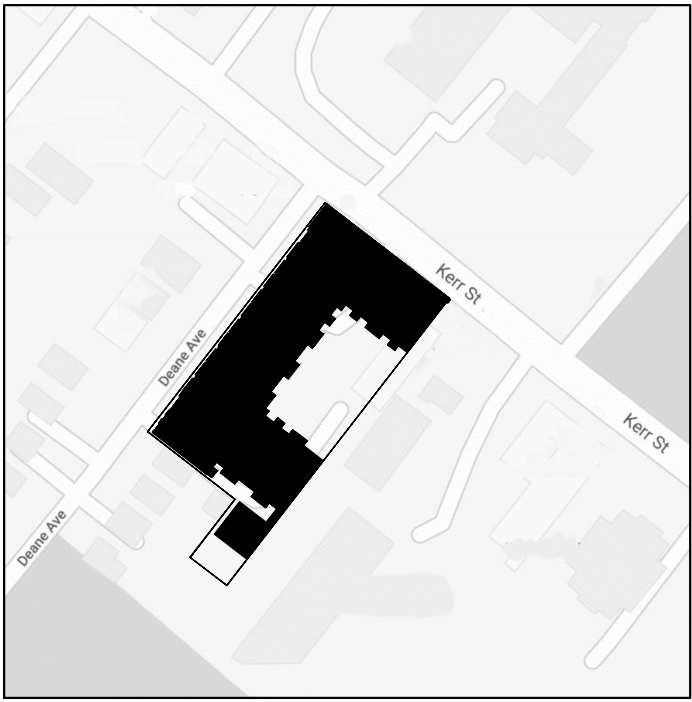


- All drawings are the property of the Architect and must be returned upon request.
- Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.
- The contractor and/or engineer shall verify its footing elevations and soil bearing capacity prior to excavation and the commencement of work.
- DO NOT SCALE DRAWINGS



KEY PLAN



**PROPOSED MIXED USE RESIDENTIAL**  
**224, 234 KERR STREET AND 110, 118, 120 AND 124 DEANE AVE.,**  
**OAKVILLE, ONTARIO**

DRAWING LIST	SHEET NAME
COVER SHEET	CS
SITE PLAN	SP-1
U/G GARAGE PLAN	A-1
GROUND FLOOR PLAN	A-2
SECOND FLOOR PLAN	A-3
THIRD AND FOURTH FLOOR PLAN	A-4
ROOF PLAN	A-5
BUILDING ELEVATIONS	A-6
BUILDING ELEVATIONS	A-7
BUILDING ELEVATIONS	A-8
BUILDING SECTIONS	A-9

1	SEP 02, 2020	ISSUED FOR SPA
no.	date	revision



**GUTHRIE MUSCOVITCH**  
ARCHITECTS

Tel: (416) 252-5679 Fax: (416) 252-9637  
770 Brown's Line, Toronto, Ontario M8W 3W2

owner  
**RAM DINARY**  
RAM.DINARY@GMAIL.COM

project  
**224 KERR STREET**  
OAKVILLE, ONTARIO

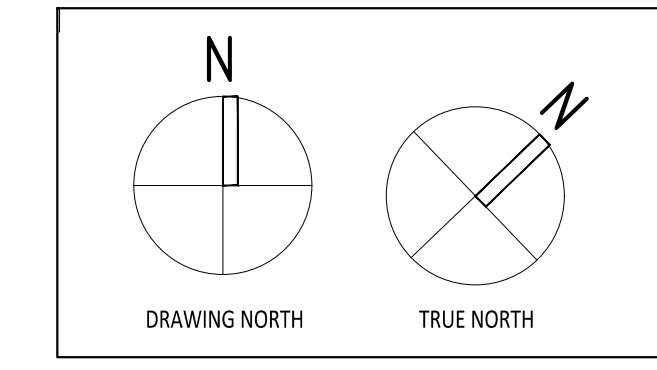
drawing  
**COVER SHEET**

scale N.T.S.  
date APR 2020  
drawn GS  
chk'd BB  
project number **19.138**

**CS**



All drawings are the property of the Architect and must be returned upon request.  
 Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.  
 The contractor and/or engineer shall verify the footing elevations and soil bearing capacity prior to excavation and the commencement of work.  
**DO NOT SCALE DRAWINGS**



**SITE STATS**

	SQ. M.	PERCENTAGE	(APPROX. EXTRAPOLATED)
SITE AREA	5320.1	100	
BUILDING COVERAGE	3758.1	70.6%	
LANDSCAPED AREA	1531.9	28.8%	
PAVED AREA	30.1	0.6%	
TOTAL	5320.1		

**UNIT STATS**

1 BEDROOM SUITES	76
2 BEDROOM + SUITES	47
TOTAL	123

**BUILDING AREAS**

	GFA (SQ. M.)			TOTAL
	RESIDENTIAL SUITES	COMMON AREAS	COMMERCIAL SUITES	
P1 GARAGE	0	0	0	0
GROUND FLOOR	1804.6	1179.9	423.7	3408.2
SECOND FLOOR	2786	444.4	0	3230.4
THIRD FLOOR	2874.5	368	0	3242.5
FOURTH FLOOR	2874.5	368	0	3242.5
TOTAL	10339.6	2360.3	423.7	13123.6

COMMON AMENITY	1216.7 SQ.M.
OUTDOOR AMENITY	242 SQ.M.
INDOOR AMENITY	

**PROPOSED PARKING**

RESIDENT SPACES	78	
STACKER SPACES	36	
EXTRA TANDEM SPACES	13	
TOTAL RESIDENT SPACES	127	(P1 GARAGE)
TOTAL BIKE STORAGE	111	
VISITOR SPACES (ON STREET, KERR STREET)	7	
TOTAL VISITOR SPACES	7	(AT-GRADE)

1	SEP 02, 2020	ISSUED FOR SPA
no.	date	revision



**GUTHRIE MUSCOVITCH ARCHITECTS**

Tel: (416) 252-5679 Fax: (416) 252-9637  
 770 Brown's Line, Toronto, Ontario M5W 3W2

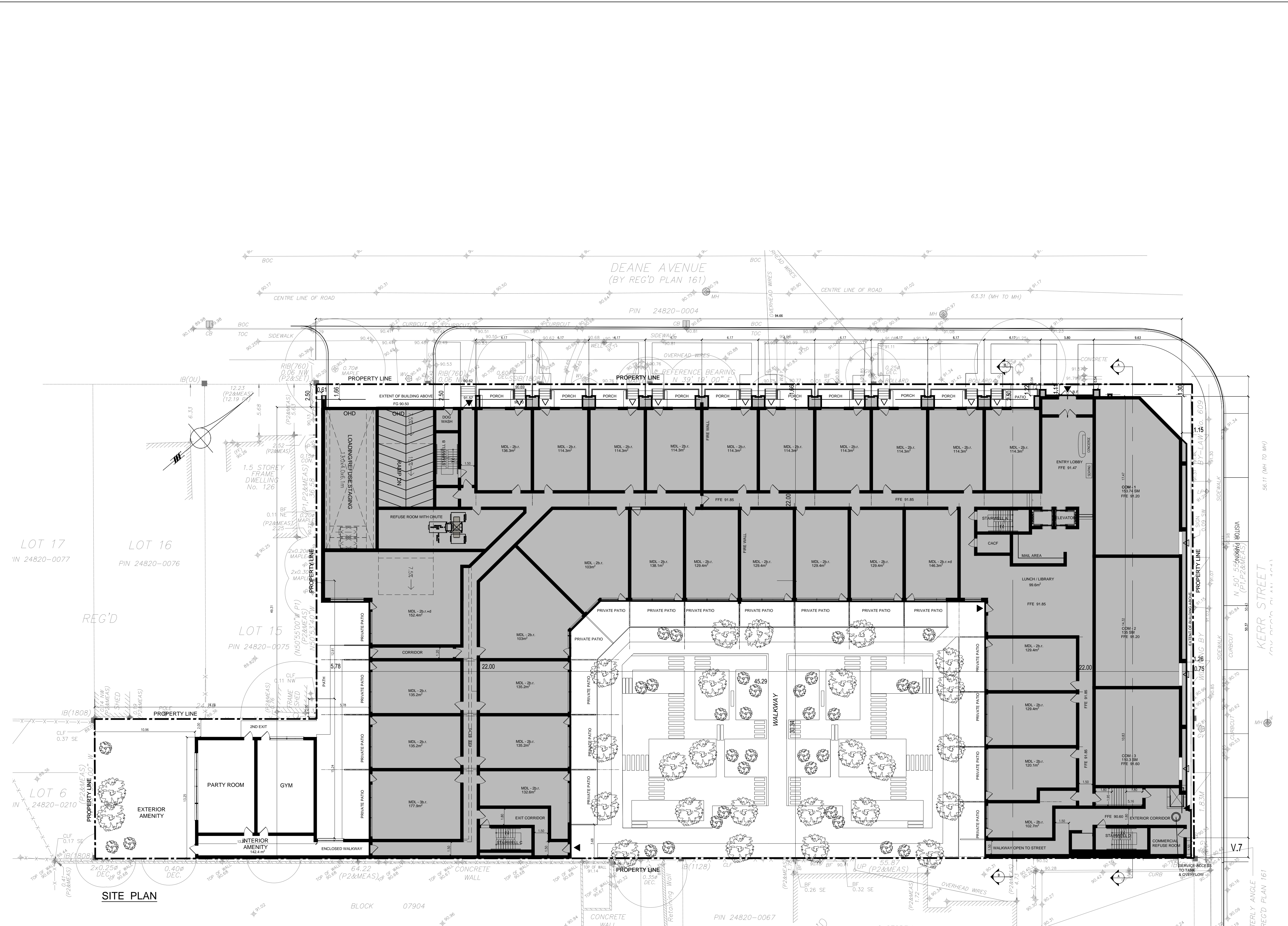
owner  
**RAM DINARY**  
 RAM.DINARY@GMAIL.COM

