



This drawing is an instrument of service, it is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultants drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked for Contractor must assume full responsibility and bear costs for any corrections or damages resulting from his work.

PLAN OF SURVEY OF PART OF BLOCK "A", REGISTERED PLAN 967 and PART OF LOT 16, CONCESSION 3 (SOUTH OF DUNDAS STREET) FORMERLY TOWNSHIP OF TRAFALGAR COUNTY OF HALTON NOW IN THE TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON © VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

SCALE = 1:400
0 4.00 8.00 16.00 24.00 METRES
40.00

LEGEND

- SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
- SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
- IB DENOTES 16mm X 16mm X 0.61m IRON BAR
- IB # DENOTES 19mm diameter X 0.61m ROUND IRON BAR
- CC DENOTES CUT-CROSS
- CP DENOTES 5mm X 50mm STEEL PIN
- SM DENOTES SURVEY MONUMENT FOUND
- SM# DENOTES SURVEY MONUMENT SET AND MARKED 152B
- WT DENOTES WITNESS
- WT# DENOTES WITNESS PERPENDICULAR
- (S) DENOTES SET
- (M) DENOTES MEASURED
- (D) DENOTES DEED
- SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
- (S/P) DENOTES SET PROPORTIONALLY
- (O/U) DENOTES ORIGIN UNKNOWN
- (P) DENOTES PLAN 20R-18594
- (1322) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
- (760) DENOTES MCCONNELL, MAUGHAN LIMITED, O.L.S.

LEGEND

- OH DENOTES HYDRO MANHOLE
- OS DENOTES SEWER MANHOLE
- OMT DENOTES TELEPHONE MANHOLE
- OMTR DENOTES TRAFFIC MANHOLE
- OMW DENOTES WATER MANHOLE
- CB DENOTES CATCH BASIN
- DCB DENOTES DOUBLE CATCH BASIN
- Lsc DENOTES LIGHT STANDARD CONCRETE
- Lsa DENOTES LIGHT STANDARD STEEL
- Lsw DENOTES LIGHT STANDARD WOOD
- UPC DENOTES UTILITY POLE CONCRETE
- UPs DENOTES UTILITY POLE STEEL
- UPw DENOTES UTILITY POLE WOOD
- GP DENOTES GUY POLE
- GW DENOTES GUY WIRE
- FH DENOTES FIRE HYDRANT
- WM DENOTES WATER METER
- WVS DENOTES WATER VALVE (Service)
- WVM DENOTES WATER VALVE (Main)
- GM DENOTES GAS METER
- GV DENOTES GAS VALVE
- HM DENOTES HYDRO METER
- PedT DENOTES TELEPHONE PEDESTAL
- PedTV DENOTES CABLE TV PEDESTAL
- TRs DENOTES TRAFFIC SIGN
- TRsg DENOTES TRAFFIC SIGNAL
- TRsb DENOTES TRAFFIC SIGNAL BOX
- TH DENOTES TESTHOLE
- Bol DENOTES BOLLARD

H DENOTES OVERHEAD HYDRO LINE
UNDERGROUND CABLE, HYDRO OR TELEPHONE LINES ARE PREFIXED WITH THE LETTER "u"

THIS PLAN MUST BE READ IN CONJUNCTION WITH PART 2 AS SHOWN BELOW
THIS REPORT WAS PREPARED FOR OAKVILLE DEVELOPMENTS (2010) INC.

SURVEYOR'S REAL PROPERTY REPORT PART 2 OF 2 PARTS

- Please note the following:
- Iron Survey Monuments mark all corners of the parcel.
 - The parcel has an Area of 1,032.5 Hectares, (2.55 Acres).
 - The parcel is described as being Parts 1 to 6, Plan 20R-18594.
 - The parcel is subject to an easement as set out in Inst. No. 132602 over the lands shown as Part 5, Plan 20R-18594.
 - The parcel is subject to an easement as set out in Inst. No. 132602 over the lands shown as Part 3, 4, 5 and 7, Plan 20R-2091.
 - The lands shown as Part 4, 20R-18594 are subject to an easement in favour of the Town of Oakville as in 132603.
 - The Parking area shown as Parts 2 and 3, 20R-18594 are subject to and together with Right-of-Ways as set out in Inst. 138843.
 - The portion of the parcel shown as Part 5, Plan 20R-18594 is subject to rights as set out in 138843.
 - The property is described as being together with a Right to the lands shown as Part 2, Plan 20R-6554. This area is shown in detail on the face of this plan.
 - The network of parking spaces relative to the property lines.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 18th DAY OF NOVEMBER, 2012

DATE NOVEMBER 29, 2012

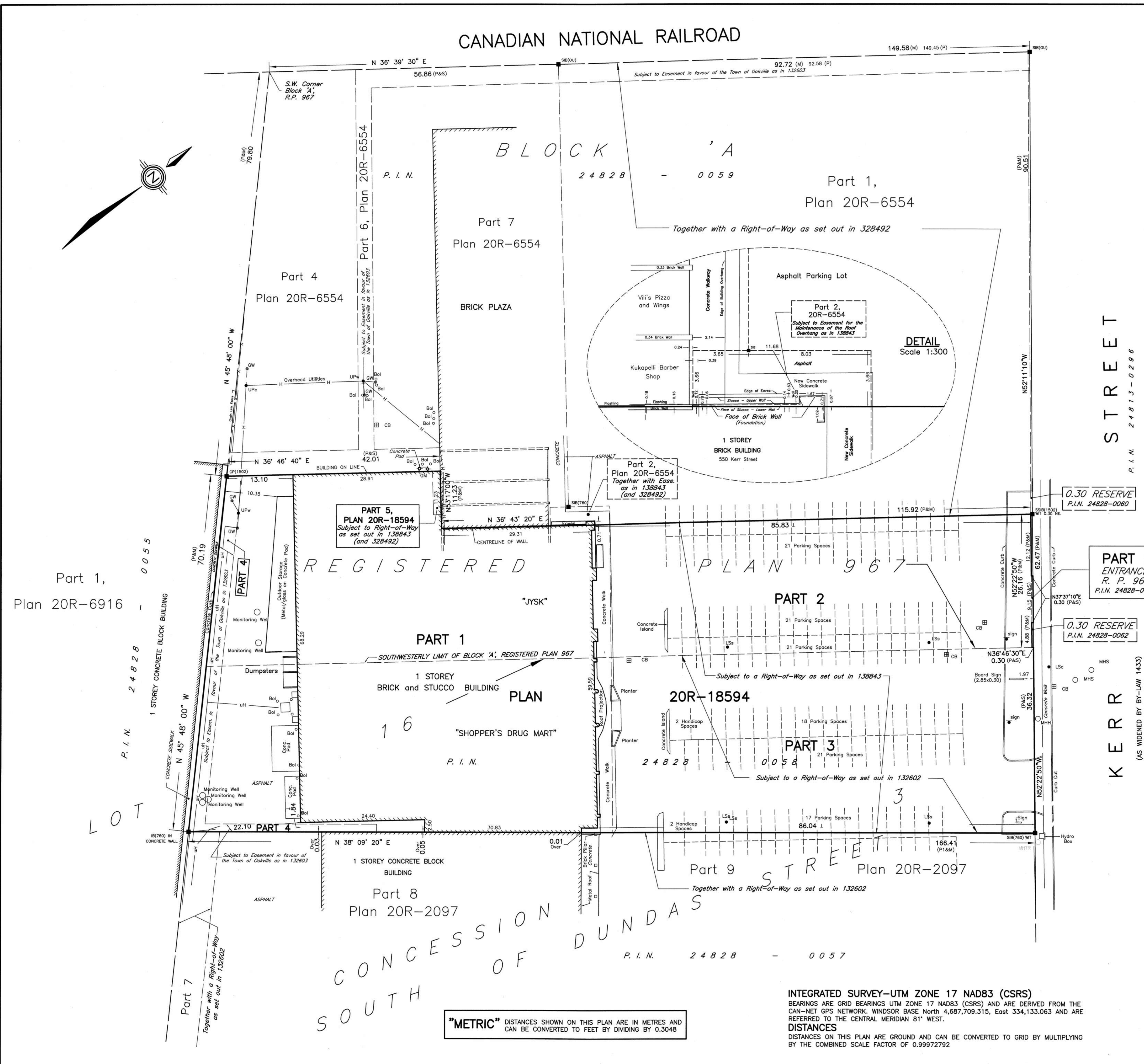
Andrew S. Mantha
ANDREW S. MANTHA
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY
BREWER • BEZAIRE INC.

