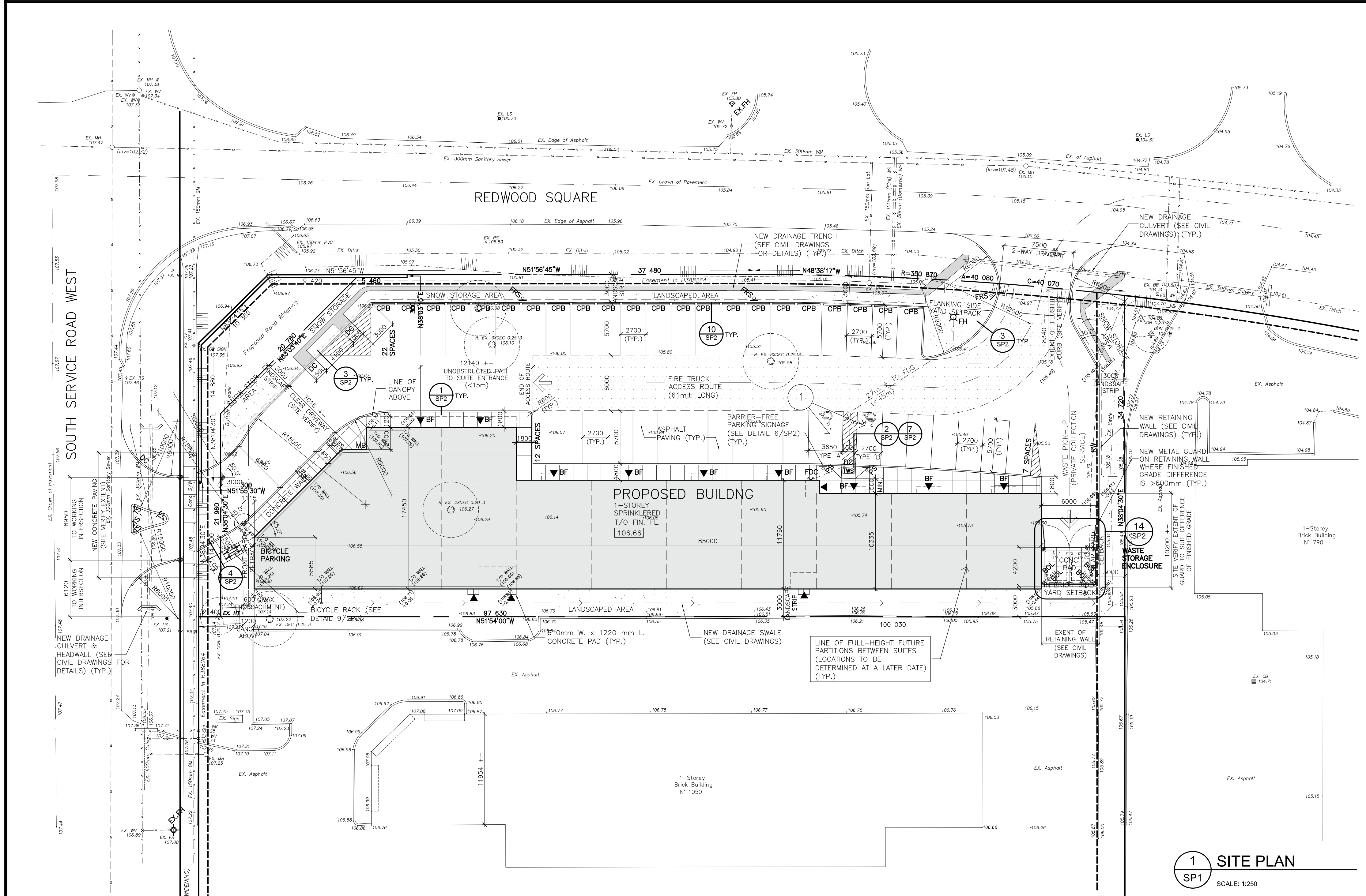
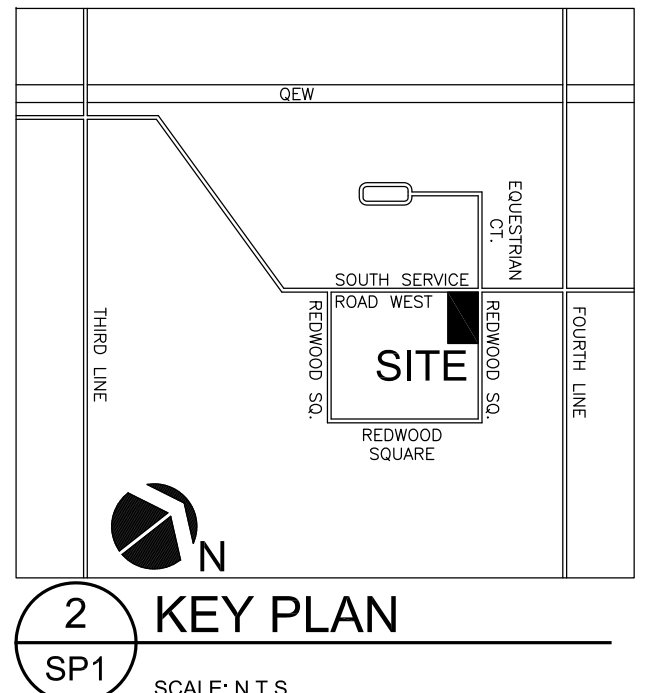


TIME/STAMP: 2021-06-24 3:05:01 PM FILEPATH: O:\2020\20012 -RedwoodSquare-20012.mxd 1044-SSRW-4_Drawing\20012.mxd SP1_Site-Plan.dwg



SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SKETCH OF PART OF BLOCK 2 REGISTERED PLAN 20M-476 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON BY CUNNINGHAM McCONNELL LTD. ONTARIO LAND SURVEYORS APRIL 15, 2020



CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK. ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

BOUNDARY NOTE
ALL BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM THE REGISTRY OFFICE RECORDS AND WAS VERIFIED IN THE FIELD. REFER TO PLAN CML 39-20-2 FOR LEGAL BOUNDARY.

ELEVATION NOTE
ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK 'N'-G52 HAVING AN ELEVATION OF 117.50m (CGVD-1928-1979).

TREE NOTE
ONLY TREES OF A DIAMETER GREATER THAN 0.15 m WERE LOCATED FOR THIS PLAN.

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

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

ABBREVIATIONS

AW	ANCHOR WIRE(S)
BB	BELL BOX
B	LUIS BELL CABLE
CB	CATCH BASIN
CON	CONIFEROUS TREE
DEC	DECIDUOUS TREE
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
HT	HYDRO TRANSFORMER
LS	LIGHT STANDARD
MH	MANHOLE
OW	OVERHEAD WIRE(S)
R	REMOVE
RS	ROAD SIGN
SW	SIDEWALK
UP	UTILITY POLE
WM	WATER MAIN
WV	WATER VALVE (KEY)

SITE PLAN NOTES

ALL ROAD, CURB, AND SIDEWALK CUTS TO BE MADE WITH APPROVAL OF THE GOVERNING AUTHORITY. CONSTRUCT AND MAKE GOOD ALL ROADS, CURBS, AND SIDEWALKS IN ACCORDANCE WITH SPECIFICATIONS OF LOCAL AND GOVERNING AUTHORITIES.

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

BARRIER CURB TO BE CONSTRUCTED TO MUNICIPAL STANDARDS.

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

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

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

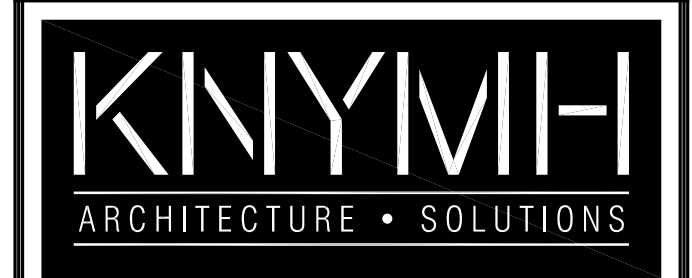
ALL SIGNAGE SHOWN ON DRAWINGS ARE INCLUDED IN THE CONSTRUCTION CONTRACT.

ZONING BY-LAW SUMMARY
THE TOWN OF OAKVILLE ZONING BY-LAW 2014-014

GENERAL INFORMATION	
MUNICIPAL ADDRESS	1044 SOUTH SERVICE ROAD WEST, OAKVILLE, ON
USE	BUSINESS EMPLOYMENT
ZONING	E2-90.3 BUSINESS EMPLOYMENT, SPECIAL PROVISIONS 3)
BUILDING AREA	EXISTING: N/A, PROPOSED: 1,053 m² (11,334 ft²)
TOTAL GROSS FLOOR AREA	EXISTING: 1,053 m² (11,334 ft²), PROPOSED: 1,053 m² (11,334 ft²)
GROUND FL.	N/A
SECOND FL.	N/A
MEZZANINE	N/A
SUB-TOTAL	N/A
TOTAL	1,053 m² (11,334 ft²)

PART 10 - EMPLOYMENT ZONES	
TABLE 10.2 & 10.3	REQUIRED: PER TABLE 10.2, PROVIDED: TO COMPLY WITH TABLE 10.2
PERMITTED USE	MIN. 0.2 Ha, 0.3467 Ha (0.857 Acres)
LOT FRONTAGE	MIN. 30 m, > 30 m
LOT DEPTH	N/A, 97.63 m
MAX. COVERAGE	N/A, 30.4 %
SETBACKS	FRONT YARD: MIN. 3.0 m, 3.0 m; FLANKAGE YARD: MIN. 3.0 m, 3.0 m; SIDE YARD (INT.): MIN. 3.0 m, 3.0 m; REAR YARD: MIN. 3.0 m, 3.0 m
BUILDING HEIGHT	N/A, 7.9 m +-
LANDSCAPED AREA	MIN. 10%, 716 m² (20.6%)

BUILDING PERMIT NUMBER:



KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
F 905.639.6595
F 905.639.0394
www.knymh.com info@knymh.com



PROPOSED OFFICE BUILDING

1044 SOUTH SERVICE ROAD WEST,
OAKVILLE, ON

DRAWING SHEET TITLE:

