

KEY NOTES:

. ACCESSIBLE PASSENGER DROP OFF AREA WITH ADJACENT CLEAR ACCESS AISLE . 1500mm (5'-3") CONCRETE SIDEWALK

3. LINE OF CANOPY ABOVE

- 4. 2.7m x 5.7m STANDARD PARKING AS PER TOWN REQUIREMENTS 5. TYPE 'A' 3.65m x 5.7m w/ 1.50m x 5.7m AISLE & TYPE 'B' 2.7m x 5.7m w/ 1.50m x 5.7m AISLE. PARKING SPACES, SIGNAGE, LOGOS, WHEEL STOPS &
- ACCESS AISLES MUST COMPLY TO THE TOWN'S 6. 150mm (6") HIGH CONCRETE CURB, AS PER TOWN'S BY-LAW. 7. BARRIER FREE CURB CUT AS PER O.B.C. AND TOWN'S
- 8. FLAGPOLES
 9. ILLUMINATED MONUMENT SIGN LOCATION (SIZE & DESIGN TO CONFIRM)
- 10. PROPOSED VEGETATION TYPICAL, REFER TO LANDSCAPE DRAWINGS 1. EXTERIOR LIGHTING FIXTURE, REFER TO ELECTRICAL 12.PAD-MOUNTED TRANSFORMER LOCATION WITH

BOLLARDS ON FOUR CORNERS.

(B.F.P.), TURN AROUND (T.A.) OR FIRE ROUTE SIGN (F.R.S.) - NO PARKING TYPICAL. LOCATE AS REQUIRED BY THE TOWN. MUST ADHERE TO OBC 3.2.5.6 AND 3.2.5.16) 14. LIGHT STANDARD. MIN. 610 AWAY FROM THE CURB. — — EXISTING TO BE DEMOLISHED

3. PROPOSED TRAFFIC SIGN. (BARRIER FREE PARKING

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

20. SLOPPED WALKWAY 5% MAX SNOW STORAGE AREA

- EXISTING TO REMAIN CONCRETE (WALKWAY AND PATIO)
 - EXCAVATIONS (ROAD OCCUPANCY PERMIT) WITHIN THE MUNICIPAL ROAD ALLOWANCE. GREEN AREA HEAVY DUTY ASPHALT

INTERLOCKING STONES

GENERAL NOTES

DEVELOPMENT REGULATIONS GENERAL NOTES

. PRIOR TO THE COMMENCEMENT OF ANY WORKS

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

AS DETERMINED BY THE MANAGER, DEVELOPMENT

ENGINEERING, AND THAT THE SNOW FENCE SHALL

REMAIN IN PLACE UNTIL SUCH TIME AS OTHERWISE

DURATION OF CONSTRUCTION. REFER TO CIVIL

WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE

SERVICES DEPARTMENT, TOWN OF OAKVILLE, FOR

THE PURPOSES OF VEHICULAR ACCESS TO THE

PROPERTY, (ENTRANCE PERMIT), AND SERVICING

DRAWING FOR DETAILS
3. PRIOR TO COMMENCEMENT OF ANY WORKS

OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ENGINEERING

DIRECTED BY THE MANAGER, DEVELOPMENT

- 1. BOULEVARD TO BE GRADED, TOP SOILED 150mm DEPTH AND SODDED BY OWNER/CONTRACTOR TO THE TOWN'S SATISFACTION 2. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS,
- DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF TOWN OF OAKVILLE. A MINIMUM SETBACK OF 1 m FROM STREET 2. SILT CONTROLS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND BE MAINTAINED FOR THE FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE
 - CONTRACTOR/OWNER TO SETBACK OF

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

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

THE PROPERTY LINE.

A.101

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

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

CREDIT NOTES: THIS SITE PLAN IS BASED UPON AND MUST BE READ IN

FROM CONSTRUCTION.

- CONJUNCTION WITH THE DRAWING O.L.S. FILE N' 68-18, BY CUNNINGHAM MCCONNELL LTD. DATED SEPTEMBER 27, 2018. MATAJ ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEAL.
- LEGAL LAND DESCRIPTION:
 PART OF LOTS 1, 2, 3, 4 AND 5, REGISTERED PLAN 821, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF
- TOPO SURVEYORS INFO
 CUNNINGHAM McCONNELL LIMITED
 1200 SPEERS ROAD, UNIT 38, OAKVILLE, ONTARIO

	a, its per e persons prace of treising capacity					
	b) 1.0 per 22.0 m2 net foor area for any additional accessory assembly area	266 SM	22.00	13	13	13
Т	OTAL PARKING (Including Accessible Parking)			134	134	134
	ACCESSIBLE PARKING (1 + 3%)		1 + 3%	5	5	5
	Parking Surplus				6	
	<u> </u>	G SPACES	- Part 5			
			M	REQ'D	Existing	PROVIDED
				0	0	0
TOTAL				0	0	0
	PARKING STANDARDS (Part 5)	BY-	AW	COMPLIANT		
PARKI	NG STALL	2.7	x 5.7		YES	
		3.65 x 5.7 +	(1.5 Shared			
ACCE	ACCESSIBLE PARKING STALL Type A		ess)	YES		
		2.7 x 5.7 +	1.5 Shared			
	Туре В	acc	ess)		YES	
LOAD	ING STALL DIMENSION	N	/A			
MAIN	DRIVE AISLE		6		YES	
	ZONING INFORMATION	ON - ZONII	NG BY-LAV	V - Part 10		
EMPLO	YMENT ZONE E1					
	Permitted Uses					
	BUSINESS OFFICE / PLACE OF WORSHIP		ES			
	Zone Provisions [Section 21A (2)]		(SM/M)		PROV.(SM/M)	
(a)	Min Lot Area		000	12,913.0		
(b)	Min Lot Frontage		10	17.94		
(c)	Min. Front Yard Depth (West) MIN AND MAX		17	163.40		
(d)	Min. Rear Yard (East)		3	3.00		
(e)	Min. Interior Side Yard (North)		3	3.00		
(f)	Min. Interior Side Yard (South)-(Residential Zone)		5		15.00	
(g)	Minimum landscaping coverage	10	0%	0.01	1	
(h)	Max. Lot Coverage (Phase 1)			2 Store ys		8.9%
(i)	Max. Building Height	1	5 m		2 Storeys/ 10.26 m	!
(j)	Floor SpaceIndex (FSI) LANDSCAPE BUFFERS [Section 21A (2) (1)]	N	/ A			
A leas or		,	'.5		7.50	
ADU	tting Zone (RL3-0) (South)	,	.5		7.50	
	DEVELO	PMENT STA	TISTICS			
	DEVILO	I MLINI 312	MISTICS	Ι	% OF LOT	I
		Existin	ng SQM	Proposed SQM	AREA	% OF PHASE 1 AREA
	S LOT AREA		13.00		100%	
	E 1 DEVELOPMENT AREA		7.00		75%	100%
	PHASE 2 FUTURE DEVELOPMENT AREA		206 76		25% 9.1%	12.1%
DUILL	ING AREA (PHASE 1) BASEMENT		76		9.1%	12.1%
	GROUND FLOOR AREA (LOT COVERAGE)		76			
	2ND FLOOR AREA		61			
	Net Floor Area - Entire Building	261	0.99			

EMERGENCY EGRESS.

Note: DO NOT BLOCK THE EXIT WAY.

SITE STATISTICS - OFFICE CONDOMINIUM

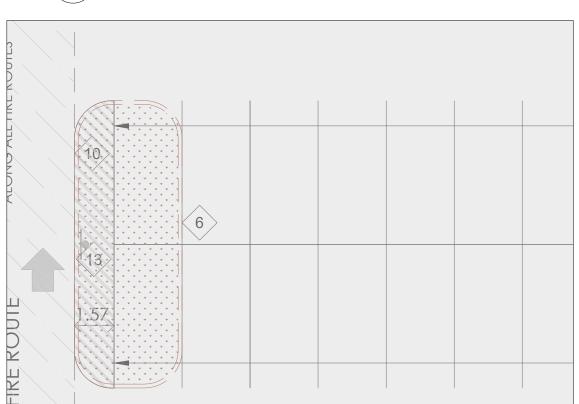
Area / Per Per Required Existing

Future Developement- Phase

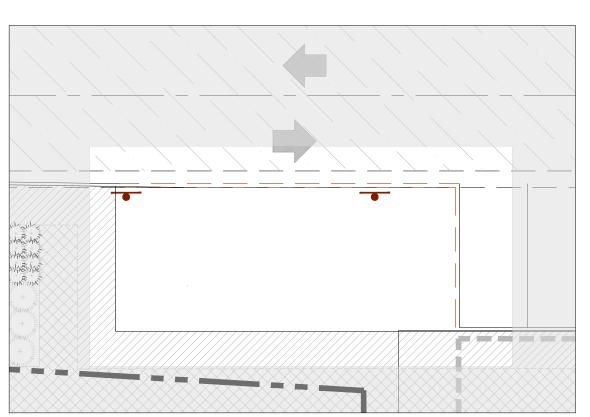
1 PLACE OF WORSHIP

a) 1.0 per 5 persons place of worship capacity

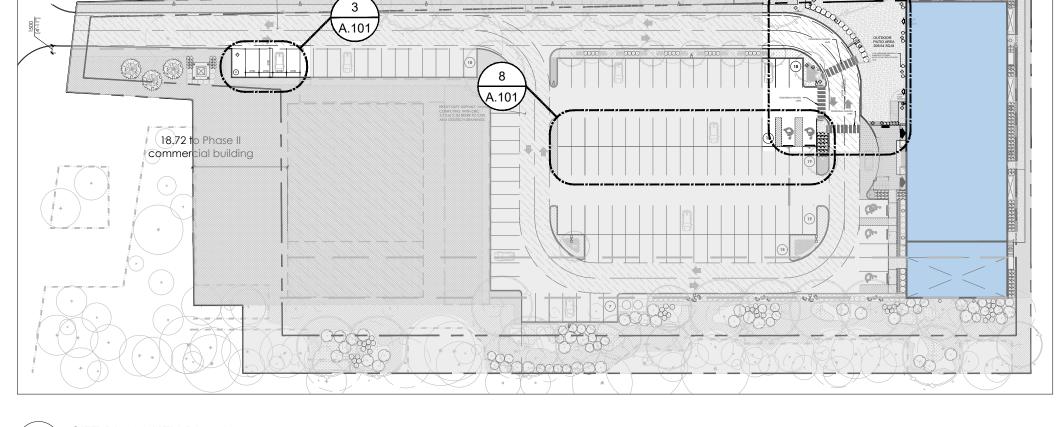
PROPOSED SITE PLAN

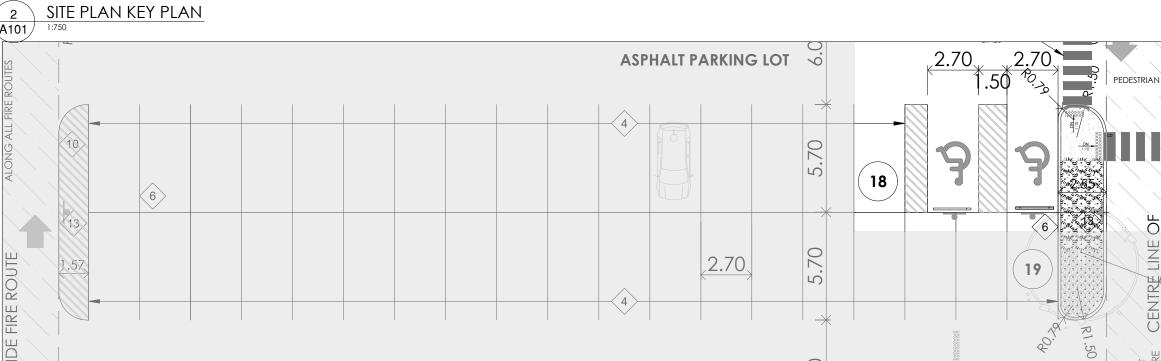


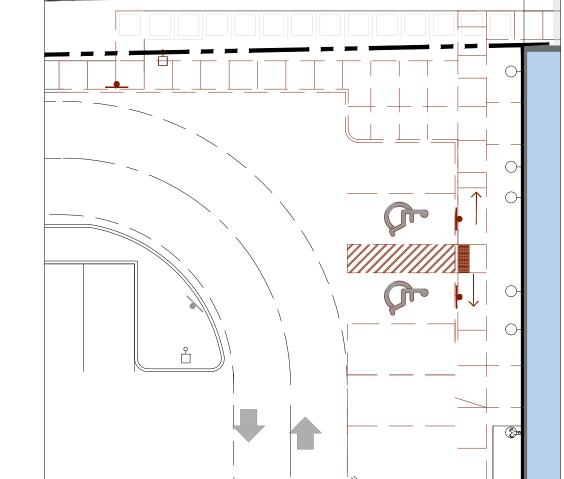
DEMOLITION SITE PLAN

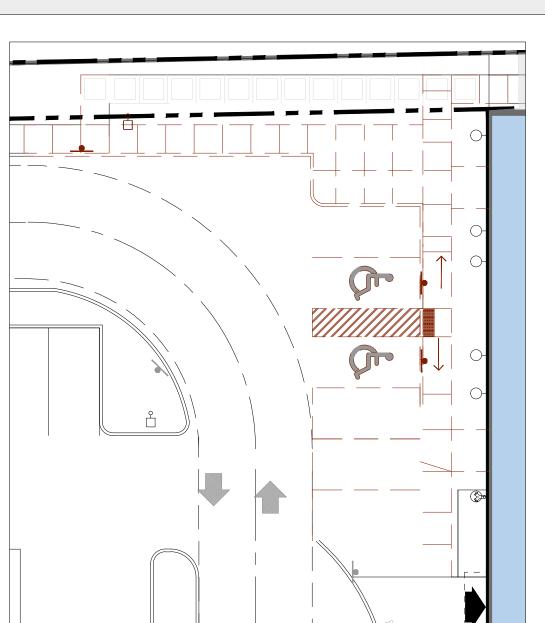


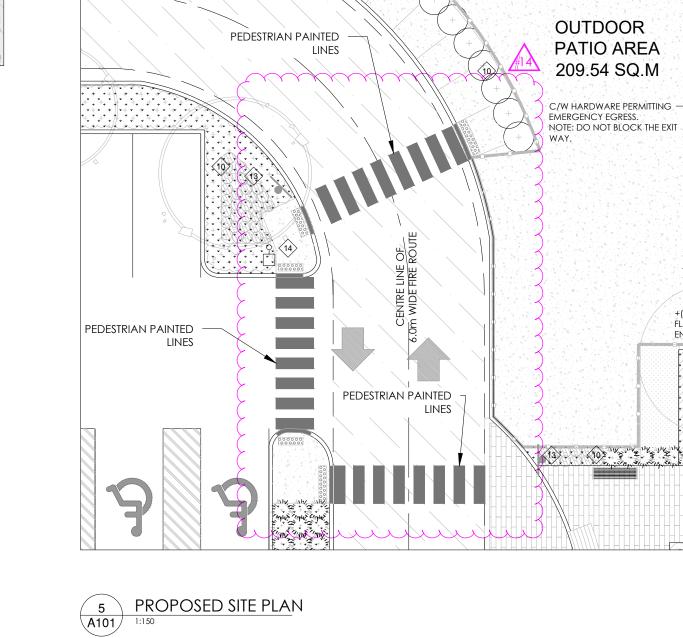
4 DEMOLITION SITE PLAN
1:150







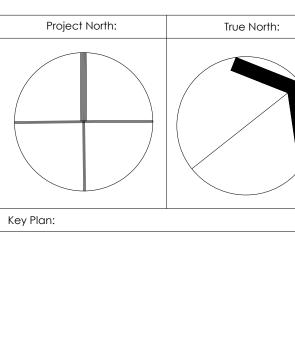




C/W HARDWARE PERMITTING

Note: DO NOT BLOCK THE EXIT WAY.

EMERGENCY EGRESS.



14	25/10/29	Issued for Reply to Comments	E.N
13	23/09/28	Issued for DAY CARE amendment	E.N
12	21/10/28	Issued for patio amendment (exit rev.)	E.N
11	21/07/29	Issued for patio amendment	E.N
10	20/03/10	Issued for IFC	E.N
9	20/02/20	Issued for Building Permit Response	E.N
8	20/01/22	Issued for Pre-IFC	E.N
7	19/12/18	Reissued for Building Permit	E.N
6	19/11/12	Issued for SPA final Submission	E.N
5	19/10/17	Issued for Building Permit	E.A
4	19/09/20	Urban and Forestry comments	E.N
3	19/08/23	Issued for Pricing	E.N
2	19/07/22	Issued for SPA Resubmission	E.N
1	19/03/05	Issued for SPA Submission	E.A
No.	Date:	Issue/Revision	Е

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

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

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

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10/30/2025 Architect's Stamp

ISMAIL OFFICE BUILDING

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

SITE PLAN

esign By:	Drawn By:	Approved By:
E.M.	S.F.	E.M.
cale: VARIES	Date: 21/10/28	Project No.: 18-015

Drawing No:

A101

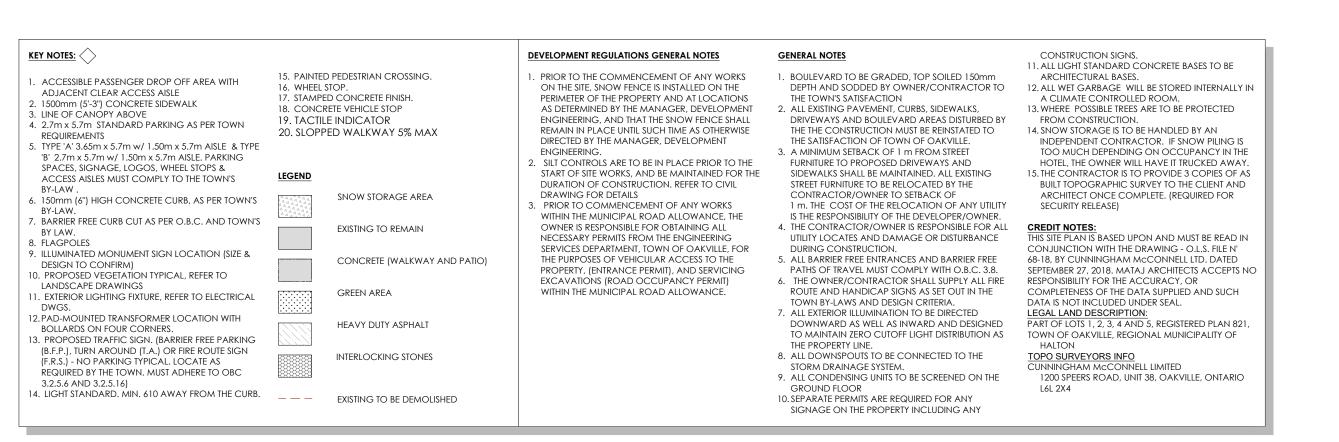
Drawing Series:

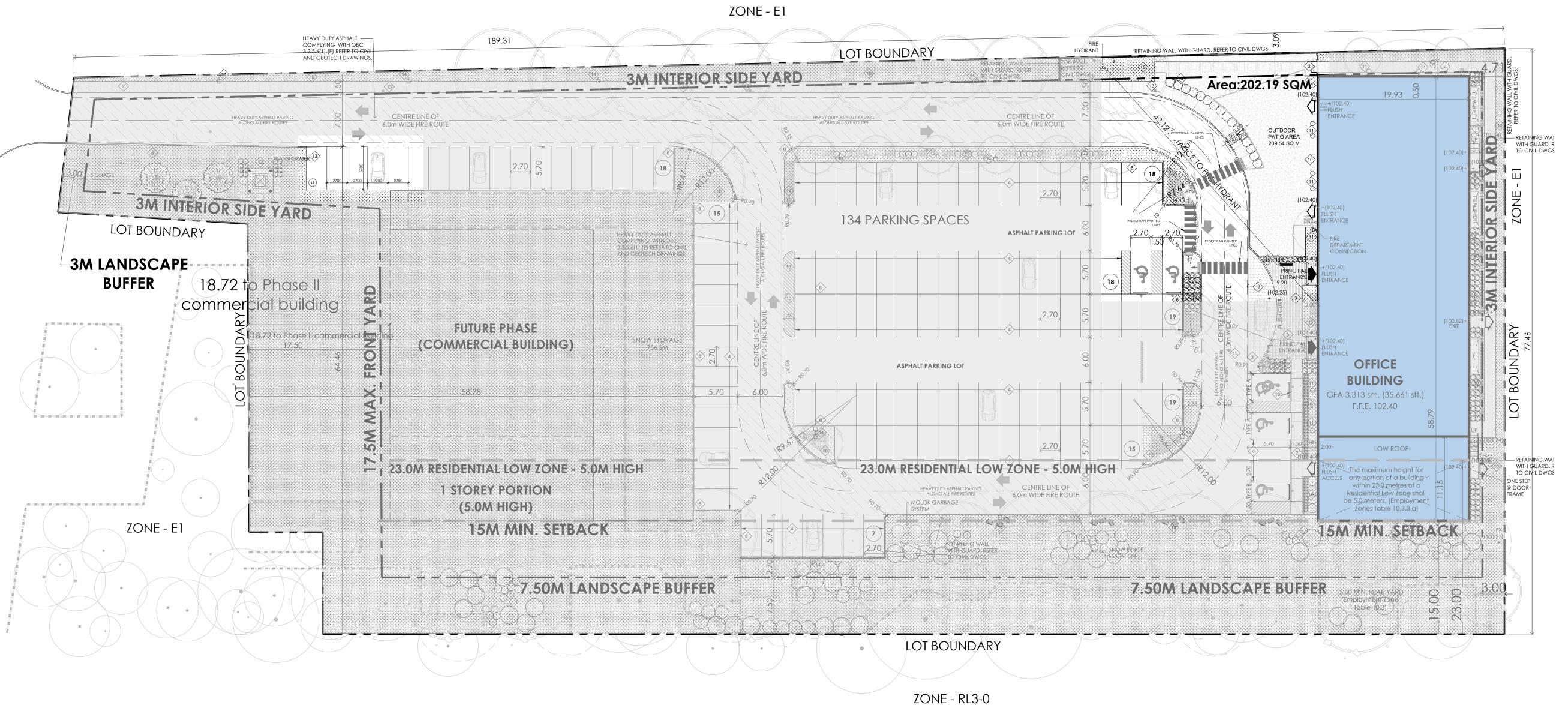


8 PROPOSED SITE PLAN
A101 1:200



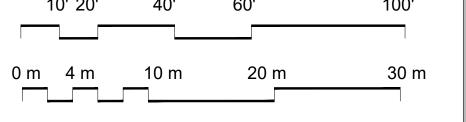






SITE PLAN

* Site plan application 1627.041/01



Project North: True North: Key Plan:

4	25/10/29	Issued for Reply to Comments	E.M.	
3	19/07/22	Issued for Minor Variance	E.M.	
2	19/07/22	Issued for SPA Reubmission	E.M.	
1	19/03/05	Issued for SPA Submission	E.M.	
No.	Date:	Issue/Revision	By:	
Drawing Issues/Revisions:				
Note:				

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USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.





Architect's Stamp

ISMAIL OFFICE BUILDING

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

SITE PLAN- ENLARGED

Design By:	Drawn By:	Approved By:
E.M.	M.R.	E.M.
Scale:	Date:	Project No.

1:600

A102

19/09/13

18-015

Drawing Series: