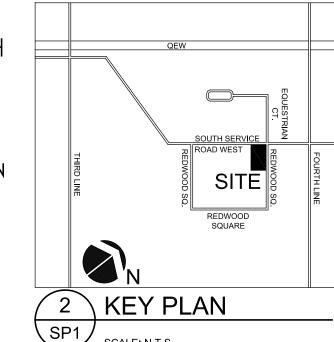


SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SKETCH

PART OF BLOCK 2 REGISTERED PLAN 20M-476 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON

BY CUNNINGHAM McCONNELL LTD. ONTARIO LAND SURVEYORS APRIL 15, 2020



OFFICE RECORDS AND WAS VERIFIED IN THE FIELD. REFER TO PLAN CML 39-20-2 FOR LEGAL BOUNDARY. ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM

THE TOWN OF OAKVILLE BENCHMARK N° G-52 HAVING AN ELEVATION OF

ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN. THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

METRIC NOTE
ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

ANCHOR WIRE(S) BELL BOX U/G BELL CABLE CATCH BASIN DECIDUOUS TREE DOWN SPOUT EXISTING FINISHED FLOOR FIRE HYDRANT GAS METER GAS VALVE LIGHT STANDARD MANHOLE REMOVE ROAD SIGN SIDEWALK

CONIFEROUS TREE HYDRO TRANSFORMER OVERHEAD WIRE(S) UTILITY POLE

WATER VALVE (KEY)

CONSTRUCT AND MAKE GOOD ALL ROADS, CURBS, AND SIDEWALKS IN ACCORDANCE WITH SPECIFICATIONS OF LOCAL AND

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE SITE PLAN DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL CONFIRM THE EXACT LOCATION AND INVERTS OF ALL SUCH UTILITIES AND

BOULEVARDS TO BE RESTORED WITH 150mm TOPSOIL AND NURSERY SOIL WHERE REQUIRED.

THIS DRAWING TO BE READ IN CONJUNCTION WITH SITE GRADING AND SERVICING PLAN DRAWINGS, MECHANICAL AND ELECTRICAL

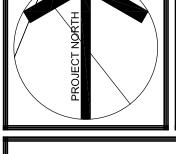
ALL ON-SITE EXTERIOR LIGHTING IS TO BE DIRECTED ONTO THE SITE AND IN NO WAY INFRINGE UPON ADJACENT PROPERTIES.

THE TOWN OF OAKVILLE ZONING BY-LAW 2014-014 GENERAL INFORMATION MUNICIPAL ADDRESS 1044 SOUTH SERVICE ROAD WEST, OAKVILLE, ON BUSINESS EMPLOYMENT E2 sp:3 (BUSINESS EMPLOYMENT, SPECIAL PROVISIONS 3 TOTAL (1,042 m² (11,216 ft²)

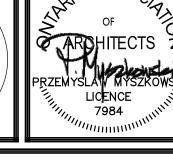
GROSS FLOOR AREA EXISTING

GROUND FL. N/A PROPOSED (1,042 m² (11,216 ft²) 6 SECOND FL. N/A (1,042 m² (11,216 ft²)) 6 MEZZANINE N/A SUB-TOTAL N/A (11,216 ft²) PART 10 - EMPLOYMENT ZONES TABLE 10.2 & 10.3 REQUIRED
PERMITTED USE PER TABLE 10.2
LOT AREA MIN. 0.2 Ha. TO COMPLY WITH TABLE 10.2 0.3467 Ha (0.857 Acres) OT FRONTAGE MAX. COVERAGE SETBACKS FRONT YARD: MIN. 3.0 m FLANKAGE YARD: MIN. 3.0 m SIDE YARD (INT.): MIN. 3.0 m REAR ÝARÓ: MIN. 3.0 m BUILDING HEIGHT N/A
LANDSCAPED AREA MIN. 10% 7.9 m +-722 m2 (20.8%) PART 4 - GENERAL PROVISIONS TABLE 4.11.2 LANDSCAPE BUFFER MIN. 3.0 m (Abuts any road)
MIN. 3.0 m (surface parking & 3.0 m (Min.) any road an interior lot line) PAVEMENT AREA SNOW STORAGE AREA: PROVIDED: 256.4 m2 REQUIRED SNOW STORAGE AREA: PARKING SPACES USED FOR SNOW 1,703 m2 x 15% = 256 m2 STORAGE IS EXCESS SPACES SECTION 5 - PARKING AND LOADING PROVISIONS REQUIRED PROPOSED COMPLIANCE TYPICAL DRIVEWAY WIDTH (2 WAY) MIN. 5.5 m > 5.5 m TYPICAL PARKING AISLE WIDTH (2 WAY) MIN. 6.0 m 6.0 m TYPICAL PARKING AISLE WIDTH (1 WAY) MIN. 4.0 m

