

KEY NOTES:

3. LINE OF CANOPY ABOVE

- . ACCESSIBLE PASSENGER DROP OFF AREA WITH ADJACENT CLEAR ACCESS AISLE . 1500mm (5'-3") CONCRETE SIDEWALK
- 4. 2.7m x 5.7m STANDARD PARKING AS PER TOWN REQUIREMENTS 5. TYPE 'A' 3.65m x 5.7m w/ 1.50m x 5.7m AISLE & TYPE 'B' 2.7m x 5.7m w/ 1.50m x 5.7m AISLE. PARKING
- SPACES, SIGNAGE, LOGOS, WHEEL STOPS & ACCESS AISLES MUST COMPLY TO THE TOWN'S 5. 150mm (6") HIGH CONCRETE CURB, AS PER TOWN'S BY-I AW
- 7. BARRIER FREE CURB CUT AS PER O.B.C. AND TOWN'S 8. FLAGPOLES 9. ILLUMINATED MONUMENT SIGN LOCATION (SIZE &
- DESIGN TO CONFIRM) 10. PROPOSED VEGETATION TYPICAL, REFER TO LANDSCAPE DRAWINGS 1. EXTERIOR LIGHTING FIXTURE, REFER TO ELECTRICAL

12. PAD-MOUNTED TRANSFORMER LOCATION WITH

BOLLARDS ON FOUR CORNERS.

6 DEMOLITION SITE PLAN
A101 1:150

3. PROPOSED TRAFFIC SIGN. (BARRIER FREE PARKING (B.F.P.), TURN AROUND (T.A.) OR FIRE ROUTE SIGN (F.R.S.) - NO PARKING TYPICAL LOCATE AS REQUIRED BY THE TOWN. MUST ADHERE TO OBC 3.2.5.6 AND 3.2.5.16)

14. LIGHT STANDARD, MIN. 610 AWAY FROM THE CURB.

15. PAINTED PEDESTRIAN CROSSING. 16. WHEEL STOP.17. STAMPED CONCRETE FINISH. 18. CONCRETE VEHICLE STOP 19. TACTILE INDICATOR

GREEN AREA

--- EXISTING TO BE DEMOLISHED

HEAVY DUTY ASPHALT

INTERLOCKING STONES

20. SLOPPED WALKWAY 5% MAX DIRECTED BY THE MANAGER, DEVELOPMENT SILT CONTROLS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION. REFER TO CIVIL SNOW STORAGE AREA DRAWING FOR DETAILS PRIOR TO COMMENCEMENT OF ANY WORKS

WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ENGINEERING EXISTING TO REMAIN SERVICES DEPARTMENT, TOWN OF OAKVILLE, FOR CONCRETE (WALKWAY AND PATIO) THE PURPOSES OF VEHICULAR ACCESS TO THE PROPERTY, (ENTRANCE PERMIT), AND SERVICING EXCAVATIONS (ROAD OCCUPANCY PERMIT)

DEVELOPMENT REGULATIONS GENERAL NOTES

. PRIOR TO THE COMMENCEMENT OF ANY WORKS

ON THE SITE, SNOW FENCE IS INSTALLED ON THE PERIMETER OF THE PROPERTY AND AT LOCATIONS

AS DETERMINED BY THE MANAGER, DEVELOPMENT

ENGINEERING, AND THAT THE SNOW FENCE SHALL

WITHIN THE MUNICIPAL ROAD ALLOWANCE.

THE THE CONSTRUCTION MUST BE REINSTATED TO REMAIN IN PLACE UNTIL SUCH TIME AS OTHERWISE THE SATISFACTION OF TOWN OF OAKVILLE.

GENERAL NOTES

MINIMUM SETBACK OF 1 m FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO SETBACK OF

1 m. THE COST OF THE RELOCATION OF ANY UTILITY

2. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS,

1. BOULEVARD TO BE GRADED, TOP SOILED 150mm

THE TOWN'S SATISFACTION

DEPTH AND SODDED BY OWNER/CONTRACTOR TO

DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY

- IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER. 4. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
- 5. ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8. 6. THE OWNER/CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND HANDICAP SIGNS AS SET OUT IN THE TOWN BY-LAWS AND DESIGN CRITERIA. 7. ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED
- TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE. 8. ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.