SITE PLAN

DRAWING SCALE: AS NOTED

PROJECT NUMBER: 20012

DRAWN BY: BC CHECKED BY: BC

DRAWING SHEET NUMBER: SP1

DRAWING VERSION: 1

PLOT DATE: June 24, 2021

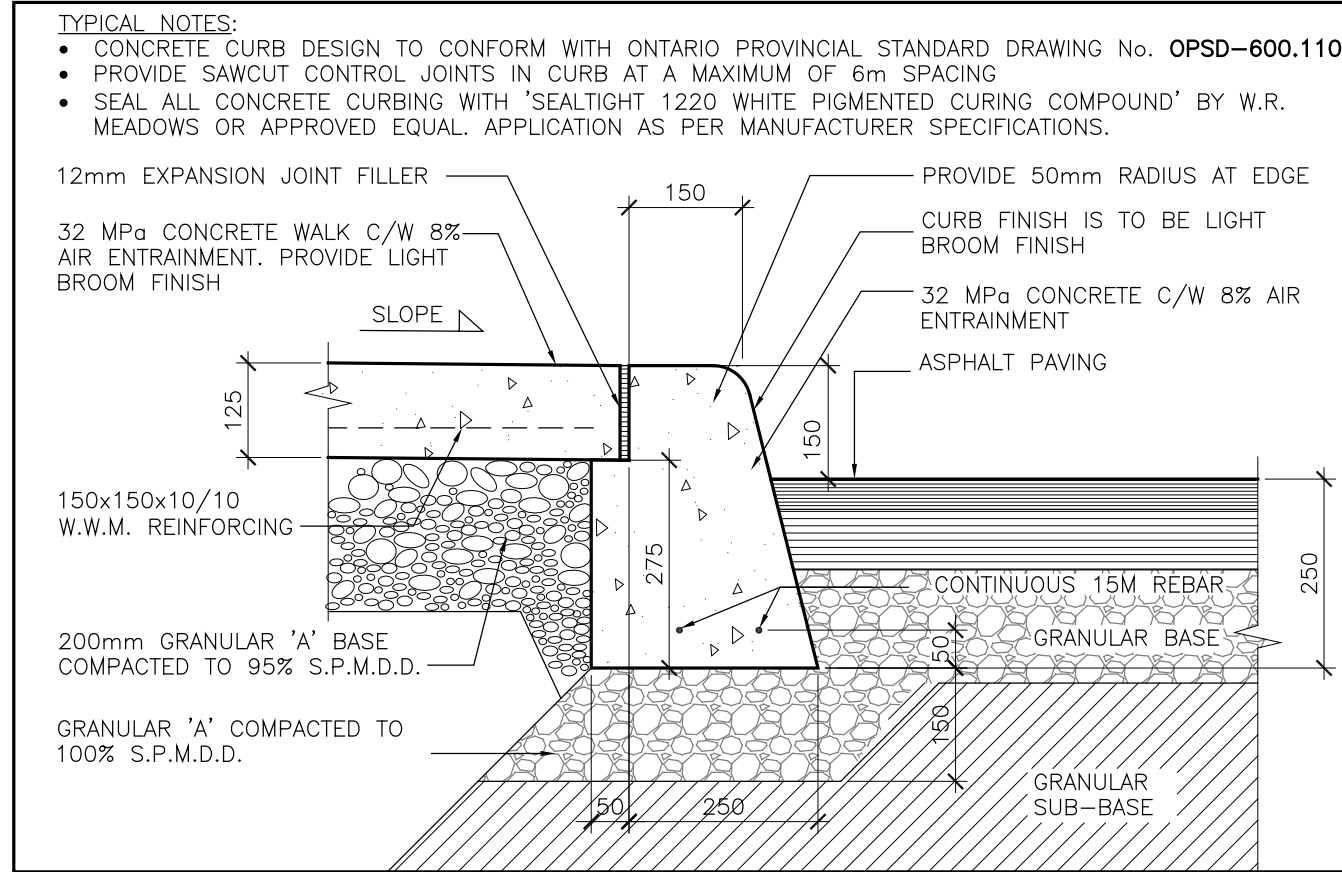
LEGEND

(Symbol)	PROPERTY LINE
(Symbol)	BUILDING SETBACK
(Symbol)	NEW CONCRETE CURB
(Symbol)	PAINTED LINE
(Symbol)	NEW LIGHT DUTY ASPHALT PAVING
(Symbol)	NEW HEAVY DUTY ASPHALT PAVING
(Symbol)	NEW CONCRETE PAVED AREA
(Symbol)	NEW DRAINAGE TRENCH
(Symbol)	NEW SODDED & LANDSCAPED AREA
(Symbol)	EXISTING TREE TO BE REMOVED
(Symbol)	EXISTING GRADE
(Symbol)	BOLLARD
(Symbol)	DEPRESSION CURB / CURB CUT
(Symbol)	RETAINING WALL
(Symbol)	TACTILE WARNING SURFACE
(Symbol)	COMMUNITY MAILBOX
(Symbol)	OVERHEAD DOOR
(Symbol)	MAN DOOR
(Symbol)	BARRIER-FREE ENTRANCE
(Symbol)	FIRE HYDRANT
(Symbol)	LIGHT STANDARD
(Symbol)	FIRE DEPARTMENT CONNECTION
(Symbol)	POLE-MOUNTED PARKING SIGNAGE
(Symbol)	SURFACE-MOUNTED PARKING SIGNAGE
(Symbol)	POLE-MOUNTED TRAFFIC SIGN
(Symbol)	FIRE TRUCK ACCESS ROUTE SIGNAGE ON LIGHT STANDARD
(Symbol)	POLE-MOUNTED FIRE TRUCK ACCESS ROUTE SIGNAGE
(Symbol)	POLE-MOUNTED STOP SIGN
(Symbol)	PRECAST CONCRETE PARKING BLOCK
(Symbol)	WORKING ORIGIN
(Symbol)	BOREHOLE
(Symbol)	BOREHOLE / MONITORING WELL
(Symbol)	TEST PIT

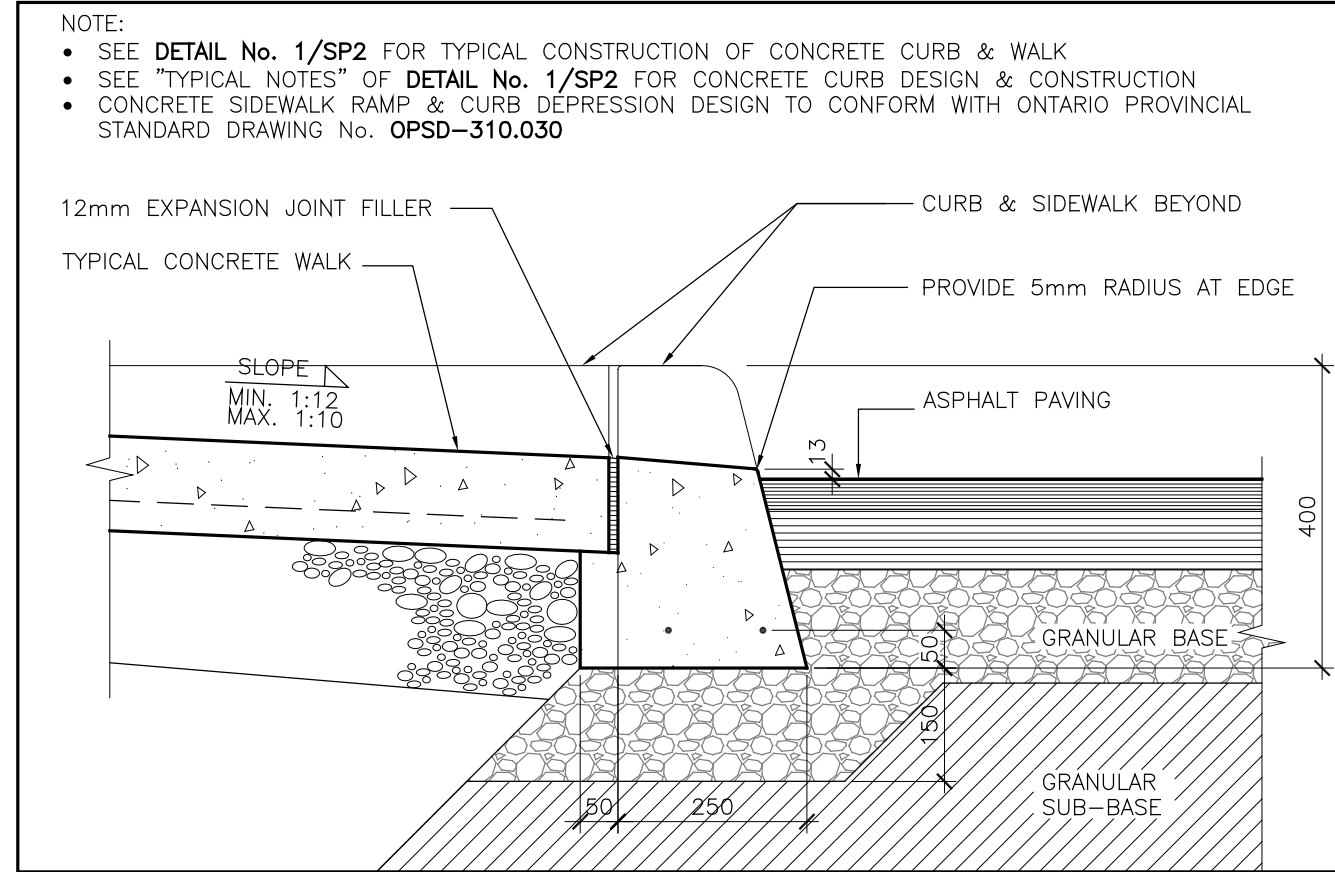
DRAWING NOTES

1. PAINT GROUND SURFACE OF THE ENTIRE TYPE 'A' AND 'B' PARKING SPACES IN BLUE. INTERNATIONAL SYMBOLS OF ACCESS IN MIN. 1200mm W. BY 1500mm L. AND PAINTED IN WHITE. AND DIAGONAL LINES OF ACCESS AISLES IN YELLOW. ALL PAINT SHALL BE SUR-RESISTANT. CONTACT OAKVILLE FACILITY CONSTRUCTION MANAGEMENT (FCM) OR TECH SERVICES FOR PAINT SPECIFICATIONS OR SUPPLIER INFORMATION.

