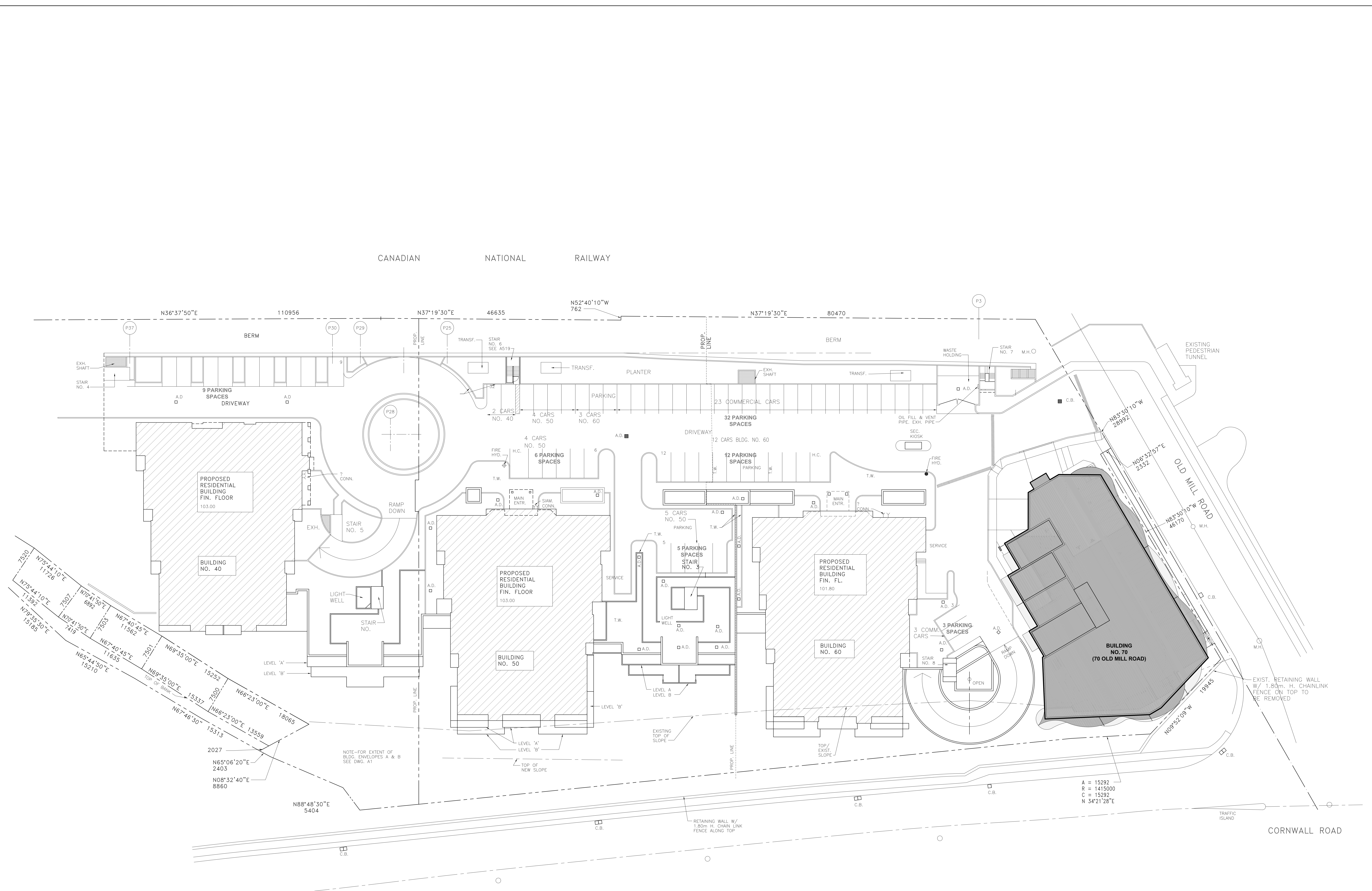
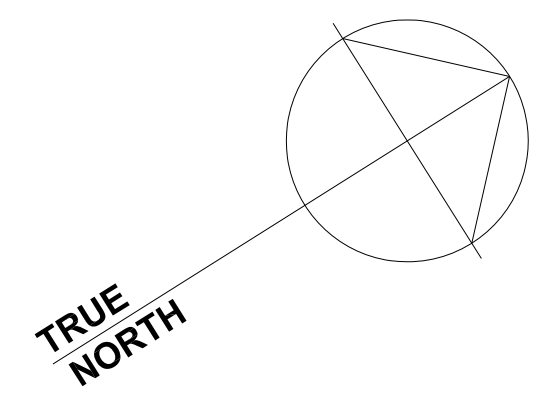




GENERAL NOTES:  
 THE SHOWN OVERALL SITE PLAN IS BASED ON DRAWINGS RECEIVED FROM THE CLIENT, PREPARED BY DUSTIN ROCKS ARCHITECT, DATED OCTOBER 18, 2021, AND INFORMATION RECEIVED FROM GHD LTD.



No.	date	description
1	08/21/21	ISSUED FOR OPA
2	08/21/21	ISSUED FOR REVIEW

Revisions	

**AVA JANIKOWSKI ARCHITECT INC.**  
 2973 Lakeshore Blvd. W.  
 Etobicoke, Ontario, Canada M9V 1J5  
 Phone (416) 252-8858 Fax (416) 252-3954

Project: 70 OLD MILL ROAD  
 70 OLD MILL ROAD, OAKVILLE, ON

Title: OVERALL SITE PLAN

drawn by K.S. date AUG 2021

checked by A.J. scale 1:250

project no. sheet no.

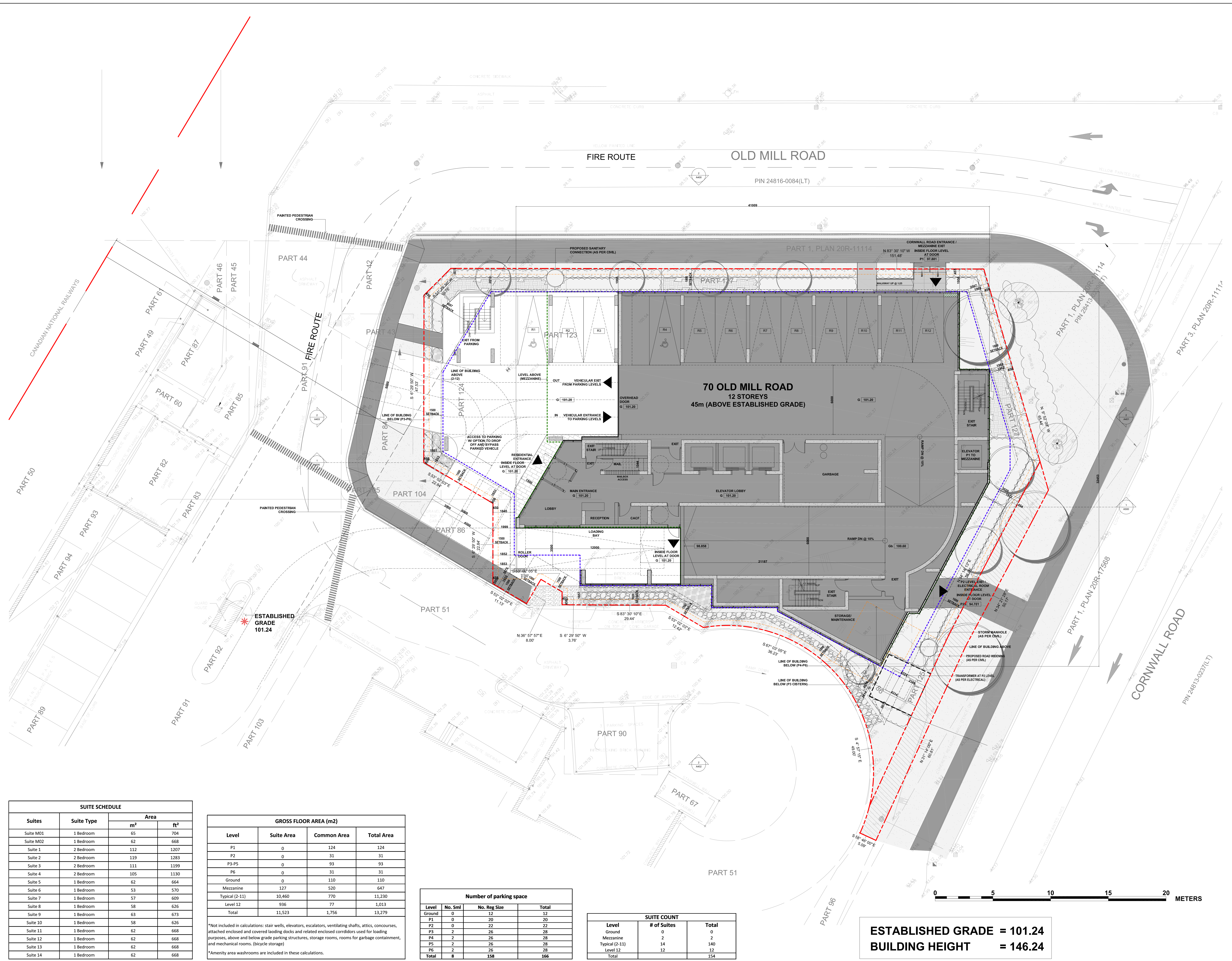
rev. no. A200

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When dimensions are given, they shall govern over notes. Dimensions shall be verified and the responsibility for all dimensions and conditions on the drawing shall be submitted to the architect for approval before proceeding with construction.

