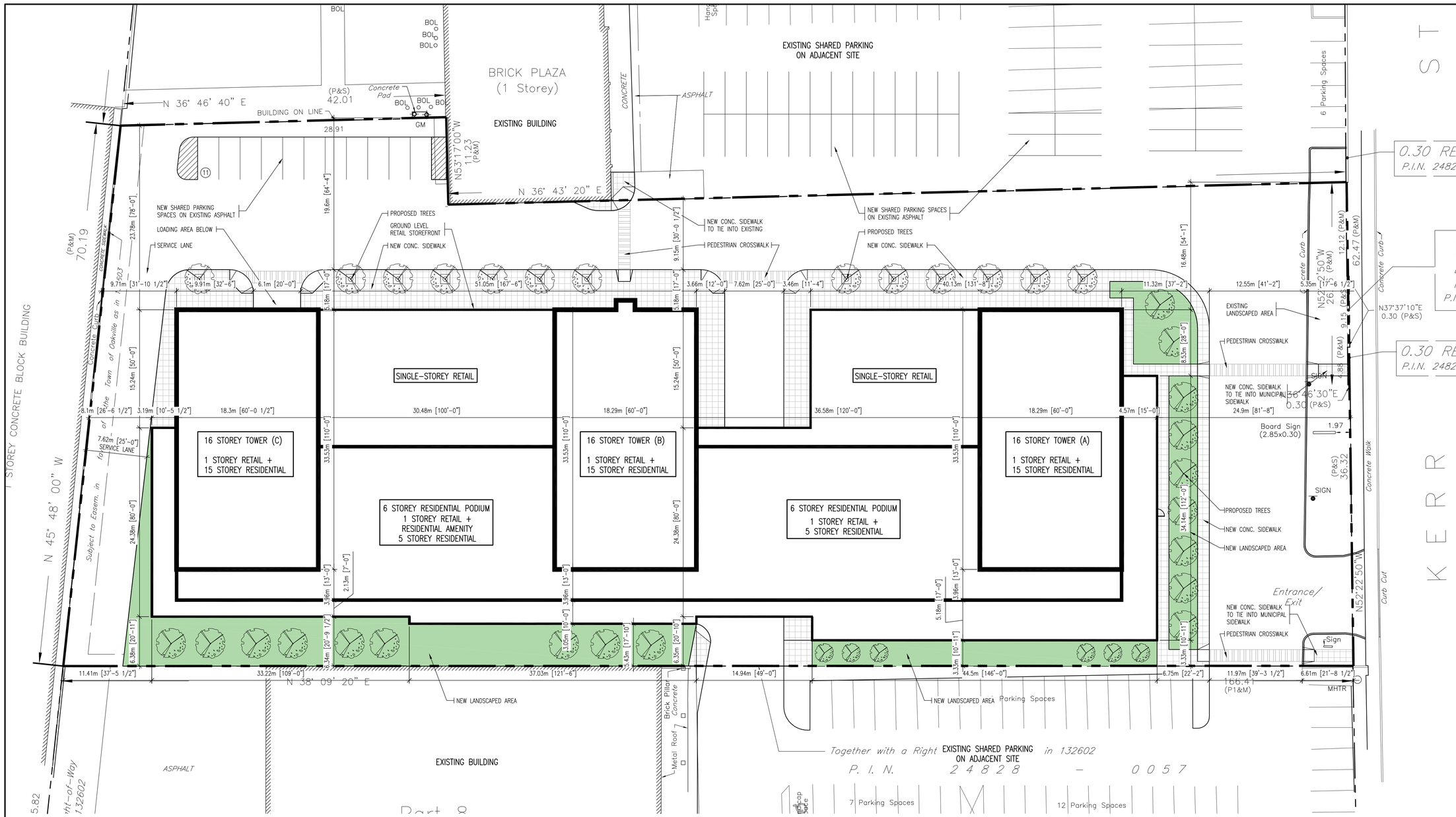

PLAN REFLECTS CURRENT PROPERTY BOUNDARIES BEFORE THE PROPOSED KERR STREET WIDENING

SITE PLAN

SCALE : 1" = 20'-0" 0 5 10 20 30 60 FEET

BUILDING STATISTICS	PROPOSED
FIRST FLOOR	
COMMERCIAL/RETAIL	±2,415 m²
MISC./AMENITY	±1,096.5 m²
OTHER	±859.3 m²
TOTAL:	±4370.8 m²
FLOORS 2-6	
1 BEDROOM UNITS	135 UNITS
2/3 BEDROOM UNITS	90 UNITS
TOTAL:	225 UNITS
FLOOR 7	
1 BEDROOM UNITS	9 UNITS
2/3 BEDROOM UNITS	13 UNITS
TOTAL:	22 UNITS
FLOORS 8-16	
1 BEDROOM UNITS	72 UNITS
2/3 BEDROOM UNITS	153 UNITS
TOTAL:	225 UNITS
TOTAL # OF UNITS:	472 UNITS