PERPENDICULAR PARKING STALL SIZE 2.7m x 5.7m 2.7m x 5.7m 5.2.3 (c) PARALLEL PARKING STALL SIZE



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BURLINGTON, ONTARIO • L7P 0V

SP.1621.044/01

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK

ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS

ROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHOURIT ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE RCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WOR THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKI

OR CONSTRUCTION" MUST ASSUME FULL RESPONSIBILITY AND BEAR CO OR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WOF

No. \ DETAIL NUMBER

DRAWING SETS ISSUED

SITE PLAN APPLICATION 2024

SITE PLAN APPLICATION

No. / DRAWING SHEET NUMBER

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

BUILDING PERMIT NUMBER:

ARCHITECTURE • SOLUTIONS

REVISIONS TO DRAWING

CO-ORDINATE WITH CIVIL DESIGN

REVISED WEST DRIVEWAY ISLAND

REVISED WASTE STORAGE ENCLOSURE

RESUBMIT FOR SITE PLAN APPLICATION

CLIENT'S REVIEW

CLIENT'S REVIEW

No. (DD.MM.YY)

No. (DD.MM.YY)

23-04-2021

18-05-2021

01-06-2021

24-06-2021

09-10-2024 KN

PROPOSED OFFICE BUILDING

1044 SOUTH SERVICE ROAD WEST, OAKVILLE, ON

SITE PLAN

AS NOTED

KNYMH KNYMH DRAWING VERSION:

October 10, 2024

PLOT DATE:

WING SHEET NUMBER

5.2.3 (d) WIDTH INCREASE FOR OBSTRUCTIONS 0.3 m (ea. side)
TABLE 5.3.2 BARRIER-FREE PARKING TYPE A: 3.65m x 5.7m 3.65m x 5.7m TYPE B: 2.70m x 5.7m 2.70m x 5.7m TABLE 5.2.1 MIN. OFF-STREET PARKING 1 SPACE PER 35 m2 OF NET FLOOR AREA 1,053 m2 @ 1 SPACE/35 m2 = 30 SPACES* CALCULATION ABOVE IS BASED ON "GROSS FLOOR AREA", NOT "NET FLOOR AREA" THAT EXCLUDES MECHANICAL ROOMS, WASHROOMS & WALL THICKNESSES. < 30 SPACES* 41 SPACES TABLE 5.3.1 BARRIER-FREE PARKING TYPE 'A': 1 SPACE 1 SPACE

SCALE: N.T.S. **ABBREVIATIONS**

BOUNDARY NOTE
ALL BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM THE REGISTRY

WATERMAIN

SITE PLAN NOTES

ALL ROAD, CURB, AND SIDEWALK CUTS TO BE MADE WITH APPROVAL OF THE GOVERNING AUTHORITY. GOVERNING AUTHORITIES.

STRUCTURES AND SHALL ASSUME LIABILITY FOR DAMAGE TO THEM.

BARRIER CURB TO BE CONSTRUCTED TO MUNICIPAL STANDARDS.

SITE PLAN DRAWINGS AND LANDSCAPE DRAWINGS.

ALL SIGNAGE SHOWN ON DRAWINGS ARE INCLUDED IN THE CONSTRUCTION CONTRACT.

ZONING BY-LAW SUMMARY

TYPE 'B': 1 SPACES 1 SPACES

TABLE 5.4.1 BICYCLE PARKING 2, PLUS 0.25 per 1,000m2 of Net Floor Area 2 SPACES 2 SPACES LOADING SPACE N/A NIL (MIN. 3.5 m x 12.0 m)
PARKING AREA LOCATION SETBACK FROM BUILDING / STRUCTURE:

BH / MW BOREHOLE / MONITORING WELL BOLLARD DEPRESSION CURB/ CURB CUT RETAINING WALL TACTILE WARNING

NEW LIGHT DUTY

ASPHALT PAVING

NEW HEAVY DUTY

ASPHALT PAVING

NEW CONCRETE

NEW DRAINAGE TRENCH

NEW SODDED &

EXISTING TREE

TO BE REMOVED

EXISTING GRADE

SURFACE

COMMUNITY MAILBOX

LANDSCAPED AREA

PAVED AREA

SNOW STORAGE AREA (LANDSCAPED AREA AND EXCESS PARKING)

POLE-MOUNTED PARKING

POLE-MOUNTED TRAFFIC SIGN

SURFACE-MOUNTED PARKING SIGNAGE

FIRE TRUCK ACCESS ROUTE SIGNAGE ON LIGHT STANDARD

POLE-MOUNTED STOP SIGN

WORKING ORIGIN

BOREHOLE

CPB PRECAST CONCRETE PARKING BLOCK