WINDSOR 475 Devonshire Road, Suite 200
N8Y 2L5
Ph: (519)258-1772
Fax: (519)258-1791

LEAMINGTON 187 Talbot Street East
N8H 1L8
Ph: (519)322-2375
Fax: (519)322-2875

ONTARIO LAND SURVEYORS www.vshbbsurveys.com

DRAWN BY: D.J. CAD Date: November 29, 2012 12:09:22 PM
CHECKED BY: A.S.M. CAD File: 42586805.dwg
WORK ORDER: 4-25268-X05 FILE NO.: H-967-BLK 'A' PLAN FILE NO.: C-3487'B'



"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INTEGRATED SURVEY-UTM ZONE 17 NAD83 (CSRS)
BEARINGS ARE GRID BEARINGS UTM ZONE 17 NAD83 (CSRS) AND ARE DERIVED FROM THE CAN-NET GPS NETWORK, WINDSOR BASE NORTH 4,687,709.315, East 334,133.063 AND ARE REFERRED TO THE CENTRAL MERIDIAN 81° WEST.
DISTANCES
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997292

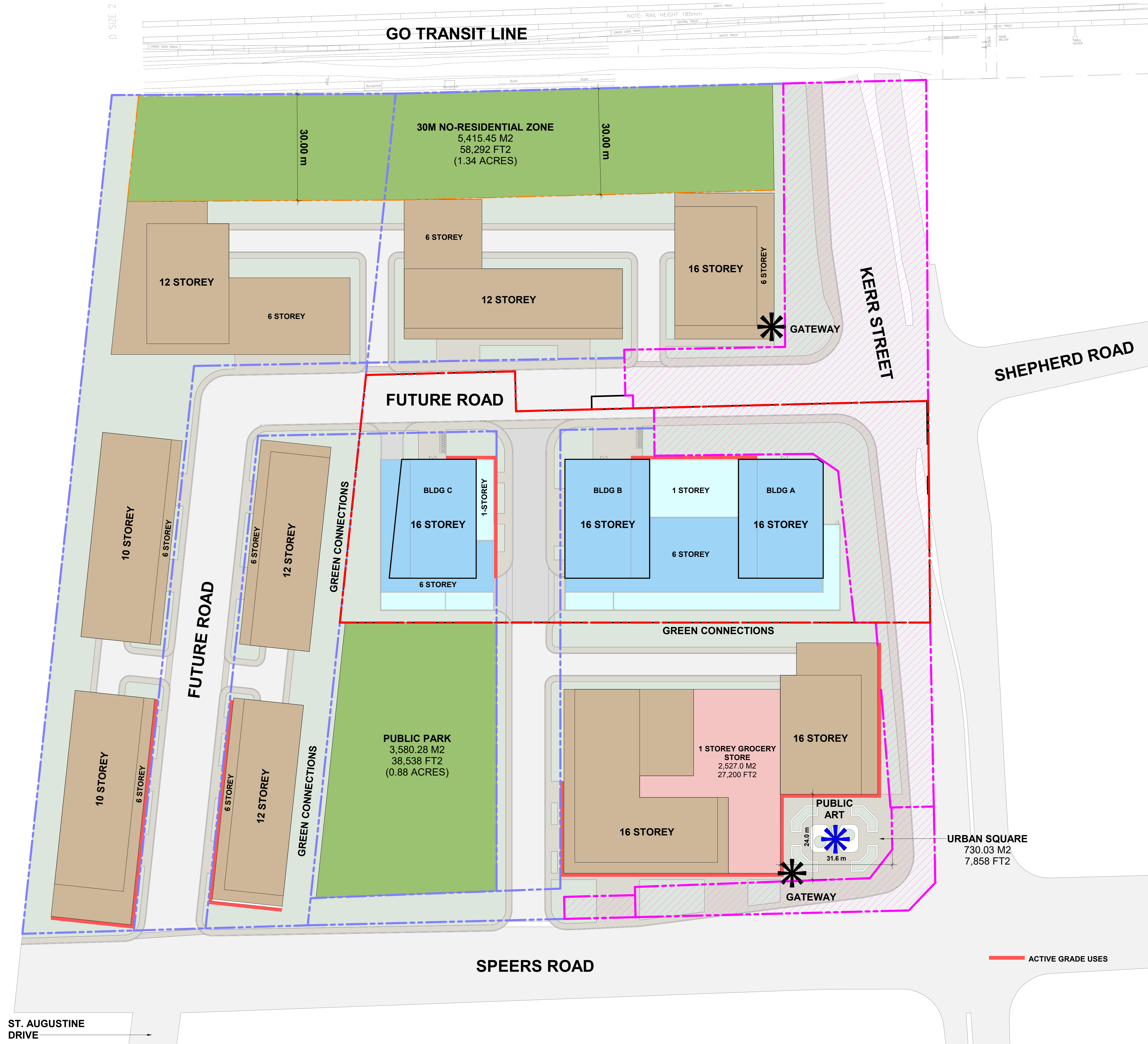
1	2021-09-17	ISSUED FOR CLT	AYU
#	DATE	DESCRIPTION	BY

PROJECT
550 Kerr Street
Oakville, Ontario

DRAWING
SURVEY

PROJECT NO.
21.049SPA
PROJECT DATE
2021-09-17
DRAWN BY
LLE
CHECKED BY
AYU
SCALE

DRAWING NO.
SPA002
REV.
1



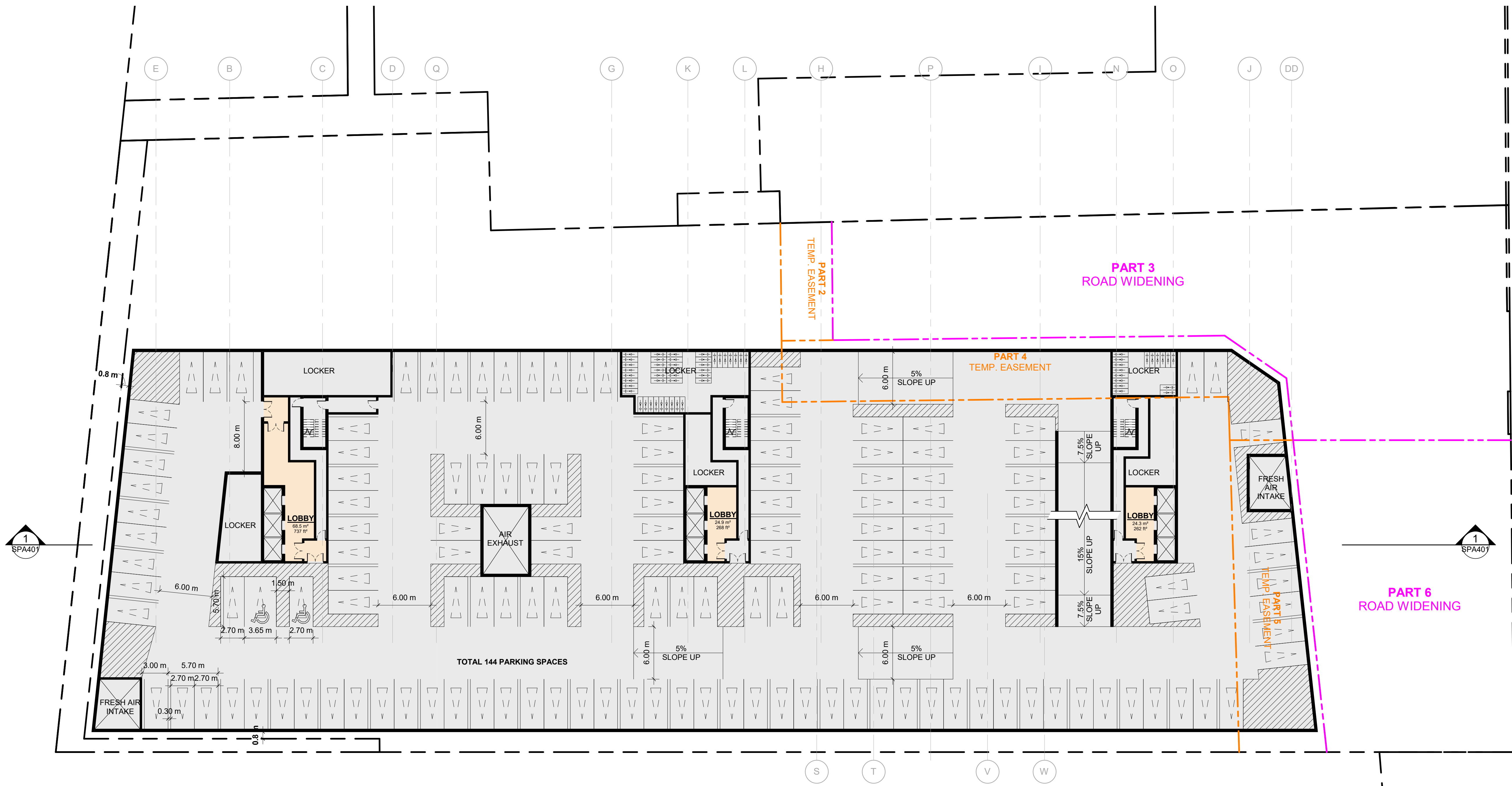
#	DATE	ISSUED FOR	DESCRIPTION	BY
1	2021-09-17	ISSUED FOR CLT		AYU