PARKING REQUIREMENTS (UNDERGROUND)	REQUIRED	PROPOSED
COMMERCIAL/RETAIL USE = 2,415m²		
1.0 SPACES PER 40m² OF GROSS FLOOR AREA 2,415m²/40m² = 60 SPACES	60 SPACES	60 SPACES
RESIDENTIAL USE		
1 BEDROOM = 216 UNITS 1.0 SPACES PER 1 BEDROOM UNIT (216 X 1.0) = 216 SPACES	216 SPACES	216 SPACES
2 & 3 BEDROOM = 256 UNITS 1.25 SPACES PER 2 & 3 BEDROOM UNIT (256 X 1.25) = 320 SPACES	320 SPACES	320 SPACES
ADDITONAL PARKING	0	28 SPACES
TOTAL PARKING (INCLUDING BARRIER-FREE SPACES)	596 SPACES	624 SPACES

STORAGE STATISTICS TOTAL	PROPOSED
BICYLE STORAGE	587 SPACES
RESIDENT STORAGE LOCKERS	509 LOCKERS

ZONING REGULATIONS : H1-MU3 (EXISTING ZONING)		
MIXED USE (MU)	REQUIRED	PROPOSED
LOT AREA	N/A	±10,328.7 m²
BUILDING AREA	N/A	±4,996.1 m²
LOT COVERAGE	N/A	48.4%
LANDSCAPED AREA		
HARD		±975.5 m²
SOFT		±841.8 m²
TOTAL (COVERAGE = 17.6%)		±1,817.3 m²
MINIMUM BUILDING SETBACKS		
NORTH (SIDE SHEPHERD)	N/A	13 m
EAST (FRONT KERR ST)	N/A	25.2 m
SOUTH (SIDE)	N/A	3 m
WEST (REAR)	N/A	7.9 m
MAXIMUM BUILDING HEIGHT	N/A	51.8 m

XX/XX/XX	XXXXXXXXXXX XXXXXXXXXXX

date (mm/dd/yy): issued for:

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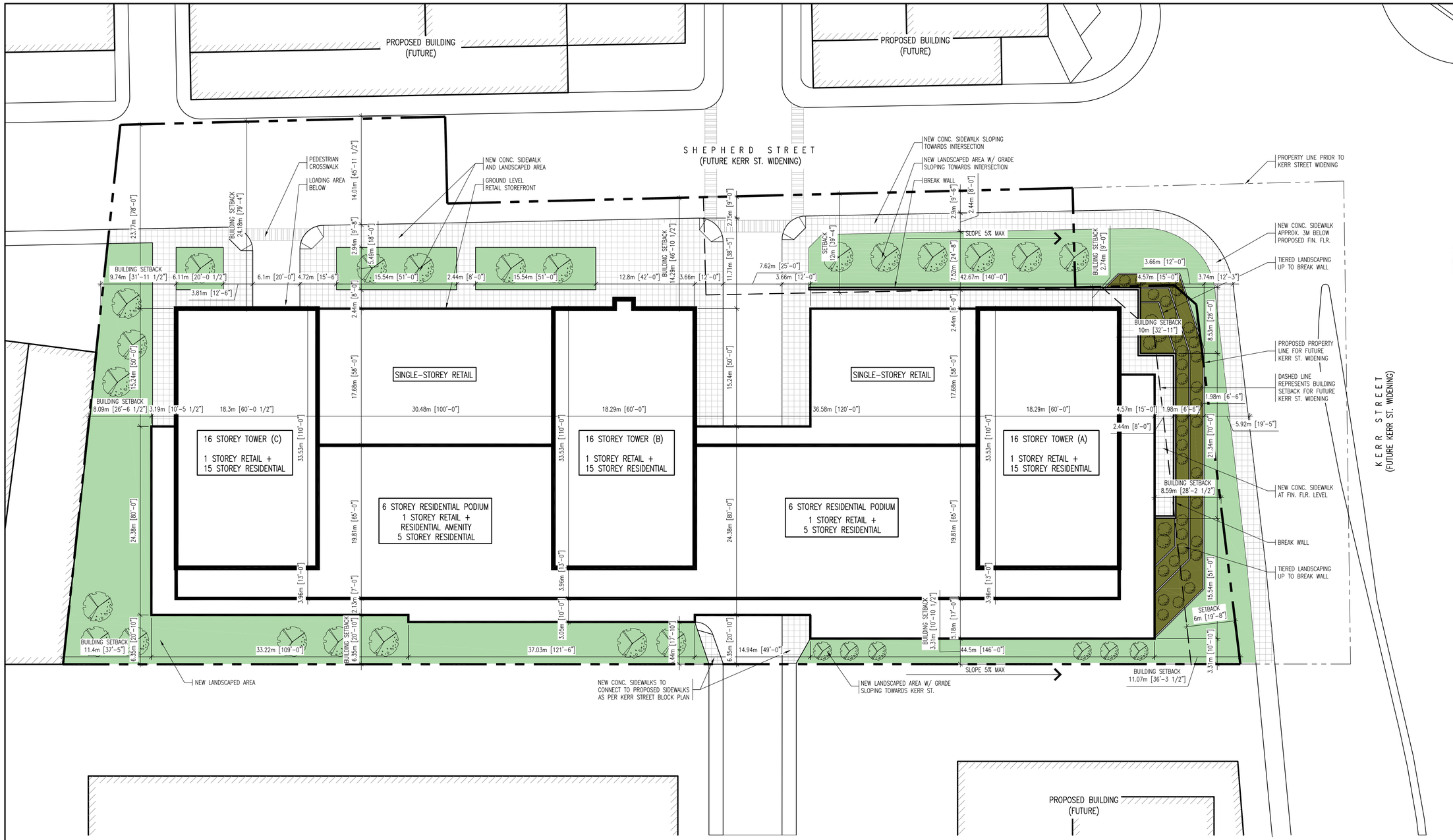
project:
550 KERR STREET
OAKVILLE