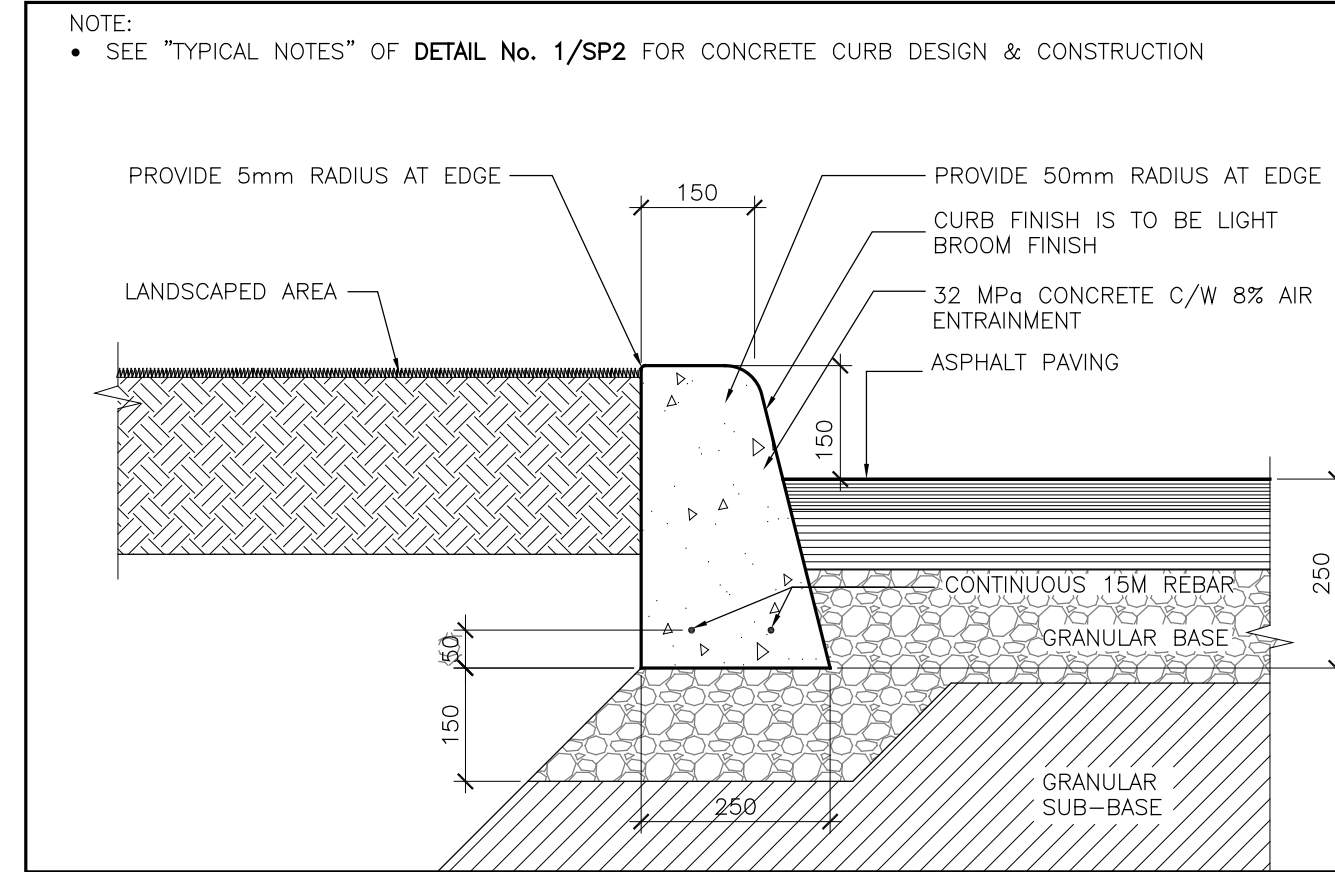
1 SITE PLAN
SCALE: 1:250



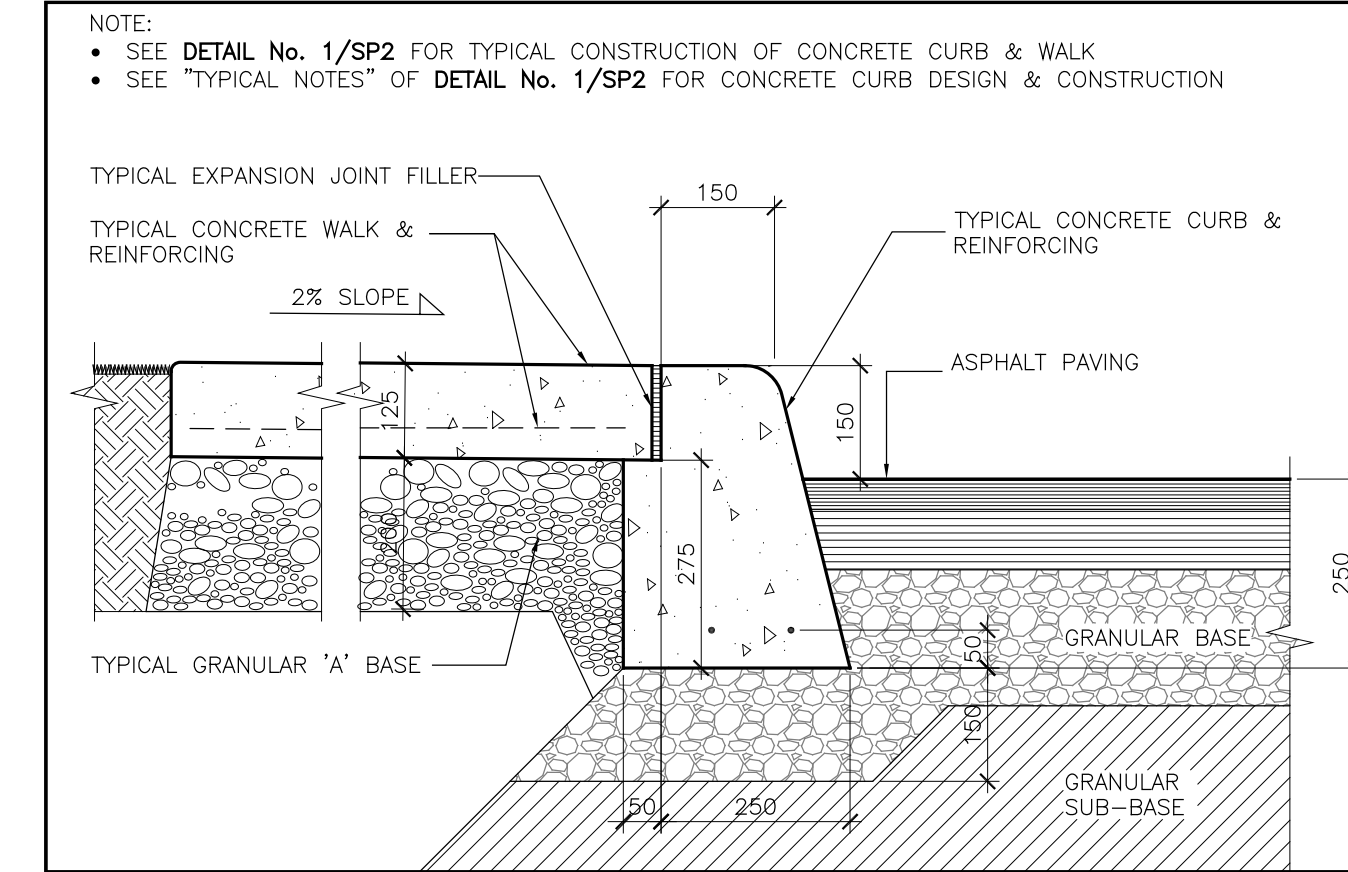
1 SECTION DETAIL
SP2 CONCRETE CURB & CONCRETE WALK AT ASPHALT - TYPICAL
1:10



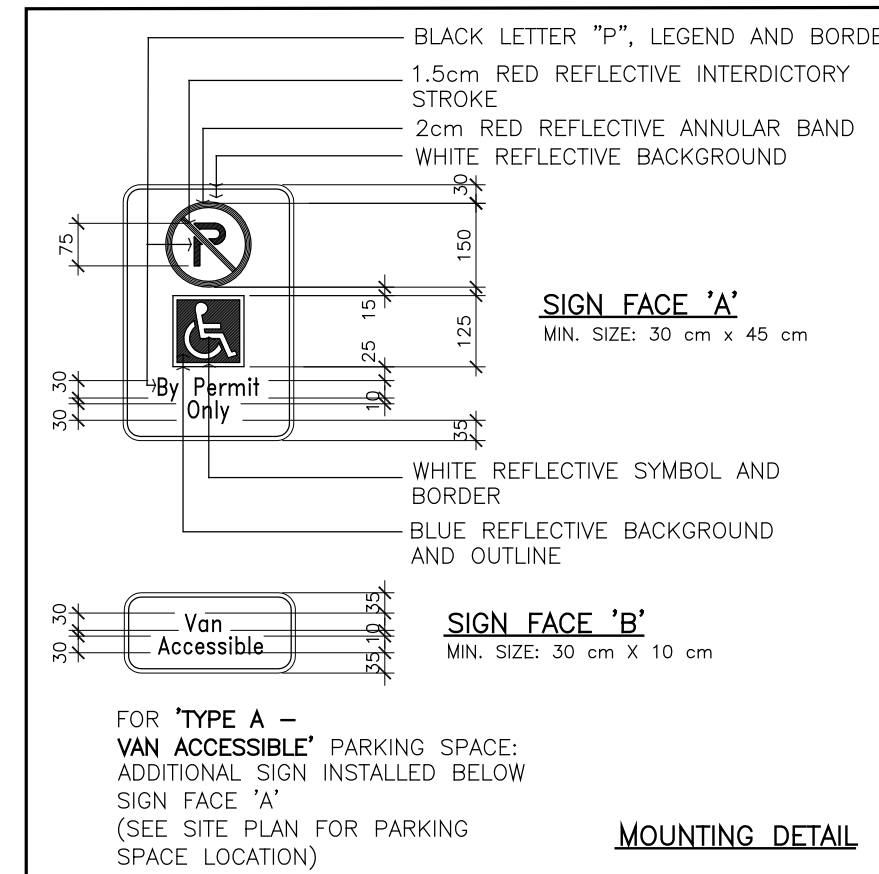
2 SECTION DETAIL
