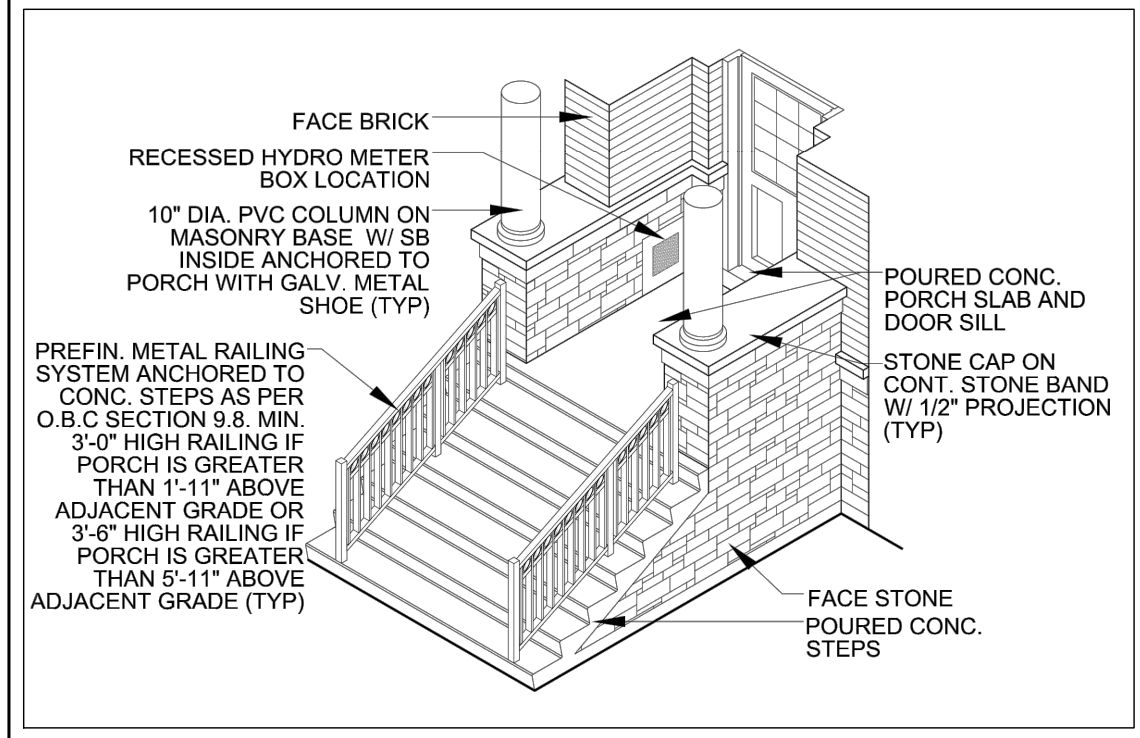