project  
**224 KERR STREET**  
 OAKVILLE, ONTARIO

drawing  
**SITE PLAN**

scale 1:200  
 date APR 2020  
 drawn GS  
 ch'd BB  
 project number **19.138**

**SP-1**



**SITE PLAN**

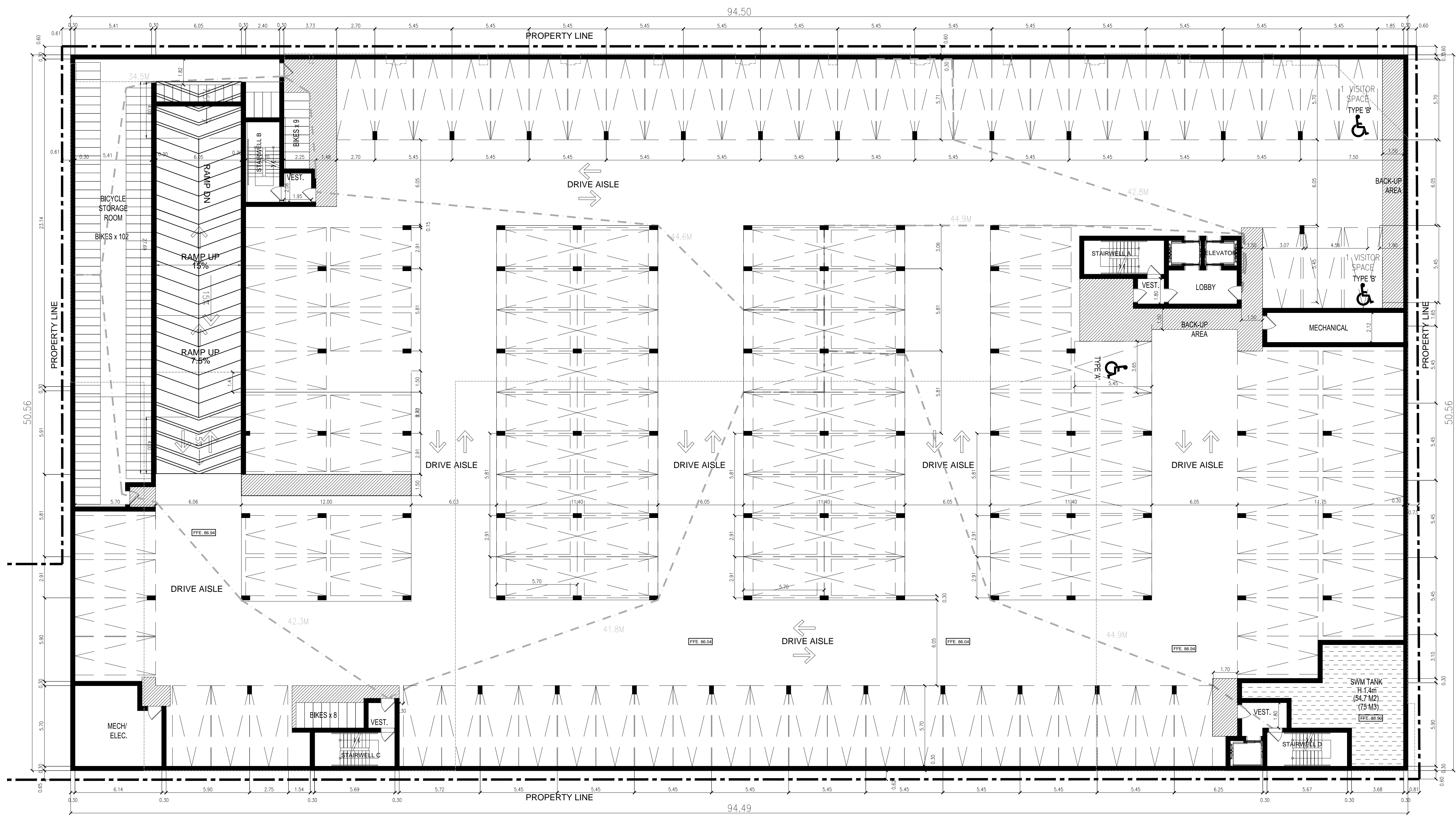
BLOCK 07904

PIN 24820-0067

TERLY ANGLE  
 REG'D PLAN 161



■ All drawings are the property of the Architect and must be returned upon request.  
 ■ Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.  
 ■ The contractor and/or engineer shall verify all footing elevations and soil bearing capacity prior to excavation and the commencement of work.  
 ■ DO NOT SCALE DRAWINGS



### UNDERGROUND (P1) PARKING GARAGE FLOOR PLAN

PARKING PROVIDED IN U/G GARAGE

- SINGLE	76
- DOUBLE (TANDEM OR STACKED)	98
- VISITORS/COMMERCIAL	2
<b>TOTAL</b>	<b>176</b>

\*TOTAL BIKE STORAGE = 111 SPACES

REQUIRED PARKING

RESIDENTIAL		
(1 BED)	76 x 1.0 =	76
(2 BED)	47 x 1.5 =	71
VISITOR		
(VIS)	123 x 0.25 =	31
COMMERCIAL		
1 BY 40m <sup>2</sup>	380m <sup>2</sup>	10
<b>TOTAL</b>		<b>188</b>

1	SEP 02, 2020	ISSUED FOR SPA
no.	date	revision



### GUTHRIE MUSCOVITCH ARCHITECTS

Tel: (416) 252-5679 Fax: (416) 252-9637  
770 Brown's Line, Toronto, Ontario M5W 3W2

owner  
**RAM DINARY**  
RAM.DINARY@GMAIL.COM

project  
**224 KERR STREET**  
OAKVILLE, ONTARIO

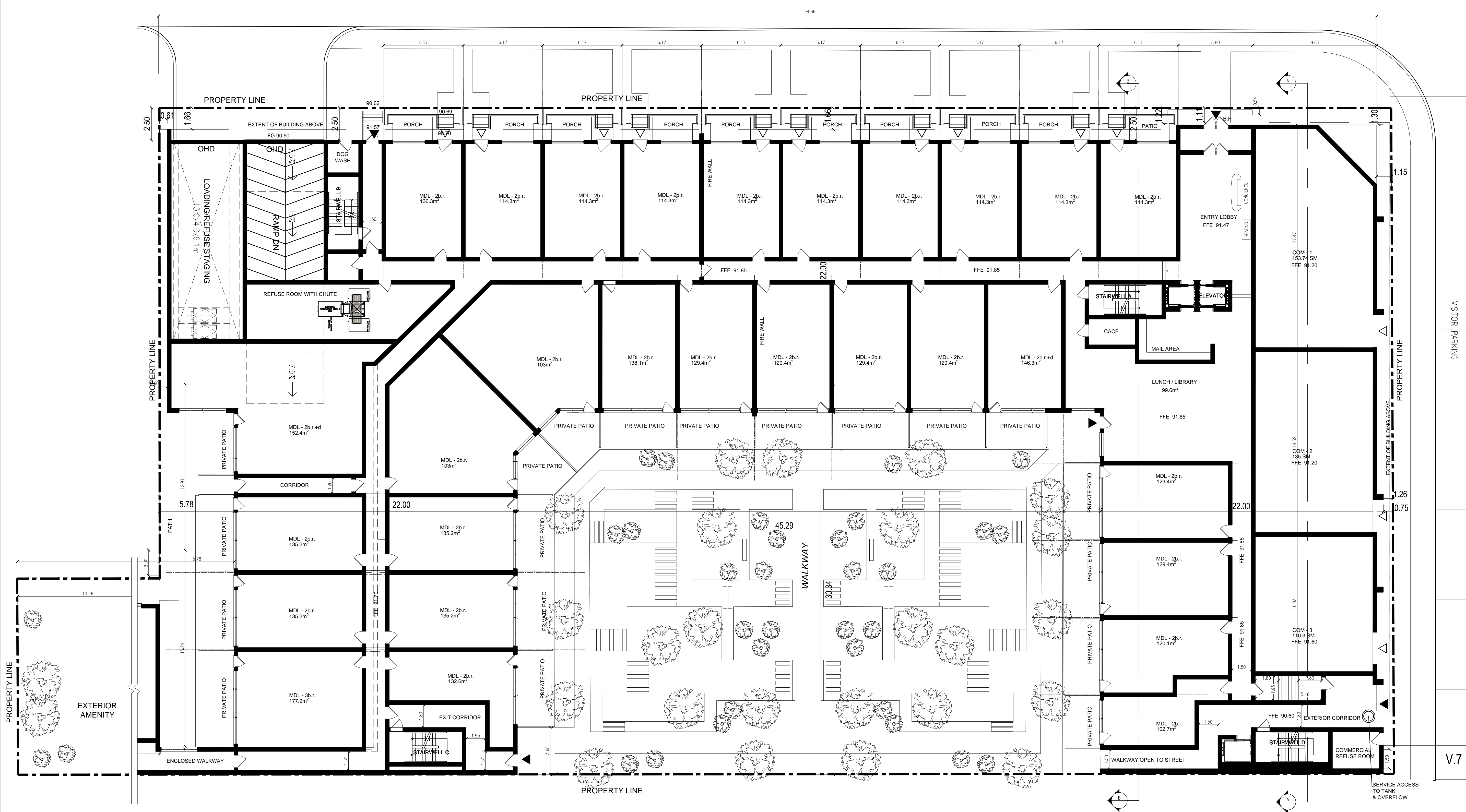
drawing  
**PLANS**  
U/G GARAGE

scale 1:150  
date APR 2020  
drawn GS  
ch'd BB

# A-1

project number + **19.138**

All drawings are the property of the Architect and must be returned upon request.  
 Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.  
 The contractor and/or engineer shall verify the soil elevations and soil bearing capacity prior to excavation and the commencement of work.  
**DO NOT SCALE DRAWINGS**



