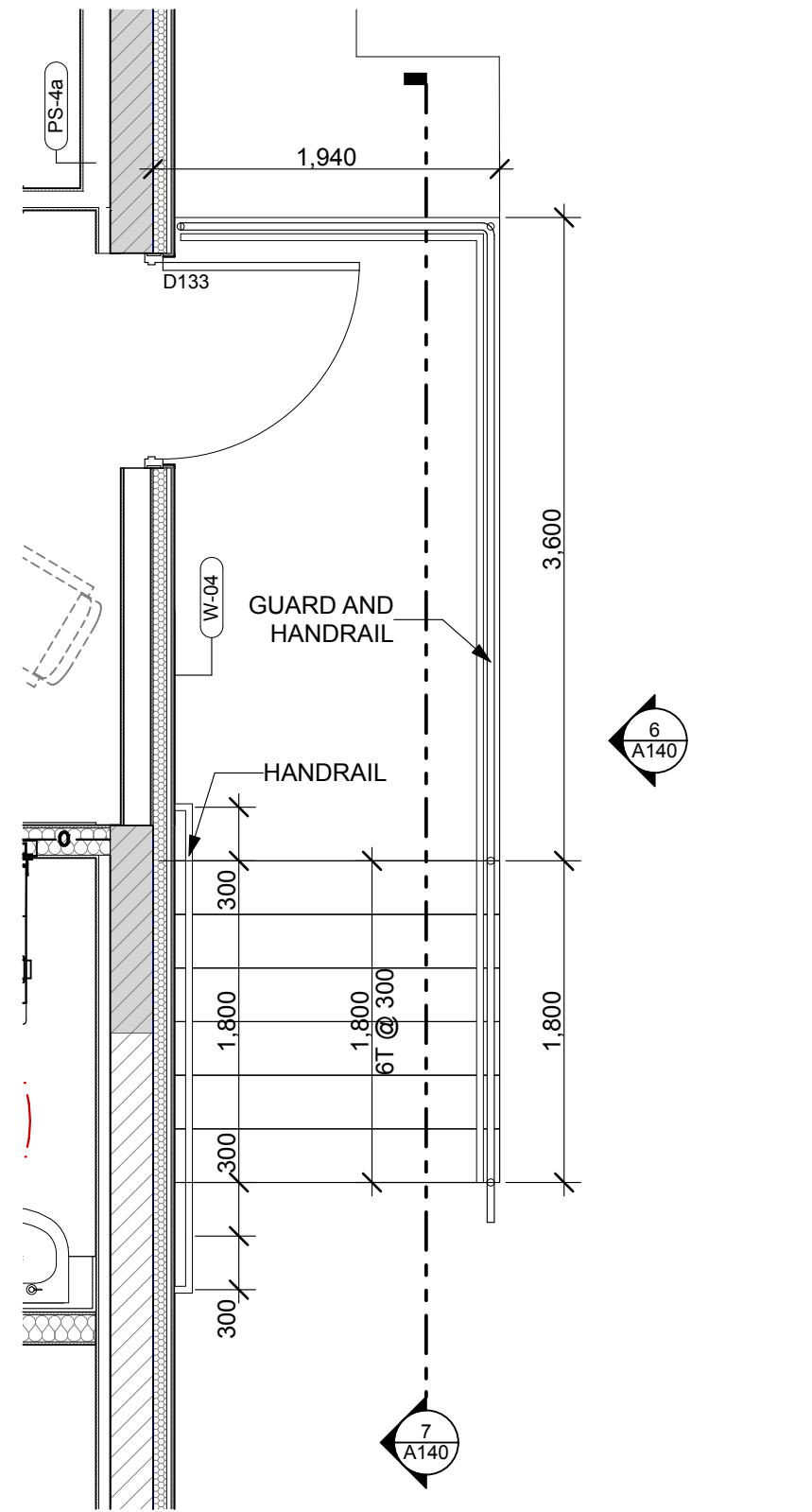
2 ELEVATION OF LANDSCAPE WALL AND BENCH
A140 A140 1:20



