

**7 STOREY CONDOMINIUM**  
**163 RES. UNITS**  
 GFA 116,812 s.f. (10,852 s.m.)  
 COVERAGE 17,319 s.f. (1,609 s.m.)

SITE STATISTICS			
ITEM	SEE A008	PROVIDED	REQUIRED
ZONING CATEGORY			H29-DUC-156
LOT AREA		3,970 m <sup>2</sup> (0.397ha)	
TOTAL NUMBER OF UNITS	X	163	
GROUND FLOOR AREA	X	1,609 m <sup>2</sup>	
TOTAL GROSS FLOOR AREA	X	10,852m <sup>2</sup>	
LOT COVERAGE	X	40.5%	
NUMBER OF STANDARD PARKING SPACES	X	177	177 TOTAL
NUMBER OF ACCESSIBLE PARKING SPACES	X	8	8
NUMBER OF LOADING AREAS		0	0
PERCENTAGE OF LOT COVERED BY PARKING, LANES AND ACCESS		14.6%	
TYPICAL PARKING STALL DIMENSIONS		2600mm X 5200mm	2600mm X 5200mm
BARRIER FREE TYPE A PARKING STALL DIMENSIONS			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		48%	
MAXIMUM BUILDING HEIGHT FOR PRINCIPAL BUILDINGS		7 STOREYS	6 STOREYS
MAXIMUM BUILDING HEIGHT FOR ACCESSORY BUILDINGS		n/a	n/a
FSI		2.73	

SITE PARKING SUMMARY		
CATEGORY	PROVIDED SPACES	REQUIRED SPACES
RESIDENT/TENANT PARKING	152	0.938 SPACES/UNIT
VISITOR PARKING	33	0.20 SPACES/UNIT
NON-RES PARKING (CALCULATED @ 80% OF GFA)	n/a	n/a
<b>TOTAL PARKING</b>	<b>185</b>	<b>185</b>
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

SUITE BREAKDOWN										
Name	Description	SUITE PROPERTIES			INDIVIDUAL SUITE AREAS					
		Bedrooms	Dens	Count	SM	SF	SM	SF	SM	SF
SUITE A	1 BEDROOM	1	0	42	44 m <sup>2</sup>	473 ft <sup>2</sup>	47 m <sup>2</sup>	508 ft <sup>2</sup>		
SUITE B	1 BEDROOM + DEN	1	1	7	51 m <sup>2</sup>	554 ft <sup>2</sup>	52 m <sup>2</sup>	559 ft <sup>2</sup>		
SUITE B-BF	1 BEDROOM + DEN - BF	1	1	21	51 m <sup>2</sup>	546 ft <sup>2</sup>	53 m <sup>2</sup>	565 ft <sup>2</sup>		
SUITE B-MOD 1	1 BEDROOM + DEN	1	1	12	49 m <sup>2</sup>	533 ft <sup>2</sup>	51 m <sup>2</sup>	554 ft <sup>2</sup>		
SUITE B-MOD 2	1 BEDROOM + DEN	1	1	7	52 m <sup>2</sup>	560 ft <sup>2</sup>	53 m <sup>2</sup>	566 ft <sup>2</sup>		
SUITE B-MOD 3	1 BEDROOM + DEN	1	1	1	54 m <sup>2</sup>	579 ft <sup>2</sup>	54 m <sup>2</sup>	579 ft <sup>2</sup>		
SUITE C	1 BEDROOM + DEN	1	1	14	53 m <sup>2</sup>	571 ft <sup>2</sup>	55 m <sup>2</sup>	588 ft <sup>2</sup>		
SUITE D	2 BEDROOM	2	0	14	67 m <sup>2</sup>	725 ft <sup>2</sup>	69 m <sup>2</sup>	739 ft <sup>2</sup>		
SUITE D-BF	2 BEDROOM	2	0	6	67 m <sup>2</sup>	722 ft <sup>2</sup>	67 m <sup>2</sup>	722 ft <sup>2</sup>		
SUITE E	2 BEDROOM	2	0	7	69 m <sup>2</sup>	743 ft <sup>2</sup>	71 m <sup>2</sup>	767 ft <sup>2</sup>		
SUITE F	3 BEDROOM	3	0	7	81 m <sup>2</sup>	876 ft <sup>2</sup>	82 m <sup>2</sup>	887 ft <sup>2</sup>		
SUITE G	1 BEDROOM + DEN	1	1	6	58 m <sup>2</sup>	628 ft <sup>2</sup>	58 m <sup>2</sup>	628 ft <sup>2</sup>		
SUITE H	2 BEDROOM + DEN	2	1	6	71 m <sup>2</sup>	768 ft <sup>2</sup>	72 m <sup>2</sup>	774 ft <sup>2</sup>		
SUITE J	2 BEDROOM	2	0	6	71 m <sup>2</sup>	768 ft <sup>2</sup>	72 m <sup>2</sup>	778 ft <sup>2</sup>		
SUITE K	1 BEDROOM	1	0	6	53 m <sup>2</sup>	568 ft <sup>2</sup>	53 m <sup>2</sup>	566 ft <sup>2</sup>		
SUITE L	1 BEDROOM + DEN	1	1	1	49 m <sup>2</sup>	533 ft <sup>2</sup>	49 m <sup>2</sup>	533 ft <sup>2</sup>		
<b>TOTAL</b>				<b>163</b>						