**GROUND FLOOR PLAN**

no.	date	revision
1	SEP 02, 2020	ISSUED FOR SPA



**GUTHRIE MUSCOVITCH**  
ARCHITECTS

Tel: (416) 252-5679 Fax: (416) 252-9637  
770 Brown's Line, Toronto, Ontario M5W 3W2

owner  
**RAM DINARY**  
RAM.DINARY@GMAIL.COM

project  
**224 KERR STREET**  
OAKVILLE, ONTARIO

drawing  
**PLANS**  
GROUND FLOOR PLAN

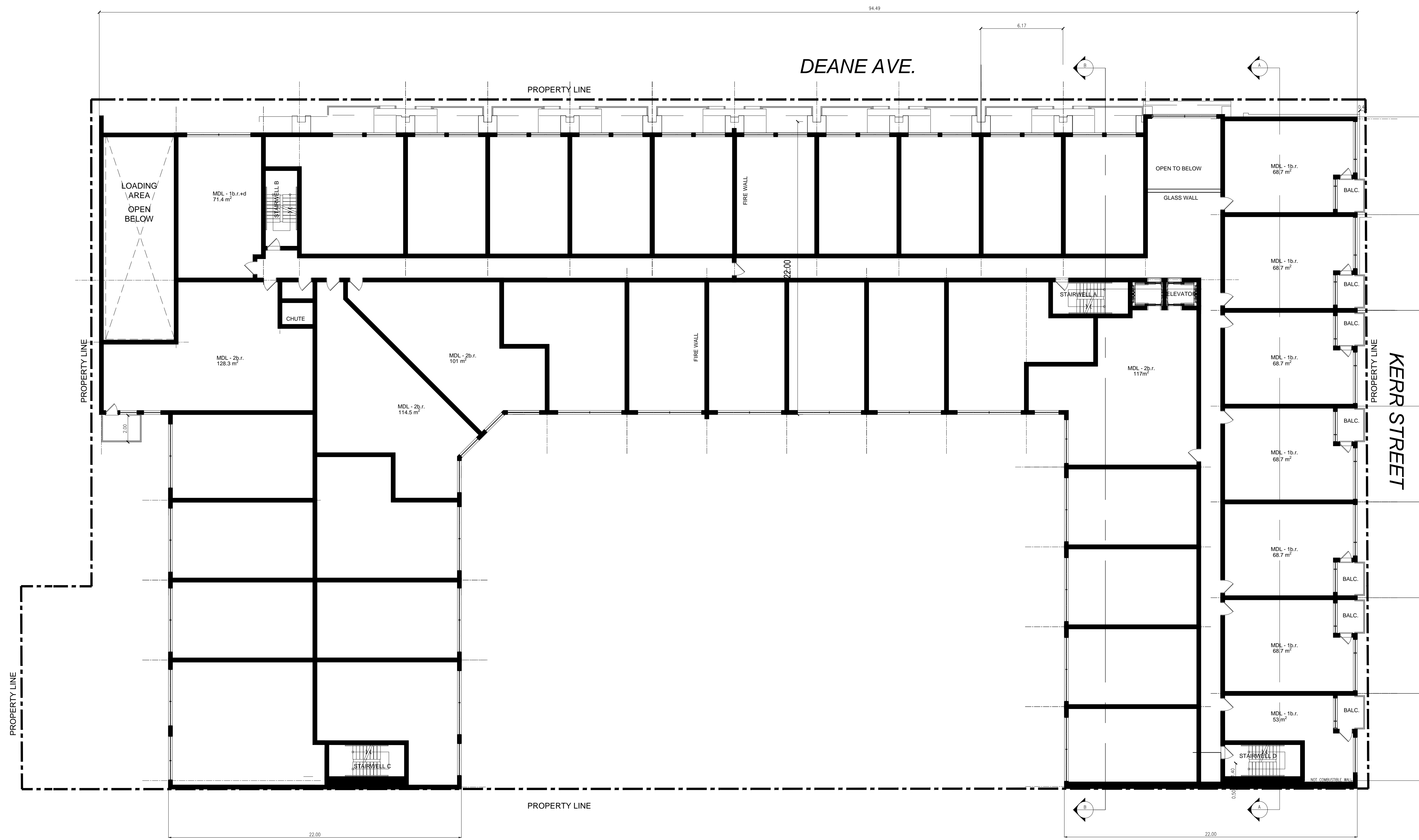
scale 1:150  
date APR 2020  
drawn GS  
chk'd BB

**A-2**

project number + 19.138



- All drawings are the property of the Architect and must be returned upon request.
- Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.
- The contractor and/or engineer shall verify u/s footing elevations and soil bearing capacity prior to excavation and the commencement of work.
- DO NOT SCALE DRAWINGS**



**SECOND FLOOR PLAN**

no.	date	revision
1	SEP 02, 2020	ISSUED FOR SPA



**GUTHRIE MUSCOVITCH**  
ARCHITECTS

Tel: (416) 252-5679 Fax: (416) 252-9637  
770 Brown's Line, Toronto, Ontario M5W 3W2

owner  
**RAM DINARY**  
RAM.DINARY@GMAIL.COM

project  
**224 KERR STREET**  
OAKVILLE, ONTARIO

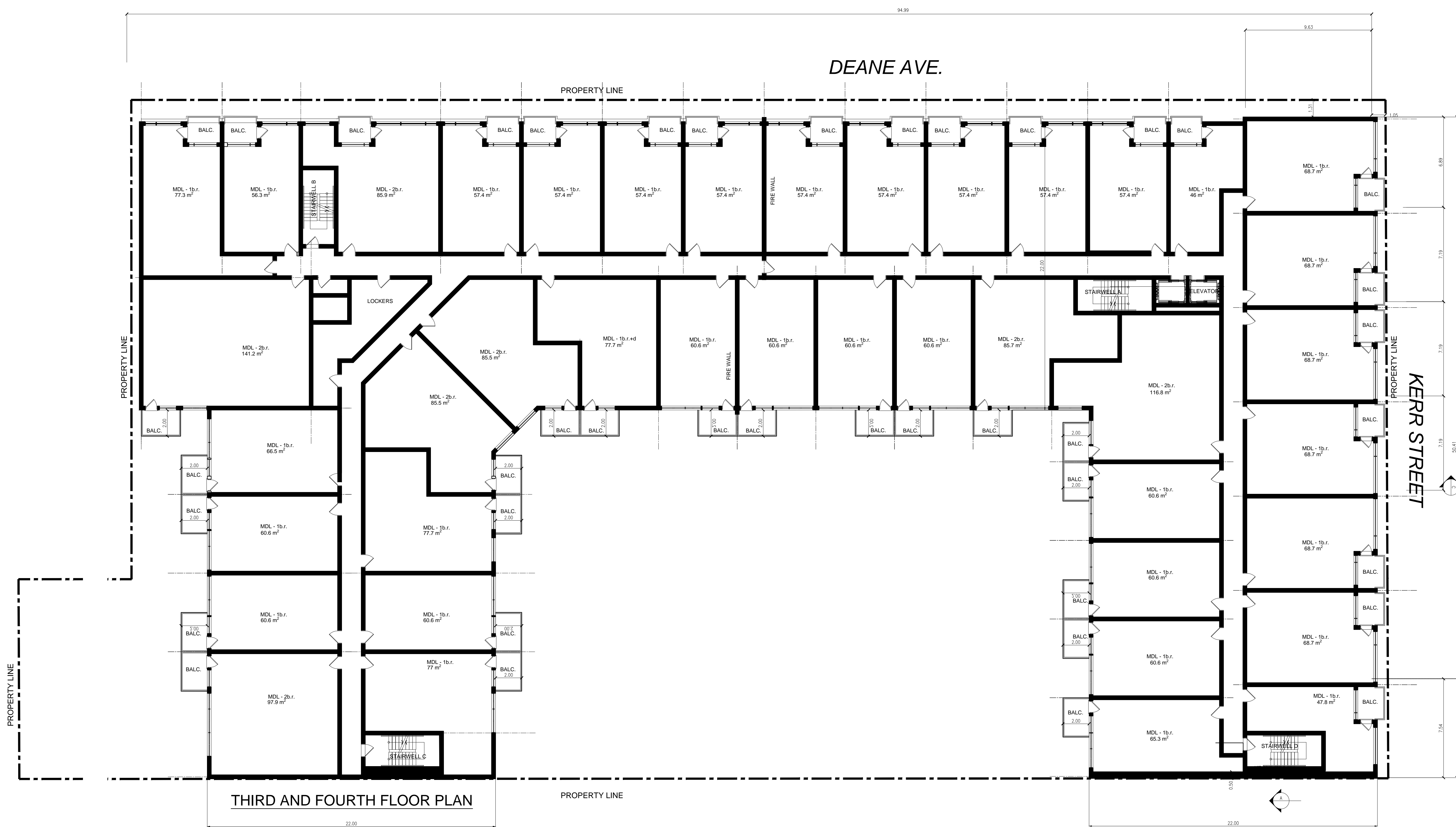
drawing  
**PLANS**  
SECOND FLOOR PLAN

scale 1:150  
date APR 2020  
drawn GS  
chk'd BB

**A-3**

project number **19.138**

- All drawings are the property of the Architect and must be returned upon request.
- Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.
- The contractor and/or engineer shall verify the footing elevations and soil bearing capacity prior to excavation and the commencement of work.
- DO NOT SCALE DRAWINGS**