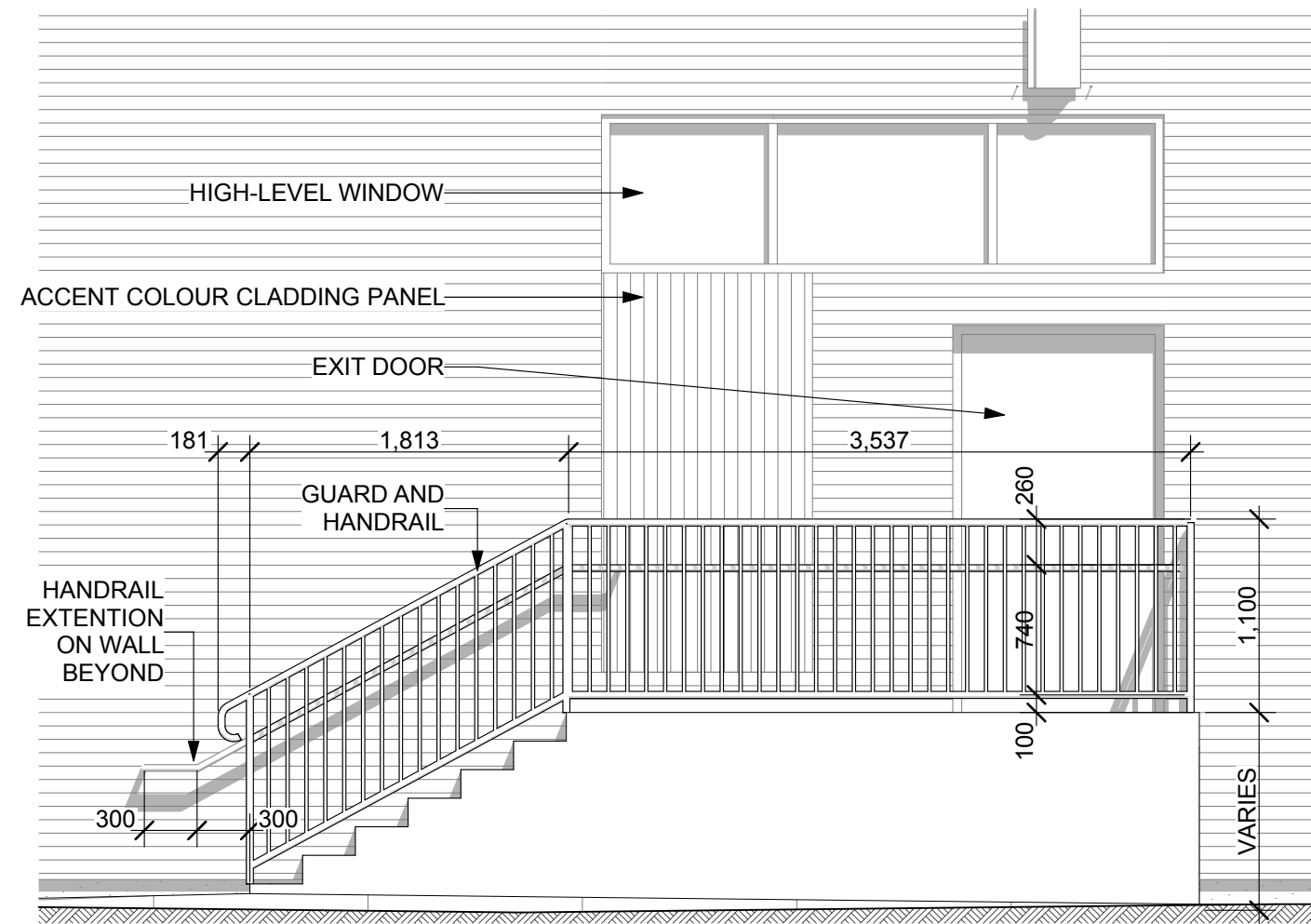
3 WALL / BENCH SECTION
A140 A140 1:10



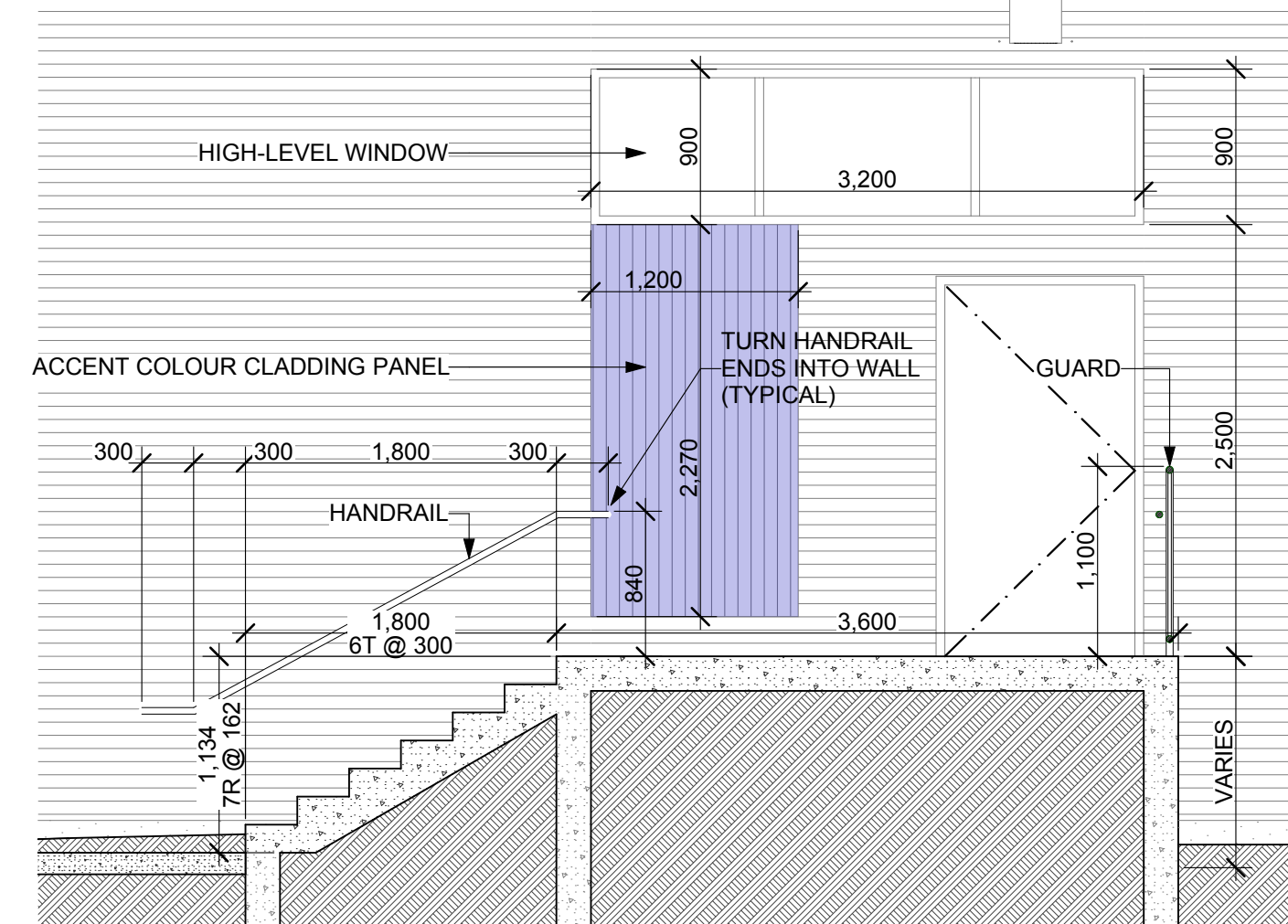
4 3D VIEW OF LANDSCAPE WALL AND BENCH
A140 1:200



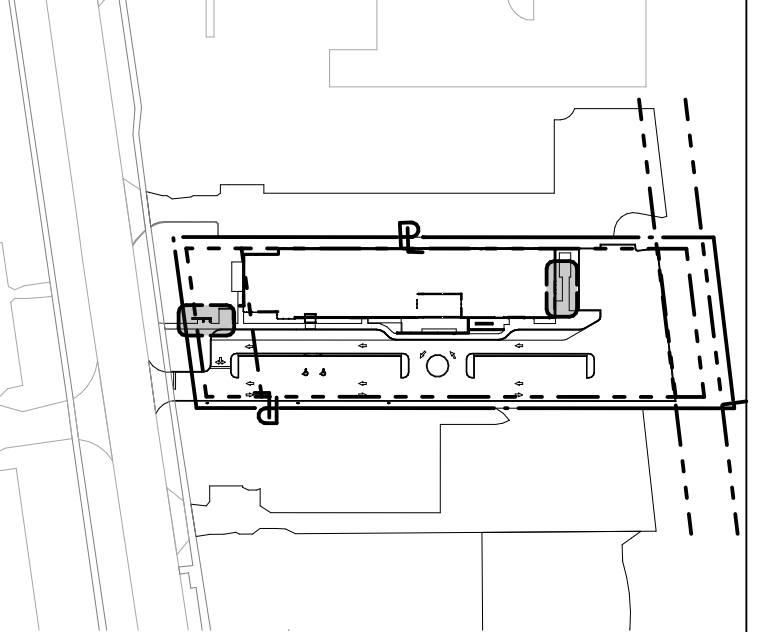
5 REAR STAIR PLAN
A101 A140 1:40



6 REAR STAIR ELEVATION
A140 A140 1:40



7 REAR STAIR SECTION
A140 A140 1:40



KEY SITE PLAN

Prints issued to

Particulars	No.	Date	By
TOWN FOR SPAAPPLICATION	1	19.10.18	AB
TOWN FOR PERMIT APPLICATION	2	19.12.18	AB
SITE PLAN APPROVAL 2nd SUBMISSION	3	20.01.20	AB

Particulars	No.	Date	By
MODIFIED PER PLANNING COMMENTS	A	20.01.20	AB

Revisions to drawing All previous issues of this drawing are superseded.