SP2 CONCRETE CURB DEPRESSION & CONCRETE WALK AT ASPHALT - TYPICAL
1:10



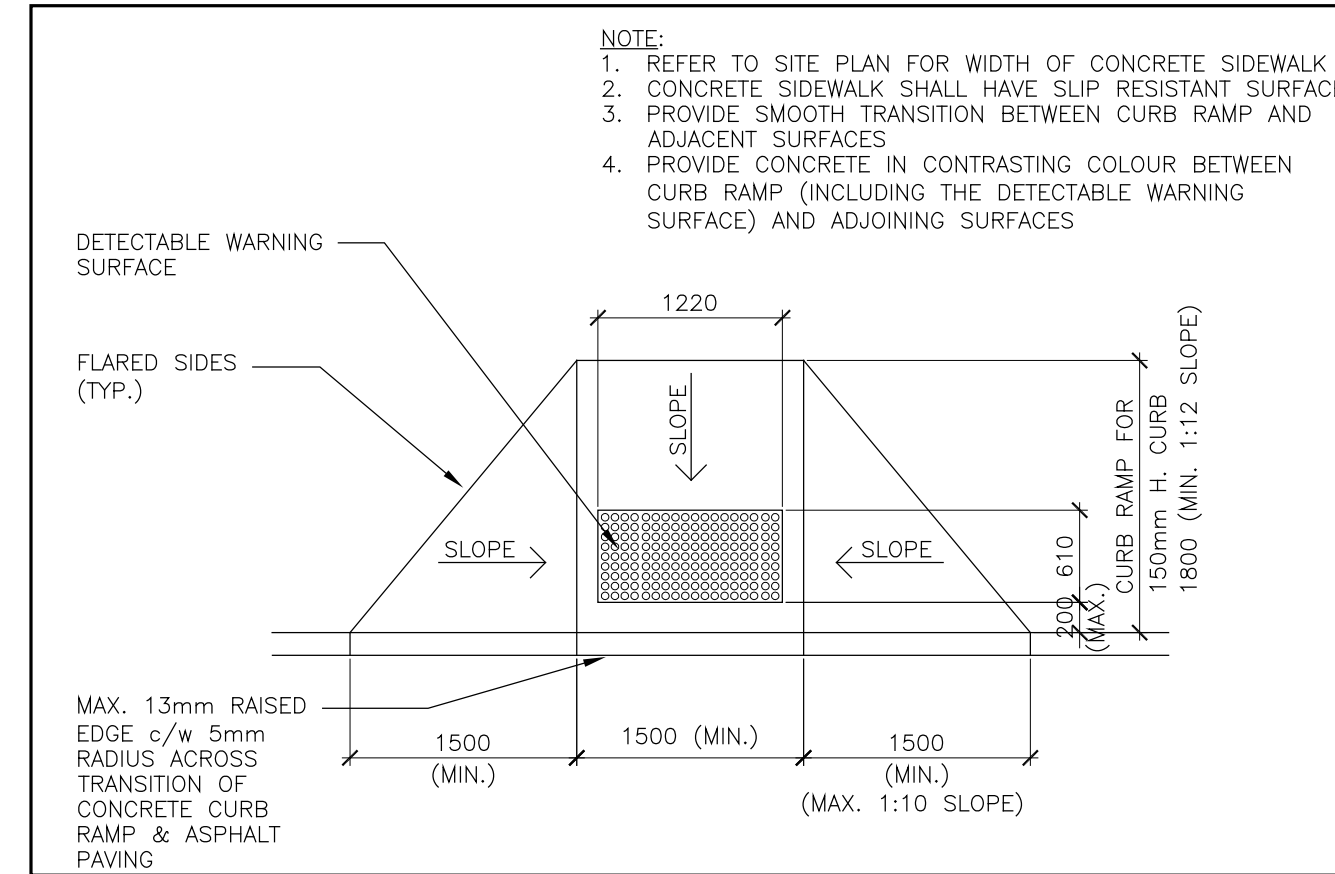
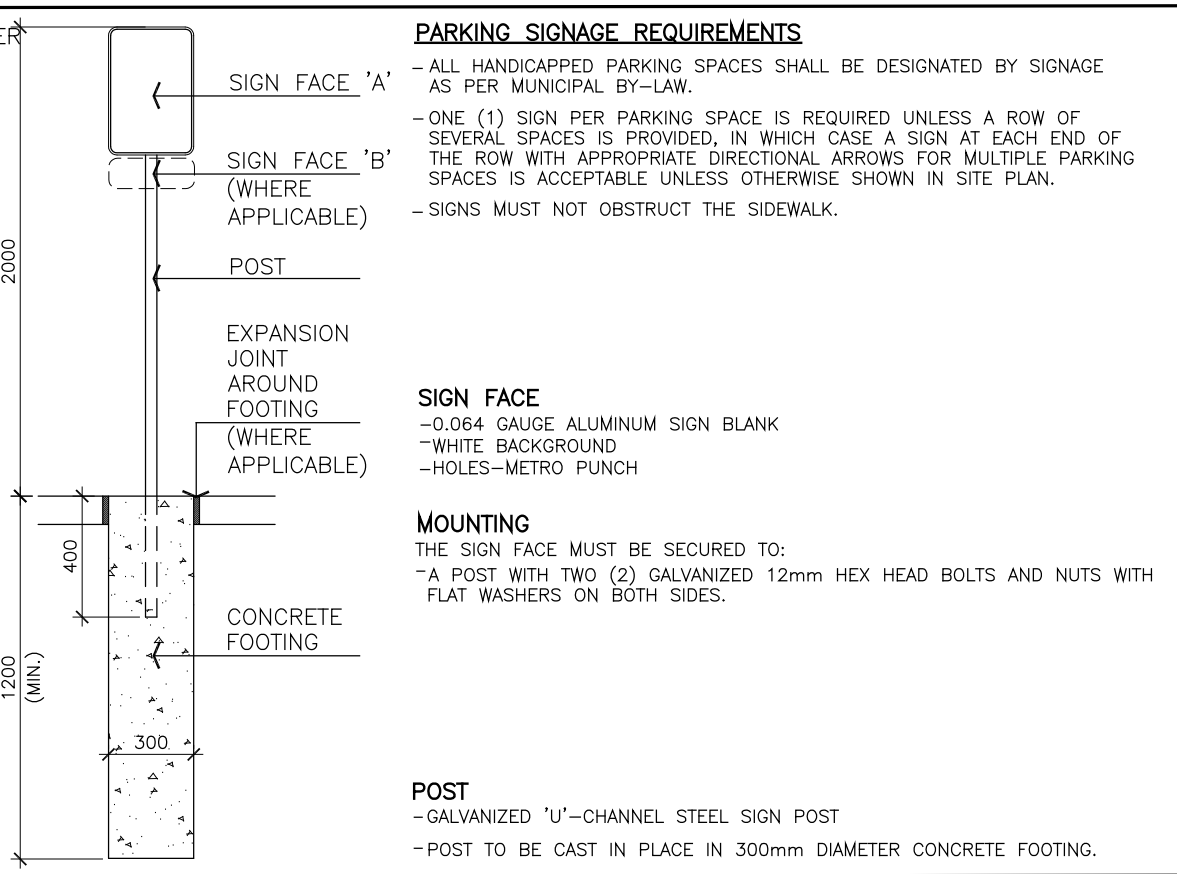
3 SECTION DETAIL
SP2 CONCRETE CURB BETWEEN LANDSCAPED AREA & ASPHALT - TYPICAL
1:10



