

SITE STATISTICS

ITEM	SEE A008	PROVIDED	REQUIRED
ZONING CATEGORY			H29-DUC-1-56
LOT AREA		7,914 m ² (0.7914Ha)	
TOTAL NUMBER OF UNITS	X	163	
GROUND FLOOR AREA	X	1,609 m ²	
TOTAL GROSS FLOOR AREA	X	10,851 m ²	
LOT COVERAGE	X	20.3%	
NUMBER OF STANDARD PARKING SPACES	X	177	177 TOTAL
NUMBER OF ACCESSIBLE PARKING SPACES	X	8	8
NUMBER OF LOADING AREAS	X	1	1
PERCENTAGE OF LOT COVERED BY PARKING, LANES AND ACCESS		8.2%	
TYPICAL PARKING STALL DIMENSIONS		2600mm X 5200mm	2600mm X 5200mm
BARRIER FREE TYPE A PARKING STALL DIMENSIONS		2700mm X 5200mm	2700mm X 5200mm
BARRIER FREE TYPE B PARKING STALL DIMENSIONS		3650mm X 5200mm	3650mm X 5200mm
DIMENSIONS FOR A LOADING AREA		n/a	n/a
PERCENTAGE OF LANDSCAPE AREAS		7.5%	
MAXIMUM BUILDING HEIGHT FOR PRINCIPAL BUILDINGS		7 STOREYS	8 STOREYS
MAXIMUM BUILDING HEIGHT FOR ACCESSORY BUILDINGS		n/a	n/a
TOTAL FLOOR AREA		10,851 m ² (116,802 ft ²)	
FSI		1.4	

SITE PARKING SUMMARY

CATEGORY	PROVIDED SPACES	REQUIRED SPACES
RESIDENT/TENANT PARKING	152	0.932 SPACES/UNIT
VISITOR PARKING	33	0.20 SPACES/UNIT
NON-RES PARKING (CALCULATED @ 90% OF GFA)	n/a	n/a
TOTAL PARKING	185	185
ACCESSIBLE PARKING RESIDENT (INCL. IN PARKING TOTAL)	6	
ACCESSIBLE PARKING VISITOR (INCL. IN PARKING TOTAL)	2	
RESIDENT BICYCLE PARKING	123	123
VISITOR BICYCLE PARKING	41	41

7 STOREY CONDOMINIUM
163 RES. UNITS
 GFA 116,802 s.f. (10,851 s.m.)
 COVERAGE 17,317 s.f. (1,609 s.m.)

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.

ALL DRAWINGS MAY BE TO 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

DRAWING SETS ISSUED

No.	DATE (DD.MM.YY)	BY
1	02.05.23	KNYMH
2	19.05.23	KNYMH
3	18.07.23	KNYMH
4	08.09.23	KNYMH

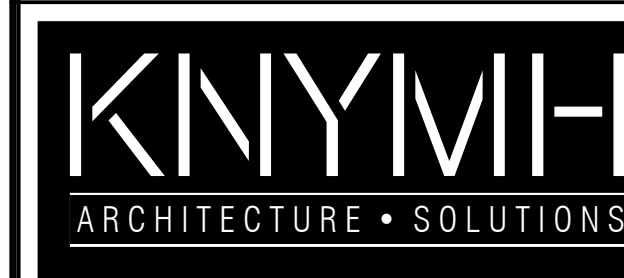
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING

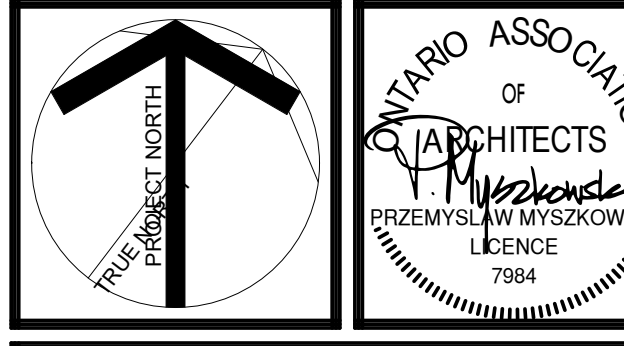
No.	DATE (DD.MM.YY)	BY

NOT FOR CONSTRUCTION

BUILDING PERMIT NUMBER:
 NOT FOR CONSTRUCTION WITHOUT PERMIT



KNYMH INC.
 1006 SKYVIEW DRIVE • SUITE 101
 BURLINGTON, ONTARIO • L7P 0V1
 T 905.639.6595
 F 905.639.0394



CLOCKWORK - Phase 2
 3008 WILLIAM CUTMORE BLVD.
 OAKVILLE, ONTARIO

DRAWING SHEET TITLE:
SITE PLAN

DRAWING SCALE: As indicated

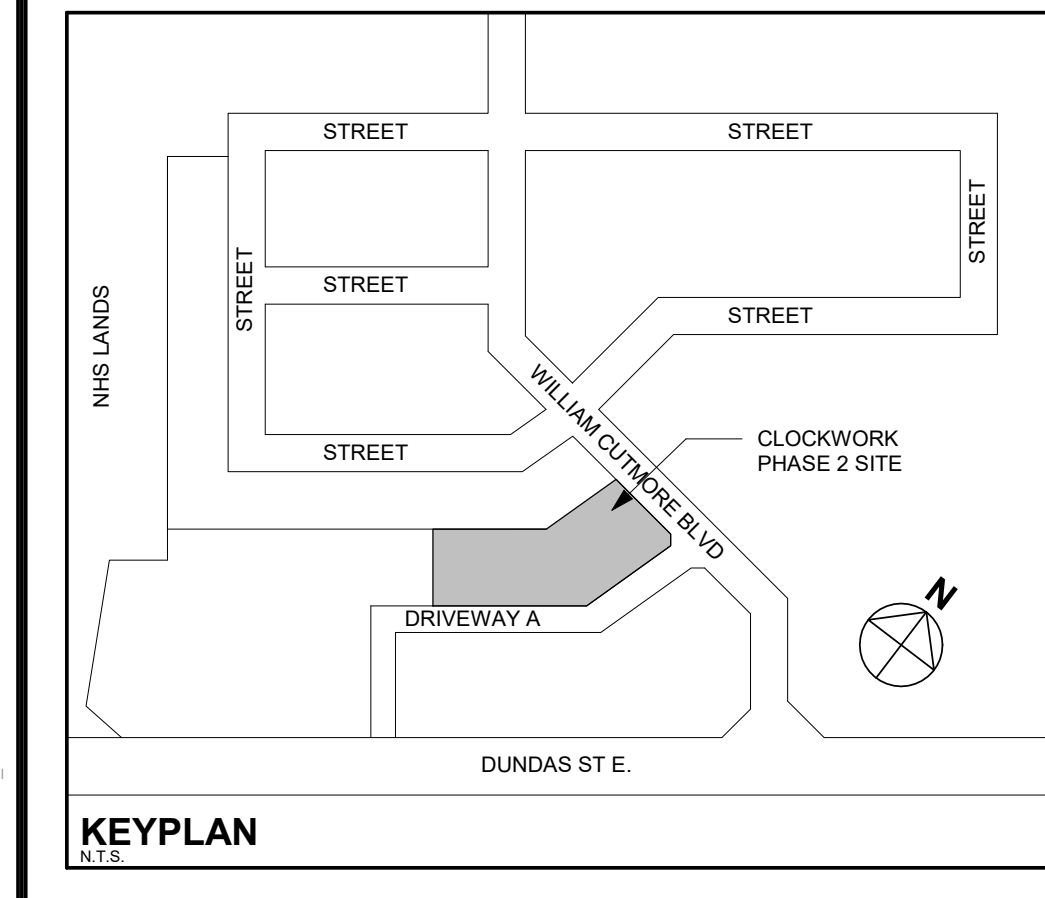
PROJECT NUMBER:
22404

DRAWN BY: Author
 CHECKED BY: Checker

DRAWING SHEET NUMBER:
A001

PLOT DATE:
 2023-08-24

1 SITE PLAN
 A001 1:200



GENERAL NOTES

- DESIGN PROPOSED/SHOWN IS PREPARED IN METRIC UNITS. ALL IMPERIAL DIMENSIONS/MEASUREMENTS SHOWN ARE APPROXIMATE FROM METRIC.
- TYPICAL OUTSIDE CURB RADIUS 500mm UNLESS OTHERWISE DIMENSIONED.
- SNOW MANAGEMENT
 - THE PROPERTY MANAGER IS REQUIRED TO REMOVE SNOW OFF SITE AND MAINTAIN REQUIRED PARKING UNENCUMBERED BY SNOW DURING MAJOR SNOW EVENTS. SNOW WILL BE REMOVED FROM SITE BY PRIVATE COMPANY.
 - THE PROPERTY MANAGER IS REQUIRED TO REMOVE SNOW AND ICE FROM ALL EXIT PATHS AND STAIRS.
 - SNOW WILL BE REMOVED FROM SITE BY PRIVATE COMPANY.
- PARKING
 - STALL DELINEATION TO BE 100MM WIDE WHITE OR YELLOW PAINT MARKINGS EXCEPT AS INDICATED BY ICON PER LEGEND AS TENANT SPACE.
 - VISITOR SPACES TO BE IDENTIFIED WITH PAINTED V.
 - RESIDENTIAL PARKING TO BE MARKED WITH PAINTED NUMBERS.
 - ALL SURFACE PARKING SPACES INCLUDING ACCESSIBLE PARKING SPACES ARE FOR VISITOR USE EXCEPT AS INDICATED BY ICON PER LEGEND AS TENANT SPACE.