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ONTARIO ASSOCIATION of ARCHITECTS

ANTHONY A. BATESON LICENCE 7263

PLAN NORTH

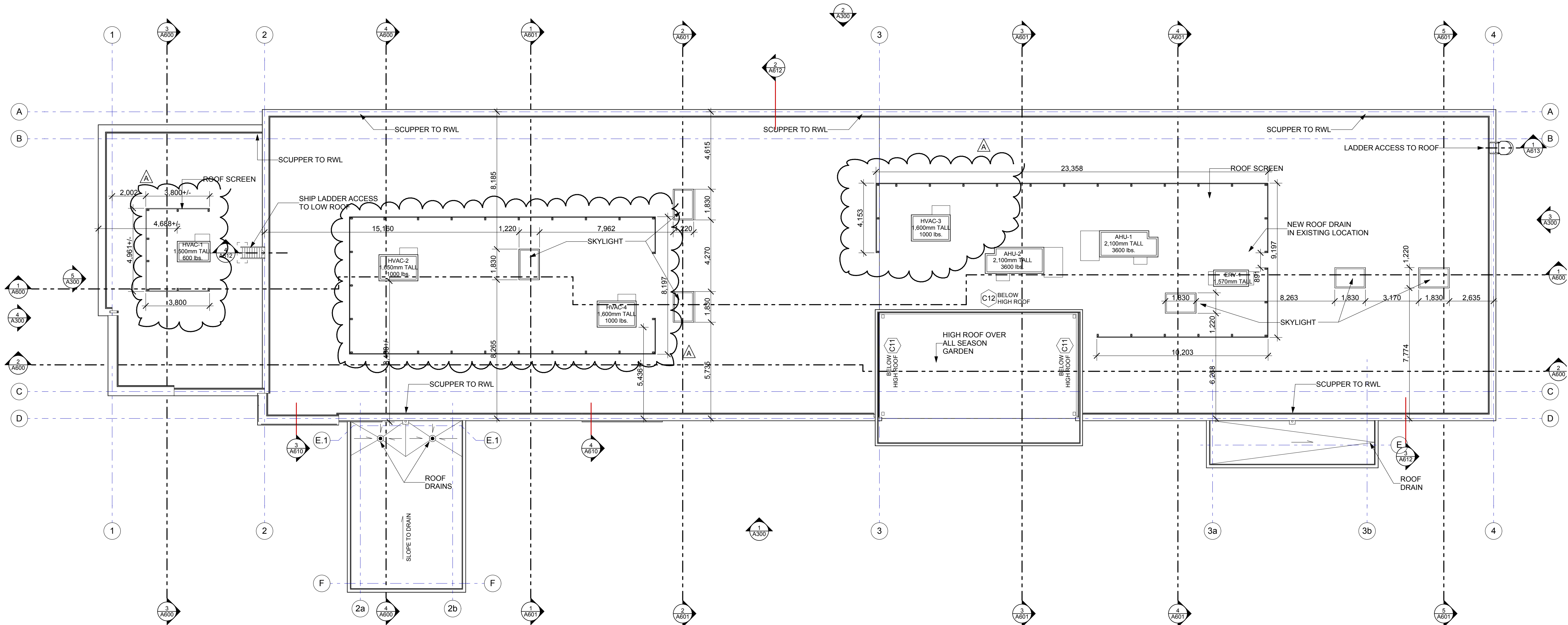
Project title
ACCLAIM HEALTH

DEMENTIA CARE DAY PROGRAM

OAKVILLE ONTARIO

Project number	Date issued	Scale
1838	Drawn by AB, DW	Date 2020-01-16

Sheet title	Drawing no.
SITE DETAILS	A140



1 ROOF
A203 1:125

Prints issued to			
Particulars	No.	Date	By
CONSULTANT FOR CLASS C COST ESTIMATE	1	19.04.10	AB
TOWN FOR SPAAPPLICATION	2	19.10.16	AB
TOWN FOR PERMIT APPLICATION	3	19.12.18	AB
SITE PLAN APPROVAL 2nd SUBMISSION	4	20.01.20	AB

MODIFIED PER PLANNING COMMENTS			
Particulars	No.	Date	By
	A	20.01.20	AB

Revisions to drawing All previous issues of this drawing are superseded.

MMMC ARCHITECTS

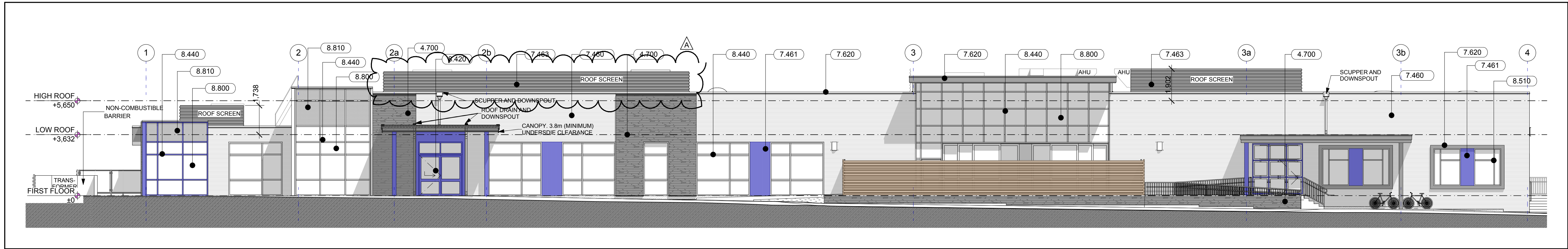
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ONTARIO ASSOCIATION of ARCHITECTS