 9. ALL CONDENSING UNITS TO BE SCREENED ON THE
- 10. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY INCLUDING ANY

- CONSTRUCTION SIGNS.
 11. ALL LIGHT STANDARD CONCRETE BASES TO BE
- ARCHITECTURAL BASES. 12. ALL WET GARBAGE WILL BE STORED INTERNALLY IN A CLIMATE CONTROLLED ROOM. 13. WHERE POSSIBLE TREES ARE TO BE PROTECTED
- 14. SNOW STORAGE IS TO BE HANDLED BY AN INDEPENDENT CONTRACTOR. IF SNOW PILING IS TOO MUCH DEPENDING ON OCCUPANCY IN THE HOTEL, THE OWNER WILL HAVE IT TRUCKED AWAY.

 15. THE CONTRACTOR IS TO PROVIDE 3 COPIES OF AS BUILT TOPOGRAPHIC SURVEY TO THE CLIENT AND ARCHITECT ONCE COMPLETE. (REQUIRED FOR SECURITY RELEASE)

FROM CONSTRUCTION.

CREDIT NOTES:
THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE DRAWING - O.L.S. FILE N' 68-18, BY CUNNINGHAM MCCONNELL LTD. DATED SEPTEMBER 27, 2018. MATAJ ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEAL.

LEGAL LAND DESCRIPTION:
PART OF LOTS 1, 2, 3, 4 AND 5, REGISTERED PLAN 821, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF TOPO SURVEYORS INFO