 - LOCATION OF GUARDS PROTECTING OPENINGS TO ACCESS UNDERGROUND PARKADE ARE IDENTIFIED ON PLAN - DETAIL AND CONSTRUCTION OF GUARD TO BE PART OF FUTURE COMPLETE ARCHITECTURAL DRAWINGS & ENGINEERED SHOP DRAWINGS BY SYSTEM MANUFACTURER ISSUED FOR CONSTRUCTION.

TYPES OF AREA

Level	TOTAL CONST. AREA		GROSS FLOOR AREA		RESIDENTIAL SUITES AREA		RES. COMMON AREA		RES. AMENITY AREA	
	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF
UNDERGROUND LEVEL 2	3,894 m ²	41,918 ft ²								
UNDERGROUND LEVEL 1	3,894 m ²	41,918 ft ²								
1st FLOOR	3,716 m ²	40,001 ft ²	1,609 m ²	17,317 ft ²	1,032 m ²	11,104 ft ²	376 m ²	4,047 ft ²	201 m ²	2,166 ft ²
2nd FLOOR	1,737 m ²	18,702 ft ²	1,544 m ²	16,615 ft ²	1,351 m ²	14,544 ft ²	192 m ²	2,071 ft ²		
3rd FLOOR	1,676 m ²	18,042 ft ²	1,540 m ²	16,574 ft ²	1,348 m ²	14,507 ft ²	192 m ²	2,066 ft ²		
4th FLOOR	1,676 m ²	18,039 ft ²	1,539 m ²	16,570 ft ²	1,347 m ²	14,504 ft ²	192 m ²	2,066 ft ²		
5th FLOOR	1,677 m ²	18,055 ft ²	1,541 m ²	16,586 ft ²	1,348 m ²	14,515 ft ²	192 m ²	2,071 ft ²		
6th FLOOR	1,676 m ²	18,039 ft ²	1,539 m ²	16,570 ft ²	1,347 m ²	14,504 ft ²	192 m ²	2,066 ft ²		
7th FLOOR	1,676 m ²	18,039 ft ²	1,539 m ²	16,570 ft ²	1,347 m ²	14,504 ft ²	192 m ²	2,066 ft ²		
ROOF	1,608 m ²	17,303 ft ²								
MECHANICAL ROOF	344 m ²	3,701 ft ²								
TOTAL	23,575 m ²	253,754 ft ²	10,851 m ²	116,802 ft ²	9,121 m ²	98,181 ft ²	1,529 m ²	16,455 ft ²	201 m ²	2,166 ft ²