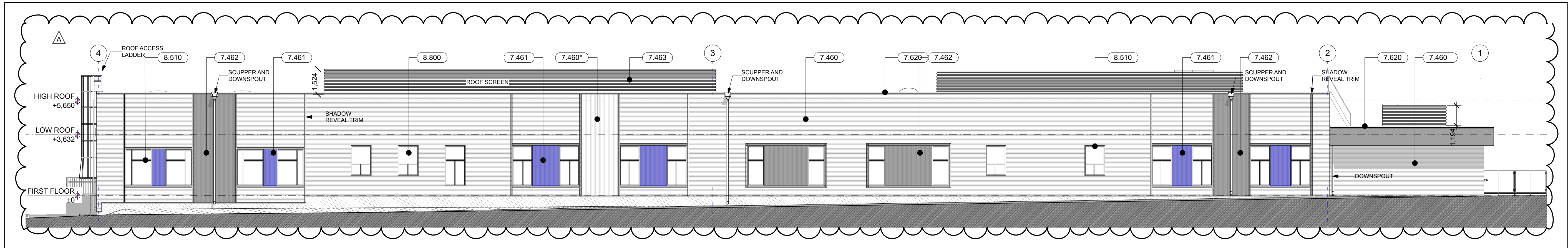
ANTHONY A. BATESON LICENCE 7263

NORTH

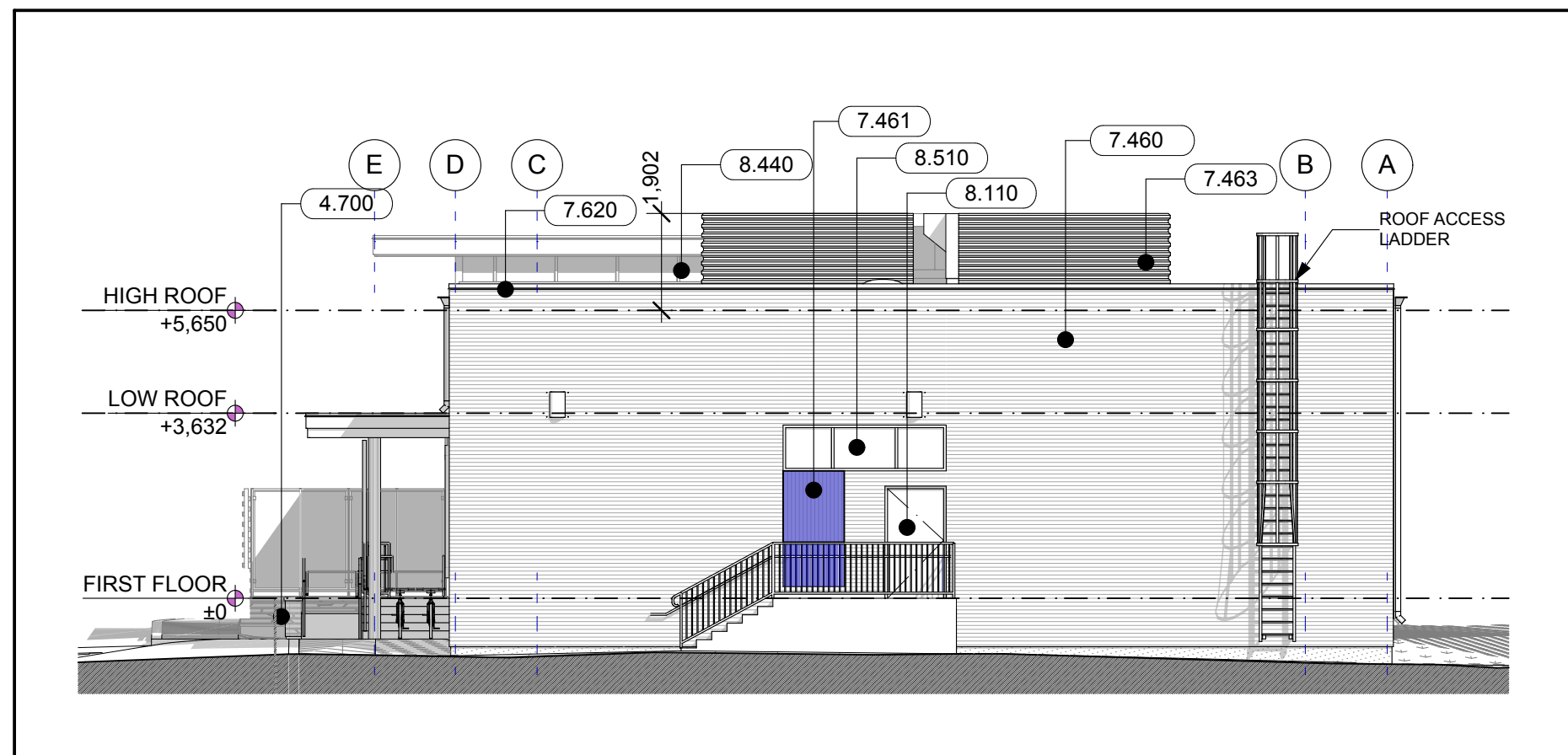
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ACCLAIM HEALTH		
DEMENTIA CARE DAY PROGRAM		
OAKVILLE ONTARIO		
Project number	Date issued	Scale
1838	Drawn by AB, DW	Date 2020-01-16
Sheet title		Drawing no.
ROOF PLAN OVERALL		A203