client:
ROCK DEVELOPMENT

title:
SITE PLAN (EXISTING SITE)

scale: AS SHOWN
drawn by: RD
checked by: SMB
date: 2019-04-08
comm. no.: 2018-010
sheet no.:

A1.0



PLAN REFLECTS FUTURE PROPOSED KERR STREET WIDENING & BLOCK CONCEPT PLAN

SITE PLAN

SCALE : 1" = 20'-0" 0 5 10 20 30 60 FEET

BUILDING STATISTICS	PROPOSED
FIRST FLOOR	
COMMERCIAL/RETAIL	±2,415 m²
MISC./AMENITY	±1,096.5 m²
OTHER	±859.3 m²
TOTAL:	±4370.8 m²
FLOORS 2–6	
1 BEDROOM UNITS	135 UNITS
2/3 BEDROOM UNITS	90 UNITS
TOTAL:	225 UNITS
FLOOR 7	
1 BEDROOM UNITS	9 UNITS
2/3 BEDROOM UNITS	13 UNITS
TOTAL:	22 UNITS
FLOORS 8–16	
1 BEDROOM UNITS	72 UNITS
2/3 BEDROOM UNITS	153 UNITS
TOTAL:	225 UNITS
TOTAL # OF UNITS:	472 UNITS

PARKING REQUIREMENTS (UNDERGROUND)	REQUIRED	PROPOSED
COMMERCIAL/RETAIL USE = 2,415m²		
1.0 SPACES PER 40m² OF GROSS FLOOR AREA 2,415m²/40m² = 60 SPACES	60 SPACES	60 SPACES
RESIDENTIAL USE		
1 BEDROOM = 216 UNITS 1.0 SPACES PER 1 BEDROOM UNIT (216 X 1.0) = 216 SPACES	216 SPACES	216 SPACES
2 & 3 BEDROOM = 256 UNITS 1.25 SPACES PER 2 & 3 BEDROOM UNIT (256 X 1.25) = 320 SPACES	320 SPACES	320 SPACES
ADDITONAL PARKING	0	28 SPACES
TOTAL PARKING (INCLUDING BARRIER-FREE SPACES)	596 SPACES	624 SPACES

STORAGE STATISTICS TOTAL	PROPOSED
BICYLE STORAGE	587 SPACES
RESIDENT STORAGE LOCKERS	509 LOCKERS

ZONING REGULATIONS :

MIXED USE (MU)	REQUIRED	PROPOSED
LOT AREA	N/A	±9,038.6 m²
BUILDING AREA	N/A	±4,996.1 m²
LOT COVERAGE	N/A	55.3%
LANDSCAPED AREA		
HARD		±834.6 m²
SOFT		±1,825.2 m²
TOTAL (COVERAGE = 29.4%)		±2,659.8 m²
MINIMUM BUILDING SETBACKS		
NORTH (SIDE SHEPHERD)	12 m	VARIES (SEE PLAN)
EAST (FRONT KERR ST)	6 m	VARIES (SEE PLAN)
SOUTH (SIDE)	N/A	VARIES (SEE PLAN)
WEST (REAR)	N/A	VARIES (SEE PLAN)
MAXIMUM BUILDING HEIGHT	N/A	51.8 m

date (mm/dd/yy):	issued for:
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XX/XX/XX	XXXXXXXXXXX