OVERALL SUITE MIX

Level	UNITS						Count
	1 B	1 B+D	1 B+D - BF	2 B	2 B - BF	3 B	
1st FLOOR	6	6	3	3	0	0	19
2nd FLOOR	8	6	3	4	1	1	24
3rd FLOOR	8	6	3	4	1	1	24
4th FLOOR	8	6	3	4	1	1	24
5th FLOOR	8	6	3	4	1	1	24
6th FLOOR	8	6	3	4	1	1	24
7th FLOOR	8	6	3	4	1	1	24
Total: 163	54	42	21	27	6	7	163
PERCENTAGE	33.13%	25.77%	12.88%	16.56%	3.68%	4.29%	100.00%
	58.90%	12.88%		20.25%	3.68%	4.29%	100.00%
	71.78%			23.93%			100.00%

SUITE BREAKDOWN - AVERAGE AREA

Name	SUITE PROPERTIES	Count	AVERAGE AREA SM	AVERAGE AREA SF
SUITE C3A1	1 BEDROOM	1	44 m ²	473 ft ²
SUITE C3A2	2 BEDROOM	6	65 m ²	704 ft ²
SUITE C3A3	3 BEDROOM	7	82 m ²	887 ft ²
SUITE C3B1	1 BEDROOM	41	45 m ²	485 ft ²
SUITE C3B2	2 BEDROOM	1	69 m ²	737 ft ²
SUITE C3C2	2 BEDROOM	13	68 m ²	730 ft ²
SUITE C3D1	1 BEDROOM	6	49 m ²	529 ft ²
SUITE C3E2	2 BEDROOM	7	71 m ²	765 ft ²
SUITE C3F1	1 BEDROOM + DEN	14	51 m ²	553 ft ²
SUITE C3G2	2 BEDROOM + DEN	6	71 m ²	768 ft ²
SUITE C3H1	1 BEDROOM + DEN	21	51 m ²	552 ft ²
SUITE C3I2	2 BEDROOM	6	73 m ²	784 ft ²
SUITE C3J1	1 BEDROOM + DEN	1	53 m ²	566 ft ²
SUITE C3K1	1 BEDROOM + DEN	14	53 m ²	574 ft ²
SUITE C3M1	1 BEDROOM	6	53 m ²	571 ft ²
SUITE C3N1	1 BEDROOM + DEN	1	54 m ²	579 ft ²
SUITE C3O1	1 BEDROOM + DEN	6	57 m ²	615 ft ²
SUITE C3Q1	1 BEDROOM + DEN	6	57 m ²	616 ft ²
AVERAGE AREAS BY PRODUCT TYPE		54	46 m ²	499 ft ²
1 BEDROOM + DEN		63	53 m ²	570 ft ²
2 BEDROOM		33	69 m ²	742 ft ²
2 BEDROOM + DEN		6	71 m ²	768 ft ²
3 BEDROOM		7	82 m ²	887 ft ²
AVERAGE AREA		163	56 m ²	602 ft ²

AREA SCHEDULE

AREA TYPE	AREA	
	SM	SF
1st FLOOR		
Residential Common Area	201 m ²	2,166 ft ²
Residential Common Area	376 m ²	4,047 ft ²
Residential Suites	1,032 m ²	11,104 ft ²
	1,609 m ²	17,317 ft ²
2nd FLOOR		
Residential Common Area	192 m ²	2,071 ft ²
Residential Suites	1,351 m ²	14,544 ft ²
	1,544 m ²	16,615 ft ²
3rd FLOOR		
Residential Common Area	192 m ²	2,066 ft ²
Residential Suites	1,348 m ²	14,507 ft ²
	1,540 m ²	16,574 ft ²
4th FLOOR		
Residential Common Area	192 m ²	2,066 ft ²
Residential Suites	1,347 m ²	14,504 ft ²
	1,539 m ²	16,570 ft ²
5th FLOOR		
Residential Common Area	192 m ²	2,071 ft ²
Residential Suites	1,348 m ²	14,515 ft ²
	1,541 m ²	16,586 ft ²
6th FLOOR		
Residential Common Area	192 m ²	2,066 ft ²
Residential Suites	1,347 m ²	14,504 ft ²
	1,539 m ²	16,570 ft ²
7th FLOOR		
Residential Common Area	192 m ²	2,066 ft ²
Residential Suites	1,347 m ²	14,504 ft ²
	1,539 m ²	16,570 ft ²
Total	10,851 m ²	116,802 ft ²