1	SEP 02, 2020	ISSUED FOR SPA
no.	date	revision



**GUTHRIE MUSCOVITCH**  
ARCHITECTS

Tel: (416) 252-5679 Fax: (416) 252-9637  
770 Brown's Line, Toronto, Ontario M5W 3W2

owner  
**RAM DINARY**  
RAM.DINARY@GMAIL.COM

project  
**224 KERR STREET**  
OAKVILLE, ONTARIO

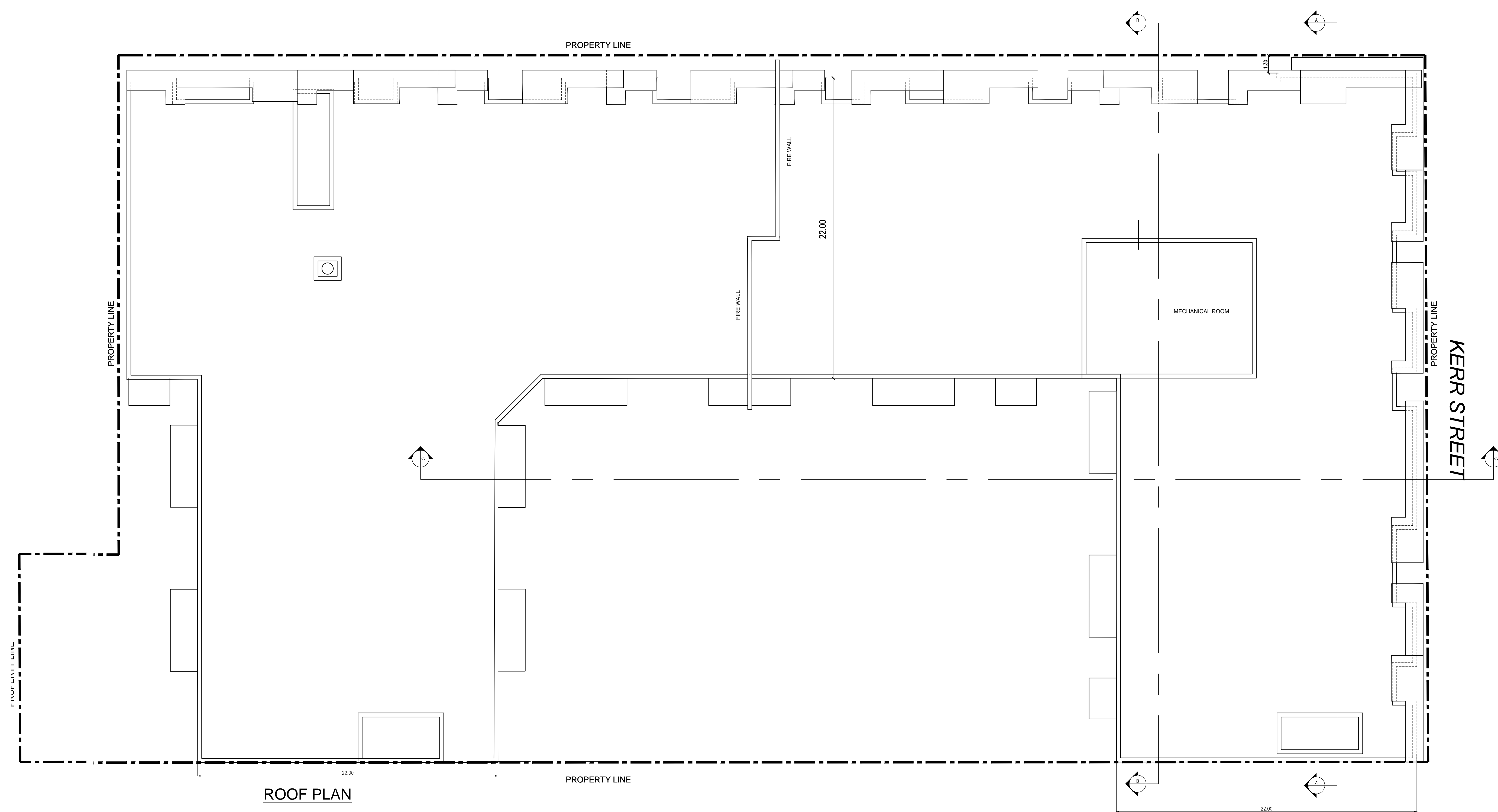
drawing  
**PLANS**  
THIRD AND FOURTH FLOOR PLAN

scale 1:150  
date APR 2020  
drawn GS  
chk'd BB

**A4**

project number **19.138**

- All drawings are the property of the Architect and must be returned upon request.
- Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.
- The contractor and/or engineer shall verify the footing elevations and soil bearing capacity prior to excavation and the commencement of work.
- DO NOT SCALE DRAWINGS



**ROOF PLAN**

1	SEP 02, 2020	ISSUED FOR SPA	
no.	date	revision	



**GUTHRIE MUSCOVITCH**  
ARCHITECTS

Tel: (416) 252-5679 Fax: (416) 252-9637  
770 Brown's Line, Toronto, Ontario M8W 3W2

owner  
**RAM DINARY**  
RAM.DINARY@GMAIL.COM

project  
**224 KERR STREET**  
OAKVILLE, ONTARIO

drawing  
**PLANS**  
ROOF PLAN

scale 1:150  
date APR 2020  
drawn GS  
chk'd BB

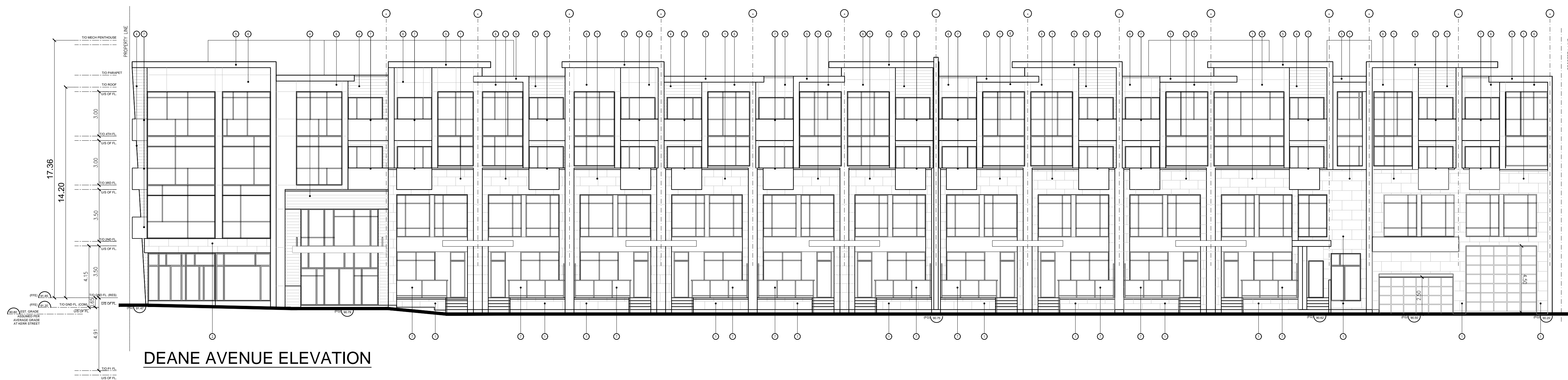
**A-5**

project number **19.138**

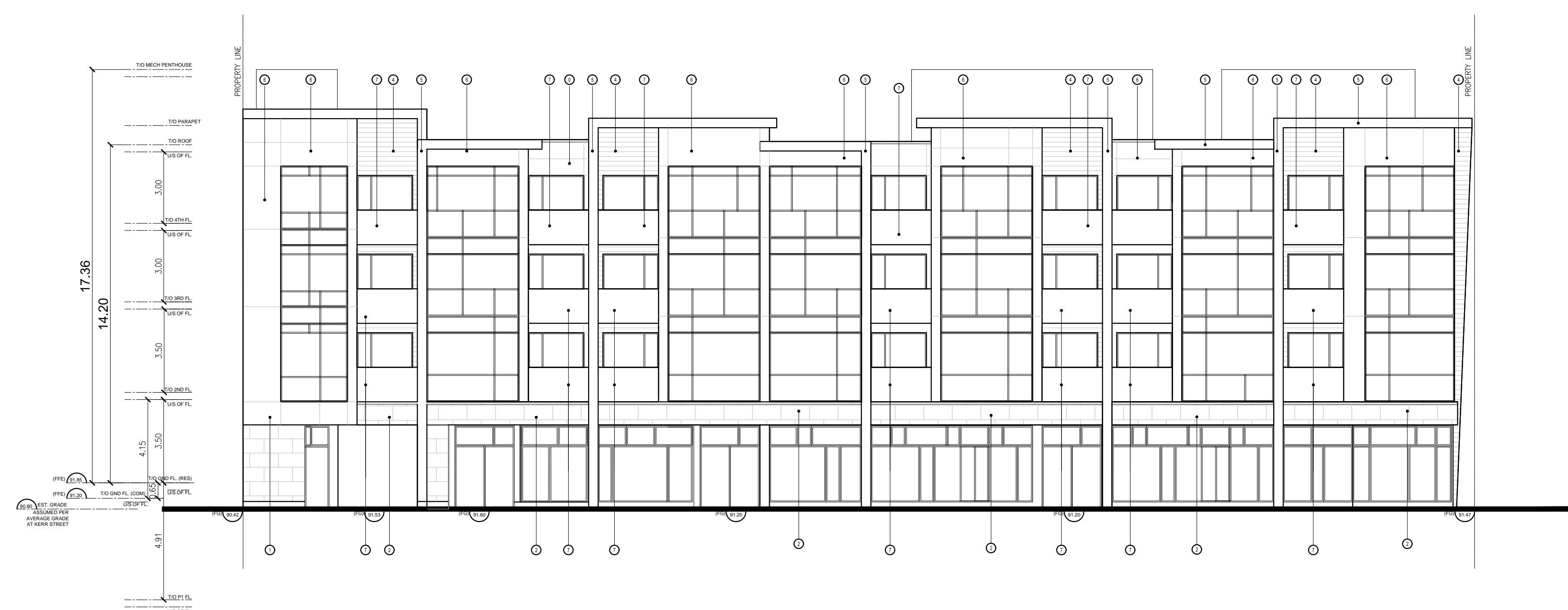
- All drawings are the property of the Architect and must be returned upon request.
- Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.
- The contractor and/or engineer shall verify the footing elevations and soil bearing capacity prior to excavation and the commencement of work.
- DO NOT SCALE DRAWINGS**

**EXTERIOR MATERIALS LEGEND**

○	BRICK - EXTERIOR
○	WOOD - EXTERIOR
○	GLASS - EXTERIOR
○	CONCRETE - EXTERIOR
○	STONE - EXTERIOR
○	ALUMINUM - EXTERIOR
○	STEEL - EXTERIOR
○	ASPHALT - EXTERIOR
○	PAVING - EXTERIOR
○	LANDSCAPE - EXTERIOR



**DEANE AVENUE ELEVATION**



**KERR STREET ELEVATION**

1	SEP 02, 2020	ISSUED FOR SPA
no.	date	revision



**GUTHRIE MUSCOVITCH**  
ARCHITECTS

Tel: (416) 252-5679 Fax: (416) 252-9637  
770 Brown's Line, Toronto, Ontario M8W 3W2

owner  
**RAM DINARY**  
RAM.DINARY@GMAIL.COM

project  
**224 KERR STREET**  
OAKVILLE, ONTARIO

drawing  
**BUILDING ELEVATIONS**

scale 1:150  
date APR 2020  
drawn GS  
chk'd BB

**A-6**

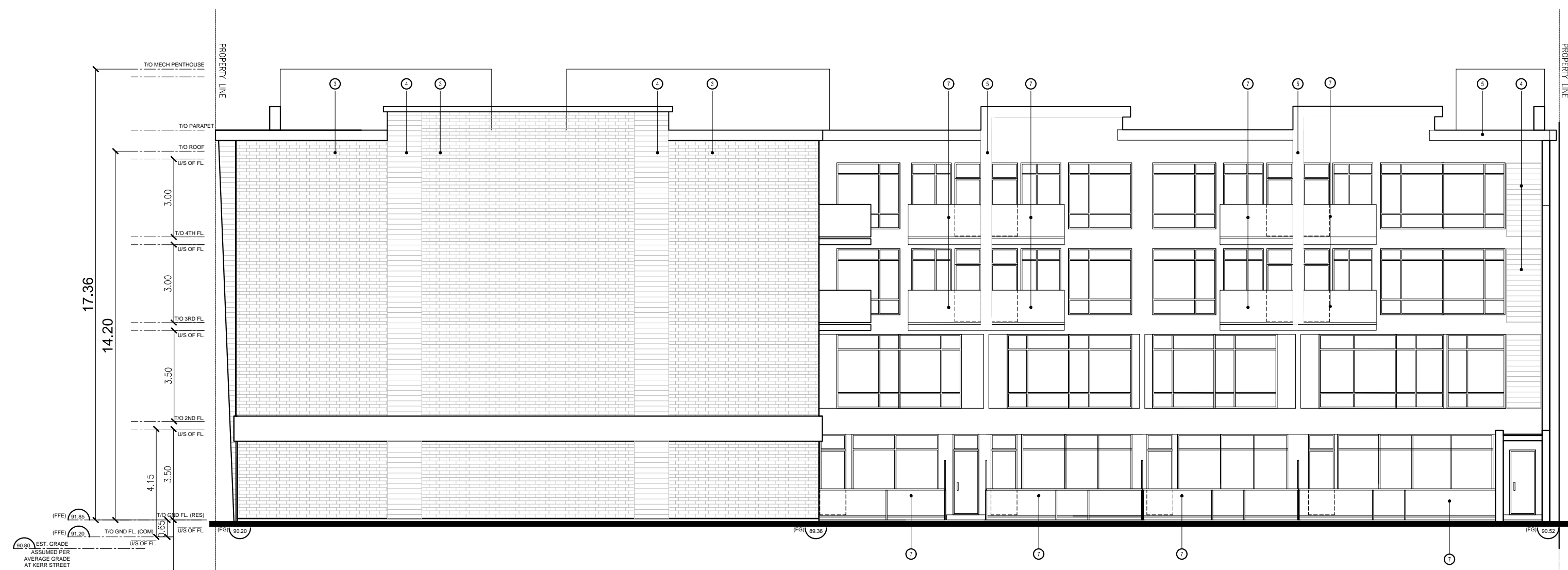
project number **19.138**



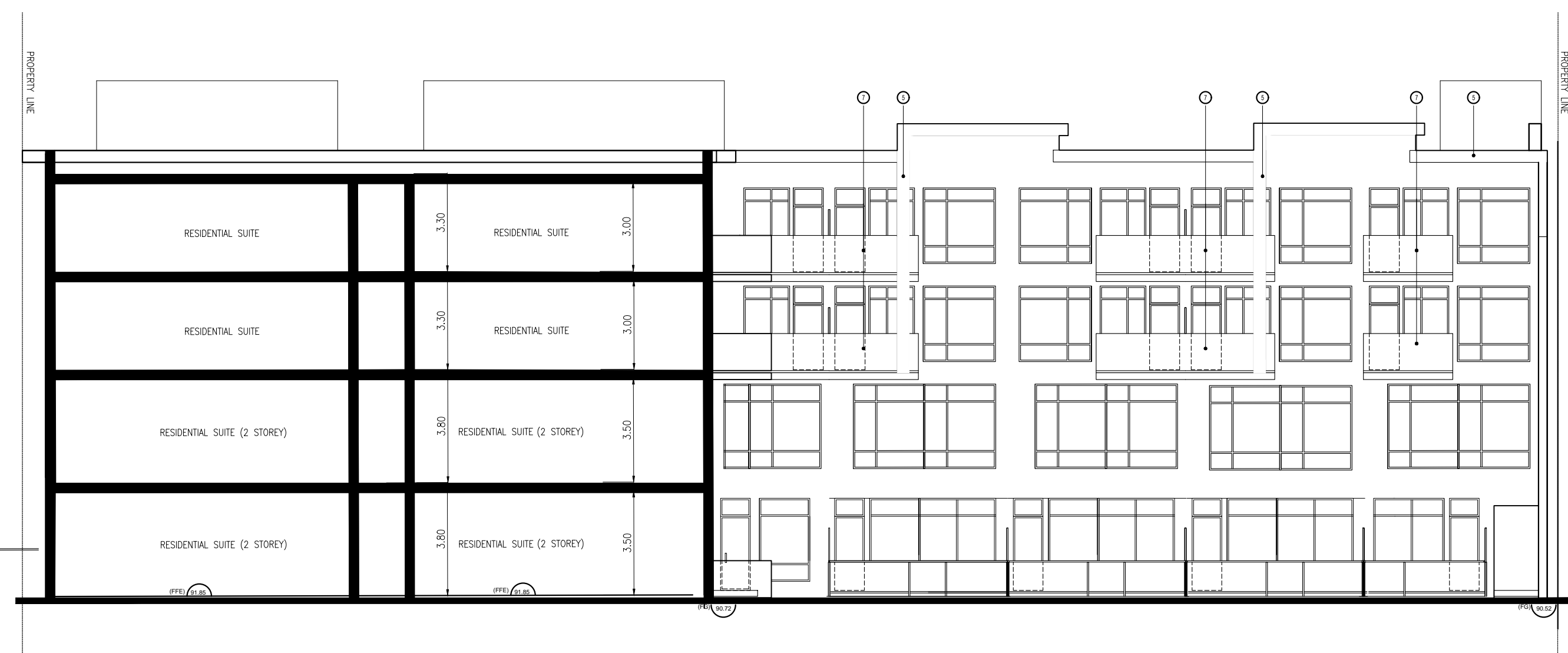
- All drawings are the property of the Architect and must be returned upon request.
- Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.
- The contractor and/or engineer shall verify the footing elevations and soil bearing capacity prior to excavation and the commencement of work.
- DO NOT SCALE DRAWINGS**