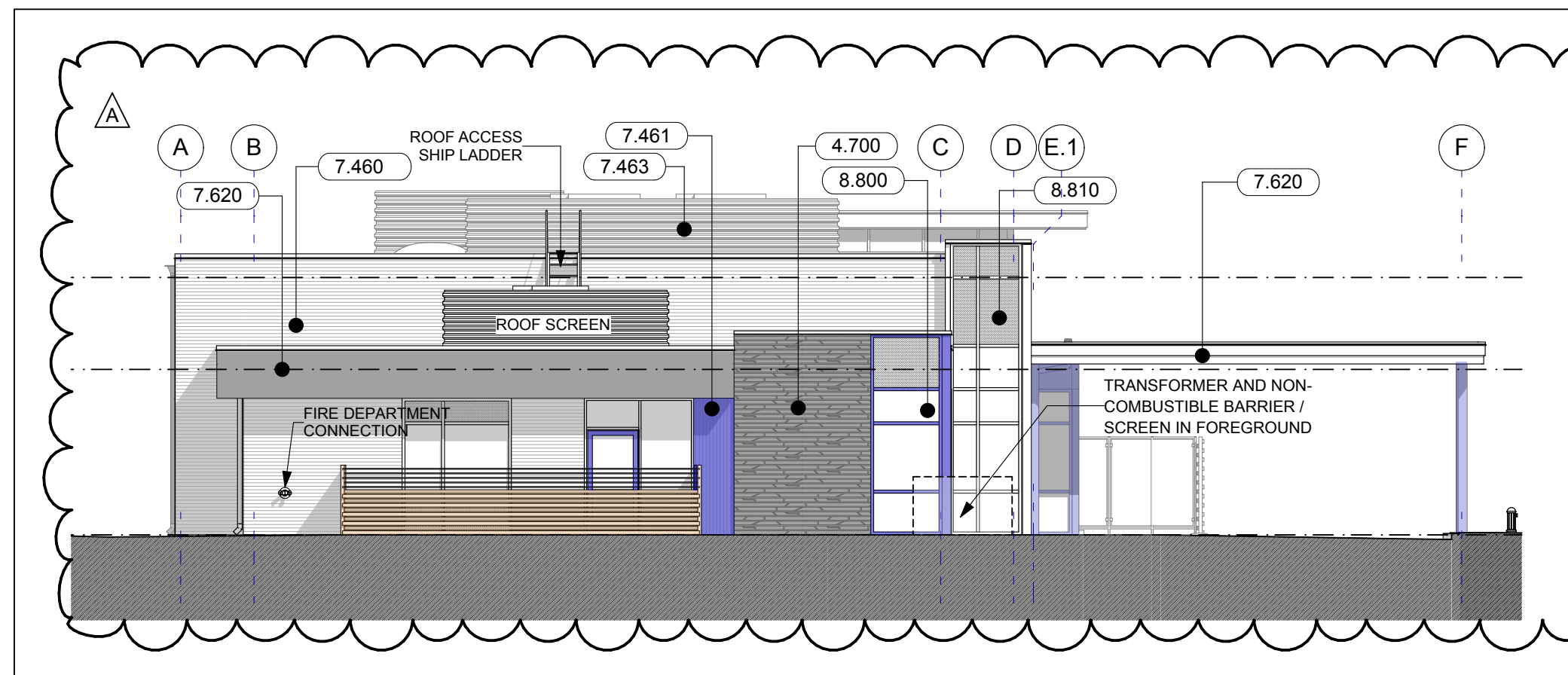
1 WEST ELEVATION
A202 A300 1:125



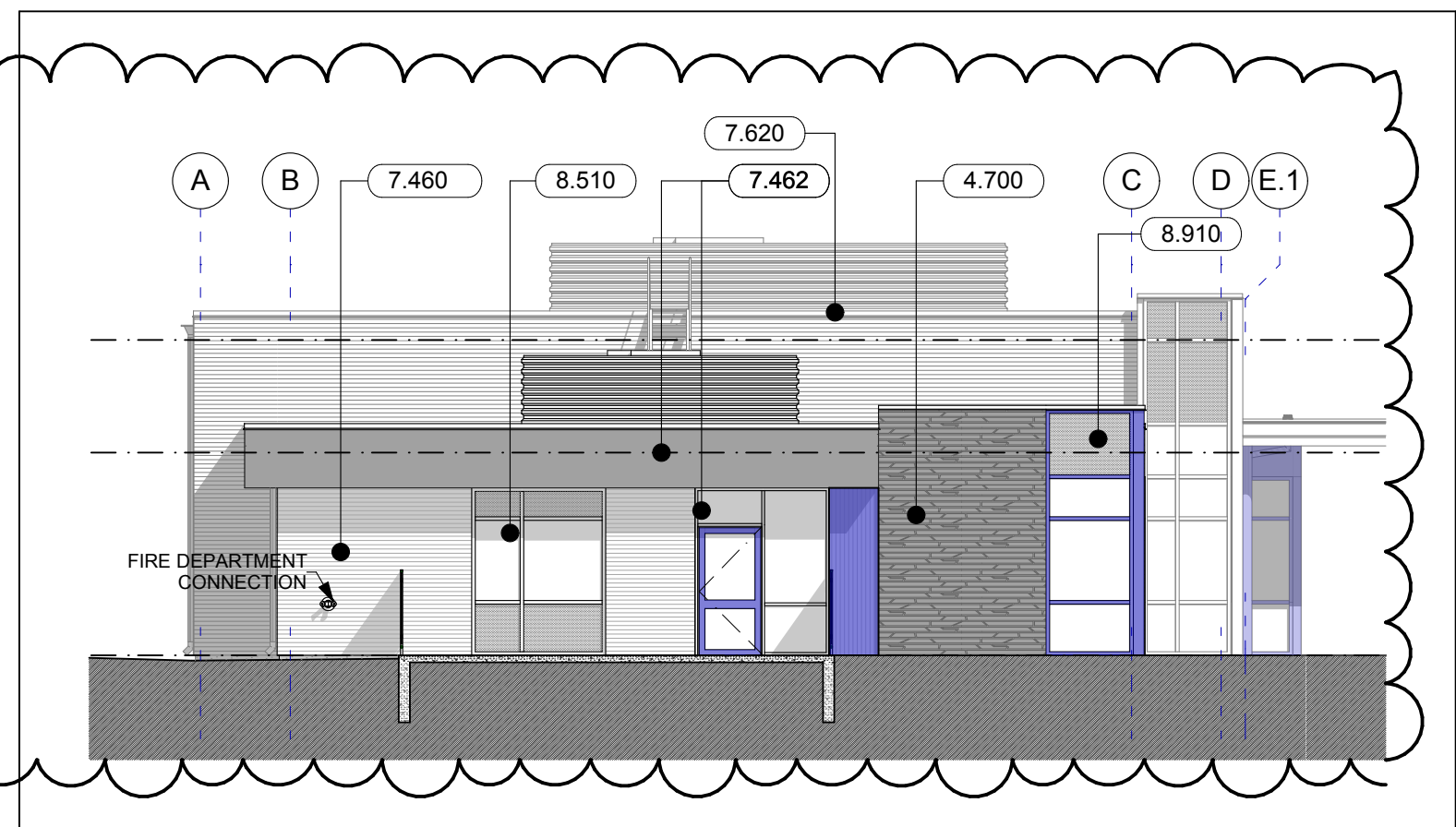
2 EAST ELEVATION
A202 A300 1:125



3 SOUTH ELEVATION
A202 A300 1:125



4 NORTH ELEVATION
A202 A300 1:125



7.460 - SIDING TYPE "A": CORRUGATED METAL



VICWEST 7/8" CORRUGATED PROFILE OR EQUIVALENT
BASIS OF DESIGN COLOUR: FLUROPON 6724-SILVER

7.461 - SIDING TYPE "B": CORRUGATED METAL