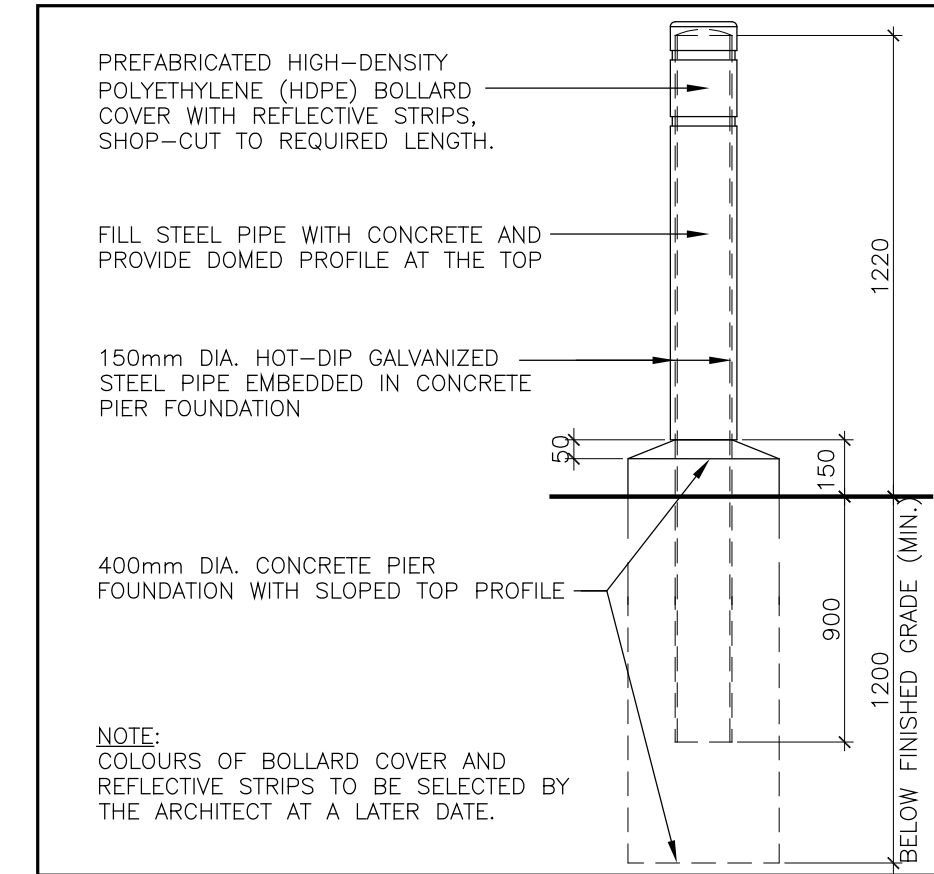
4 SECTION DETAIL
SP2 CONCRETE WALK AT LANDSCAPED AREA & CURBING - TYPICAL
1:10



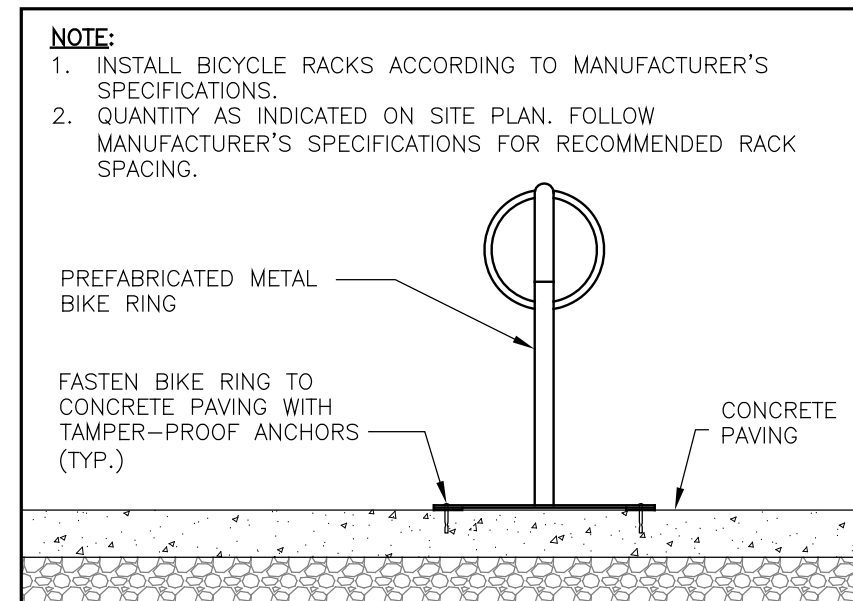
6 DETAILS
SP2 PARKING SIGNAGE - TYPICAL
1:25



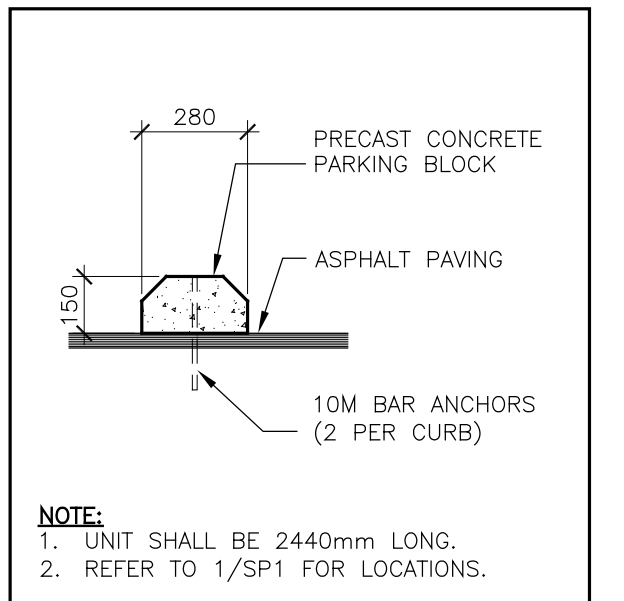
7 PLAN DETAIL
SP2 CONCRETE CURB RAMP - TYPICAL
N.T.S.



