

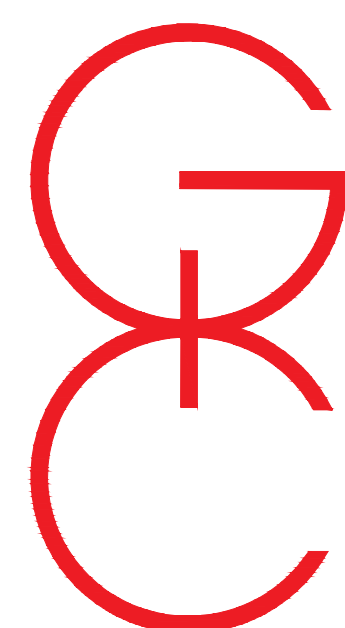


PROPOSED MIXED-USE DEVELOPMENT
SOUTH SERVICE ROAD

OAKVILLE

THE ROSE CORPORATION

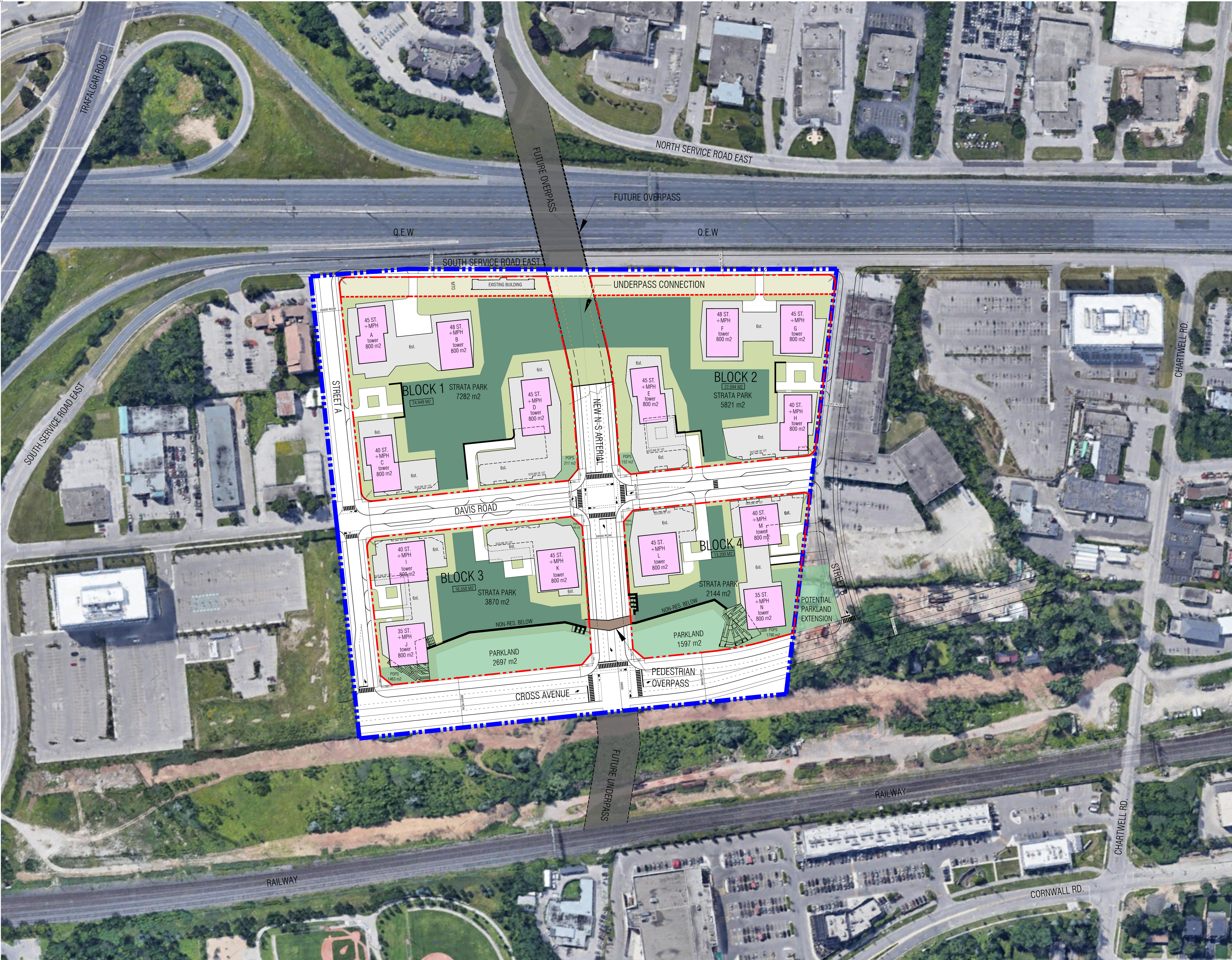
ONTARIO



**GRAZIANI
+
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D-SUITE 300
T.905.795.2601 F.905.795.2844

CONCORD, ONTARIO L4K 4L8
WWW.GC-ARCHITECTS.COM



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, UNLESS OTHERWISE NOTED. NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

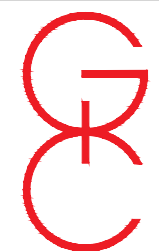
CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CH. |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CH. |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CH. |

ISSUED FOR REVISIONS



**GRAZIANI
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D SUITE 300 CONCORD, ONTARIO L4K 4L5
T.905.795.2601 F.905.795.2844 WWW.GC-ARCHITECTS.COM

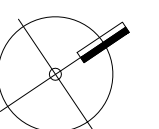


PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION		ONTARIO
OAKVILLE		
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D. / J.L.	
DRAWN BY:	B.D. / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.15.2025	
JOB #	2127.23	

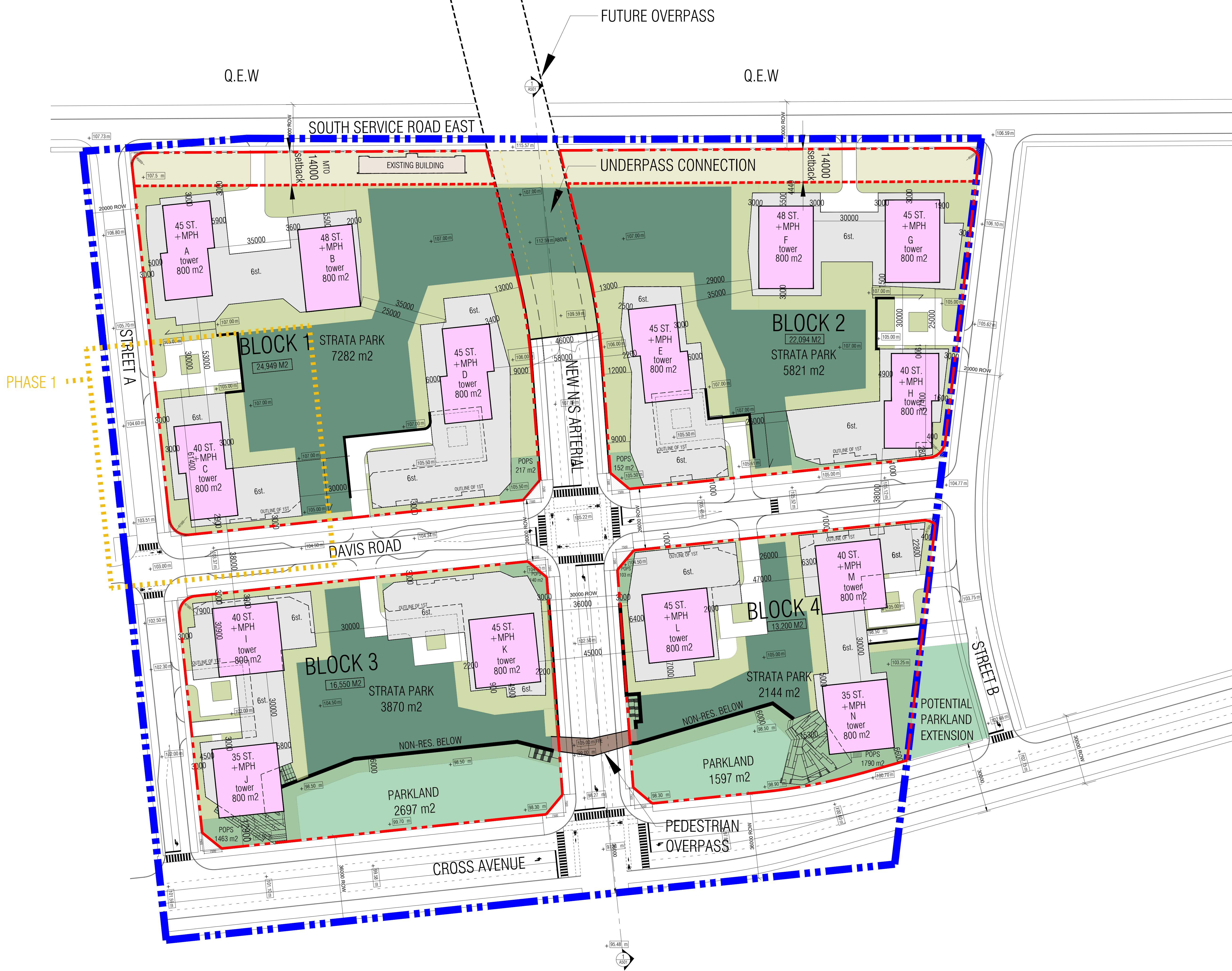
CONTEXT PLAN



1:200

A100

TITLEBLOCK SIZE: 610 x 900



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECEIVING FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

1. SEP.12.2024 ISSUED TO CITY FOR PAC MEETING J. CH.
2. NOV.01.2024 ISSUED TO CITY FOR OPA J. CH.
3. OCT.22.2025 ISSUED TO CITY FOR OPA J. CH.

LEGEND

- PROPERTY LINE
- PHASE 1 LIMIT
- RETAINING WALL
- POPS
- PRIVATE OPEN SPACE
- STRATA PARK
- PARKLAND
- MTO SETBACK
- PEDESTRIAN OVERPASS
- EXISTING BUILDING

ISSUED FOR REVISIONS

GRAZIANI CORAZZA ARCHITECTS

8400 AINE STREET, BUILDING D SUITE 300 CONCORD, ONTARIO L4K 4L5
T. 905.795.3601 F. 905.795.2844 WWW.GC-ARCHITECTS.COM

JOHN V. CHIMENTI
LICENCE 6299

PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION

OAKVILLE ONTARIO

PROJECT ARCHITECT: J.C.

ASSISTANT DESIGNER: B.D. / J.L.

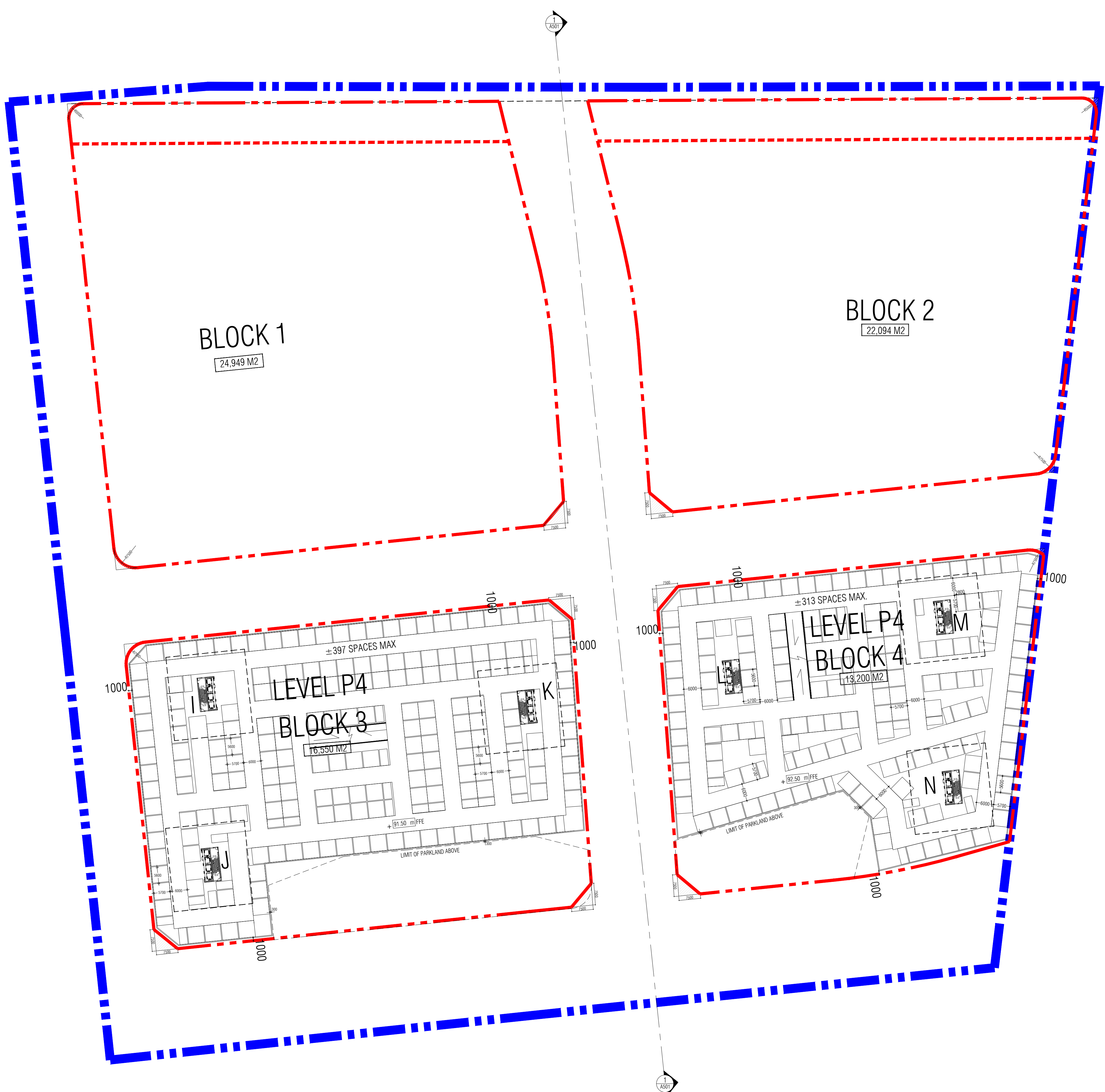
DRAWN BY: B.D. / C.R. / S.H. / J.L.

CHECKED BY: D.B. / G.C.

PLOT DATE: OCT.15.2025

JOB #: 2127.23

SITE PLAN



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, UNLESS OTHERWISE NOTED. NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

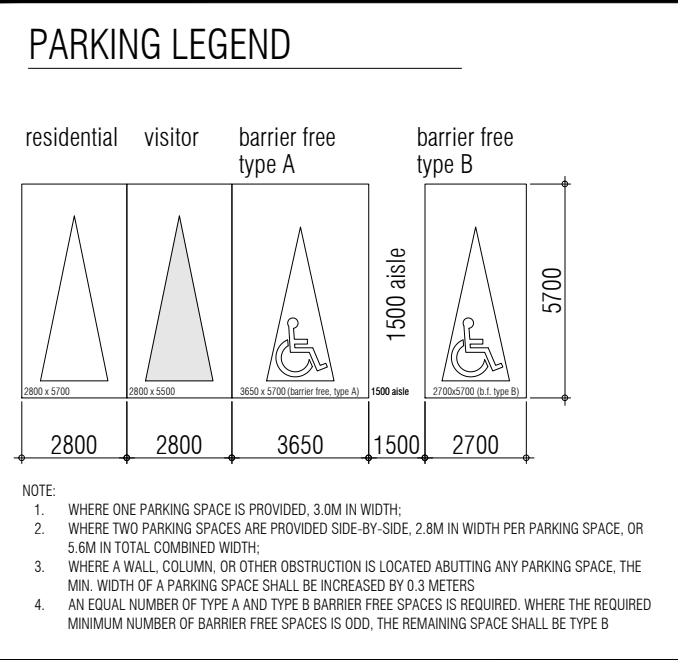
THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

1.	SEP.12.2024	ISSUED TO CITY FOR PAC MEETING	J. CH.
2.	NOV.01.2024	ISSUED TO CITY FOR OPA	J. CH.
3.	OCT.22.2025	ISSUED TO CITY FOR OPA	J. CH.



ISSUED FOR REVISIONS

**GRAZIANI
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D SUITE 300 CONCORD, ONTARIO L4K 4L5
T. 905.795.2841 F. 905.795.2844 WWW.GC-ARCHITECTS.COM

ONTARIO ASSOCIATION
OF
ARCHITECTS

JOHNIVY CHIMENTI
LICENCE 6299

PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION	
OAKVILLE	ONTARIO
PROJECT ARCHITECT:	J.C.
ASSISTANT DESIGNER:	B.D. / J.L.
DRAWN BY:	B.D. / C.R. / S.H. / J.L.
CHECKED BY:	D.B. / G.C.
PLOT DATE:	OCT.17.2025
JOB #	2127.23

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

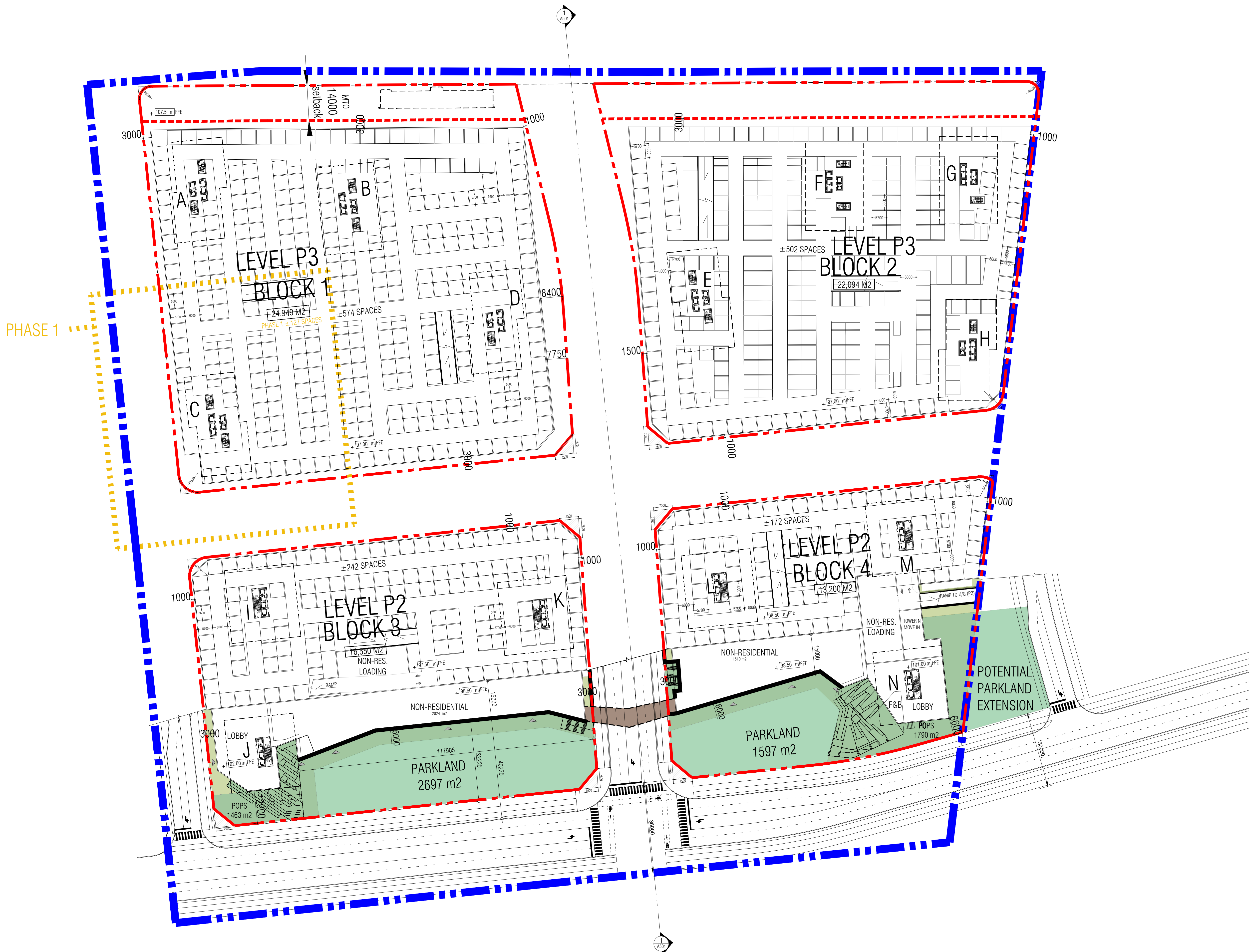
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|---------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CHIL |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CHIL |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CHIL |

1. WHERE ONE PARKING SPACE IS PROVIDED, 3.0M IN WIDTH;
2. WHERE TWO PARKING SPACES ARE PROVIDED SIDE-BY-SIDE, 2.8M IN WIDTH PER PARKING SPACE, OR 5.6M IN TOTAL, COMBINED WIDTH;
3. WHERE A WALL, COLUMN, OR OTHER OBSTRUCTION IS LOCATED ABUTTING ANY PARKING SPACE, THE WIDTH OF A PARKING SPACE SHALL BE INCREASED BY 0.3 METERS
4. AN EQUAL NUMBER OF TYPE A AND TYPE B BARRIER FREE SPACES IS REQUIRED, WHERE THE REQUIRED MINIMUM NUMBER OF BARRIER FREE SPACES IS ODD, THE REMAINING SPACE SHALL BE TYPE B

DAKVILLE	THE ROSE CORPORATION	ONTARIO
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D. / J.L.	
DRAWN BY:	B.D. / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.17.2025	
JOB #	2127.23	

TITLEBLOCK SIZE: 610 x 900



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

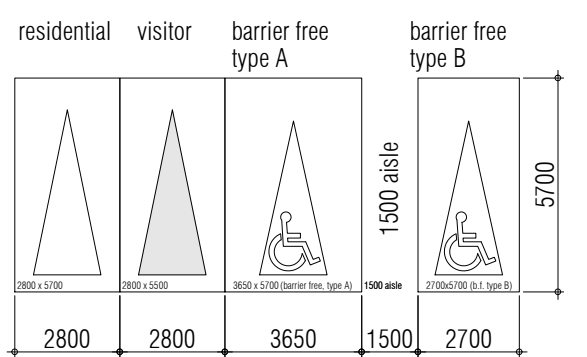
CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.


- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CHL |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CHL |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CHL |

PARKING LEGEND



- NOTE:
- WHERE ONE PARKING SPACE IS PROVIDED, 3.0M IN WIDTH.
 - WHERE TWO PARKING SPACES ARE PROVIDED ONE BY SIDE, 3.0M IN WIDTH PER PARKING SPACE, OR 5.0M IN TOTAL COMBINED WIDTH.
 - WHERE A WALL, COLUMN, OR OTHER OBSTRUCTION IS LOCATED ABUTTING ANY PARKING SPACE, THE MIN. WIDTH OF A PARKING SPACE SHALL BE INCREASED BY 0.3 METERS.
 - AN EQUAL NUMBER OF TYPE A AND TYPE B BARRIER FREE SPACES IS REQUIRED, WHERE THE REQUIRED MINIMUM NUMBER OF BARRIER FREE SPACES IS ODD, THE REMAINING SPACE SHALL BE TYPE B.

ISSUED FOR REVISIONS



**GRAZIANI
CORAZZA
ARCHITECTS**
8400 JANE STREET, BUILDING D SUITE 300
T. 905.795.2841



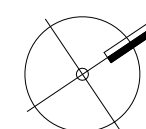
ONTARIO ASSOCIATION
OF
ARCHITECTS
JOHNIVY CHIMENTI
LICENCE 6299
CONCORD, ONTARIO
WWW.GC-ARCHITECTS.COM

PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION		
OAKVILLE		ONTARIO
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D. / J.L.	
DRAWN BY:	B.D. / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.17.2025	
JOB #	2127.23	

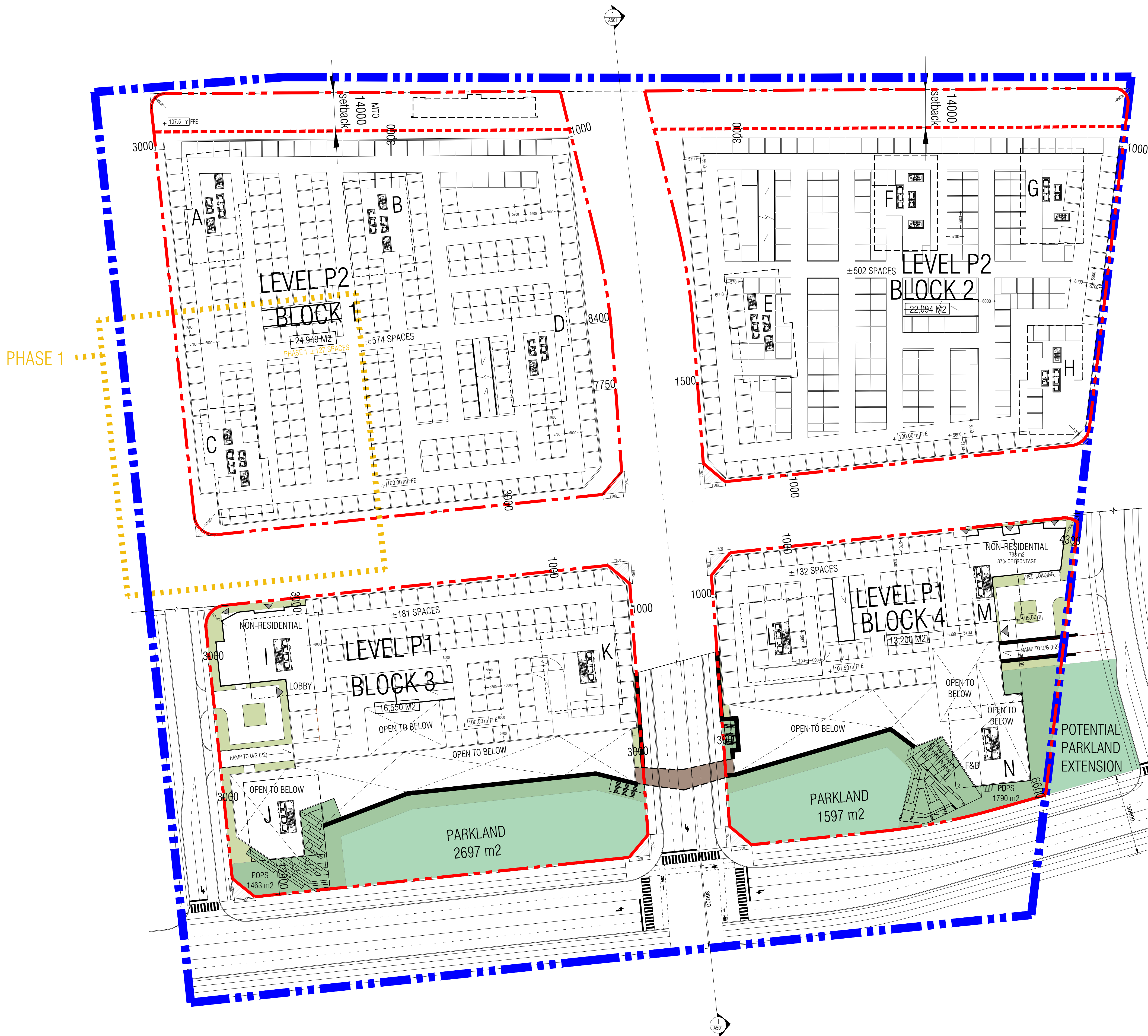
P3-P2 UNDERGROUND PLAN



1:750

A203

TITLEBLOCK SIZE: 610 x 900



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

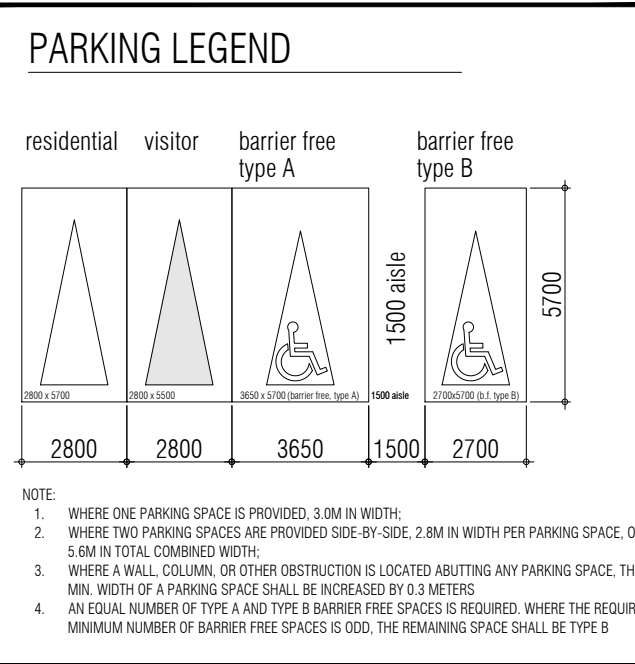
THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CHL |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CHL |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CHL |



ISSUED FOR REVISIONS

**GRAZIANI
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D SUITE 300
T. 905.795.2844

ONTARIO ASSOCIATION
OF
ARCHITECTS

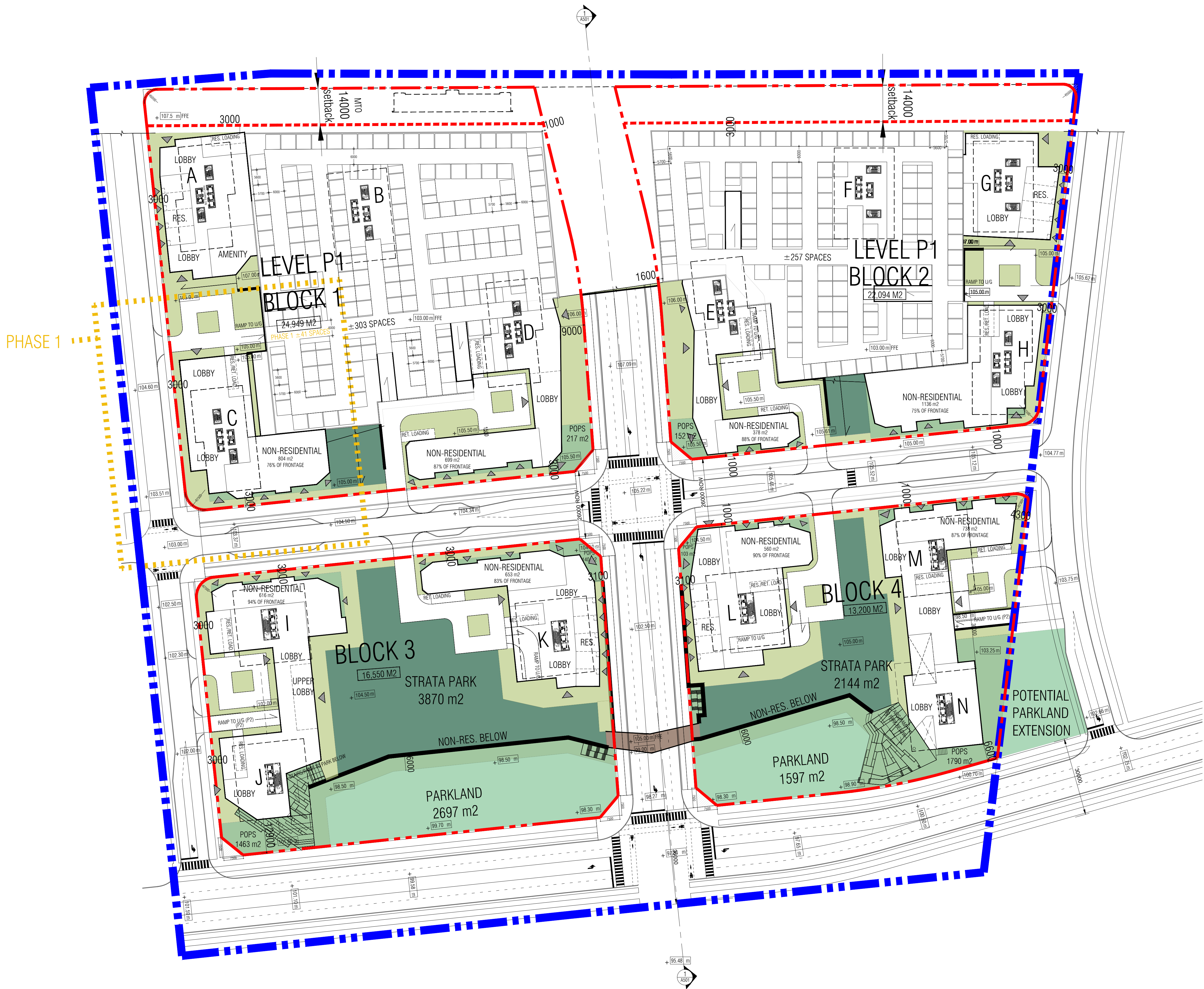
JOHNIVY CHIMENTI
LICENCE 6299

CONCORD, ONTARIO L4K 4L5
WWW.GC-ARCHITECTS.COM

PROPOSED MIXED-USE DEVELOPMENT

THE ROSE CORPORATION	
OAKVILLE	ONTARIO
PROJECT ARCHITECT:	J.C.
ASSISTANT DESIGNER:	B.D. / J.L.
DRAWN BY:	B.D. / C.R. / S.H. / J.L.
CHECKED BY:	D.B. / G.C.
PLOT DATE:	OCT.17.2025
JOB #	2127.23

P2-P1 UNDERGROUND PLAN



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

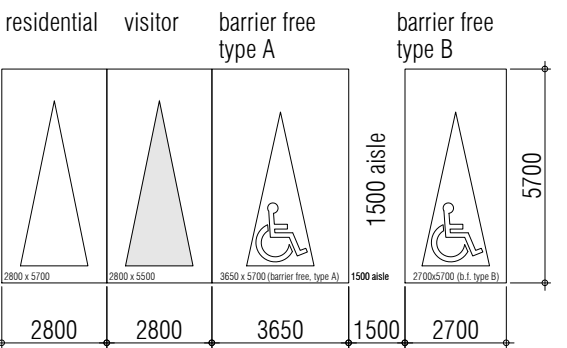
CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CHL |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CHL |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CHL |

PARKING LEGEND



- NOTE:
1. WHERE ONE PARKING SPACE IS PROVIDED, 3.0M IN WIDTH.
2. WHERE TWO PARKING SPACES ARE PROVIDED ONE BY SIDE, 3.0M IN WIDTH PER PARKING SPACE, OR 5.0M IN TOTAL COMBINED WIDTH.
3. WHERE A WALL, COLUMN, OR OTHER OBSTRUCTION IS LOCATED ABUTTING ANY PARKING SPACE, THE MIN. WIDTH OF A PARKING SPACE SHALL BE INCREASED BY 0.3 METERS.
4. AN EQUAL NUMBER OF TYPE A AND TYPE B BARRIER FREE SPACES IS REQUIRED, WHERE THE REQUIRED MINIMUM NUMBER OF BARRIER FREE SPACES IS ODD, THE REMAINING SPACE SHALL BE TYPE B.

ISSUED FOR REVISIONS



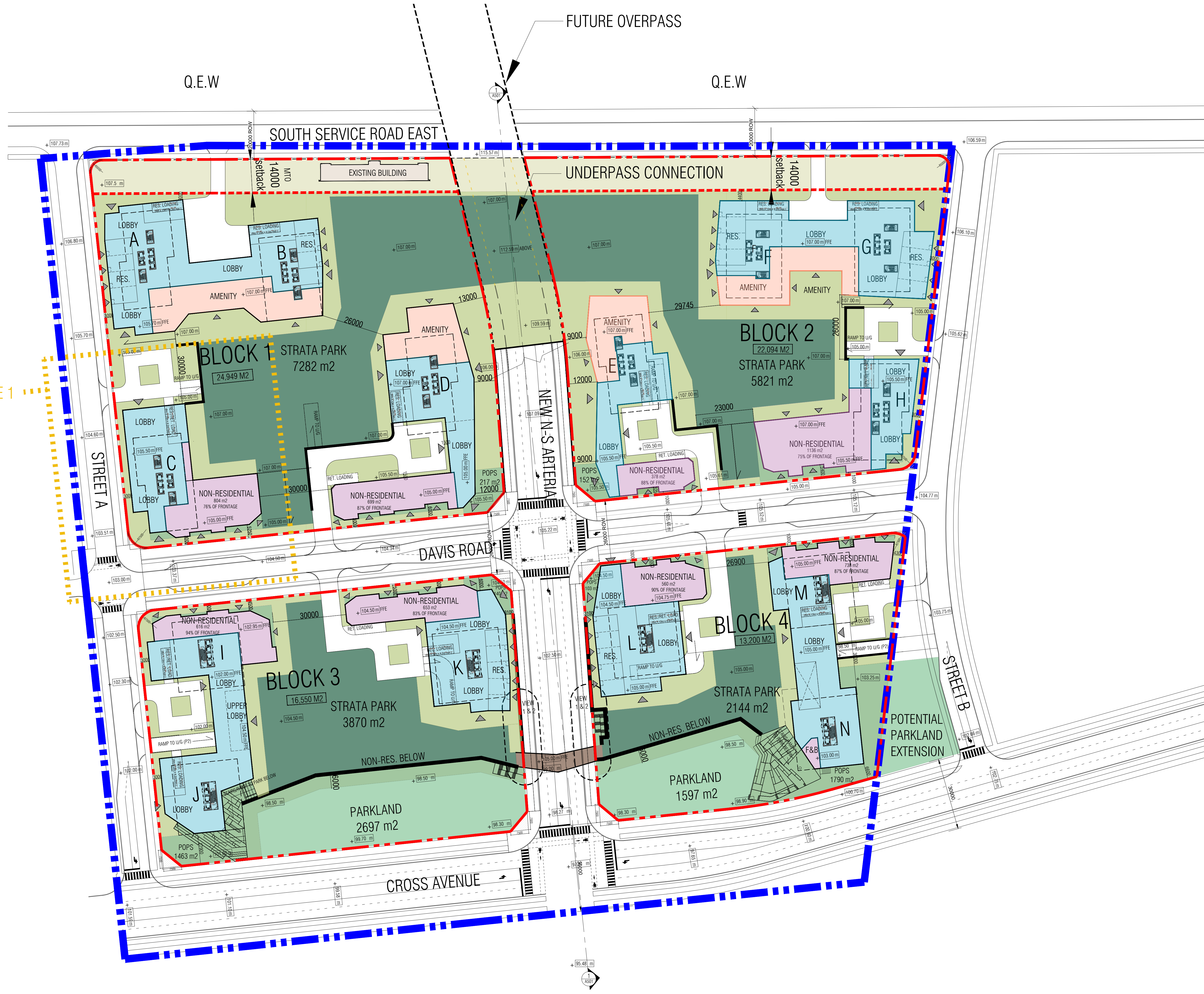
PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION		
OAKVILLE		ONTARIO
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D / J.L.	
DRAWN BY:	B.D / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.17.2025	
JOB #	2127.23	

P1-LOWER GROUND PLAN

PHASE 1



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECEIPT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- SEP.12.2024 ISSUED TO CITY FOR PAC MEETING J. CHL
- NOV.01.2024 ISSUED TO CITY FOR OPA J. CHL
- OCT.22.2025 ISSUED TO CITY FOR OPA J. CHL

LEGEND

- PROPERTY LINE
- PHASE 1 LIMIT
- RETAINING WALL
- POPS
- PRIVATE OPEN SPACE
- STRATA PARK
- PARKLAND
- MTO SETBACK
- PEDESTRIAN OVERPASS
- EXISTING BUILDING

OVERLAY LEGEND

- AMENITY
- RESIDENTIAL
- NON-RESIDENTIAL

ISSUED FOR REVISIONS

GRAZIANI CORAZZA ARCHITECTS

8400 JANE STREET, BUILDING D SUITE 300 CONCORD, ONTARIO L4K 4L5
T.905.795.3601 F.905.795.2844 WWW.GC-ARCHITECTS.COM

JOHN V. CHIMENTI
LICENCE 6299

PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION

OAKVILLE ONTARIO

PROJECT ARCHITECT: J.C.