All drawings to be read in conjunction with Interior Room Schedules.





No.	date	description
1	OCT 01/21	ISSUED FOR PERMITS
2	SEPT 10/21	ISSUED FOR PERMITS
3	SEPT 20/21	ISSUED FOR PERMITS
4	AUG 27/21	ISSUED FOR PERMITS
5	AUG 20/21	ISSUED FOR PERMITS
6	AUG 10/21	ISSUED FOR PERMITS
7	AUG 03/21	ISSUED FOR PERMITS
8	AUG 02/21	ISSUED FOR PERMITS

Revisions	

**AVA JANIKOWSKI ARCHITECT INC.**  
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project: 70 OLD MILL ROAD, OAKVILLE, ON

title: SITE PLAN

drawn by: K.S. date: AUG 2021

checked by: A.J. scale: 1:100

project no. sheet no. A300

rev. no. 1

SUITE SCHEDULE			
Suites	Suite Type	Area	
		m <sup>2</sup>	ft <sup>2</sup>
Suite M01	1 Bedroom	65	704
Suite M02	1 Bedroom	62	668
Suite 1	2 Bedroom	112	1207
Suite 2	2 Bedroom	119	1283
Suite 3	2 Bedroom	111	1199
Suite 4	2 Bedroom	105	1130
Suite 5	1 Bedroom	62	664
Suite 6	1 Bedroom	53	570
Suite 7	1 Bedroom	57	609
Suite 8	1 Bedroom	58	626
Suite 9	1 Bedroom	63	673
Suite 10	1 Bedroom	58	626
Suite 11	1 Bedroom	62	668
Suite 12	1 Bedroom	62	668
Suite 13	1 Bedroom	62	668
Suite 14	1 Bedroom	62	668

GROSS FLOOR AREA (m2)			
Level	Suite Area	Common Area	Total Area
P1	0	124	124
P2	0	31	31
P3-P5	0	93	93
P6	0	31	31
Ground	0	110	110
Mezzanine	127	520	647
Typical (2-11)	10,460	770	11,230
Level 12	936	77	1,013
Total	11,523	1,756	13,279

\*Not included in calculations: stair wells, elevators, escalators, ventilating shafts, attics, concourses, attached enclosed and covered loading docks and related enclosed corridors used for loading purposes, above and below grade parking structures, storage rooms, rooms for garbage containment, and mechanical rooms. (bicycle storage)  
 \*Amenity area washrooms are included in these calculations.

Number of parking space			
Level	No. Sm	No. Reg. Size	Total
Ground	0	12	12
P1	0	20	20
P2	0	22	22
P3	2	26	28
P4	2	26	28
P5	2	26	28
P6	2	26	28
Total	8	158	166

SUITE COUNT		
Level	# of Suites	Total
Ground	0	0
Mezzanine	2	2
Typical (2-11)	14	140
Level 12	12	12
Total	8	154

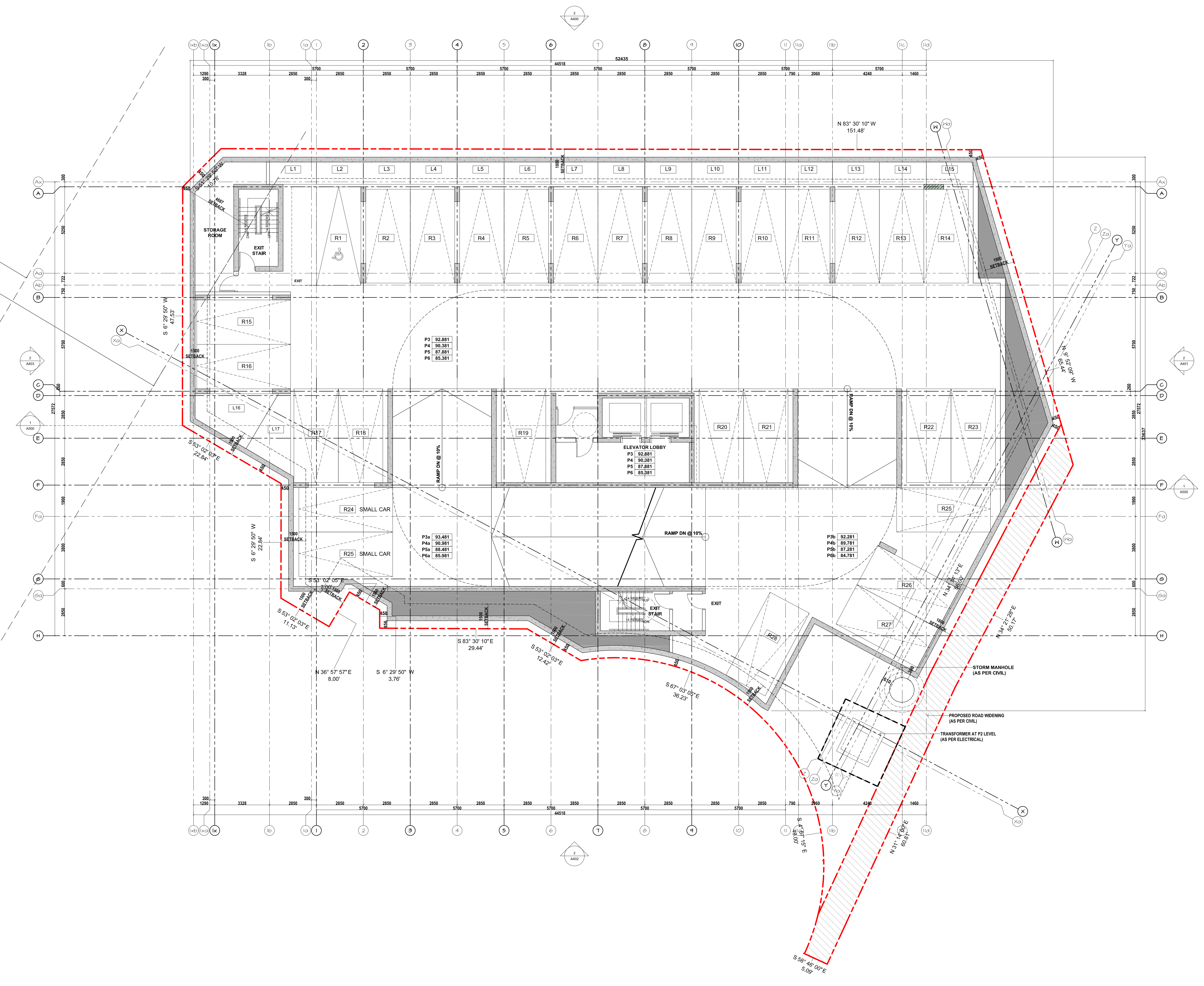
**ESTABLISHED GRADE = 101.24**  
**BUILDING HEIGHT = 146.24**





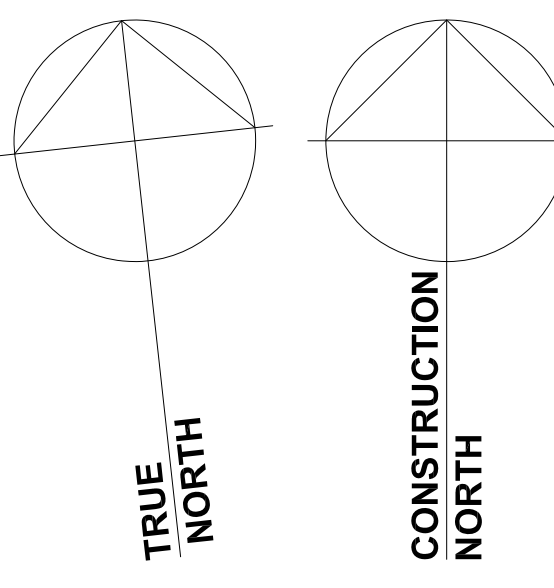


CANADIAN NATIONAL RAILWAYS



LEGEND

- STRUCTURE ABOVE TO BE CONFIRMED BY THE STRUCTURAL ENGINEER.
- STRUCTURAL WALLS/COLUMNS TO BE CONFIRMED BY THE STRUCTURAL ENGINEER.
- MECHANICAL SHAFTSPACE TO BE CONFIRMED BY THE MECHANICAL ENGINEER.
- SPANDECK PANEL.
- BALCONY.