PROJECT
550 Kerr Street
Oakville, Ontario

DRAWING
CONTEXT/BLOCK PLAN

PROJECT NO.
21.049SPA
PROJECT DATE
2021-09-17
DRAWN BY
LLE
CHECKED BY
AYU
SCALE
1 : 500

DRAWING NO.
SPA004
REV.
1



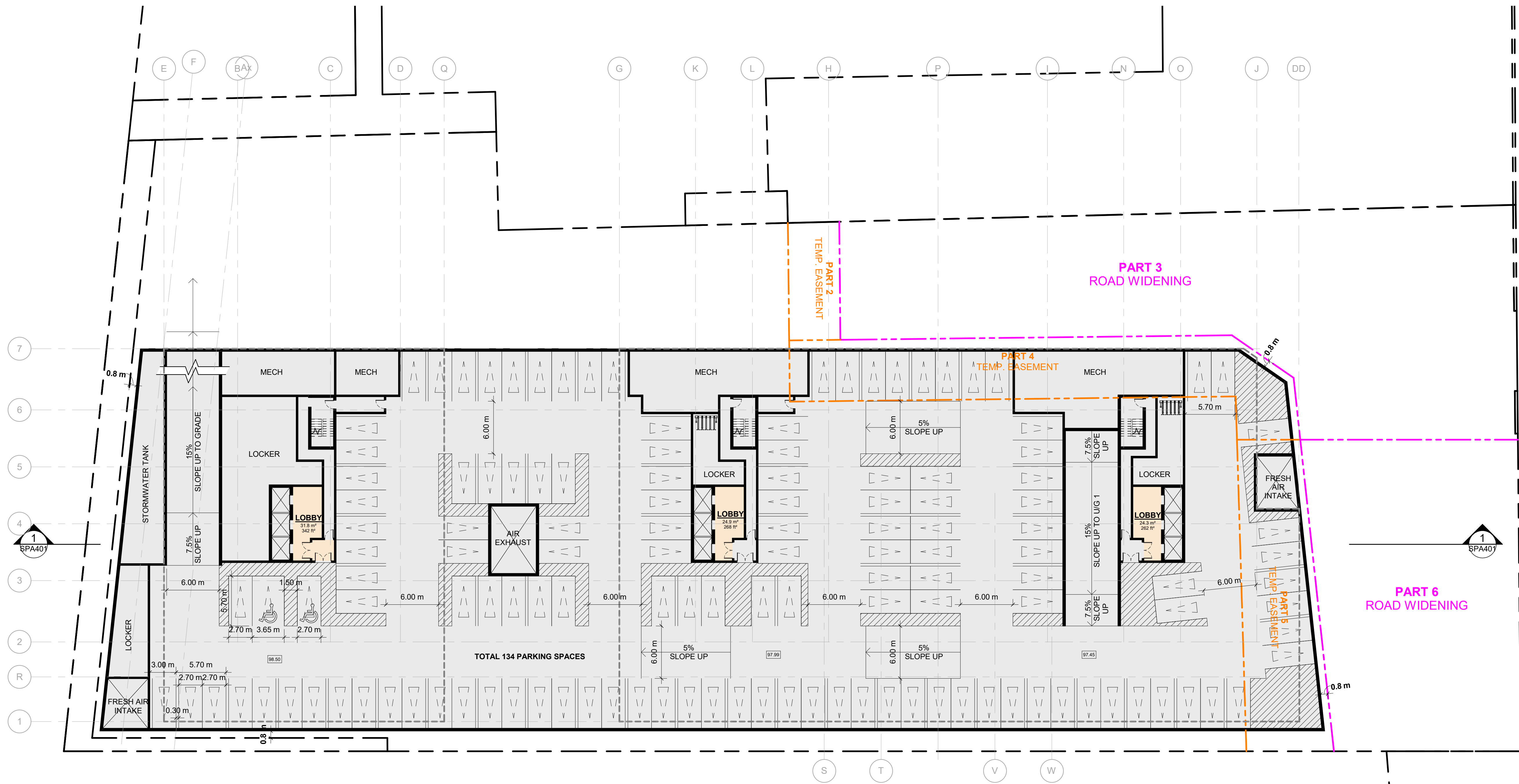
#	DATE	ISSUED FOR	DESCRIPTION	BY
1	2021-09-17	ISSUED FOR CLT		AYU

PROJECT
550 Kerr Street
Oakville, Ontario

DRAWING
UNDERGROUND LEVEL 02-04

PROJECT NO. 21.049SPA	<table border="1"> <tr> <td>DRAWN BY LLE</td> </tr> <tr> <td>CHECKED BY AYU</td> </tr> <tr> <td>SCALE 1 : 250</td> </tr> <tr> <td>DRAWING NO. SPA101</td> </tr> <tr> <td>REV. 1</td> </tr> </table>	DRAWN BY LLE	CHECKED BY AYU	SCALE 1 : 250	DRAWING NO. SPA101	REV. 1
DRAWN BY LLE						
CHECKED BY AYU						
SCALE 1 : 250						
DRAWING NO. SPA101						
REV. 1						
PROJECT DATE 2021-09-17						
DRAWN BY LLE						
CHECKED BY AYU						
SCALE 1 : 250						





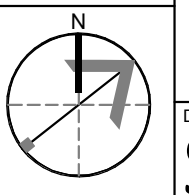
#	DATE	ISSUED FOR	DESCRIPTION	BY
1	2021-09-17	ISSUED FOR CLT		AYU

PROJECT
550 Kerr Street
Oakville, Ontario

DRAWING
UNDERGROUND LEVEL 01






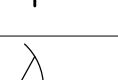

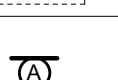
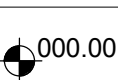


