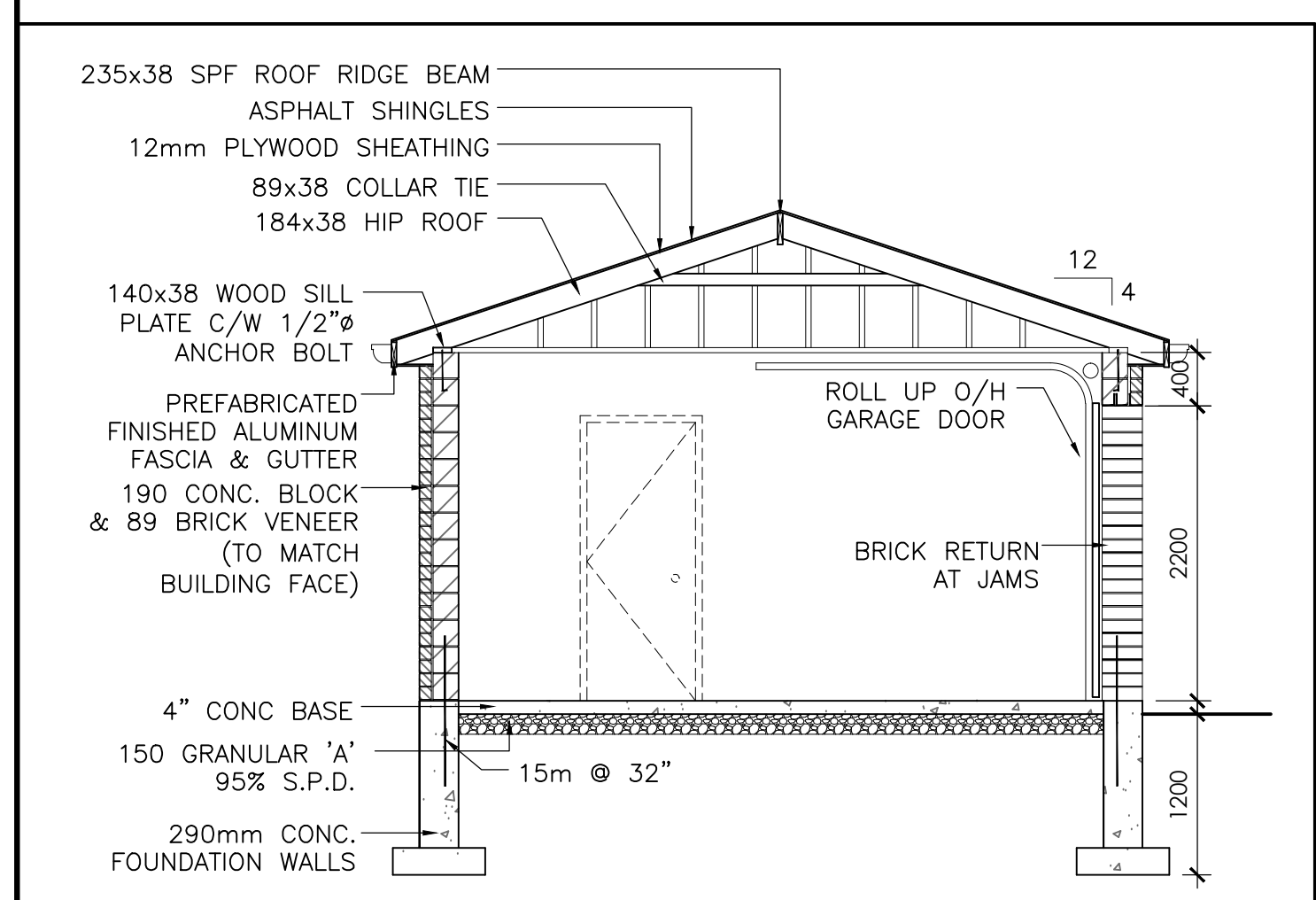
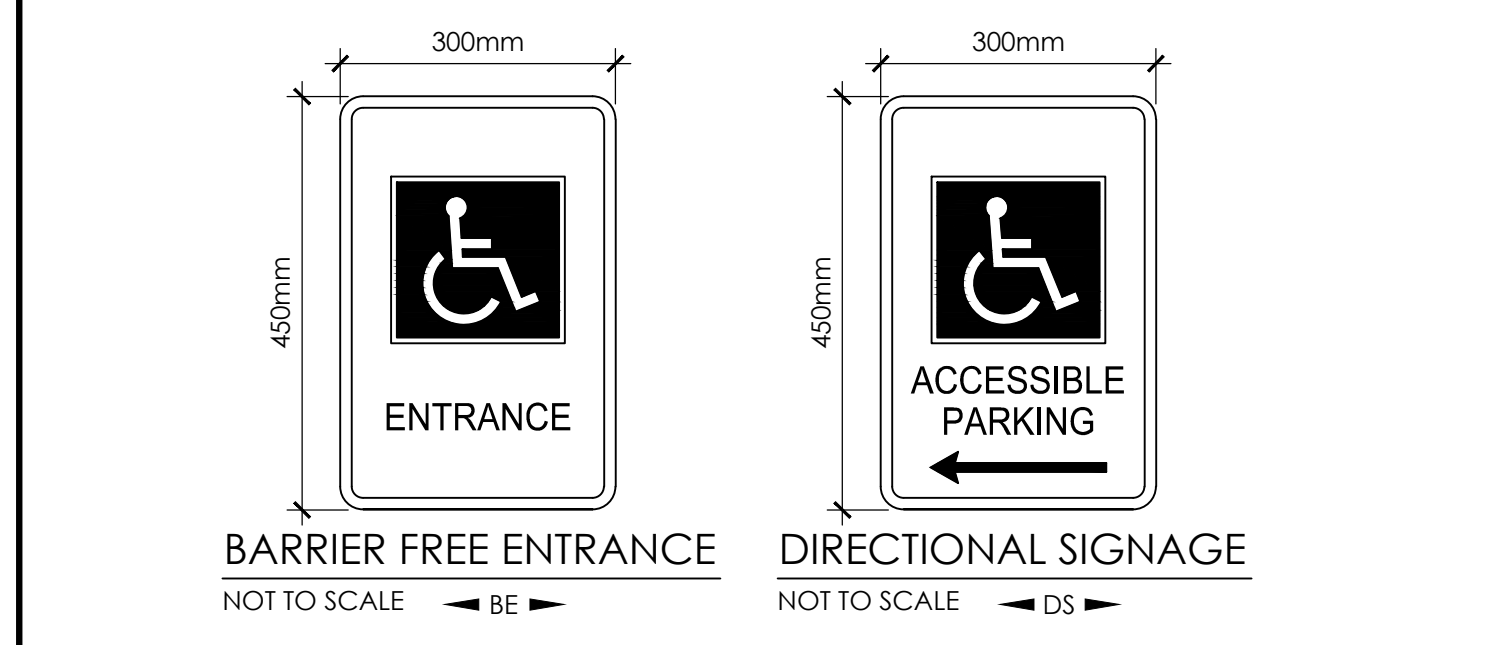