ASSISTANT DESIGNER: B.D / J.L.

DRAWN BY: B.D / C.R. / S.H. / J.L.

CHECKED BY: D.B. / G.C.

PLOT DATE: OCT.15.2025

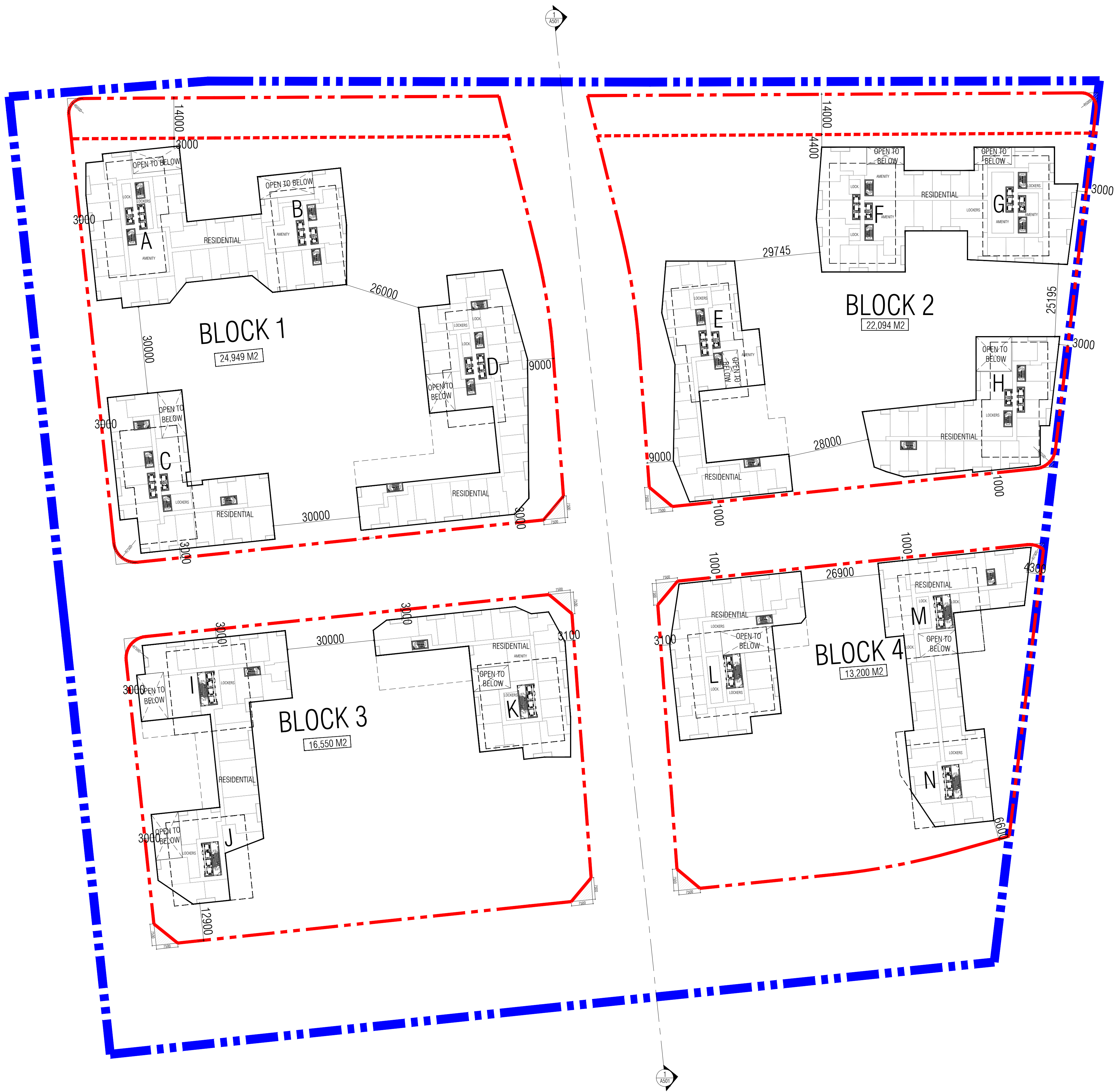
JOB #: 2127.23

GROUND FLOOR PLAN

1:750

A301

TITLEBLOCK SIZE: 610 x 900



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.



CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CHL |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CHL |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CHL |

ISSUED FOR REVISIONS



**GRAZIANI
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D SUITE 300 CONCORD, ONTARIO L4K 4L5
T 905.795.2841 F 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED-USE DEVELOPMENT		
SOUTH SERVICE ROAD		
THE ROSE CORPORATION		
OAKVILLE		ONTARIO
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D / J.L.	
DRAWN BY:	B.D / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.15.2025	
JOB #	2127.23	

2ND FLOOR PLAN



1:750

A302

TITLEBLOCK SIZE: 610 x 900

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

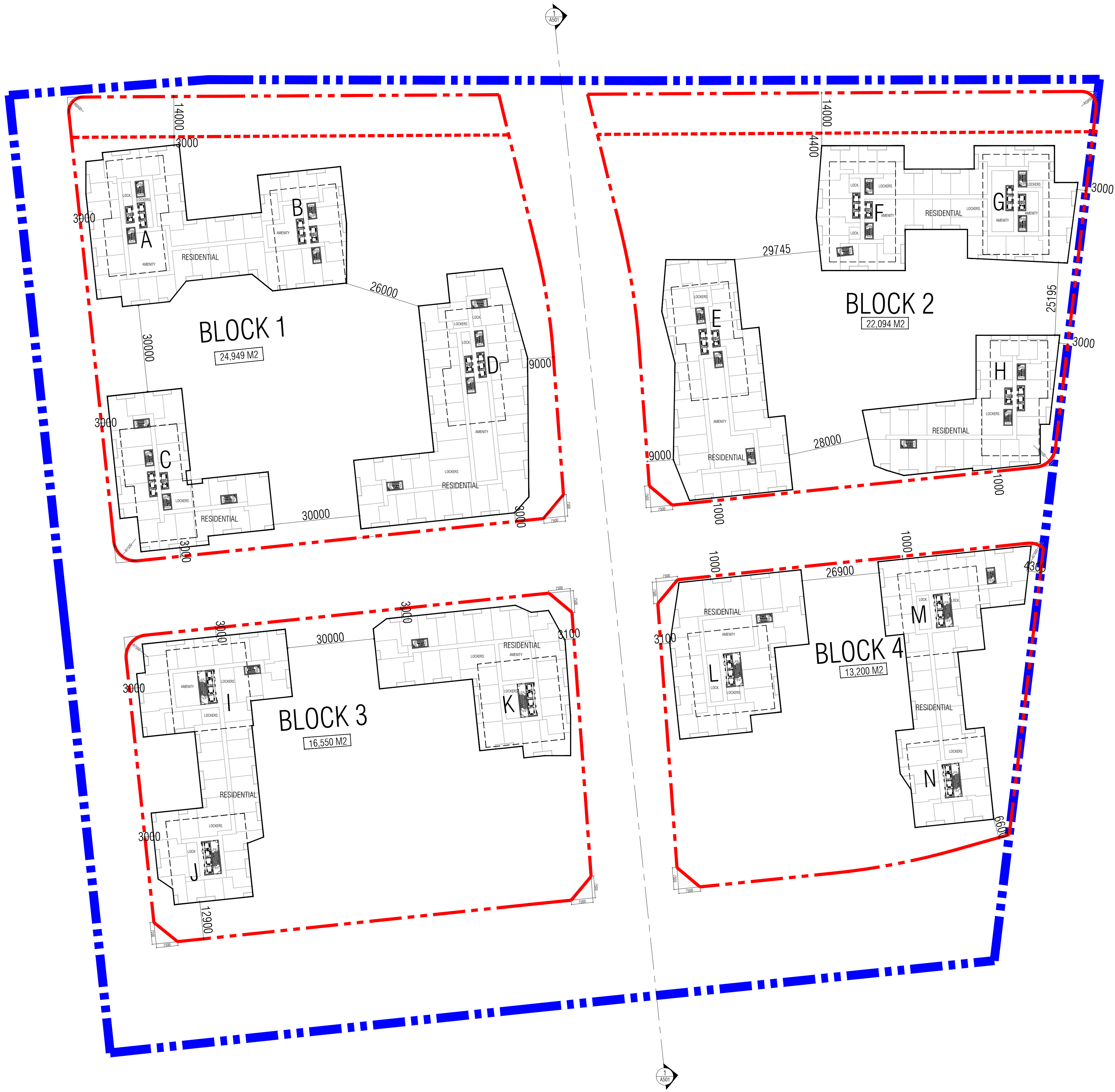
THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CHL |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CHL |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CHL |



ISSUED FOR REVISIONS

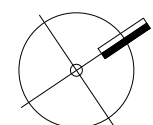


PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION	
OAKVILLE	ONTARIO
PROJECT ARCHITECT:	J.C.
ASSISTANT DESIGNER:	B.D. / J.L.
DRAWN BY:	B.D. / C.R. / S.H. / J.L.
CHECKED BY:	D.B. / G.C.
PLOT DATE:	OCT.15.2025
JOB #	2127.23

3RD-6TH FLOOR PLAN



1:750

A303

TITLEBLOCK SIZE: 610 x 900

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

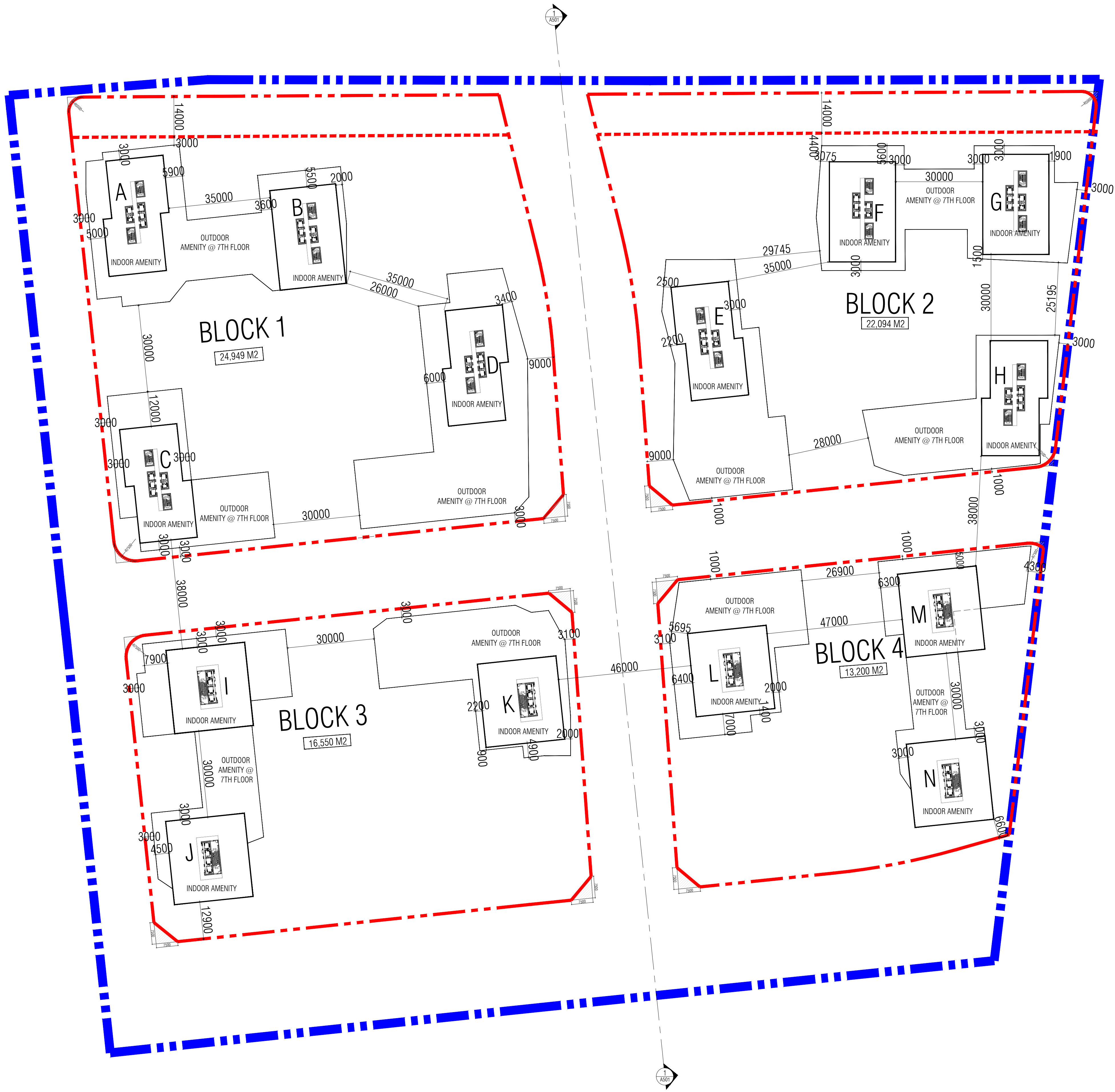
THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

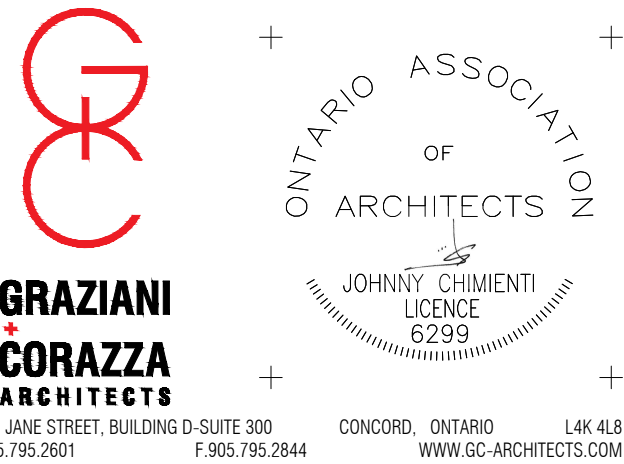
ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CHL |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CHL |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CHL |



ISSUED FOR REVISIONS

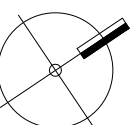


PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION	
OAKVILLE	ONTARIO
PROJECT ARCHITECT:	J.C.
ASSISTANT DESIGNER:	B.D. / J.L.
DRAWN BY:	B.D. / C.R. / S.H. / J.L.
CHECKED BY:	D.B. / G.C.
PLOT DATE:	OCT.15.2025
JOB #	2127.23

7TH FLOOR PLAN



1:750

A304

TITLEBLOCK SIZE: 610 x 900

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

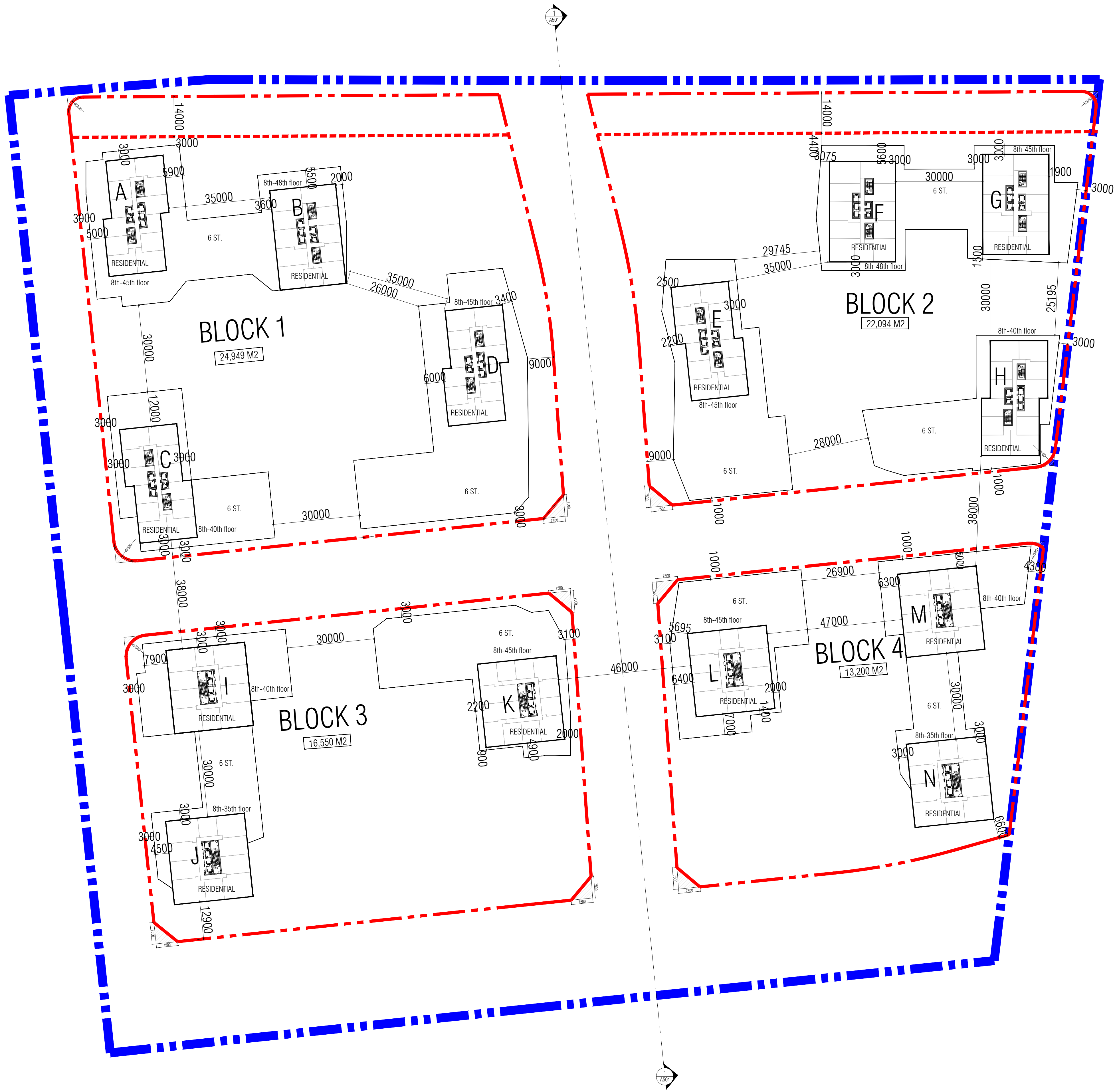
THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:


ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECEIPT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CHL |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CHL |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CHL |




ISSUED FOR REVISIONS



**GRAZIANI
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D SUITE 300
T 905.795.2841



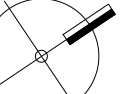
ONTARIO ASSOCIATION
OF
ARCHITECTS

JOHN WY CHUMMENTI
LICENCE
6299

PROPOSED MIXED-USE DEVELOPMENT

THE ROSE CORPORATION	
OAKVILLE	ONTARIO
PROJECT ARCHITECT:	J.C.
ASSISTANT DESIGNER:	B.D / J.L.
DRAWN BY:	B.D / C.R. / S.H. / J.L.
CHECKED BY:	D.B. / G.C.
PLOT DATE:	OCT.15.2025
JOB #	2127.23

TYPICAL TOWER FLOOR PLAN



1:750

A305

TITLEBLOCK SIZE: 610 x 900


THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

1.	SEP.12.2024	ISSUED TO CITY FOR PAC MEETING	J. CHI.
2.	NOV.01.2024	ISSUED TO CITY FOR OPA	J. CHI.
3.	OCT.22.2025	ISSUED TO CITY FOR OPA	J. CHI.



8400 JANE STREET, BUILDING D-SUITE 300 CONCORD, ONTARIO L4K 4L8
T.905.795.2601 F.905.795.2844 WWW.GC-ARCHITECTS.COM



ONTARIO ASSOCIATION
OF
ARCHITECTS
JOHNNY CHIMIENTI
LICENCE
6299

OAKVILLE	THE ROSE CORPORATION	ONTARIO
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D. / J.L.	
DRAWN BY:	B.D. / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.15.2025	
JOB #	2127.23	

A circle with a center point. Two radii are drawn from the center to the circumference, forming a sector. The sector is shaded with a diagonal line pattern. The angle between the two radii is labeled as θ .

A306

TITLEBLOCK SIZE: 610 x 900

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

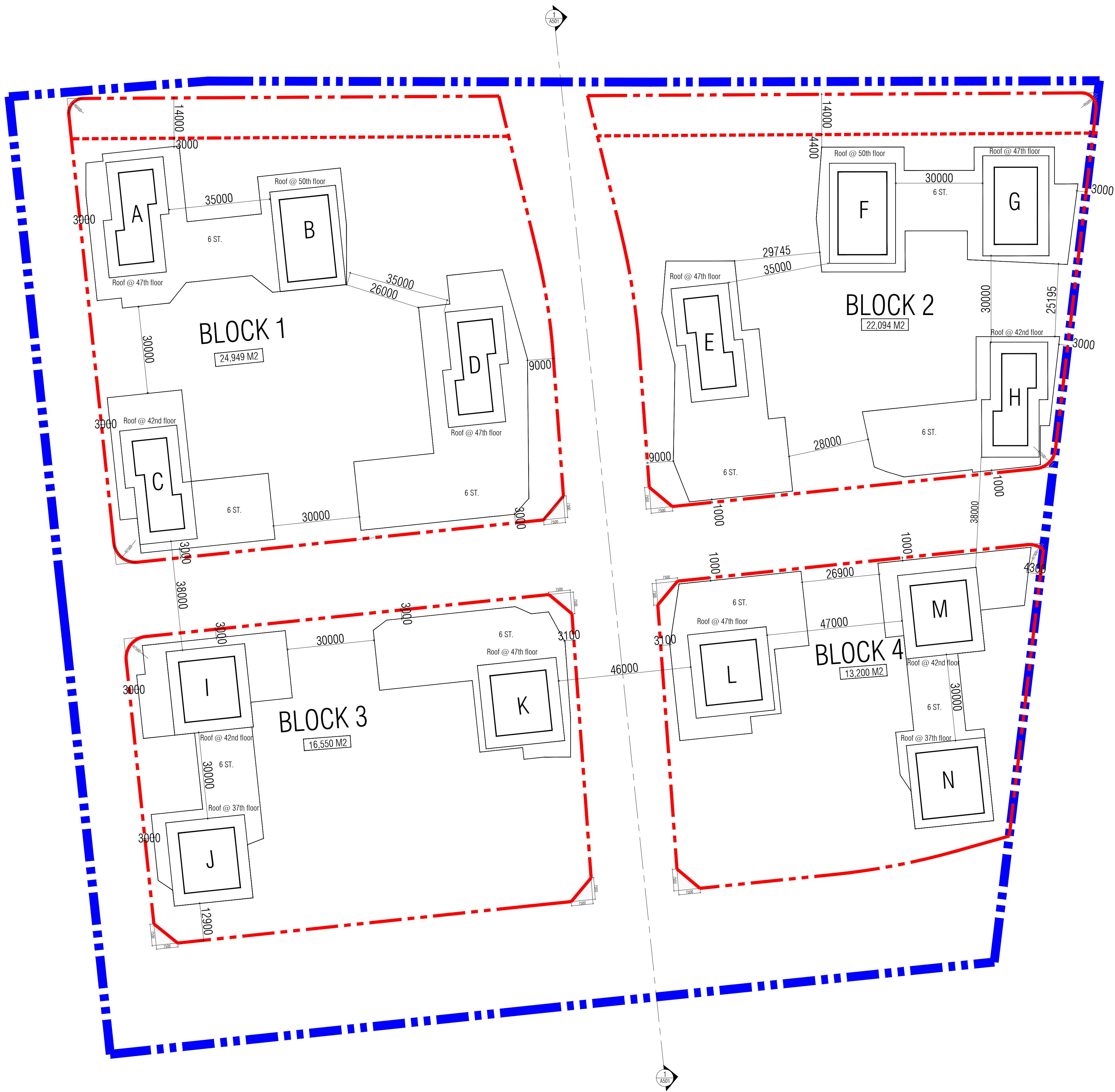
THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECEIPT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CHL |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CHL |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CHL |



ISSUED FOR REVISIONS

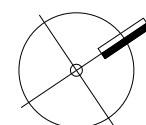


PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION	
OAKVILLE	ONTARIO
PROJECT ARCHITECT:	J.C.
ASSISTANT DESIGNER:	B.D. / J.L.
DRAWN BY:	B.D. / C.R. / S.H. / J.L.
CHECKED BY:	D.B. / G.C.
PLOT DATE:	OCT.15.2025
JOB #	2127.23

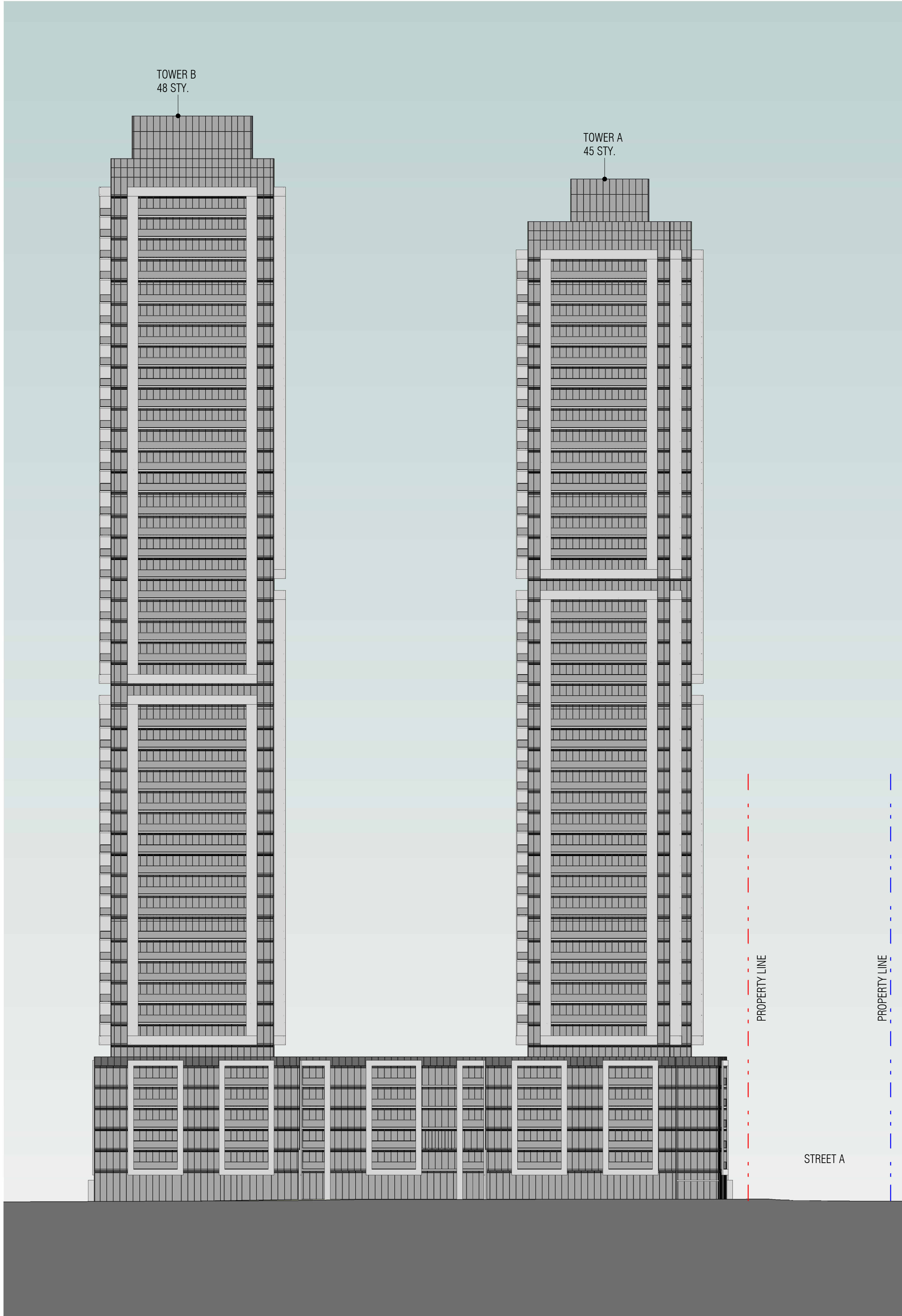
ROOF PLAN



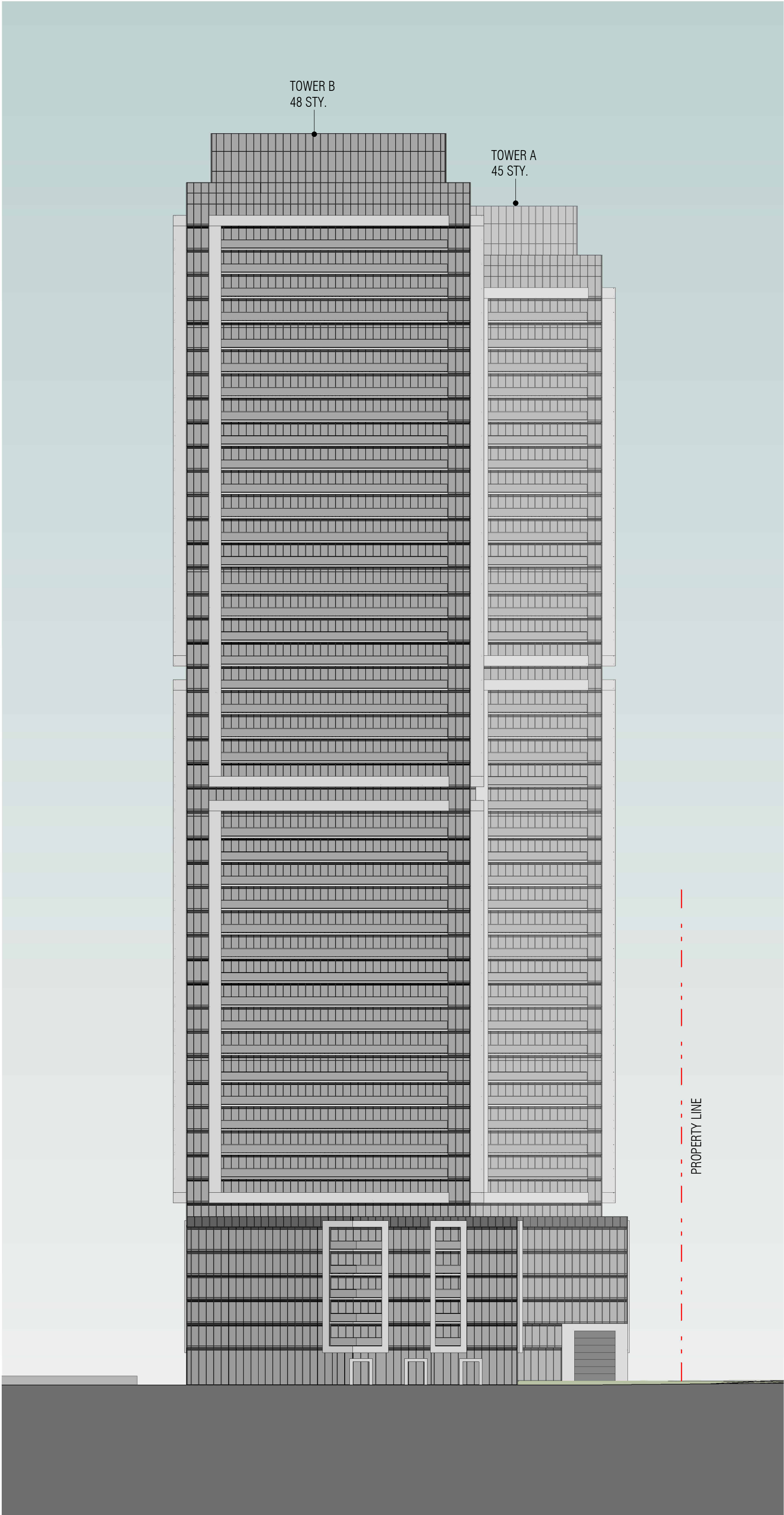
1:750

A307

TITLEBLOCK SIZE: 610 x 900



NORTH ELEVATION - BLOCK 1 - BUILDINGS A&B
SCALE - 1:400
1
A.401



EAST ELEVATION - BLOCK 1 - BUILDINGS A&B
SCALE - 1:400
2
A.401

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

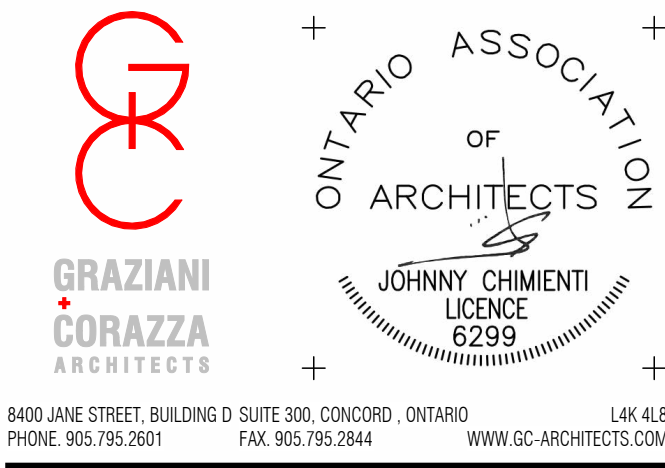
GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

ISSUANCES

01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI

No.	Date	Description	Issued by
-----	------	-------------	-----------

Issued for revisions



PROPOSED MIXED USE DEVELOPMENT
SOUTH SERVICE ROAD

OAKVILLE ONTARIO	
Project Architect :	J.C.
Assistant Designer :	B.D. / J.L.
Drawn By :	J.L. / B.D. / C.R.
Checked By :	D.B. / G.C.
Plot Date :	OCT.15.2025
Job #	2127.23

ELEVATIONS - BLOCK 1
BUILDINGS A&B

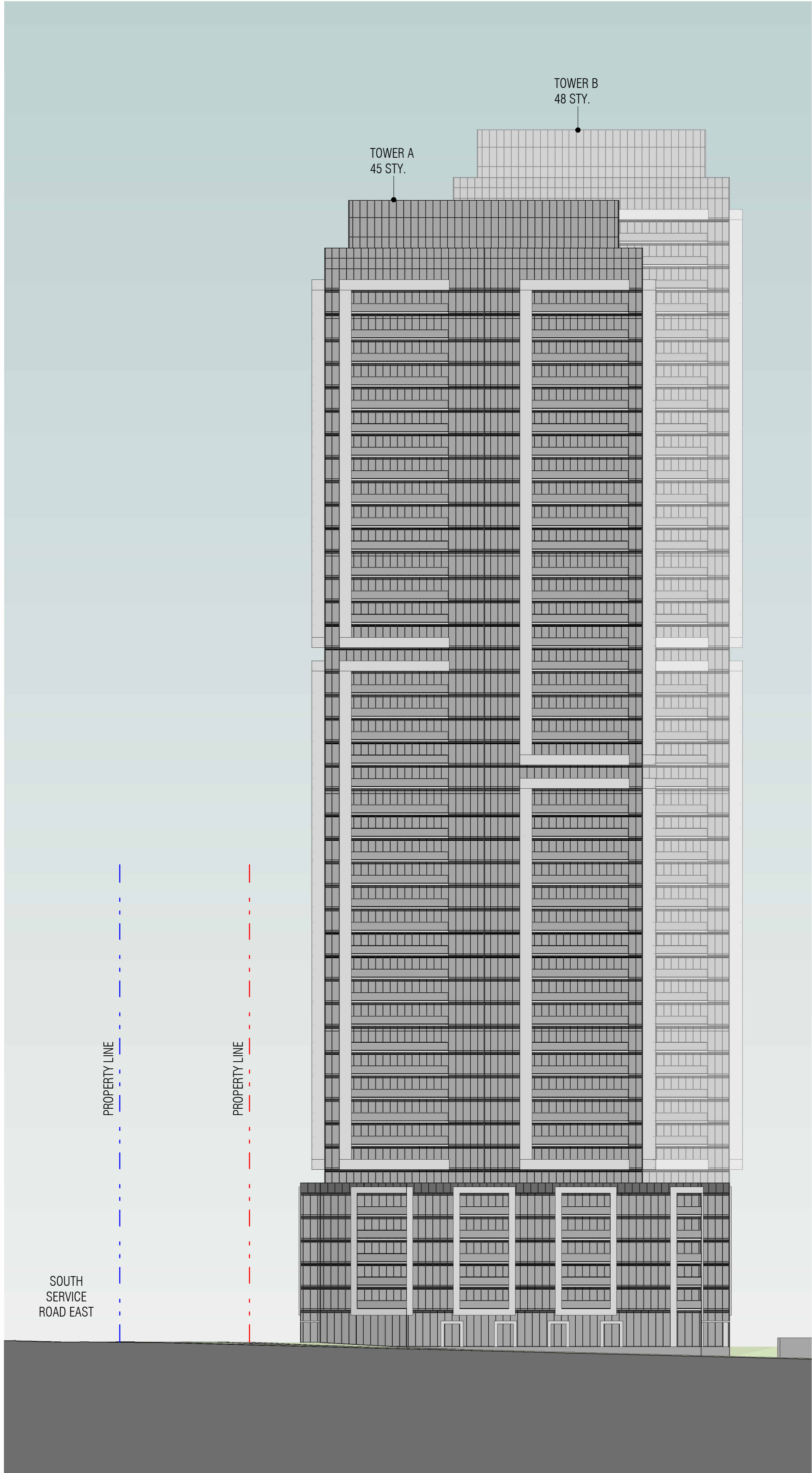
1 : 400 A.401



SOUTH ELEVATION - BLOCK 1 - BUILDINGS A&B

SCALE - 1:400

1
A.402



WEST ELEVATION - BLOCK 1 - BUILDINGS A&B

SCALE - 1:400

2
A.402

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

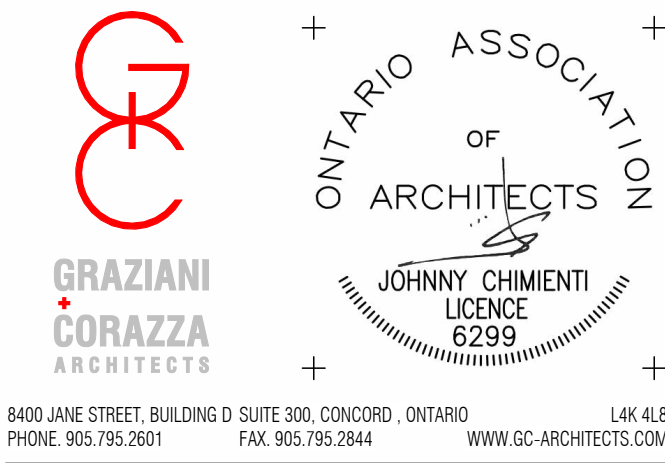
GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

