

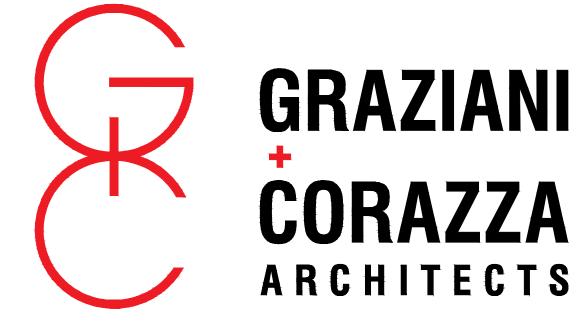
PROPOSED MIXED-USE DEVELOPMENT

# SOUTH SERVICE ROAD

OAKVILLE

THE ROSE CORPORATION

ONTARIO



8400 JANE STREET, BUILDING D-SUITE 300 T.905.795.2601 F.905.795.2844 CONCORD, ONTARIO L4K 4L8 WWW.GC-ARCHITECTS.COM



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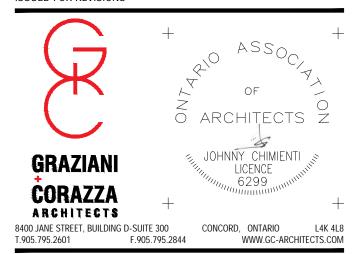
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

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2. NOV.01.2024 ISSUED TO CITY FOR OPA

ISSUED FOR REVISIONS





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### SOUTH SERVICE ROAD

THE ROSE CORPORATION

OAKVILLE	THE ROSE OOK! OK!TION	ON
PROJECT ARCHITECT:	J. Chimienti	
ASSISTANT DESIGNER	B. DADGOSTAR	
DRAWN BY:	B. DADGOSTAR	
CHECKED BY:	D. Biase	
PLOT DATE:	NOV.01.2024	
JOB#	2127.23	

### CONTEXT PLAN



TITLEBLOCK SIZE: 610 x 900

STATISTICAL	_ INFORMATION								
	BLO	DCK 1	BL	DCK 2	BLOCK 3 (PUBLIC PARK)	BL	OCK 4	TC	TAL
	REQUIRED	PROVIDED	REQUIRED	PROVIDED		REQUIRED	PROVIDED	REQUIRED	PROVIDED
SITE AREA	± 268,549 f	2 ± 2.49 ha. t2 ± 6.16 ac s ROAD LESS PARK)	± 237,818	m2 ± 2.20 ha. ft2 ± 5.45 ac ESS ROAD LESS PARK)	± 18,687 m2 ± 1.86 ha. ± 201,145 ft2 ± 4.61 ac (GROSS SITE LESS ROAD LESS PARK)	± 142,676 ft	2 ± 1.32 ha. 2 ± 3.27 ac 5 ROAD LESS PARK)	BLOCK 1,2,4: (DEVELOPMENT BLOCKS)  BLOCK 3: (PUBLIC PARK)  PUBLIC ROADS:  TOTAL:	± 60,298 m2 ± 6.02 ha. ± 649,043 ft2 ± 14.89 ac ± 18,687 m2 ± 1.86 ha. ± 201,145 ft2 ± 4.61 ac ± 31,503 m2 ± 3.15 ha. ± 339,095 ft2 ± 7.80 ac ± 110,488 m2 ± 11.04 ha. ± 1,189,283 ft2 ± 27.30 ac
GCA	RESIDENTIAL :  NON-RESIDENTIAL  TOTAL GCA :	215,053 M2 : 2,175 M2 217,228 M2 *	RESIDENTIAL :  NON-RESIDENTIA  TOTAL GCA :	202,404 M2 AL: 1,362 M2 203,766 M2*		RESIDENTIAL :  NON-RESIDENTI  TOTAL GCA :	133,978 M2 AL: 2,312 M2 136,290 M2 *	RESIDENTIAL:  NON-RESIDENTI  TOTAL GCA:	551,435 M2 AL: 5,849 M2 557,284 M2*
LOT COVERAGE FSI	GROSS: = 217, (GROSS SITE AREA) ±42,6	228 m2 573 m2 5.0 X FSI	GROSS: $= 20$ (GROSS SITE AREA) $= 30$	52%  03,766 m2  5,314 m2  5.6 X FSI		· · · · · ·	56% 290 m2 01 m2  4.3 X FSI		52% (BASED ON DEVELOPMENT BLOCKS SITE AREA) 284 m2 488 m2 5.0 X FSI
		228 m2 915 m2 6.5 X FSI		7.6 X FSI			290 m2 43 m2 6.2 X FSI		284 m2 14 m2 6.8 X FSI
	NET NET: = 217,  (GROSS SITE LESS ROAD LESS PARK) ±24.5	228 m2 949 m2 8.7 X FSI	NET NET: $= 20$ (GROSS SITE LESS ROAD LESS PARK) $\pm 2$	9.2 X FSI		NET NET: $= 136,$ . (GROSS SITE LESS ROAD LESS PARK) $\pm 13,2$	290 m2 55 m2 10.2 X FSI	NET NET:	284 m2 98 m2 9.2 X FSI
UNIT COUNT	2,746	S UNITS	2,5	84 UNITS		1,624	UNITS	6,954	UNITS
UNIT REAKDOWN	3.8.2.1 (4)  NOT LESS THAN 15% OF ALL RESIDENTIAL SUITES SHALL BE PROVIDED WITH A BARRIER—FREE PATH OF TRAVEL FROM THE SUITE ENTRANCE DOOR TO (a) AT LEAST ONE BEDROOM AT THE SAME LEVEL, AND (b) AT LEAST ONE BATHROOM,  (i) HAVING AN AREA NOT LESS THAN 4.5 m2 AT THE SAME LEVEL, AND (ii) CONFORMING TO SENTENCE 9.6.3.3.(1)  REQUIRED = 15% x 2,746*** UNITS = (411.90 UNITS)	2 BEDROOM 824 3 BEDROOM 275 TOTAL 2,746 ***	3.8.2.1 (4)  NOT LESS THAN 15% OF ALL RESIDENTIAL SUITI SHALL BE PROVIDED WITH A BARRIER-FREE PA OF TRAVEL FROM THE SUITE ENTRANCE DOOR (a) AT LEAST ONE BEDROOM AT THE SAME LEVEL, AND (b) AT LEAST ONE BATHROOM,  (i) HAVING AN AREA NOT LESS THAN 4.5 m2 AT THE SAME LEVEL, AND (ii) CONFORMING TO SENTENCE 9.6.3.3.(  REQUIRED = 15% x 2,584*** UNITS = (387.60 UNITS)	TH TO, 2 BEDROOM 775  3 BEDROOM 258  TOTAL 2,584 ***  OF WHICH 388 UNITS MEET 3.8.2.1 (5) OF THE 2012 OBC		3.8.2.1 (4)  NOT LESS THAN 15% OF ALL RESIDENTIAL SUITES SHALL BE PROVIDED WITH A BARRIER-FREE PATH OF TRAVEL FROM THE SUITE ENTRANCE DOOR TO, (a) AT LEAST ONE BEDROOM AT THE SAME LEVEL, AND (b) AT LEAST ONE BATHROOM,  (i) HAVING AN AREA NOT LESS THAN 4.5 m2 AT THE SAME LEVEL, AND (ii) CONFORMING TO SENTENCE 9.6.3.3.(1)  REQUIRED = 15% x 1,624*** UNITS = (243.60 UNITS)		3.8.2.1 (4)  NOT LESS THAN 15% OF ALL RESIDENTIAL SUITES SHALL BE PROVIDED WITH A BARRIER—FREE PATH OF TRAVEL FROM THE SUITE ENTRANCE DOOR TO, (a) AT LEAST ONE BEDROOM AT THE SAME LEVEL, AND  (b) AT LEAST ONE BATHROOM,  (i) HAVING AN AREA NOT LESS THAN 4.5 m2 AT THE SAME LEVEL, AND  (ii) CONFORMING TO SENTENCE 9.6.3.3.(1)  REQUIRED = 15% x 6,954*** UNITS = (1,044 UNITS)	2 BEDROOM 2,086 3 BEDROOM 695 TOTAL 6,954 ***
AMENITY	AMENITY REQUIRED:	AMENITY PROVIDED:	388 UNITS AMENITY REQUIRED:	AMENITY PROVIDED:		AMENITY REQUIRED:	AMENITY PROVIDED:	1,044 UNITS &	AMENITY PROVIDED:
AMENITY	$INDOOR = 2 m2 PER UNIT$ $= 2 \times 2,746$ $= 5,492 m2$ $OUTDOOR = 2 m2 PER UNIT$	INDOOR = 6,895 m2	INDOOR = 2 m2 PER UNIT = 2 x 2,584 = 5,168 m2 OUTDOOR = 2 m2 PER UNIT	INDOOR = 7,175 m2		INDOOR = 2 m2 PER UNIT = 2 x 1,624 = 3,248 m2 OUTDOOR = 2 m2 PER UNIT	INDOOR = 3,875 m2	INDOOR = 2 m2 PER UNIT = 2 x 6,954 = 13,908 m2 OUTDOOR = 2 m2 PER UNIT	INDOOR = 17,945 m2
	= 2 x 2,746 = 5,492 m2 TOTAL REQUIRED 10,984 m2	OUTDOOR = 7,125 m2  TOTAL PROVIDED 14,020 m2	= 2 x 2,584 = 5,168 m2	OUTDOOR = 5,856 m2		= 2 x 1,624 = 3,248 m2 TOTAL REQUIRED 6,496 m2	OUTDOOR = 3,280 m2  TOTAL PROVIDED 7,155 m2	= 2 x 6,954 = 13,908 m2	OUTDOOR = 16,261 m2
	TOTAL REQUIRED 10,984 m2	TOTAL PROVIDED 14,020 m2	TOTAL REQUIRED 10,336 m2	TOTAL PROVIDED 13,031 m2		TOTAL REQUIRED 6,496 m2	TOTAL PROVIDED 7,155 m2	TOTAL REQUIRED 27,816 m2	TOTAL PROVIDED 34,206 m2
PARKING ESIDENTIAL ESIDENTIAL VISITORS	REQUIRED: 0.5 SP./UNIT. 2,746 x 0.5 = 1,373 SP.  REQUIRED: 0.15 SP./UNIT.	PROVIDED : 1,900 SP.	REQUIRED: 0.5 SP./UNIT. 2,584 x 0.5 = 1,292 SP. 	PROVIDED : 1,728 SP.		REQUIRED: 0.5 SP./UNIT.  1,624 x 0.5 = 812 SP.  REQUIRED: 0.15 SP./UNIT.	PROVIDED : 1,079 SP.	REQUIRED: 0.5 SP./UNIT. 6,954 x 0.5 = 3,477 SP.  REQUIRED: 0.15 SP./UNIT.	PROVIDED : 4,707 SP.
(LOIDENTIAL VIOLIONS	2,746 x 0.15 = 412 SP.	111011020 . 1,300 01 .	2,584 x 0.15 = 388 SP.	THORIDED : 1,720 GT.		1,624 x 0.15 = 244 SP.	THORDED : 1,070 SI .	6,954 x 0.15 = 1,044 SP.	THORDED : 1,707 St :
ON-RESIDENTIAL	REQUIRED: 1.08 SP./ 100m2 NFA. = 22 SP.		REQUIRED : 1.08 SP./ 100m2 NFA. = 14 SP.			REQUIRED: 1.08 SP./ 100m2 NFA. = 23 SP.		REQUIRED: 1.08 SP./ 100m2 NFA. = 59 SP.	
	TOTAL REQUIRED 1,807 SP.	TOTAL PROVIDED 1,900 SP. ****	TOTAL REQUIRED 1,694 SP.	TOTAL PROVIDED 1,728 SP. ****		TOTAL REQUIRED 1,079 SP.	TOTAL PROVIDED 1,079 SP. ****	TOTAL REQUIRED 4,580 SP.	TOTAL PROVIDED 4,707 SP. ****
RAGE	REQUIRED : LONG-TERM = 0.75 SP./UNIT. 2,746 x 0.75 = 2,060 SP.	PROVIDED : LONG-TERM = 2,060 SP.	REQUIRED : LONG-TERM = 0.75 SP./UNIT. 2,584 x 0.75 = 1,938 SP.	PROVIDED : LONG-TERM = 1,938 SP.		REQUIRED : LONG-TERM = 0.75 SP./UNIT. 1,624 x 0.75 = 1,218 SP.	PROVIDED : LONG—TERM = 1,218 SP.	REQUIRED : LONG-TERM = 0.75 SP./UNIT. 6,954 x 0.75 = 5,216 SP.	PROVIDED : LONG-TERM = 5,216 SP.
DENTIAL	SHORT-TERM = 0.25 SP./UNIT. 2,746 x 0.25 = 687 SP.	SHORT-TERM = 684 SP.	SHORT-TERM = 0.25 SP./UNIT. 2,584 x 0.25 = 646 SP.	SHORT-TERM = 646 SP.		SHORT-TERM = 0.25 SP./UNIT. 1,624 x 0.25 = 406 SP.	SHORT-TERM = 406 SP.	SHORT-TERM = 0.25 SP./UNIT. 6,954 x 0.25 = 1,739 SP.	SHORT-TERM = 1,739 SP.
RESIDENTIAL	REQUIRED: LONG-TERM = GREATER OF 2 OR 1 SPACE/1,000 m2 NFA = 3 SP.	PROVIDED : LONG-TERM = 3 SP.	REQUIRED:  LONG-TERM = GREATER OF  2 OR 1 SPACE/1,000 m2 NFA  = 2 SP.	PROVIDED : LONG—TERM = 2 SP.		REQUIRED:  LONG—TERM = GREATER OF  2 OR 1 SPACE/1,000 m2 NFA  = 3 SP.	PROVIDED : LONG—TERM = 3 SP.	REQUIRED:  LONG-TERM = GREATER OF  2 OR 1 SPACE/1,000 m2 NFA  = 8 SP.	PROVIDED: LONG-TERM = 8 SP.
	TOTAL REQUIRED 2,750 SP.	TOTAL PROVIDED 2,750 SP.	TOTAL REQUIRED 2,586 SP.	TOTAL PROVIDED 2,586 SP.		TOTAL REQUIRED 1,627 SP.	TOTAL PROVIDED 1,627 SP.	TOTAL REQUIRED 6,963 SP.	TOTAL PROVIDED 6,963 SP.
BUILDING GHT	BUILDING A = 40 STOREYS 124.5m + MECH. BUILDING B = 45 STOREYS 139.5m + MECH. BUILDING C = 35 STOREYS 109.5m + MECH. BUILDING D = 42 STOREYS 130.5m + MECH.	BUILDING E = 48 STOREYS 148.5m + MECH. BUILDING F = 45 STOREYS 139.5m + MECH.	BUILDING G = 48 STOREYS 148.5m + MECH. BUILDING H = 45 STOREYS 139.5m + MECH. BUILDING I = 40 STOREYS 124.5m + MECH. BUILDING J = 35 STOREYS 109.5m + MECH.	BUILDING K = 42 STOREYS 130.5m + MECH. BUILDING L = 35 STOREYS 109.5m + MECH.		BUILDING N = 35  BUILDING O = 35	STOREYS 124.5m + MECH. STOREYS 109.5m + MECH. STOREYS 109.5m + MECH. STOREYS 94.5m + MECH.		
BUILDING SETBACKS	EAST SOUTH	14.0 m Min 3.0 m Min 3.0 m Min 3.0 m Min	EAS SOUTI	H 14.0 m Min T 3.0 m Min H 3.0 m Min T 3.0 m Min		EAST SOUTH	3.0 m Min 3.0 m Min 5.0 m Min 3.0 m Min		