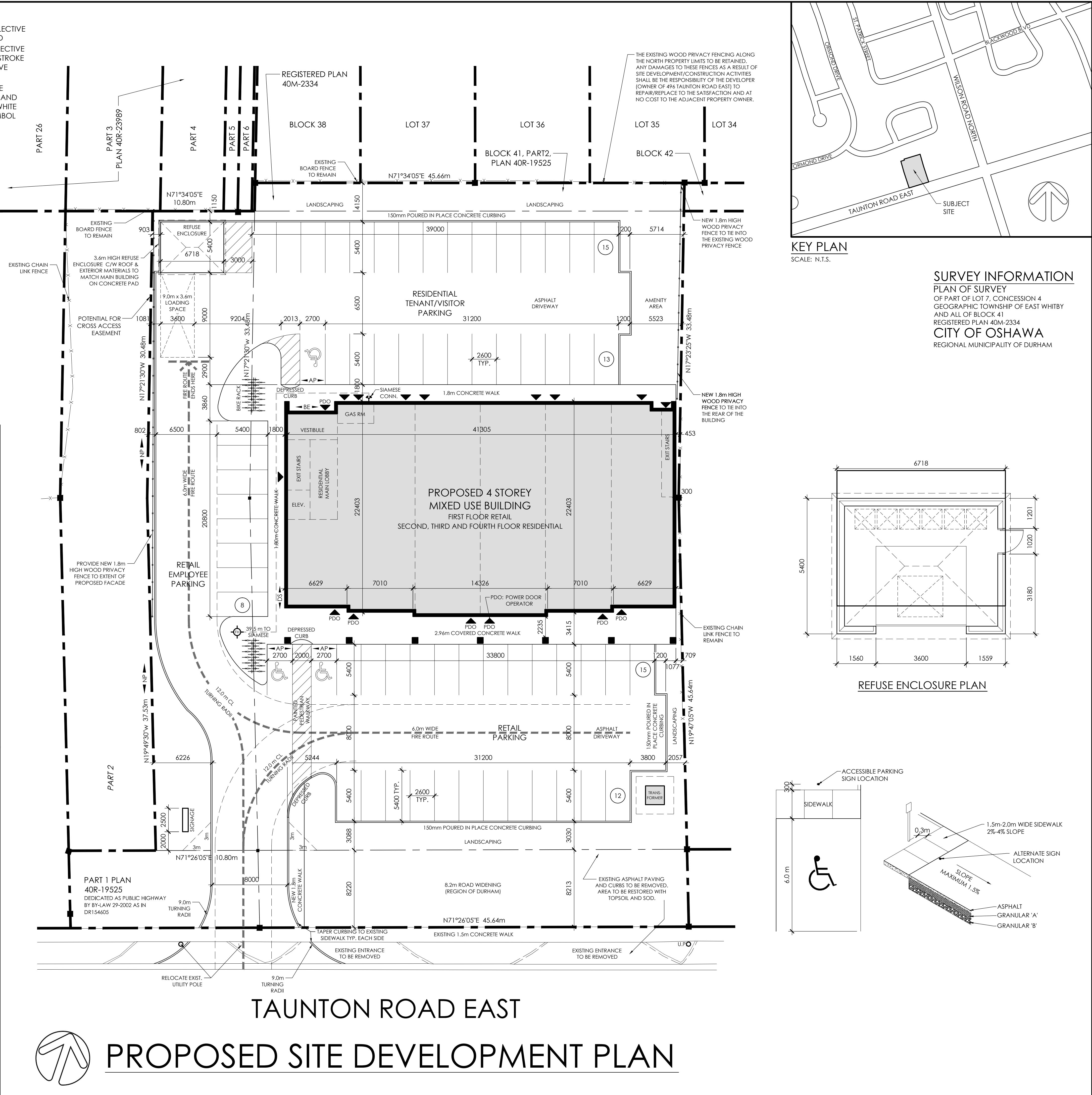
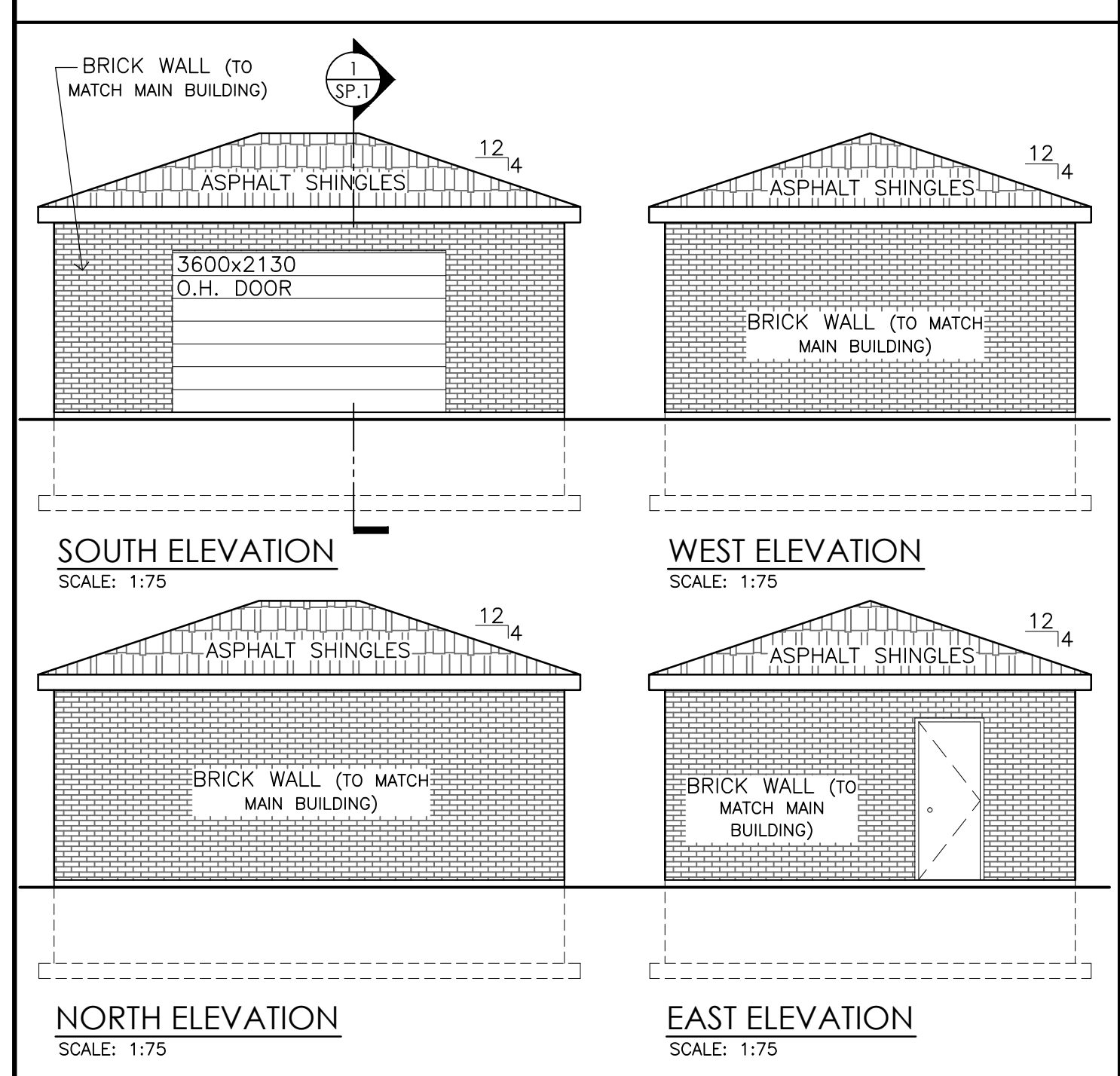
FIRE ROUTE - NO PARKING SIGN
 NOT TO SCALE - NP

ACCESSIBLE PARKING SIGN
 NOT TO SCALE - AP

- NOTES**
- "NO PARKING FIRE ROUTE" SIGNS TO BE INSTALLED ALONG FIRE ROUTE
 - FIRE FIGHTING ACCESS IS TO BE PROVIDED IN ACCORDANCE WITH THE O.B.C. SECTION 3.2.5.



1 REFUSE ENCLOSURE DETAIL
 SP1
 SCALE: 1:50



SITE STATISTICS:

ZONING:	PSC-A
LOT AREA:	4,512.00 m ²
ROAD WIDENING DEDUCTION:	(541.00 m ²)
NET LOT AREA:	3,971.00 m ²
LANDSCAPE AREA:	1,011.00 m ² (25.45%)
PARKING & DRIVE AREA:	2001.10 m ² (50.4%)

BUILDING COVERAGE

MIXED USE BUILDING:	923.51 m ² (23.22%)
REFUSE ENCLOSURE:	36.30 m ² (0.91%)
TOTAL BUILDING COVERAGE:	959.80 m ² (24.17%)

GROSS FLOOR AREA (RETAIL)
 FIRST FLOOR RETAIL: 838.73 m²

RESIDENTIAL APARTMENTS

SECOND FLOOR:	6 UNITS
THIRD FLOOR:	6 UNITS
FOURTH FLOOR:	6 UNITS
TOTAL RESIDENTIAL APARTMENTS:	18 UNITS

TYPES OF RESIDENTIAL SUITES
 TWO BEDROOM UNITS: 6 UNITS/FLOOR = 18 UNITS

PARKING REQUIRED
 RETAIL SPACE: 838.73 m² = 34.95 SPACES (1 CAR/24 m² RETAIL)

RESIDENTIAL:
 18 UNITS = 24.00 SPACES (1.33 CARS/APARTMENT UNIT)

TOTAL PARKING REQ'D: 58.95 SPACES

PARKING PROVIDED
 RETAIL (INCL. 2 ACCESSIBLE): 35 CARS
 APARTMENTS (INCL. 1 ACCESSIBLE): 28 CARS
 TOTAL PARKING PROVIDED: 63 CARS