AREA SCHEDULE		
AREA TYPE	SM	SF
<b>1st FLOOR</b>		
Residential Amenity Area	183 m <sup>2</sup>	1,974 ft <sup>2</sup>
Residential Common Area	394 m <sup>2</sup>	4,236 ft <sup>2</sup>
Residential Suites	1,609 m <sup>2</sup>	11,111 ft <sup>2</sup>
<b>2nd FLOOR</b>		
Residential Common Area	196 m <sup>2</sup>	2,106 ft <sup>2</sup>
Residential Suites	1,345 m <sup>2</sup>	14,474 ft <sup>2</sup>
<b>3rd FLOOR</b>		
Residential Common Area	196 m <sup>2</sup>	2,106 ft <sup>2</sup>
Residential Suites	1,345 m <sup>2</sup>	14,474 ft <sup>2</sup>
<b>4th FLOOR</b>		
Residential Common Area	196 m <sup>2</sup>	2,106 ft <sup>2</sup>
Residential Suites	1,345 m <sup>2</sup>	14,474 ft <sup>2</sup>
<b>5th FLOOR</b>		
Residential Common Area	196 m <sup>2</sup>	2,106 ft <sup>2</sup>
Residential Suites	1,345 m <sup>2</sup>	14,474 ft <sup>2</sup>
<b>6th FLOOR</b>		
Residential Common Area	196 m <sup>2</sup>	2,106 ft <sup>2</sup>
Residential Suites	1,345 m <sup>2</sup>	14,474 ft <sup>2</sup>
<b>7th FLOOR</b>		
Residential Common Area	196 m <sup>2</sup>	2,106 ft <sup>2</sup>
Residential Suites	1,345 m <sup>2</sup>	14,474 ft <sup>2</sup>
<b>Total</b>	<b>10,852 m<sup>2</sup></b>	<b>116,809 ft<sup>2</sup></b>

UNIT BREAKDOWN							
Level	UNITS						
	1 B	1 B+D	1 B+D -BF	2 B	2 B+D	2 B -BF	3 B
1st FLOOR	6	6	3	3	0	0	1
2nd FLOOR	7	7	3	4	1	1	1
3rd FLOOR	7	7	3	4	1	1	1
4th FLOOR	7	7	3	4	1	1	1
5th FLOOR	7	7	3	4	1	1	1
6th FLOOR	7	7	3	4	1	1	1
7th FLOOR	7	7	3	4	1	1	1
<b>Total: 163</b>	<b>48</b>	<b>48</b>	<b>21</b>	<b>27</b>	<b>6</b>	<b>6</b>	<b>7</b>
	96	117	21	33	39	7	163
<b>PERCENTAGE</b>	<b>29.45%</b>	<b>29.45%</b>	<b>12.88%</b>	<b>16.56%</b>	<b>3.68%</b>	<b>4.29%</b>	<b>100.00%</b>
	58.90%	71.78%	12.88%	20.25%	23.93%	4.29%	100.00%

Level	CONSTRUCTION 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 <sup>2</sup>	41,918 ft <sup>2</sup>								
UNDERGROUND LEVEL 1	3,894 m <sup>2</sup>	41,918 ft <sup>2</sup>								
1st FLOOR	3,716 m <sup>2</sup>	40,001 ft <sup>2</sup>	1,609 m <sup>2</sup>	17,324 ft <sup>2</sup>	1,032 m <sup>2</sup>	11,111 ft <sup>2</sup>	394 m <sup>2</sup>	4,236 ft <sup>2</sup>	183 m <sup>2</sup>	1,974 ft <sup>2</sup>
2nd FLOOR	1,737 m <sup>2</sup>	18,701 ft <sup>2</sup>	1,541 m <sup>2</sup>	16,589 ft <sup>2</sup>	1,345 m <sup>2</sup>	14,474 ft <sup>2</sup>	195 m <sup>2</sup>	2,102 ft <sup>2</sup>		
3rd FLOOR	1,675 m <sup>2</sup>	18,033 ft <sup>2</sup>	1,540 m <sup>2</sup>	16,580 ft <sup>2</sup>	1,345 m <sup>2</sup>	14,474 ft <sup>2</sup>	196 m <sup>2</sup>	2,106 ft <sup>2</sup>		
4th FLOOR	1,675 m <sup>2</sup>	18,033 ft <sup>2</sup>	1,540 m <sup>2</sup>	16,580 ft <sup>2</sup>	1,345 m <sup>2</sup>	14,474 ft <sup>2</sup>	196 m <sup>2</sup>	2,106 ft <sup>2</sup>		
5th FLOOR	1,677 m <sup>2</sup>	18,050 ft <sup>2</sup>	1,540 m <sup>2</sup>	16,580 ft <sup>2</sup>	1,345 m <sup>2</sup>	14,474 ft <sup>2</sup>	196 m <sup>2</sup>	2,106 ft <sup>2</sup>		
6th FLOOR	1,675 m <sup>2</sup>	18,033 ft <sup>2</sup>	1,540 m <sup>2</sup>	16,580 ft <sup>2</sup>	1,345 m <sup>2</sup>	14,474 ft <sup>2</sup>	196 m <sup>2</sup>	2,106 ft <sup>2</sup>		
7th FLOOR	1,675 m <sup>2</sup>	18,033 ft <sup>2</sup>	1,540 m <sup>2</sup>	16,580 ft <sup>2</sup>	1,345 m <sup>2</sup>	14,474 ft <sup>2</sup>	196 m <sup>2</sup>	2,106 ft <sup>2</sup>		
ROOF	1,607 m <sup>2</sup>	17,297 ft <sup>2</sup>								
MECHANICAL ROOF	260 m <sup>2</sup>	2,802 ft <sup>2</sup>								
<b>TOTAL</b>	<b>23,488 m<sup>2</sup></b>	<b>252,820 ft<sup>2</sup></b>	<b>10,852 m<sup>2</sup></b>	<b>116,812 ft<sup>2</sup></b>	<b>9,102 m<sup>2</sup></b>	<b>97,968 ft<sup>2</sup></b>	<b>1,567 m<sup>2</sup></b>	<b>16,866 ft<sup>2</sup></b>	<b>183 m<sup>2</sup></b>	<b>1,974 ft<sup>2</sup></b>

**LEGEND**

- P PRINCIPAL ENTRANCE AS PER ONTARIO BUILDING CODE AND FIRE ACCESS/FIRE CODE
- E BLDG EXITS
- S SECONDARY DOOR, SERVICE/PERSON
- X EXCLUSIVE USE DOOR
- P2 PRINCIPAL DOOR SERVING DIRECT ACCESS TO SINGLE SUITE PER PLANNING & URBAN DESIGN
- C2 COMMERCIAL DOOR (TENANT SCOPE TBD)
- U UNDERGROUND PARKING GARAGE ENTRY
- T TERRACE AT GND LEVEL (EXCLUSIVE USE)
- TB TERRACE AT GND LEVEL (EXCLUSIVE USE) BALCONY ABOVE.
- (2nd TO 7th FL.) (LUMON SYSTEM)
- Surface painted symbol of accessibility per municipal standards
- Site traffic control signage
- STOP SIGN
- ALL WAY STOP SIGN
- NO PARKING
- ACCESSIBLE PARKING SIGN
- FIRE ACCESS ROUTE
- LOADING SPACING SIGN
- COMMERCIAL & VISITOR PARKING ONLY
- VISITOR PARKING ONLY
- 1.8m TERRACE RAILING - SEE ELEVATION DETAIL
- EXTERIOR PRIVACY FIXTURES
- CONTROL MANHOLE (SEE CIVIL DRAWINGS)
- DEPRESSED CURB (SEE CIVIL DRAWINGS)
- TACTILE SURFACE PAVING (SEE LANDSCAPE DWG)
- EXTENT OF UNDERGROUND (SEE A200)
- HYDRANT (SEE CIVIL DWG)
- FIRE DEPARTMENT CONNECTION
- TREE GRATE (SEE SITE ELEC. DRAWINGS)
- STREETLIGHT (SEE ELEC. DWG)
- WALL MT. EXT. LIGHT (SEE ELEC. DWG)
- GROUND EXT. LIGHT (SEE ELEC. DWG)
- UNIT PAVING, SEE LANDSCAPE PLANS
- SOD, SEE LANDSCAPE PLANS
- CONCRETE, SEE LANDSCAPE PLANS
- WOOD DECKING, SEE LANDSCAPE PLANS
- SHRUBS, SEE LANDSCAPE PLANS
- RETAINING WALL, SEE LANDSCAPE PLANS
- LOW DENSITY ASPHALT PAVING (SEE SOIL REP. FOR ASPHALT ASSEMBLY)
- HIGH DENSITY ASPHALT PAVING

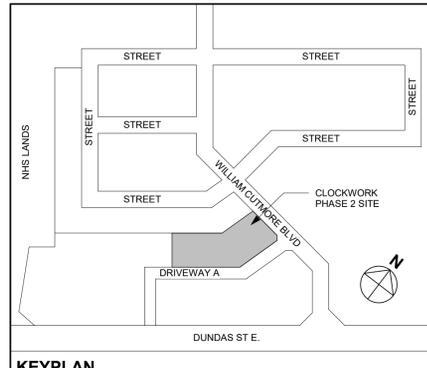
**SITE HATCH KEY**

- GROUND FLOOR BUILDING FOOTPRINT
- PEDESTRIAN NETWORK
- PUBLIC PATHWAYS (MATERIAL AS NOTED)
- LINE PAINTING PEDESTRIAN CROSSING
- LOADING/LAY-BY
- LINE PAINTING
- GROUND FLOOR TERRACE (EXCLUSIVE USE BY ADJACENT SUITE)
- UNIT PAVING, SEE LANDSCAPE PLANS
- SOD, SEE LANDSCAPE PLANS
- CONCRETE, SEE LANDSCAPE PLANS
- WOOD DECKING, SEE LANDSCAPE PLANS
- SHRUBS, SEE LANDSCAPE PLANS
- RETAINING WALL, SEE LANDSCAPE PLANS
- LOW DENSITY ASPHALT PAVING (SEE SOIL REP. FOR ASPHALT ASSEMBLY)
- HIGH DENSITY ASPHALT PAVING

STORAGE LOCKERS		
LOCKERS	Level	COUNT
Bicycle + Storage Locker	UNDERGROUND LEVEL 2	10
Storage Locker	UNDERGROUND LEVEL 2	55
Bicycle + Storage Locker	UNDERGROUND LEVEL 1	10
Storage Locker	UNDERGROUND LEVEL 1	34
<b>Total</b>		<b>109</b>

BICYCLE LOCKERS		
LOCKER	Level	COUNT
Bicycle + Storage Locker	UNDERGROUND LEVEL 2	10
Bicycle Locker	UNDERGROUND LEVEL 2	20
Bicycle + Storage Locker	UNDERGROUND LEVEL 1	10
Bicycle Locker	UNDERGROUND LEVEL 1	83
Visitor Bicycle	1st FLOOR	41
<b>Total</b>		<b>164</b>

**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
  - 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.

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  
 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	23.05.22	KNYMH	
2	23.05.19	KNYMH	

ISSUED FOR SPA SUBMISSION 1

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

**REVISIONS TO DRAWING**

No.	DATE (DD,MM,YY)	RY

BUILDING PERMIT NUMBER:  
 NOT FOR CONSTRUCTION WITHOUT PERMIT

**KNYMH**  
 ARCHITECTURE • SOLUTIONS

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 PRZEMYSŁAW MYSZKOWSKI  
 LICENCE 7984

**mattamyHOMES**

**CLOCKWORK - Phase 2**  
 JOSHUA CREEK  
 OAKVILLE, ONTARIO

DRAWING SHEET TITLE:  
**SITE PLAN**

DRAWING SCALE:  
 As indicated

PROJECT NUMBER:  
**22404**

DRAWING SHEET NUMBER:  
**A001**

2023-04-05