CUNNINGHAM McCONNELL LIMITED
1200 SPEERS ROAD, UNIT 38, OAKVILLE, ONTARIO

	b) 1.0 per 22.0 m2 net foor area for any	266 S M	22.00	13	13	13
	additional accessory assembly area					
T	OTAL PARKING (Including Accessible Parking)			134	134	134
	ACCESSIBLE PARKING (1 + 3%)		1 + 3%	5	5	5
	Parking Surplus				6	
	LOADING	G SPACES				
		S	M	REQ'D	Existing	PROVIDED
				0	0	0
OTAL				0	0	0
	PARKING STANDARDS (Part 5)		.AW		COMPLIANT	
PARKI	NG STALL		x 5.7		YES	
			(1.5 Shared			
4CCE	SSIBLE PARKING STALL Type A		ess)		YES	
			1.5 Shared			
	Туре В		ess)		YES	
	ING STALL DIMENSION		/A 6	YES		
MAIN	DRIVE AISLE		•		152	
	ZONING INFORMATIO	N - ZONII	NG BY-LAV	v - Part 10		
MPLO	OYMENT ZONE E1			1		
	Permitted Uses					
	BUSINESS OFFICE / PLACE OF WORSHIP		ES (SAA (AA)			
	Zone Provisions [Section 21 A (2)]		(SM/M)		PROV.(SM/M)	
(a)	Min Lot Area		000		12,913.0	
(b)	Min Lot Frontage		17		163.40	
(c)	Min. Front Yard Depth (West) MIN AND MAX	-	20		3.00	
(d)	Min. Rear Yard (East)		3		3.00	
(e)	Min. Interior Side Yard (North)		5	15.00		
(f)	Min. Interior Side Yard (South)-(Residential Zone)		5		15.00	
(g) (h)	Minimum landscaping coverage	- 10	770	2 Storeys		8.9%
(i)	Max. Lot Coverage (Phase 1) Max. Building Height	10	5 m	2 Sioleys	2 Storeys/ 10.26 m	
(i)	Floor SpaceIndex (FSI)	311.	/A		2 3101ey 3/ 10.20 III	
(1)	LANDSCAPE BUFFERS [Section 21A (2) (I)]	,,	^^			
Alm and		7	.5	7.50		
ADUI	tting Zone (RL3-0) (South)	,	.5		7.50	
	DEVELO	PMENT STA	TISTICS			
	DEVILO	.VILITI OIP		D	% OF LOT	W OF DUM
		Existin	ng SQM	Proposed SQM	AREA	% OF PHAS
				OQIVI		IARLA
00-1		12.9	13.00		100% 75%	100%
	S LOT AREA		7 00		15%	100%
PHASI	E 1 DEVELOPMENT AREA	9,70	07.00 206		25%	
PHASI PHASI		9,70 32	7.00 206 76		25% 9.1%	12.1%
PHASI PHASI	E 1 DEVELOPMENT AREA E 2 FUTURE DEVELOPMENT AREA ING AREA (PHASE 1) BASEMENT	9,70 32 11	76 76			12.1%
PHASI PHASI	E 1 DEVELOPMENT AREA E 2 FUTURE DEVELOPMENT AREA ING AREA (PHASE 1) BASEMENT GROUND FLOOR AREA (LOT COVERAGE)	9,70 32 11 11	206 76 76 76			12.1%
PHASI PHASI	E 1 DEVELOPMENT AREA E 2 FUTURE DEVELOPMENT AREA ING AREA (PHASE 1) BASEMENT GROUND FLOOR AREA (LOT COVERAGE) 2ND FLOOR AREA	9,70 32 11 11 11	76 76 76 76 76			12.1%
PHASI PHASI	E 1 DEVELOPMENT AREA E 2 FUTURE DEVELOPMENT AREA ING AREA (PHASE 1) BASEMENT GROUND FLOOR AREA (LOT COVERAGE) 2ND FLOOR AREA Net Floor Area - Entire Building	9,70 32 11 11 11 9	76 76 76 76 61 0.99			12.1%
PHASI PHASI	E 1 DEVELOPMENT AREA E 2 FUTURE DEVELOPMENT AREA ING AREA (PHASE 1) BASEMENT GROUND FLOOR AREA (LOT COVERAGE) 2ND FLOOR AREA Net Floor Area - Entire Building Net Floor Area - Day Care	9,70 32 11 11 11 9 261	206 76 76 76 76 61 0.99			12.1%