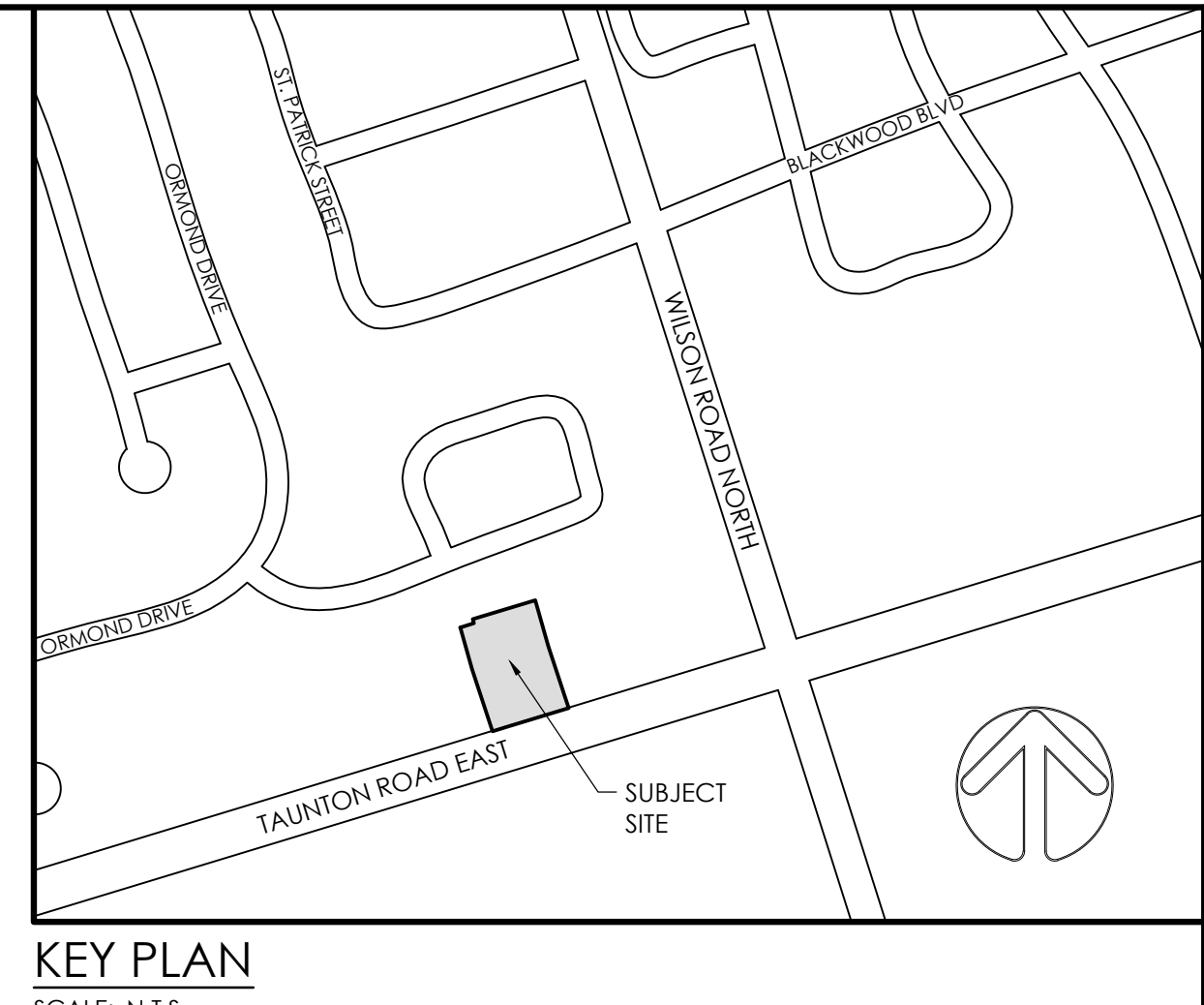
LOADING REQUIRED: 1 SPACE
LOADING PROVIDED: 1 SPACE

REQUIRED SETBACKS
 FRONT (S): 0.0 m
 REAR (N): 4.5 m
 SIDE (E): 0.0 m
 SIDE (W): 0.0 m

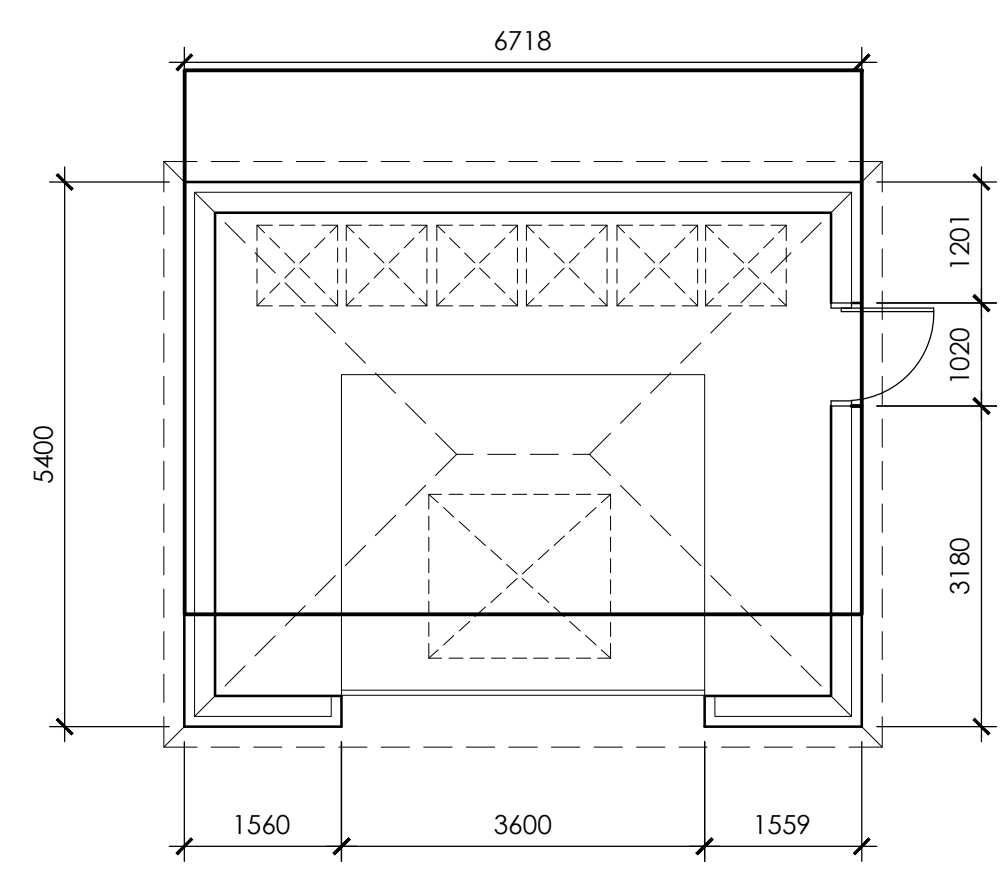
PROPOSED SETBACKS
 FRONT (S): 21.95 m
 REAR (N): 23.25 m
 SIDE (E): 0.30 m
 SIDE (W): 14.30 m

* LOT AREA DOES NOT INCLUDE THE ROAD WIDENING

MAX BLD HEIGHT = 14.5m (MV FILE: A-2016-39)
PROPOSED BLD HEIGHT = 14.5m



SURVEY INFORMATION
 PLAN OF SURVEY
 OF PART OF LOT 7, CONCESSION 4
 GEOGRAPHIC TOWNSHIP OF EAST WHITBY
 AND ALL OF BLOCK 41
 REGISTERED PLAN 40M-2334
CITY OF OSHAWA
 REGIONAL MUNICIPALITY OF DURHAM



12	01/25/2017	REVISED HIGH PARAPET HEIGHT TO 14.5m
11	01/06/2017	INTERIOR DIMENSIONS ADDED ON PLANS
10	12/20/2016	ISSUED FOR PERMIT
9	12/08/2016	ISSUED FOR PRICING
8	11/28/2016	REVISED ROOF PEAK
7	11/11/2016	ISSUED FOR FINAL SITE PLAN APPROVAL
6	10/07/2016	ISSUED FOR CLIENT REVIEW
5	09/12/2016	ISSUED FOR CONSULTANT COORDINATION
4	08/29/2016	REVISED AS PER CITY COMMENTS #2 Aug/24/16
3	07/20/2016	ISSUED FOR CONSULTANT COORDINATION
2	07/15/2016	ISSUED FOR CLIENT REVIEW
1	06/20/2016	ISSUED FOR CLIENT REVIEW

Revisions

ISSUED FOR FINAL SITE PLAN APPROVAL

ONTARIO ASSOCIATION OF ARCHITECTS
 Dec 20 2016
 A.A. CIANFRONE
 LICENCE 4081

cianfrone architect
 HAMILTON ON I N C. (905) 570 1656

PROPOSED DEVELOPMENT
 490 TAUNTON ROAD EAST
 OSHAWA, ONTARIO

Design: A.R.C. Project No.: -
 Drawn: I.A.M. Scale: AS NOTED
 Checked: A.R.C. Printed: 01/25/2017
 Drawing No.:
 Revision: 12

SP.1

SITE PLAN & DETAILS