**EXTERIOR MATERIALS LEGEND**

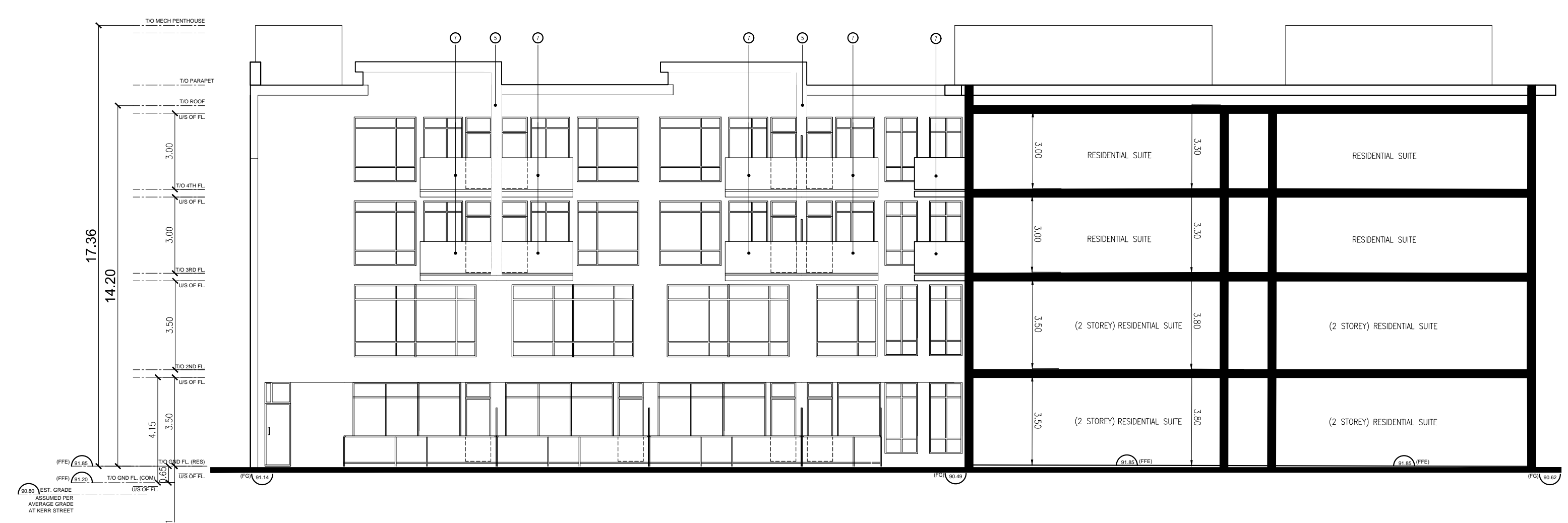
	BRICK - [Manufacturer Name]
	CONCRETE - [Manufacturer Name]
	GLASS - [Manufacturer Name]
	STEEL - [Manufacturer Name]
	WOOD - [Manufacturer Name]
	ROOFING - [Manufacturer Name]
	PAINT - [Manufacturer Name]



**WEST ELEVATION**



**WEST COURTYARD ELEVATION**



**EAST COURTYARD ELEVATION**

no.	date	revision
1	SEP 02, 2020	ISSUED FOR SPA



**GUTHRIE MUSCOVITCH**  
ARCHITECTS

Tel: (416) 252-5679 Fax: (416) 252-9637  
770 Brown's Line, Toronto, Ontario M8W 3W2

owner  
**RAM DINARY**  
RAM.DINARY@GMAIL.COM

project  
**224 KERR STREET**  
OAKVILLE, ONTARIO

drawing  
**BUILDING ELEVATIONS**

scale 1:150  
date APR 2020  
drawn GS  
chk'd BB

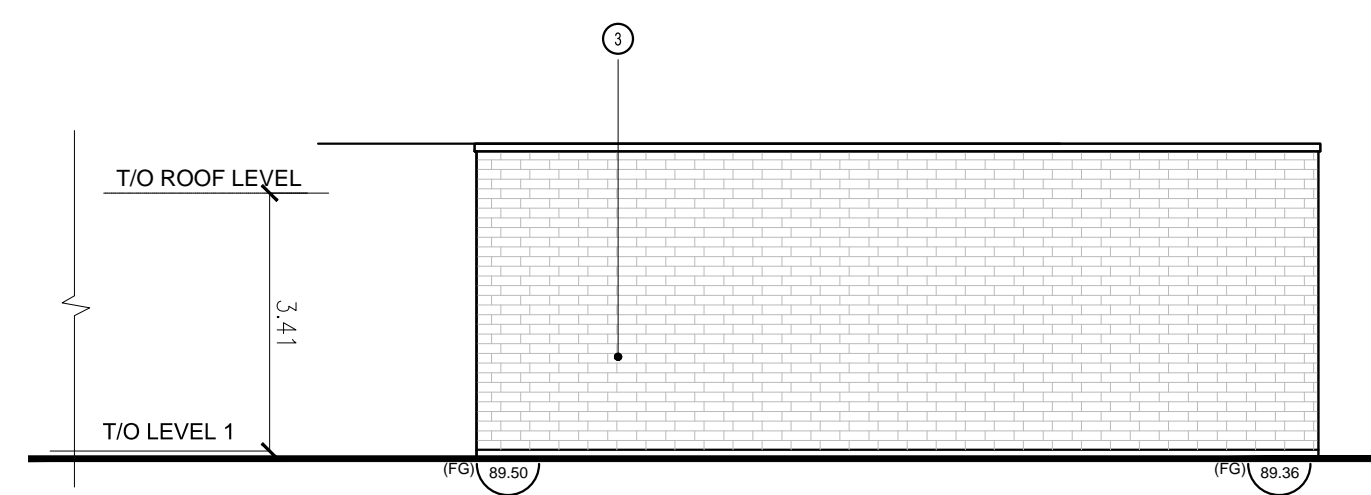
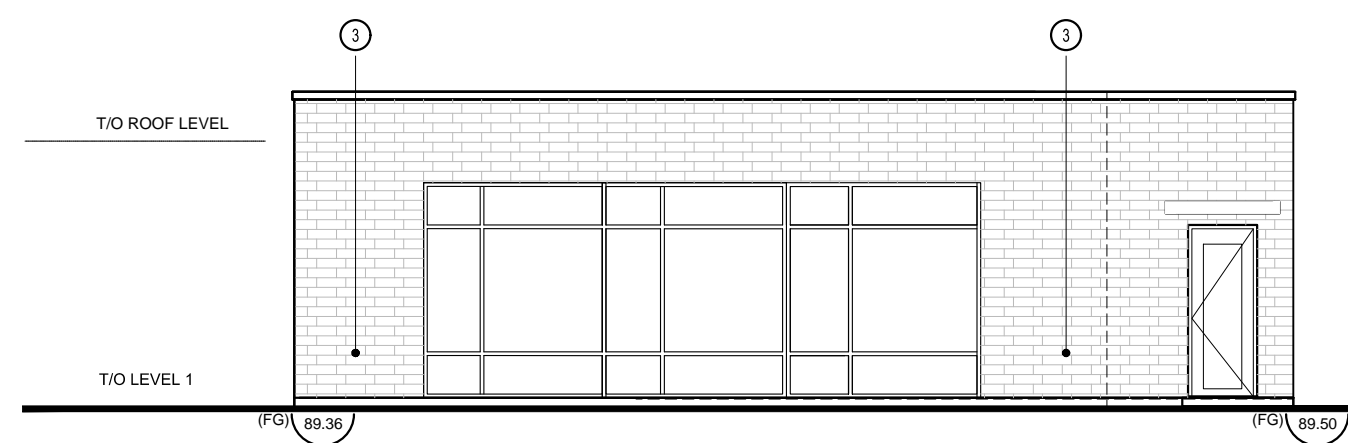
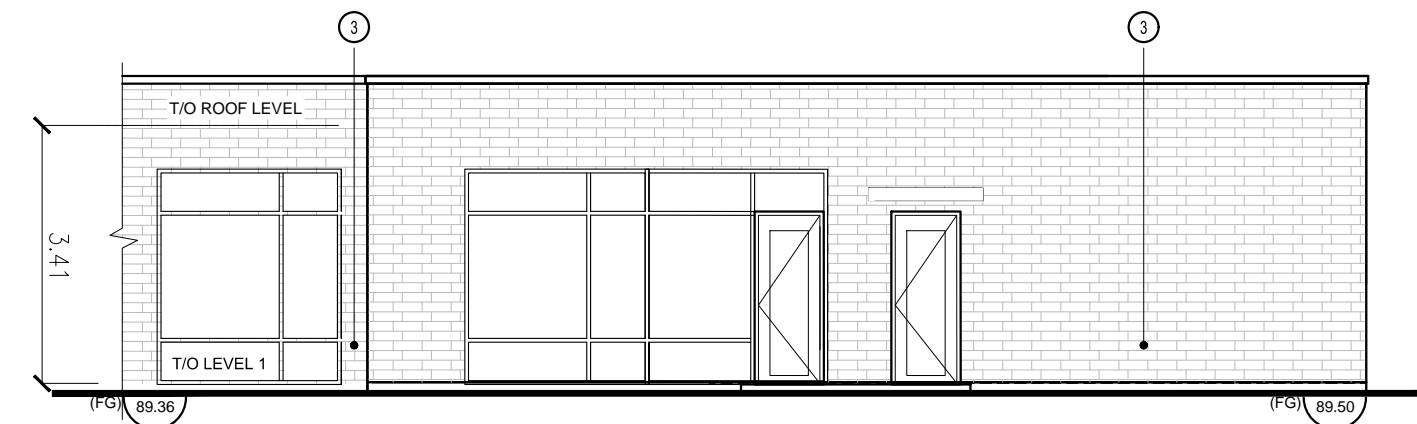
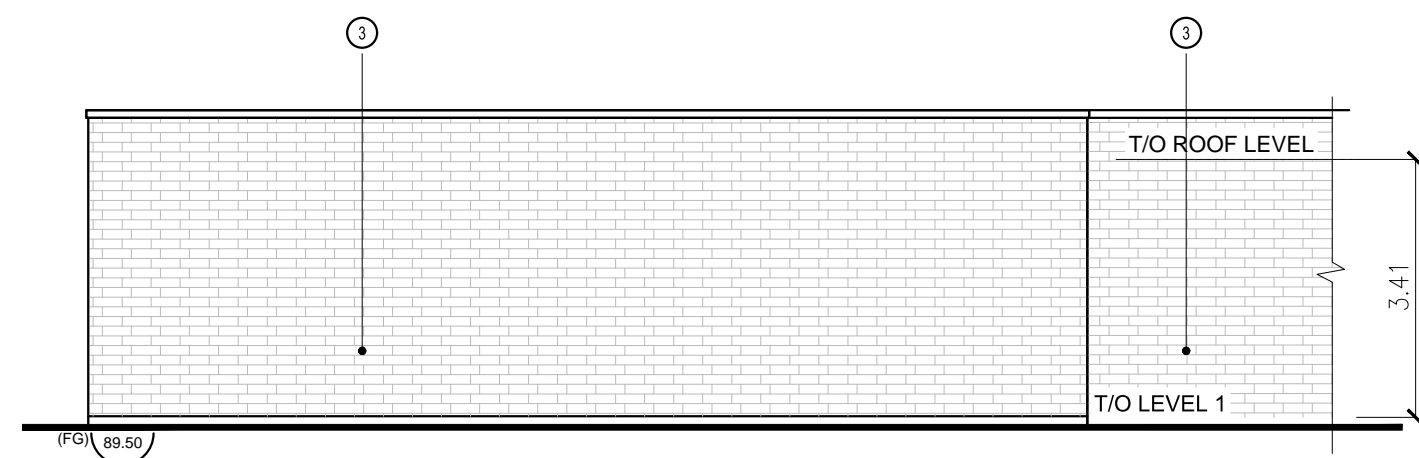
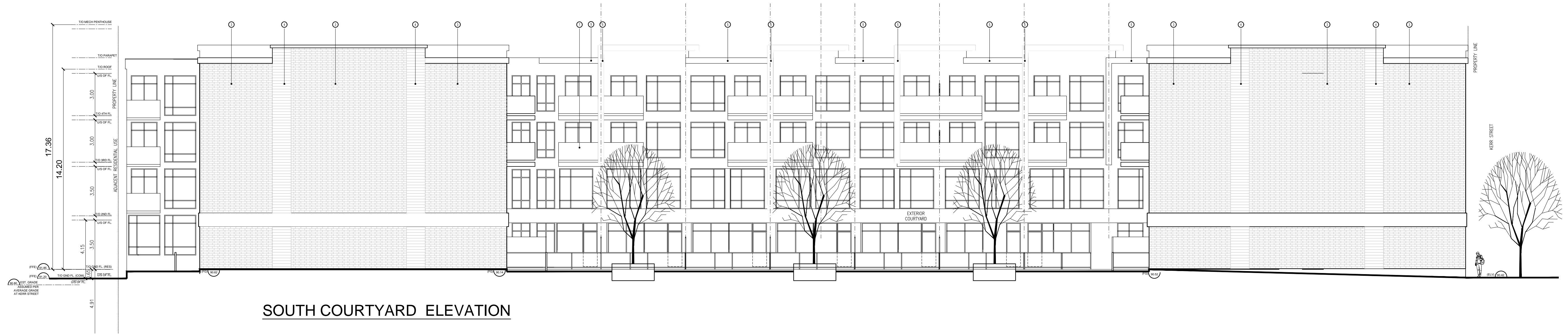
**A-7**