ISSUANCES

01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI

No.	Date	Description	Issued by
-----	------	-------------	-----------

Issued for revisions



PROPOSED MIXED USE DEVELOPMENT

SOUTH SERVICE ROAD

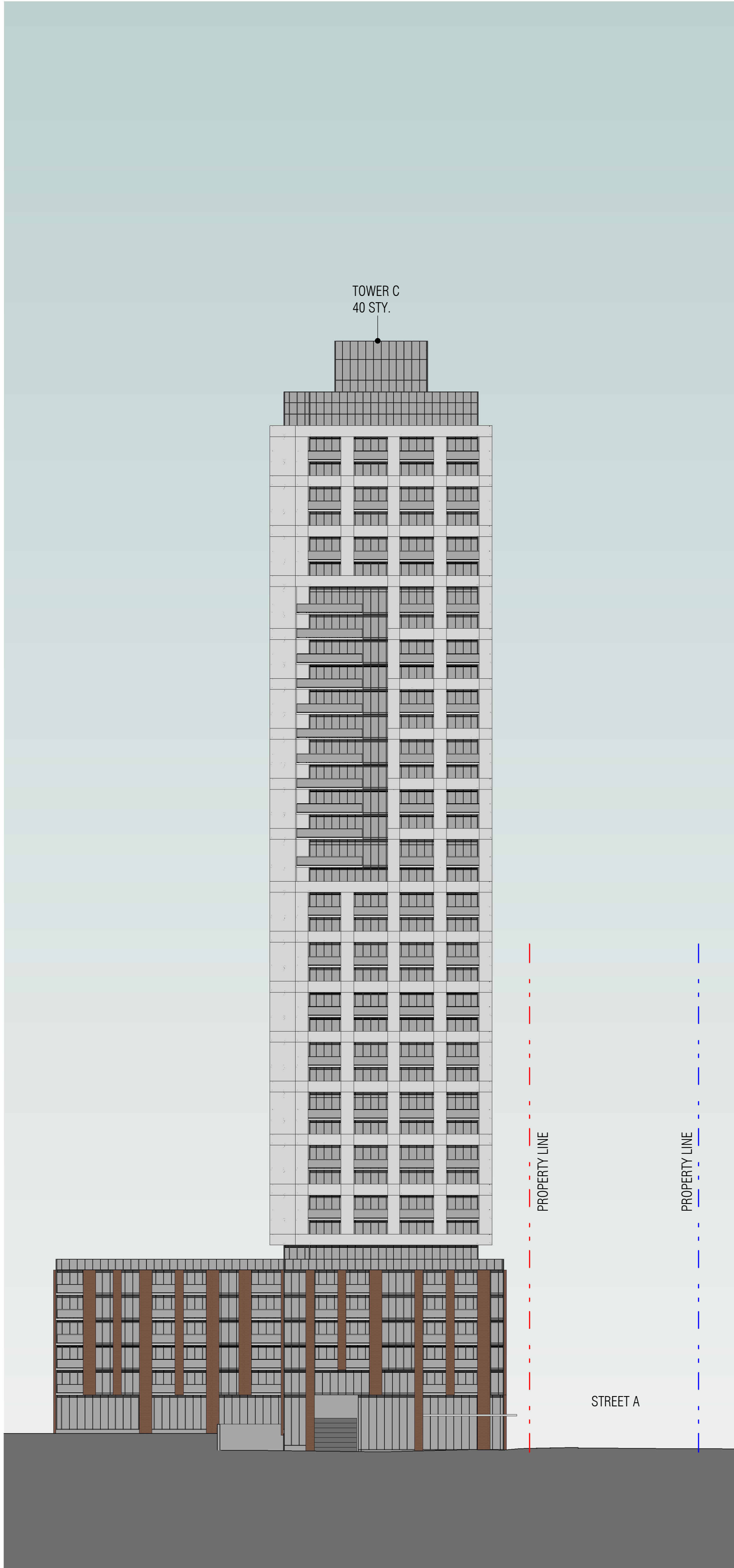
OAKVILLE ONTARIO

Project Architect:	J.C.
Assistant Designer:	B.D. / J.L.
Drawn By:	J.L. / B.D. / C.R.
Checked By:	D.B. / G.C.
Plot Date:	OCT.15.2025
Job #	2127.23

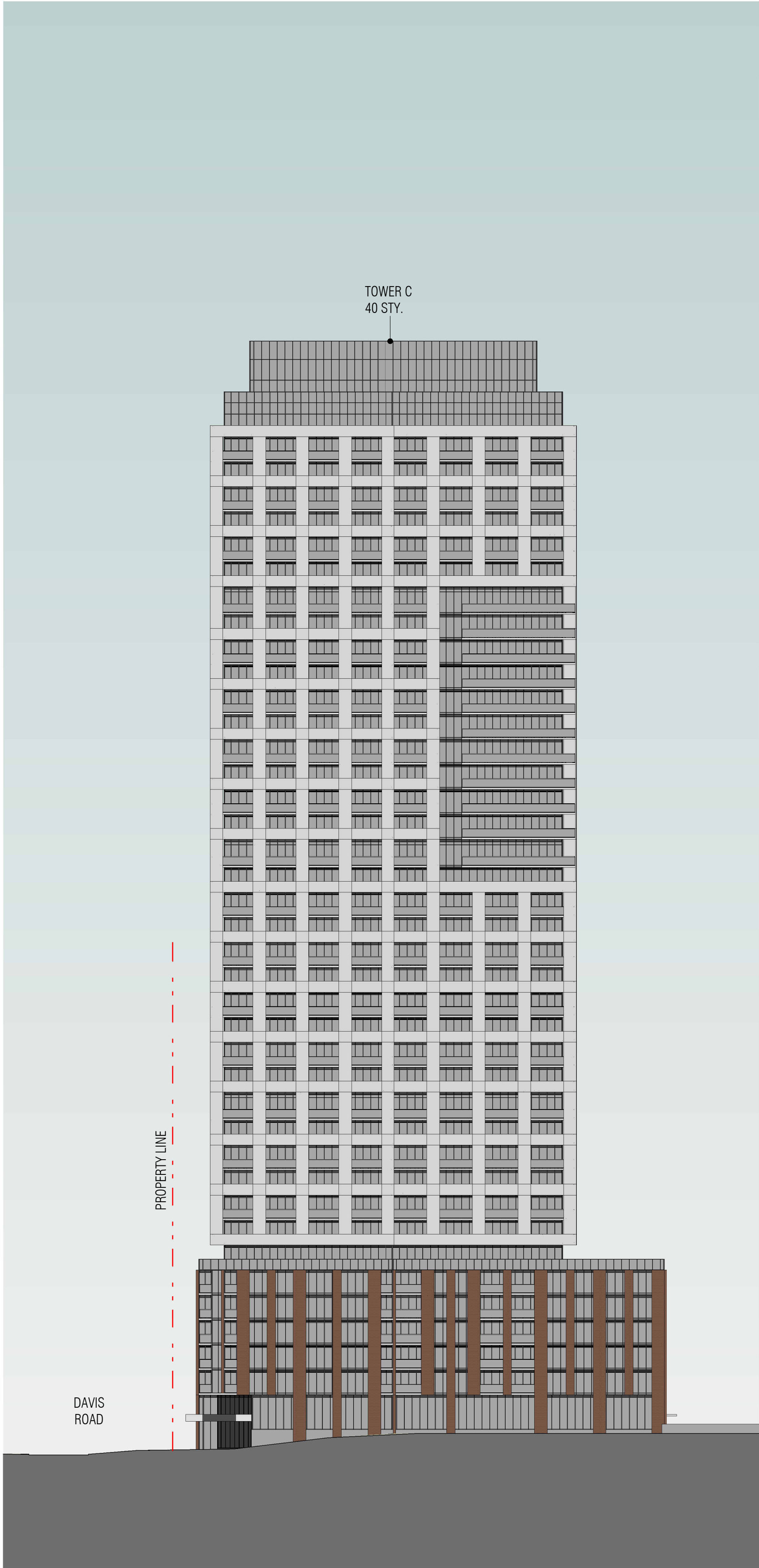
ELEVATIONS - BLOCK 1
BUILDINGS A&B

1:400

A.402



NORTH ELEVATION - BLOCK 1 - BUILDING C
SCALE - 1:400
1
A.403



EAST ELEVATION - BLOCK 1 - BUILDING C
SCALE - 1:400
2
A.403

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

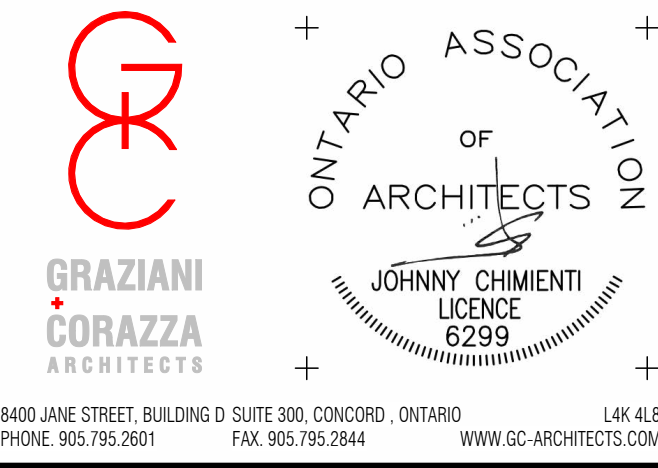
GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

ISSUANCES

01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI

No.	Date	Description	Issued by
-----	------	-------------	-----------

Issued for revisions

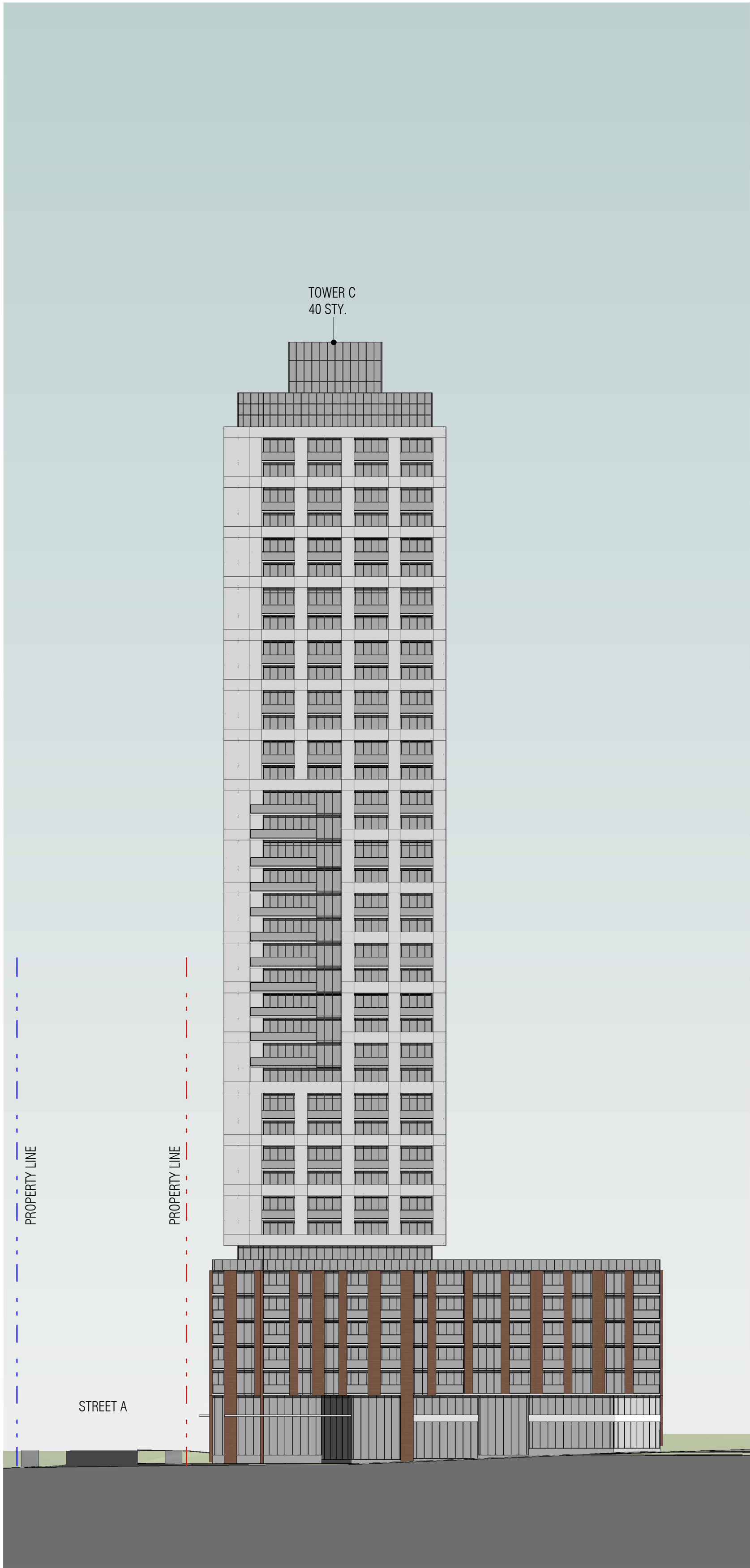


PROPOSED MIXED USE DEVELOPMENT

SOUTH SERVICE ROAD

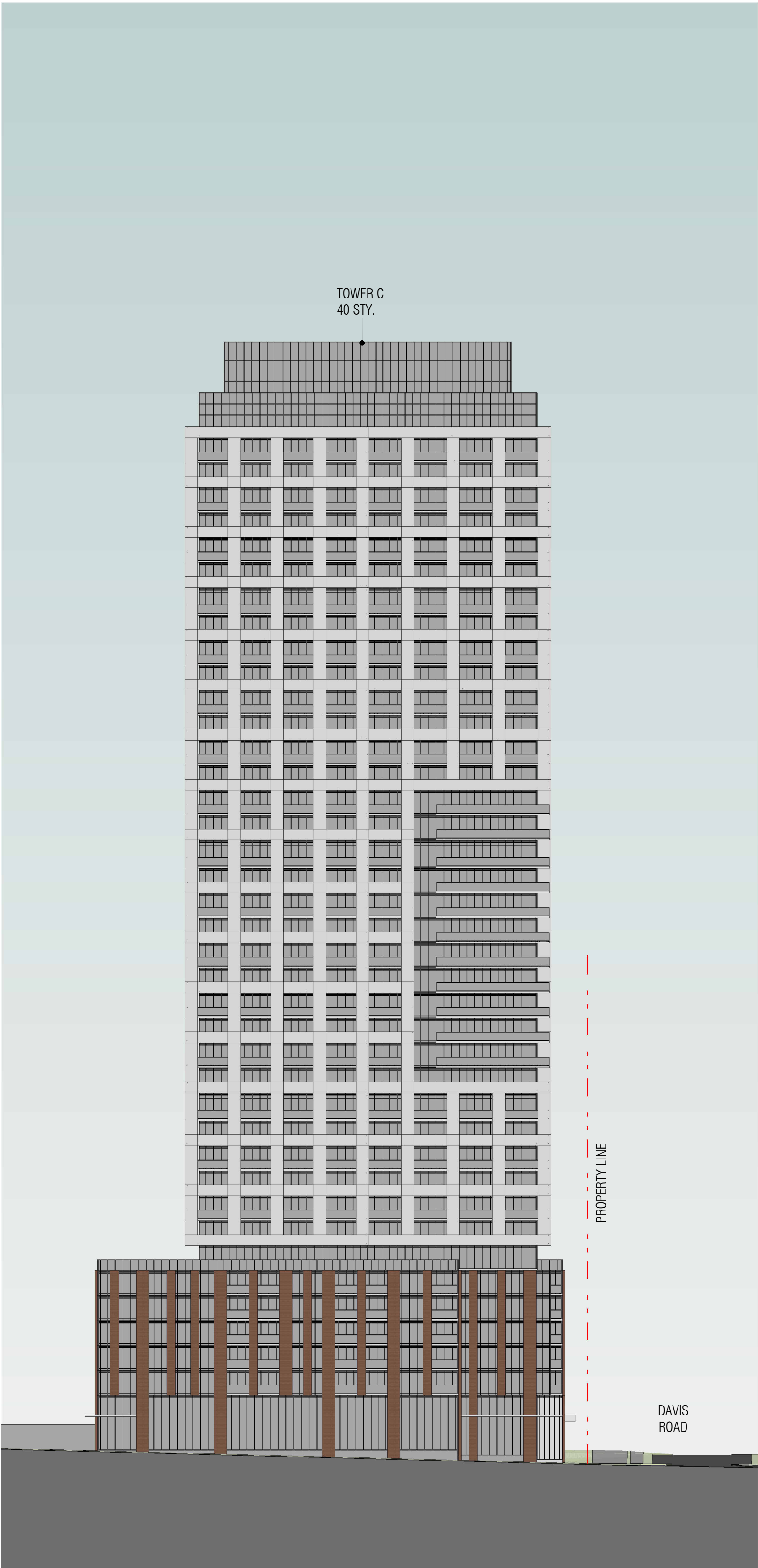
OAKVILLE ONTARIO	
Project Architect :	J.C.
Assistant Designer :	B.D. / J.L.
Drawn By :	J.L. / B.D. / C.R.
Checked By :	D.B. / G.C.
Plot Date :	OCT.15.2025
Job #	2127.23

ELEVATIONS - BLOCK 1
BUILDING C



SOUTH ELEVATION - BLOCK 1 - BUILDING C
SCALE - 1:400

1
A.404



WEST ELEVATION - BLOCK 1 - BUILDING C
SCALE - 1:400

2
A.404

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

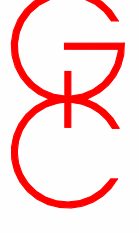

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK. REVIEW THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

Issues			
01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI	
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI	
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI	

No.	Date	Description	Issued by
Issued for revisions			
<div><div><div>GRAZIANI CORAZZA ARCHITECTS</div></div><div></div></div>			
8400 JANE STREET, BUILDING D, SUITE 900, CONCORD, ONTARIO L4K 4L8 PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM			

PROPOSED MIXED USE DEVELOPMENT	
SOUTH SERVICE ROAD	
OAKVILLE ONTARIO	
Project Architect :	J.C.
Assistant Designer :	B.D. / J.L.
Drawn By :	J.L. / B.D. / C.R.
Checked By :	D.B. / G.C.
Plot Date :	OCT.15.2025
Job #	2127.23

ELEVATIONS - BLOCK 1
BUILDING C

1 : 400 A.404

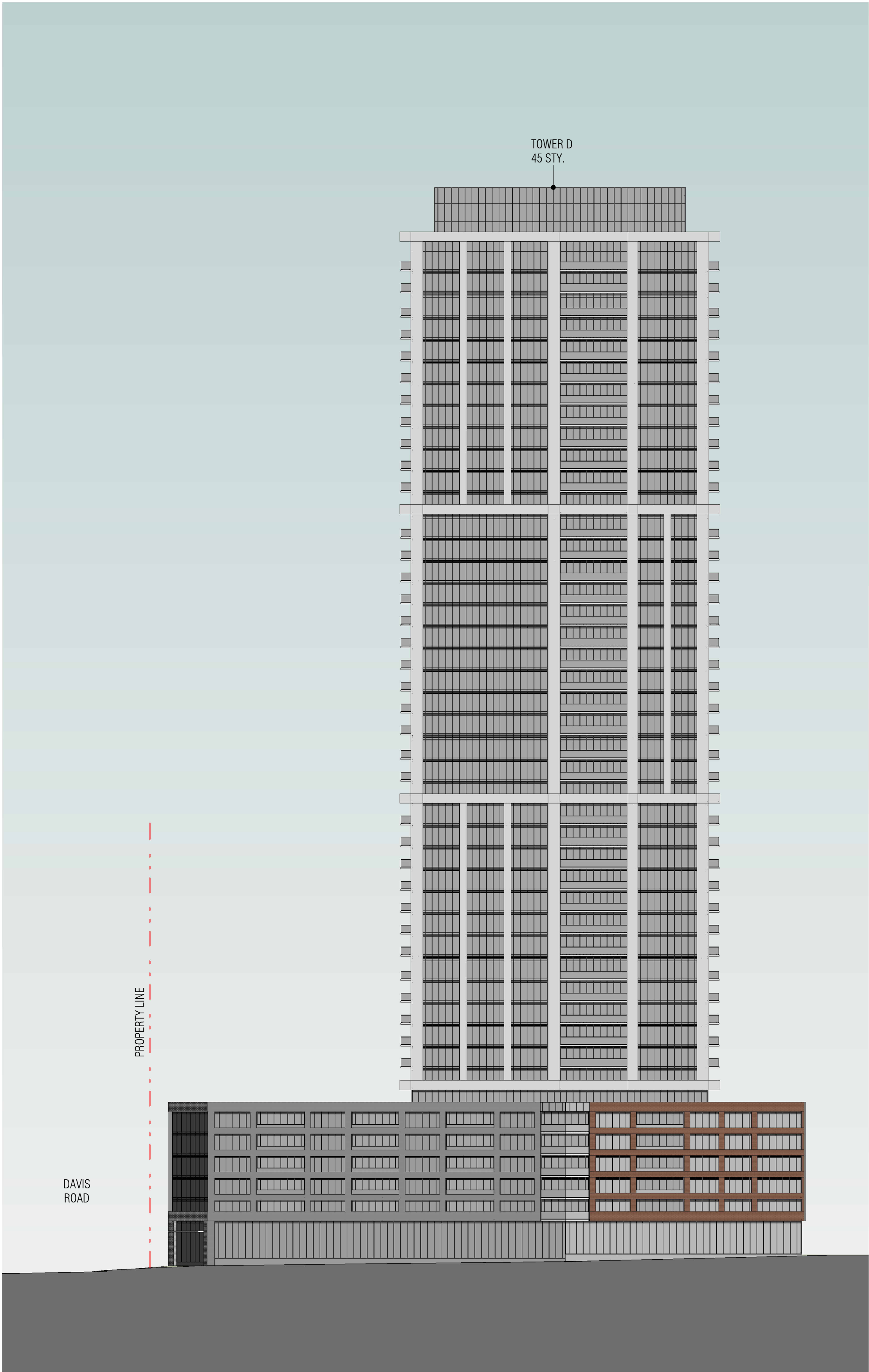


NORTH ELEVATION - BLOCK 1 - BUILDING D

1

SCALE - 1:400

A.405



EAST ELEVATION - BLOCK 1 - BUILDING D

2

SCALE - 1:400

A.405

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

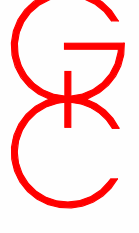

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK. REVIEW THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

Issues			
01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI	
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI	
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI	

No.	Date	Description	Issued by
Issued for revisions			
<div><div><p>GRAZIANI CORAZZA ARCHITECTS</p></div><div><p>ONTARIO ASSOCIATION OF ARCHITECTS</p></div></div> <p>8400 JANE STREET, BUILDING D SUITE 500, CONCORD, ONTARIO L4K 4L8 PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM</p>			

PROPOSED MIXED USE DEVELOPMENT	
SOUTH SERVICE ROAD	
OAKVILLE ONTARIO	
Project Architect :	J.C.
Assistant Designer :	B.D. / J.L.
Drawn By :	J.L. / B.D. / C.R.
Checked By :	D.B. / G.C.
Plot Date :	OCT.15.2025
Job #	2127.23



SOUTH ELEVATION - BLOCK 1 - BUILDING D

1

A.406

SCALE - 1 : 400



WEST ELEVATION - BLOCK 1 - BUILDING D

2

A.406

SCALE - 1 : 400

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK. REVIEW THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

Issues			
01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI	
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI	
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI	

No.	Date	Description	Issued by
-----	------	-------------	-----------

Issued for revisions

GRAZIANI
CORAZZA
ARCHITECTS

ONTARIO ASSOCIATION
OF
ARCHITECTS
JOHNNY CHIMIENTI
LICENCE
6299

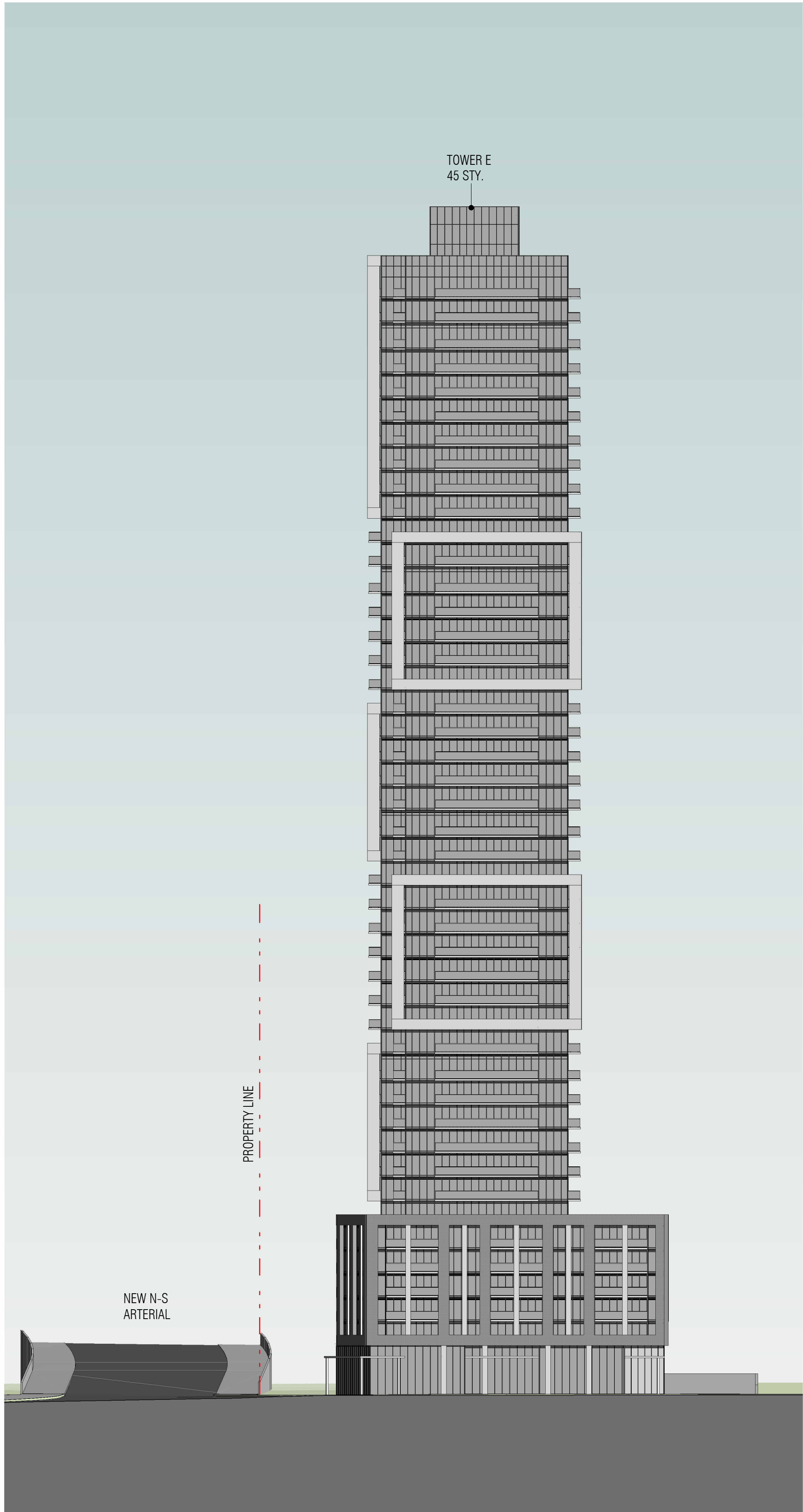
8400 JANE STREET, BUILDING D, SUITE 800, CONCORD, ONTARIO L4K 4L8
PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

SOUTH SERVICE ROAD

OAKVILLE ONTARIO

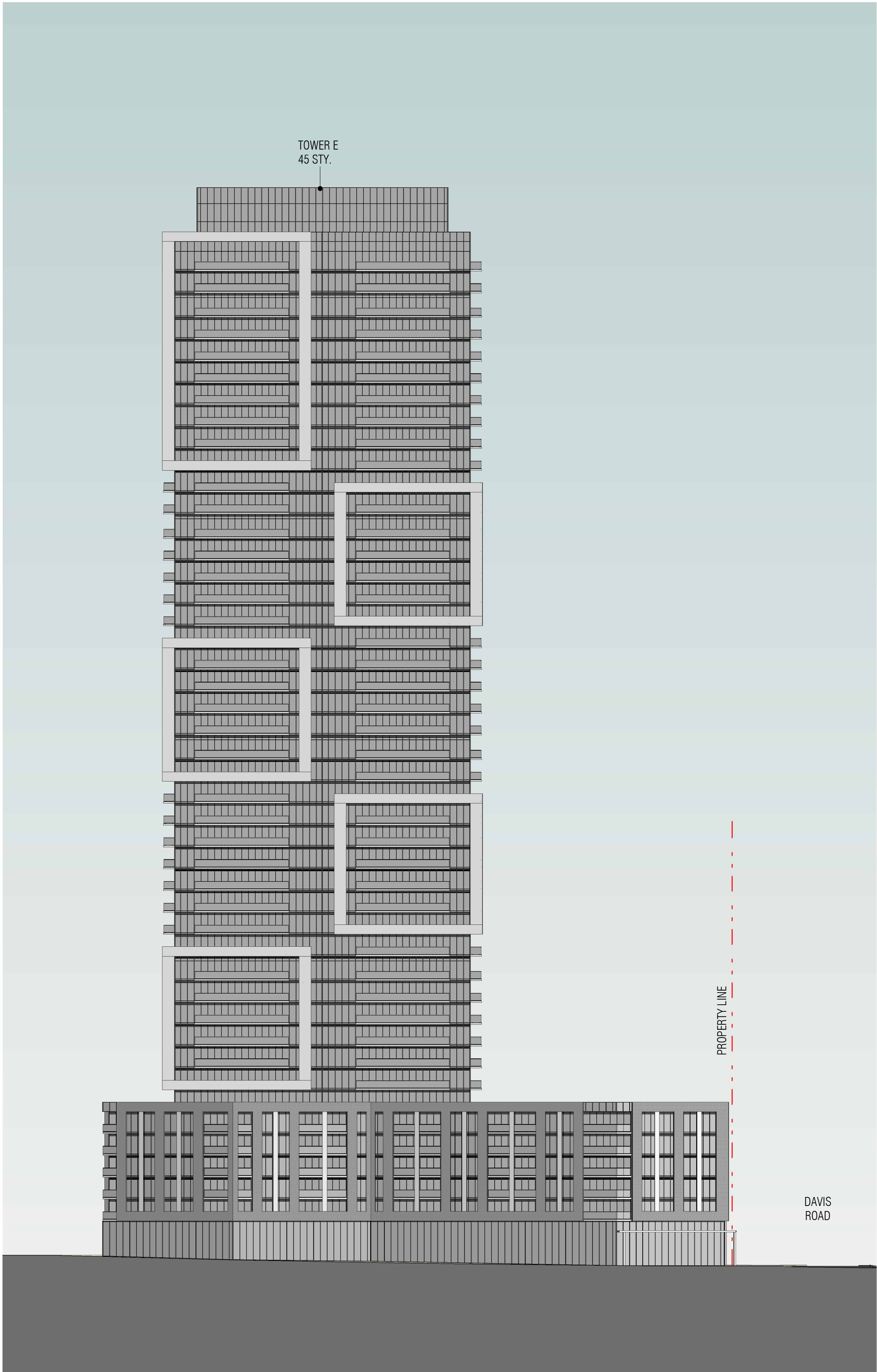
Project Architect :	J.C.
Assistant Designer :	B.D. / J.L.
Drawn By :	J.L. / B.D. / C.R.
Checked By :	D.B. / G.C.
Plot Date :	OCT.15.2025
Job #	2127.23



SOUTH ELEVATION - BLOCK 2 - BUILDING E

SCALE - 1 : 400

1
A.408



WEST ELEVATION - BLOCK 2 - BUILDING E

SCALE - 1 : 400

2
A.408

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

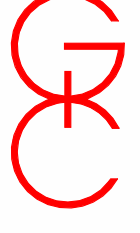

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK. REVIEW THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

Issues			
01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI	
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI	
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI	

No.	Date	Description	Issued by
Issued for revisions			
<div><div><p>GRAZIANI CORAZZA ARCHITECTS</p></div><div><p>ONTARIO ASSOCIATION OF ARCHITECTS</p></div></div> <p>8400 JANE STREET, BUILDING D SUITE 500, CONCORD, ONTARIO L4K 4L8 PHONE: 905.795.2901 FAX: 905.795.2944 WWW.GC-ARCHITECTS.COM</p>			

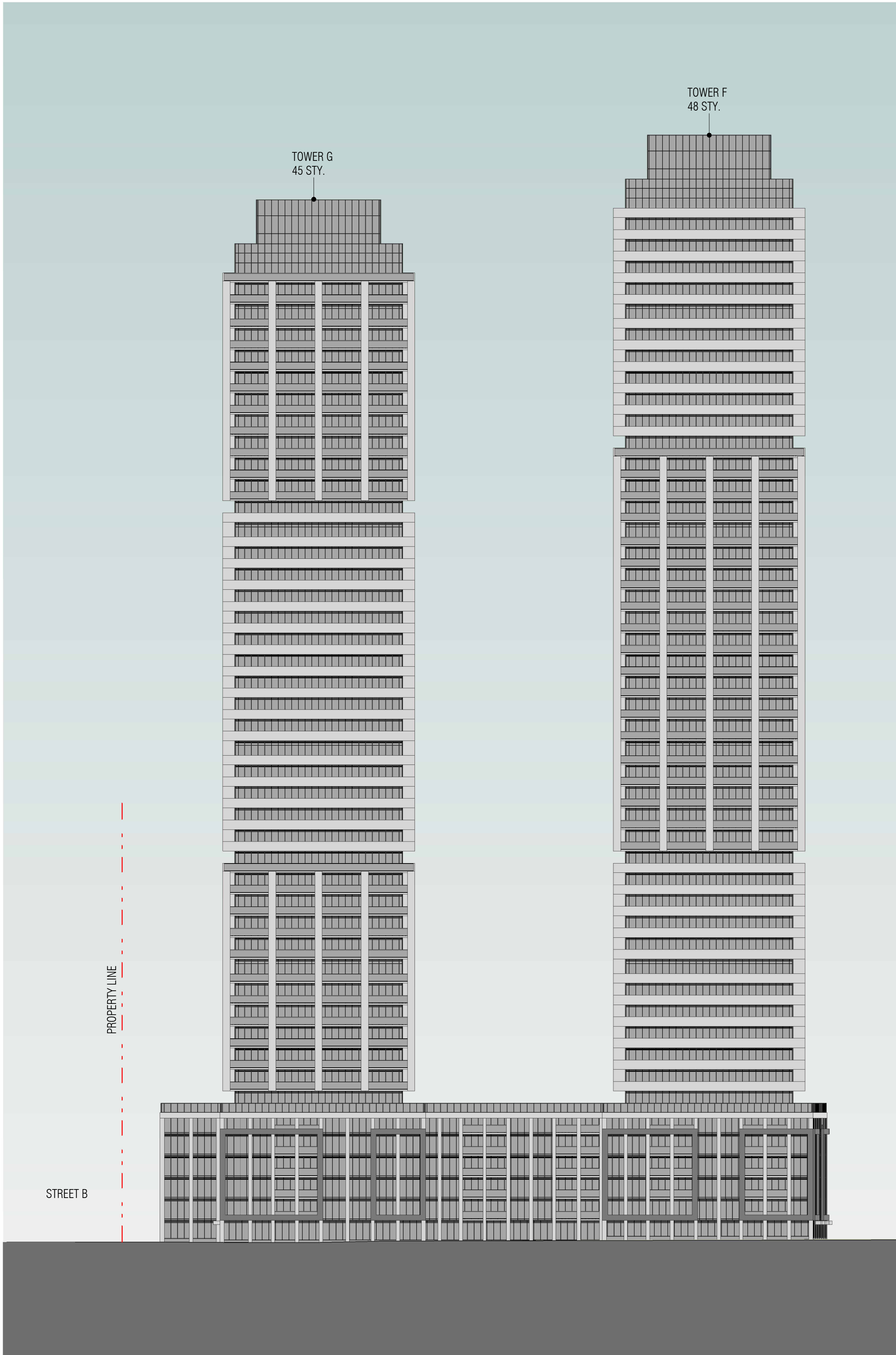
PROPOSED MIXED USE DEVELOPMENT

SOUTH SERVICE ROAD

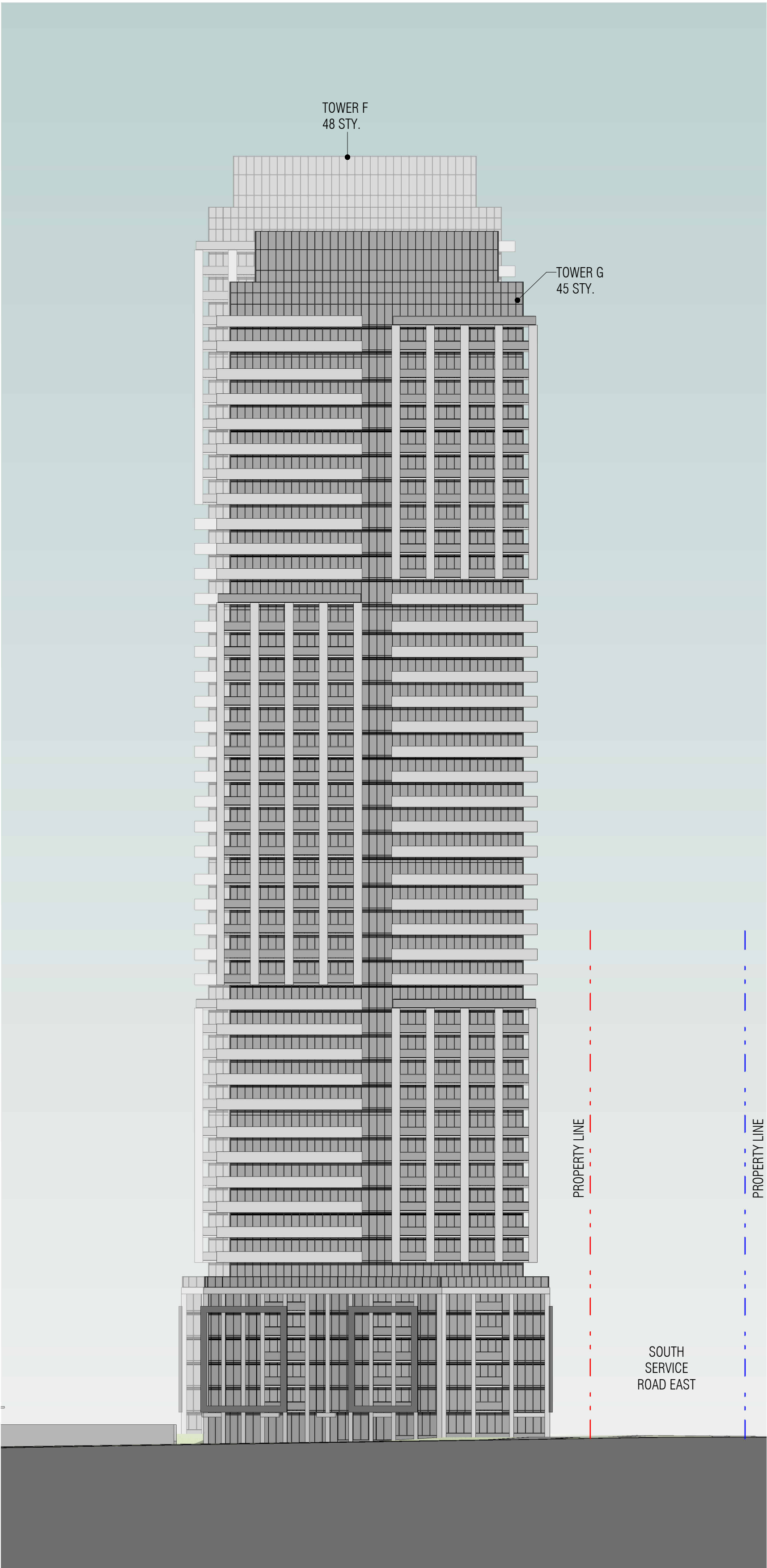
OAKVILLE ONTARIO

Project Architect :	J.C.
Assistant Designer :	B.D. / J.L.
Drawn By :	J.L. / B.D. / C.R.
Checked By :	D.B. / G.C.
Plot Date :	OCT.15.2025
Job #	2127.23