No.	date	description

Revisions

**AVA JANIKOWSKI ARCHITECT INC.**  
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project  
**70 OLD MILL ROAD**

70 OLD MILL ROAD, OAKVILLE, ON

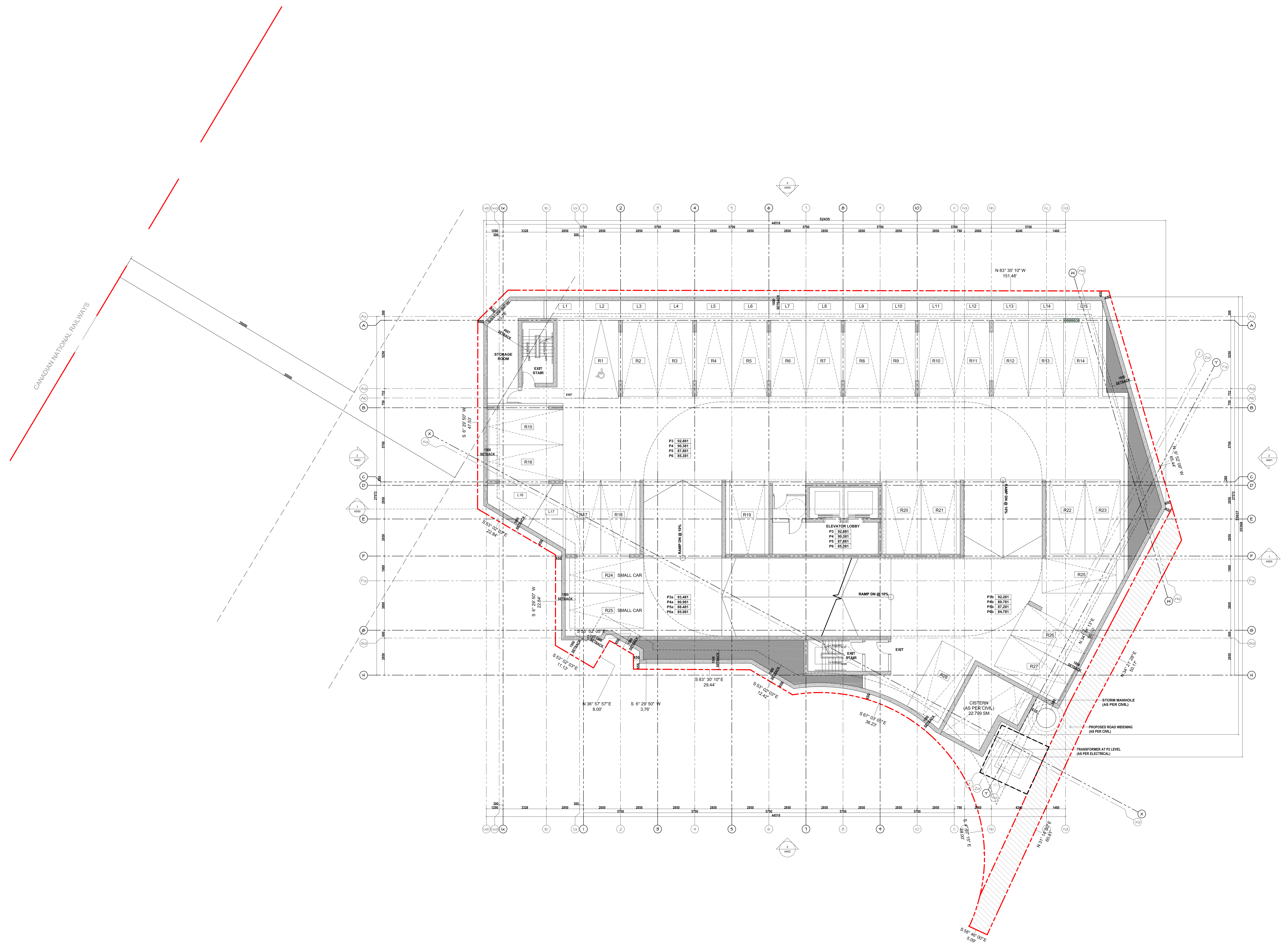
title  
**P5-P4 LEVEL FLOOR PLAN**

drawn by K.S. date AUG 2021  
 checked by A.J. scale 1:100  
 project no. sheet no.  
 rev. no. **A302**

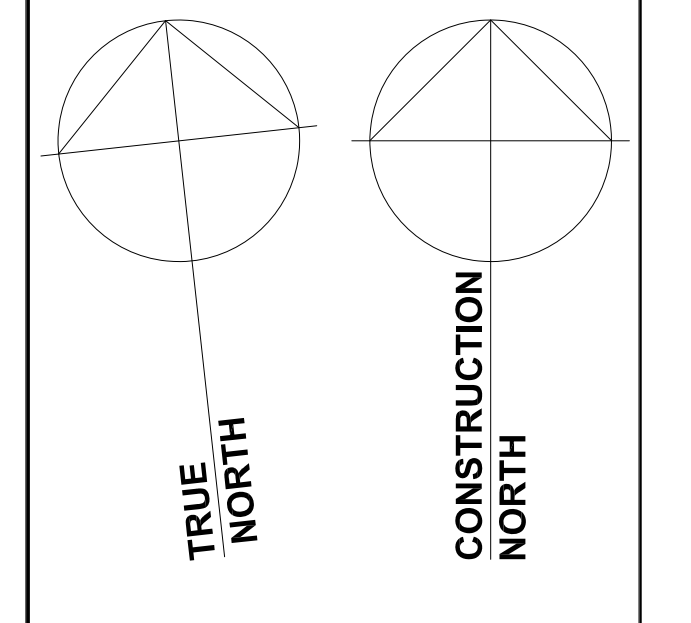
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All drawings to be read in conjunction with Interior Room Schedules.





- LEGEND**
- STRUCTURE ABOVE TO BE CONFIRMED BY THE STRUCTURAL ENGINEER.
  - STRUCTURAL WALLS/COLUMNS TO BE CONFIRMED BY THE STRUCTURAL ENGINEER.
  - MECHANICAL SHAFTSPACE TO BE CONFIRMED BY THE MECHANICAL ENGINEER.
  - SPANREL PANEL.
  - BALCONY.



No.	date	description

Revisions

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 2973 Lakeshore Blvd. W.  
 Etobicoke, Ontario, Canada M9W 1J5  
 Phone: (416) 252-8858 Fax: (416) 252-3954

project:  
 70 OLD MILL ROAD  
 70 OLD MILL ROAD, OAKVILLE, ON  
 title:  
 P3 LEVEL FLOOR PLAN

drawn by: K.S.      date: AUG 2021  
 checked by: A.J.      scale: 1:100  
 project no.          sheet no.  
 rev. no.              A303