project number **19.138**



■ All drawings are the property of the Architect and must be returned upon request.  
 ■ Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.  
 ■ The contractor and/or engineer shall verify the footing elevations and soil bearing capacity prior to excavation and the commencement of work.  
 ■ DO NOT SCALE DRAWINGS

EXTERIOR MATERIALS LEGEND	
○	BRICK - COMMON BRICK, MANUFACTURER T.B.D.
○	BRICK - STONE BRICK, MANUFACTURER T.B.D.
○	CUTTER - BRICK, MANUFACTURER T.B.D.
○	BRICK - RED BRICK, MANUFACTURER T.B.D.
○	BRICK - WHITE BRICK, MANUFACTURER T.B.D.
○	BRICK - BROWN BRICK, MANUFACTURER T.B.D.
○	BRICK - LIGHT BRICK, MANUFACTURER T.B.D.
○	BRICK - DARK BRICK, MANUFACTURER T.B.D.
○	BRICK - PINK BRICK, MANUFACTURER T.B.D.
○	BRICK - YELLOW BRICK, MANUFACTURER T.B.D.



no.	date	revision
1	SEP 02, 2020	ISSUED FOR SPA



**GUTHRIE MUSCOVITCH**  
ARCHITECTS

Tel: (416) 252-5679 Fax: (416) 252-9637  
770 Brown's Line, Toronto, Ontario M5W 3W2