ELEVATIONS - BLOCK 2
BUILDING E



NORTH ELEVATION - BLOCK 2 - BUILDINGS F&G
SCALE - 1:400
1
A.409



EAST ELEVATION - BLOCK 2 - BUILDINGS F&G
SCALE - 1:400
2
A.409

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK. REVIEW THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

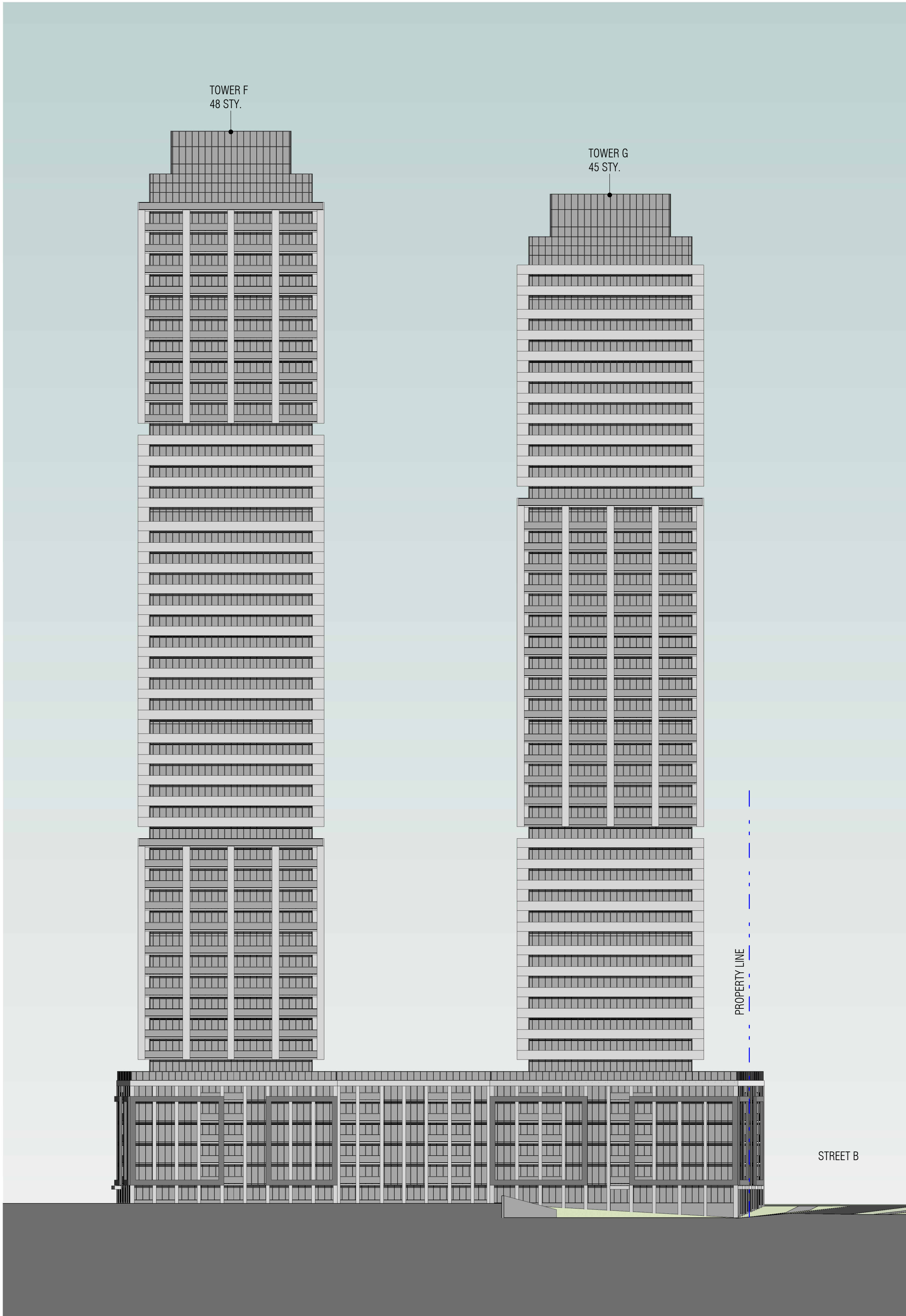
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

Issues			
01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI	
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI	
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI	

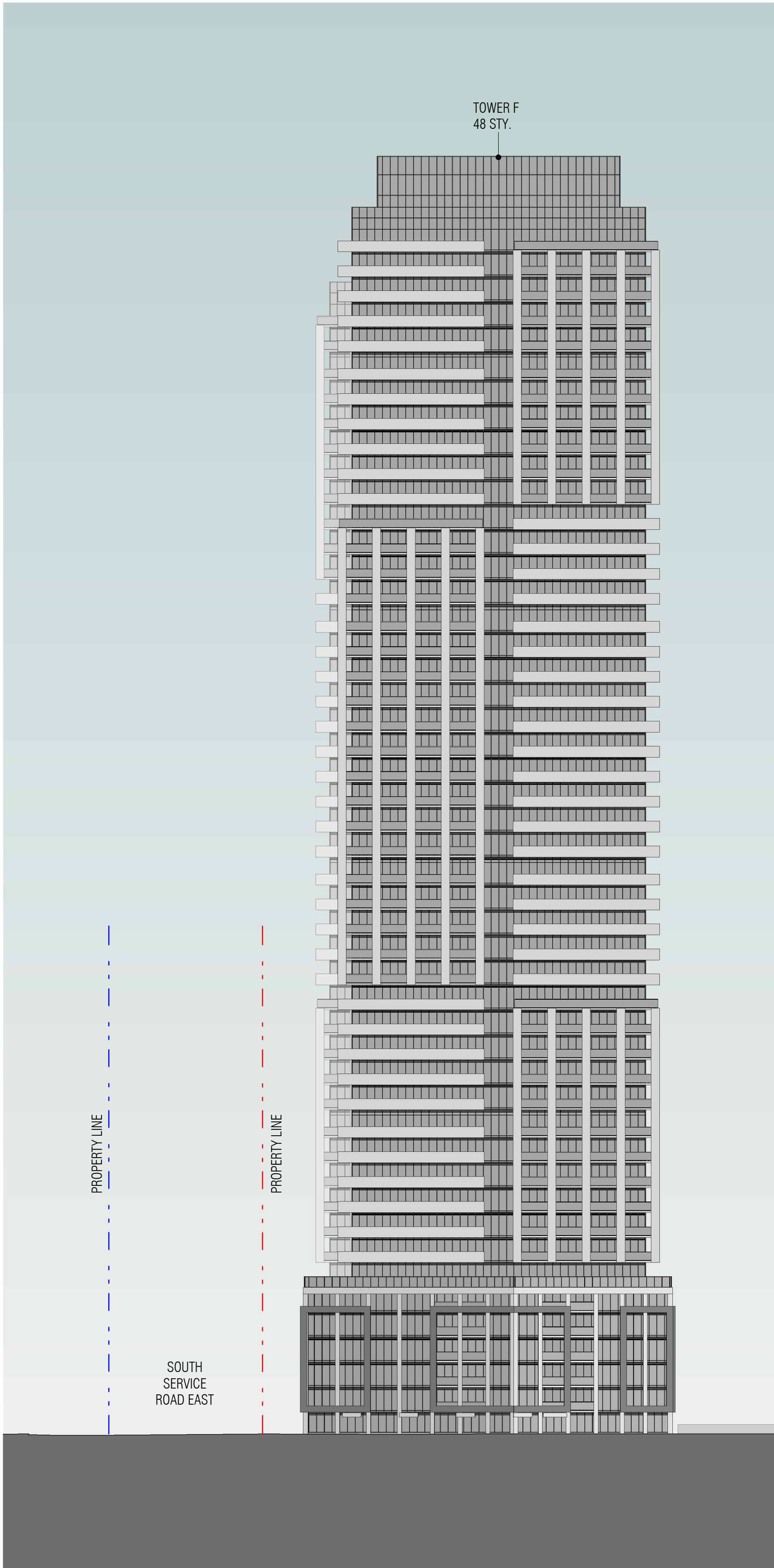
No.	Date	Description	Issued by
Issued for revisions			
8400 JANE STREET, BUILDING D SUITE 500, CONCORD, ONTARIO L4K 4L8 PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM			

PROPOSED MIXED USE DEVELOPMENT	
SOUTH SERVICE ROAD	
OAKVILLE ONTARIO	
Project Architect :	J.C.
Assistant Designer :	B.D. / J.L.
Drawn By :	J.L. / B.D. / C.R.
Checked By :	D.B. / G.C.
Plot Date :	OCT.15.2025
Job #	2127.23

ELEVATIONS - BLOCK 2
BUILDINGS F&G
1 : 400
A.409



SOUTH ELEVATION - BLOCK 2 - BUILDINGS F&G
SCALE - 1:400
1
A.410



WEST ELEVATION - BLOCK 2 - BUILDINGS F&G
SCALE - 1:400
2
A.410

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

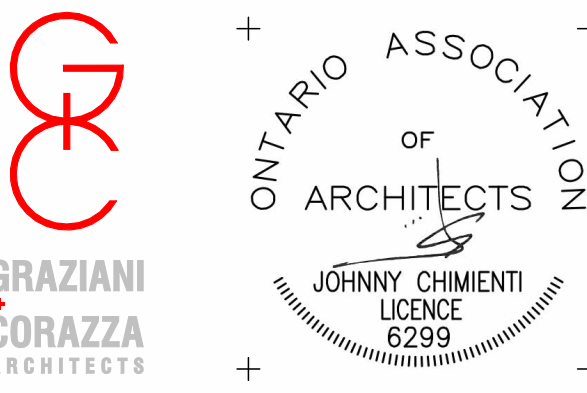
THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK. REVIEW THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

Issues			
01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI	
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI	
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI	

No.	Date	Description	Issued by
Issued for revisions			
			
8400 JANE STREET, BUILDING D SUITE 800, CONCORD, ONTARIO L4K 4L8 PHONE: 905.795.2901 FAX: 905.795.2944 WWW.GC-ARCHITECTS.COM			

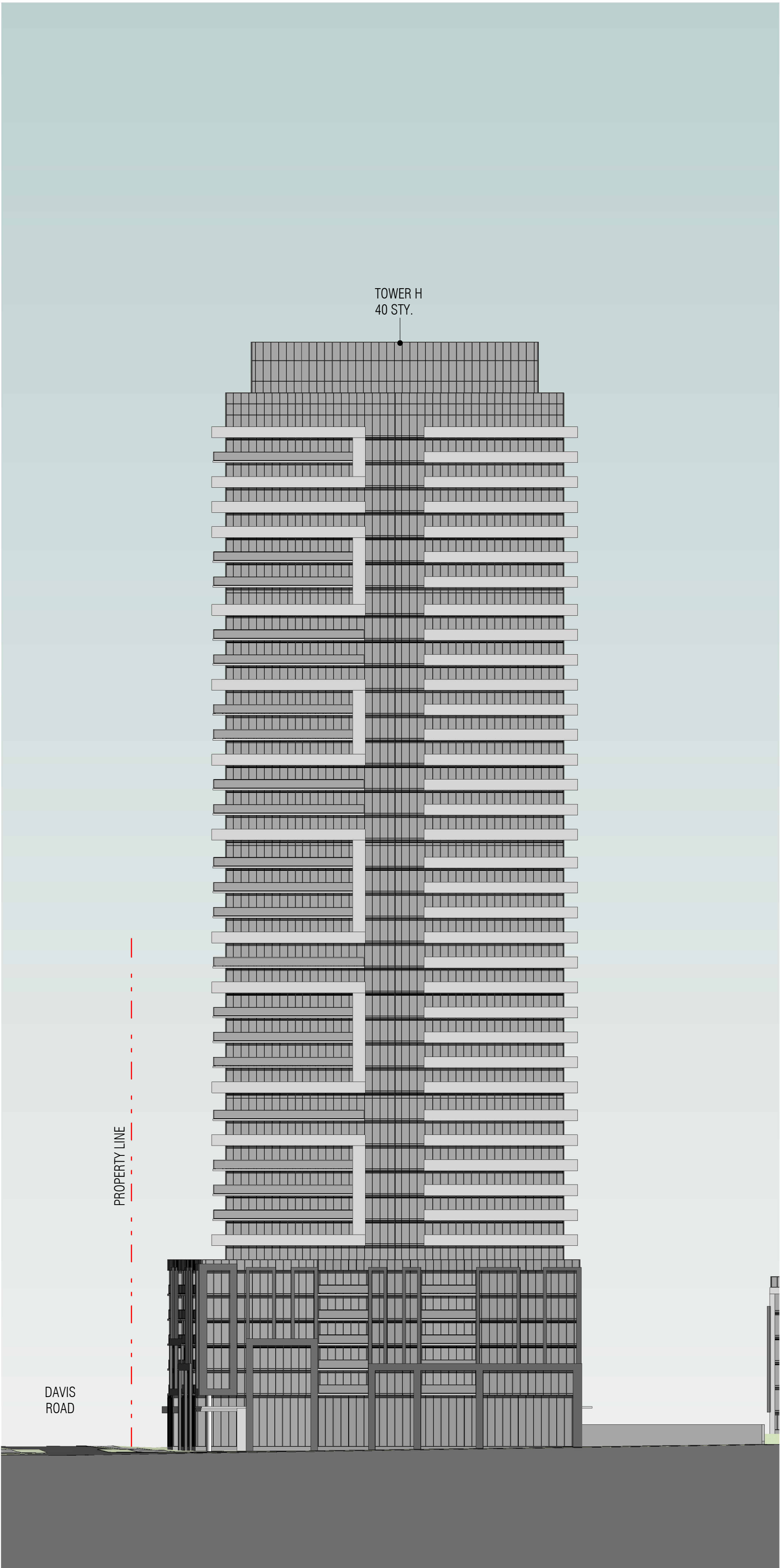
PROPOSED MIXED USE DEVELOPMENT	
SOUTH SERVICE ROAD	
OAKVILLE ONTARIO	
Project Architect :	J.C.
Assistant Designer :	B.D. / J.L.
Drawn By :	J.L. / B.D. / C.R.
Checked By :	D.B. / G.C.
Plot Date :	OCT.15.2025
Job #	2127.23



NORTH ELEVATION - BLOCK 2 - BUILDING H

SCALE - 1:400

1
A.411



EAST ELEVATION - BLOCK 2 - BUILDING H

SCALE - 1:400

2
A.411

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

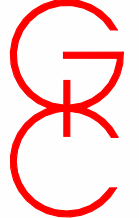


ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK. REVIEW THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

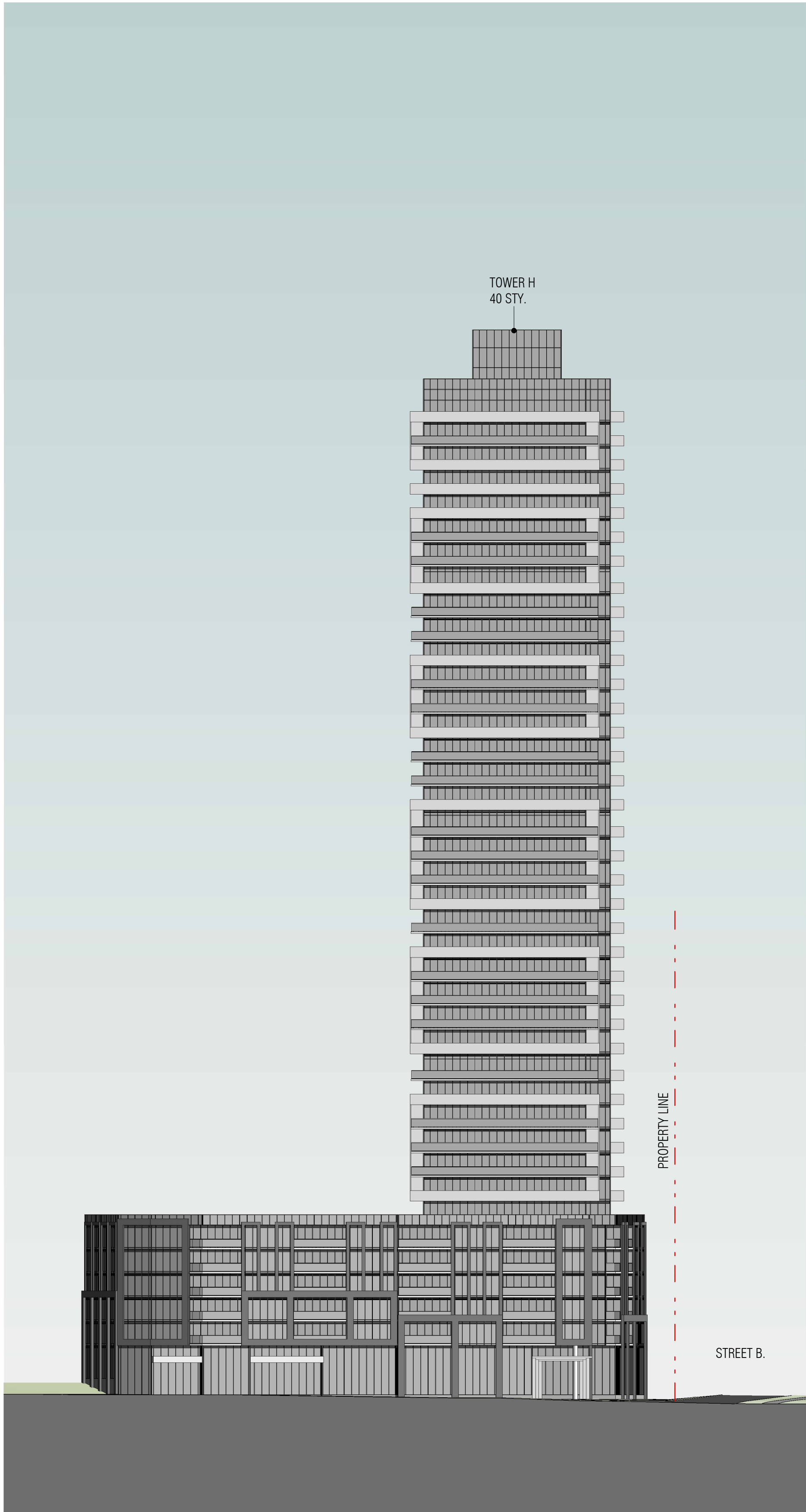
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.

2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

Issuances			
01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI	
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI	
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI	

No.	Date	Description	Issued by
Issued for revisions			
<div><div><p>GRAZIANI CORAZZA ARCHITECTS</p></div><div><p>ONTARIO ASSOCIATION OF ARCHITECTS</p></div></div> <div><div><p>JOHNNY CHIMENTI LICENCE 6299</p></div><div><p>8400 JANE STREET, BUILDING D, SUITE 500, CONCORD, ONTARIO L4K 4L8 PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM</p></div></div>			
PROPOSED MIXED USE DEVELOPMENT			
SOUTH SERVICE ROAD			
OAKVILLE ONTARIO			
Project Architect :	J.C.		
Assistant Designer :	B.D. / J.L.		
Drawn By :	J.L. / B.D. / C.R.		
Checked By :	D.B. / G.C.		
Plot Date :	OCT.15.2025		
Job #	2127.23		

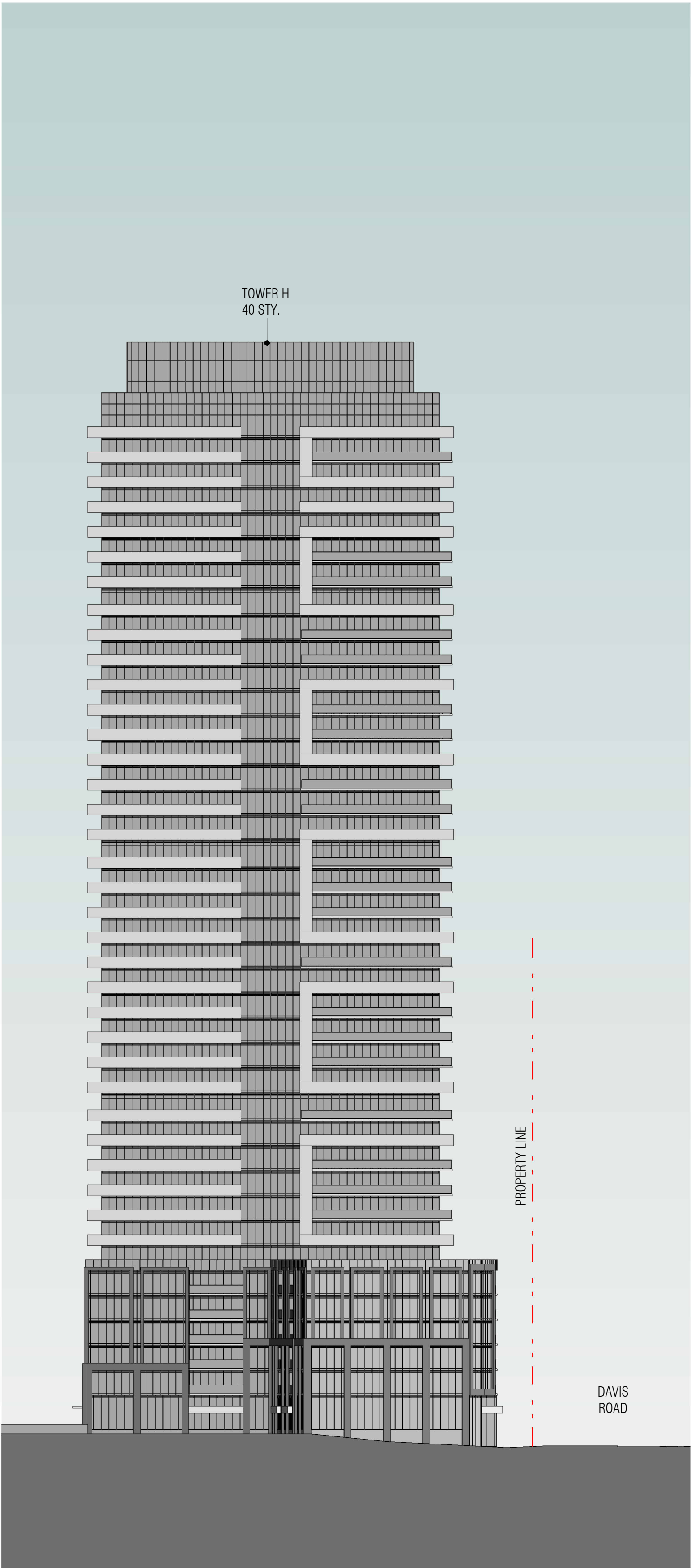
ELEVATIONS - BLOCK 2
BUILDING H



SOUTH ELEVATION - BLOCK 2 - BUILDING H

SCALE - 1:400

1
A.412



WEST ELEVATION - BLOCK 2 - BUILDING H

SCALE - 1:400

2
A.412

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK. REVIEW THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

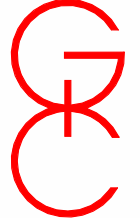
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.

2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.


Issues			
01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI	
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI	
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI	

No.	Date	Description	Issued by
-----	------	-------------	-----------


Issued for revisions



GRAZIANI
CORAZZA
ARCHITECTS



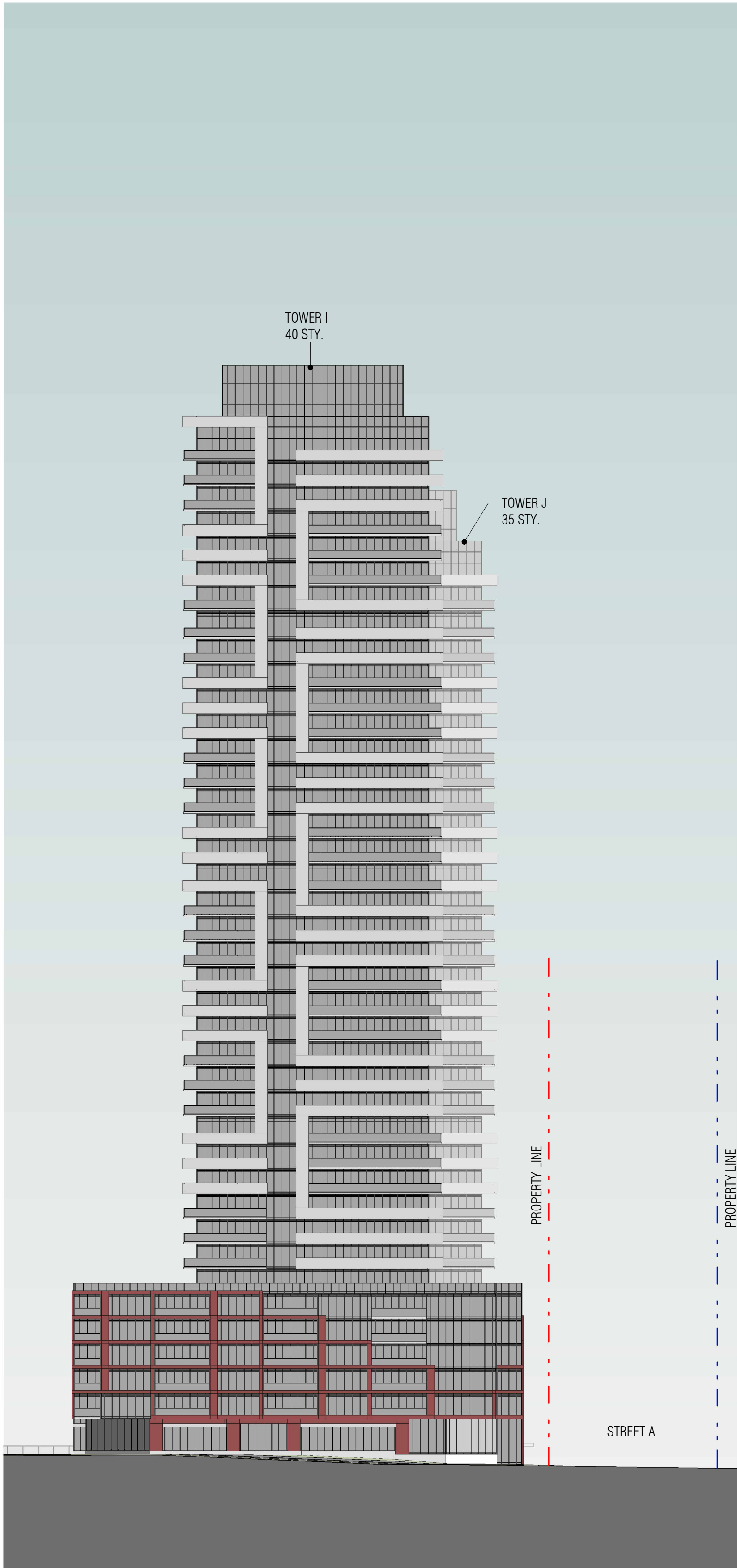
ONTARIO ASSOCIATION
OF
ARCHITECTS



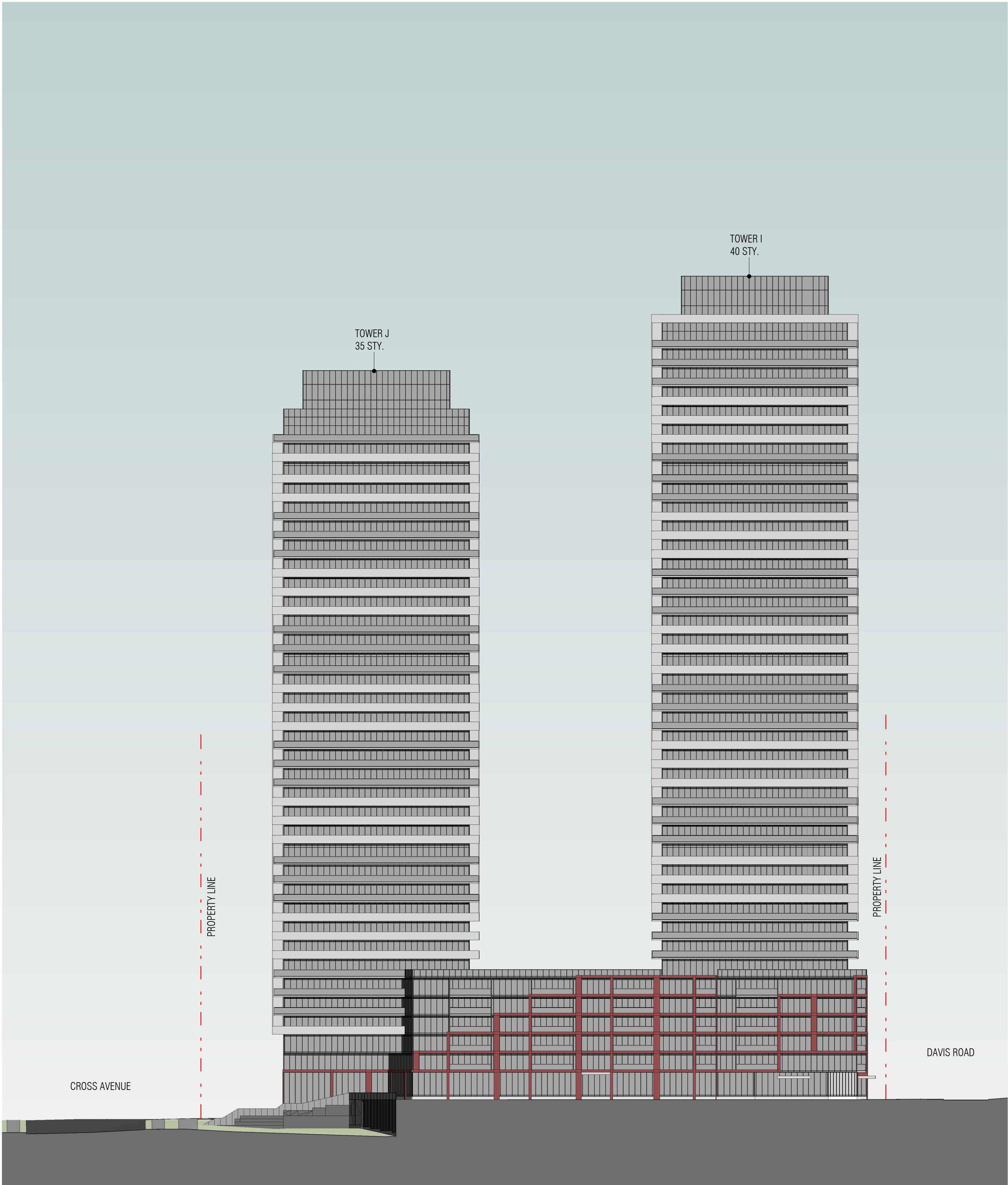
JOHNNY CHIMENTI
LICENCE
6299

8400 JANE STREET, BUILDING D SUITE 500, CONCORD, ONTARIO L4K 4L8
PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT	
SOUTH SERVICE ROAD	
OAKVILLE ONTARIO	
Project Architect :	J.C.
Assistant Designer :	B.D. / J.L.
Drawn By :	J.L. / B.D. / C.R.
Checked By :	D.B. / G.C.
Plot Date :	OCT.15.2025
Job #	2127.23



NORTH ELEVATION - BLOCK 3 - BUILDINGS I&J
SCALE - 1:400
1
A.413



EAST ELEVATION - BLOCK 3 - BUILDINGS I&J
SCALE - 1:400
2
A.413

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, UNLESS OTHERWISE NOTED. NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

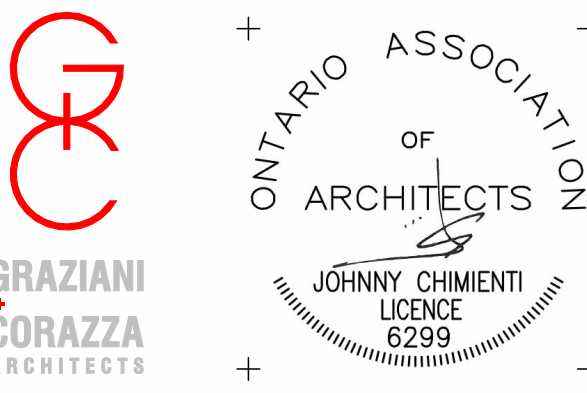
CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK. REVIEW THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

Issues			
01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI	
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI	
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI	

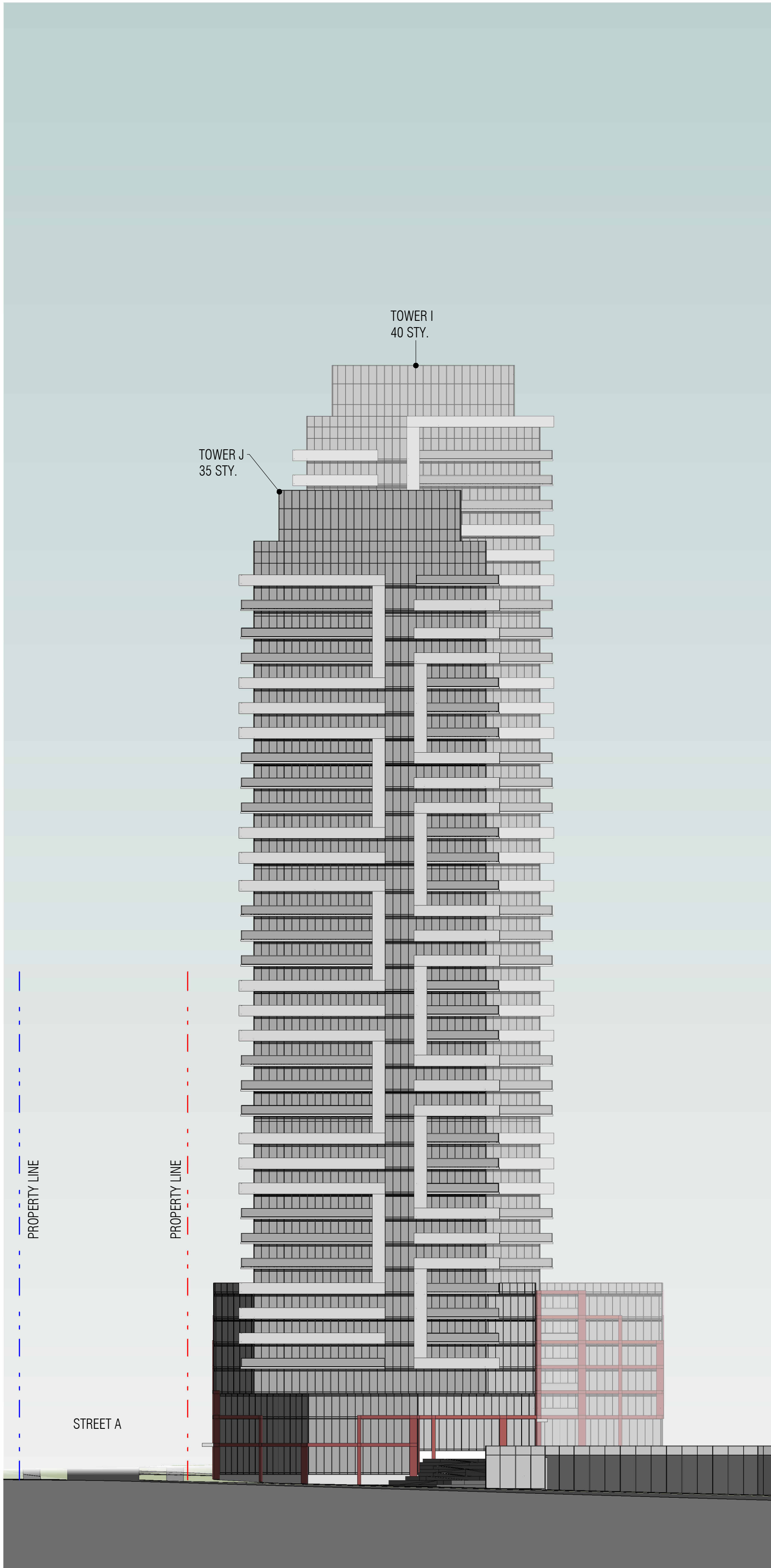
No.	Date	Description	Issued by
Issued for revisions			
			
8400 JANE STREET, BUILDING D SUITE 800, CONCORD, ONTARIO L4K 4L8 PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM			

PROPOSED MIXED USE DEVELOPMENT

SOUTH SERVICE ROAD

OAKVILLE ONTARIO

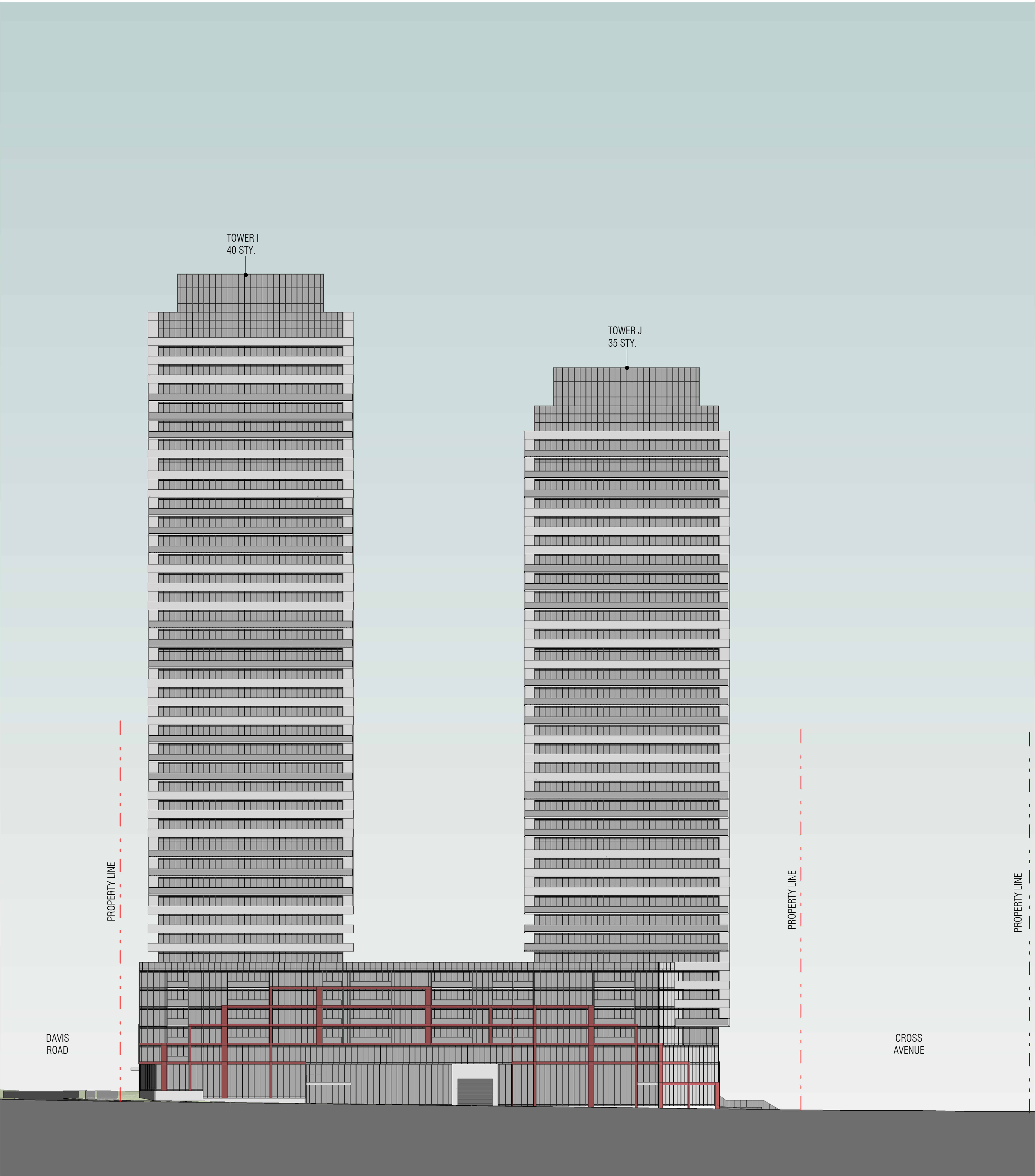
Project Architect :	J.C.
Assistant Designer :	B.D. / J.L.
Drawn By :	J.L. / B.D. / C.R.
Checked By :	D.B. / G.C.
Plot Date :	OCT.15.2025
Job #	2127.23