PROJECT NO.
21.049SPA
PROJECT DATE
2021-09-17
DRAWN BY
LLE
CHECKED BY
AYU
SCALE
1 : 250

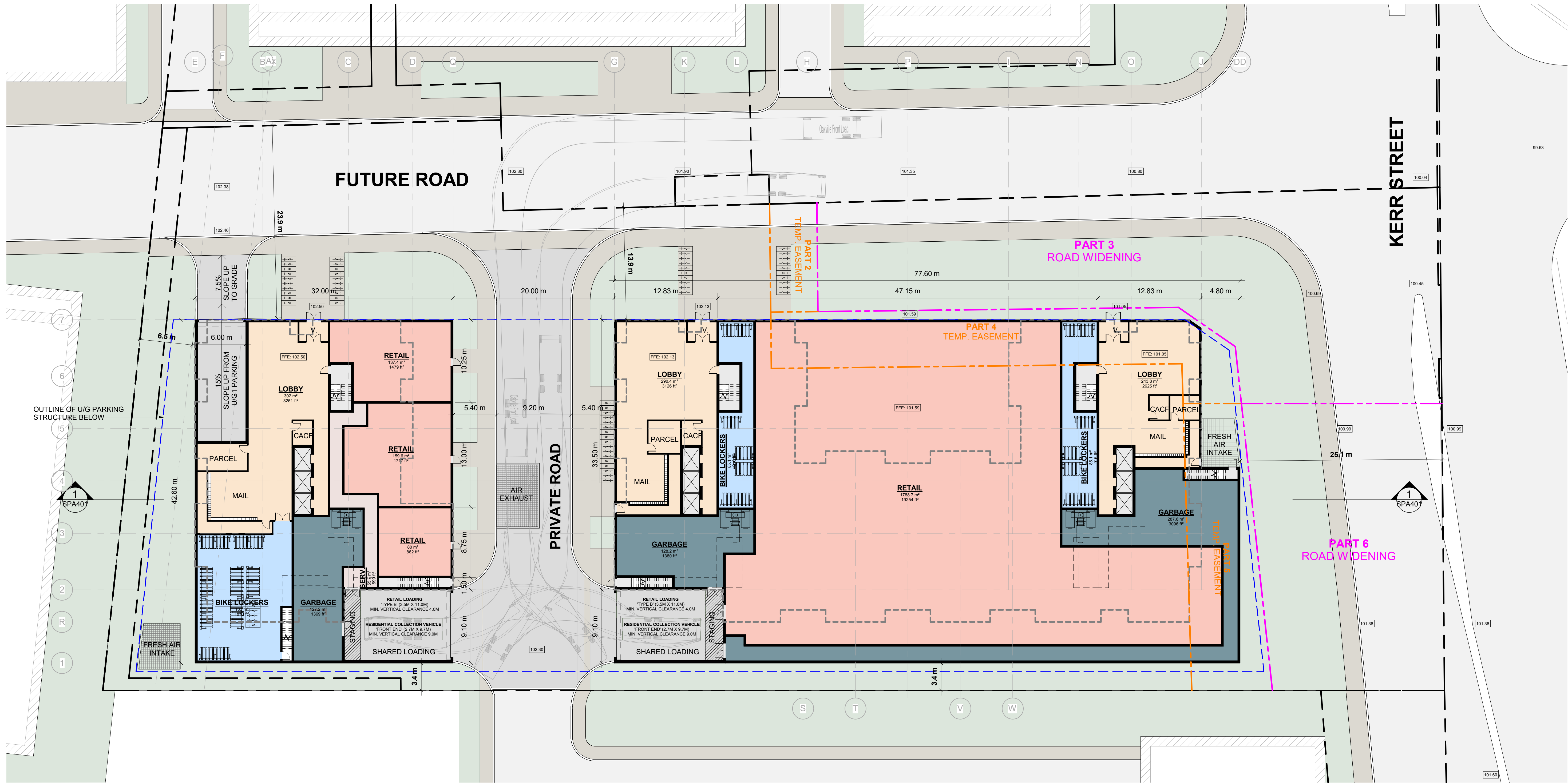
DRAWING NO.	REV.
SPA102	1



This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of all relevant having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  SECONDARY RESIDENTIAL ENTRANCE
-  RETAIL ENTRANCE
-  EXIT
-  FIRE HYDRANT
-  SIAMESE CONNECTION
-  CONVEX MIRROR
-  TRANSFORMER WITH CLEARANCES
-  FIRE ROUTE SIGN
-  0.00,00 SPOT ELEVATION
-  GAS/HYDRO METER



1 FLOOR 1
SPA157 1: 250

#	DATE	ISSUED FOR	DESCRIPTION	BY
1	2021-09-17	ISSUED FOR CLT		AYU

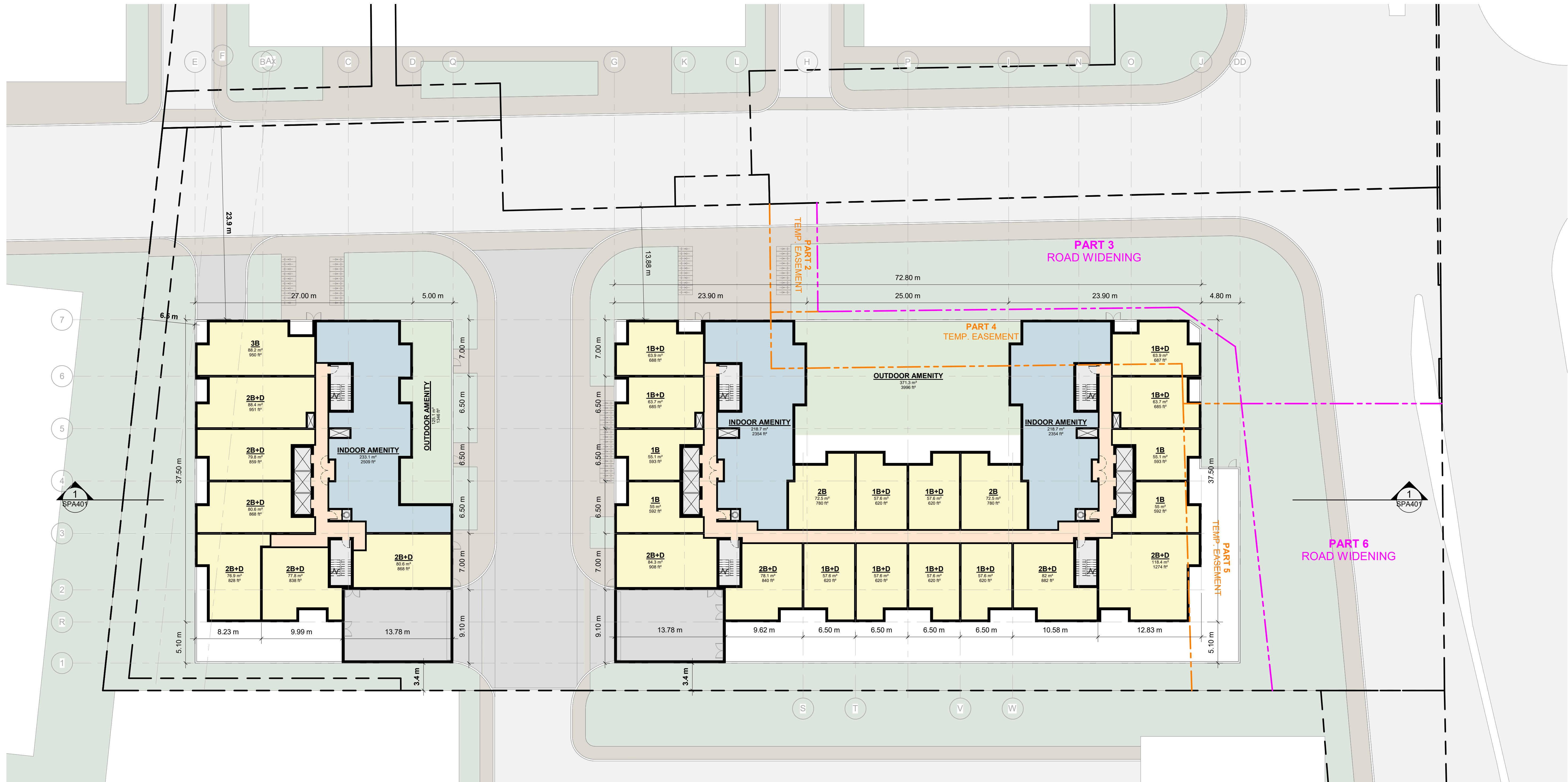
PROJECT
550 Kerr Street
Oakville, Ontario

DRAWING
FLOOR 01

PROJECT NO.	21.049SPA
PROJECT DATE	2021-09-17
DRAWN BY	LLE
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.	SPA151	REV.	1
-------------	--------	------	---

2021-09-17 3:46:34 PM



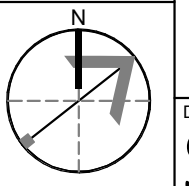
#	DATE	ISSUED FOR	DESCRIPTION	BY
1	2021-09-17	ISSUED FOR CLT		AYU

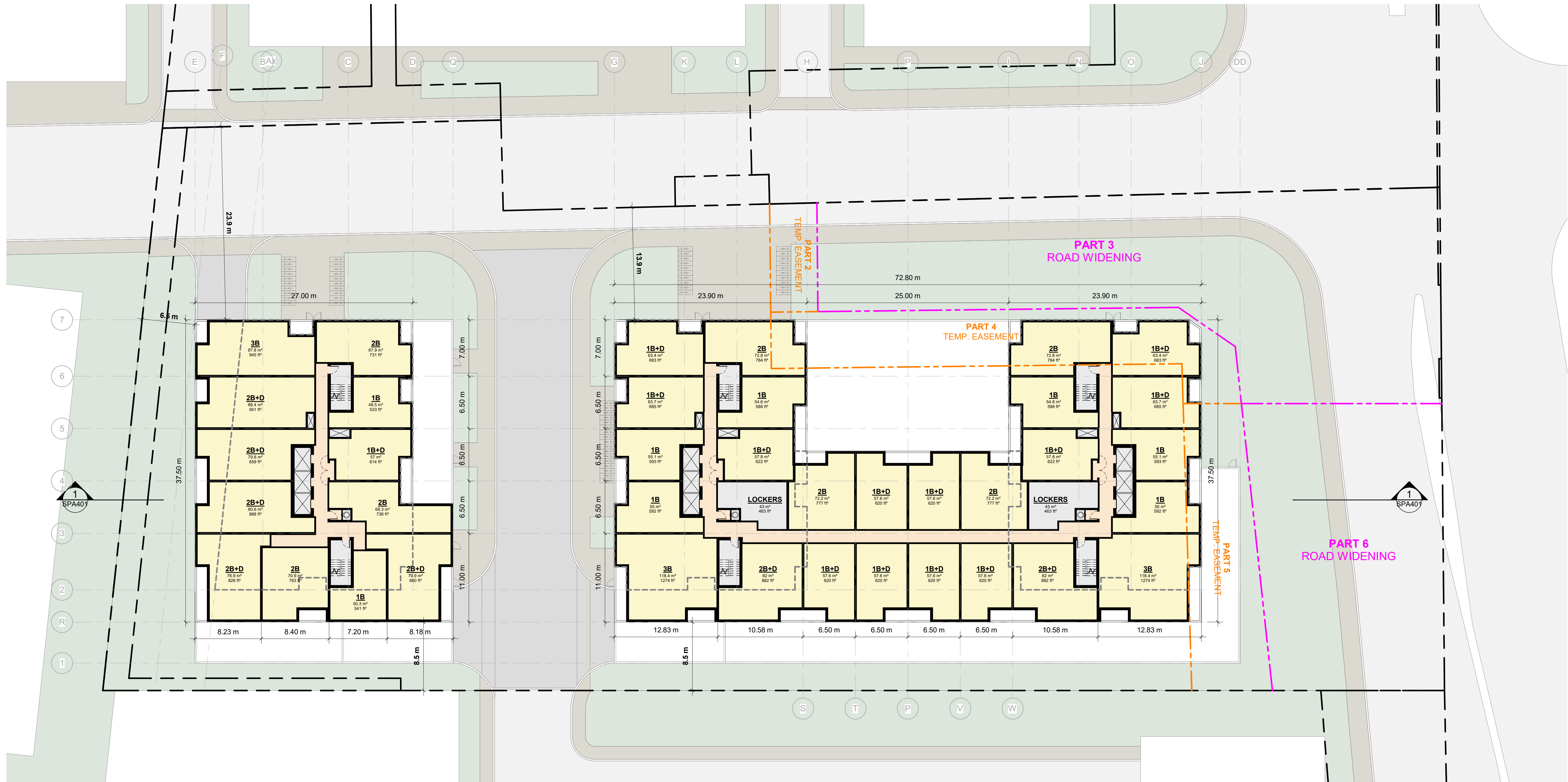
PROJECT
550 Kerr Street
Oakville, Ontario

DRAWING
FLOOR 02

PROJECT NO.
21.049SPA
PROJECT DATE
2021-09-17
DRAWN BY
LLE
CHECKED BY
AYU
SCALE
1 : 250

DRAWING NO.	REV.
SPA152	1





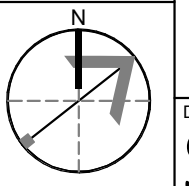
#	DATE	ISSUED FOR	DESCRIPTION	BY
1	2021-09-17	ISSUED FOR CLT		AYU

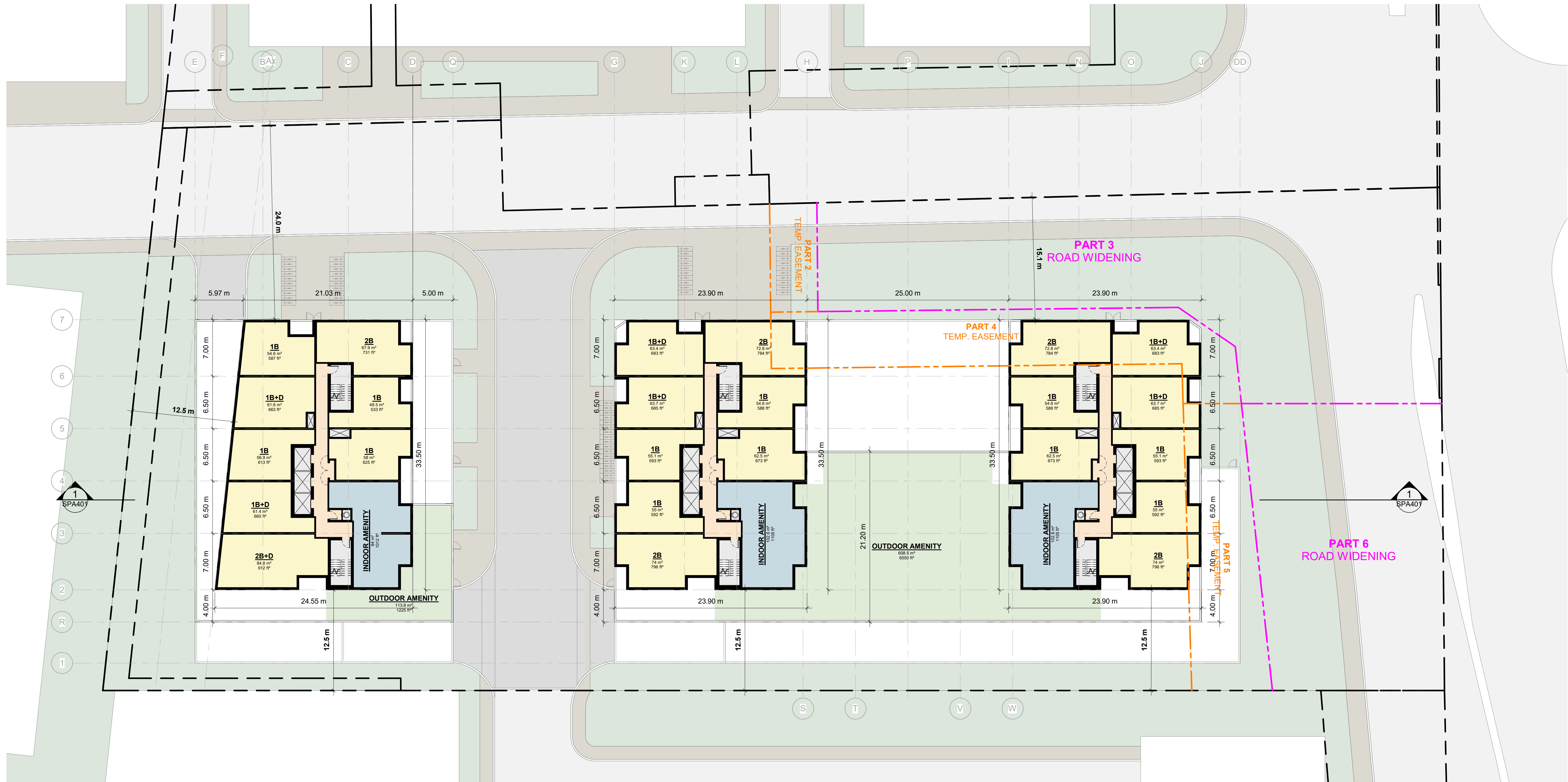
PROJECT
550 Kerr Street
Oakville, Ontario

DRAWING
FLOOR 03-06

PROJECT NO. 21.049SPA
PROJECT DATE 2021-09-17
DRAWN BY LLE
CHECKED BY AYU
SCALE 1 : 250

DRAWING NO. SPA153	REV. 1
------------------------------	------------------





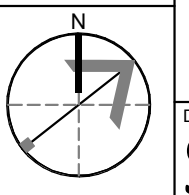
#	DATE	ISSUED FOR	DESCRIPTION	BY
1	2021-09-17	ISSUED FOR CLT		AYU

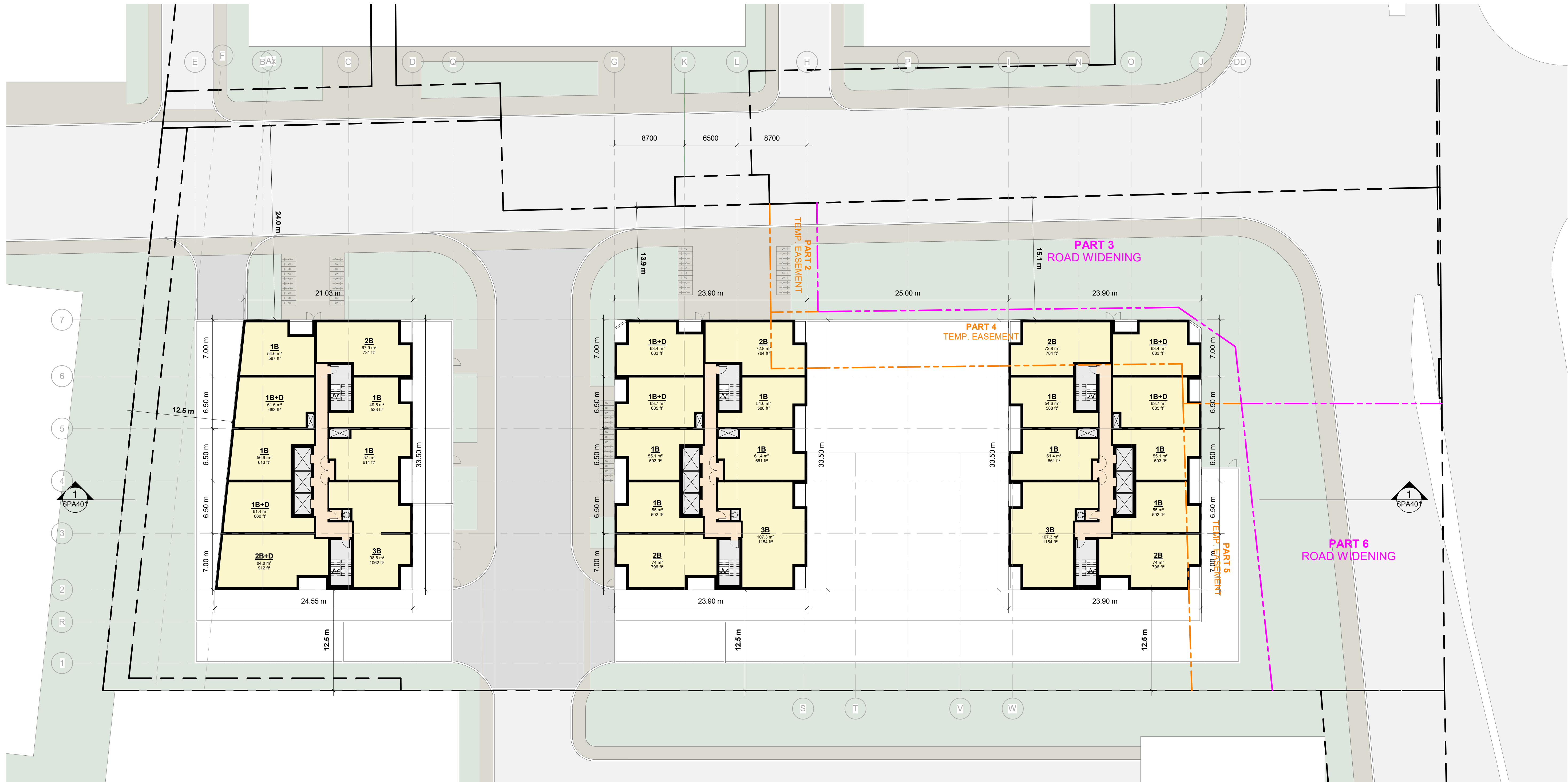
PROJECT
550 Kerr Street
Oakville, Ontario

DRAWING
FLOOR 07

PROJECT NO.
21_049SPA
PROJECT DATE
2021-09-17
DRAWN BY
LLE
CHECKED BY
AYU
SCALE
1 : 250

DRAWING NO.	REV.
SPA154	1





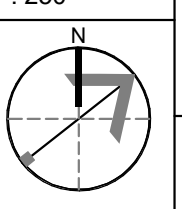
#	DATE	ISSUED FOR	DESCRIPTION	BY
1	2021-09-17	ISSUED FOR CLT		AYU

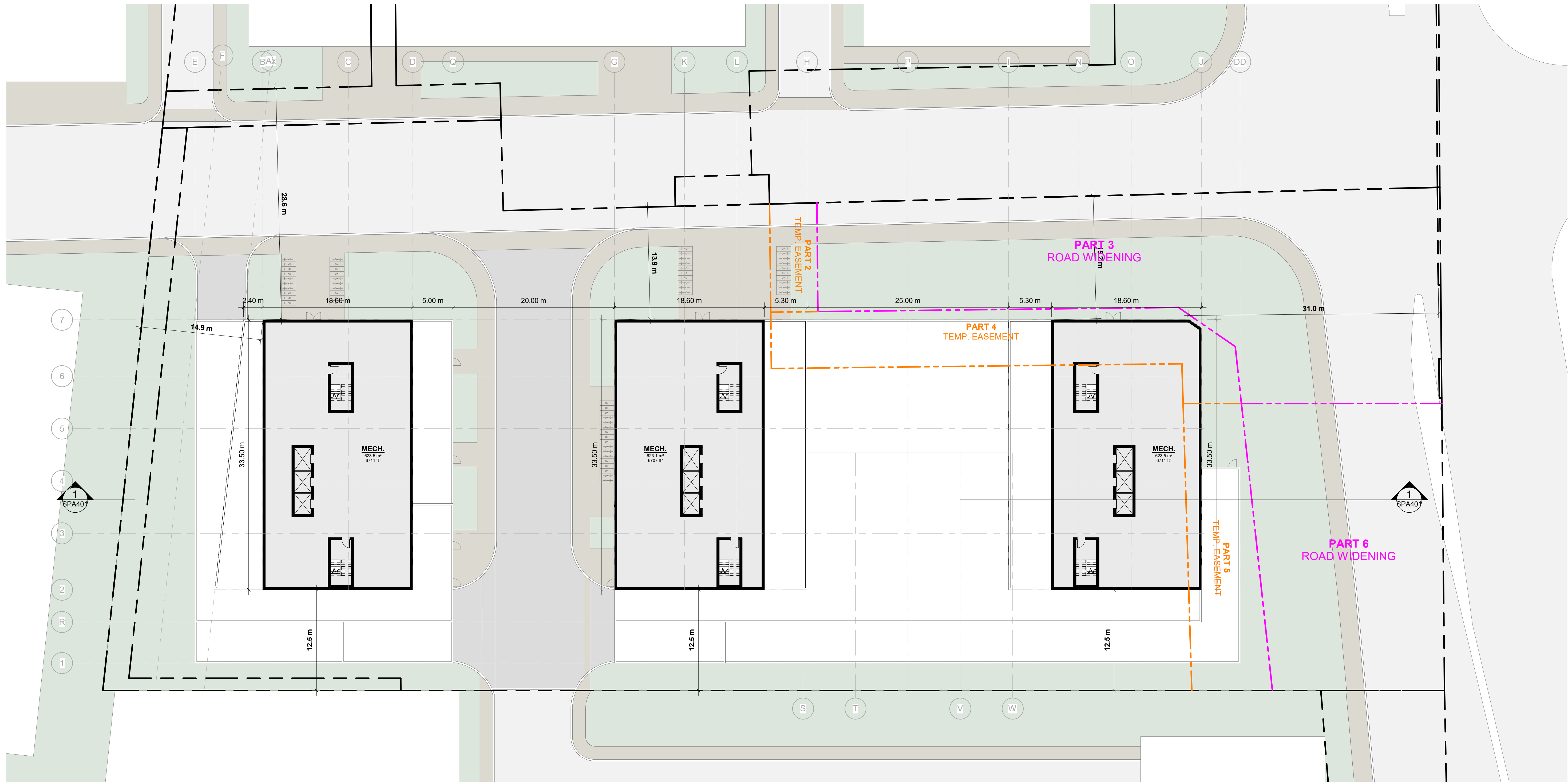
PROJECT
550 Kerr Street
 Oakville, Ontario

DRAWING
FLOOR 08-16

PROJECT NO.
21.049SPA
 PROJECT DATE
2021-09-17
 DRAWN BY
LLE
 CHECKED BY
AYU
 SCALE
1 : 250

DRAWING NO.	REV.
SPA155	1





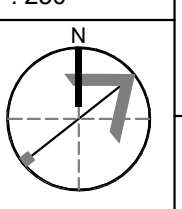
#	DATE	ISSUED FOR	DESCRIPTION	BY
1	2021-09-17	ISSUED FOR CLT		AYU

PROJECT
550 Kerr Street
Oakville, Ontario

DRAWING
MPH

PROJECT NO.
21.049SPA
PROJECT DATE
2021-09-17
DRAWN BY
LLE
CHECKED BY
AYU
SCALE
1 : 250

DRAWING NO. **SPA156** REV. **1**

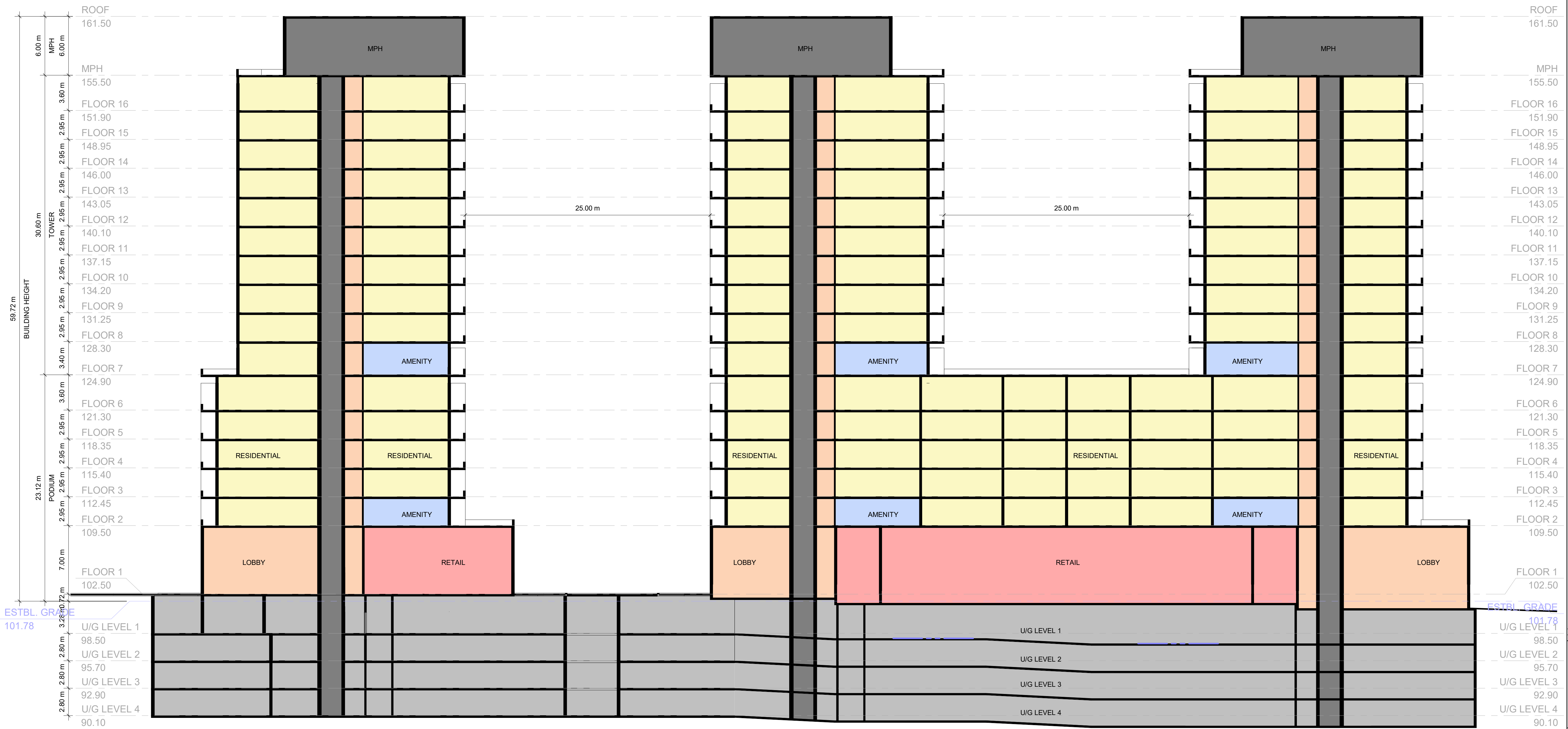


This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of all relevant having jurisdiction. The contractor working from drawings not specifically marked for Contractor must assume full responsibility and bear costs for any corrections or damages resulting from his work.

BUILDING C

BUILDING B

BUILDING A



#	DATE	ISSUED FOR	DESCRIPTION	BY
1	2021-09-17	ISSUED FOR CLT		AYU

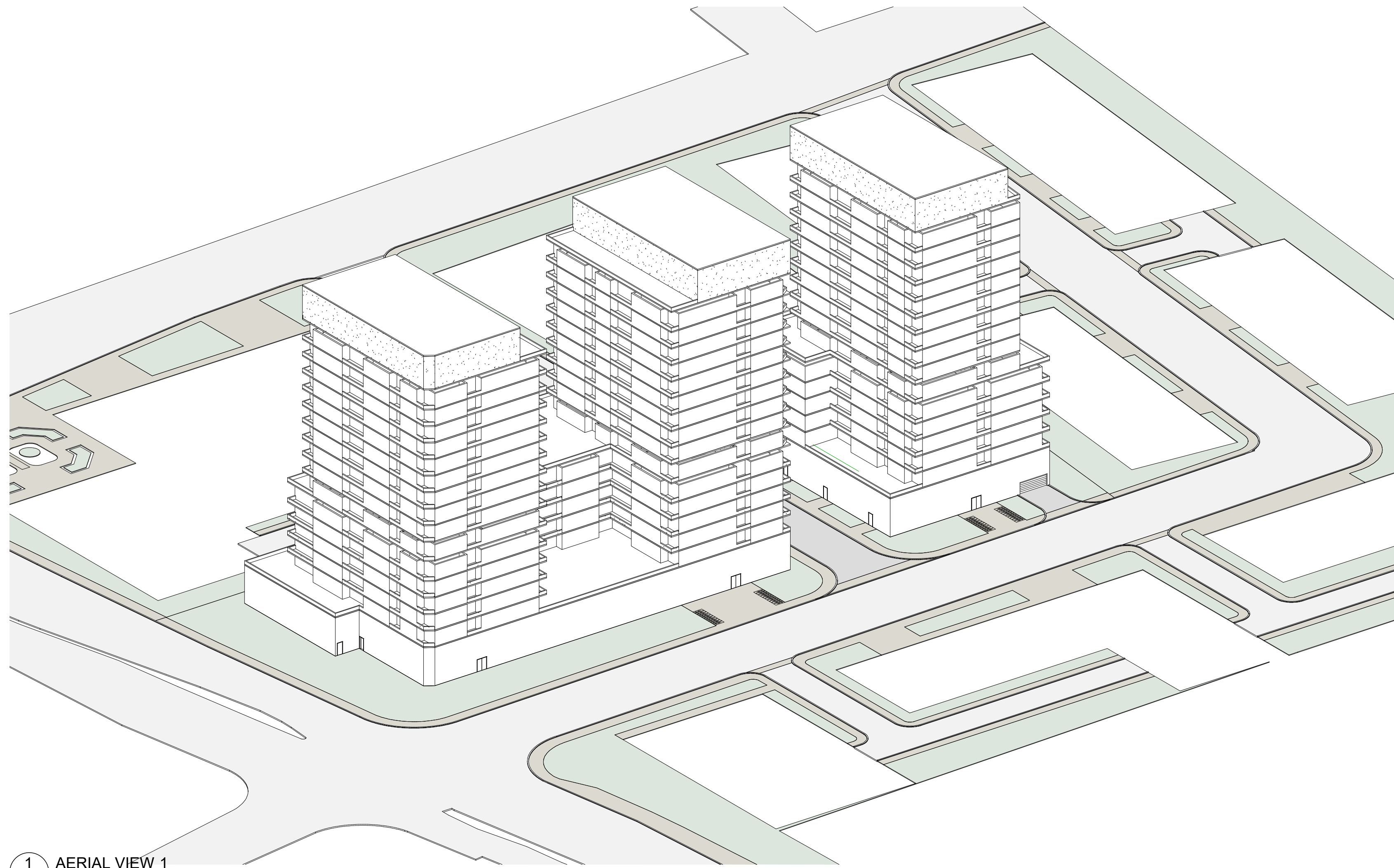
PROJECT
550 Kerr Street
Oakville, Ontario

DRAWING
BUILDING SECTIONS

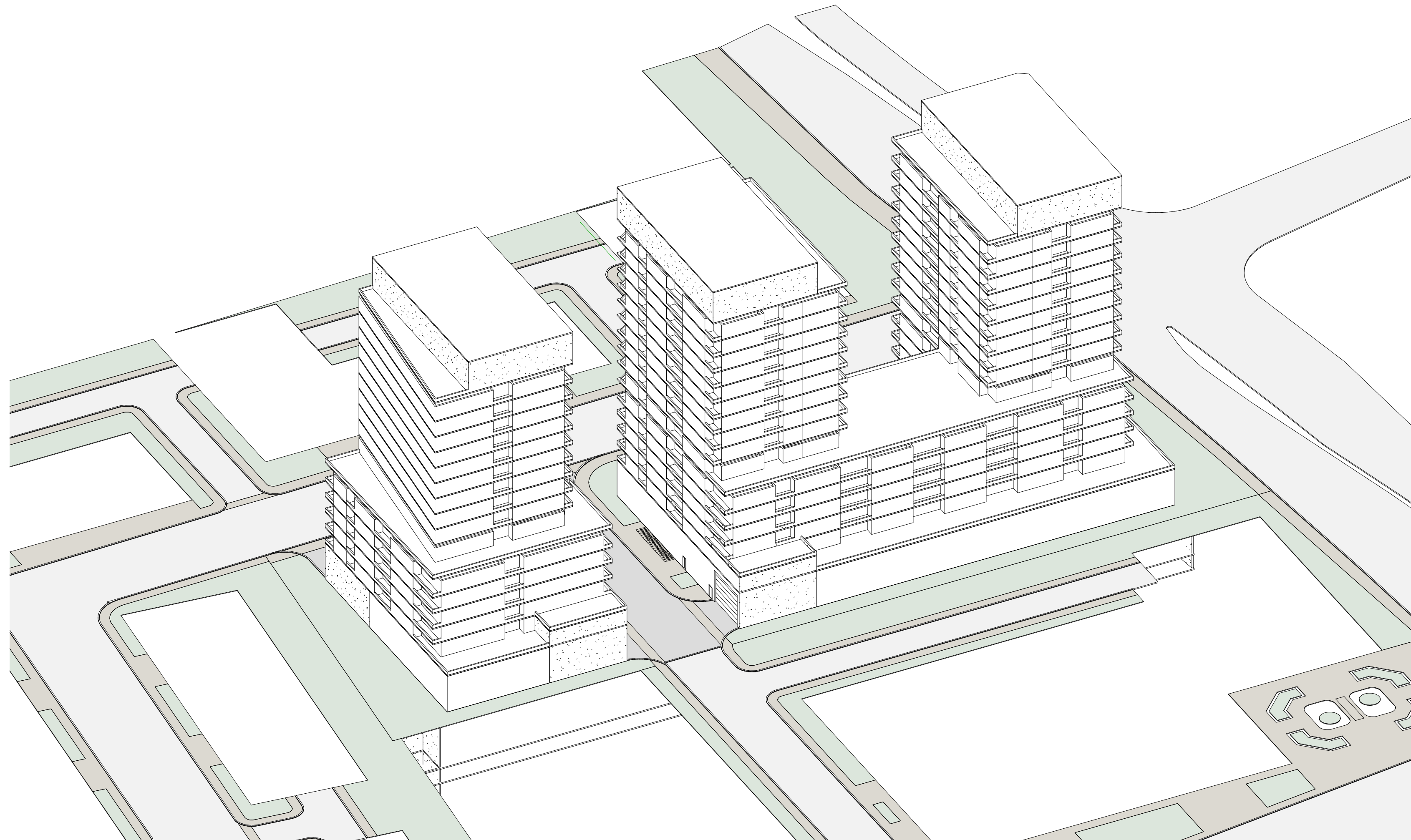
PROJECT NO. 21.049SPA	
PROJECT DATE 2021-09-17	
DRAWN BY LLE	
CHECKED BY AYU	
SCALE 1 : 200	

DRAWING NO. SPA401	REV. 1
------------------------------	------------------

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of all relevant having jurisdiction. The contractor working from drawings not specifically marked "for Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



1 AERIAL VIEW 1
 SPA807



2 AERIAL VIEW 2
 SPA807

#	DATE	ISSUED FOR	DESCRIPTION	BY
1	2021-09-17	ISSUED FOR CLT		AYU

PROJECT
550 Kerr Street
 Oakville, Ontario

DRAWING
3D PERSPECTIVES

PROJECT NO.
 21.049SPA
 PROJECT DATE
 2021-09-17
 DRAWN BY
 LLE
 CHECKED BY
 AYU
 SCALE

DRAWING NO. SPA801 REV. 1