owner  
RAM DINARY  
RAM.DINARY@GMAIL.COM

project  
**224 KERR STREET**  
OAKVILLE, ONTARIO

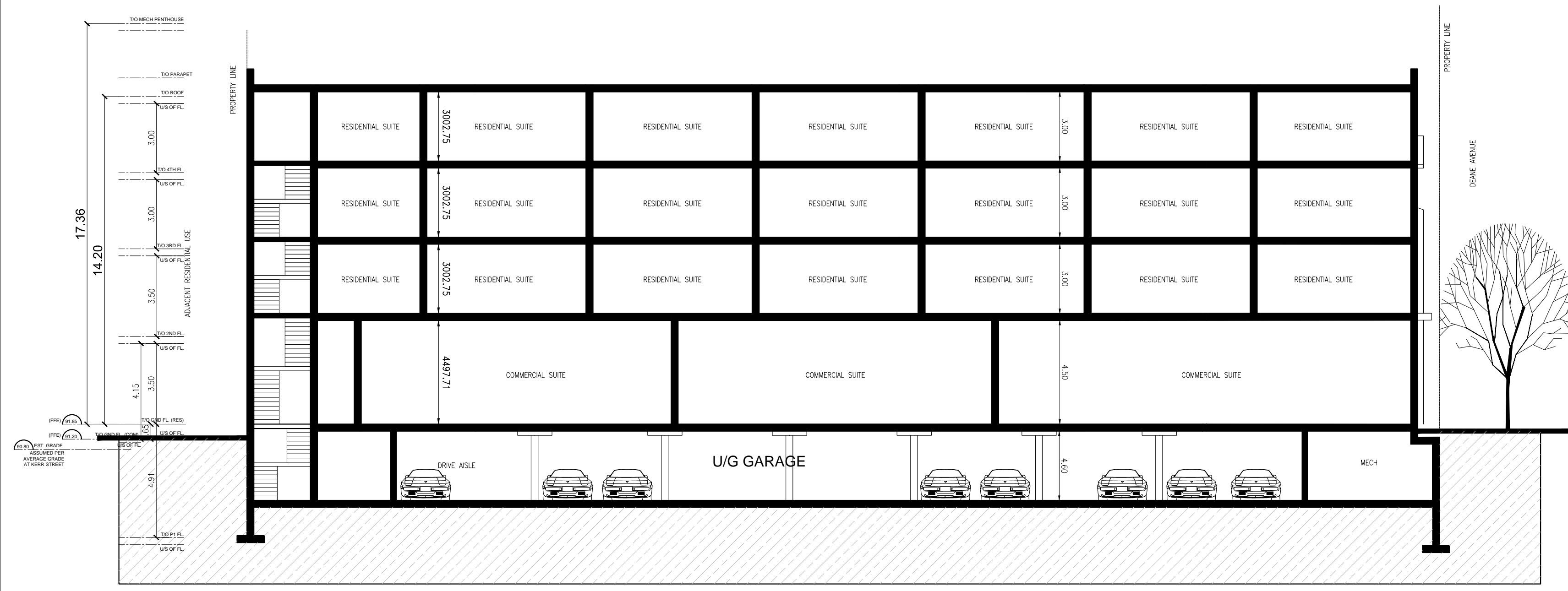
drawing  
**BUILDING ELEVATIONS**

scale 1:150  
date APR 2020  
drawn GS  
chk'd BB  
project number 19.138

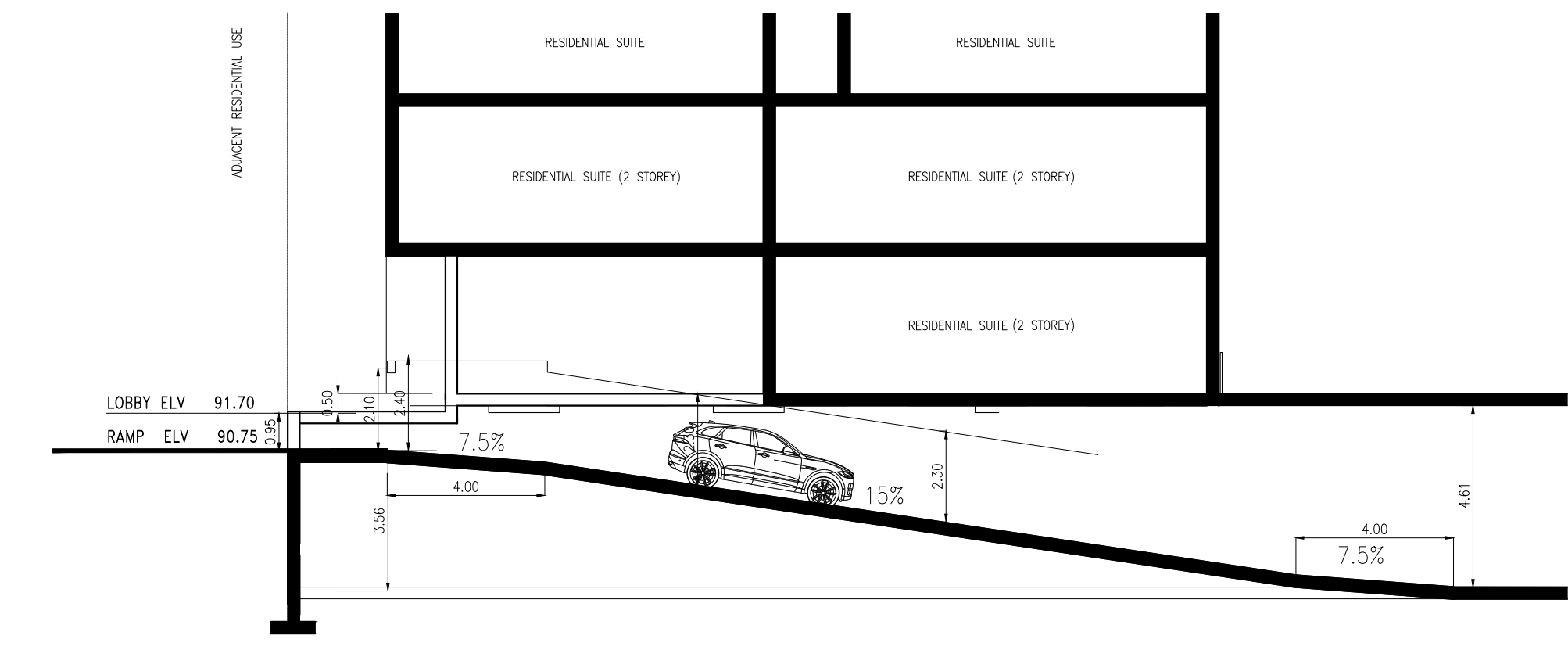
A-8



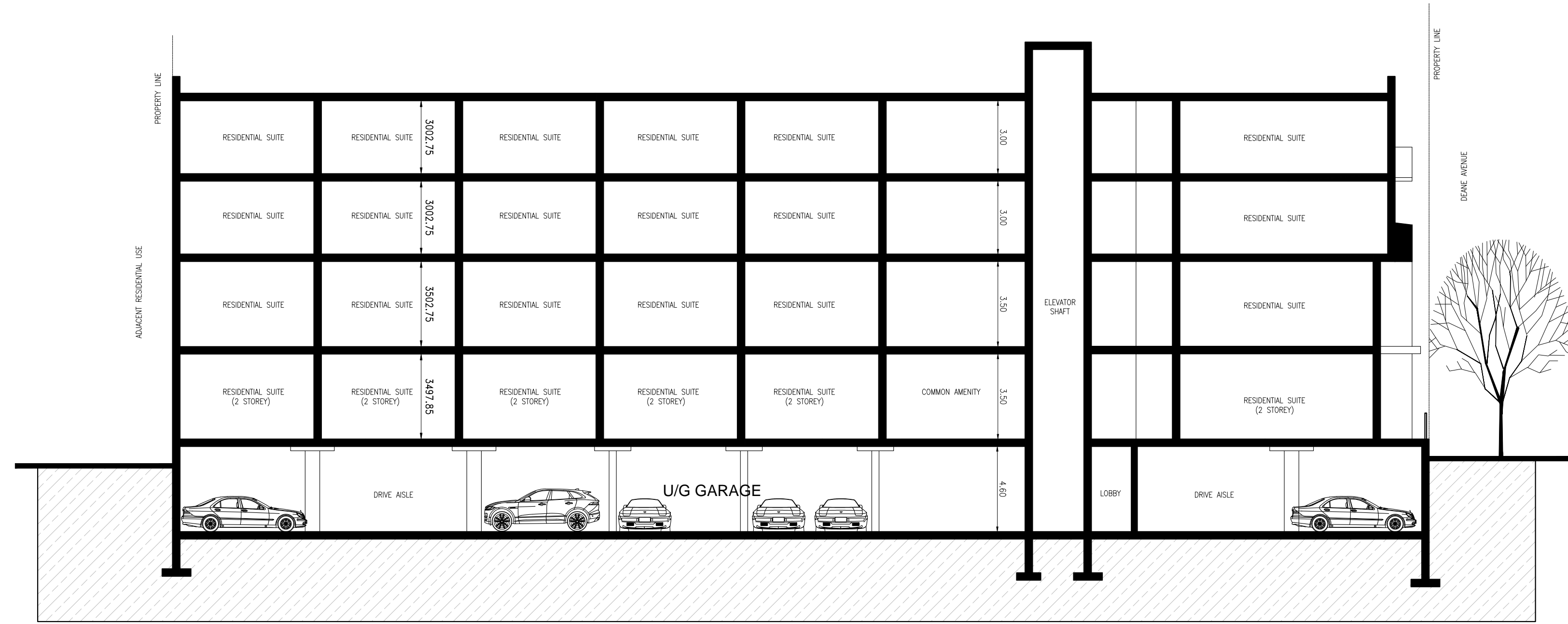
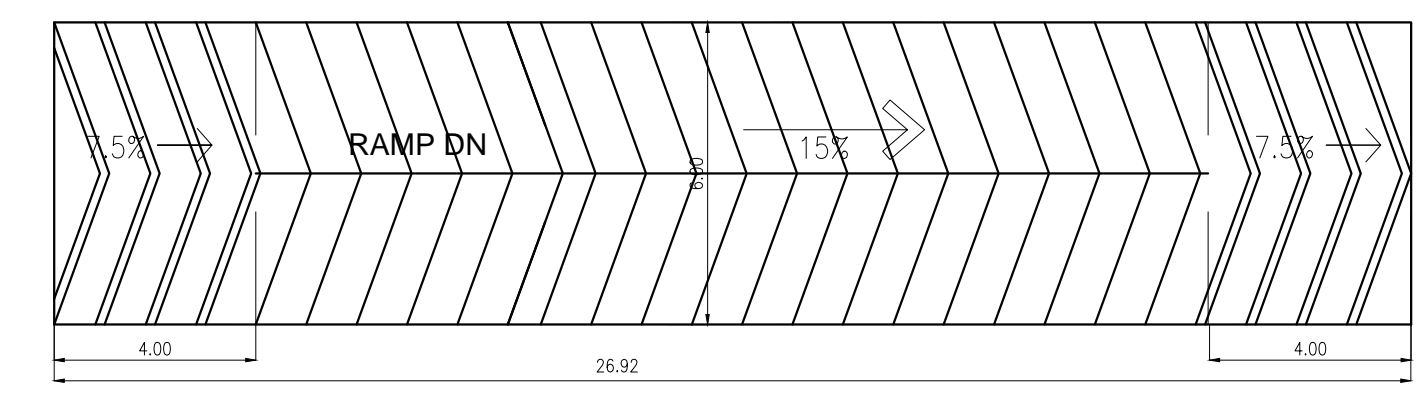
All drawings are the property of the Architect and must be returned upon request.  
 Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.  
 The contractor and/or engineer shall verify all footing elevations and soil bearing capacity prior to excavation and the commencement of work.  
**DO NOT SCALE DRAWINGS**



SECTION A-A



RAMP FOR 4.41m UNDER GROUND GARAGE



SECTION B-B

1	SEP 02, 2020	ISSUED FOR SPA
no.	date	revision



**GUTHRIE MUSCOVITCH**  
 ARCHITECTS

Tel: (416) 252-5679 Fax: (416) 252-9637  
 770 Brown's Line, Toronto, Ontario M8W 3W2

owner  
**RAM DINARY**  
 RAM.DINARY@GMAIL.COM

project  
**224 KERR STREET**  
 OAKVILLE, ONTARIO

drawing  
**BUILDING SECTIONS**  
 A-A, B-B & C-C.

scale 1:150  
 date APR 2020  
 drawn GS  
 ch'd BB  
 project number **19.138**



SECTION C-C

**A-9**