SUITE BREAKDOWN

Suite Name	Unit Name	Description	# of		INDIVIDUAL SUITE AREAS				
			Bedrooms	Dens	MINIMUM		MAXIMUM		
			Count	Count	SM	SF	SM	SF	
SUITE C3A1	C3A1	1 BEDROOM	1	0	1	44 m ²	473 ft ²	44 m ²	473 ft ²
SUITE C3A2	C3A2	2 BEDROOM	2	0	5	65 m ²	704 ft ²	65 m ²	704 ft ²
SUITE C3A2	C3A2	2 BEDROOM	2	0	1	65 m ²	704 ft ²	65 m ²	704 ft ²
SUITE C3A3	C3A3	3 BEDROOM	3	0	2	81 m ²	878 ft ²	83 m ²	889 ft ²
SUITE C3A3	C3A3	3 BEDROOM	3	0	5	82 m ²	885 ft ²	83 m ²	889 ft ²
SUITE C3B1	C3B1	1 BEDROOM	1	0	11	45 m ²	483 ft ²	47 m ²	508 ft ²
SUITE C3B1	C3C1	1 BEDROOM	1	0	30	45 m ²	483 ft ²	45 m ²	487 ft ²
SUITE C3B2	C3B2	2 BEDROOM	2	0	1	69 m ²	737 ft ²	69 m ²	737 ft ²
SUITE C3C2	C3C2	2 BEDROOM	2	0	3	67 m ²	725 ft ²	68 m ²	732 ft ²
SUITE C3C2	C3D2	2 BEDROOM	2	0	10	67 m ²	725 ft ²	68 m ²	732 ft ²
SUITE C3D1	C3D1	1 BEDROOM	1	0	5	49 m ²	529 ft ²	49 m ²	529 ft ²
SUITE C3D1	C3E1	1 BEDROOM	1	0	1	49 m ²	529 ft ²	49 m ²	529 ft ²
SUITE C3E2	C3E2	2 BEDROOM	2	0	2	69 m ²	743 ft ²	71 m ²	769 ft ²
SUITE C3E2	C3F2	2 BEDROOM	2	0	5	71 m ²	764 ft ²	71 m ²	769 ft ²
SUITE C3F1	C3F1	1 BEDROOM + DEN	1	1	4	51 m ²	545 ft ²	52 m ²	556 ft ²
SUITE C3G1	C3G1	1 BEDROOM + DEN	1	1	10	51 m ²	550 ft ²	52 m ²	556 ft ²
SUITE C3G2	C3G2	2 BEDROOM + DEN	2	1	5	71 m ²	764 ft ²	72 m ²	778 ft ²
SUITE C3H2	C3H2	2 BEDROOM + DEN	2	1	1	71 m ²	764 ft ²	71 m ²	764 ft ²
SUITE C3H1	C3H1	1 BEDROOM + DEN	1	1	6	51 m ²	546 ft ²	52 m ²	556 ft ²
SUITE C3H1	C3I1	1 BEDROOM + DEN	1	1	15	51 m ²	546 ft ²	52 m ²	556 ft ²
SUITE C3I2	C3I2	2 BEDROOM	2	0	5	73 m ²	782 ft ²	73 m ²	788 ft ²
SUITE C3J1	C3J1	2 BEDROOM	2	0</					