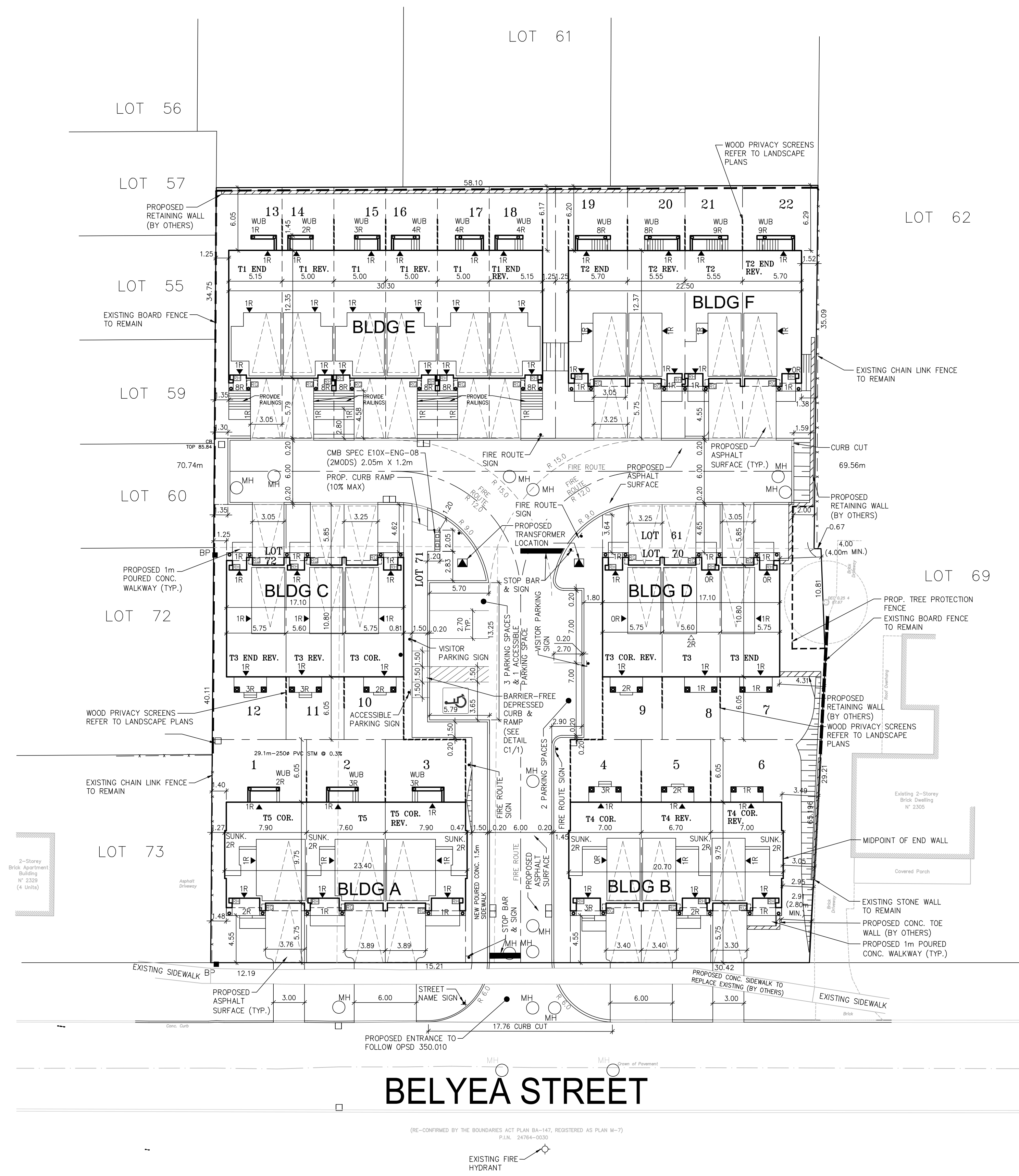