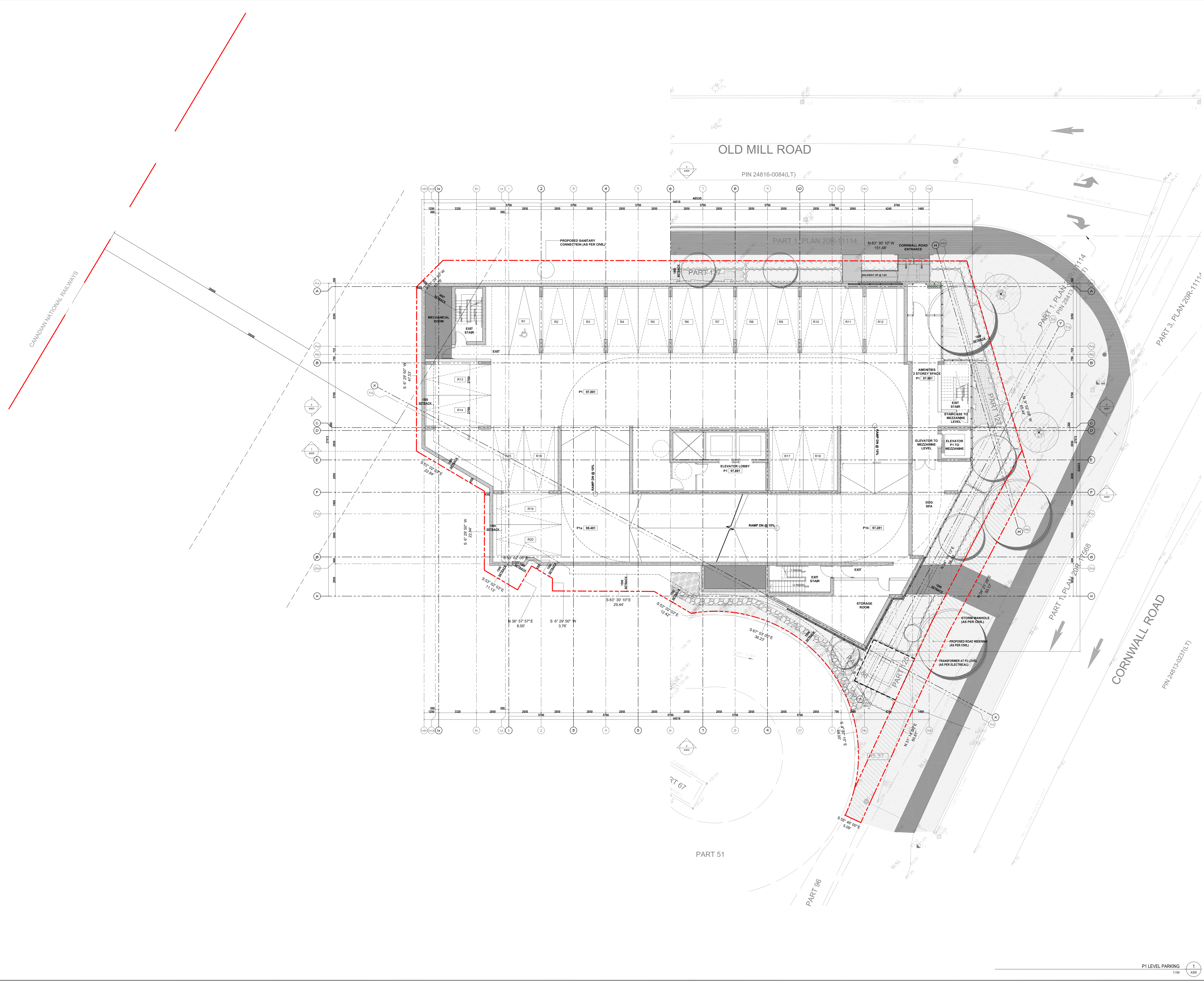
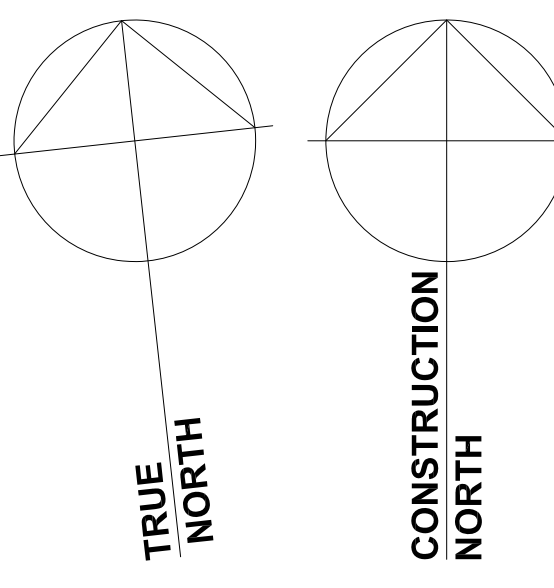
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  - MECHANICAL SHAFTSPACE TO BE CONFIRMED BY THE MECHANICAL ENGINEER.
  - SPANDREL PANEL.
  - BALCONY.



No.	date	description

**AVA JANIKOWSKI ARCHITECT INC.**  
 2973 Lakeshore Blvd. W.  
 Etobicoke, Ontario, Canada M9V 1J5  
 Phone (416) 252-8858 Fax (416) 252-3954

project  
**70 OLD MILL ROAD**

70 OLD MILL ROAD, OAKVILLE, ON

title  
**P1 LEVEL PARKING**

drawn by: K.S.      date: AUG 2021

checked by: A.J.    scale: 1:100

project no.          sheet no.

rev. no.                **A305**

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Revisions shall be made in accordance with the project schedule. Contractors shall verify and be responsible for all dimensions and conditions on the job and the architect shall not be responsible for any errors or omissions that may occur in the drawings or in the construction thereof.

All drawings to be read in conjunction with Interior Room Schedules.



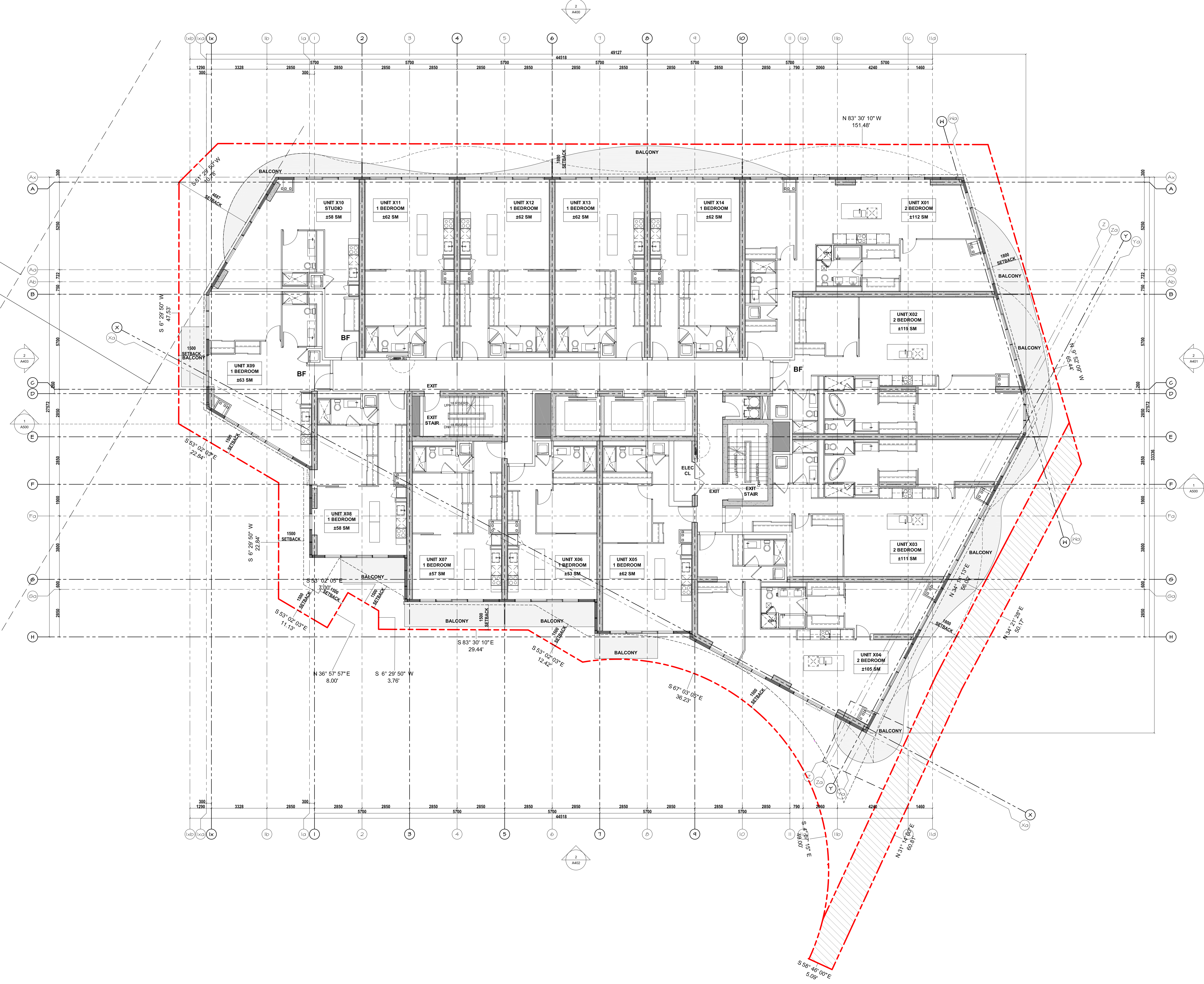




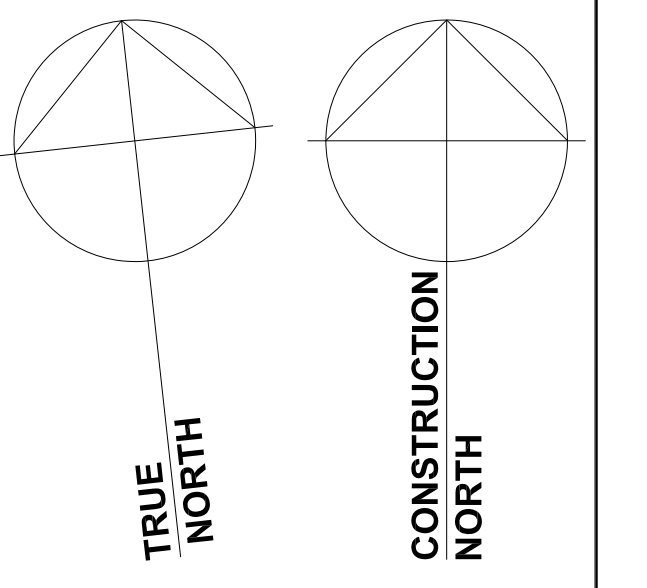




CANADIAN NATIONAL RAILWAYS



- LEGEND**
- STRUCTURE ABOVE TO BE CONFIRMED BY THE STRUCTURAL ENGINEER.
  - STRUCTURAL WALLS/COLUMNS TO BE CONFIRMED BY THE STRUCTURAL ENGINEER.
  - MECHANICAL SHAFTSPACE TO BE CONFIRMED BY THE MECHANICAL ENGINEER.
  - SPANDREL PANEL.
  - BALCONY.