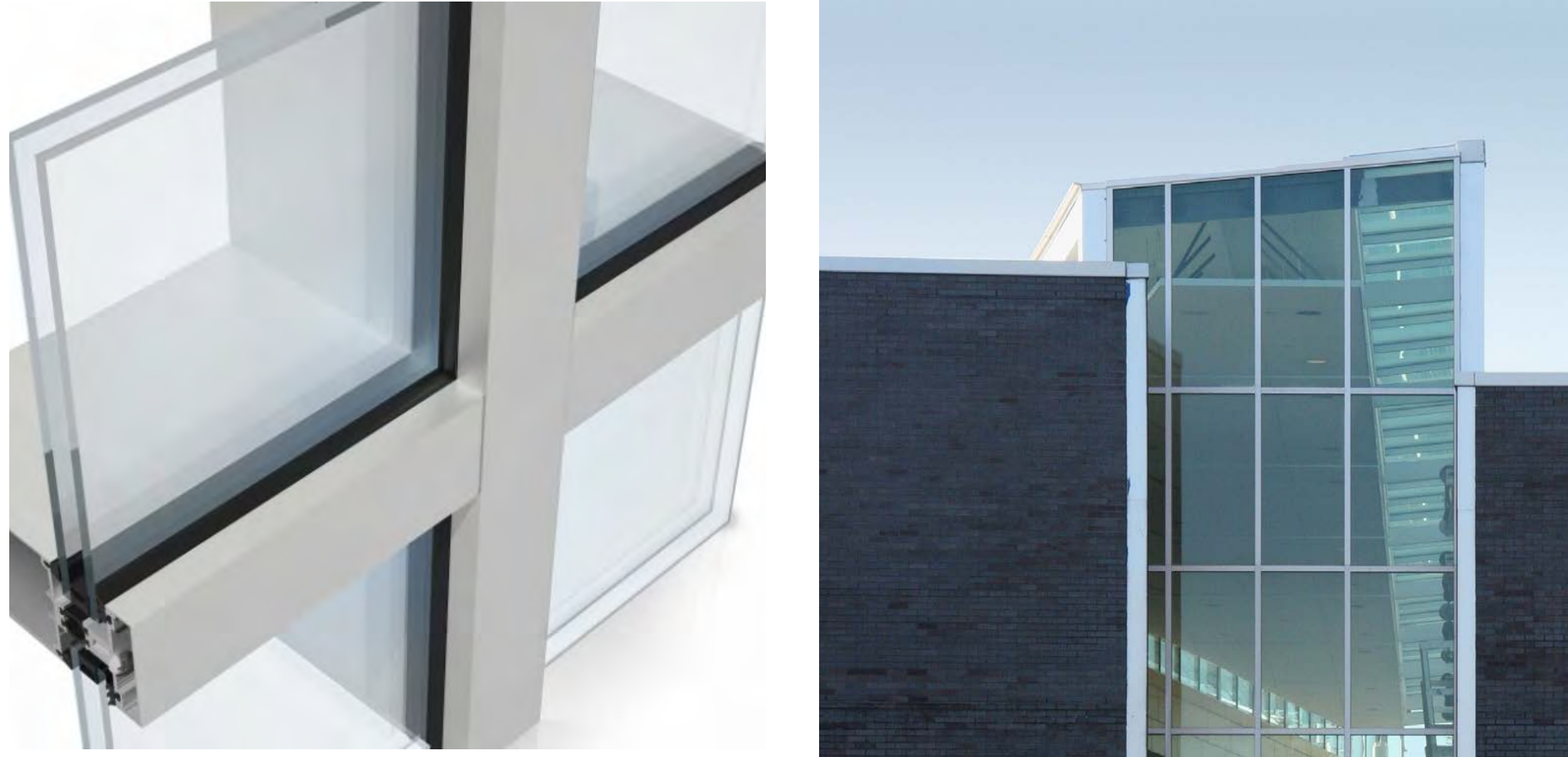
VICWEST 7/8" CORRUGATED PROFILE OR EQUIVALENT
BASIS OF DESIGN COLOUR: CUSTOM COLOUR "ACCLAIM BLUE"
OR EQUIVALENT STANDARD WeatherXL® PAINT FINISH

7.462 - SIDING TYPE "C": FLAT METAL



VICWEST METAL COMPOSITE PANEL OR EQUIVALENT
BASIS OF DESIGN COLOUR: WeatherXL® 56072-CHARCOAL

8.440 - WINDOW FRAME "A": ALUMINUM



KAWNEER 1620UT CURTAINWALL SYSTEM OR EQUIVALENT
BASIS OF DESIGN COLOUR: #14 CLEAR ANODIZED ALUMINUM

8.440 - WINDOW FRAME "B": ALUMINUM



KAWNEER 1620UT CURTAINWALL SYSTEM OR EQUIVALENT
BASIS OF DESIGN COLOUR: CUSTOM COLOUR "ACCLAIM BLUE"
OR EQUIVALENT STANDARD PERMACOAT™ POWDER COATING

4.700 - STONE



MIDWESTERN QUICKFIT BY STONE PARK OR EQUIVALENT
BASIS OF DESIGN COLOUR: MIDNIGHT DARKNESS

WOOD FENCE



NO. 1 GRADE NATURAL CEDAR
CLEAR STAIN

WOOD BENCH



SELECT GRADE SPF GLU-LAM BEAMS
CLEAR STAIN