SOUTH ELEVATION - BLOCK 3 - BUILDINGS I&J

SCALE - 1:400

1
A.414



WEST ELEVATION - BLOCK 3 - BUILDINGS I&J

SCALE - 1:400

2
A.414

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

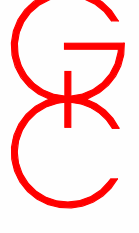

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK. REVIEW THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

Issues			
01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI	
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI	
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI	

No.	Date	Description	Issued by
Issued for revisions			
<div><div><p>GRAZIANI CORAZZA ARCHITECTS 6299</p></div><div><p>ONTARIO ASSOCIATION OF ARCHITECTS JOHNNY CHIMIENTI LICENCE 6299</p></div></div>			
8400 JANE STREET, BUILDING D SUITE 800, CONCORD, ONTARIO L4K 4L8 PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM			

PROPOSED MIXED USE DEVELOPMENT

SOUTH SERVICE ROAD

OAKVILLE ONTARIO

Project Architect :	J.C.
Assistant Designer :	B.D. / J.L.
Drawn By :	J.L. / B.D. / C.R.
Checked By :	D.B. / G.C.
Plot Date :	OCT.15.2025
Job #	2127.23

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

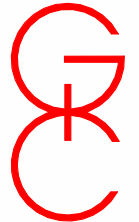
THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK. REVIEW THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

Issues			
01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI	
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI	
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI	

No.	Date	Description	Issued by
Issued for revisions			
<div><div><div><div>GRAZIANI CORAZZA ARCHITECTS</div><div>8400 JANE STREET, BUILDING D SUITE 500, CONCORD, ONTARIO L4K 4L8 PHONE: 905.795.2941</div></div><div><div>ONTARIO ASSOCIATION OF ARCHITECTS</div><div><div>JOHNNY CHIMENTI LICENCE 62399</div><div>L4K 4L8 PHONE: 905.795.2944 WWW.GC-ARCHITECTS.COM</div></div></div></div></div>			

PROPOSED MIXED USE DEVELOPMENT

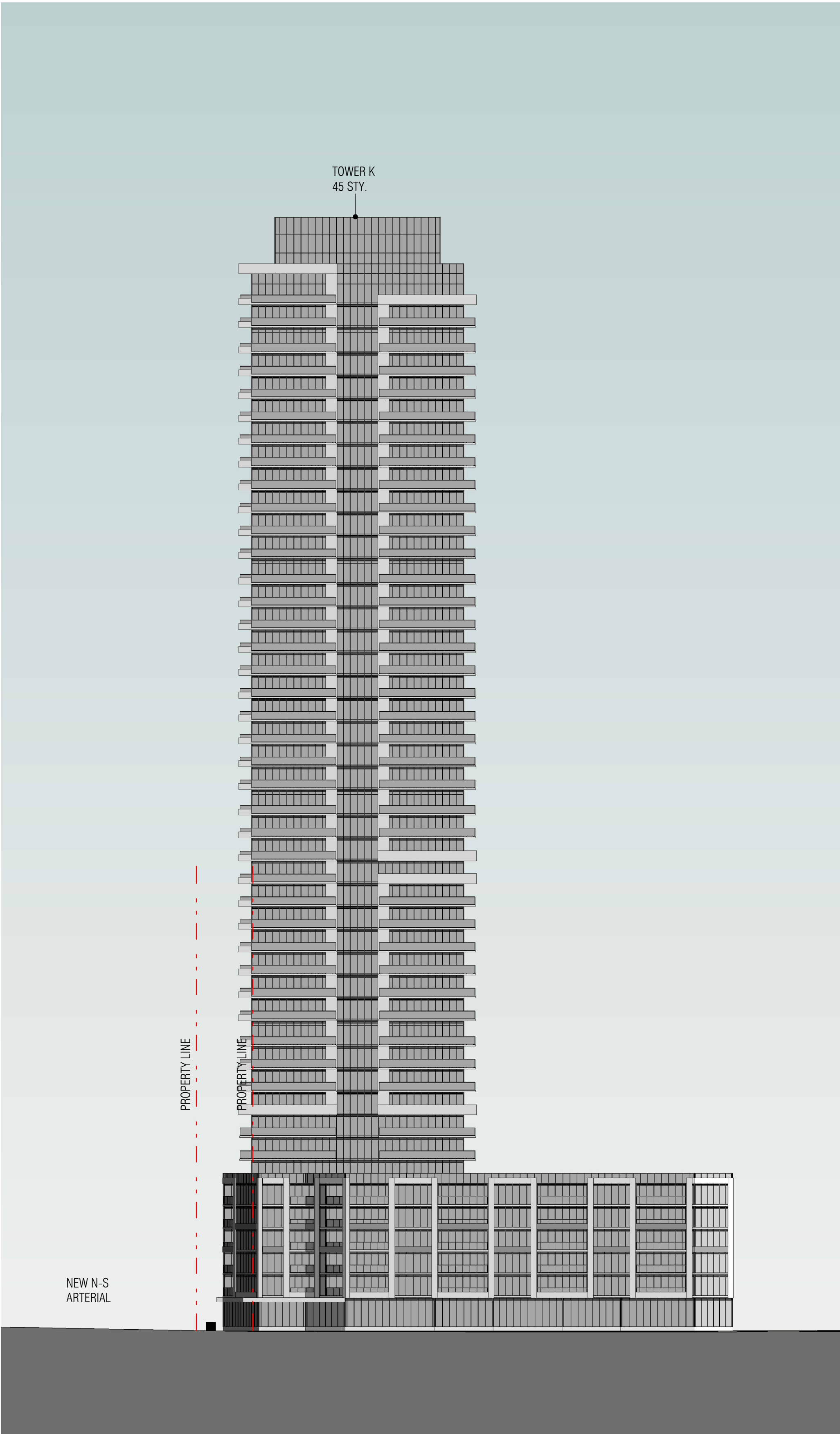
SOUTH SERVICE ROAD

OAKVILLE ONTARIO

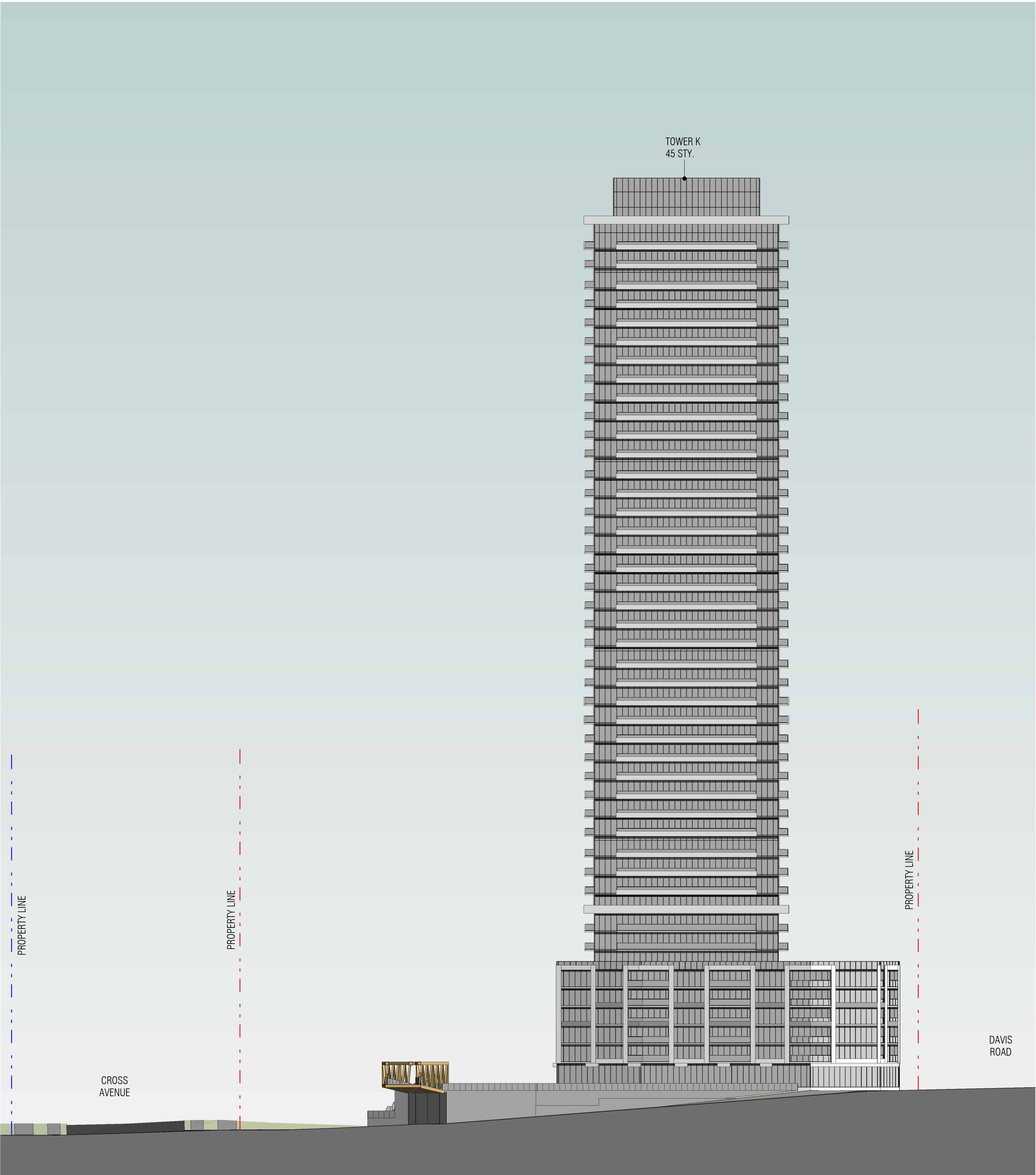
Project Architect :	J.C.
Assistant Designer :	B.D. / J.L.
Drawn By :	J.L. / B.D. / C.R.
Checked By :	D.B. / G.C.
Plot Date :	OCT.15.2025
Job #	2127.23

ELEVATIONS - BLOCK 3
BUILDING K

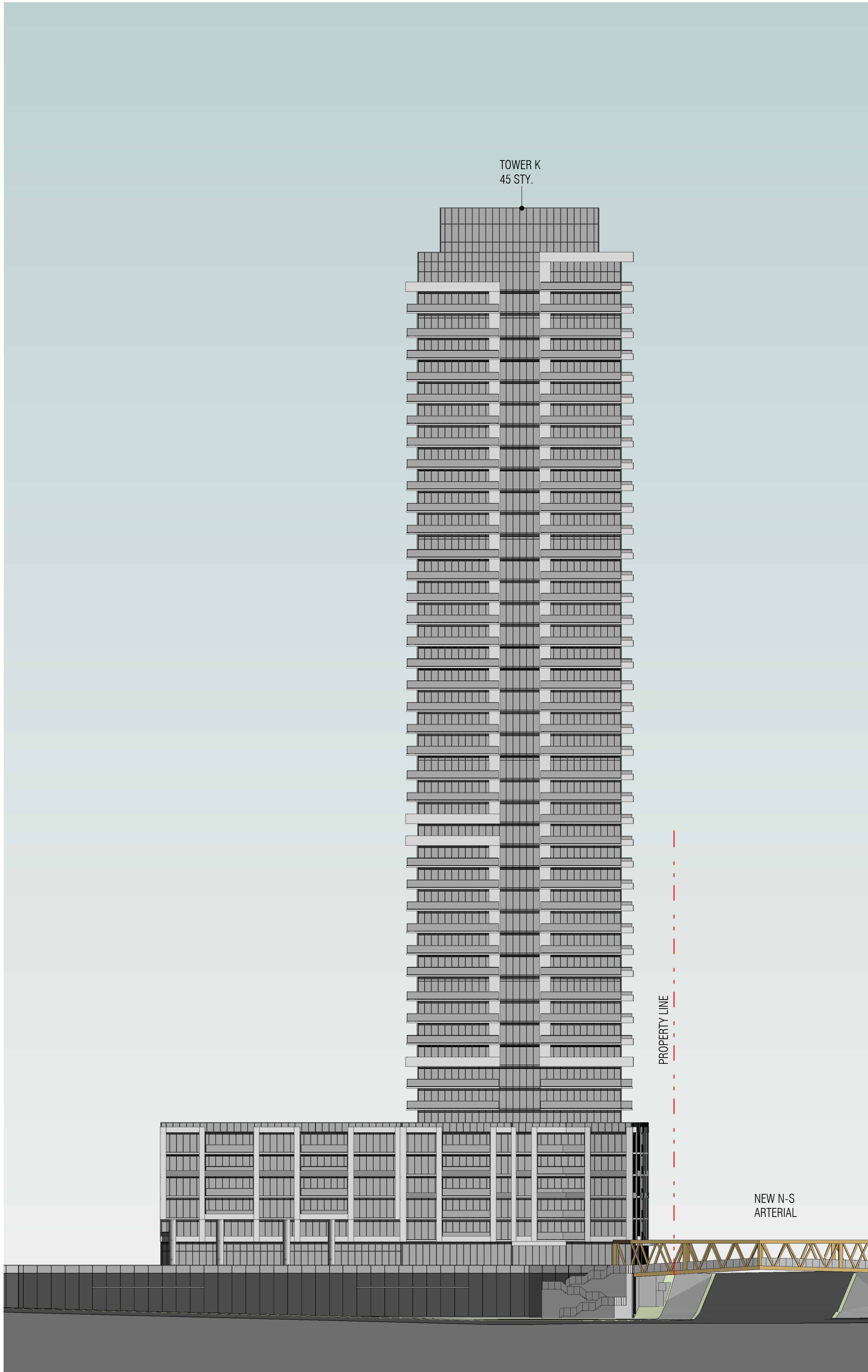
1 : 400 A.415



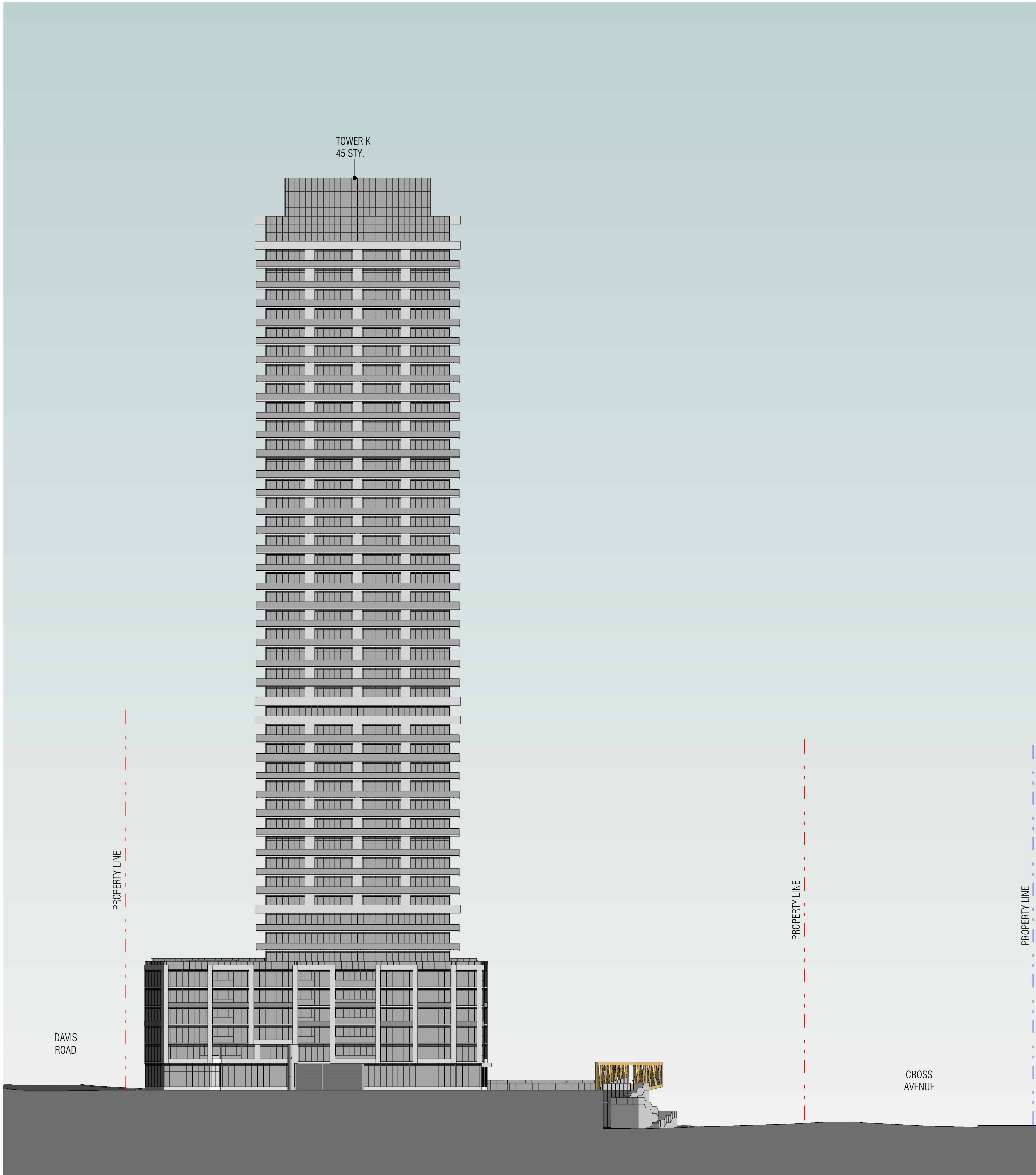
NORTH ELEVATION - BLOCK 3 - BUILDING K
SCALE - 1:400
1
A.415



EAST ELEVATION - BLOCK 3 - BUILDING K
SCALE - 1:400
2
A.415



SOUTH ELEVATION - BLOCK 3 - BUILDING K
SCALE - 1:400
1
A.416



WEST ELEVATION - BLOCK 3 - BUILDING K
SCALE - 1:400
2
A.416

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, UNLESS OTHERWISE NOTED. NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

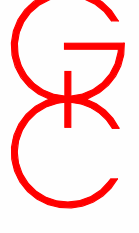

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK. REVIEW THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

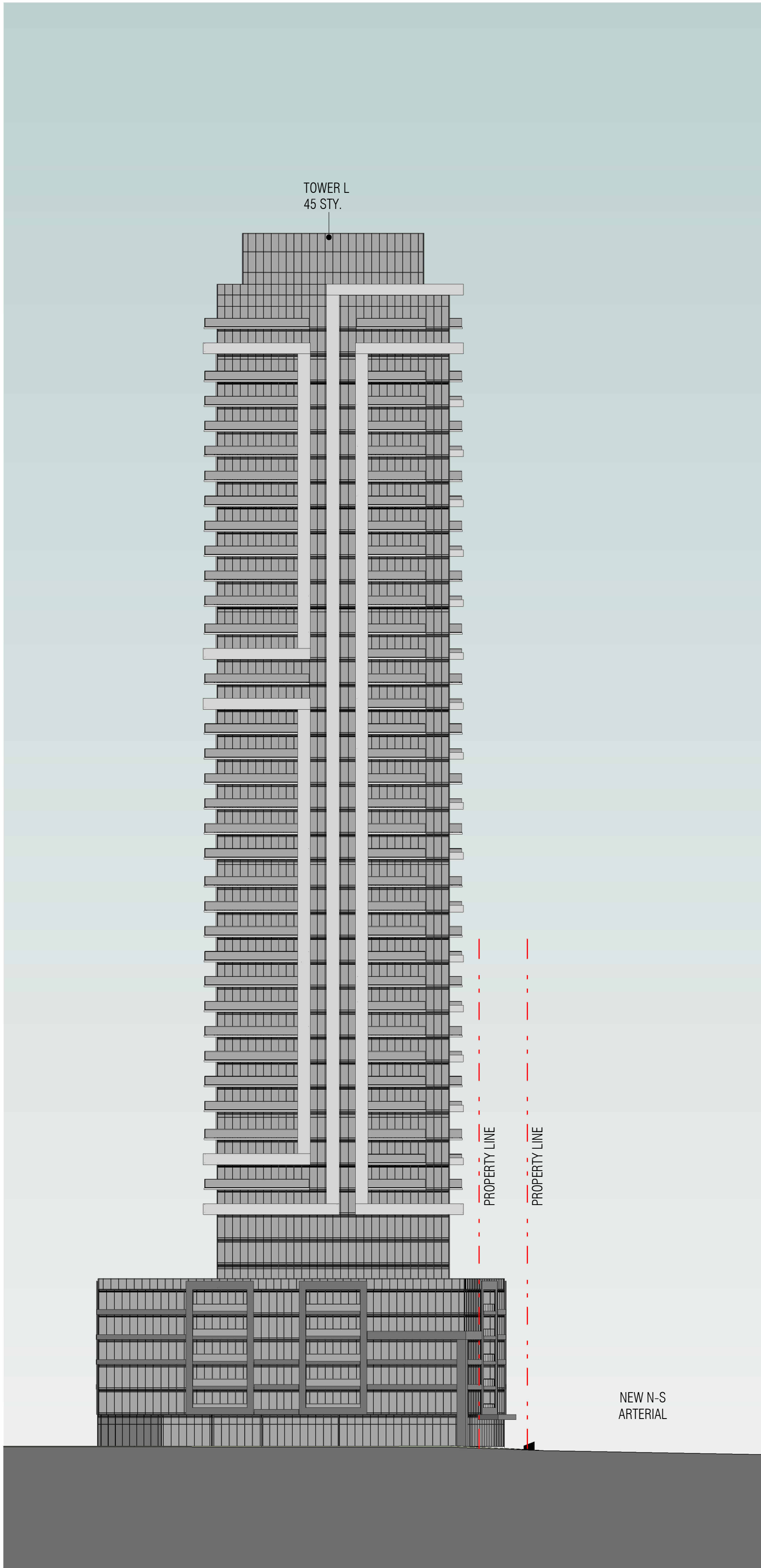
GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

Issues			
01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI	
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI	
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI	

No.	Date	Description	Issued by
Issued for revisions			
<div><div><div><p>GRAZIANI CORAZZA ARCHITECTS</p></div></div><div><div><p>ONTARIO ASSOCIATION OF ARCHITECTS</p><p>JOHNNY CHIMENTI LICENCE 6299</p></div></div></div> <div><p>8400 JANE STREET, BUILDING D, SUITE 500, CONCORD, ONTARIO L4K 4L8 PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM</p></div>			
PROPOSED MIXED USE DEVELOPMENT			
SOUTH SERVICE ROAD			
OAKVILLE ONTARIO			
Project Architect :	J.C.		
Assistant Designer :	B.D. / J.L.		
Drawn By :	J.L. / B.D. / C.R.		
Checked By :	D.B. / G.C.		
Plot Date :	OCT.15.2025		
Job #	2127.23		

ELEVATIONS - BLOCK 3
BUILDING K



NORTH ELEVATION - BLOCK 4 - BUILDING L

SCALE - 1:400

1
A.417



EAST ELEVATION - BLOCK 4 - BUILDING L

SCALE - 1:400

2
A.417

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, UNLESS OTHERWISE NOTED. NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

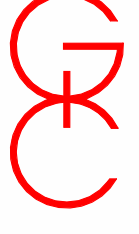

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK. REVIEW THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

Issues			
01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI	
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI	
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI	

No.	Date	Description	Issued by
Issued for revisions			
<div><div><div><p>GRAZIANI CORAZZA ARCHITECTS</p></div></div><div></div></div>			
8400 JANE STREET, BUILDING D SUITE 800, CONCORD, ONTARIO L4K 4L8 PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM			

PROPOSED MIXED USE DEVELOPMENT	
SOUTH SERVICE ROAD	
OAKVILLE ONTARIO	
Project Architect :	J.C.
Assistant Designer :	B.D. / J.L.
Drawn By :	J.L. / B.D. / C.R.
Checked By :	D.B. / G.C.
Plot Date :	OCT.15.2025
Job #	2127.23

ELEVATIONS - BLOCK 4
BUILDING L

1 : 400 A.417

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS
DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE
ARCHITECT.

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1.ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION INWHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2.TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

01.SEP.12.2024 ISSUED TO CITY FOR FOR PAC MEETING J.CHI

02.NOV.01.2024 ISSUED TO CITY FOR OPA J.CHI

03.OCT.22.2025 ISSUED TO CITY FOR OPA J.CHI



Issued for revisions

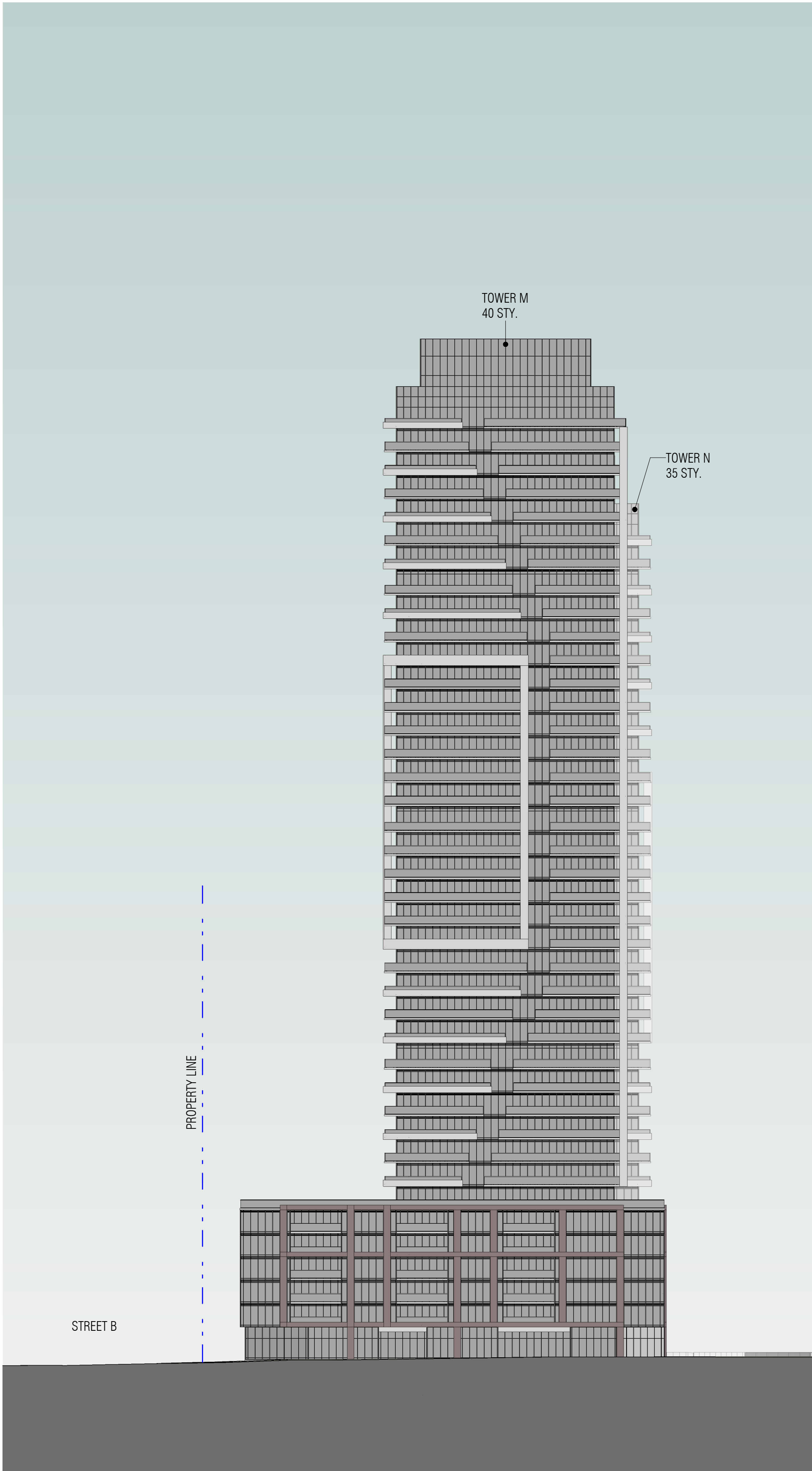


OAKVILLE ONTARIO

Project Architect : J.C.
Assistant Designer : B.D. / J.L.
Drawn By : J.L. / B.D. / C.R.
Checked By : D.B. / G.C.
Plot Date : OCT.15.2025
Job # 2127.23

ELEVATIONS - BLOCK 4
BUILDING L

1 : 400 A.418



NORTH ELEVATION - BLOCK 4 - BUILDINGS M&N
SCALE - 1:400
1
A.419



EAST ELEVATION - BLOCK 4 - BUILDINGS M&N
SCALE - 1:400
2
A.419

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, UNLESS OTHERWISE NOTED. NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

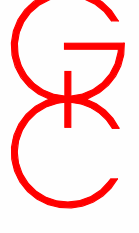

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK. REVIEW THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

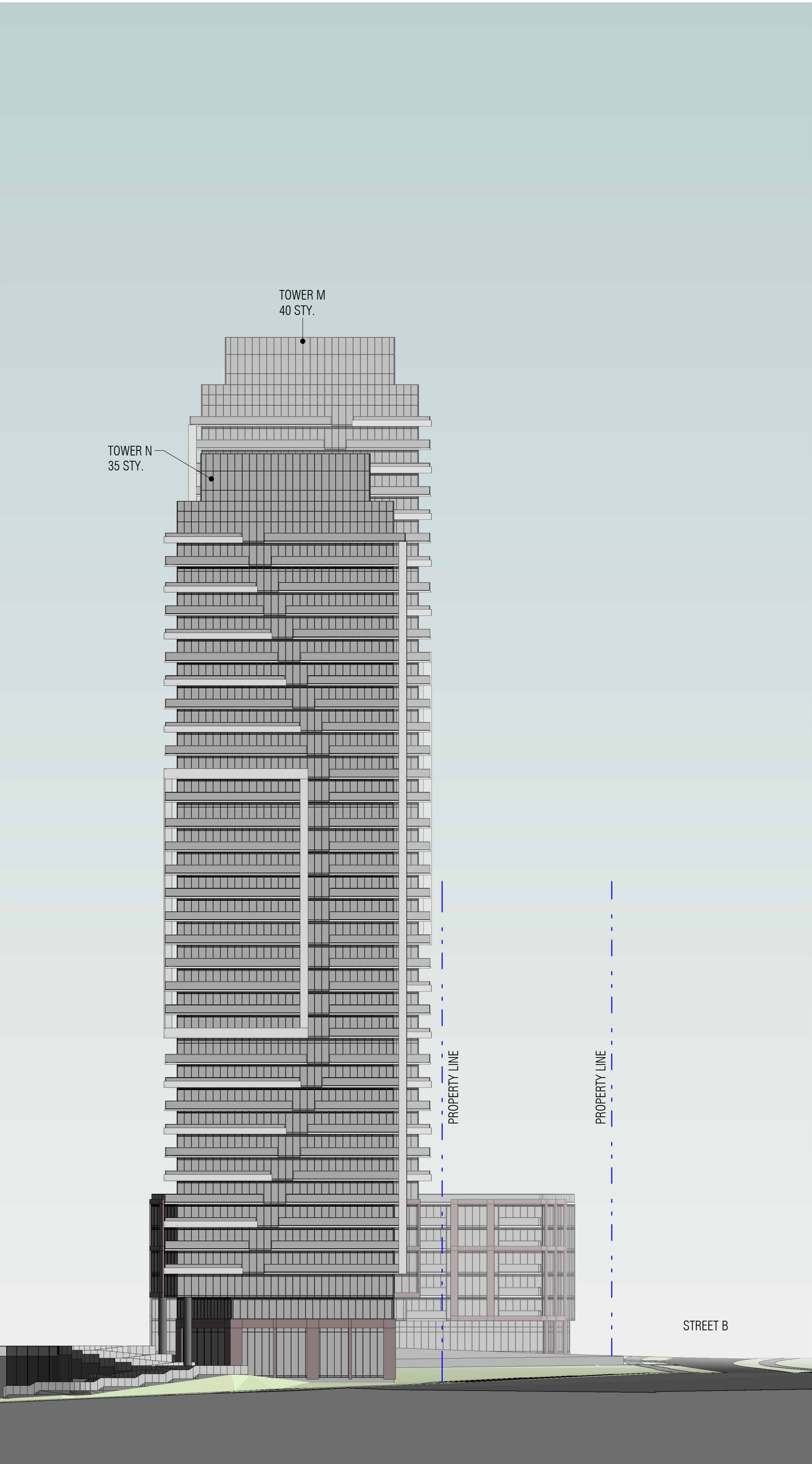
GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

Issues			
01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI	
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI	
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI	

No.	Date	Description	Issued by
Issued for revisions			
<div><div><p>GRAZIANI CORAZZA ARCHITECTS</p></div><div><p>ONTARIO ASSOCIATION OF ARCHITECTS</p></div></div> <p>8400 JANE STREET, BUILDING D SUITE 500, CONCORD, ONTARIO L4K 4L8 PHONE: 905.795.2901 FAX: 905.795.2944 WWW.GC-ARCHITECTS.COM</p>			

PROPOSED MIXED USE DEVELOPMENT	
SOUTH SERVICE ROAD	
OAKVILLE ONTARIO	
Project Architect :	J.C.
Assistant Designer :	B.D. / J.L.
Drawn By :	J.L. / B.D. / C.R.
Checked By :	D.B. / G.C.
Plot Date :	OCT.15.2025
Job #	2127.23



SOUTH ELEVATION - BLOCK 4 - BUILDINGS M&N
SCALE - 1:400

1

A.420



WEST ELEVATION - BLOCK 4 - BUILDINGS M&N
SCALE - 1:400

2

A.420

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

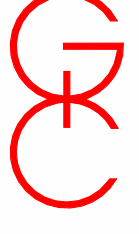

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK. REVIEW THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

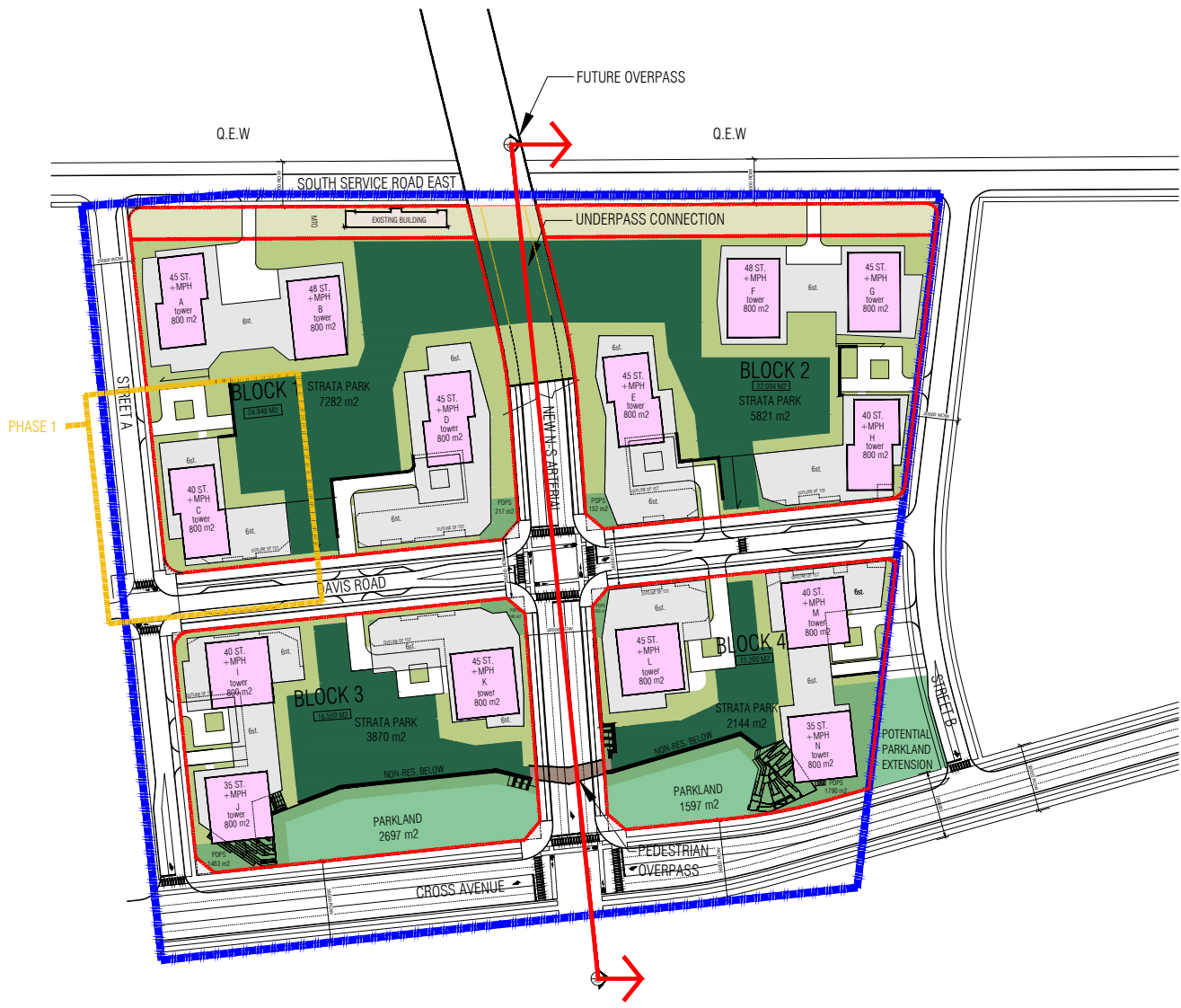
GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

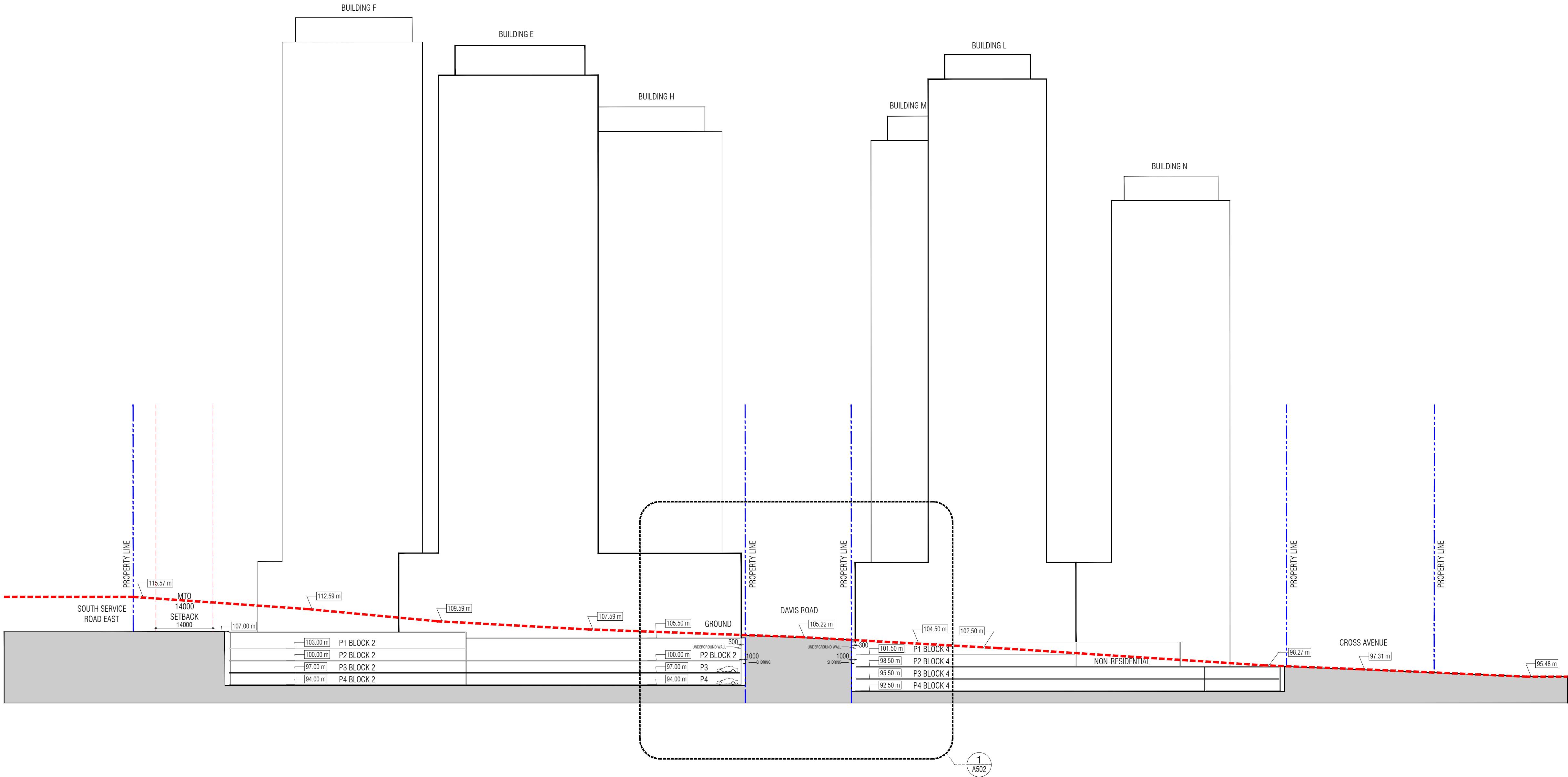
Issues			
01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI	
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI	
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI	

No.	Date	Description	Issued by
Issued for revisions			
<div><div><p>GRAZIANI CORAZZA ARCHITECTS</p></div><div><p>ONTARIO ASSOCIATION OF ARCHITECTS</p></div></div> <div><p>8400 JANE STREET, BUILDING D SUITE 500, CONCORD, ONTARIO L4K 4L8 PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM</p></div>			

PROPOSED MIXED USE DEVELOPMENT	
SOUTH SERVICE ROAD	
OAKVILLE ONTARIO	
Project Architect :	J.C.
Assistant Designer :	B.D. / J.L.
Drawn By :	J.L. / B.D. / C.R.
Checked By :	D.B. / G.C.
Plot Date :	OCT.15.2025
Job #	2127.23



KEY PLAN



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:


ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

1.	SEP.12.2024	ISSUED TO CITY FOR PAC MEETING	J. CHL
2.	NOV.01.2024	ISSUED TO CITY FOR OPA	J. CHL
3.	OCT.22.2025	ISSUED TO CITY FOR OPA	J. CHL

ISSUED FOR REVISIONS



GRAZIANI
CORAZZA
ARCHITECTS

8400 JANE STREET, BUILDING D SUITE 300
T 905.795.2801

ONTARIO ASSOCIATION
OF
ARCHITECTS

JOHNNY CHIMENTI
LICENCE
6299

CONCORD, ONTARIO L4K 4L6
F 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION

OAKVILLEONTARIO

PROJECT ARCHITECT:

J.C.