No.	date	description
1	OCT 01/21	ISSUED FOR CFA
2	SEPT 10/21	ISSUED FOR COORDINATION
3	SEPT 20/21	ISSUED FOR PUBLIC HEARING
4	AUG 20/21	ISSUED FOR COORDINATION
5	AUG 03/21	ISSUED FOR REVIEW
6	AUG 02/21	ISSUED FOR REVIEW

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project  
**70 OLD MILL ROAD**  
 70 OLD MILL ROAD, OAKVILLE, ON  
 title  
**2-11TH LEVEL FLOOR PLAN**

drawn by K.S. date AUG 2021  
 checked by A.J. scale 1:100  
 project no. sheet no.  
 rev. no. **A308**

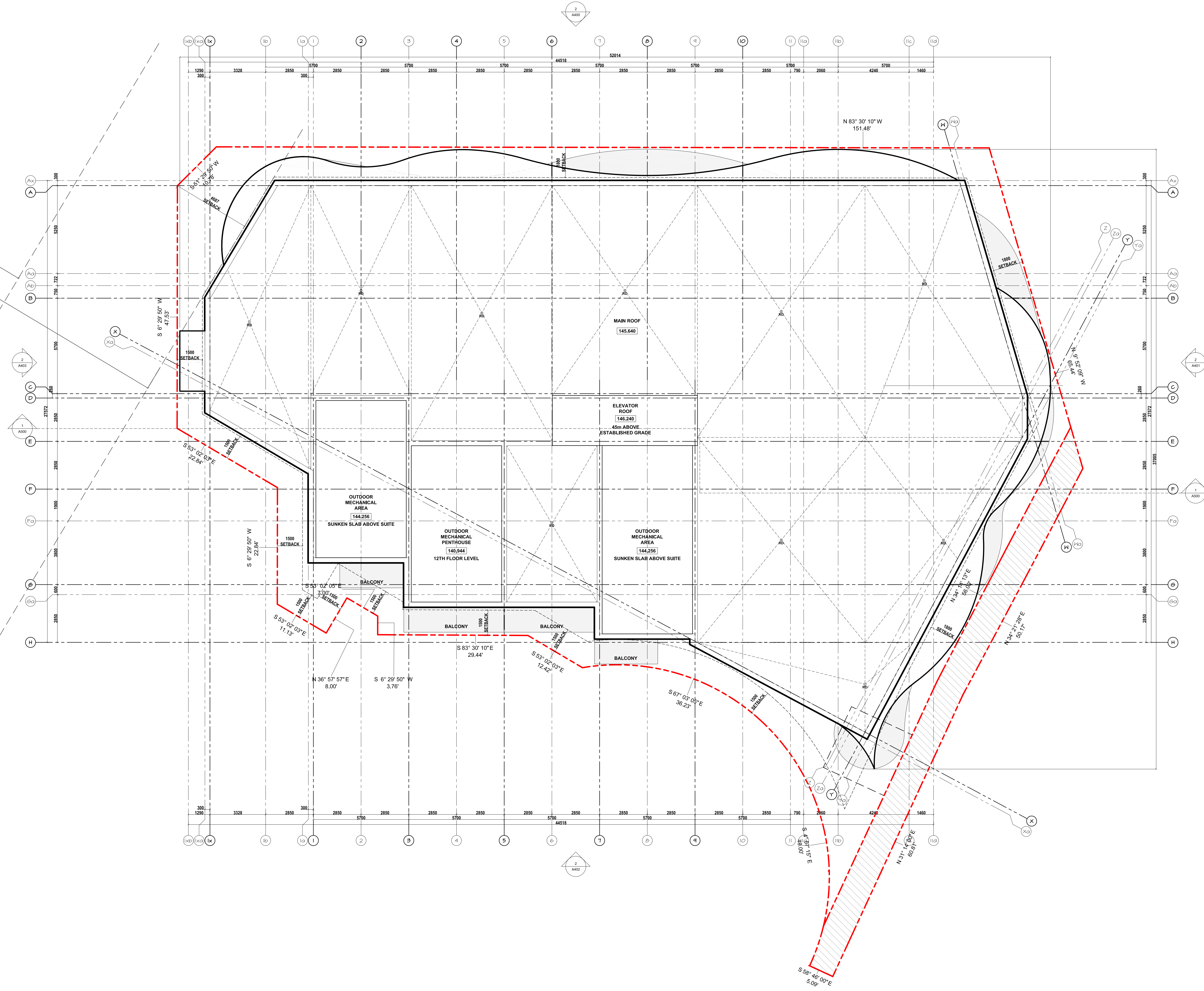
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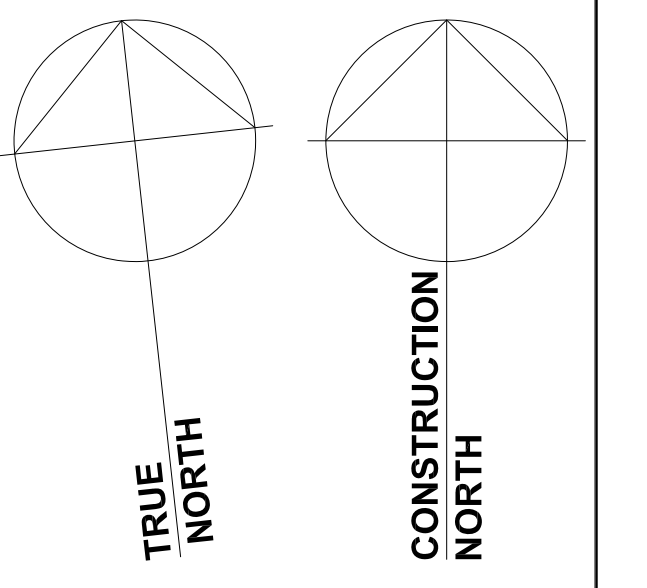




CANADIAN NATIONAL RAILWAYS



- LEGEND**
- STRUCTURE ABOVE TO BE CONFIRMED BY THE STRUCTURAL ENGINEER.
  - STRUCTURAL WALLS/COLUMNS TO BE CONFIRMED BY THE STRUCTURAL ENGINEER.
  - MECHANICAL SHAFTSPACE TO BE CONFIRMED BY THE MECHANICAL ENGINEER.
  - SPANDREL PANEL.
  - BALCONY.



No.	date	description
Revisions		

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project:  
70 OLD MILL ROAD  
 70 OLD MILL ROAD, OAKVILLE, ON

title:  
ROOF PLAN

drawn by: K.S. date: AUG 2021  
 checked by: A.J. scale: 1:100

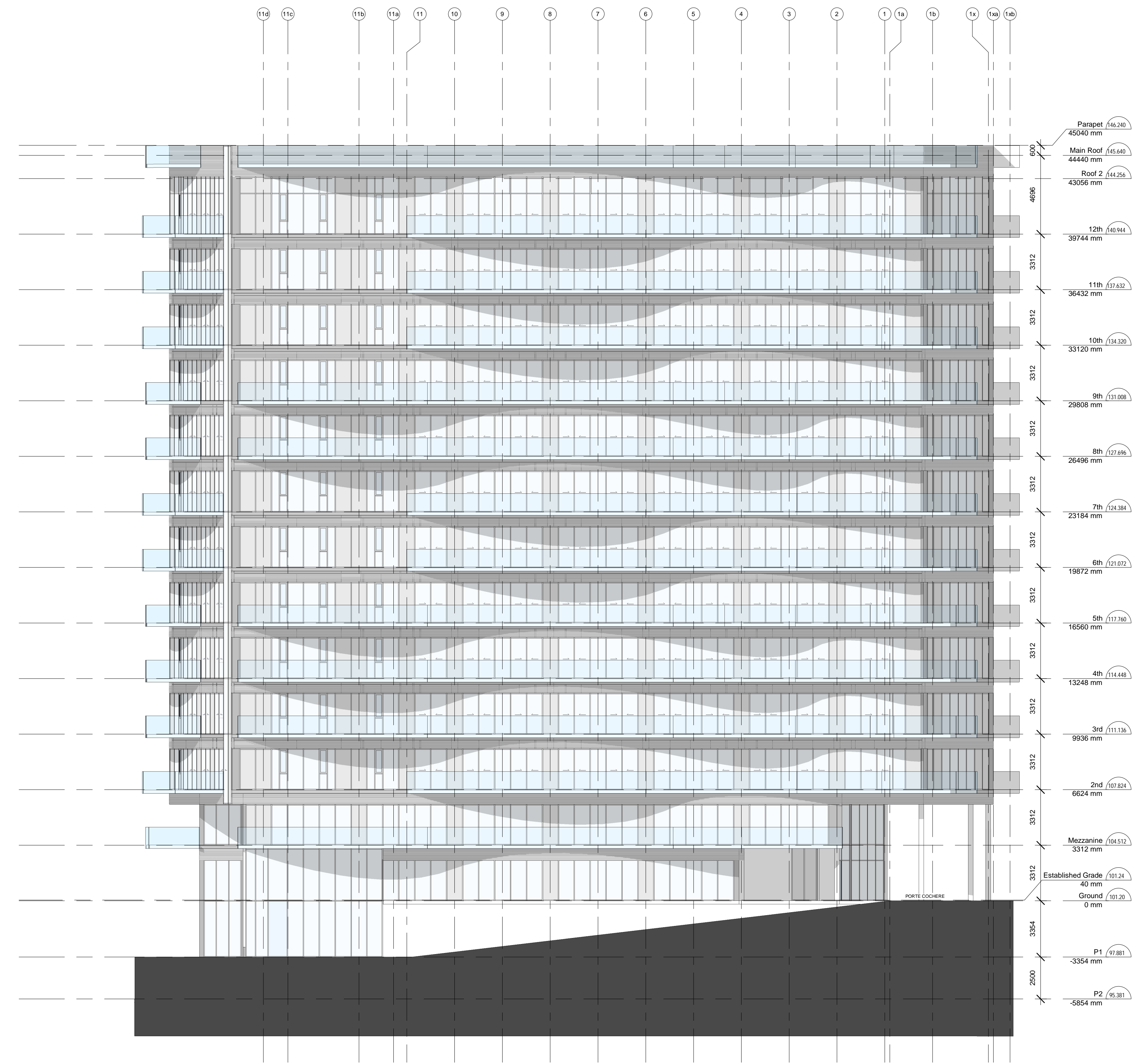
project no. sheet no.  
 rev. no. A310

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NORTH ELEVATION RENDERING 1  
1:150 A400



NORTH ELEVATION 2  
1:150 A400

No.	date	description
△	OCT 0201	ISSUED FOR OPR.
△	SEPT 0201	ISSUED FOR PUBLIC MEETING
△	JUNE 0201	ISSUED FOR REVIEW
△	MAY 2021	ISSUED FOR REVIEW

Revisions

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ARCHITECT INC.

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project  
70 OLD MILL ROAD  
70 OLD MILL ROAD, OAKVILLE, ON

title  
NORTH ELEVATION

drawn by M.Sh. date SEPT 2021

checked by A.J. scale 1 : 150

project no. sheet no.  
A400

rev no.

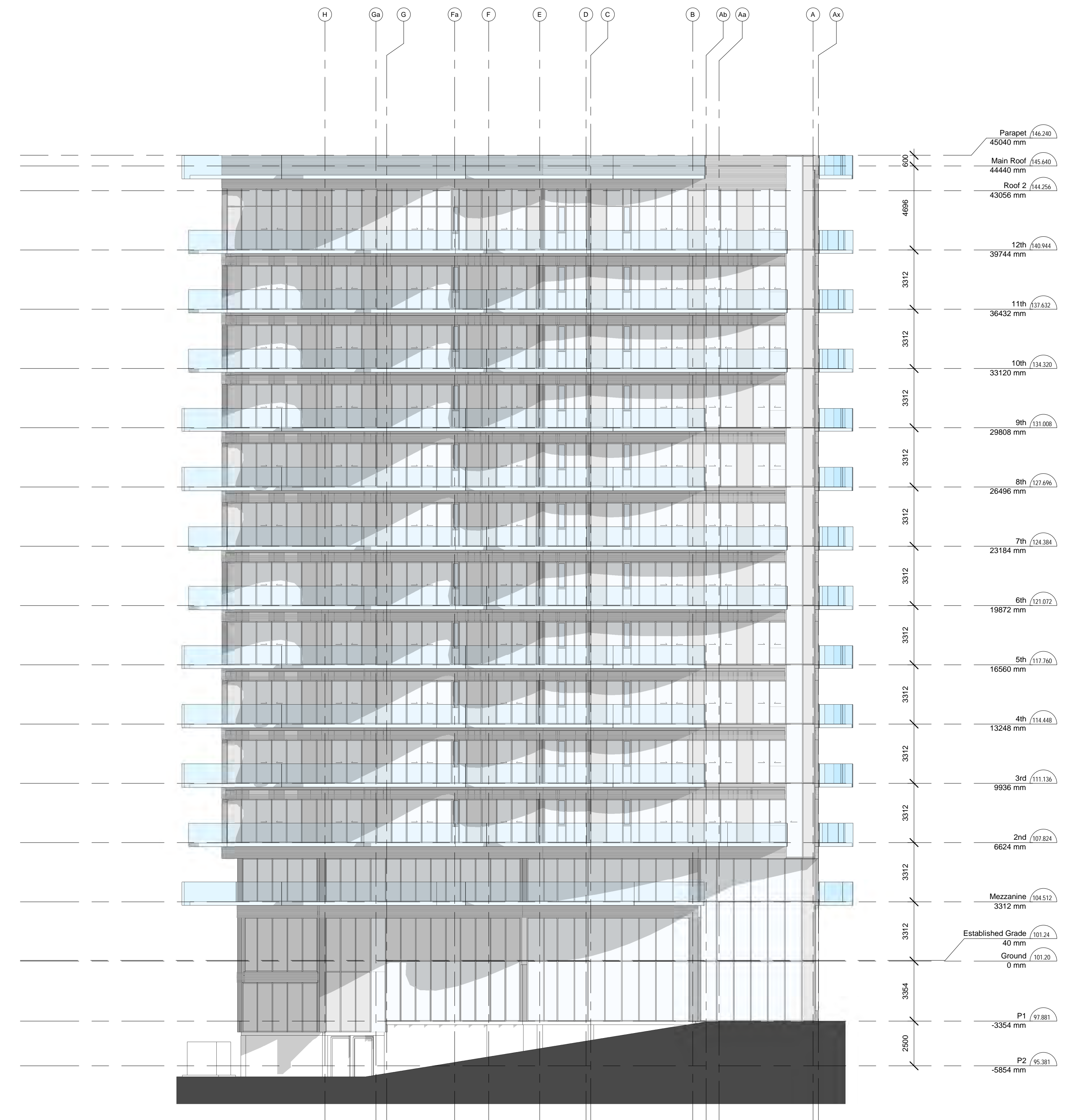
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All drawings to be used in conjunction with Interior Floor Schedule





EAST ELEVATION RENDERING 1  
1:150 A401



EAST ELEVATION 2  
1:150 A401

No.	date	description
△	OCT 0201	ISSUED FOR OPR.
△	SEPT 0201	ISSUED FOR PUBLIC MEETING
△	JUNE 0201	ISSUED FOR REVIEW
△	MAY 2021	ISSUED FOR REVIEW

Revisions

AVA JANIKOWSKI  
ARCHITECT INC.