<sup>\*</sup> GCA DOES NOT INCLUDE ABOVE AND BELOW GRADE PARKING.

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1. SEP.12.2024 ISSUED TO CITY FOR PAC MEETING J. CHI.

2. NOV.01.2024 ISSUED TO CITY FOR OPA



PROPOSED MIXED-USE DEVELOPMENT

### SOUTH SERVICE ROAD

PROJECT ARCHITECT:	J. Chimienti	
ASSISTANT DESIGNER:	B. DADGOSTAR	
DRAWN BY:	B. DADGOSTAR	
CHECKED BY:	D. Biase	
PLOT DATE:	NOV.01.2024	
JOB#	2127.23	

A101

<sup>\*\*</sup> ESTABLISHED GRADE DETERMINED ALONG EACH BUILDING SEPARATELY

<sup>\*\*\*</sup> FINAL SUITE MIX AND DWELLING UNIT COUNT SUBJECT TO MARKET CONDITIONS \*\*\*\* FINAL PARKING COUNT MAY VARY DEPENDING ON FINAL DWELLING UNIT COUNT



3000 P3:± 448 SPACES/LEVEL 6000 P3; ± 532 SPACES/LEVEL 6000 ± 307 SPACES/LEVEL PUBLIC PARK BLOCK 3

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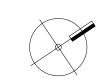
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### SOUTH SERVICE ROAD

THE ROSE CORPORATIO	N

TH OAKVILLE	IE ROSE CORPORATION	ONTAR
PROJECT ARCHITECT:	J. Chimienti	
ASSISTANT DESIGNER:	B. DADGOSTAR	
DRAWN BY:	B. DADGOSTAR	
CHECKED BY:	D. Biase	
PLOT DATE:	NOV.01.2024	
JOB #	2127.23	

### P4-P3 UNDERGROUND PLAN



PARKING LEGEND

3000± 448 SPACES/LEVEL 6000 ± 532 SPACES/LEVEL ± 220 SPACES/LEVEL PUBLIC PARK BLOCK 3 ARTERIAL ARTERIAL PARKING LEGEND + 97.31 m FFE LEFT TURN LANE WITH MEDIAN TO \_\_\_\_\_\_
BE DESIGNED AT A LATER DATE barrier free surface residential visitor barrier free LEFT TURN LANE WITH MEDIAN TO BE DESIGNED AT A LATER DATE + 95.48 m FFE

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SYSTEM WHEN INFORMATION IS TRANSFERRED.

ISSUED FOR REVISIONS

GRAZIANI
CORAZZA
ARCHITECTS

8400 JANE STREET, BUILDING D-SUITE 300
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JOHNNY CHIMIENTI
LICENCE
6299
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WWW.GC-ARCHITECTS.COM

PROPOSED MIXED-USE DEVELOPMENT

### SOUTH SERVICE ROAD

THE ROSE CORPORATION

OAKVILLE

PROJECT ARCHITECT: J. Chimienti

ASSISTANT DESIGNER: B. DADGOSTAR

DRAWN BY: B. DADGOSTAR

CHECKED BY: D. Biase

PLOT DATE: NOV.01.2024

JOB # 2127.23

### P2 UNDERGROUND PLAN



A20

SYSTEM WHEN INFORMATION IS TRANSFERRED. 3000± 448 SPACES/LEVEL ± 532 SPACES/LEVEL ± 199 SPACES/LEVEL ISSUED FOR REVISIONS ARTERIAL CORAZZA

ARCHITECTS

8400 JANE STREET, BUILDING D-SUITE 300
T.905.795.2601

F.905.795.2844

CONCORD, ONTARIO
L4K 4L8
WWW.GC-ARCHITECTS.COM ARTERIAL PARKING LEGEND + 97.31 m FFE barrier free surface residential visitor barrier free LEFT TURN LANE WITH MEDIAN TO BE DESIGNED AT A LATER DATE + 95.48 m FFE

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JOHNNY CHIMIENTI LICENCE 6299

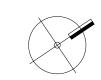
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### SOUTH SERVICE ROAD

THE ROSE CORPORATION

OAKVILLE	
PROJECT ARCHITECT:	J. Chimienti
ASSISTANT DESIGNER	B. DADGOSTAR
DRAWN BY:	B. DADGOSTAR
CHECKED BY:	D. Biase
PLOT DATE:	NOV.01.2024
JOB #	2127.23

### P1 UNDERGROUND PLAN



SOUTH SERVICE ROAD EAST ARTERIAL BE DESIGNED AT A LATER DATE LEFT TURN LANE WITH MEDIAN TO

BE L

105.22m FFE

BE DESIGNED AT A LATER DATE RECOMMEND PRINCIPAL
ENTRANCE ON SOUTHWEST
CORNER FOR FIRE SOUTING COLLECTOR + 104.34 m FFE 7500 X 7500 CHAMFER PUBLIC PARK 2113 m2 ARTERIAL potential PROVIDED: 18,687 m2 REQ: 16,574 m2 15% of 110,488 m2 site area) ARTERIAL PARKING LEGEND + 97.31 m FFE LEFT TURN LANE WITH MEDIAN TO \_\_\_\_\_\_\_
BE DESIGNED AT A LATER DATE LEGEND: barrier free surface residential visitor barrier free OWNERSHIP RESIDENTIAL NON-RESIDENTIAL SPACE SERVICING + 95.48 m FFE PARKING OVER PROVISION
OF PARKLAND AREA

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2. NOV.01.2024 ISSUED TO CITY FOR OPA



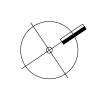
PROPOSED MIXED-USE DEVELOPMENT

### SOUTH SERVICE ROAD

THE DUCE CUDDUDY LIVIN

OAKVILLE	THE ROSE CORPORATION	
PROJECT ARCHITECT:	J. Chimienti	
ASSISTANT DESIGNER:	B. DADGOSTAR	
DRAWN BY:	B. DADGOSTAR	
CHECKED BY:	D. Biase	
PLOT DATE:	NOV.01.2024	
JOB#	2127.23	
<u> </u>		_

### GROUND FLOOR PLAN



SOUTH SERVICE ROAD EAST ARTERIAL 30000 ROW NON-RES-FRONTAGE BE DESIGNED AT A LATER DATE LEFT TURN LANE WITH MEDIAN TO \_\_\_\_\_ + 105.22m FFE
BE DESIGNED AT A LATER DATE \_\_\_\_\_ + 105.22m FFE COLLECTOR + 104.34m FFE NON-RES-FRONTAGE ARTERIAL ARTERIAL PARKING LEGEND + 97.31 m FFE LEFT TURN LANE WITH MEDIAN TO \_\_\_\_\_\_\_
BE DESIGNED AT A LATER DATE barrier free surface residential visitor barrier free LEFT TURN LANE WITH MEDIAN TO BE DESIGNED AT A LATER DATE + 95.48 m FFE

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SYSTEM WHEN INFORMATION IS TRANSFERRED.