PHASI PHASI BUILD	E 1 DEVELOPMENT AREA E 2 FUTURE DEVELOPMENT AREA ING AREA (PHASE 1) BASEMENT GROUND FLOOR AREA (LOT COVERAGE) 2ND FLOOR AREA Net Floor Area - Entire Building	9,70 32 11 11 11 9 261 4	76 76 76 76 61 0.99			12.1%
PHASI PHASI BUILDI	E 1 DEVELOPMENT AREA E 2 FUTURE DEVELOPMENT AREA ING AREA (PHASE 1) BASEMENT GROUND FLOOR AREA (LOT COVERAGE) 2ND FLOOR AREA Net Floor Area - Entire Building Net Floor Area - Day Care Net Floor Area - Reatil Unit UM LANDSCAPING COVERAGE SCAPING SOFT AREAS (PHASE 1)	9,70 32 11 11 11 9 261 4 34 129 245	206 76 76 76 61 0.99 94 4.3 01.3	2389.9	9.1% 10.0% 18.5%	25.3%
PHASI PHASI BUILDI MINIM ANDS ANDS	E 1 DEVELOPMENT AREA E 2 FUTURE DEVELOPMENT AREA ING AREA (PHASE 1) BASEMENT GROUND FLOOR AREA (LOT COVERAGE) 2ND FLOOR AREA Net Floor Area - Entire Building Net Floor Area - Day Care Net Floor Area - Reatil Unit UM LANDSCAPING COVERAGE SCAPING SOFT AREAS (PHASE 1) SCAPING HARD AREAS (PHASE 1)	9,70 32 11 11 11 9 261 4 34 129 245	2006 76 76 76 61 0.99 94 4.3 11.3 1.24	595.5	9.1% 10.0% 18.5% 4.3%	25.3% 5.8%
PHASI PHASI BUILDI MINIM LANDS ASPHA	E 1 DEVELOPMENT AREA E 2 FUTURE DEVELOPMENT AREA ING AREA (PHASE 1) BASEMENT GROUND FLOOR AREA (LOT COVERAGE) 2ND FLOOR AREA Net Floor Area - Entire Building Net Floor Area - Day Care Net Floor Area - Reatil Unit UM LANDSCAPING COVERAGE SCAPING SOFT AREAS (PHASE 1) SCAPING HARD AREAS (PHASE 1) ALT AREA	9,70 32 11 11 11 9 261 4 4 122 245 56 4,90	2006 76 76 76 61 0.99 94 4.3 11.24 1.5	595.5 4934.30	9.1% 10.0% 18.5% 4.3% 25.2%	25.3% 5.8% 31.5%
MINIM ANDS ASPHA	E 1 DEVELOPMENT AREA E 2 FUTURE DEVELOPMENT AREA ING AREA (PHASE 1) BASEMENT GROUND FLOOR AREA (LOT COVERAGE) 2ND FLOOR AREA Net Floor Area - Entire Building Net Floor Area - Day Care Net Floor Area - Reatil Unit UM LANDSCAPING COVERAGE SCAPING SOFT AREAS (PHASE 1) SCAPING HARD AREAS (PHASE 1) ALT AREA MISC. (CURB, WALKWAYS, PAVERS ETC.)	9,70 32 11 11 11 9 261 4 34 129 245 56 4,99	2006 76 76 76 61 0.99 94 4.3 91.3 11.24 11.5 17.00 96	595.5 4934.30 696.00	9.1% 10.0% 18.5% 4.3%	25.3% 5.8%
MINIM LANDS ASPHATOTAL	E 1 DEVELOPMENT AREA E 2 FUTURE DEVELOPMENT AREA ING AREA (PHASE 1) BASEMENT GROUND FLOOR AREA (LOT COVERAGE) 2ND FLOOR AREA Net Floor Area - Entire Building Net Floor Area - Day Care Net Floor Area - Reatil Unit UM LANDSCAPING COVERAGE SCAPING SOFT AREAS (PHASE 1) SCAPING HARD AREAS (PHASE 1) ALT AREA	9,70 32 111 111 9 261 4 34 122 245 5,90 6	2006 76 76 76 61 0.99 94 4.3 11.24 1.5	595.5 4934.30	9.1% 10.0% 18.5% 4.3% 25.2%	25.3% 5.8% 31.5%

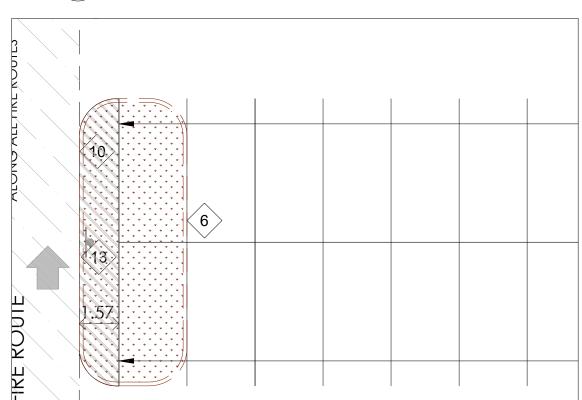
SITE STATISTICS - OFFICE CONDOMINIUM

Future Developement- Phase

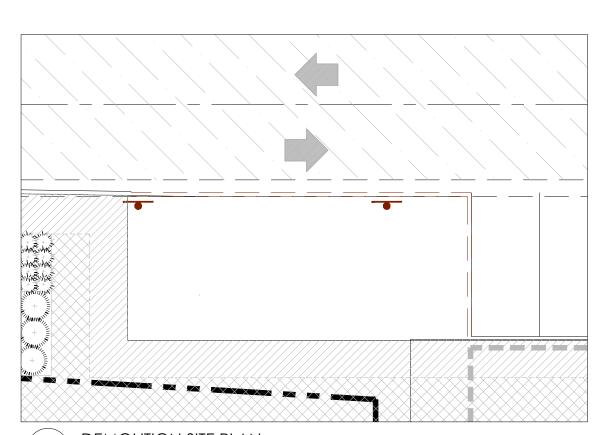
PLACE OF WORSHIP

a) 1.0 per 5 persons place of worship cap

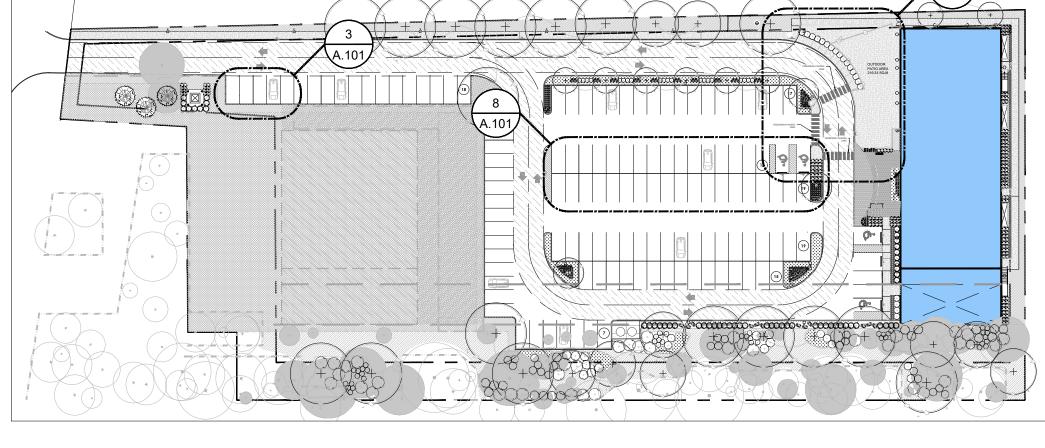




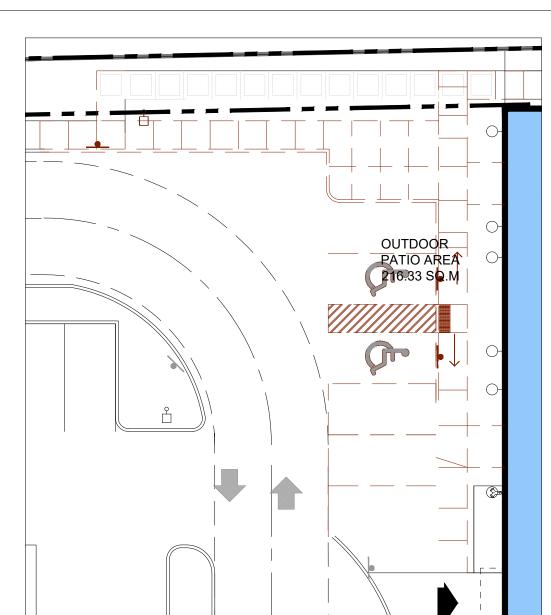


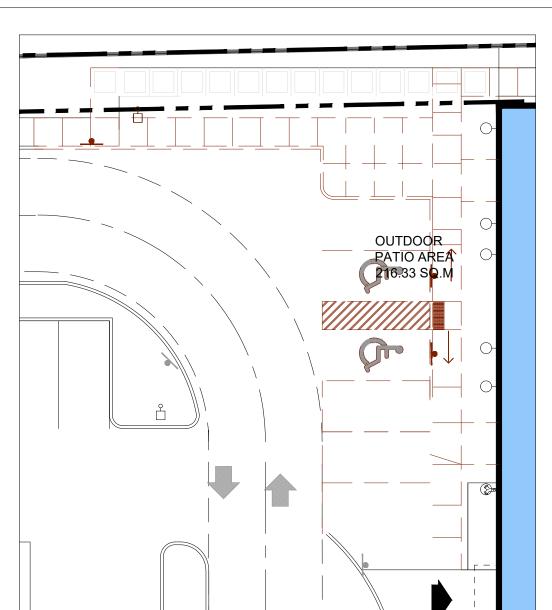


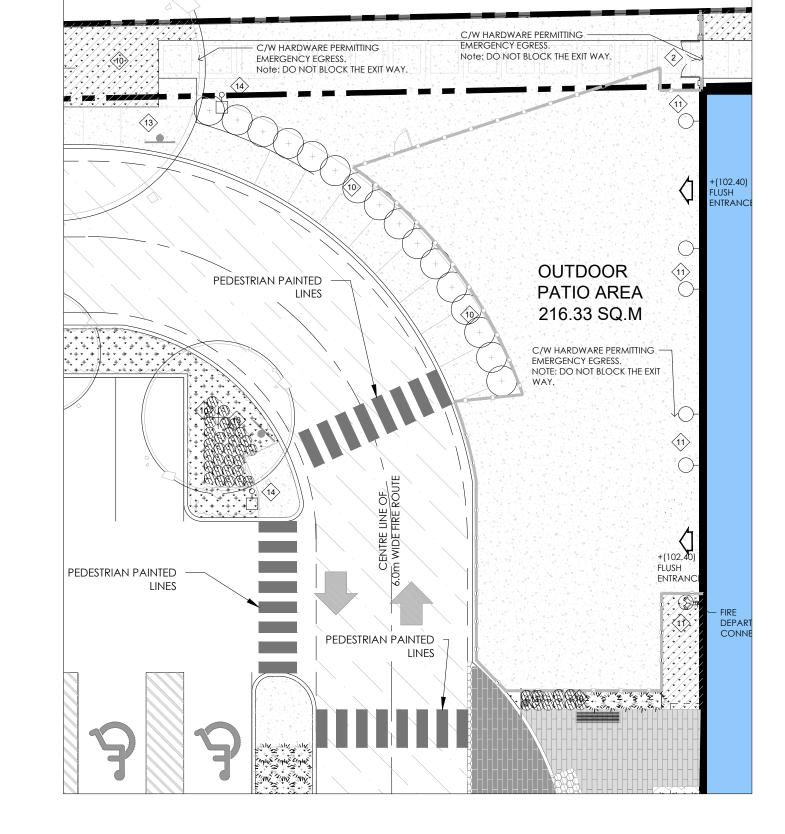
4 DEMOLITION SITE PLAN
1:150



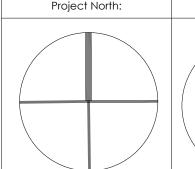
OUTES	ASPHALT PARKIN	IC LOT 6	Po. A
OUTE ALONG ALL FIRE ROUTES	2.70	2.70	2.55
IDE FIRE ROUTE	4		R1.50

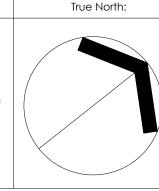






PROPOSED SITE PLAN
1:150





Key Plan:

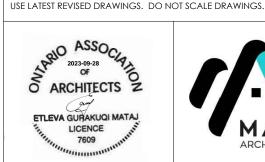
13	23/09/28	Issued for DAY CARE amendment	E.M.
12	21/10/28	Issued for patio amendment (exit rev.)	E.M.
11	21/07/29	Issued for patio amendment	E.M.
10	20/03/10	Issued for IFC	E.M.
9	20/02/20	Issued for Building Permit Response	E.M.
8	20/01/22	Issued for Pre-IFC	E.M.
7	19/12/18	Reissued for Building Permit	E.M.
6	19/11/12	Issued for SPA final Submission	E.M.
5	19/10/17	Issued for Building Permit	E.M.
4	19/09/20	Urban and Forestry comments	E.M.
3	19/08/23	Issued for Pricing	E.M.
2	19/07/22	Issued for SPA Resubmission	E.M.
1	19/03/05	Issued for SPA Submission	E.M.
No.	Date:	Issue/Revision	By:
Draw	ving Issues/Re	visions:	

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

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Architect's Stamp

ISMAIL OFFICE BUILDING

2172 SPEERS ROAD, **OAKVILLE, ONTARIO L6L 2X8**

SITE PLAN SP.# 1627.041/01 REVISION

Design By: Approved By: E.M. E.M. Project No.: 21/10/28 **VARIES** 18-015

Drawing No:

A101

Drawing Series: