SITE STATISTICS

LEGAL DESCRIPTION: xx

ZONING & SITE:

ZONING:
510 TAUNTON: PSC-A / SSC-B
520 TAUNTON: PSC-A
PROPOSED ZONING xx

	510-520 TAUNTON RD	NEW AREA ADDED FROM WILSON RD LOT
LOT AREA	5,359.8 m²	2,035.6 m2
ROAD WIDENING AREA	662.9 m²	177.7 m2
NET SITE AREA:	5696.7 m²	1,857.9 m2
TOTAL NET SITE AREA		7,554.6 m2

LOT FRONTAGE: 80.62m
EXISTING MED/ DENTAL BUILDING AREA: 424.02 m
EXISTING GARAGE SHADE BUILDING AREA: 14.34 m

	EXISTING (MED./ BLDG + GARB. SHADE)	PROPOSED MIXED USE	TOTAL	COVERAGE
BUILDING AREA (GROUND FLOOR FOOTPRINT)	438.36 m²	1237 m²	1,675.36 m²	22.17%
SITE BUILDING AREA	438.36 m²	1265 m²	1,703.36 m²	22.55%

PAVED AREA: 4674.67 m2
PROPOSED SNOW STORAGE AREA 96.7 m2 (more than 2% OF PAVED AREA)
PAVED AREA COVERAGE: 61.88%
LANDSCAPE AREA (SOFT+HARD): 1,204.7 m2 + 15.95%
BUILDING HEIGHT: FROM SOUTH COMMERCIAL SPACE 15.3m
FROM RESIDENTIAL LOBBY 14.6m
MAIN ROOF PARAPET IS AT GEODETIC EL. 174.95m
TOP MOST PARAPET IS AT GEODETIC EL. 177.72m
(LIMIT OF AIRPORT AUTHORITY IS 180.0m)

SETBACKS OF PROPOSED NEW APARTMENT BUILDING

SOUTH (FRONT)	1.5 m
EAST	+/-2.2 m at North-end and +/-3.49 m at South End
NORTH (REAR)	15.07 m
WEST	42.80 m

	INTERIOR AMENITY	EXTERIOR AMENITY
LEVEL-1		
LEVEL-2	82.59 m²	
LEVEL-3		
LEVEL-4		
ROOF TOP		156.68 m²
TOTAL	82.59 m²	

	GFA AS PER CITY OF OSHAWA	TOTAL FLOOR AREA	RENTABLE RETAIL+OFFICE
LEVEL-1	1079.83 m²	1237.30 m²	958.73 m²
LEVEL-2	1082.42 m²	1256.06 m²	
LEVEL-3	1082.42 m²	1256.06 m²	
LEVEL-4	1082.42 m²	1256.06 m²	
TOTAL	4327.09 m²	5162.14 m²	

UNIT MIX

	1BED	1 BED BF	2 BED	2 BED BF	TOTAL PER FLOOR
LEVEL-2	11	2	5	1	19
LEVEL-3	11	2	6	1	20
LEVEL-4	11	2	6	1	20

BARRIER FREE (BF) UNITS 15% OF TOTAL UNIT COUNT

PARKING

MEDICAL AREA:	424.02 m2
COMMERICAL SPACES/ RETAIL (1)	229.08 m2
COMMERICAL SPACES/ RETAIL (2)	296.14 m2
COMMERICAL SPACES/ RETAIL (3)	259.54 m2
OFFICE	173.97 m2
TOTAL SHOPPING CENTRE AREA	1,382.75 m2

BY-LAW REQUIRED PARKING
FOR THE AREA ABOVE 1,382.7524 57.6 ~ 58 CARS
PARKING REQUIREMENT FOR SHOPPING CENTRE HAS BEEN APPLIED (SPACE/24 SQ.M.)

1 CAR FOR EACH FOR FOR 59 APARTMENTS = 59 CAR

TOTAL REQUIRED PARKING (58+59)=117

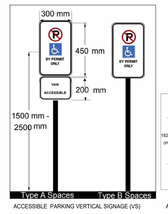
TOTAL PROPOSED PARKING: 123 CARS
(INCLUDES 8 B/F SPACES, -
CONFORM OSHAWA ACCESSIBILITY DESIGN STANDARDS 3.1.2)

LEGEND

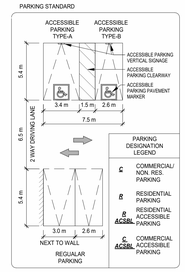
- CONCRETE / STAMPED CONCRETE -SEE LANDSCAPE PLANS
- LANDSCAPED AREA - SEE LANDSCAPE PLAN
- ASPHALT
- PROPOSED BUILDING
- PARKING - PAINT LINES TYP. HATCH WHITE
- PERMEABLE PAVERS
- TREE PLANTING -SEE LANDSCAPE PLANS
- PROPOSED ENTRANCE
- PROPOSED EXIT
- PROPERTY LINE
- BARRIER FREE ENTRANCE
- PB PUSH BUTTON FOR DOOR OPERATOR
- BARRIER FREE PARKING
- TWSI TACTILE WARNING SURF. INDICATOR/ PLATES AS PER OS-304 (TYP.)
- SITE LIGHTING -SEE ELECTRICAL SITEPLAN
- FIRE ALARM CONTROL PANEL/ FIRE ALARM ANNUNCIATOR PANEL

TRAFFIC SIGNS









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CHECK AND VERIFY ALL DIMENSIONS AT THE SITE.

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NO.	ISSUES	DATE	BY
1	CLIENT REVIEW	2022-09-26	BBA
2	CLIENT REVIEW	2022-10-07	BBA
3	CLIENT REVIEW	2022-10-24	BBA
4	CIVIL COORDINATION	2023-02-01	BBA
5	CONSULTANT COORDINATION	2024-04-01	BBA
6	ISSUED FOR SPA	2024-05-02	BBA
7	ISSUED FOR SPA	2024-09-17	BBA
8	ISSUED FOR SPA R3	2025-02-14	BBA
9	ISSUED FOR SPA 04	2025-07-11	BBA
10	ISSUED FOR COORDINATION 50%	2026-07-03	BBA
11	ISSUED FOR BUILDING PERMIT	2026-09-24	BBA

1 / A101 SITE PLAN
1 : 150

BARRY BRYAN ASSOCIATES

PROJECT:
PROPOSED MIXED-USE BUILDING

510-520 Taunton Rd East,
Oshawa, ON
RH Gay Holdings Co.

DRAWING:
SITE PLAN

DESIGN BY:	AA
DRAWN BY:	AA
CHECKED BY:	NS
DATE:	2023-05-19
SCALE:	As indicated
PROJECT NO:	22132
DRAWING NO:	A101

SEAL:
ONTARIO ASSOCIATION OF ARCHITECTS
MICHAEL ANTHONY SHEPPARD
LICENCE 7117