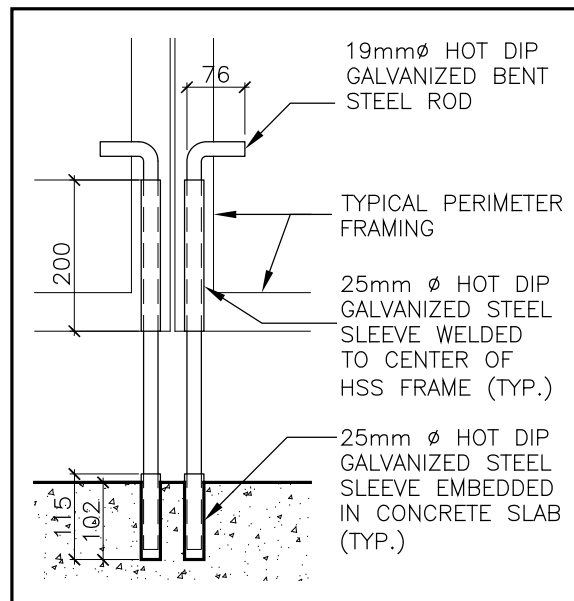
8 DETAIL
SP2 BOLLARD - TYPICAL
1:20



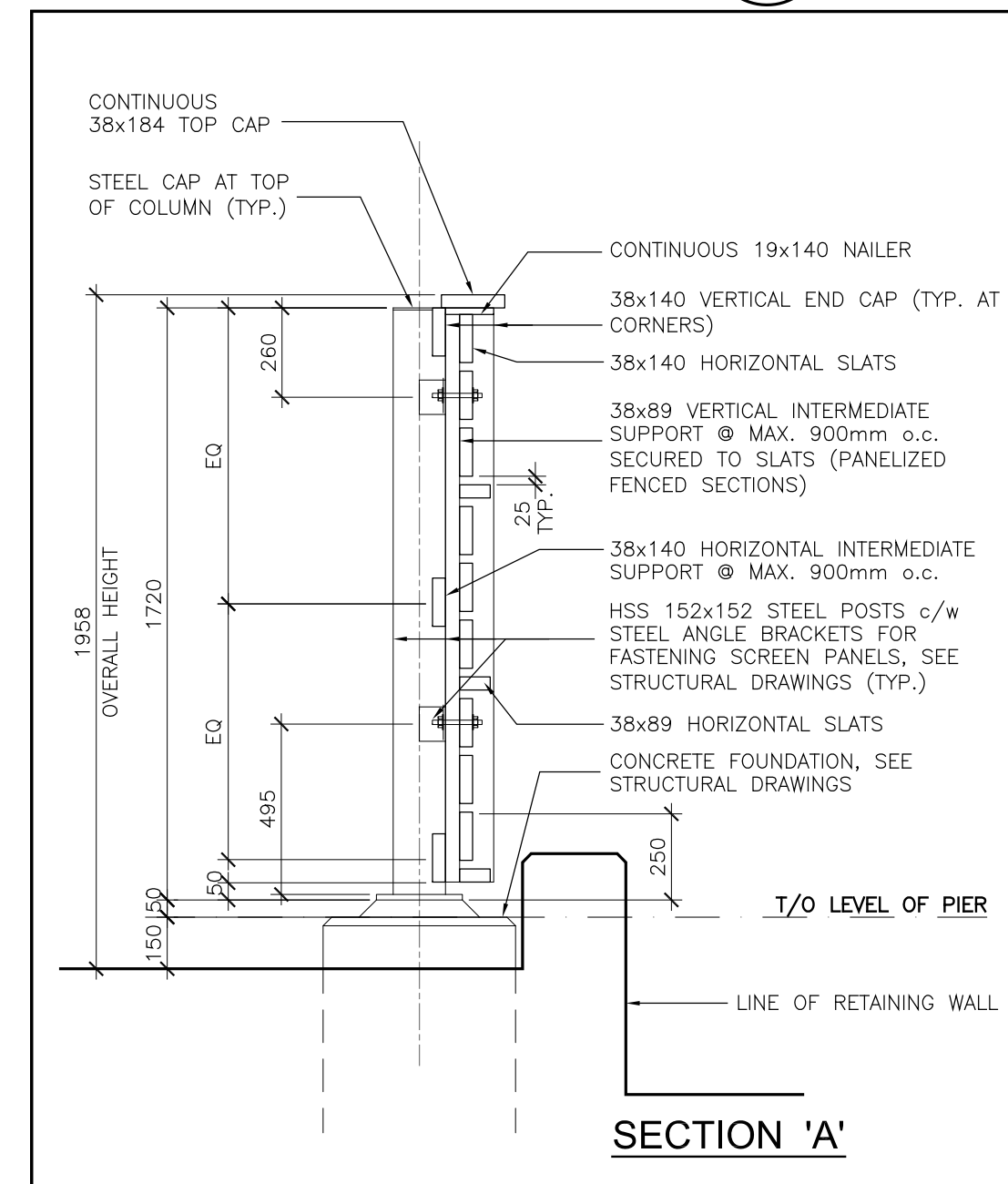
9 ELEVATION DETAIL
SP2 EXTERIOR BICYCLE RACK - TYPICAL
1:20