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ARCHITECTS

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F-905.795.2844

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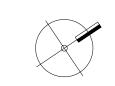
PROPOSED MIXED-USE DEVELOPMENT

### SOUTH SERVICE ROAD

THE ROSE CORPORATION

J. Chimienti PROJECT ARCHITECT: B. DADGOSTAR ASSISTANT DESIGNER: B. DADGOSTAR D. Biase CHECKED BY: NOV.01.2024 PLOT DATE: 2127.23

### 2ND FLOOR PLAN





-----\_\_\_\_\_ OUTDOOR AMENITY + 119.50 m FFE OUTDOOR AMENITY + 119.25 m FFE OUTDOOR AMENITY 20000 MN 30000 MN 30000 MN INDOOR AMENITY @ 5TH FLOOR WITH 2STY HEIGHT INDOOR AMENITY @ 5TH FLOOR WITH 2STY HEIGHT INDOOR AMENITY @ 5TH FLOOR WITH 2STY HEIGHT 20000 MN INDOOR AMENITY @ 5th Floor With 2sty Height 4st. ≥ 8 ≥ 2st. + 119.50 m FFE INDOOR AMENITY @ 5TH FLOOR WITH 20000 MN 30000 MN INDOOR AMENITY @ 5TH FLOOR WITH + 119.00 m FFI 5TH FLOOR WITH 2STY HEIGHT + 119.50 m FFE 30000 MIN 30000 MN 20000 MN INDOOR AMENITY @ 5TH FLOOR WITH 2STY HEIGHT 2st. PUBLIC PARK OUTDOOR AMENIT BLOCK 3

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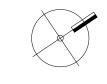
### PROPOSED MIXED-USE DEVELOPMENT

### SOUTH SERVICE ROAD

### THE ROSE CORPORATION

PROJECT ARCHITECT:  ASSISTANT DESIGNER:  B. DADGOSTAR  DRAWN BY:  B. DADGOSTAR  CHECKED BY:  D. Biase  PLOT DATE:  NOV.01.2024  2127.23	OAKVILLE	THE ROSE CONFORMATION	ONTARIO
DRAWN BY:  CHECKED BY:  PLOT DATE:  B. DADGOSTAR  D. Biase  NOV.01.2024	PROJECT ARCHITECT:	J. Chimienti	
CHECKED BY: D. Biase PLOT DATE: NOV.01.2024	ASSISTANT DESIGNER:	B. DADGOSTAR	
PLOT DATE: NOV.01.2024	DRAWN BY:	B. DADGOSTAR	
	CHECKED BY:	D. Biase	
IOR # 2127 23	PLOT DATE:	NOV.01.2024	
JOD II ZIZI ZO	JOB#	2127.23	

### 5TH-6TH FLOOR PLAN



-----\_\_\_\_\_ 20000 MN 30000 MN 30000 MN ' 20000 MN 2st. 2st. 30000 MN \_20000 MN\_ 30000 MN + 125.50 m FFE 30000 MIN 30000 MN 20000 MN PUBLIC PARK BLOCK 3

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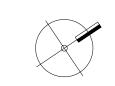


### SOUTH SERVICE ROAD

### THE ROSE CORPORATION

OAKVILLE	THE ROSE GON GIVETION
PROJECT ARCHITECT:	J. Chimienti
ASSISTANT DESIGNER:	B. DADGOSTAR
DRAWN BY:	B. DADGOSTAR
CHECKED BY:	D. Biase
PLOT DATE:	NOV.01.2024
IOB #	2127.23

### TYPICAL TOWER FLOOR PLAN



-----\_\_\_\_\_ 20000 MN 30000 MN 30000 MN 35st. 20000 MN 48st. 40st. 48st. 40st. 2st. 2st. + 214.00 m FF + 244.00 m FFE 30000 MN 2st. \_20000 MN\_ 30000 MN 2st. 45st. 30000 MIN 30000 MN 20000 MN PUBLIC PARK BLOCK 3

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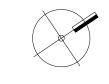


### PROPOSED MIXED-USE DEVELOPMENT

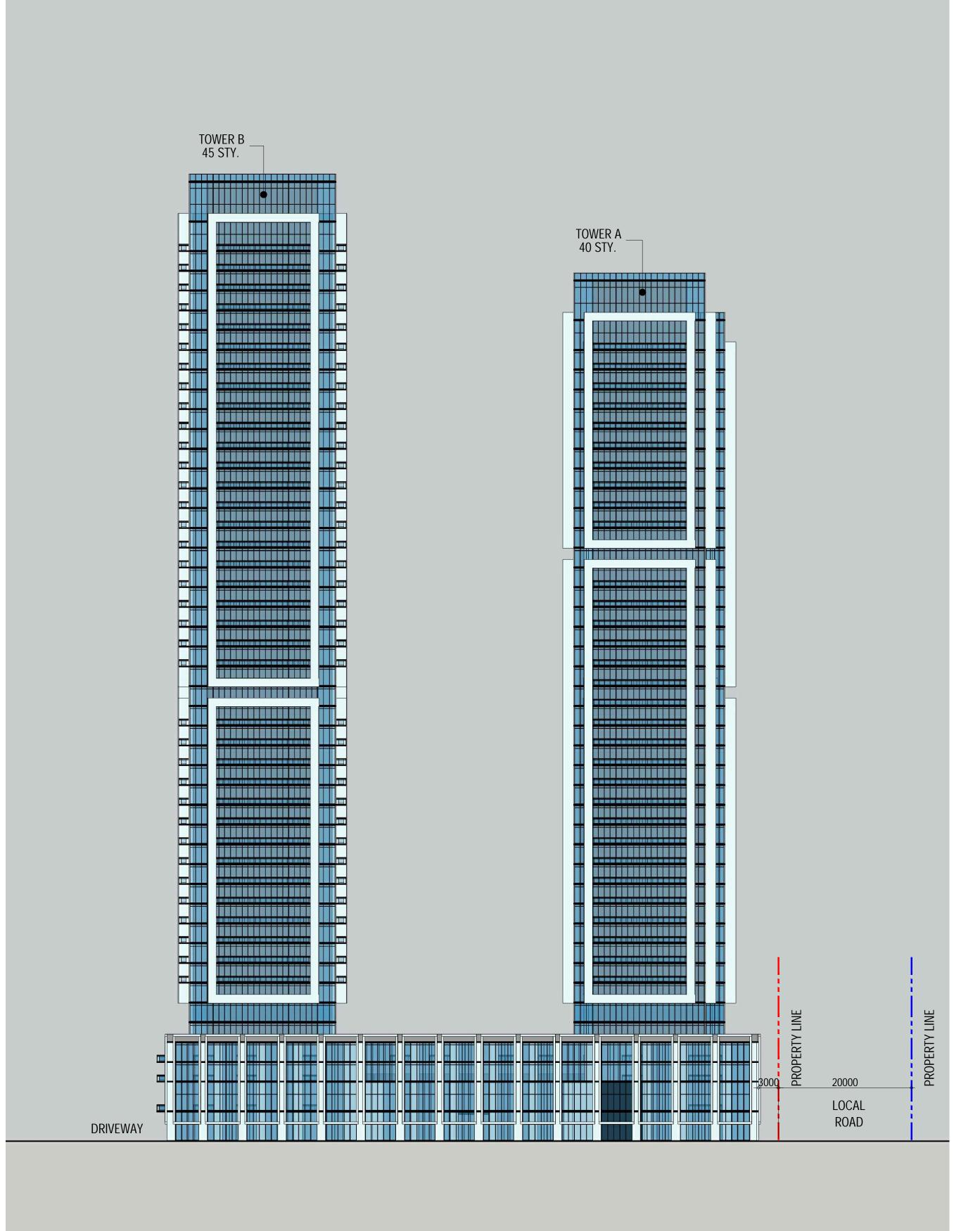
### SOUTH SERVICE ROAD

	THE ROSE CORPORATION	
OAKVILLE		ONTARIO
PROJECT ARCHITECT:	J. Chimienti	
ASSISTANT DESIGNER:	B. DADGOSTAR	
DRAWN BY:	B. DADGOSTAR	
CHECKED BY:	D. Biase	
PLOT DATE:	NOV.01.2024	
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### MECHANICAL FLOOR PLAN



TOWER B TOWER A 40 STY. 14000 SERVICE DRIVEWAY SETBACK ROAD



EAST ELEV. BLD A &B

NORTH ELEV. BLD A &B

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CORAZZA
T.905.795.2601

CONCORD, ONTARIO
LICENCE
WWW.GC-ARCHITECTS.CO

PROPOSED MIXED-USE DEVELOPMENT

### SOUTH SERVICE ROAD

THE ROSE CORPORATION

PROJECT ARCHITECT:

ASSISTANT DESIGNER:

DRAWN BY:

CHECKED BY:

PLOT DATE:

NOV.01.2024

JOB #

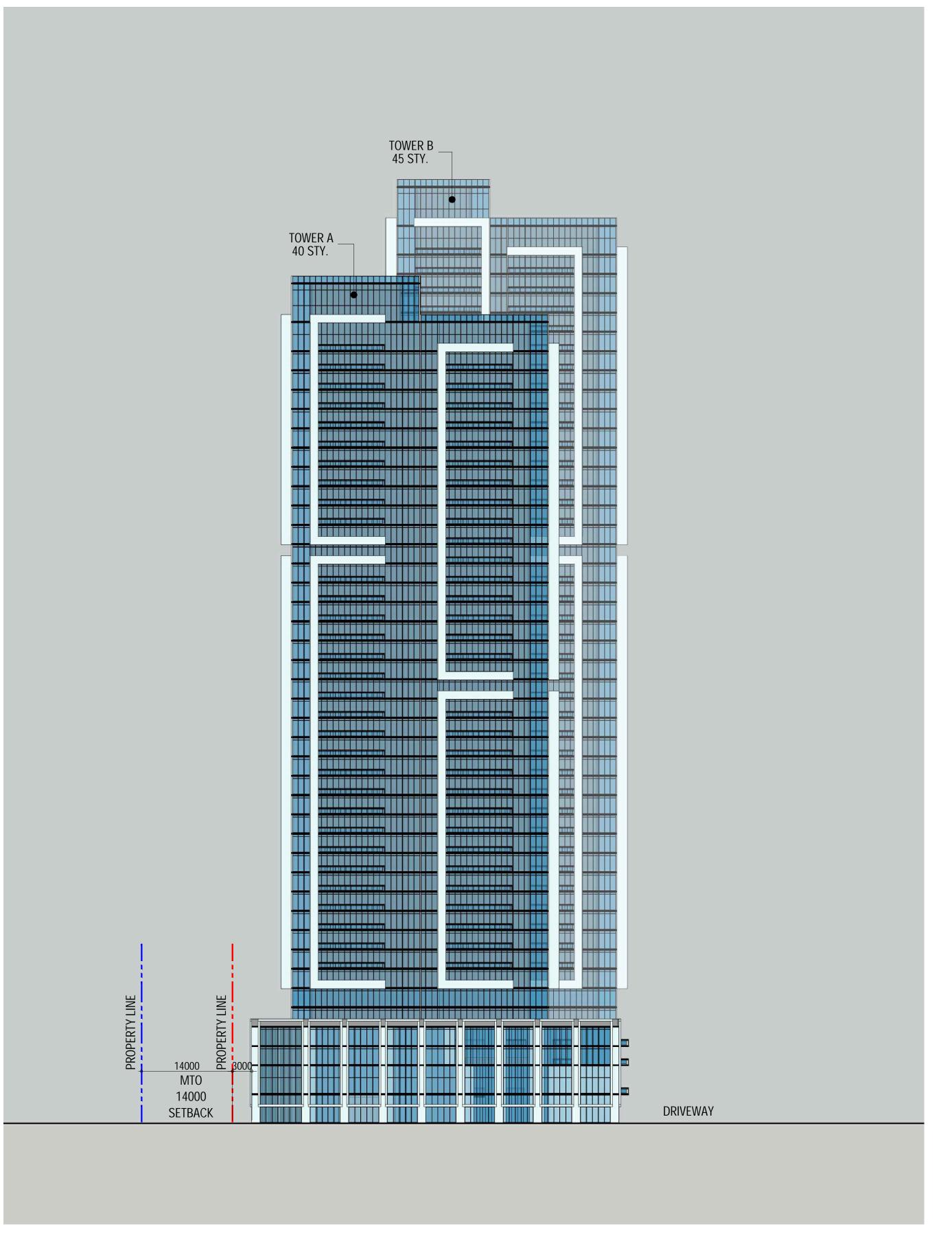
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**ELEVATIONS - BLOCK 1** 

BUILDING A & B

1:400 **A4** 

TOWER B 45 STY. TOWER A LOCAL DRIVEWAY



SOUTH ELEV. BLD A &B

WEST ELEV. BLD A &B

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ARCHITECTS

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LICENCE
6299

HITECTS

STREET, BUILDING D-SUITE 300

CONCORD, ONTARIO

PROPOSED MIXED-USE DEVELOPMENT

### SOUTH SERVICE ROAD

THE ROSE CORPORATION

HITECT: J. Chimienti
ESIGNER: B. DADGOSTAR
B. DADGOSTAR

DRAWN BY:

CHECKED BY:

PLOT DATE:

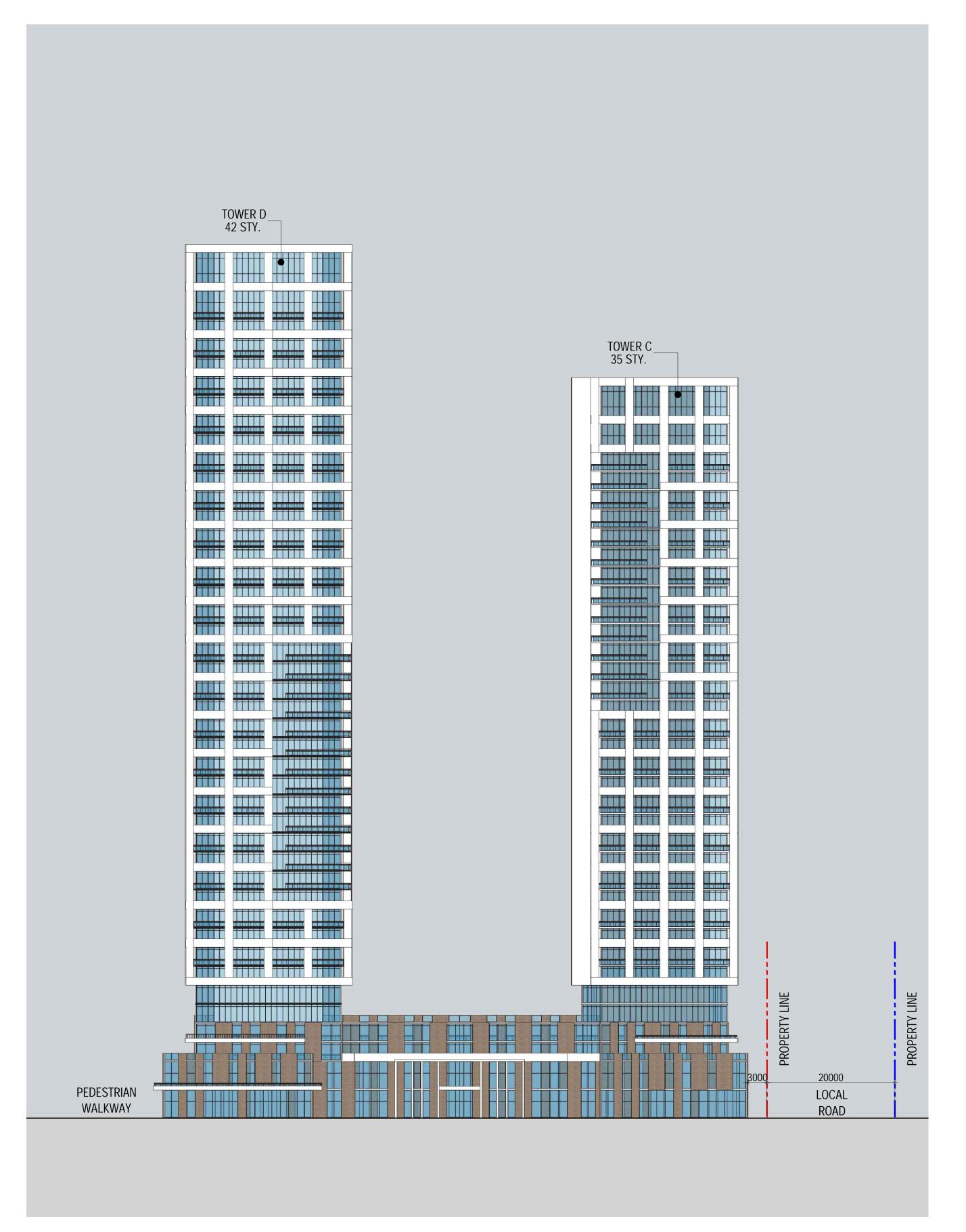
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ELEVATIONS - BLOCK 1
BUILDING A & B

TOWER D 42 STY. PUBLIC 26000 PARK COLLECTOR BLOCK 3 ROAD DRIVEWAY



EAST ELEV. BLD C &D

NORTH ELEV. BLD C &D

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PROPOSED MIXED-USE DEVELOPMENT

### SOUTH SERVICE ROAD

THE ROSE CORPORATION

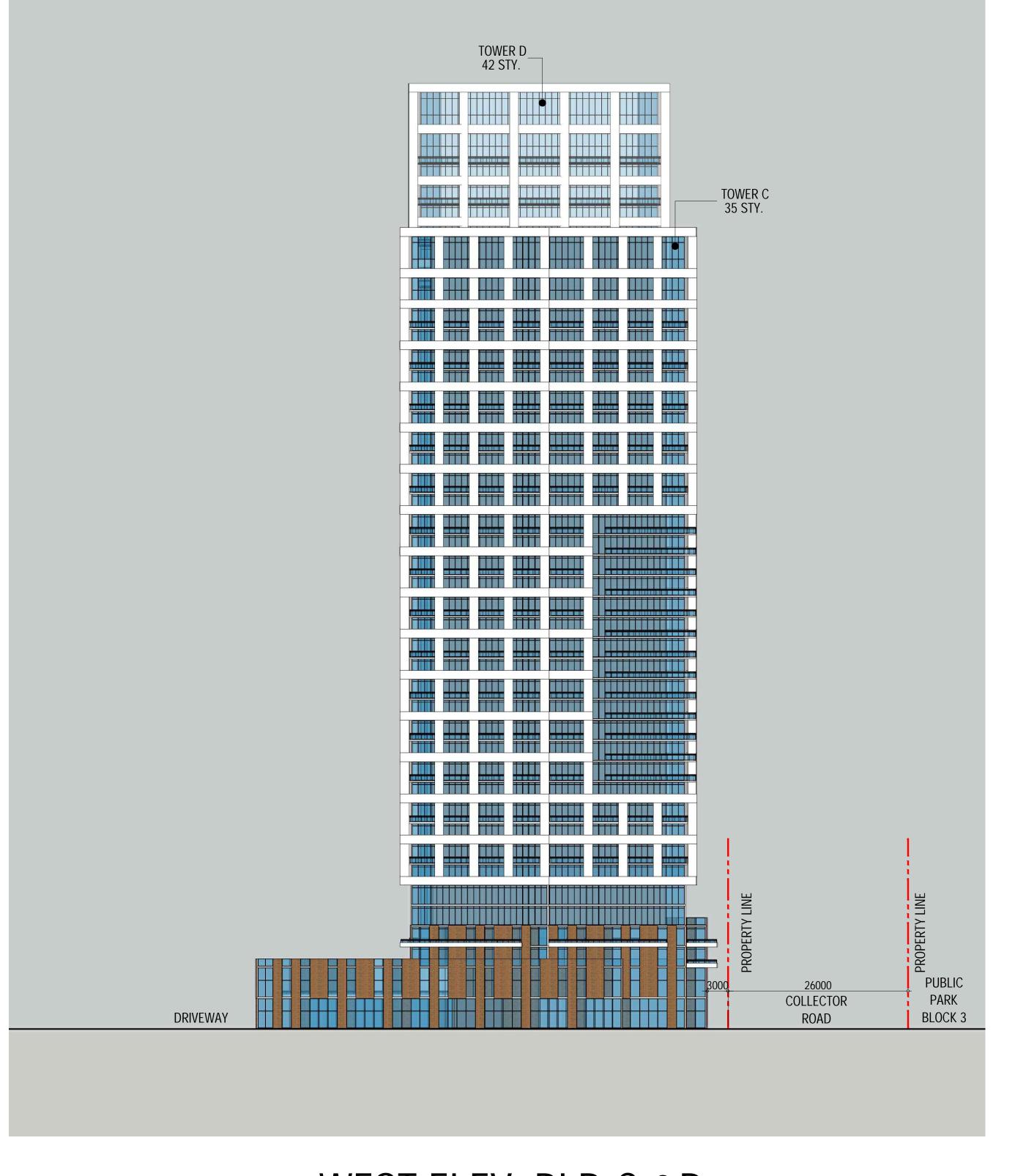
J. Chimienti PROJECT ARCHITECT: B. DADGOSTAR B. DADGOSTAR D. Biase NOV.01.2024 2127.23

### **ELEVATIONS - BLOCK 1** BUILDING C & D

1:400

TOWER D\_ 42 STY. 35 STY. PEDESTRIAN LOCAL





WEST ELEV. BLD C &D

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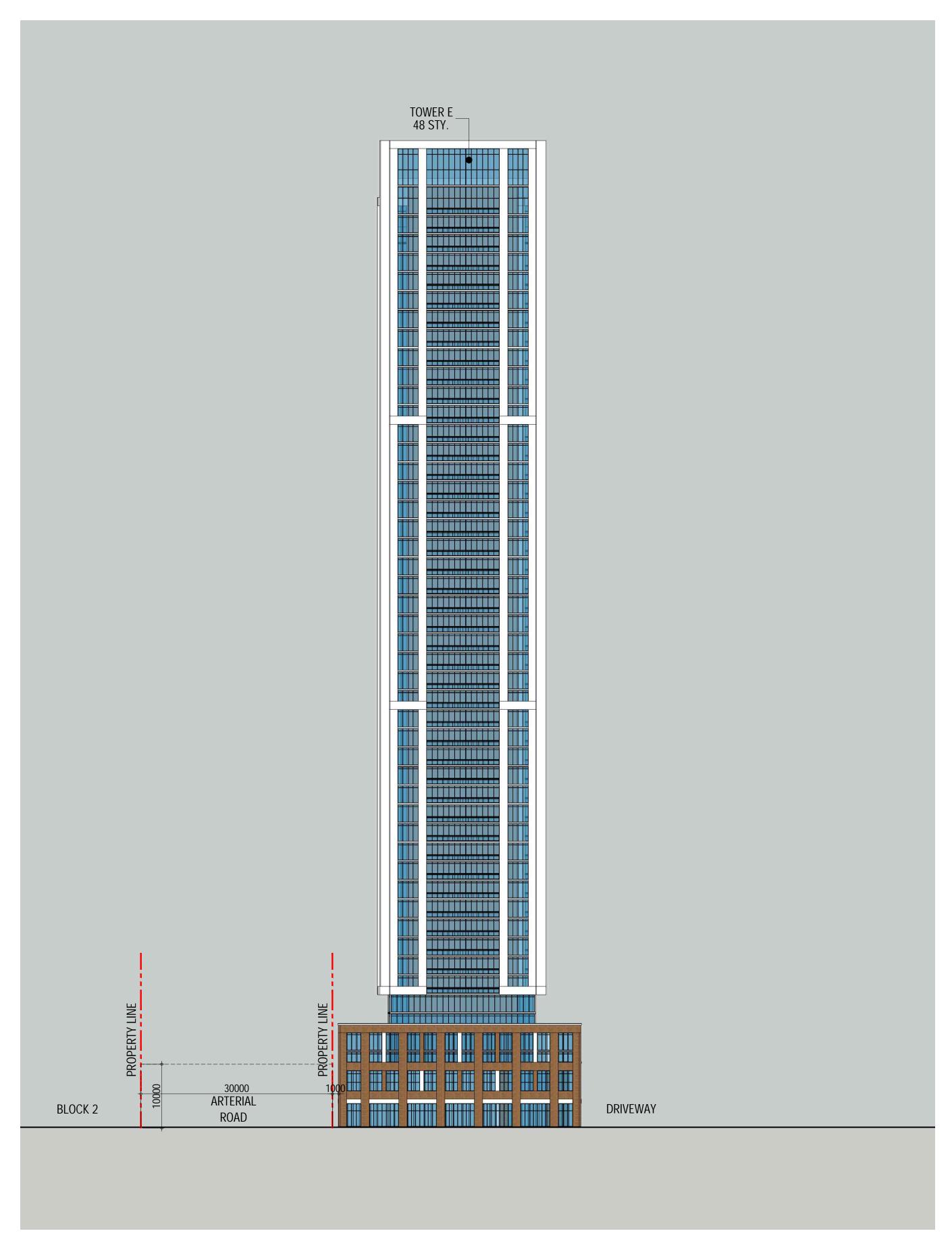
SOUTH SERVICE ROAD

THE ROSE CORPORATION

J. Chimienti PROJECT ARCHITECT: B. DADGOSTAR B. DADGOSTAR D. Biase NOV.01.2024 2127.23

> **ELEVATIONS - BLOCK 1** BUILDING C & D

TOWER E 48 STY. TOWER F 45 STY.



EAST ELEV. BLD E &F

NORTH ELEV. BLD E &F

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2. NOV.01.2024 ISSUED TO CITY FOR OPA

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T.905.795.2601

T.905.795.2844

T.905.795.2601

T.905.795.2844

T.905.795.2844

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T.905.795.2844

T.905.795.2844

T.905.795.2844

PROPOSED MIXED-USE DEVELOPMENT

### SOUTH SERVICE ROAD

THE ROSE CORPORATION

PROJECT ARCHITECT:

ASSISTANT DESIGNER:

DRAWN BY:

CHECKED BY:

PLOT DATE:

NOV.01.2024

2127.23

ELEVATIONS - BLOCK 1
BUILDING E & F

TOWER E 48 STY. 30000 ARTERIAL PEDESTRIAN BLOCK 2

SOUTH ELEV. BLD E &F

WEST ELEV. BLD E &F

OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE. TOWER E TOWER F 45 STY. ISSUED FOR REVISIONS CORAZZA
ARCHITECTS

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F.905.795.2844

CONCORD, ONTARIO
L4K 4L8
WWW.GC-ARCHITECTS.COM SOUTH SERVICE ROAD PROJECT ARCHITECT:

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2127.23 ELEVATIONS - BLOCK 1

NOV.01.2024

PROPOSED MIXED-USE DEVELOPMENT

THE ROSE CORPORATION

J. Chimienti

B. DADGOSTAR B. DADGOSTAR

D. Biase

BUILDING E & F

TOWER G 48 STY. TOWER H 45 STY. MTO 14000 SETBACK





ARTERIAL

ROAD

BLOCK 1

TOWER G

48 STY.

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CORAZZA
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CONCORD, ONTARIO
WWW.GC-ARCHITECTS.CO

PROPOSED MIXED-USE DEVELOPMENT

### SOUTH SERVICE ROAD

THE ROSE CORPORATION

PROJECT ARCHITECT:

ASSISTANT DESIGNER:

B. DADGOSTAR

DRAWN BY:

B. DADGOSTAR

CHECKED BY:

D. Biase

PLOT DATE:

NOV.01.2024

JOB #

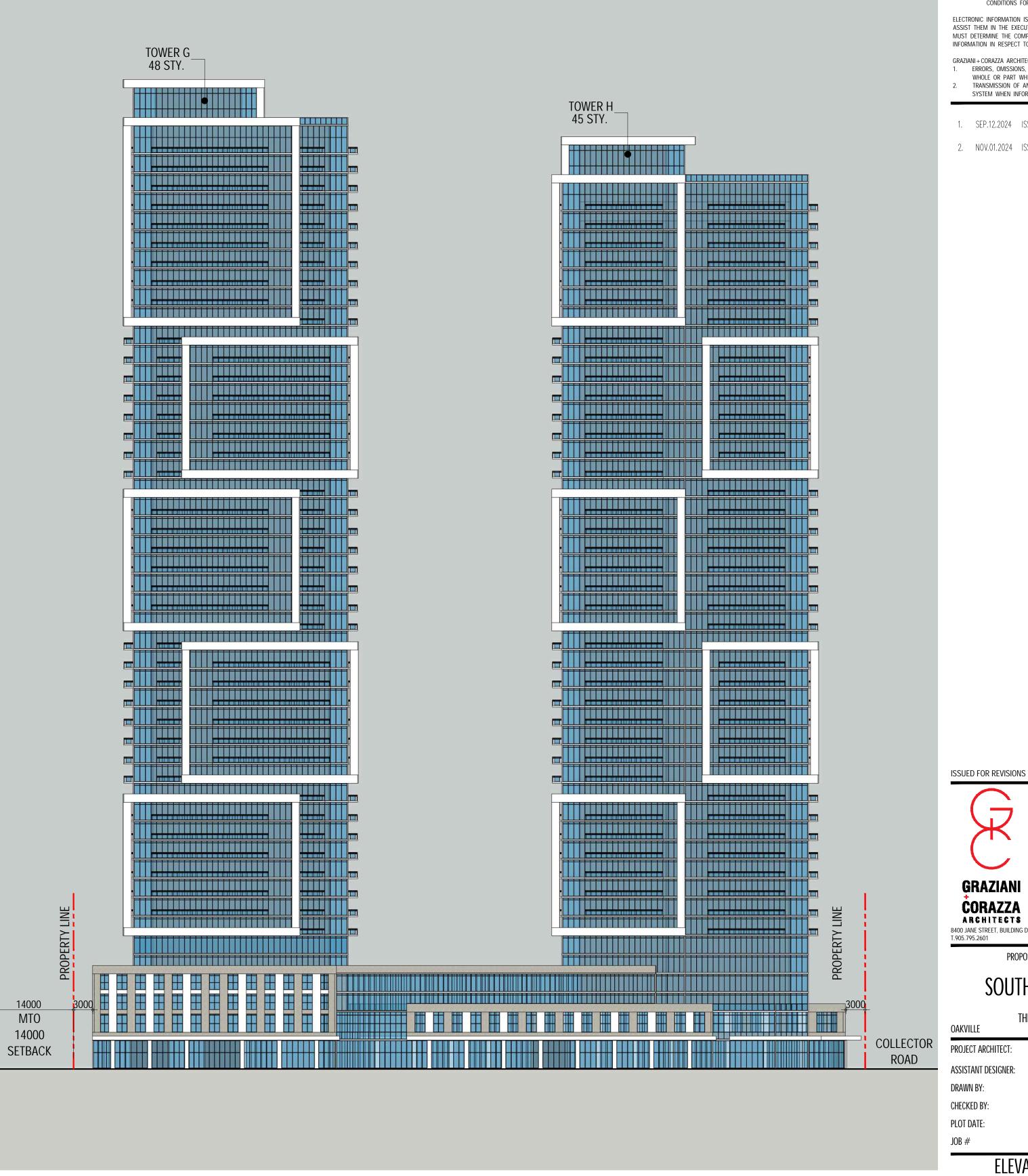
2127.23

ELEVATIONS - BLOCK 2

BUILDING G & H

1:400 **A40** 

TOWER G 48 STY. TOWER H ARTERIAL ROAD PEDESTRIAN BLOCK 1 WALKWAY



SOUTH ELEV. BLD G &H

WEST ELEV. BLD G &H

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2127.23 **ELEVATIONS - BLOCK 2** 

NOV.01.2024

BUILDING G & H

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PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION

J. Chimienti

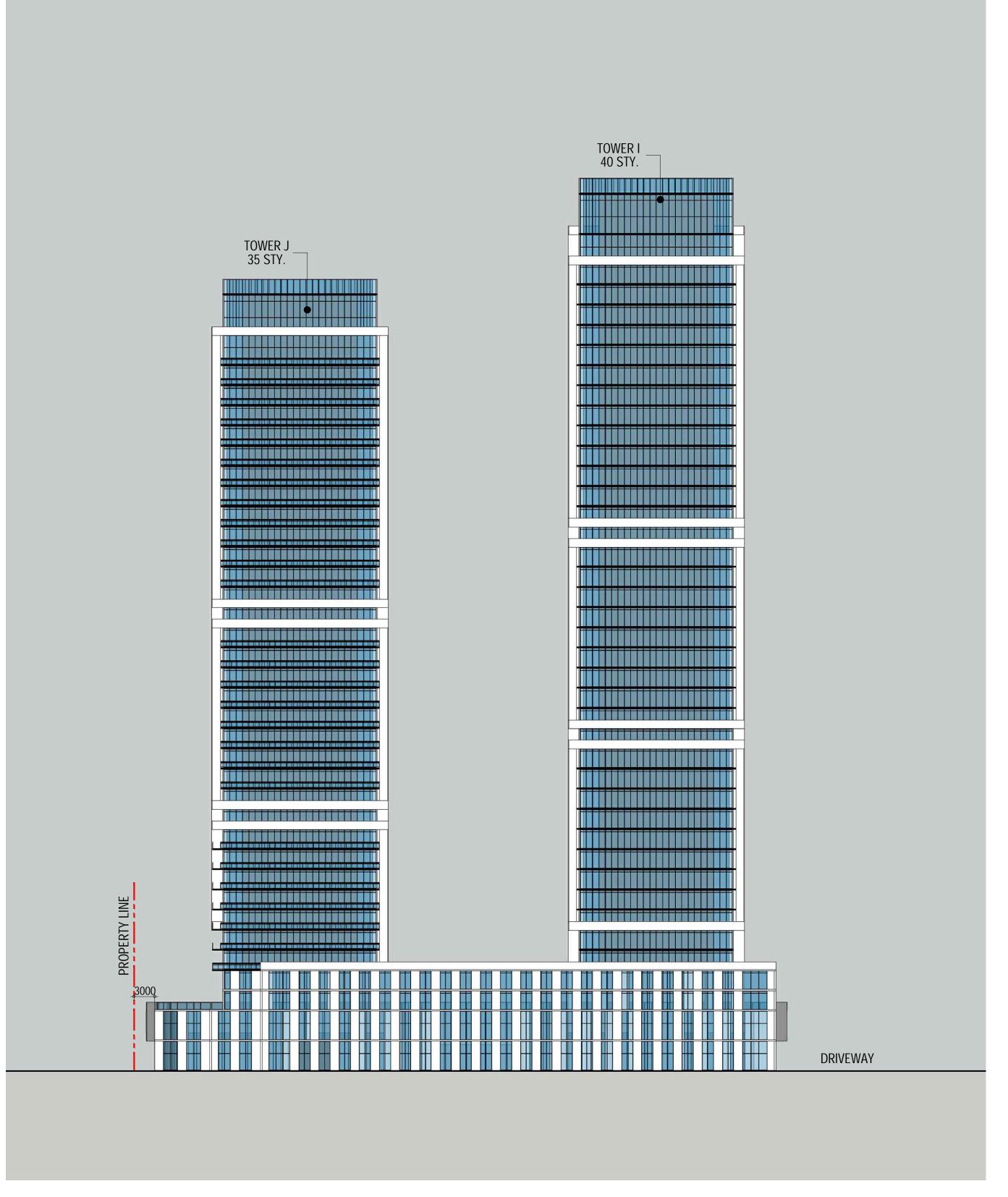
B. DADGOSTAR B. DADGOSTAR

D. Biase

1:400 **A40**8

TOWER I TOWER J 35 STY. SOUTH 14000 SERVICE SETBACK ROAD EAST

EAST ELEV. BLD I &J



NORTH ELEV. BLD I &J

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1. SEP.12.2024 ISSUED TO CITY FOR PAC MEETING J. CHI.

SYSTEM WHEN INFORMATION IS TRANSFERRED.

2. NOV.01.2024 ISSUED TO CITY FOR OPA

ISSUED FOR REVISIONS

PROPOSED MIXED-USE DEVELOPMENT

### SOUTH SERVICE ROAD

THE ROSE CORPORATION

J. Chimienti PROJECT ARCHITECT: B. DADGOSTAR ASSISTANT DESIGNER: B. DADGOSTAR D. Biase NOV.01.2024 2127.23

> ELEVATIONS - BLOCK 2 BUILDING I & J

TOWER I TOWER J 35 STY. 

SOUTH ELEV. BLD I &J

# WEST ELEV. BLD I &J

2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED. 1. SEP.12.2024 ISSUED TO CITY FOR PAC MEETING J. CHI. 2. NOV.01.2024 ISSUED TO CITY FOR OPA TOWER I 40 STY. TOWER J ISSUED FOR REVISIONS CORAZZA

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WWW.GC-ARCHITECTS.COM PROPOSED MIXED-USE DEVELOPMENT SOUTH SERVICE ROAD THE ROSE CORPORATION SOUTH SERVICE ROAD EAST 14000 SETBACK J. Chimienti B. DADGOSTAR D. Biase NOV.01.2024 2127.23 ELEVATIONS - BLOCK 2 BUILDING I & J

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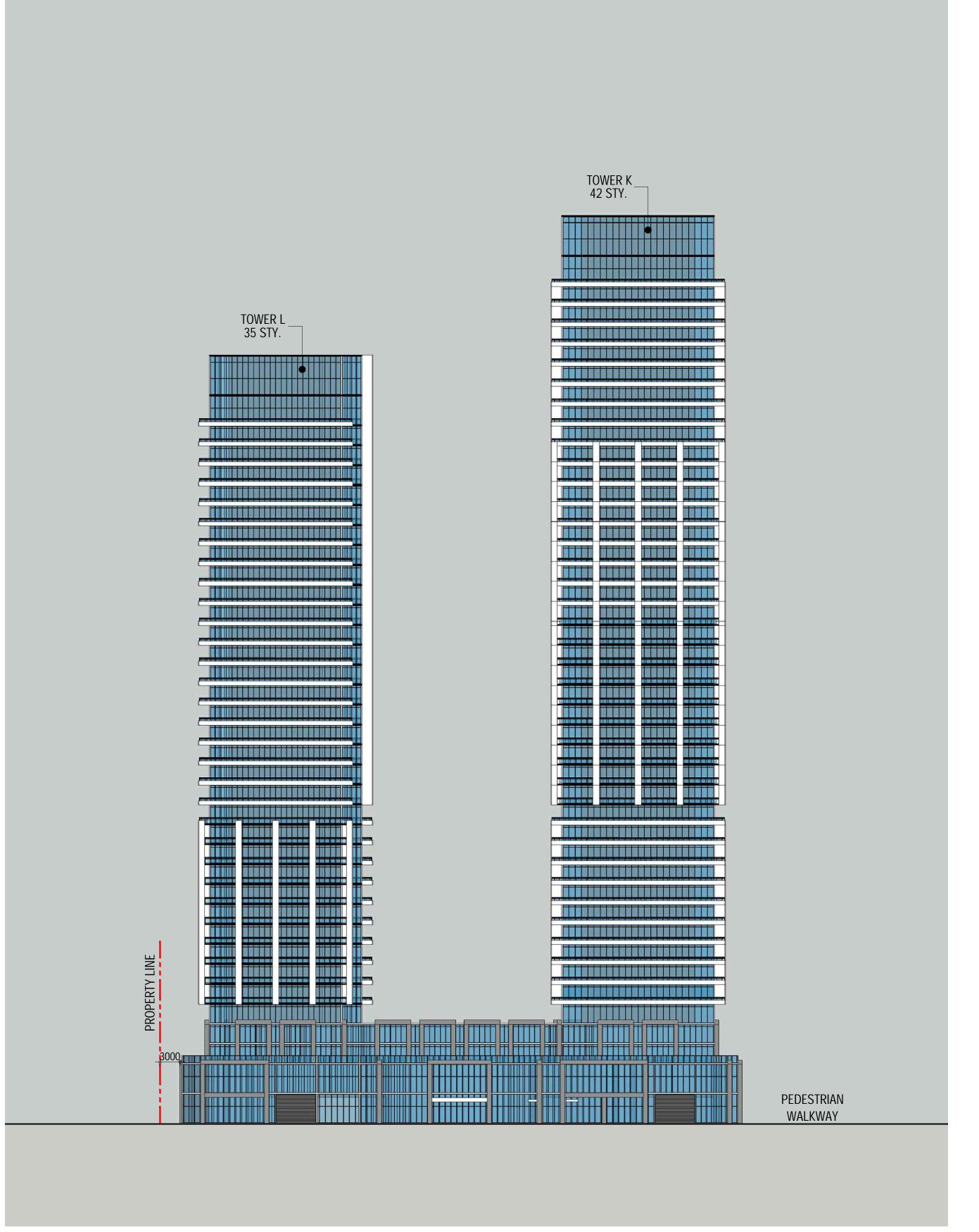
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2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC

1:400 A410

TOWER K 42 STY. 35 STY. COLLECTOR ROAD BLOCK 4 DRIVEWAY

EAST ELEV. BLD K &L



NORTH ELEV. BLD K &L

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SYSTEM WHEN INFORMATION IS TRANSFERRED.

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L4K 4L8
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PROPOSED MIXED-USE DEVELOPMENT

### SOUTH SERVICE ROAD

THE ROSE CORPORATION

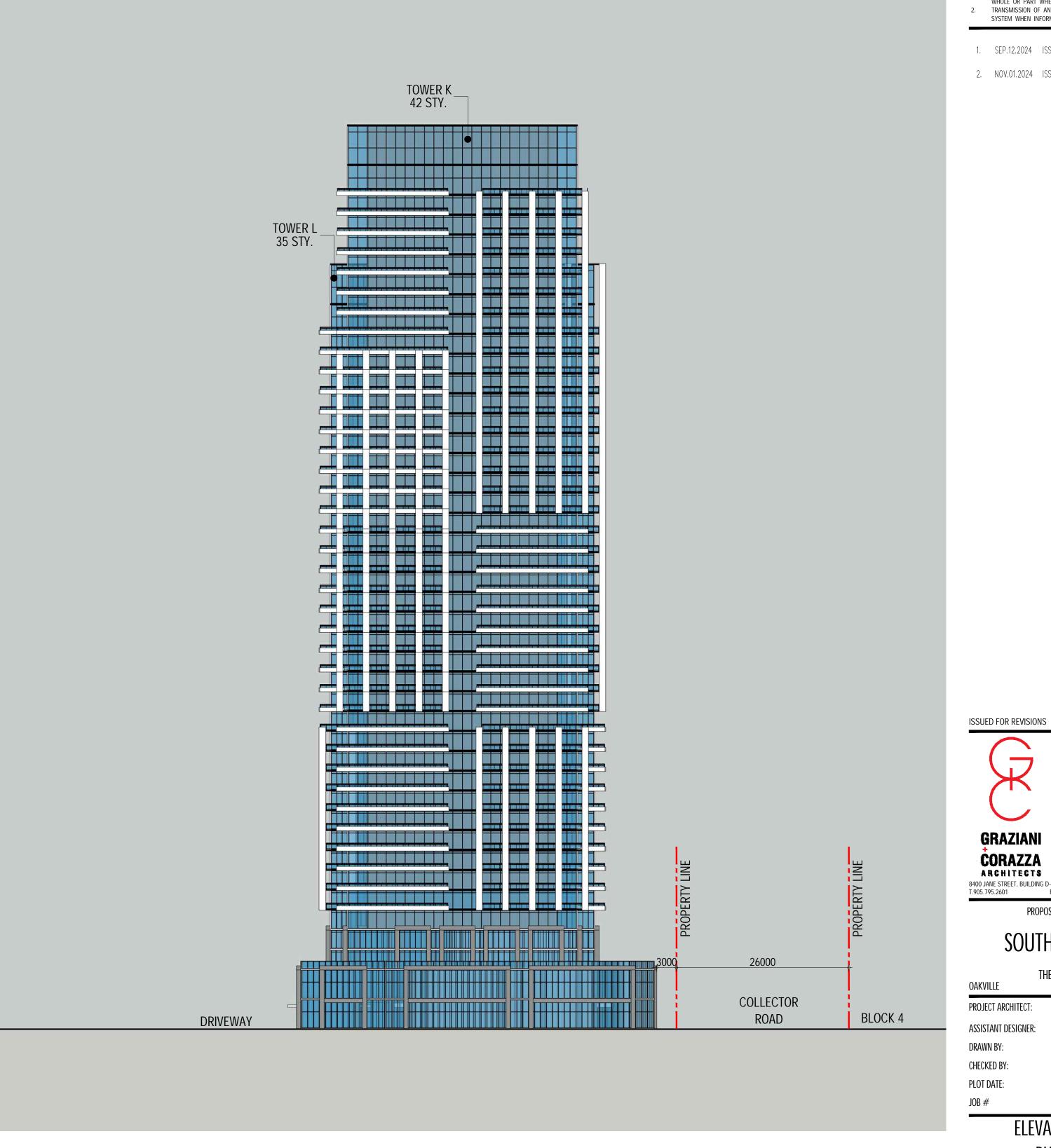
J. Chimienti B. DADGOSTAR ASSISTANT DESIGNER: B. DADGOSTAR D. Biase NOV.01.2024 2127.23

> ELEVATIONS - BLOCK 2 BUILDING K & L

> > A411

TOWER K 42 STY. TOWER L 35 STY. PEDESTRIAN WALKWAY

SOUTH ELEV. BLD K &L



WEST ELEV. BLD K & L

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ELEVATIONS - BLOCK 2 BUILDING K & L

PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION

J. Chimienti

B. DADGOSTAR B. DADGOSTAR

NOV.01.2024

D. Biase

2127.23

TOWER M 40 STY. TOWER O 35 STY. TOWER N 35 STY. TOWER P 30 STY. PROPERTY LINE ARTERIAL ROAD COLLECTOR ROAD

EAST ELEV. BLD N &P

SYSTEM WHEN INFORMATION IS TRANSFERRED. TOWER M 40 STY. TOWER N 35 STY. TOWER P 30 STY. ISSUED FOR REVISIONS CORAZZA
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CONCORD, ONTARIO
L4K 4L8
WWW.GC-ARCHITECTS.COM PROJECT ARCHITECT: ROAD CHECKED BY:

NORTH ELEV. BLD M &N

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ELEVATIONS - BLOCK 4

BUILDING M,N,O,P

PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION

J. Chimienti

B. DADGOSTAR B. DADGOSTAR

NOV.01.2024

D. Biase

2127.23

A413 1:400

TOWER M 40 STY. TOWER O TOWER N 35 STY. 35 STY. TOWER P 30 STY. PROPERTY LINE

SOUTH ELEV. BLD 0 &P

## WEST ELEV. BLD M &O

TOWER O

35 STY.

TOWER M 40 STY.

ره الأحالية الأراز

COLLECTOR

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ARCHITECTS

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CONCORD, ONTARIO

L4K 4L8

LOGE 705 2044 PROPOSED MIXED-USE DEVELOPMENT SOUTH SERVICE ROAD

THE ROSE CORPORATION

PROJECT ARCHITECT:

ASSISTANT DESIGNER:

DRAWN BY:

CHECKED BY:

PLOT DATE:

J. Chimienti

B. DADGOSTAR

D. Biase

NOV.01.2024

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ELEVATIONS - BLOCK 4

BUILDING M,N,O,P

1:400 **A41**4

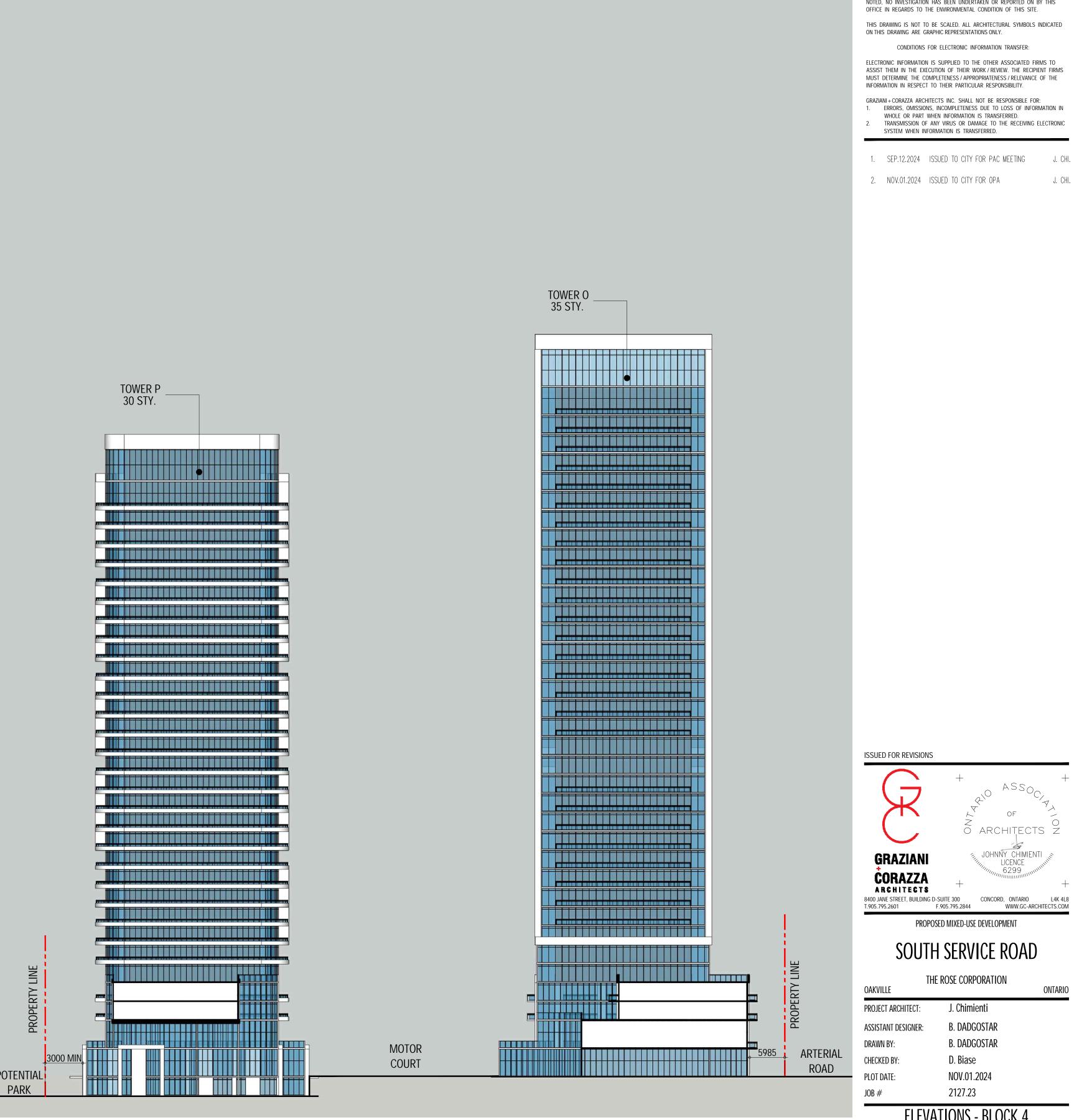
TITLEBLOCK SIZE: 610 x 900

TITLEBLOC

GREEN WAY ARTERIAL SETBACK ROAD

TOWER M 40 STY. TOWER 0 35 STY. زا و و و و و الا از کسک کالا COLLECTOR ROAD

EAST ELEV. BLD M &O



NORTH ELEV. BLD 0 &P

VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

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ELEVATIONS - BLOCK 4 BUILDING M,N,O,P

2127.23

PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

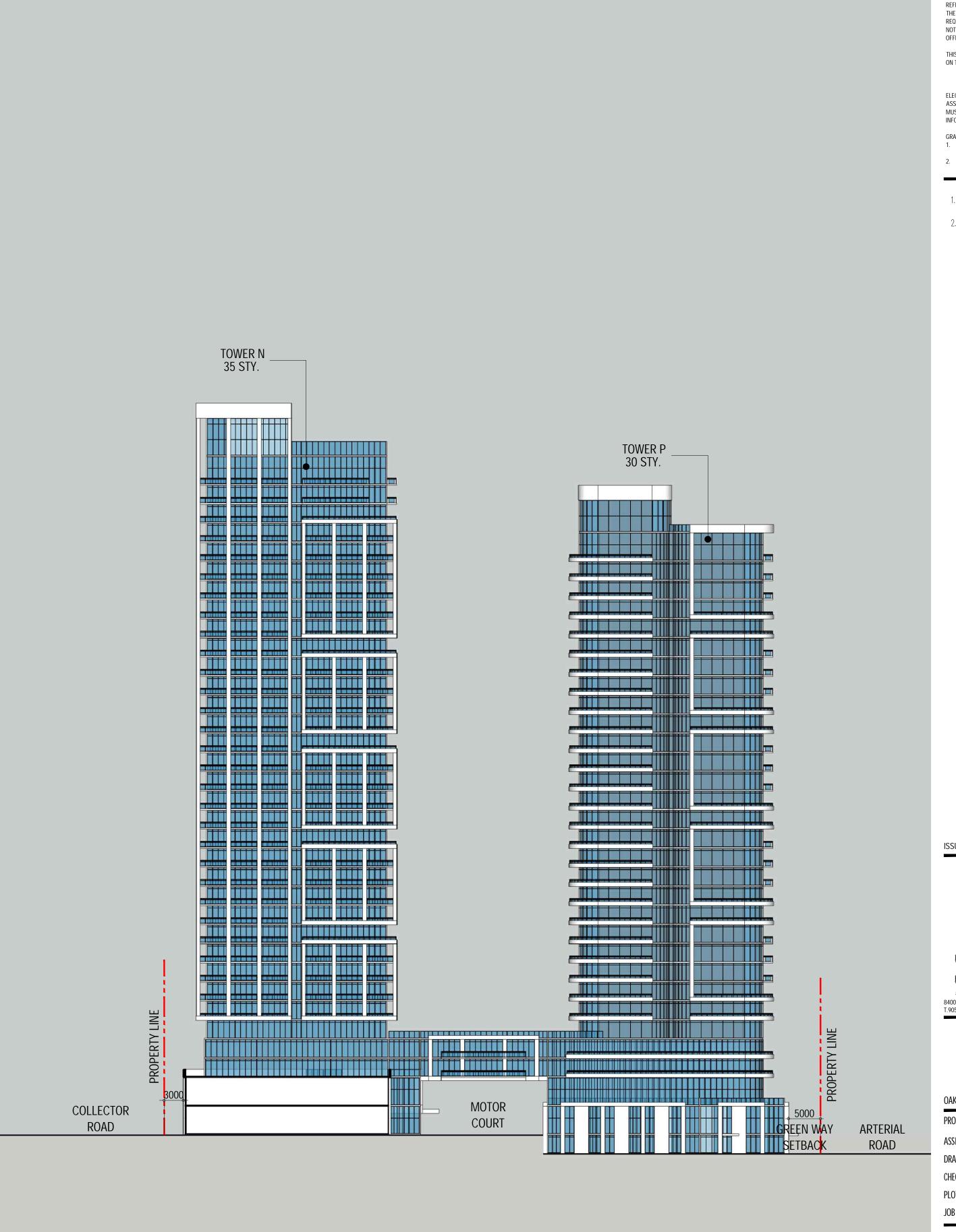
THE ROSE CORPORATION

J. Chimienti

B. DADGOSTAR B. DADGOSTAR

NOV.01.2024

TOWER M 40 STY. TOWER N 35 STY. 



SOUTH ELEV. BLD M &N

WEST ELEV. BLD N &P

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CORAZZA
ARCHITECTS

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T-905.795.2601

PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION

PROJECT ARCHITECT:

ASSISTANT DESIGNER:

B. DADGOSTAR

DRAWN BY:

CHECKED BY:

PLOT DATE:

NOV.01.2024

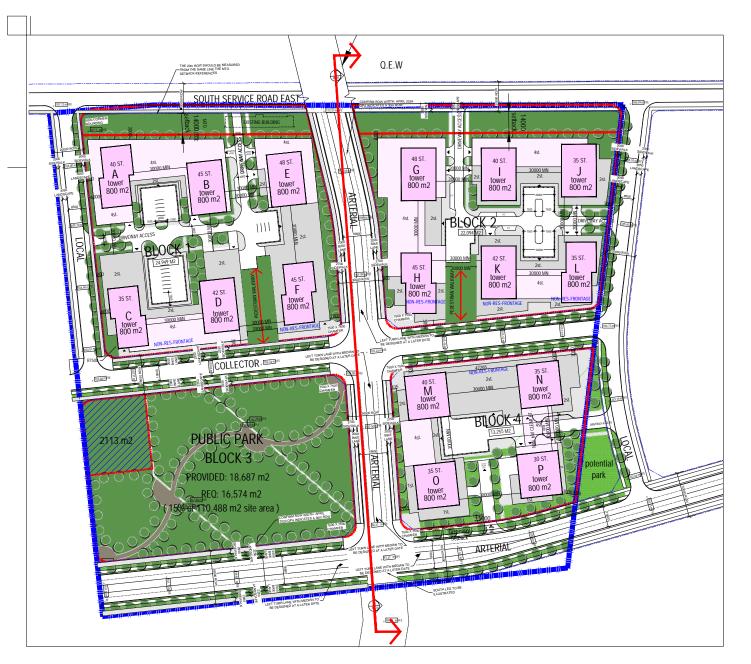
JOB #

2127.23

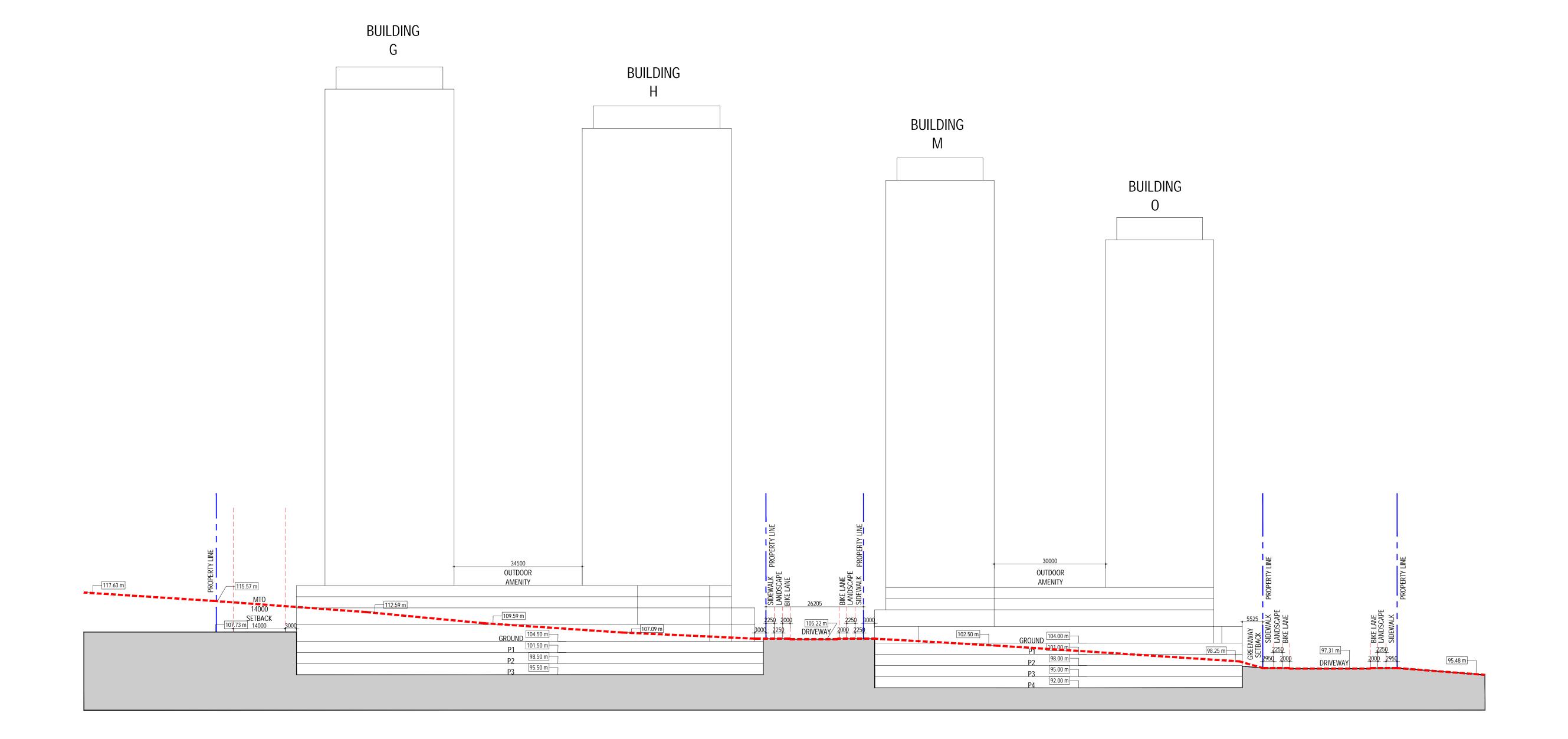
ELEVATIONS - BLOCK 4

BUILDING M,N,O,P

1:400 **A416** 



KEY PLAN



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### PROPOSED MIXED-USE DEVELOPMENT

### SOUTH SERVICE ROAD

THE ROSE CORPORATION

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u
STAR
STAR
24
3 Ol

600 **A50**1

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PROPOSED MIXED-USE DEVELOPMENT

### SOUTH SERVICE ROAD

THE ROSE CORPORATION

J. Chimienti PROJECT ARCHITECT: B. DADGOSTAR B. DADGOSTAR D. Biase NOV.01.2024 2127.23

### MASSING VIEW AERIAL VIEW LOOKING NORTH EAST

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F.905.795.2844

CONCORD, ONTARIO
L4K 4L8
WWW.GC-ARCHITECTS.COM PROPOSED MIXED-USE DEVELOPMENT

THE ROSE CORPORATION

J. Chimienti PROJECT ARCHITECT: B. DADGOSTAR D. Biase NOV.01.2024 2127.23

### MASSING VIEW AERIAL VIEW LOOKING NORTH WEST

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PROPOSED MIXED-USE DEVELOPMENT SOUTH SERVICE ROAD

THE ROSE CORPORATION

J. Chimienti PROJECT ARCHITECT: B. DADGOSTAR ASSISTANT DESIGNER: B. DADGOSTAR DRAWN BY: D. Biase NOV.01.2024 2127.23

MASSING VIEW AERIAL VIEW LOOKING SOUTH WEST

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CONCORD, ONTARIO
L4K 4L8
WWW.GC-ARCHITECTS.COM SOUTH SERVICE ROAD PROJECT ARCHITECT: AERIAL VIEW LOOKING SOUTH EAST

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PROPOSED MIXED-USE DEVELOPMENT

THE ROSE CORPORATION

J. Chimienti

B. DADGOSTAR

NOV.01.2024

D. Biase

2127.23

MASSING VIEW

B. DADGOSTAR

TOWER F— TOWER D— TOWER M— TOWER O—

E/W ARTERIAL ROAD

N/S ARTERIAL ROAD —

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PROPOSED MIXED-USE DEVELOPMENT SOUTH SERVICE ROAD

THE ROSE CORPORATION

OAKVILLE	THE RUSE CURPURATION
PROJECT ARCHITECT:	J. Chimienti
ASSISTANT DESIGNER:	B. DADGOSTAR
DRAWN BY:	B. DADGOSTAR
CHECKED BY:	D. Biase
PLOT DATE:	NOV.01.2024
JOB#	2127.23

MASSING VIEW PEDESTRIAN VIEW LOOKING NORTH

TOWER N— TOWER H— TOWER L

E/W COLLECTOR ROAD———

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SYSTEM WHEN INFORMATION IS TRANSFERRED.

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PROPOSED MIXED-USE DEVELOPMENT

### SOUTH SERVICE ROAD

THE ROSE CORPORATION

OAKVILLE	THE ROJE COM CHATTON	C
PROJECT ARCHITECT:	J. Chimienti	
ASSISTANT DESIGNER:	B. DADGOSTAR	
DRAWN BY:	B. DADGOSTAR	
CHECKED BY:	D. Biase	
PLOT DATE:	NOV.01.2024	
JOB#	2127.23	

### MASSING VIEW

### PEDESTRIAN VIEW LOOKING WEST

N.T.S

TITLEBLOCK SIZE: 610 x 900



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PROPOSED MIXED-USE DEVELOPMENT

## SOUTH SERVICE ROAD

THE ROSE CORPORATION

OAKVILLE	THE ROSE OOK ORTHON
PROJECT ARCHITECT:	J. Chimienti
ASSISTANT DESIGNER	B. DADGOSTAR
DRAWN BY:	B. DADGOSTAR
CHECKED BY:	D. Biase
PLOT DATE:	NOV.01.2024
JOB #	2127.23

## MASSING VIEW PEDESTRIAN VIEW LOOKING EAST

N.T.S

TITLEBLOCK SIZE: 610 x 900



April 21 - 7:55 AM



April 21 - 9:55 AM



April 21 - 8:55 AM



April 21 - 10:55 AM



Shadow Extent





April 21 - 11:55 AM



April 21 - 1:55 PM



April 21 - 12:55 PM



April 21 - 2:55 PM



Shadow Extent





April 21 - 3:55 PM



April 21 - 5:55 PM



April 21 - 4:55 PM



April 21 - 6:39 PM



Shadow Extent





June 21 - 7:08 AM



June 21 - 9:08 AM



June 21 - 8:08 AM



June 21 - 10:08 AM



Shadow Extent





June 21 - 11:08 AM



June 21 - 1:08 PM



June 21 - 12:08 PM



June 21 - 2:08 PM



Shadow Extent





June 21 - 3:08 PM



June 21 - 5:08 PM



June 21 - 4:08 PM



June 21 - 6:08 PM



Shadow Extent









June 21 - 7:33 PM







September 21 - 8:35 AM



September 21 - 10:35 AM



September 21 - 9:35 AM



September 21 - 11:35 AM



Shadow Extent





September 21 - 12:35 PM



September 21 - 2:35 PM



September 21 - 1:35 PM



September 21 - 3:35 PM



Shadow Extent





September 21 - 4:35 PM



September 21 - 5:46 PM



September 21 - 5:35 PM







December 21 - 9:18 AM



December 21 - 11:18 AM



December 21 - 10:18 AM



December 21 - 12:18 PM



Shadow Extent

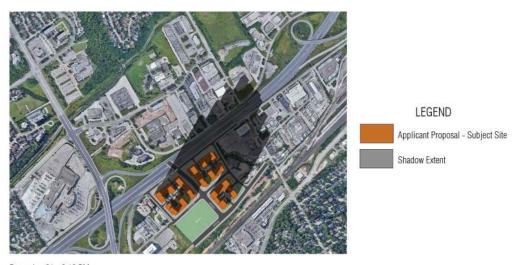




December 21 - 1:18 PM



December 21 - 3:15 PM



December 21 - 2:18 PM