(DIAGRAM 39.G - CURB RAMP AT NARROW SIDEWALK FROM OAKVILLE UNIVERSAL DESIGN STANDARD V2.1)

C1 CURB RAMP DETAIL
1 N.T.S.



P1 PORCH DETAIL
1 N.T.S.



SITE PLAN
SCALE 1:250

GENERAL SITE STATISTICS

SITE AREA: 4371 m² (0.437 ha)
TOTAL UNITS PROPOSED: 22
DENSITY: 50.34 units / ha

MIN. LANDSCAPING COVERAGE:	REQ'D	PROPOSED
MAX. COVERAGE OF DWELLING ON LOT (INCLUDING PORCH)	437.10 m ² (10%)	1468.84 m ² (33%)
	N/A	1550.48

PARKING REQUIREMENTS	REQ'D	PROPOSED
MAX. NUMBER OF UNITS =	22	22
RESIDENT PARKING 2 PER UNIT X 22 =	44	44

VISITOR PARKING 0.25 PER UNIT (INCLUDING DESIGNATED PARKING) 6 6

DESIGNATED PARKING (3 - 25 SPACES = 1) 1 1
(REQ'D BY-LAW 2014-014. BASED ON PROVIDED VISITOR PARKING)

UNIT BREAKDOWN

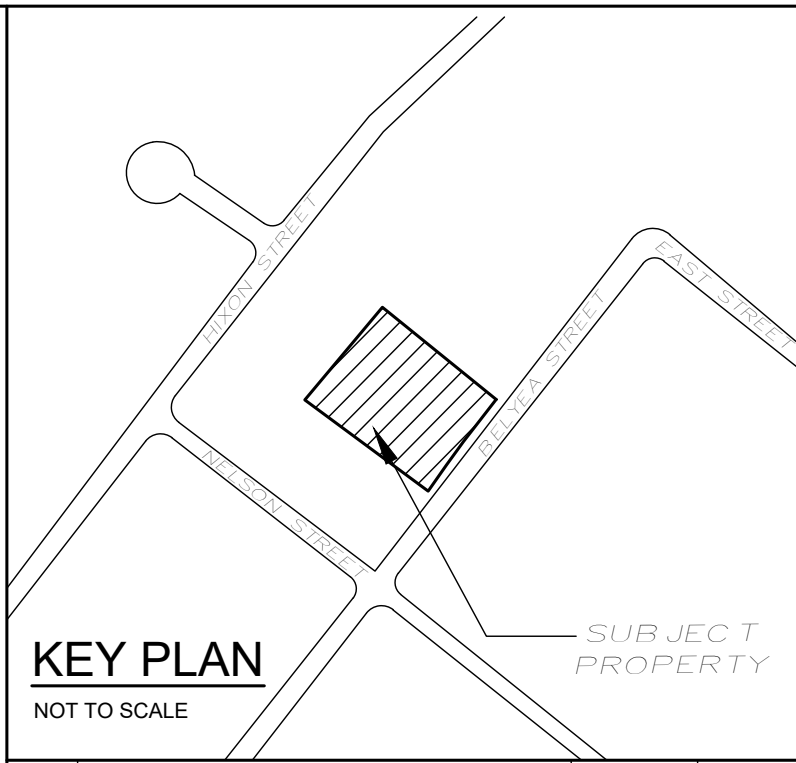
T1	6 UNITS
T2	4 UNITS
T3	6 UNITS
T4	3 UNITS
T5	3 UNITS
TOTAL UNIT COUNT =	22 UNITS

LEGEND

■	AIR CONDITIONING UNIT	▨	EMBANKMENT 3:1 SLOPE MAX
■	RECESSED HYDRO METER	▨	FINISHED FLOOR ELEVATION
■	HYDRO METER	▨	TOP OF FOUNDATION WALL @ GARAGE
■	GAS METER	▨	TOP OF FOUNDATION WALL @ SIDE
■	BELL POLE	▨	BASEMENT FLOOR ELEVATION
■	GAS MARKER	▨	UNDERSIDE OF FOOTING
■	GAS VALVE	▨	UNDERSIDE OF FTG-GARAGE
■	HYDRO POLE	▨	UNDERSIDE OF FTG-SIDE
■	STREET LIGHT	▨	UNDERSIDE OF FTG-REAR
■	TRAFFIC SIGNAL	▨	UNDERSIDE OF FTG-PORCH
■	FIRE HYDRANT	▨	DROP BRICK FACE
■	TRANSFORMER	▨	WALK OUT DECK
■	HANDWELL	▨	WALK OUT BASEMENT
■	SIGN	▨	SEW WALK OUT
■	VALVE CHAMBER	▨	BOTTOM OF WALL
■	WATER SERVICE	▨	TOP OF WALL
■	SPRINKLER VALVE	▨	REVERSE PLANS
■	CATCH BASIN	▨	NUMBER OF RISERS
■	STORM & SANITARY CONNECT	▨	PROPOSED ELEVATION
■	SINGLE STORM & SANITARY	▨	EXISTING ELEVATION TO BE MAINTAINED
■	SWALE DIRECTION	▨	EXISTING ELEVATION
■	ACCESSIBLE PARKING	▨	1.8 m HIGH NOISE FENCE
■	CABLE TV PEDESTAL	▨	WOOD PRIVACY FENCE
■	TELEPHONE PEDISTAL	▨	FERMETER WOOD FENCE
■	SUPER MAIL BOX	▨	DECORATIVE FENCE
■	EXTERIOR DOOR LOCATION	▨	
■	DOOR LOCATION	▨	
■	OPTIONAL DOOR LOCATION	▨	
■	DROPPED GARAGE SLAB	▨	
■	SIDE WINDOW LOCATION	▨	
■	DOWNSPOUT LOCATION	▨	