ASSISTANT DESIGNER:

B.D / J.L.

DRAWN BY:

B.D / C.R. / S.H. / J.L.

CHECKED BY:

D.B. / G.C.

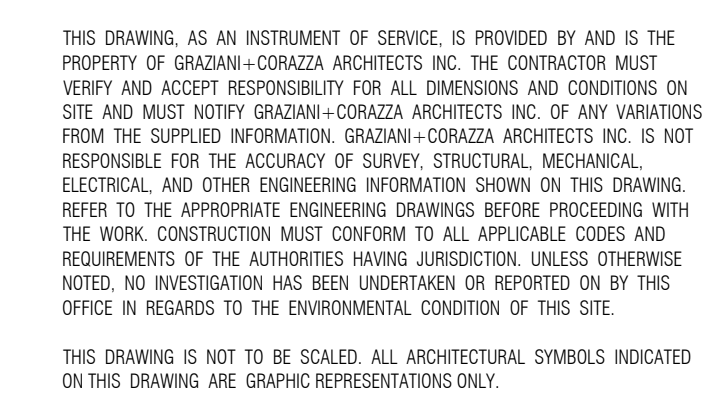
PLOT DATE:

OCT.15.2025

JOB #

2127.23

SITE SECTION



CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

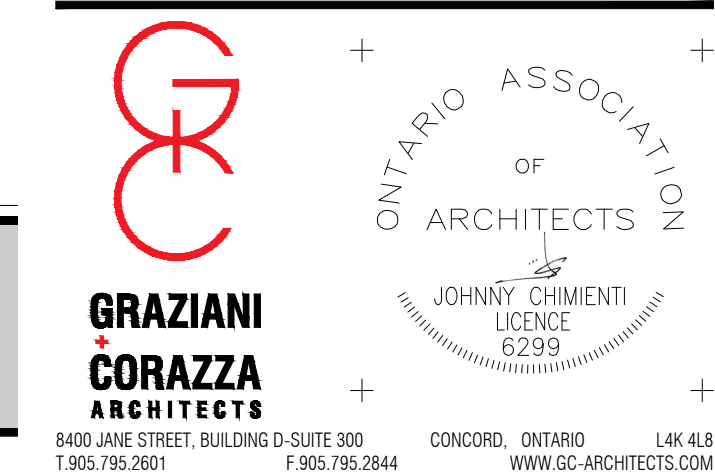
ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CHI |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CHI |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CHI |

ISSUED FOR REVISIONS



PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

OKAVILLE	THE ROSE CORPORATION	ONTARIO
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D / J.L.	
DRAWN BY:	B.D / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.15.2025	
JOB #	212723	

ENLARGED SITE SECTION

1:100

A502



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK / REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

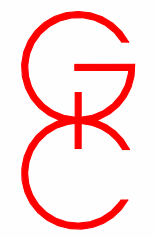
GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

ISSUANCES

01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI


No.	Date	Description	Issued by
-----	------	-------------	-----------

Issued for revisions



**GRAZIANI
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4L8
PHONE: 905.795.2601 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM



ONTARIO ASSOCIATION
OF
ARCHITECTS

JOHNNY CHIMENTI
LICENCE
6299

PROPOSED MIXED USE DEVELOPMENT

SOUTH SERVICE ROAD

OAKVILLE, ONTARIO	
Project Architect:	J.C.
Assistant Designer:	B.D. / J.L.
Drawn By:	J.L. / B.D. / C.R.
Checked By:	D.B. / G.C.
Plot Date:	OCT.15.2025
Job #	2127.23

AERIAL VIEW LOOKING NORTH
EAST



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

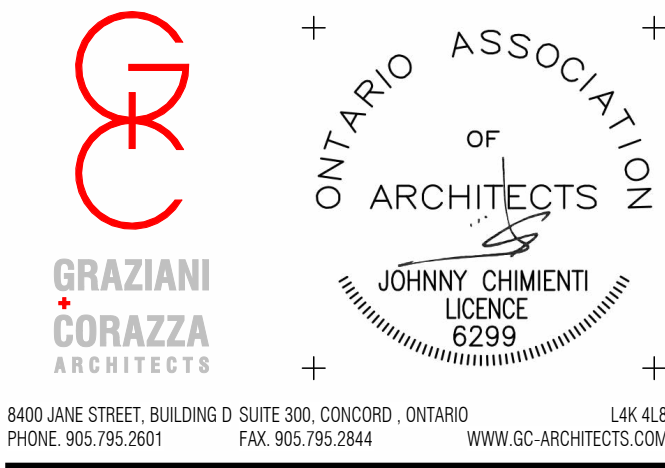
GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

ISSUANCES

01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI

No.	Date	Description	Issued by
-----	------	-------------	-----------

Issued for revisions



8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4L8
PHONE: 905.795.2601 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

SOUTH SERVICE ROAD

OAKVILLE, ONTARIO	
Project Architect:	J.C.
Assistant Designer:	B.D. / J.L.
Drawn By:	J.L. / B.D. / C.R.
Checked By:	D.B. / G.C.
Plot Date:	OCT.15.2025
Job #	2127.23

VIEW LOOKING NORTH EAST
OVER STRATA PARK
BLOCK 1



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK / REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

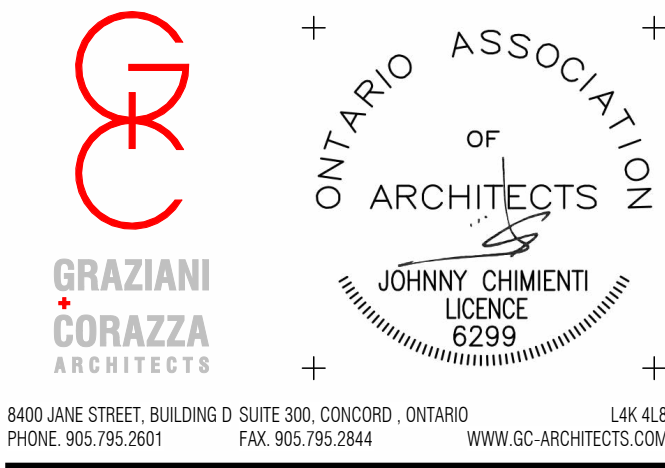
GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

ISSUANCES

01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI

No.	Date	Description	Issued by
-----	------	-------------	-----------

Issued for revisions



PROPOSED MIXED USE DEVELOPMENT

SOUTH SERVICE ROAD

OAKVILLE, ONTARIO

Project Architect:	J.C.
Assistant Designer:	B.D. / J.L.
Drawn By:	J.L. / B.D. / C.R.
Checked By:	D.B. / G.C.
Plot Date:	OCT.15.2025
Job #	2127.23

PEDESTRIAN VIEW LOOKING
SOUTH WEST ABOVE OVERPASS
BLOCK 1



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

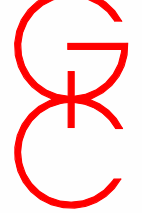
GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

ISSUANCES


01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI

No.	Date	Description	Issued by
-----	------	-------------	-----------

Issued for revisions



**GRAZIANI
CORAZZA**
ARCHITECTS



ONTARIO ASSOCIATION
OF
ARCHITECTS

JOHNNY CHIMENTI
LICENCE
6299

8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4L8
PHONE: 905.795.2601 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

SOUTH SERVICE ROAD

OAKVILLE, ONTARIO	
Project Architect :	J.C.
Assistant Designer :	B.D. / J.L.
Drawn By :	J.L. / B.D. / C.R.
Checked By :	D.B. / G.C.
Plot Date :	OCT.15.2025
Job #	2127.23

PEDESTRIAN VIEW LOOKING
SOUTH WEST UNDER OVERPASS
BLOCK 1

A.604



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

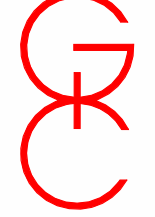
GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

ISSUANCES

01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI


No.	Date	Description	Issued by
-----	------	-------------	-----------

Issued for revisions



**GRAZIANI
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4L8
PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM



ONTARIO ASSOCIATION
OF
ARCHITECTS

JOHNNY CHIMENTI
LICENCE 6299

PROPOSED MIXED USE DEVELOPMENT

SOUTH SERVICE ROAD

OAKVILLE, ONTARIO	
Project Architect :	J.C.
Assistant Designer :	B.D. / J.L.
Drawn By :	J.L. / B.D. / C.R.
Checked By :	D.B. / G.C.
Plot Date :	OCT.15.2025
Job #	2127.23

PEDESTRIAN VIEW LOOKING
NORTH (ARTERIAL RD.)
BLOCK 3 & 4

A.605



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK / REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

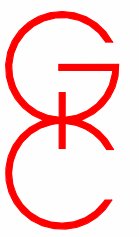
GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

ISSUANCES

01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI


No.	Date	Description	Issued by
-----	------	-------------	-----------

Issued for revisions



**GRAZIANI
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4L8
PHONE: 905.795.2601 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM



ONTARIO ASSOCIATION
OF
ARCHITECTS

JOHNNY CHIMENTI
LICENCE
6299

PROPOSED MIXED USE DEVELOPMENT

SOUTH SERVICE ROAD

OAKVILLE, ONTARIO	
Project Architect:	J.C.
Assistant Designer:	B.D. / J.L.
Drawn By:	J.L. / B.D. / C.R.
Checked By:	D.B. / G.C.
Plot Date:	OCT.15.2025
Job #	2127.23

VIEW LOOKING NORTH EAST
BLOCK 4



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK / REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

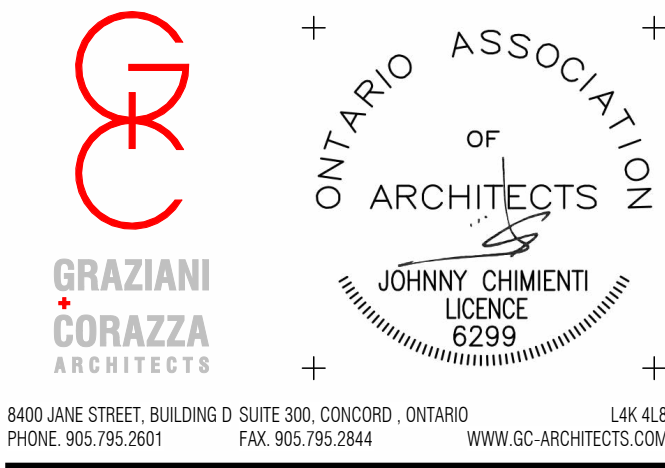
GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

ISSUANCES

01.SEP.12.2024	ISSUED TO CITY FOR FOR PAC MEETING	J.CHI
02.NOV.01.2024	ISSUED TO CITY FOR OPA	J.CHI
03.OCT.22.2025	ISSUED TO CITY FOR OPA	J.CHI

No.	Date	Description	Issued by
-----	------	-------------	-----------

Issued for revisions

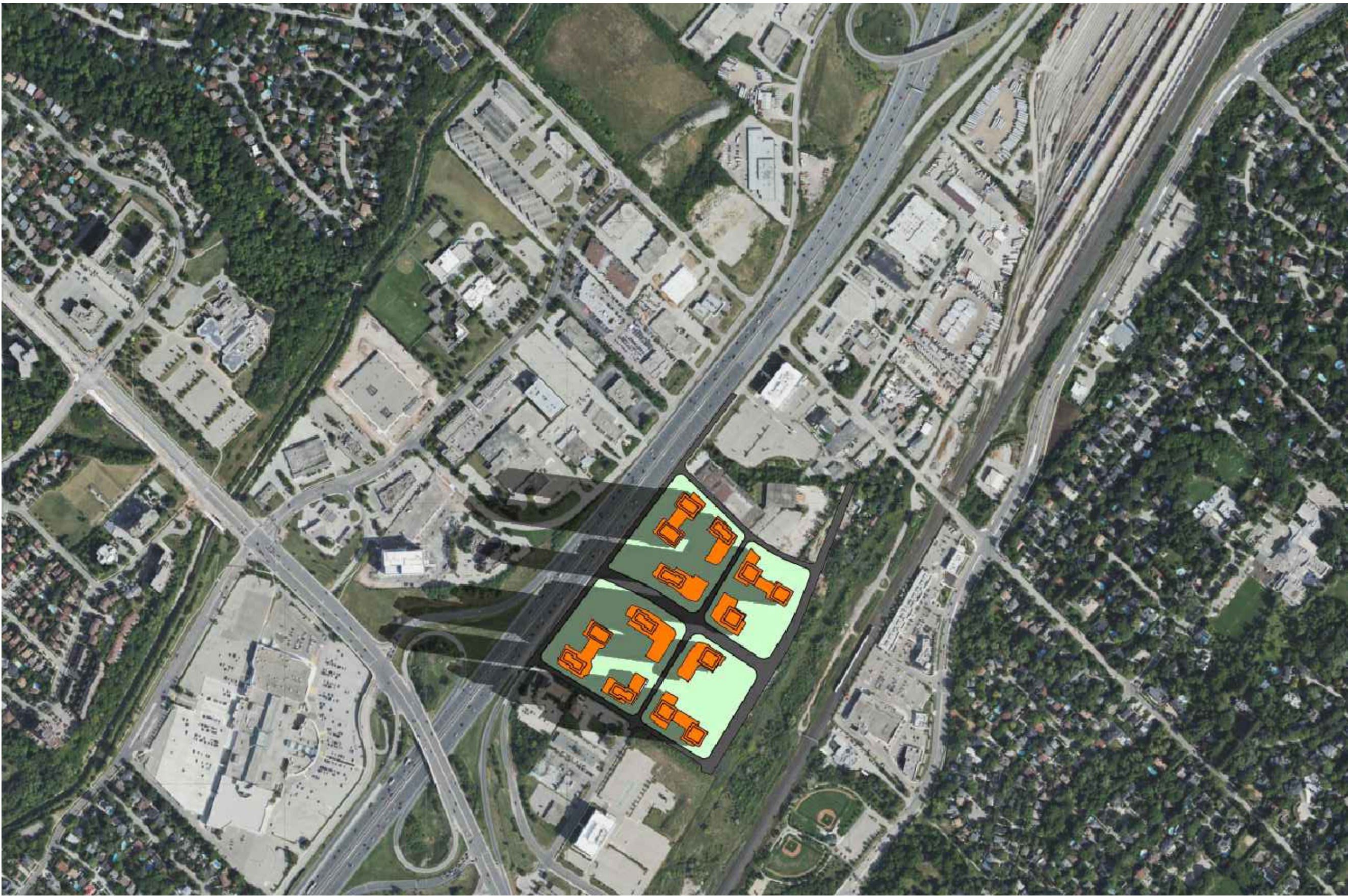


PROPOSED MIXED USE DEVELOPMENT

SOUTH SERVICE ROAD

OAKVILLE, ONTARIO	
Project Architect:	J.C.
Assistant Designer:	B.D. / J.L.
Drawn By:	J.L. / B.D. / C.R.
Checked By:	D.B. / G.C.
Plot Date:	OCT.15.2025
Job #	2127.23

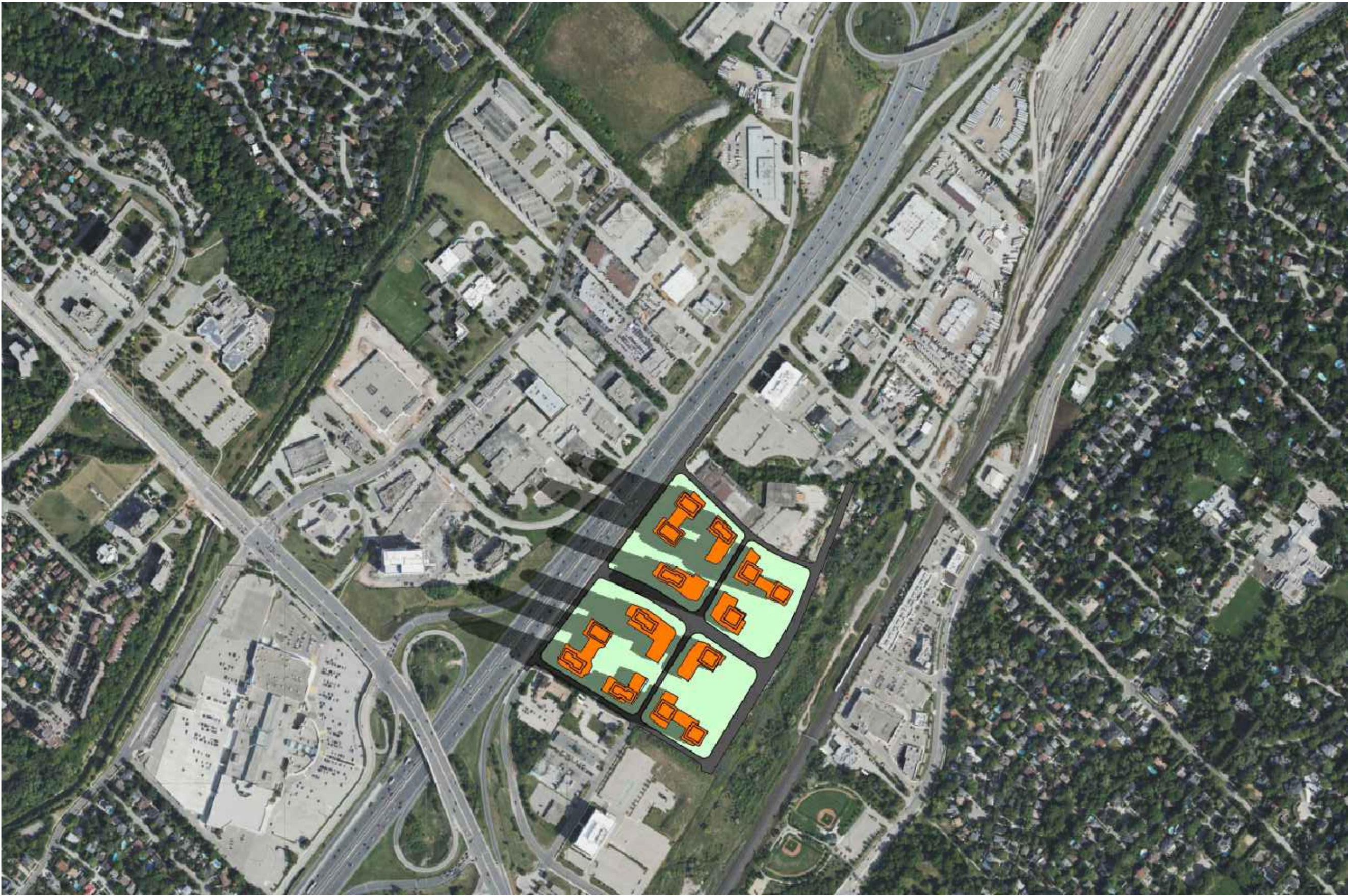
VIEW LOOKING EAST
(DAVIS DR.)
BLOCK 1 & 3



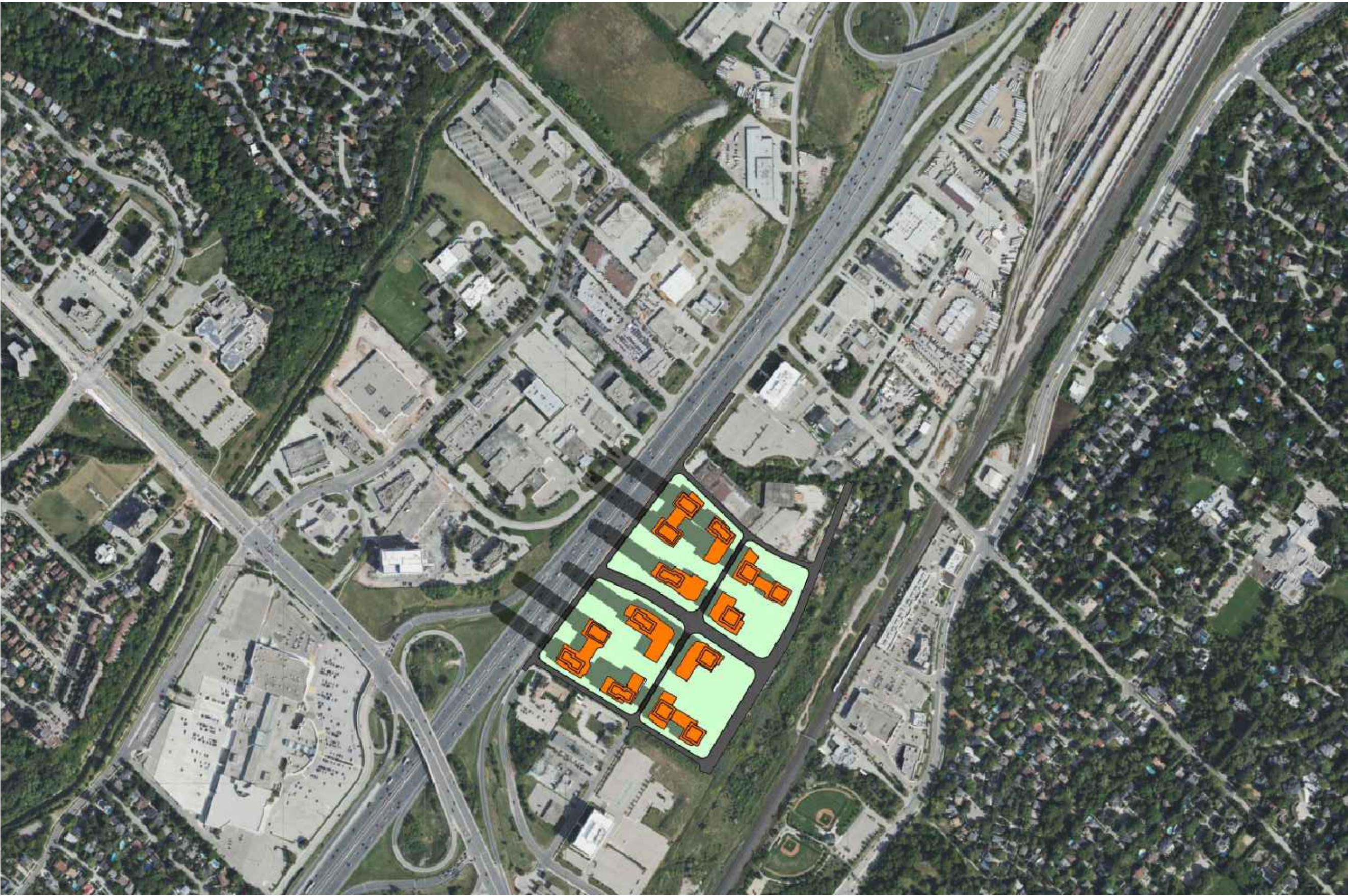
APRIL 21 - 7:55am



APRIL 21 - 8:55am



APRIL 21 - 9:55am



APRIL 21 - 10:55am

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARD TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.


GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CH. |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CH. |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CH. |

LEGEND

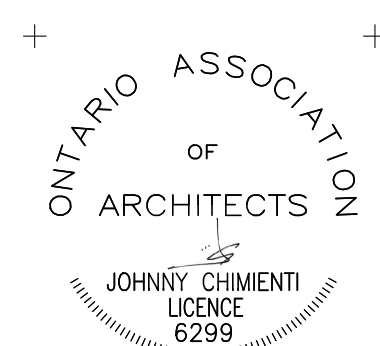
- Applicant Proposal - Subject Site
- Shadow Extent

ISSUED FOR REVISIONS



**GRAZIANI
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D-SUITE 300
T. 905.795.2801 F. 905.795.2844



ONTARIO ASSOCIATION
OF
ARCHITECTS

JOHNNY CHIMENTI
LICENCE
6299

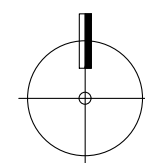
PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION	
OAKVILLE	ONTARIO
PROJECT ARCHITECT:	J.C.
ASSISTANT DESIGNER:	B.D. / J.L.
DRAWN BY:	B.D. / C.R. / S.H. / J.L.
CHECKED BY:	D.B. / G.C.
PLOT DATE:	OCT.15.2025
JOB #	2127.23

SHADOW STUDY

APRIL 21



N.T.S

A701

TITLEBLOCK SIZE: 610 x 900



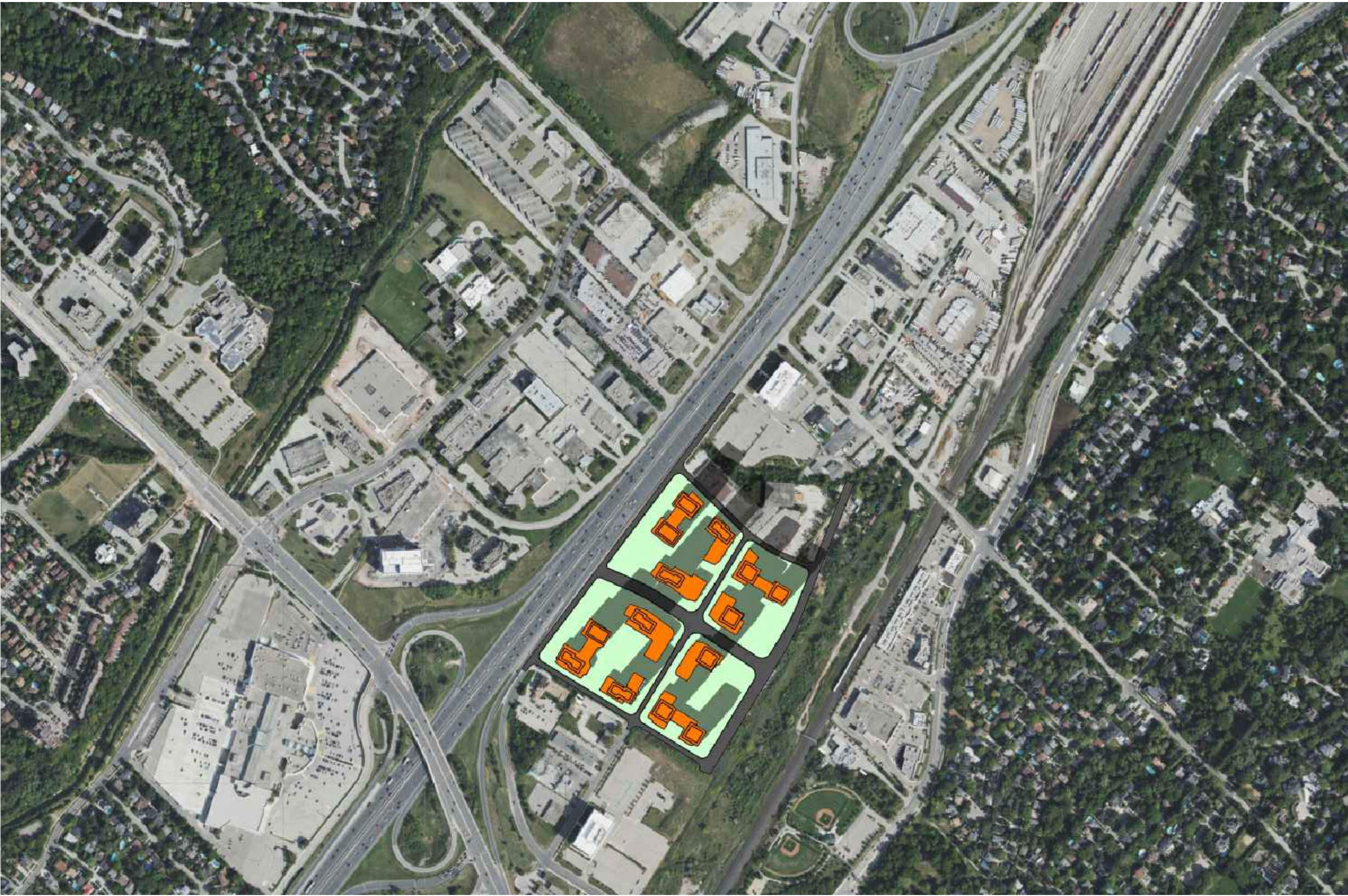
APRIL 21 - 11:55am



APRIL 21 - 12:55pm



APRIL 21 - 1:55pm



APRIL 21 - 2:55pm

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARD TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

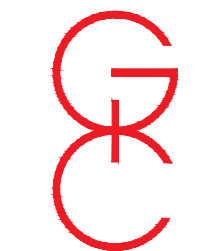
GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CH. |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CH. |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CH. |

LEGEND


- Applicant Proposal - Subject Site
- Shadow Extent

ISSUED FOR REVISIONS



**GRAZIANI
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D-SUITE 300
T. 905.795.2801 F. 905.795.2844



ONTARIO ASSOCIATION
OF
ARCHITECTS

JOHNNY CHIMENTI
LICENCE
6299

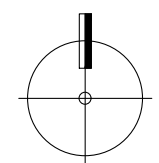
PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION	
OAKVILLE	ONTARIO
PROJECT ARCHITECT:	J.C.
ASSISTANT DESIGNER:	B.D. / J.L.
DRAWN BY:	B.D. / C.R. / S.H. / J.L.
CHECKED BY:	D.B. / G.C.
PLOT DATE:	OCT.15.2025
JOB #	2127.23

SHADOW STUDY

APRIL 21



N.T.S

A702

TITLEBLOCK SIZE: 610 x 900



APRIL 21 - 3:55pm



APRIL 21 - 4:55pm



APRIL 21 - 5:55pm



APRIL 21 - 6:39pm

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARD TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

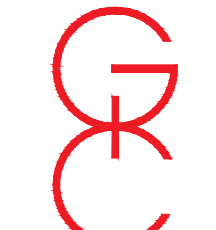
GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CH. |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CH. |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CH. |

LEGEND


- Applicant Proposal - Subject Site
- Shadow Extent

ISSUED FOR REVISIONS



**GRAZIANI
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D-SUITE 300
T. 905.795.2801 F. 905.795.2844



ONTARIO ASSOCIATION
OF
ARCHITECTS

JOHNNY CHIMENTI
LICENCE
6299

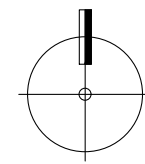
PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION	
OAKVILLE	ONTARIO
PROJECT ARCHITECT:	J.C.
ASSISTANT DESIGNER:	B.D. / J.L.
DRAWN BY:	B.D. / C.R. / S.H. / J.L.
CHECKED BY:	D.B. / G.C.
PLOT DATE:	OCT.15.2025
JOB #	2127.23

SHADOW STUDY

APRIL 21



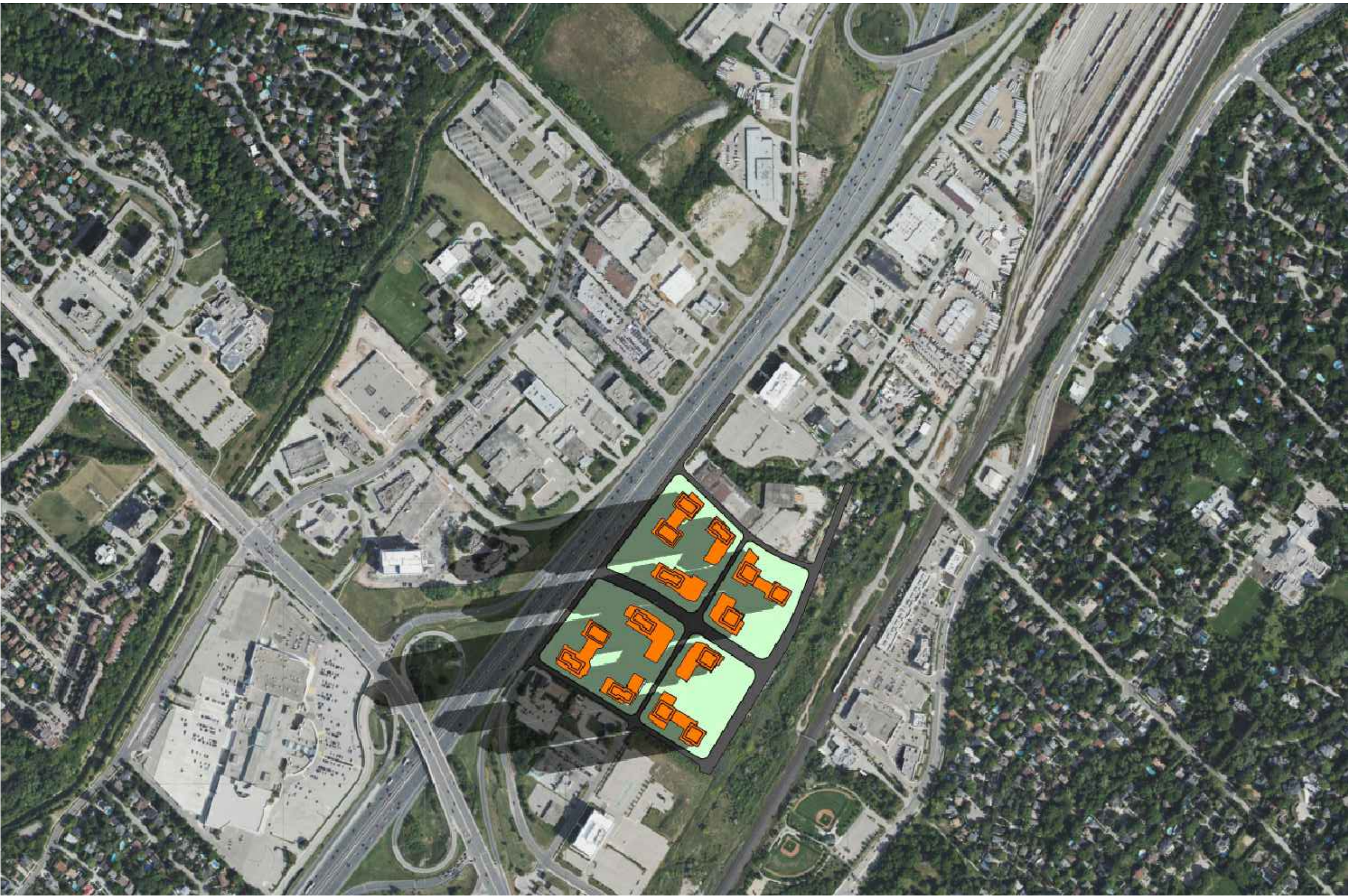
N.T.S

A703

TITLEBLOCK SIZE: 610 x 900



JUNE 21 - 7:08am



JUNE 21 - 8:08am



JUNE 21 - 9:08am



JUNE 21 - 10:08am

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

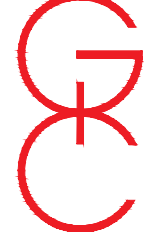
GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CH. |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CH. |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CH. |

LEGEND

- Applicant Proposal - Subject Site
- Shadow Extent

ISSUED FOR REVISIONS



**GRAZIANI
CORAZZA
ARCHITECTS**
8400 JANE STREET, BUILDING D-SUITE 300
T.905.795.2801 F.905.795.2844

ONTARIO ASSOCIATION
OF
ARCHITECTS

JOHNNY CHIMENTI
LICENCE
6299

CONCORD, ONTARIO L4K 4L8
WWW.GC-ARCHITECTS.COM

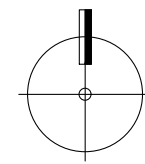
PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION	
OAKVILLE	ONTARIO
PROJECT ARCHITECT:	J.C.
ASSISTANT DESIGNER:	B.D / J.L.
DRAWN BY:	B.D / C.R. / S.H. / J.L.
CHECKED BY:	D.B. / G.C.
PLOT DATE:	OCT.15.2025
JOB #	2127.23

SHADOW STUDY

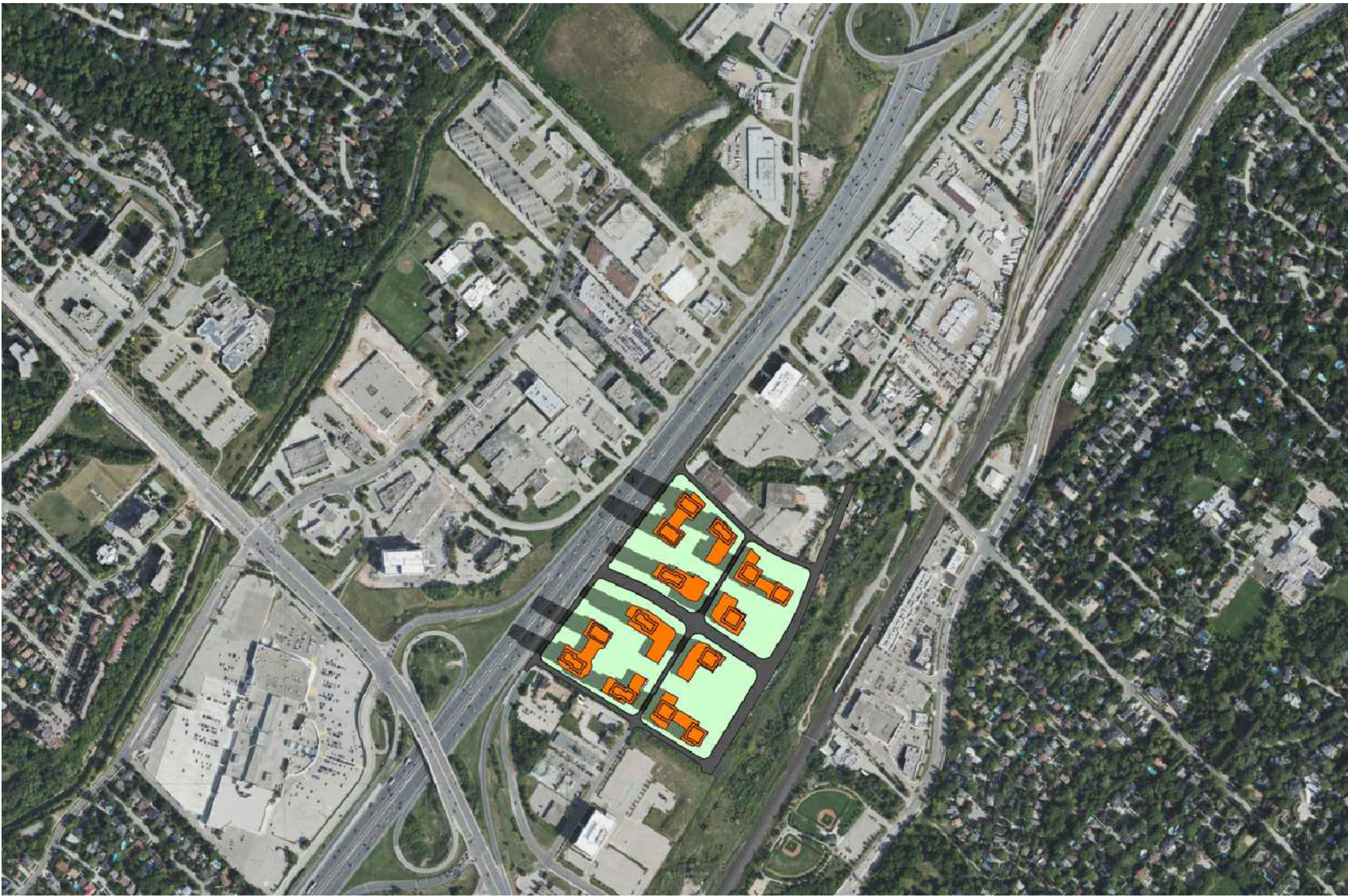
JUNE 21



N.T.S

A704

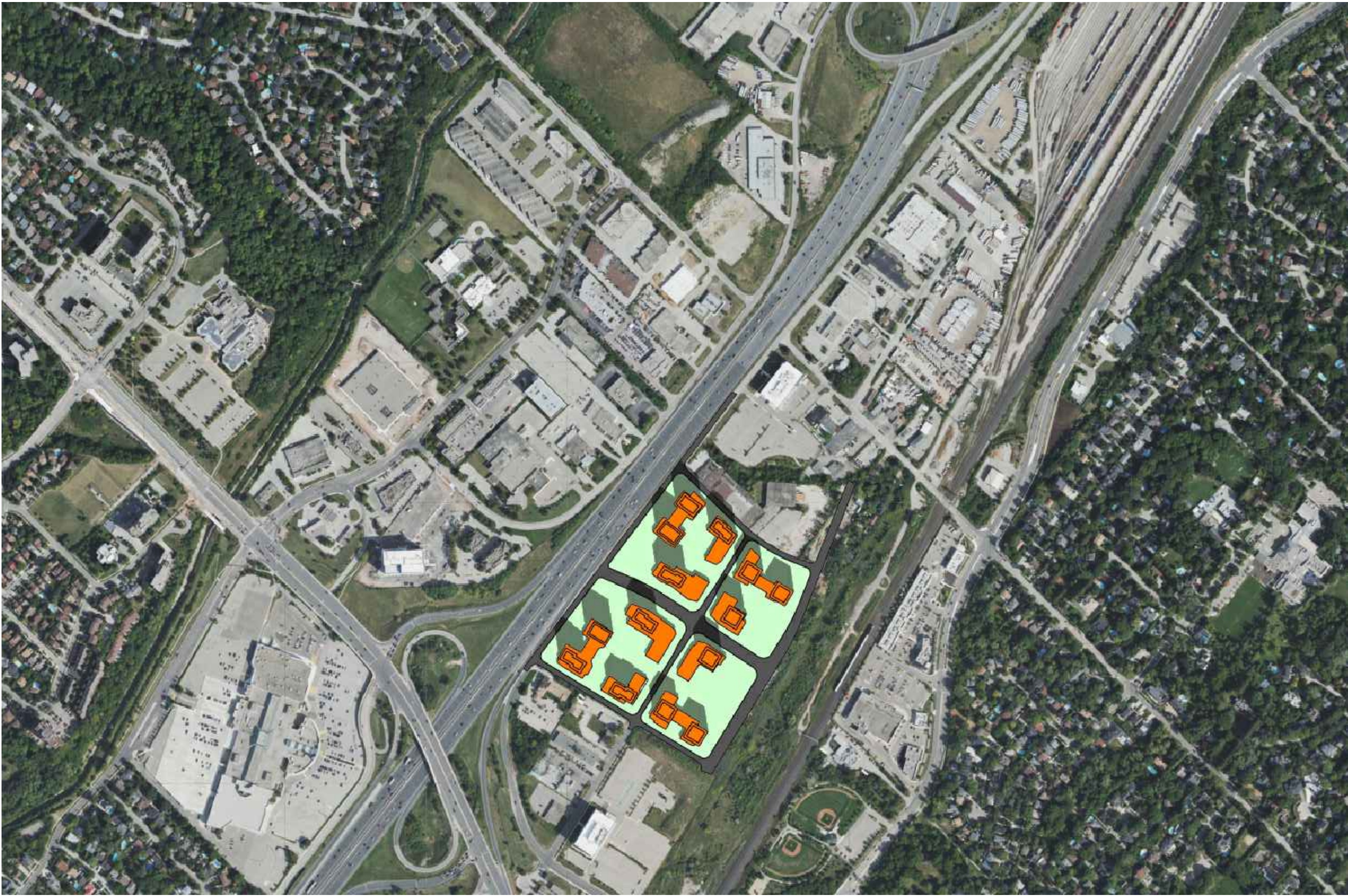
TITLEBLOCK SIZE: 610 x 900



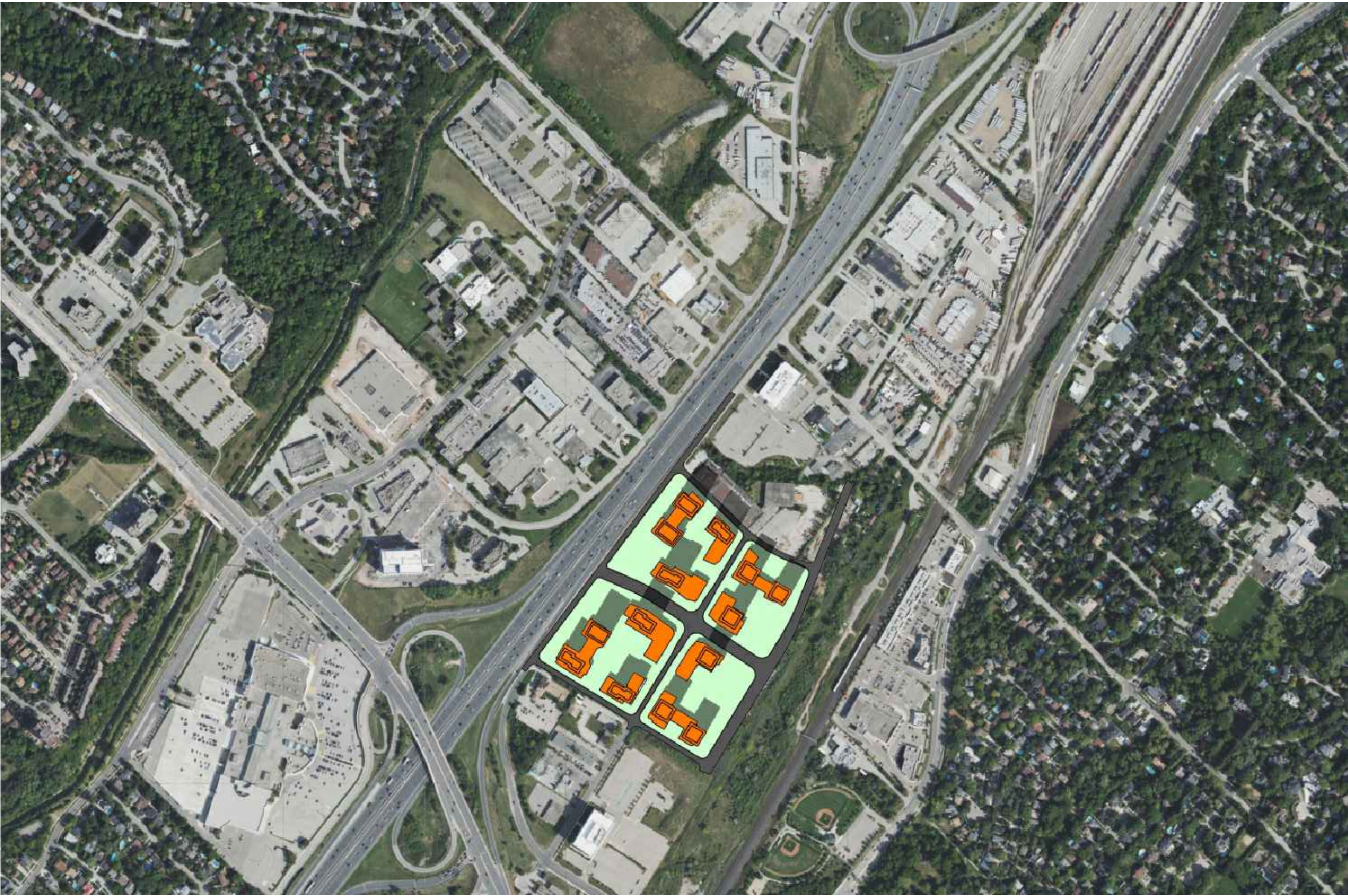
JUNE 21 - 11:08am



JUNE 21 - 12:08pm



JUNE 21 - 1:08pm



JUNE 21 - 2:08pm

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARD TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.


GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CH. |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CH. |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CH. |

LEGEND


- Applicant Proposal - Subject Site
- Shadow Extent

ISSUED FOR REVISIONS



**GRAZIANI
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D-SUITE 300
T. 905.795.2801 F. 905.795.2844



ONTARIO ASSOCIATION
OF
ARCHITECTS

JOHNNY CHIMENTI
LICENCE
6299

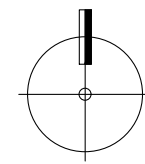
PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION	
OAKVILLE	ONTARIO
PROJECT ARCHITECT:	J.C.
ASSISTANT DESIGNER:	B.D. / J.L.
DRAWN BY:	B.D. / C.R. / S.H. / J.L.
CHECKED BY:	D.B. / G.C.
PLOT DATE:	OCT.15.2025
JOB #	2127.23

SHADOW STUDY

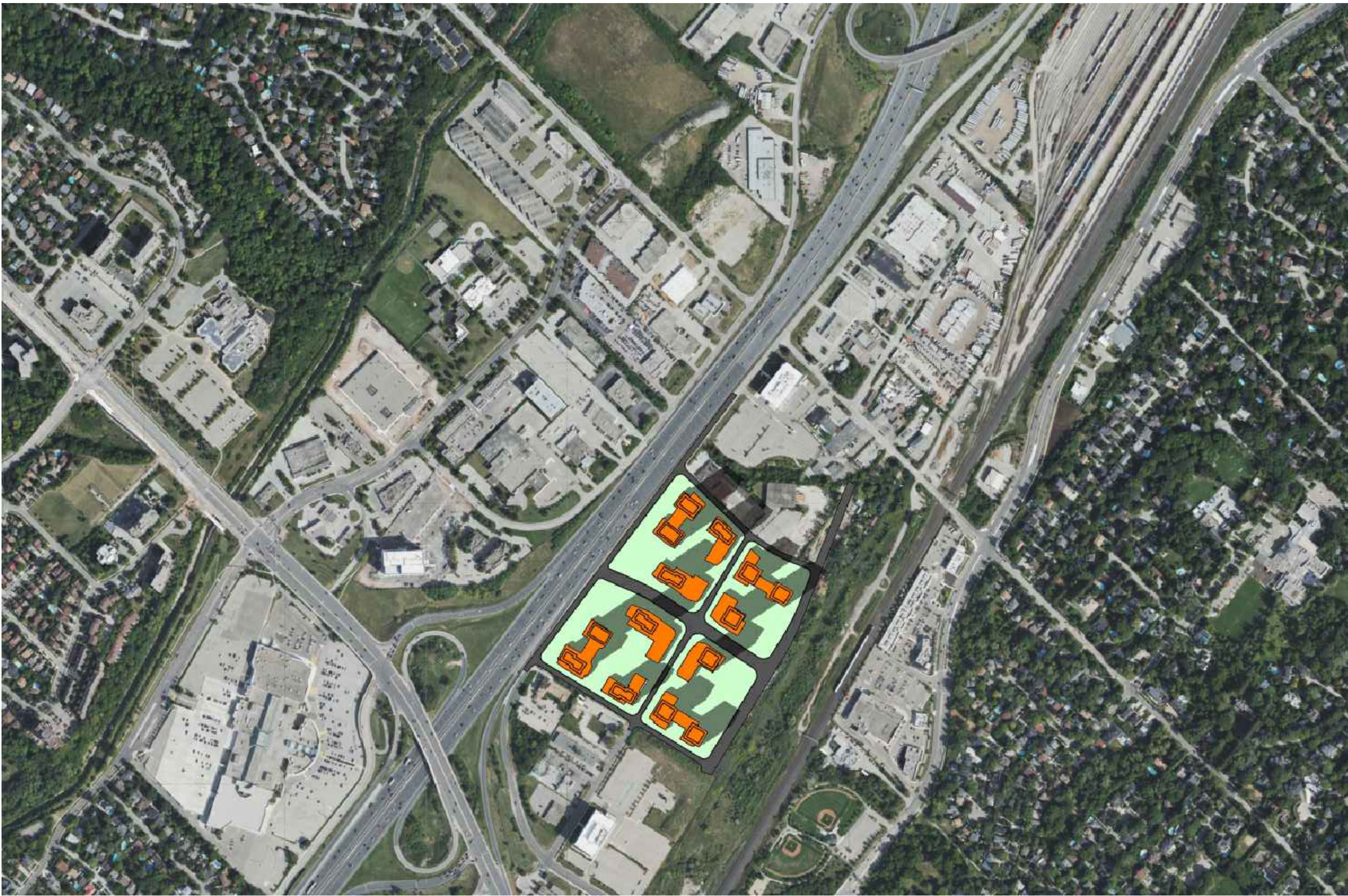
JUNE 21



N.T.S

A705

TITLEBLOCK SIZE: 610 x 900



JUNE 21 - 3:08pm



JUNE 21 - 4:08pm



JUNE - 5:08pm



JUNE 21 - 6:08pm

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARD TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

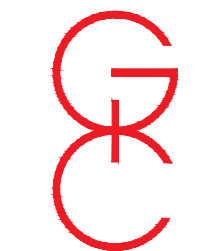
GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CH. |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CH. |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CH. |

LEGEND


- Applicant Proposal - Subject Site
- Shadow Extent

ISSUED FOR REVISIONS



**GRAZIANI
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D-SUITE 300
T. 905.795.2801 F. 905.795.2844



ONTARIO ASSOCIATION
OF
ARCHITECTS

JOHNNY CHIMENTI
LICENCE
6299

PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION	
OAKVILLE	ONTARIO
PROJECT ARCHITECT:	J.C.
ASSISTANT DESIGNER:	B.D. / J.L.
DRAWN BY:	B.D. / C.R. / S.H. / J.L.
CHECKED BY:	D.B. / G.C.
PLOT DATE:	OCT.15.2025
JOB #	2127.23

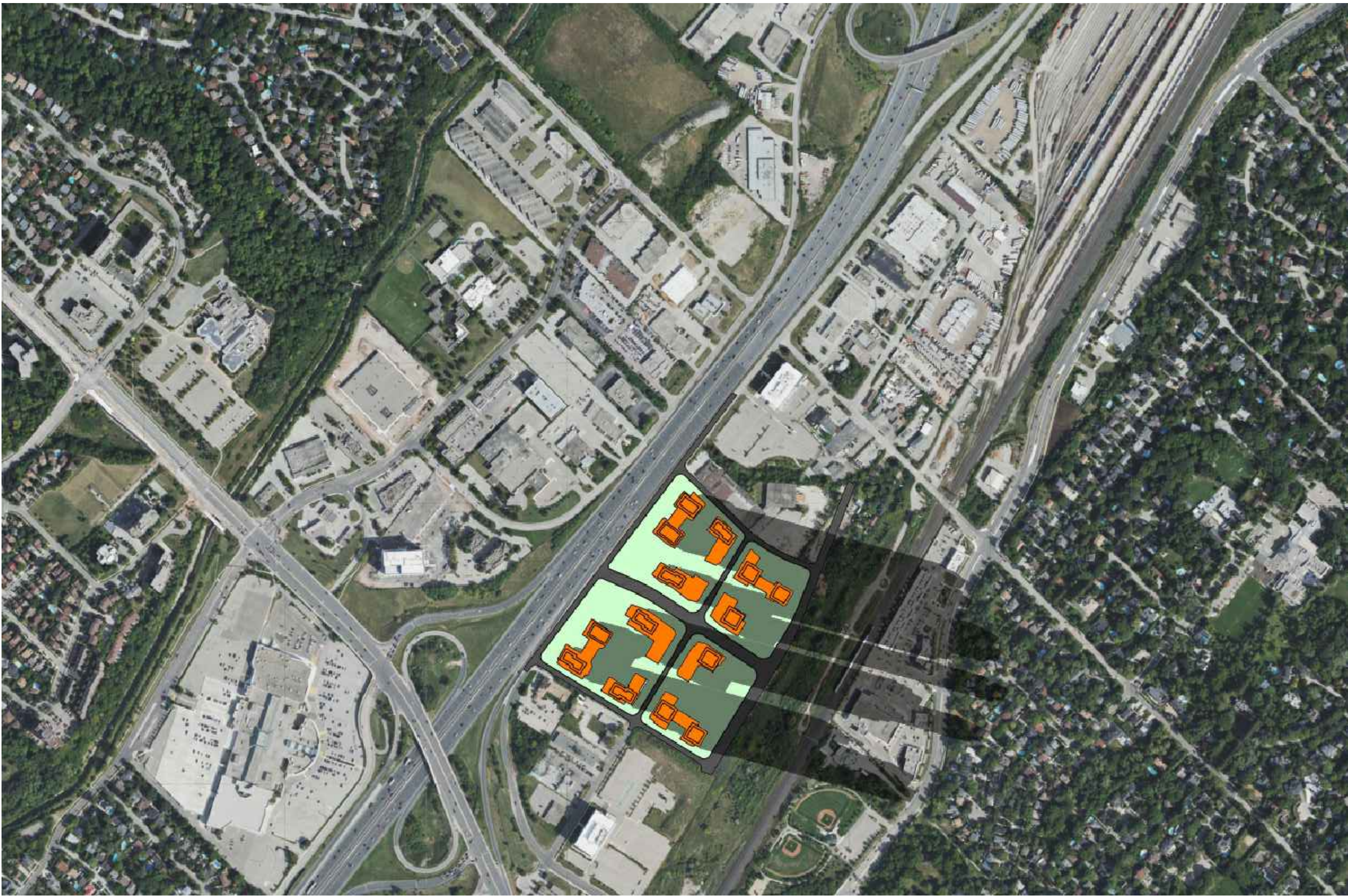
SHADOW STUDY JUNE 21



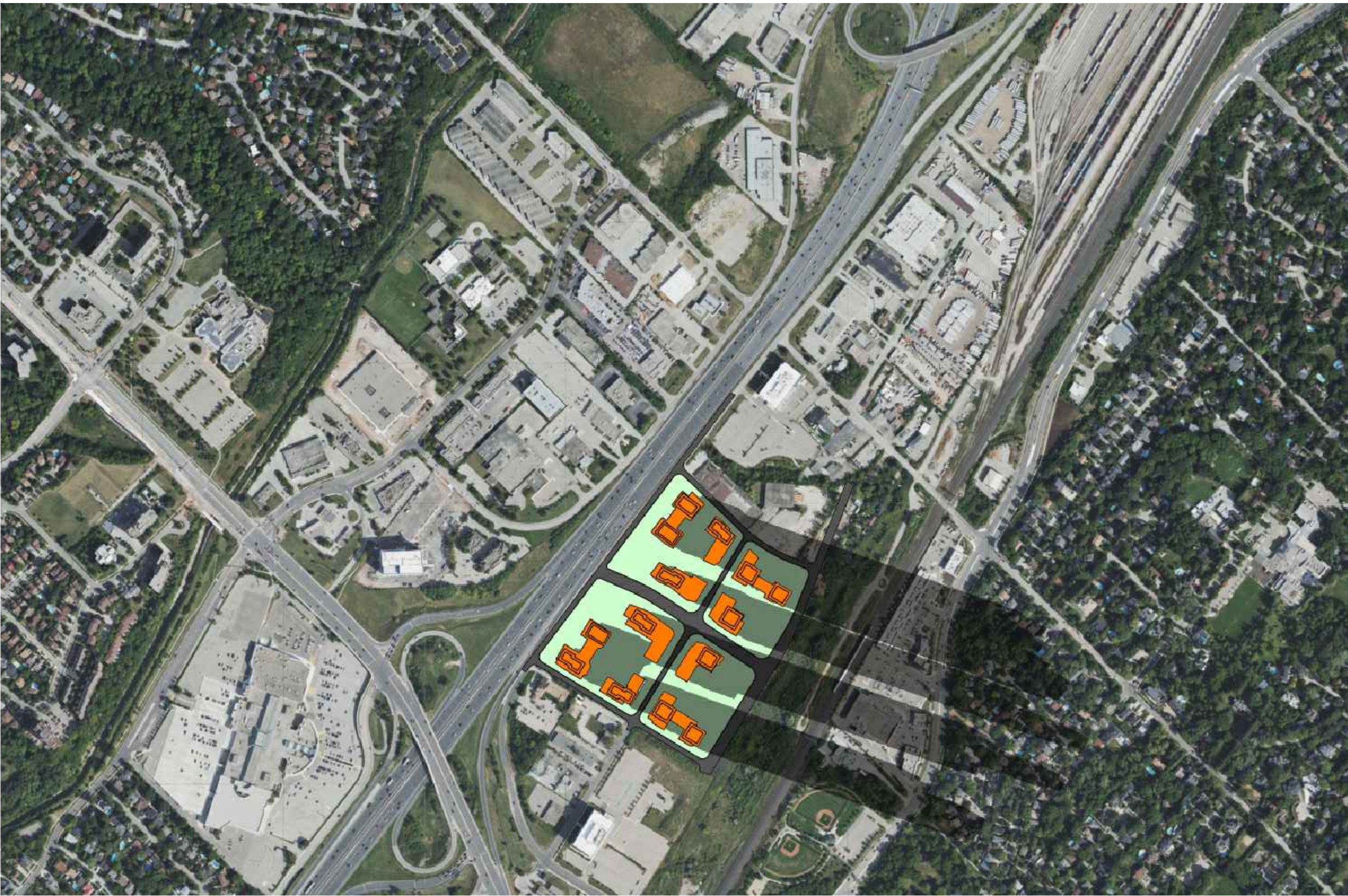
N.T.S.

A706

TITLEBLOCK SIZE: 610 x 900



JUNE 21 - 7:08pm



JUNE 21 - 7:33pm

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, UNLESS OTHERWISE NOTED. NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK. REVIEW, THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CH. |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CH. |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CH. |

LEGEND

- Applicant Proposal - Subject Site
- Shadow Extent

ISSUED FOR REVISIONS

G

C

GRAZIANI

CORAZZA

ARCHITECTS

8400 JANE STREET, BUILDING D-SUITE 300
T.905.795.2801

ON

TARIO

ASSOCIATION

OF

ARCHITECTS

JOHNNY CHIMENTI

LICENCE

6299

CONCORD, ONTARIO

L4K 4L8

F.905.795.2844

WWW.GC-ARCHITECTS.COM

PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION	
OAKVILLE	ONTARIO
PROJECT ARCHITECT:	J.C.
ASSISTANT DESIGNER:	B.D / J.L.
DRAWN BY:	B.D / C.R. / S.H. / J.L.
CHECKED BY:	D.B. / G.C.
PLOT DATE:	OCT.15.2025
JOB #	2127.23

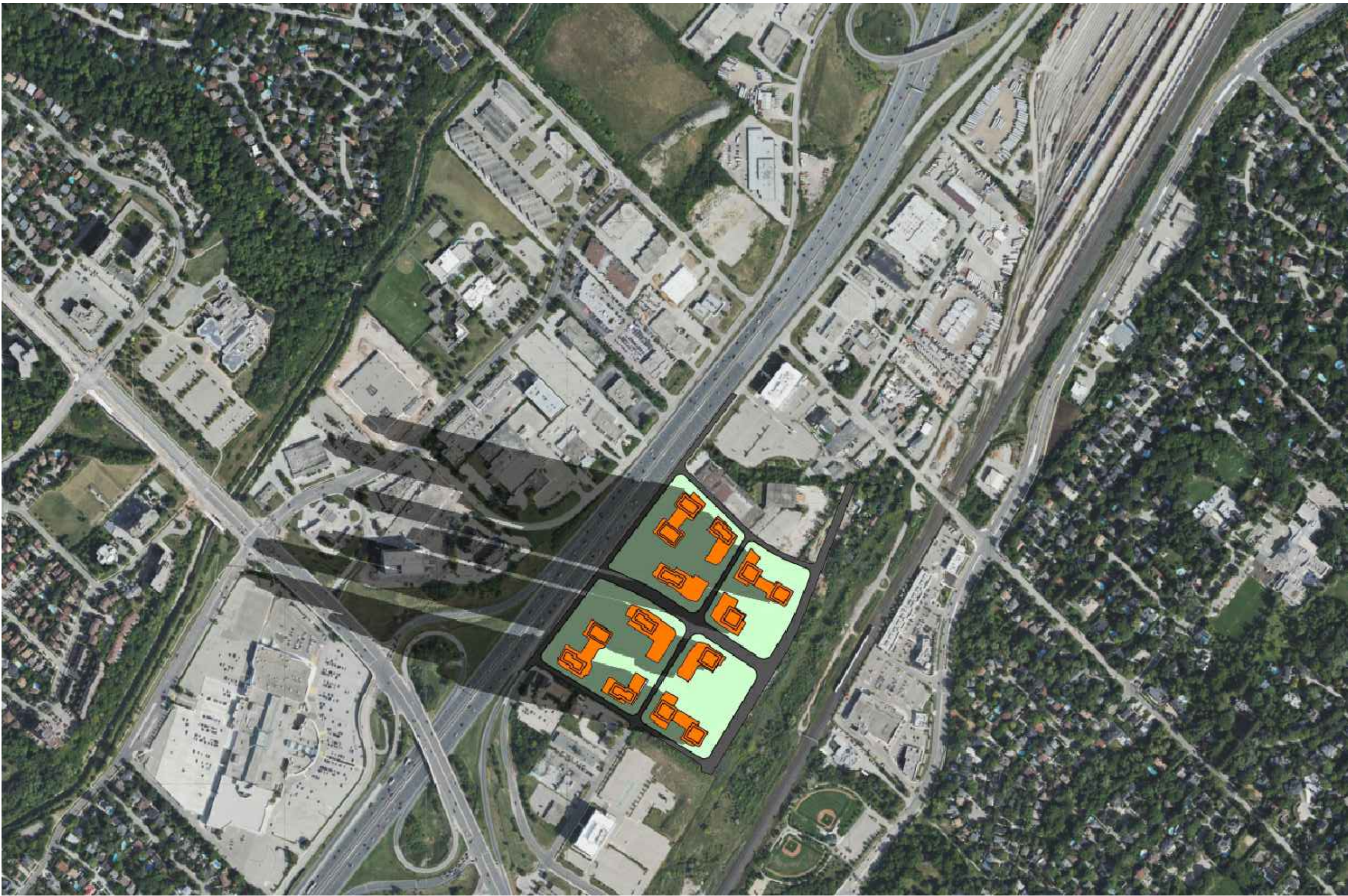
SHADOW STUDY

JUNE 21

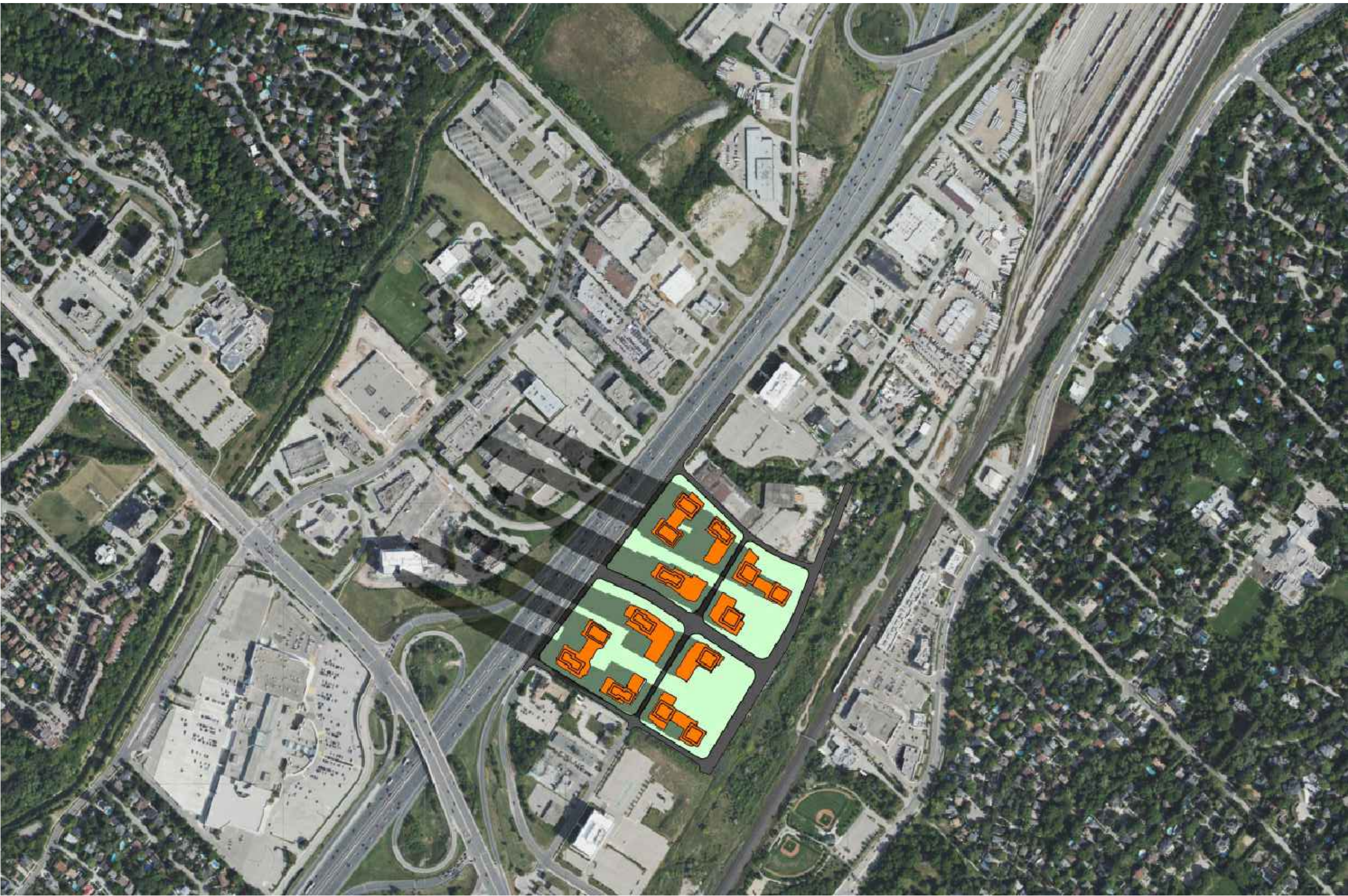
N.T.S

A707

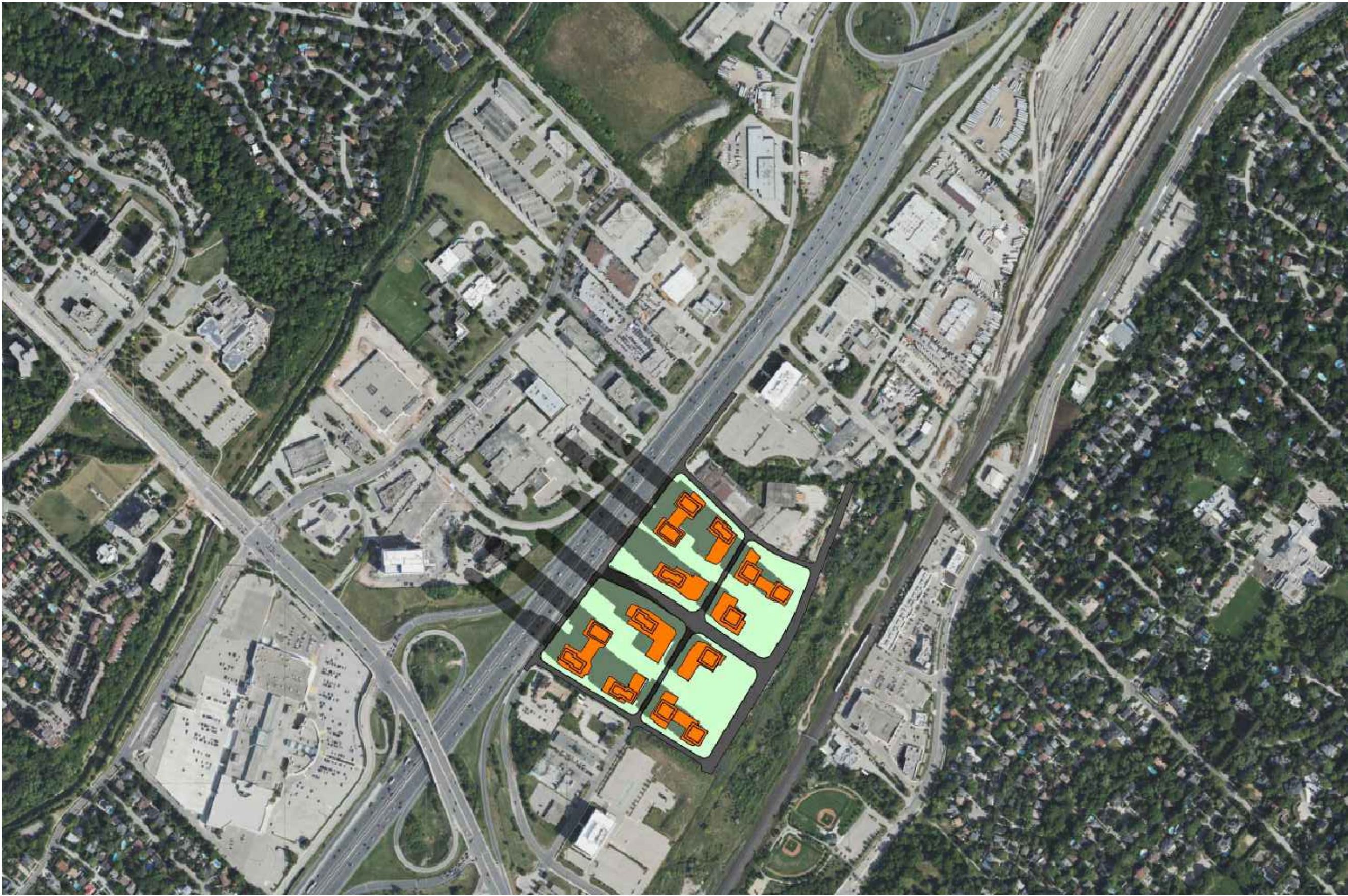
TITLEBLOCK SIZE: 610 x 900



SEPTEMBER 21 - 8:35am



SEPTEMBER 21 - 9:35am



SEPTEMBER 21 - 10:35am



SEPTEMBER 21 - 11:35am

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARD TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

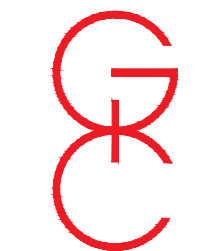
GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CH. |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CH. |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CH. |

LEGEND


- Applicant Proposal - Subject Site
- Shadow Extent

ISSUED FOR REVISIONS



**GRAZIANI
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D-SUITE 300
T. 905.795.2801 F. 905.795.2844



ONTARIO ASSOCIATION
OF
ARCHITECTS

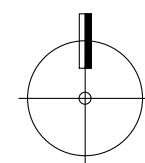
JOHNNY CHIMENTI
LICENCE
6299

PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION		ONTARIO
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D. / J.L.	
DRAWN BY:	B.D. / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.15.2025	
JOB #	2127.23	

SHADOW STUDY
SEPTEMBER 21



N.T.S

A708

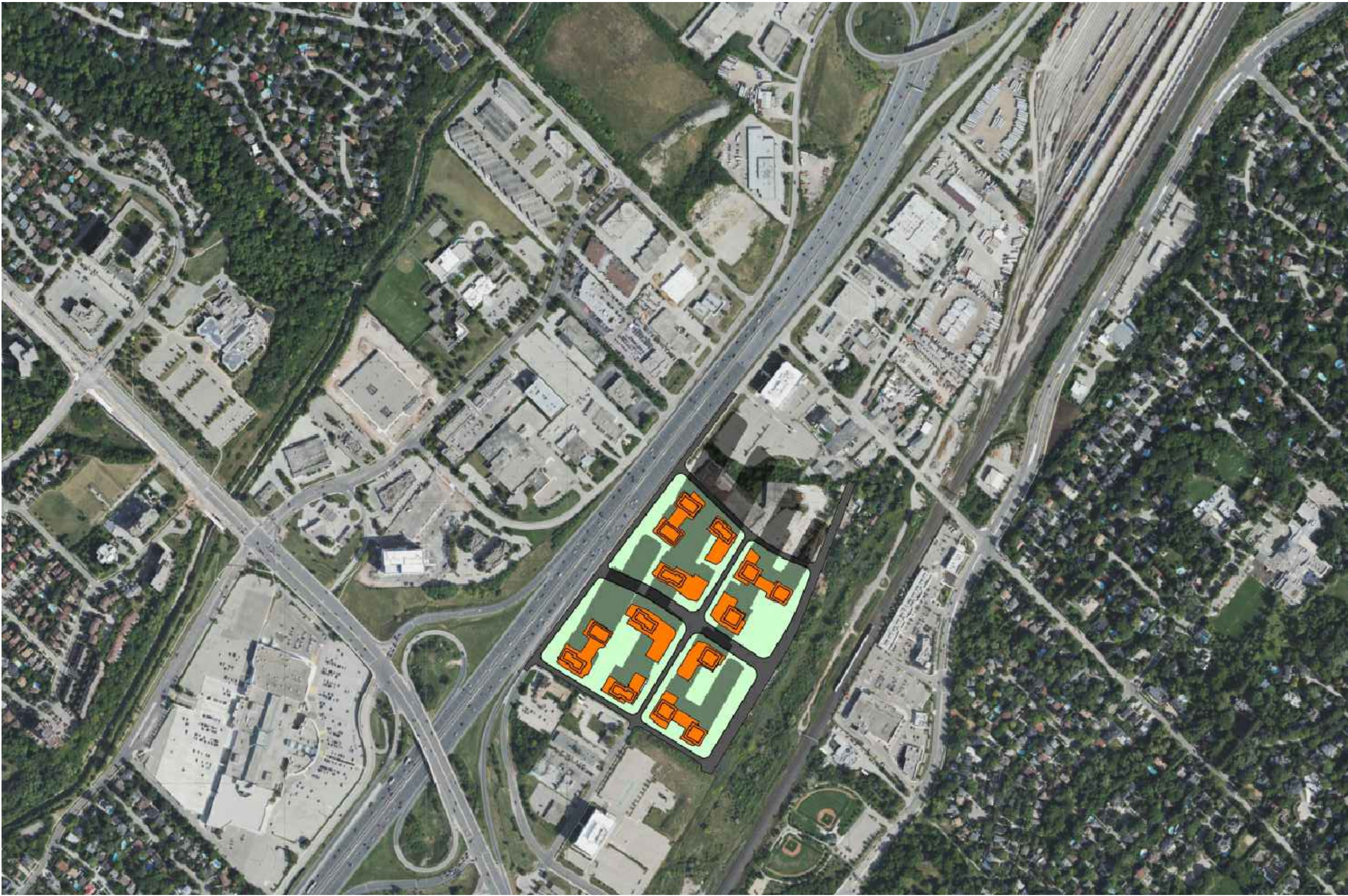
TITLEBLOCK SIZE: 610 x 900



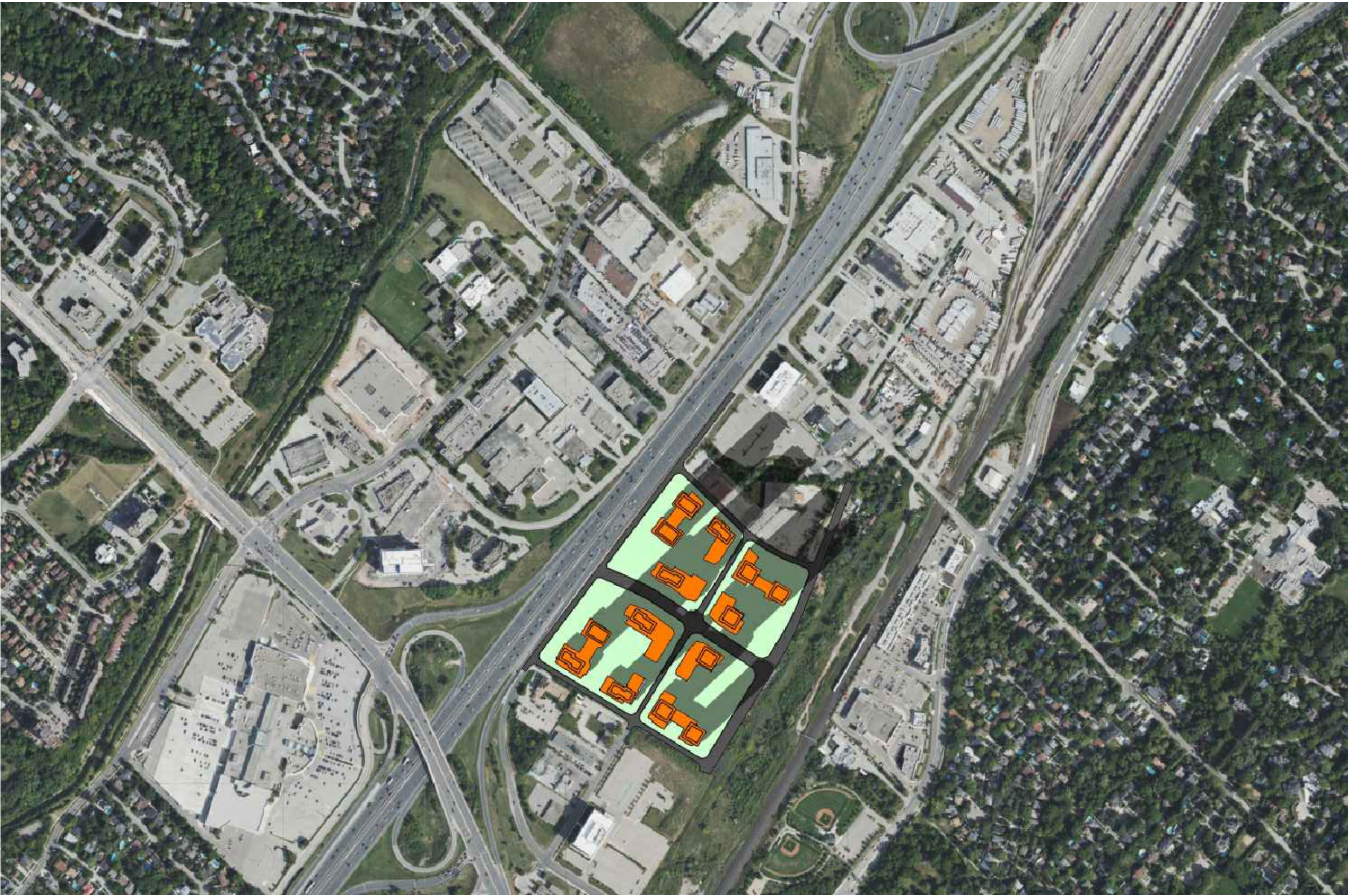
SEPTEMBER 21 - 12:35pm



SEPTEMBER 21 - 1:35pm



SEPTEMBER 21 - 2:35pm



SEPTEMBER 21 - 3:35pm

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARD TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.


GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CH. |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CH. |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CH. |


LEGEND

- Applicant Proposal - Subject Site
- Shadow Extent

ISSUED FOR REVISIONS



**GRAZIANI
CORAZZA
ARCHITECTS**
8400 JANE STREET, BUILDING D-SUITE 300
T.905.795.2801



ONTARIO ASSOCIATION
OF
ARCHITECTS
JOHNNY CHIMENTI
LICENCE
6299

CONCORD, ONTARIO L4K 4L8
F.905.795.2844 WWW.GC-ARCHITECTS.COM

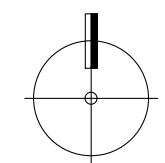
PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION	
OAKVILLE	ONTARIO
PROJECT ARCHITECT:	J.C.
ASSISTANT DESIGNER:	B.D / J.L.
DRAWN BY:	B.D / C.R. / S.H. / J.L.
CHECKED BY:	D.B. / G.C.
PLOT DATE:	OCT.15.2025
JOB #	2127.23

SHADOW STUDY

SEPTEMBER 21



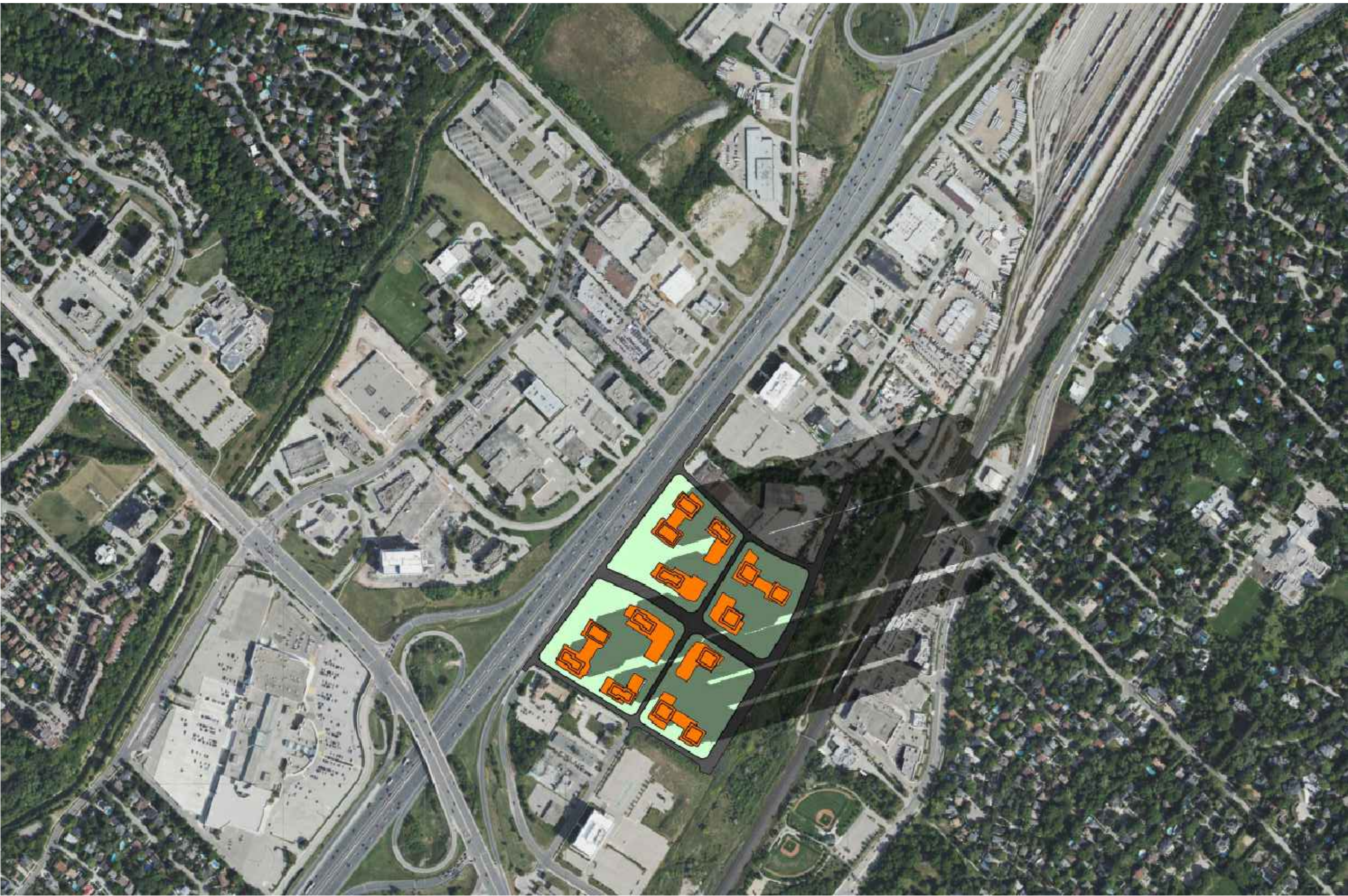
N.T.S

A709

TITLEBLOCK SIZE: 610 x 900



SEPTEMBER 21 - 4:35pm



SEPTEMBER 21 - 5:35pm



SEPTEMBER 21 - 5:46pm

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARD TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

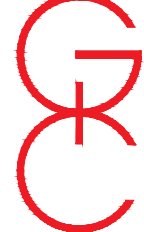
GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CH. |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CH. |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CH. |

LEGEND

- Applicant Proposal - Subject Site
- Shadow Extent

ISSUED FOR REVISIONS



**GRAZIANI
CORAZZA
ARCHITECTS**
8400 JANE STREET, BUILDING D-SUITE 300
T.905.795.2801

ONTARIO ASSOCIATION
OF
ARCHITECTS

JOHNNY CHIMENTI
LICENCE
6299

CONCORD, ONTARIO L4K 4L8
WWW.GC-ARCHITECTS.COM

PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION	
OAKVILLE	ONTARIO
PROJECT ARCHITECT:	J.C.
ASSISTANT DESIGNER:	B.D / J.L.
DRAWN BY:	B.D / C.R. / S.H. / J.L.
CHECKED BY:	D.B. / G.C.
PLOT DATE:	OCT.15.2025
JOB #	2127.23

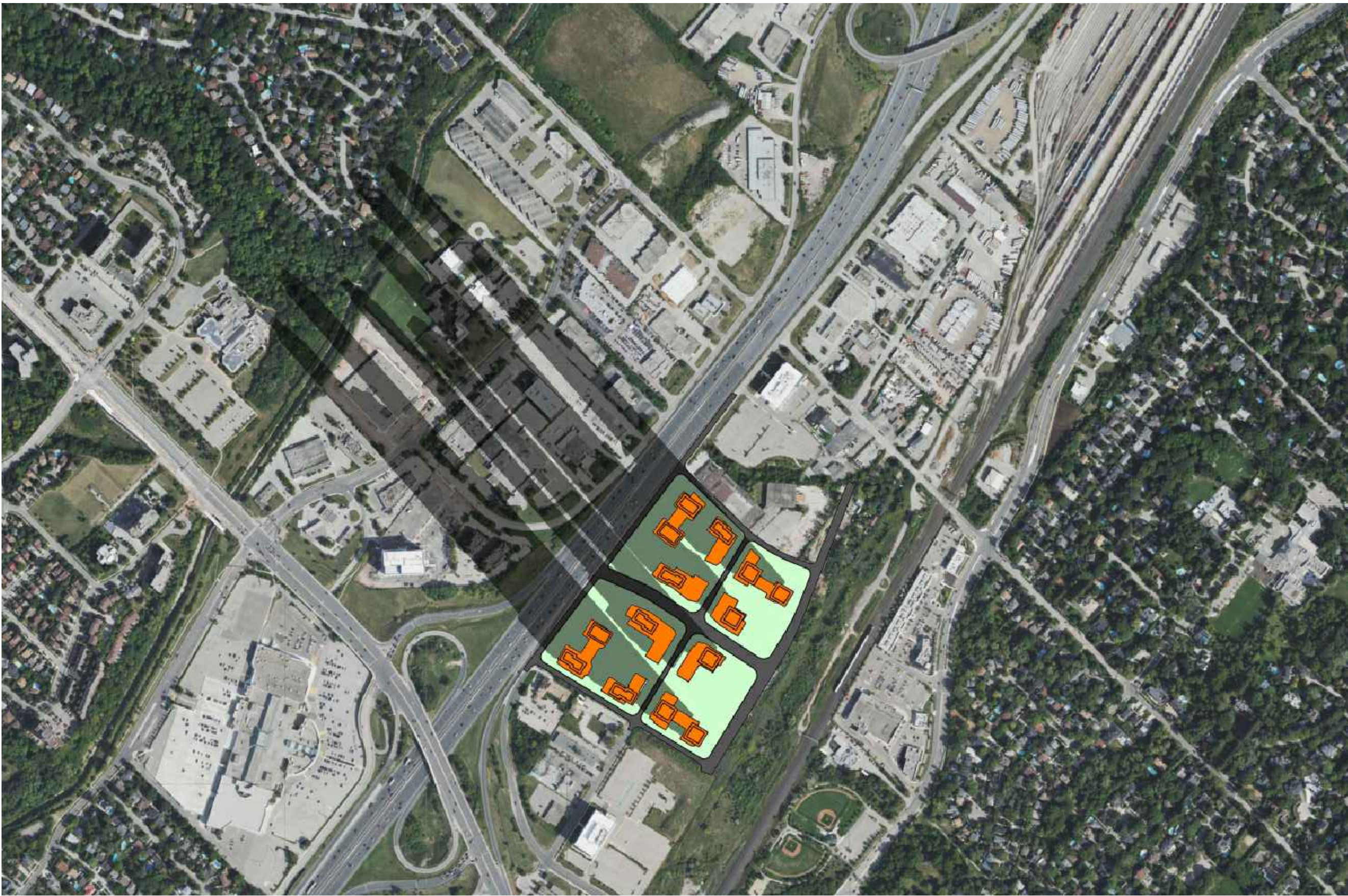
SHADOW STUDY SEPTEMBER 21



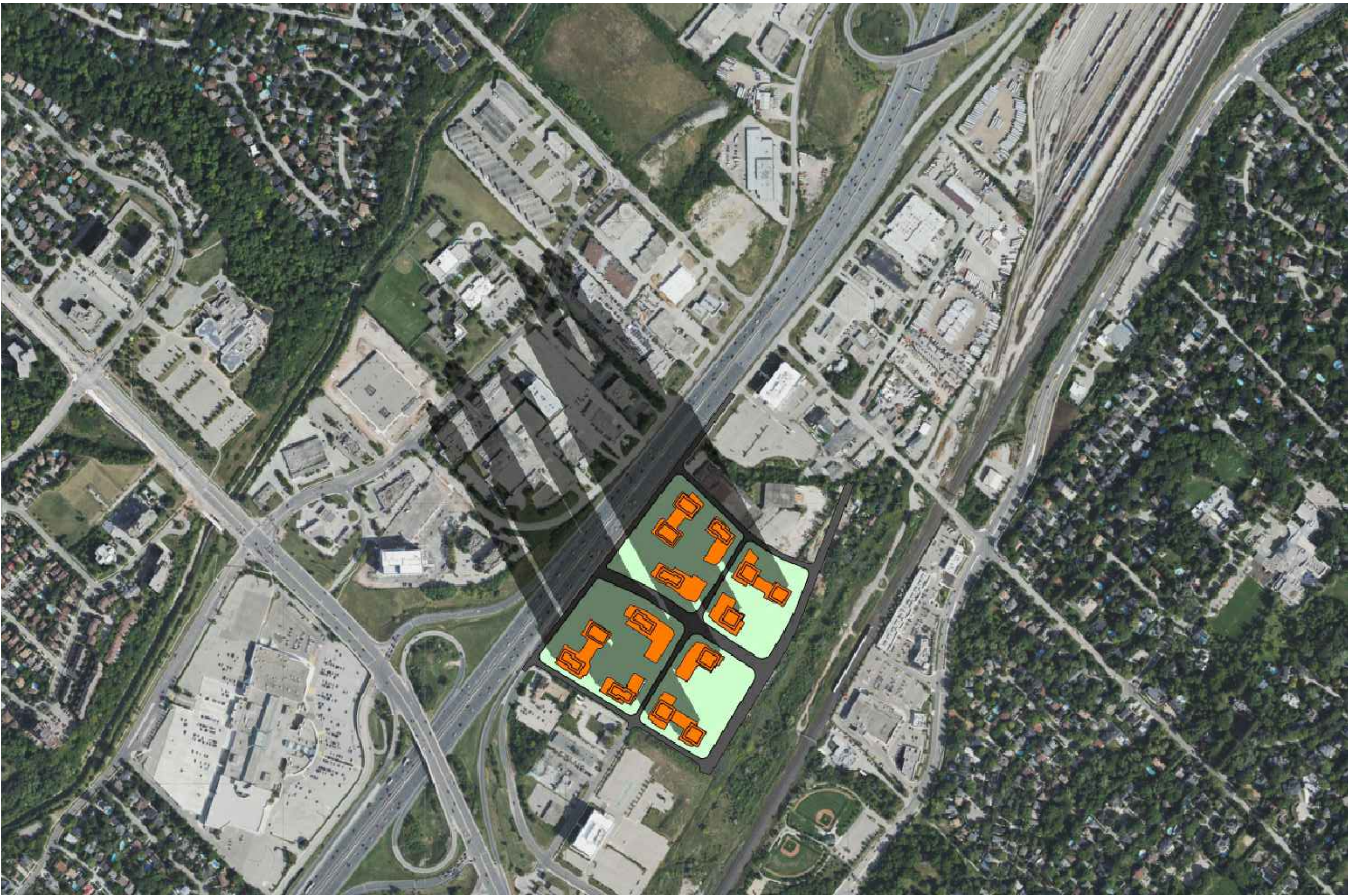
N.T.S

A710

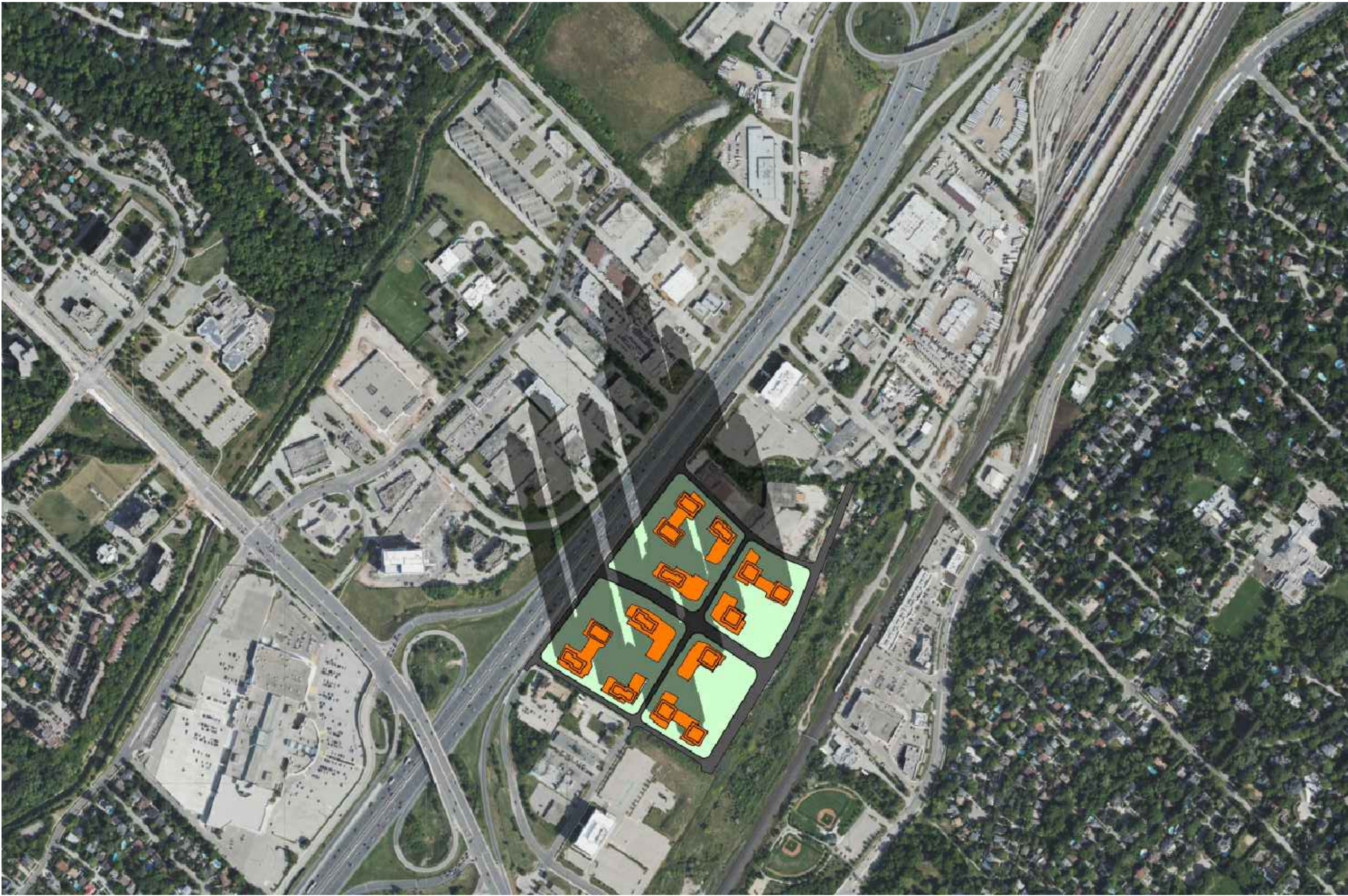
TITLEBLOCK SIZE: 610 x 900



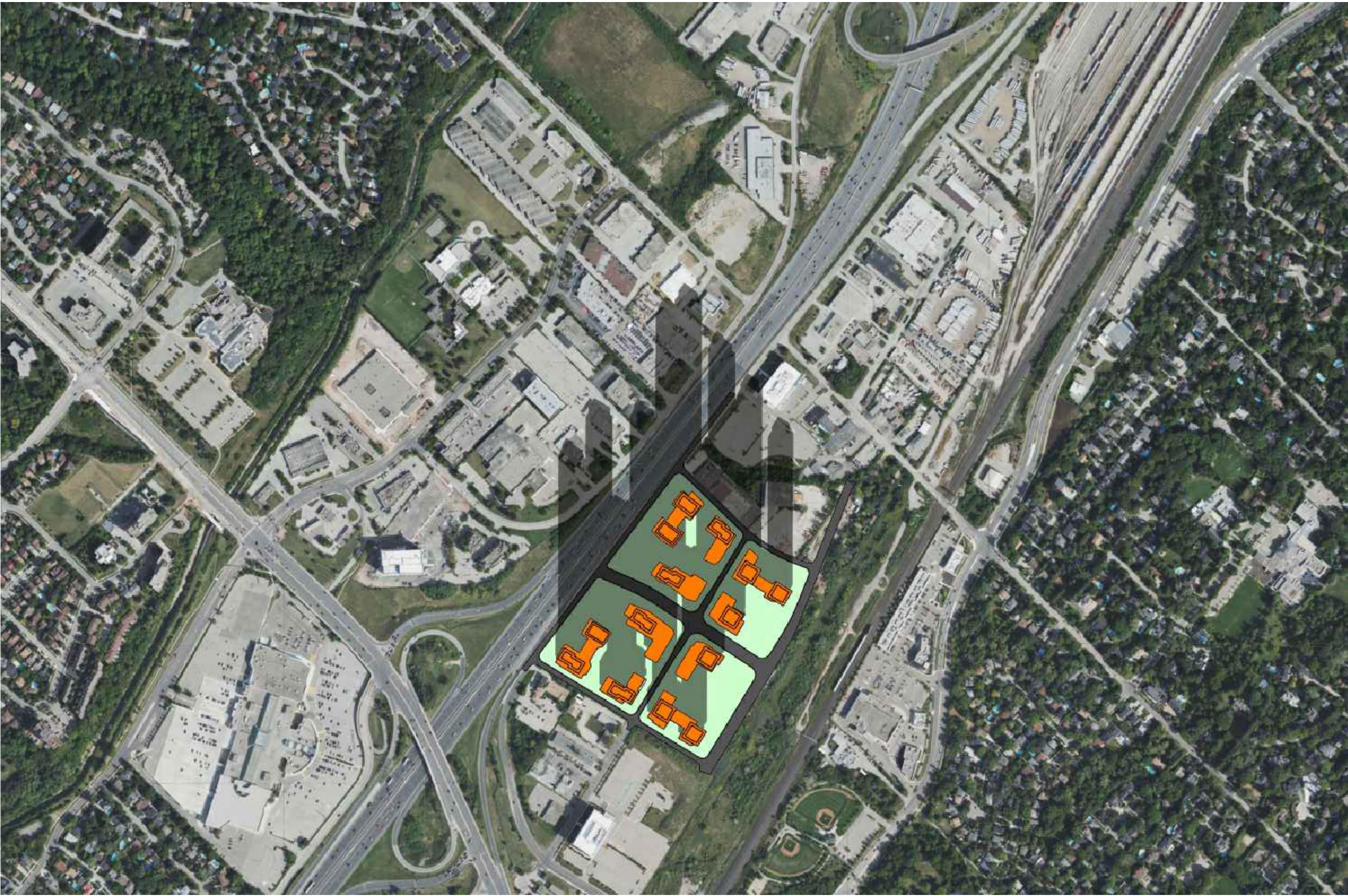
DECEMBER 21 - 9:18am



DECEMBER 21 - 10:18am



DECEMBER 21 - 11:18am



DECEMBER 21 - 12:18pm

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

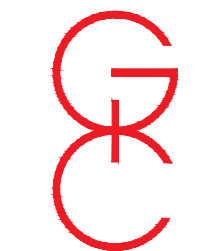
GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CH. |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CH. |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CH. |


LEGEND

- Applicant Proposal - Subject Site
- Shadow Extent

ISSUED FOR REVISIONS



**GRAZIANI
CORAZZA
ARCHITECTS**
8400 JANE STREET, BUILDING D-SUITE 300
T. 905.795.2801



ONTARIO ASSOCIATION
OF
ARCHITECTS
JOHNNY CHIMENTI
LICENCE
6299

CONCORD, ONTARIO L4K 4L8
F. 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION	
OAKVILLE	ONTARIO
PROJECT ARCHITECT:	J.C.
ASSISTANT DESIGNER:	B.D / J.L.
DRAWN BY:	B.D / C.R. / S.H. / J.L.
CHECKED BY:	D.B. / G.C.
PLOT DATE:	OCT.15.2025
JOB #	2127.23

SHADOW STUDY DECEMBER 21



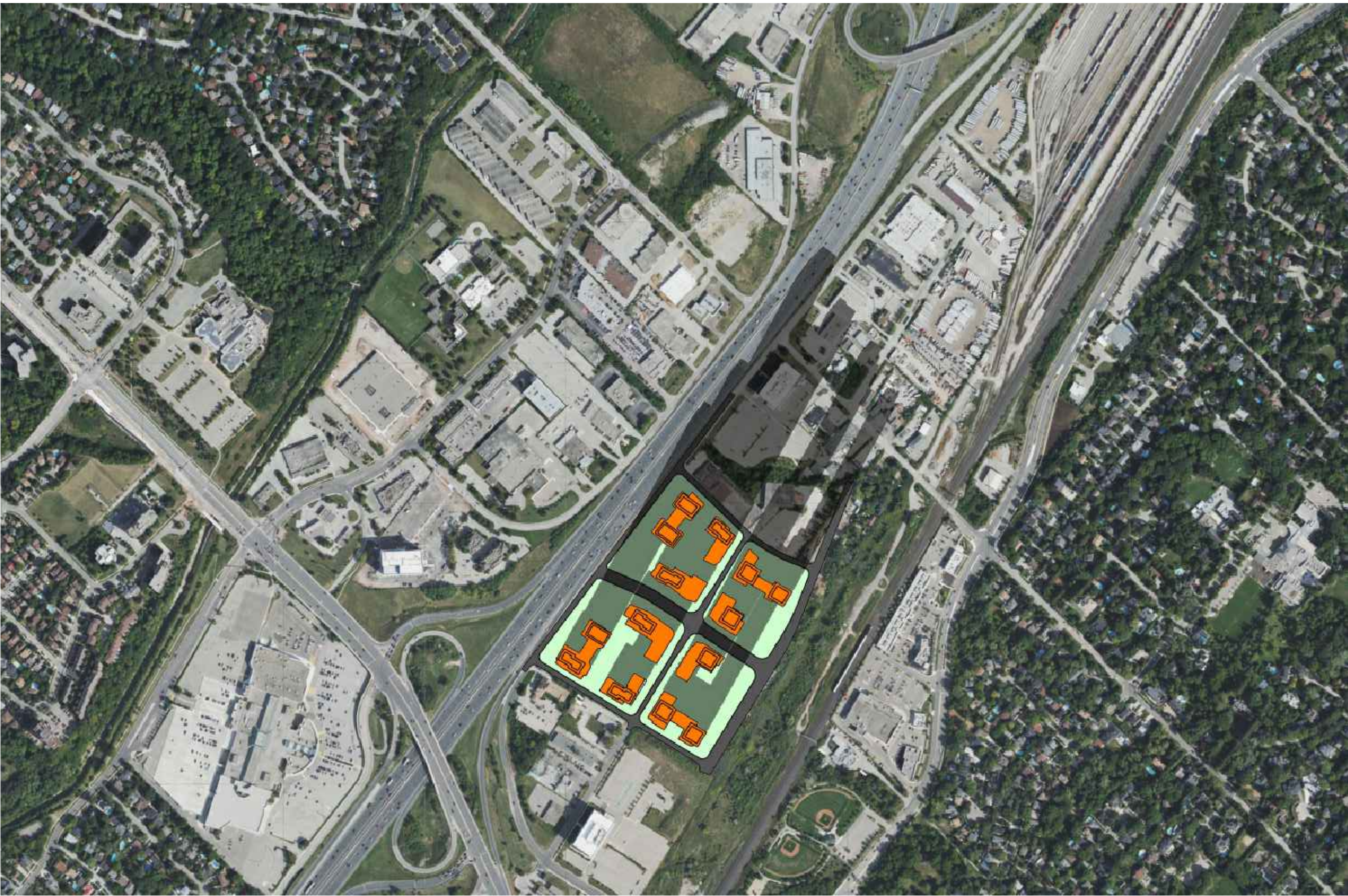
N.T.S

A711

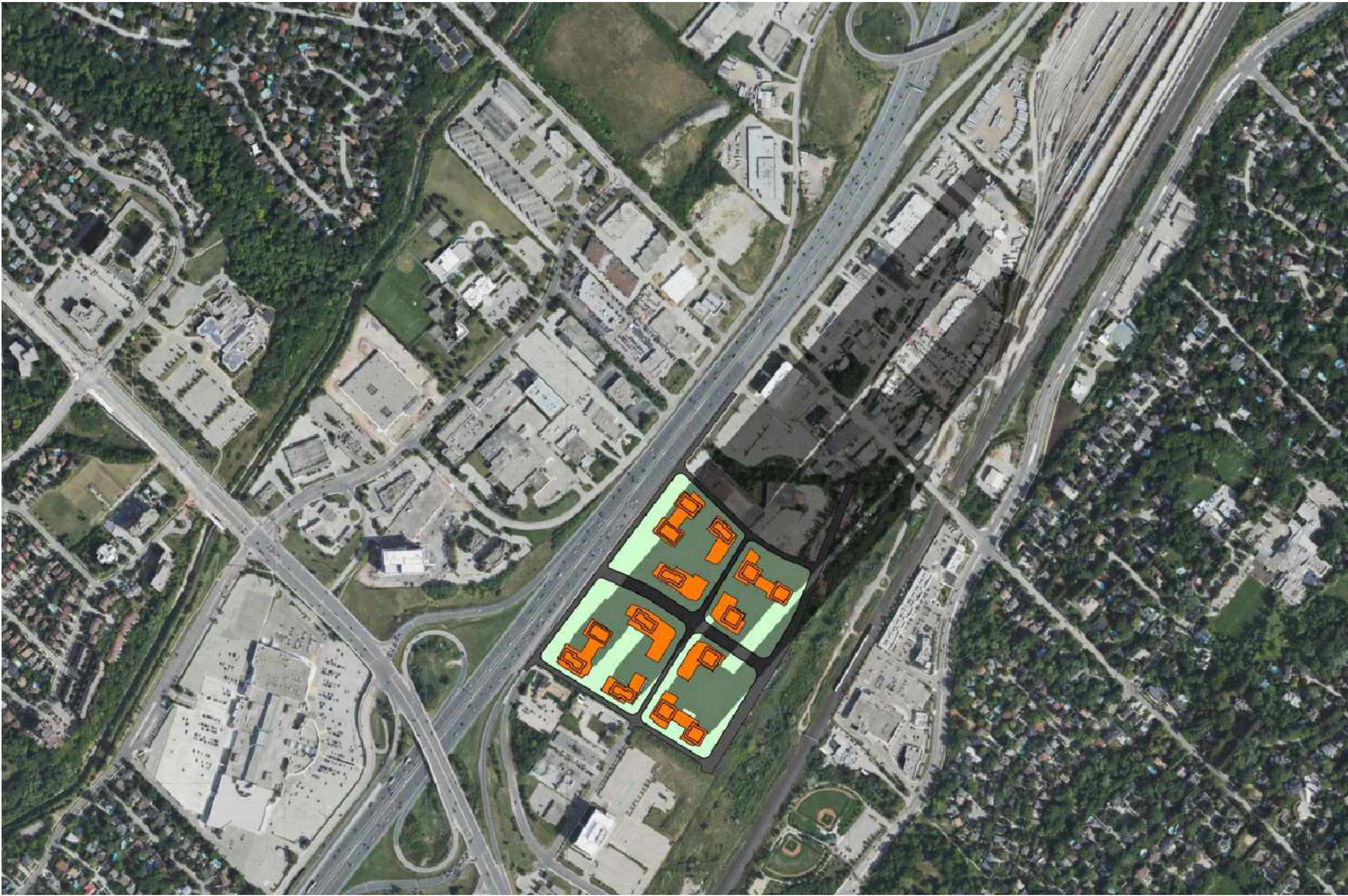
TITLEBLOCK SIZE: 610 x 900



DECEMBER 21 - 1:18pm



DECEMBER 21 - 2:18pm



DECEMBER 21 - 3:15pm

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI+CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARD TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- | | | | |
|----|-------------|--------------------------------|--------|
| 1. | SEP.12.2024 | ISSUED TO CITY FOR PAC MEETING | J. CH. |
| 2. | NOV.01.2024 | ISSUED TO CITY FOR OPA | J. CH. |
| 3. | OCT.22.2025 | ISSUED TO CITY FOR OPA | J. CH. |


LEGEND

- Applicant Proposal - Subject Site
- Shadow Extent

ISSUED FOR REVISIONS



**GRAZIANI
CORAZZA
ARCHITECTS**
8400 JANE STREET, BUILDING D-SUITE 300
T.905.795.2801



ONTARIO ASSOCIATION
OF
ARCHITECTS
JOHNNY CHIMENTI
LICENCE
6299

CONCORD, ONTARIO L4K 4L8
F.905.795.2844
WWW.GC-ARCHITECTS.COM

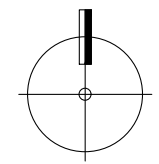
PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION	
OAKVILLE	ONTARIO
PROJECT ARCHITECT:	J.C.
ASSISTANT DESIGNER:	B.D / J.L.
DRAWN BY:	B.D / C.R. / S.H. / J.L.
CHECKED BY:	D.B. / G.C.
PLOT DATE:	OCT.15.2025
JOB #	2127.23

SHADOW STUDY

DECEMBER 21



N.T.S

A712

TITLEBLOCK SIZE: 610 x 900