2973 Lakeshore Blvd. W.  
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project  
70 OLD MILL ROAD

70 OLD MILL ROAD, OAKVILLE, ON

title  
EAST ELEVATION

drawn by M.Sh. date SEPT 2021

checked by A.J. scale 1 : 150

project no. sheet no.

rev no. A401

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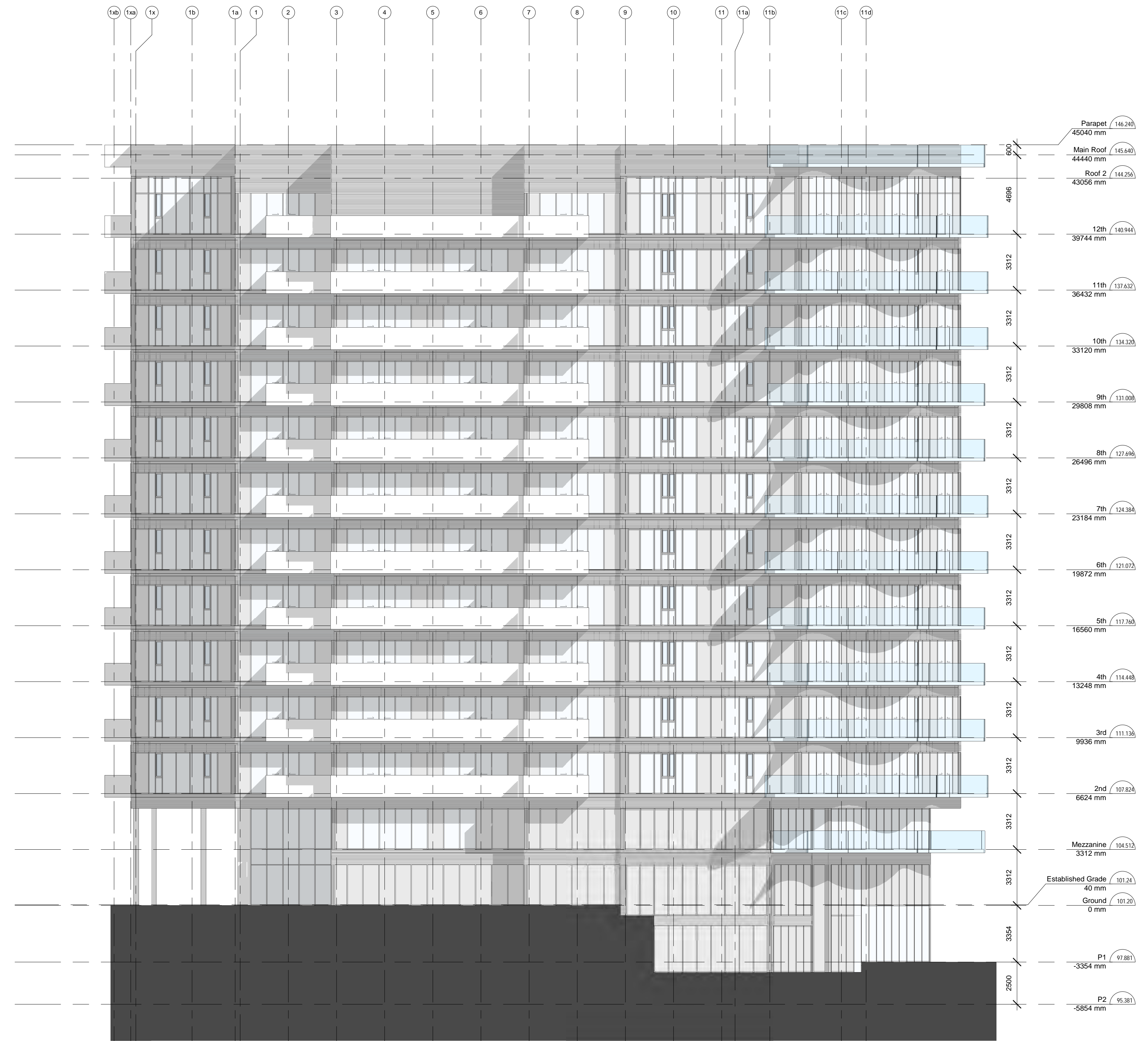
All drawings to be used in conjunction with Interior Floor Schedule.





SOUTH ELEVATION RENDERING

1  
1:150 A402



SOUTH ELEVATION

2  
1:150 A402

No.	date	description
△	OCT/2021	ISSUED FOR PERMITS
△	SEPT/2021	ISSUED FOR PUBLIC MEETING
△	JUNE/2021	ISSUED FOR REVIEW
△	MAY/2021	ISSUED FOR REVIEW

Revisions

**AVA JANIKOWSKI ARCHITECT INC.**

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Toronto, Ontario, Canada M8V 1J5  
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project  
70 OLD MILL ROAD

70 OLD MILL ROAD, OAKVILLE, ON

title  
SOUTH ELEVATION

drawn by M.Sh. date SEPT 2021

checked by A.J. scale 1 : 150

project no. sheet no.  
A402

rev no.

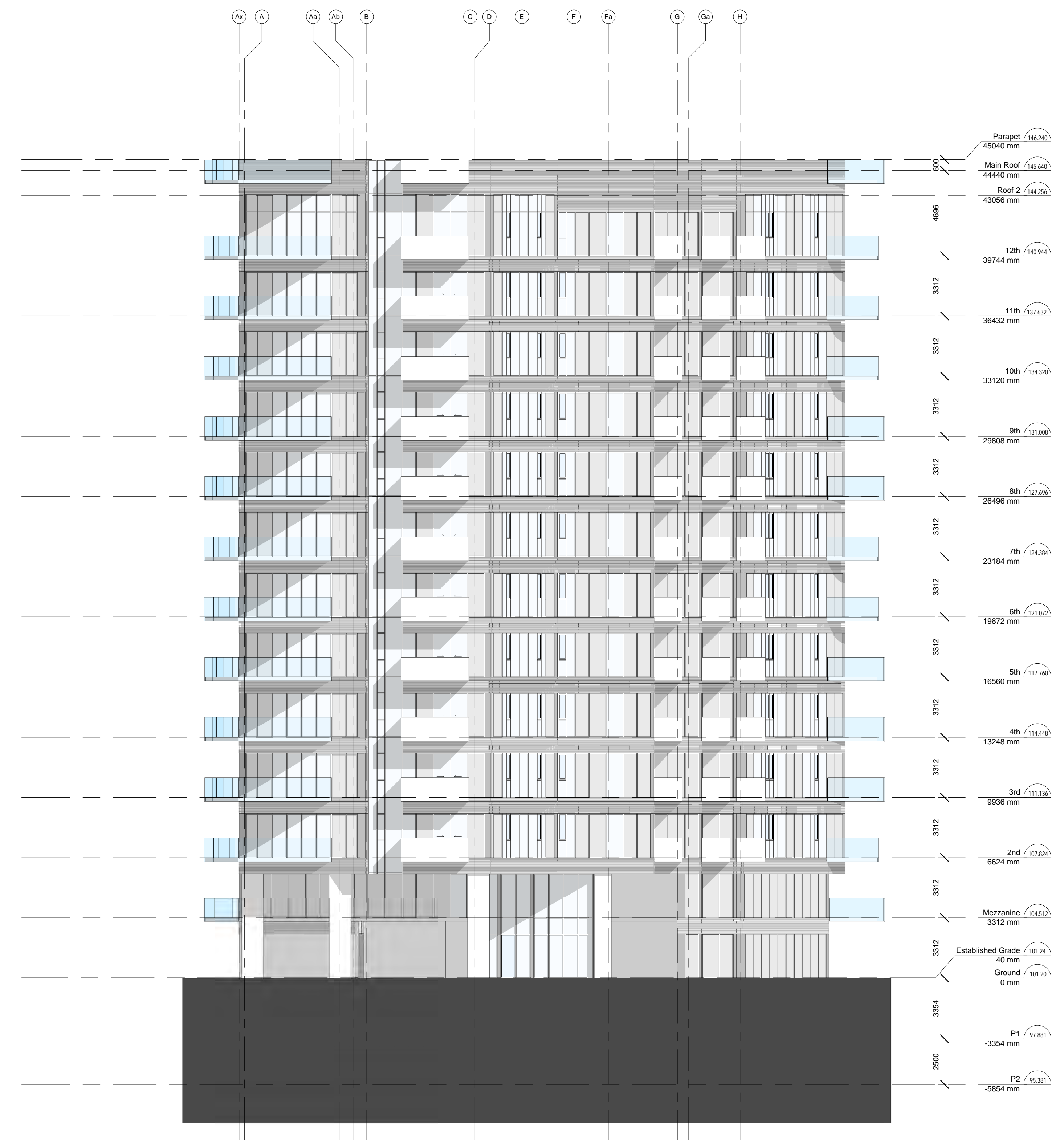
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All drawings to be used in conjunction with Interior Room Schedule





WEST ELEVATION RENDERING 1  
1:150 A403



WEST ELEVATION 2  
1:150 A403

No.	date	description
△	OCT 0201	ISSUED FOR OPR.
△	SEPT 0201	ISSUED FOR PUBLIC MEETING
△	JUNE 0201	ISSUED FOR REVIEW
△	MAY 2021	ISSUED FOR REVIEW

Revisions

AVA JANIKOWSKI  
ARCHITECT INC.

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Toronto, Ontario, Canada M8V 1J5  
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project  
70 OLD MILL ROAD

70 OLD MILL ROAD, OAKVILLE, ON

title  
WEST ELEVATION

drawn by M.Sh. date SEPT 2021

checked by A.J. scale 1 : 150

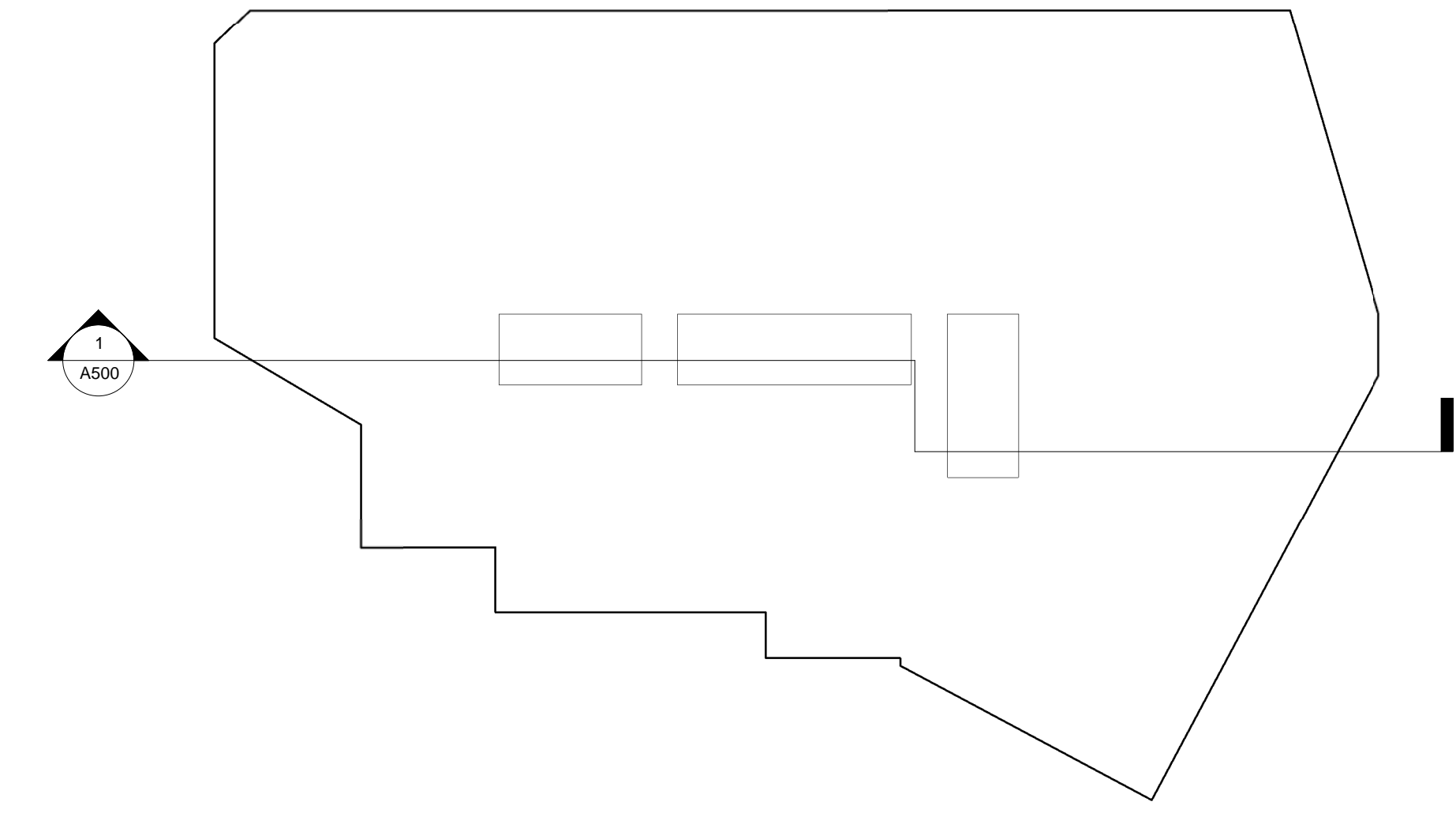
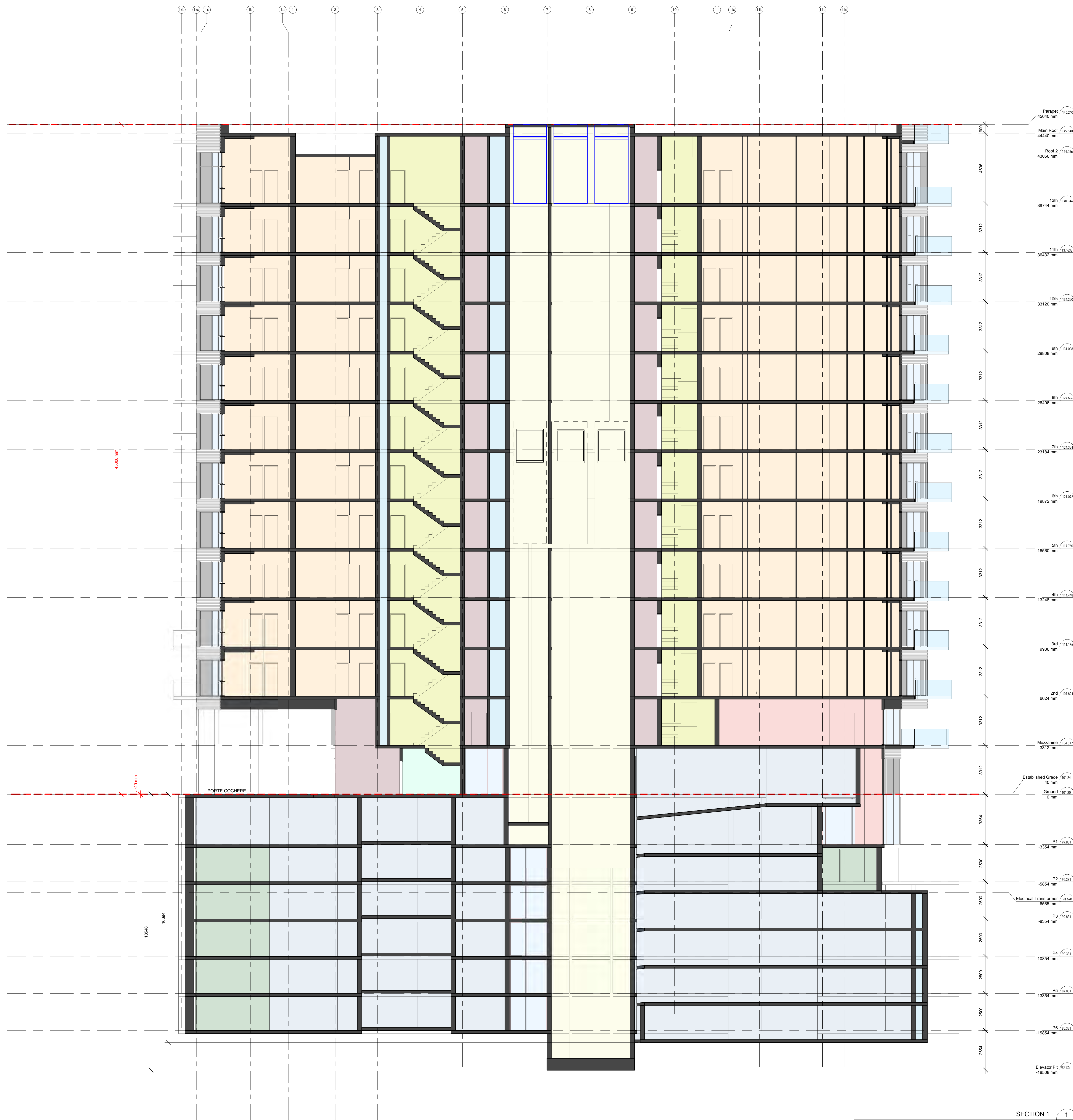
project no. sheet no.

rev no. A403

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All drawings to be used in conjunction with Interior Floor Schedule





- SUITES
- STAIRCASES | TRANSFER CORRIDORS
- ELEVATORS
- LOBBY | CORRIDORS
- AMENITIES
- MANAGER OFFICE
- MAIL ROOM
- PARKING
- BICYCLE PARKING
- MECHANICAL ROOM / SHAFT
- ELECTRICAL ROOM
- LOCKERS
- GARBAGE ROOM

SECTION 1  
1:100

No.	date	description
△	OCT 0201	ISSUED FOR O/A
△	SEPT 0201	ISSUED FOR PARK MEETING
△	JUNE 0201	ISSUED FOR REVIEW
△	MAY 2021	ISSUED FOR REVIEW

Revisions

**AVA JANIKOWSKI ARCHITECT INC.**  
 2973 Lakeshore Blvd. W.  
 Toronto, Ontario, Canada M8V 1J5  
 Phone (416) 252-8858 Fax (416) 252-3954

project  
**70 OLD MILL ROAD**  
 70 OLD MILL ROAD, OAKVILLE, ON

title  
**SECTION 1**

drawn by M.Sh. date SEPT 2021  
 checked by A.J. scale As Indicated

project no. sheet no.  
**A500**

rev no.

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