GENERAL NOTES

1. PRIVACY SCREENING WILL BE INSTALLED FOR THE THIRD STOREY BALCONY ON POTSLS 6 & 7 TO PROVIDE NEIGHBOURING LOT 69 WITH PRIVACY.
2. ALL LIGHTING DEVICES WILL BE FULL CUT OFF AND NIGHT SKY FRIENDLY, AND ARE TO BE MITIGATED AT THE SOURCE SO THAT NO LIGHT (0.0 LUX) WILL BE DIRECTLY PROJECTED ONTO ADJACENT PROPERTIES.
3. SNOW REMOVAL SERVICE WILL BE PROVIDED & ALL SNOW WILL BE TRUCKED & STORED OFF-SITE.



No.	Description	Date	Rev.
11	REISSUED TO CLIENT FOR SPA.	JAN. 28, 2021	CN
10	RELOCATED SIDEWALK & ENTRANCE. REDUCE DRIVEWAY WIDTHS ALONG BELVEA. ADJUSTED PARKING, COMMUNITY MAILBOX, TRANSFORMER & SIGNAGE. REMOVED TACTILE STRIPS. ISSUED TO CLIENT & CONSULTANTS FOR DISCUSSION.	OCT. 6, 2020	CT
9	ISSUED TO CLIENT FOR SPA.	MARCH 27, 2019	CV
8	ADDED PRIVACY FENCES, AND COORDINATED SITE PLAN WITH GRADING PLAN AND SITE SERVING PLAN. ADJUSTED REAR DECK & WALK-UPS LOCATIONS BASED ON UPDATED SITING TEMPLATE. COMPLETED SITE STATISTICS. ISSUED TO CONSULTANTS FOR COORDINATION.	MARCH 25, 2019	CV
7	ISSUED SITE PLAN TO LANDSCAPE ARCHITECT FOR COORDINATION.	JAN. 21, 2019	CV
6	ISSUED SCHEME 4 TO CANADA POST FOR COORDINATION.	JAN. 10, 2019	CV
5	ADDED SMALL SPACE PARKING SIGN TO RENTAL SUITE PARKING SPACE ON UNITS 7 & 15. INCREASED SIDE YARD SETBACK FOR VISITOR'S PARKING. SHIFTED ACCESS ROAD TO INCREASE FRONT YARD DEPTH ON LOTS 16-20. ISSUED SCHEME 3 TO MHC FOR COORDINATION.	NOV. 7, 2017	CV
4	REMOVED ON STREET VISITOR PARKING SPACE. ISSUED SCHEME 3 TO MHC FOR COORDINATION.	OCT. 10, 2017	CV
3	ISSUED PRELIMINARY SITE PLAN SCHEME 3 TO BELVEA DEV. FOR DISCUSSION.	SEPT. 21, 2017	CV
2	ISSUED PRELIMINARY SITE PLAN SCHEME 2 TO BELVEA DEV. FOR DISCUSSION.	AUGUST 24, 2017	CV
1	ISSUED PRELIMINARY SITE PLAN TO BELVEA DEVELOPMENT INC.	AUGUST 23, 2017	CV

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Client: **BELVEA DEVELOPMENT INC.**
Project Name: **3 STOREY CONDOMINIUM & FREEHOLD TOWNHOUSE DEVELOPMENT LOT 70, 72 & PART OF LOT 61 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON**

Sheet Title: **SITE PLAN**

Drawn by: **CV / CN** Checked by: **CN** Date: **AUG 2017**

Scale: **1 : 250** Drawing No. **1 OF 15**

Project No. **2017-32**