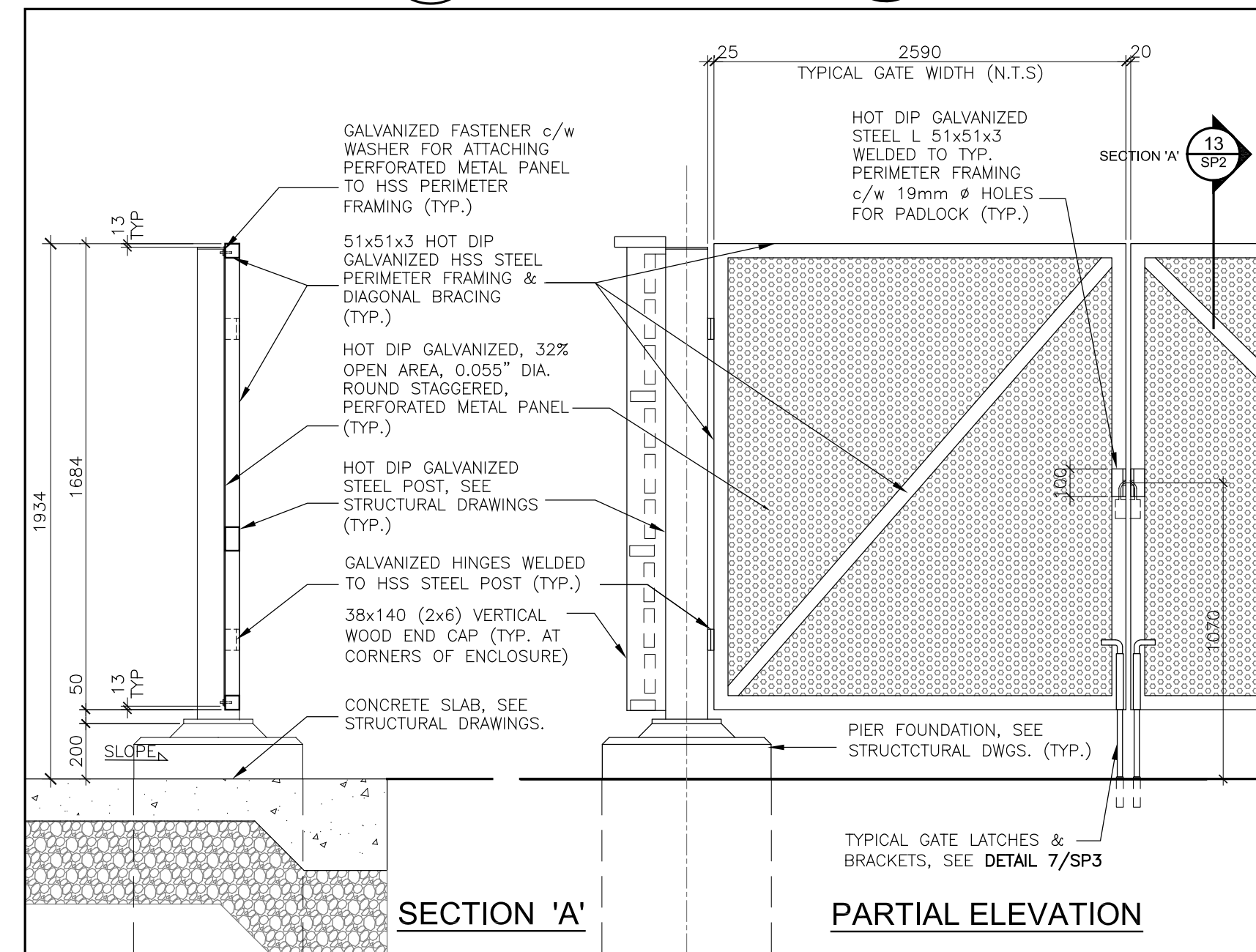
10 SECTION
SP2 PRECAST PARKING BLOCK - TYP.
1:20



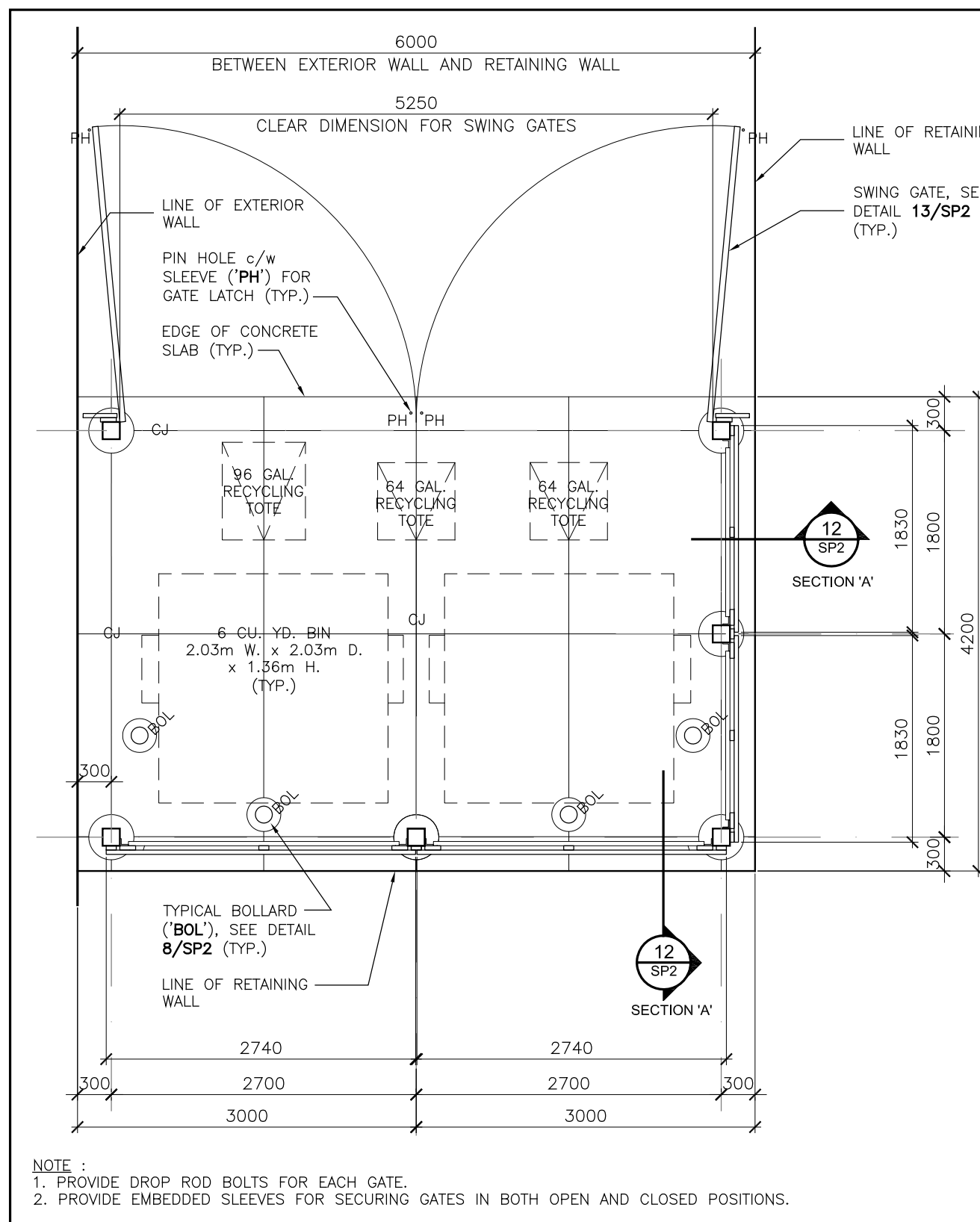
11 DETAIL
SP2 SWING GATE LATCH - TYPICAL
1:20



12 PLAN & SECTION DETAILS
SP2 WASTE STORAGE ENCLOSURE SCREEN - TYPICAL
1:20



13 ELEVATION & SECTION DETAILS
SP2 SWING GATE OF WASTE STORAGE ENCLOSURE - TYPICAL
1:20



14 PLAN DETAIL
SP2 WASTE STORAGE ENCLOSURE
1:50

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KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
SITE PLAN APPLICATION	1	24-06-2021	BC

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY
CLIENTS REVIEW	1	14-05-2021	BC
REVISED WASTE STORAGE ENCLOSURE	2	18-05-2021	BC

BUILDING PERMIT NUMBER:

KNYMH
ARCHITECTURE • SOLUTIONS

KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905.639.6595
F 905.639.0394
www.knymh.com info@knymh.com

PROJECT NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
PRZEMYSŁAW MYSZKOWSKI
LICENCE 7884

PROPOSED OFFICE BUILDING

1044 SOUTH SERVICE ROAD WEST,
OAKVILLE, ON

DRAWING SHEET TITLE:
SITE PLAN DETAILS

DRAWING SCALE: AS NOTED	PROJECT NUMBER: 20012
DRAWN BY: BC	CHECKED BY: BC
DRAWING VERSION:	DRAWING SHEET NUMBER: SP2
PLOT DATE: June 24, 2021	