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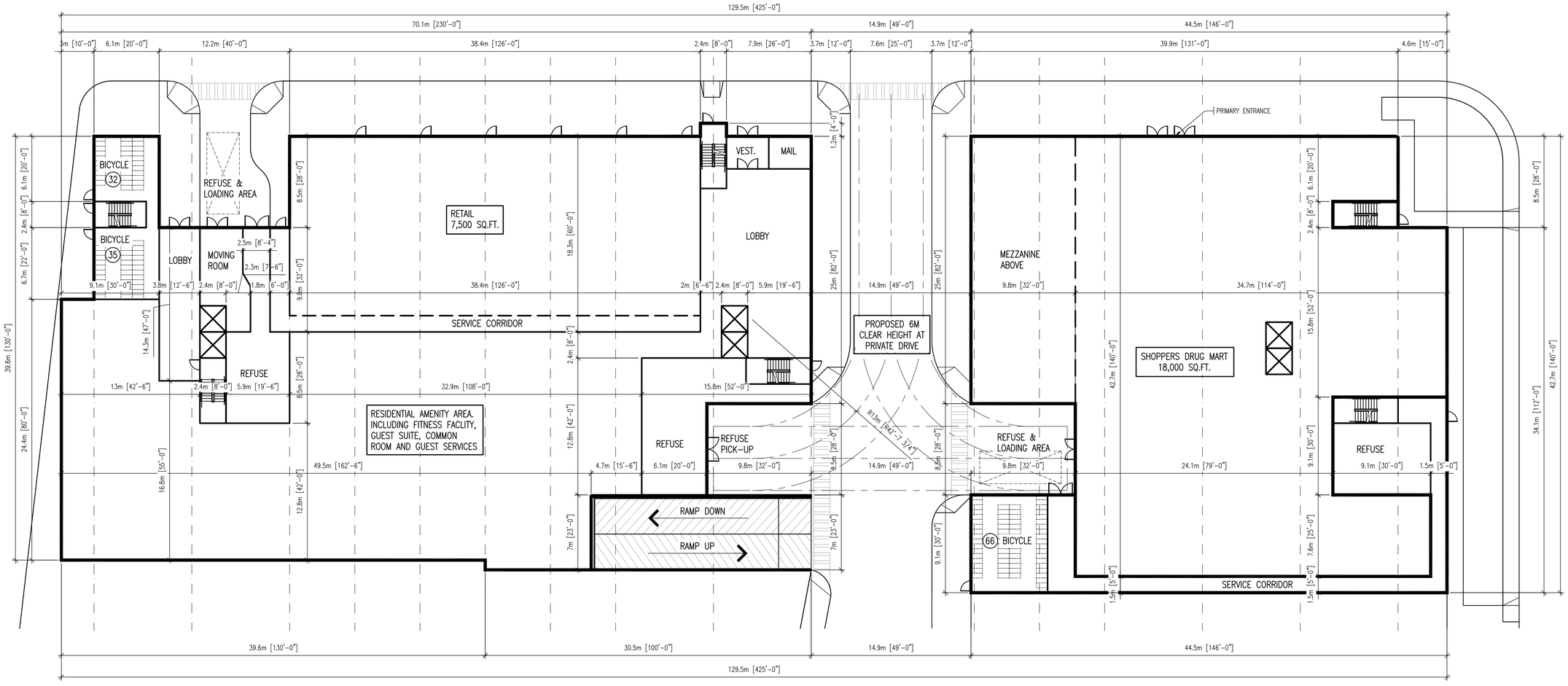
project:
550 KERR STREET
OAKVILLE

client:
ROCK DEVELOPMENT

title:
SITE PLAN (PROPOSED SITE)

scale: AS SHOWN
drawn by: RD
checked by: SMB
date: 2019-04-08
comm. no.: 2018-010
sheet no.: A1.0a



PLAN REFLECTS CURRENT PROPERTY BOUNDARIES BEFORE THE PROPOSED KERR STREET WIDENING

GROUND FLOOR

SCALE : 1/16" = 1'-0" 0 4 8 16 24 48 FEET

date (mm/dd/yy):	issued for:
XX/XX/XX	XXXXXXXXXXX XXXXXXXXXXX

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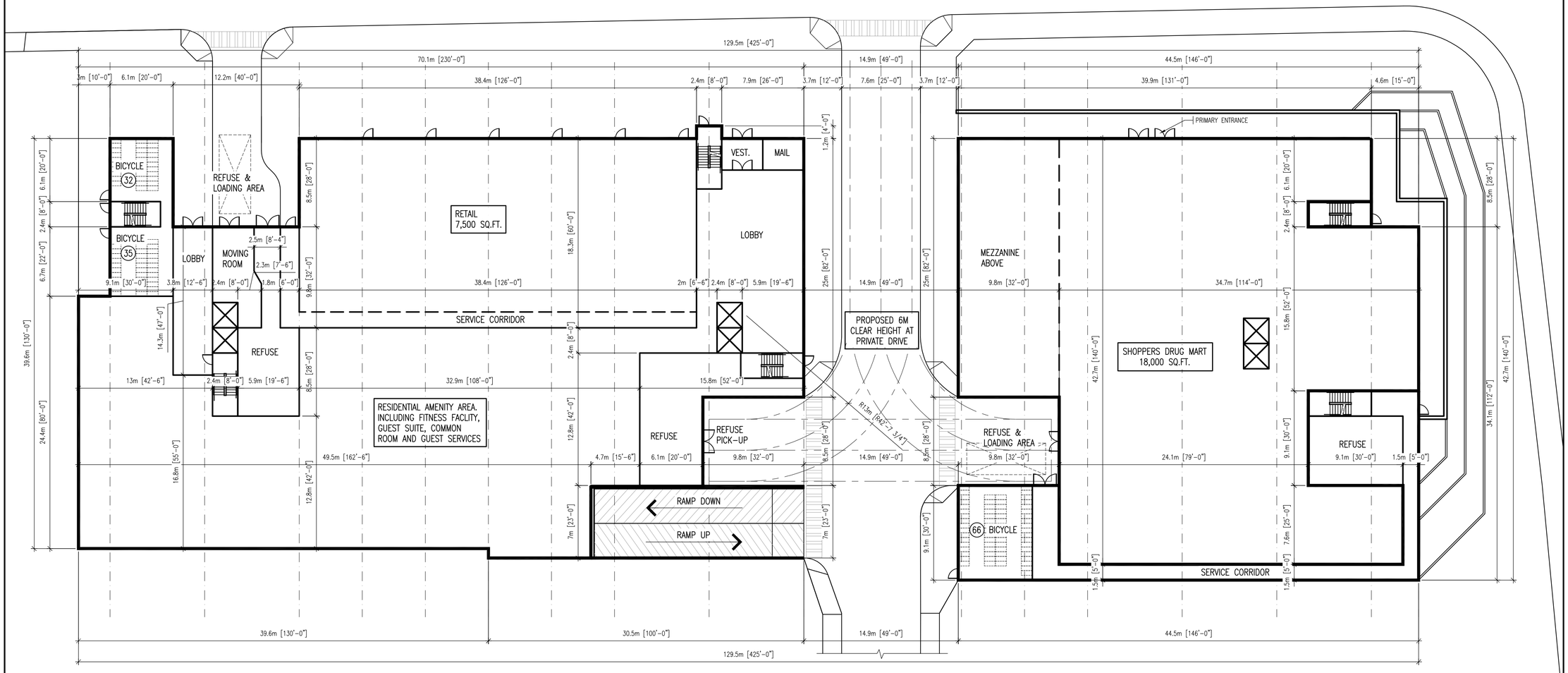
project:
550 KERR STREET
OAKVILLE

client:
ROCK DEVELOPMENT

title:
GROUND LEVEL
FLOOR PLAN
(EXISTING SITE)

scale:	AS SHOWN
drawn by:	RD
checked by:	SMB
date:	2019-04-08
comm. no.:	2018-010
sheet no.:	A1.1



PLAN REFLECTS FUTURE PROPOSED KERR STREET WIDENING & BLOCK CONCEPT PLAN

GROUND FLOOR

SCALE : 1/16" = 1'-0" 0 4 8 16 24 48 FEET

	XXXXXXXXXXX
XX/XX/XX	XXXXXXXXXXX

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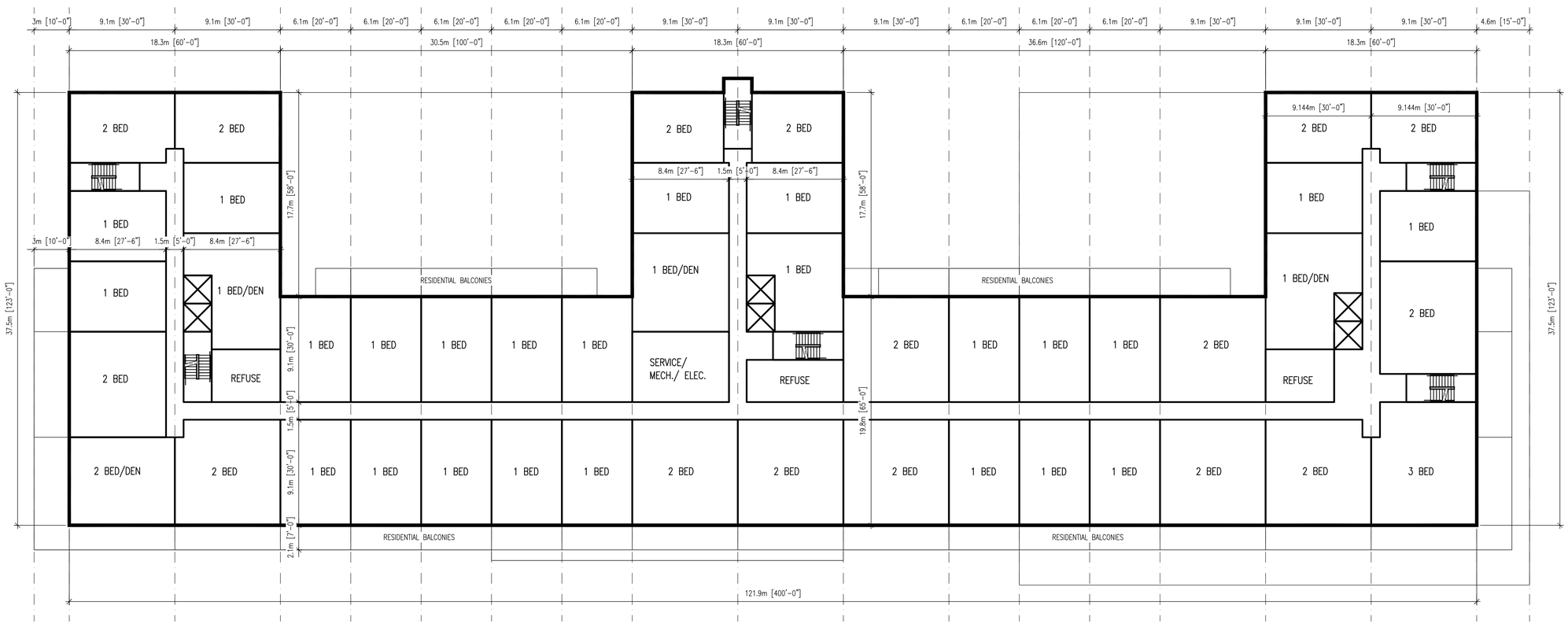
project:
550 KERR STREET
OAKVILLE

client:
ROCK DEVELOPMENT

title:
GROUND LEVEL
FLOOR PLAN
(PROPOSED SITE)

scale:	AS SHOWN
drawn by:	RD
checked by:	SMB
date:	2019-04-08
comm. no.:	2018-010
sheet no.:	A1.1a



FLOORS 2-6

SCALE : 1/16" = 1'-0" 0 4 8 16 24 48 FEET

XX/XX/XX	XXXXXXXXXXX XXXXXXXXXXX

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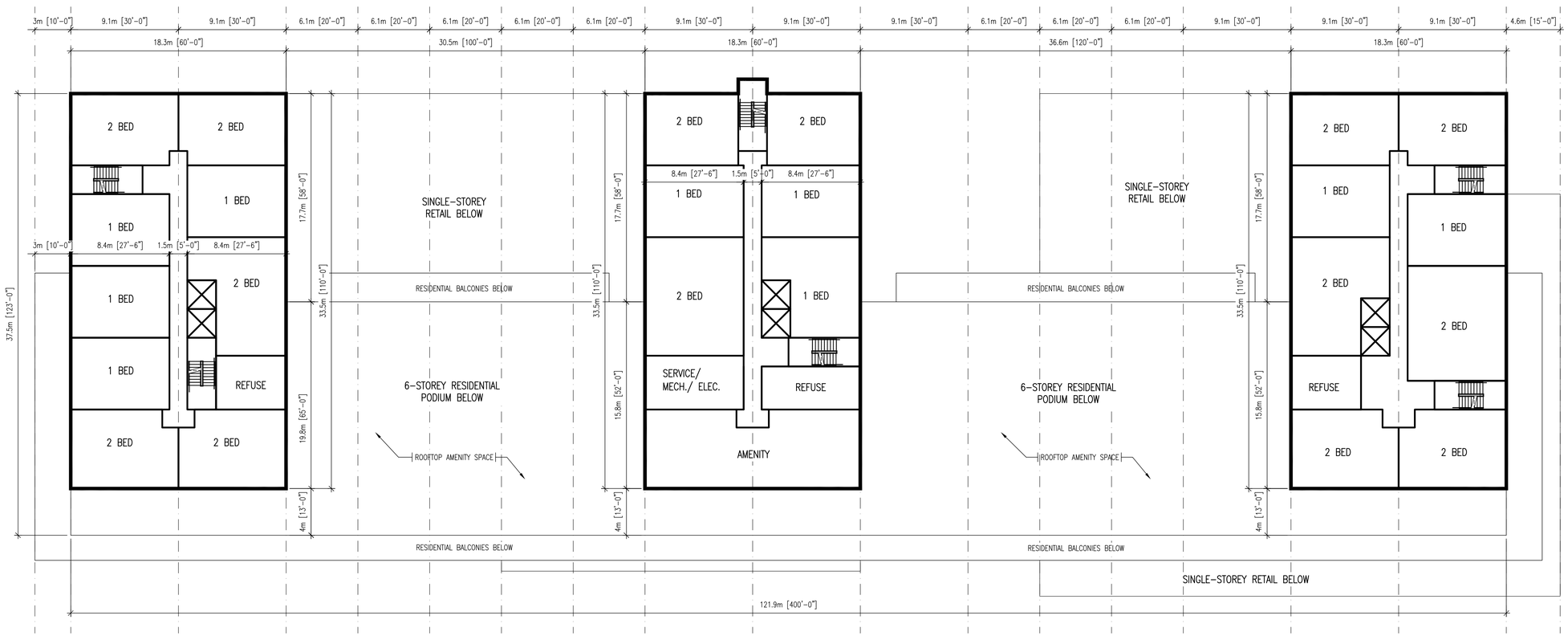
project:
550 KERR STREET
OAKVILLE

client:
ROCK DEVELOPMENT

title:
FLOOR PLANS
LEVELS 2-6

scale:	AS SHOWN
drawn by:	RD
checked by:	SMB
date:	2019-04-08
comm. no.:	2018-010
sheet no.:	A1.2



FLOOR 7

SCALE : 1/16" = 1'-0" 0 4 8 16 24 48 FEET

XX/XX/XX	XXXXXXXXXXX XXXXXXXXXXX

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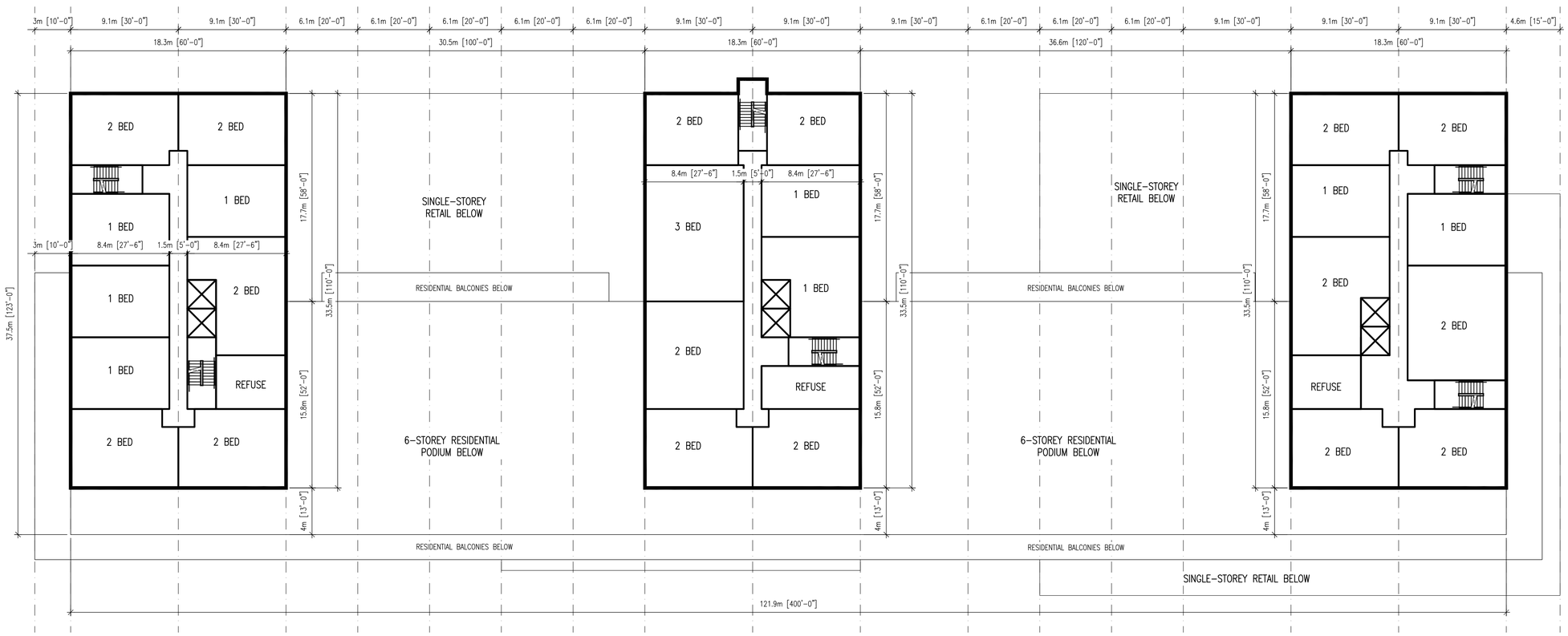
project:
550 KERR STREET
OAKVILLE

client:
ROCK DEVELOPMENT

title:
FLOOR PLAN
LEVEL 7

scale:	AS SHOWN
drawn by:	RD
checked by:	SMB
date:	2019-04-08
comm. no.:	2018-010
sheet no.:	A1.3



FLOOR 8-16

SCALE : 1/16" = 1'-0" 0 4 8 16 24 48 FEET

XX/XX/XX	XXXXXXXXXXX XXXXXXXXXXX

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project:
550 KERR STREET
OAKVILLE

client:
ROCK DEVELOPMENT

title:
FLOOR PLANS
LEVELS 8-16

scale:	AS SHOWN
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checked by:	SMB
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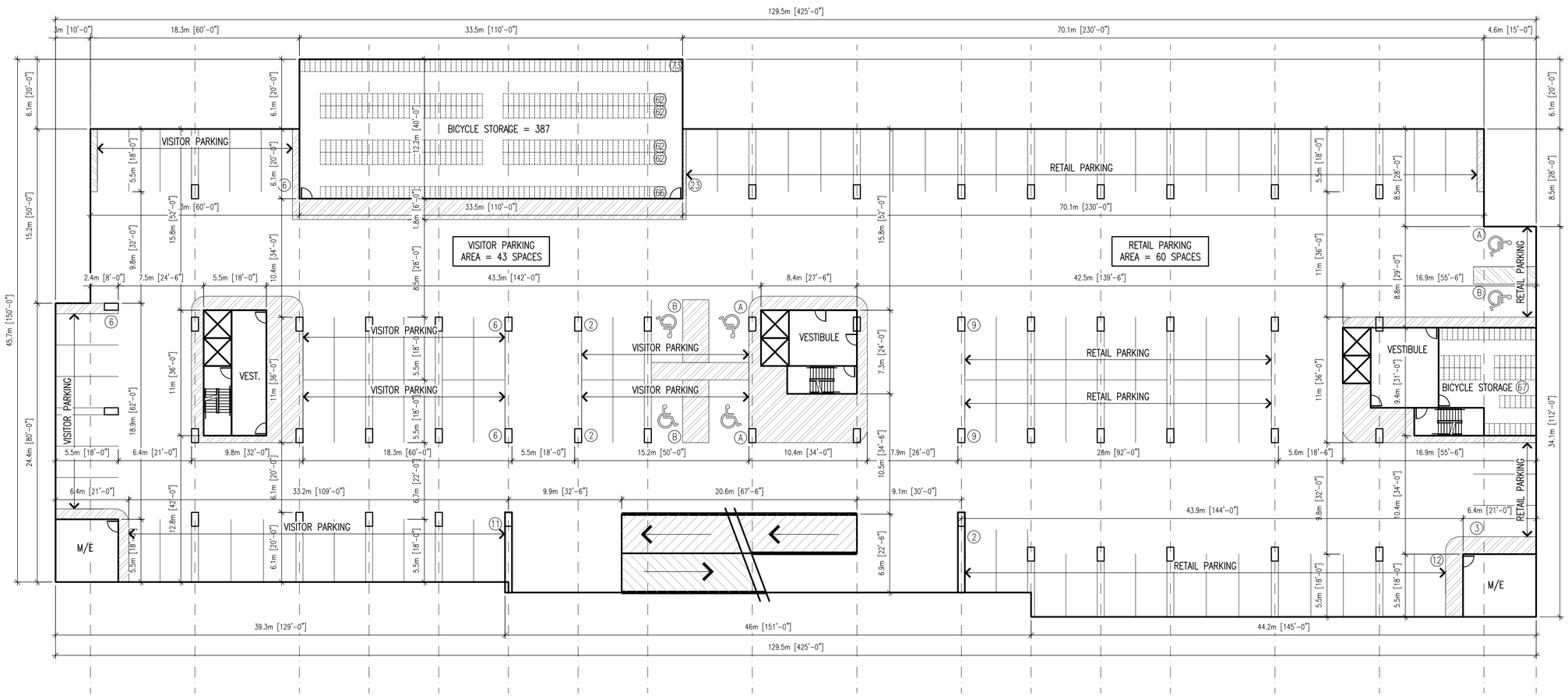
comm. no.:	2018-010
sheet no.:	A1.4



LOWER LEVEL 1 - VISITOR & RETAIL PARKING

SCALE : 1/16" = 1'-0"

0 4 8 16 24 48 FEET

NOTE:
PARKING SPACES WITHOUT LABEL ARE TO BE RESIDENT SPACES

PARKING STATISTICS PER FLOOR	PROPOSED
RETAIL PARKING	60 SPACES
VISITOR PARKING	43 SPACES
RESIDENT PARKING	0 SPACES
TOTAL PARKING PER FLOOR (INCLUDING BARRIER-FREE SPACES)	103 SPACES

STORAGE STATISTICS PER FLOOR	PROPOSED
BICYLE STORAGE	454 SPACES
RESIDENT STORAGE LOCKERS	0 LOCKERS

date (mm/dd/yy):	issued for:
	XXXXXXXXXXX
XX/XX/XX	XXXXXXXXXXX

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project:
550 KERR STREET
OAKVILLE

client:
ROCK DEVELOPMENT

title:
LOWER LEVEL 1
VISITOR & RETAIL PARKING

scale: AS SHOWN
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comm. no.: 2018-010
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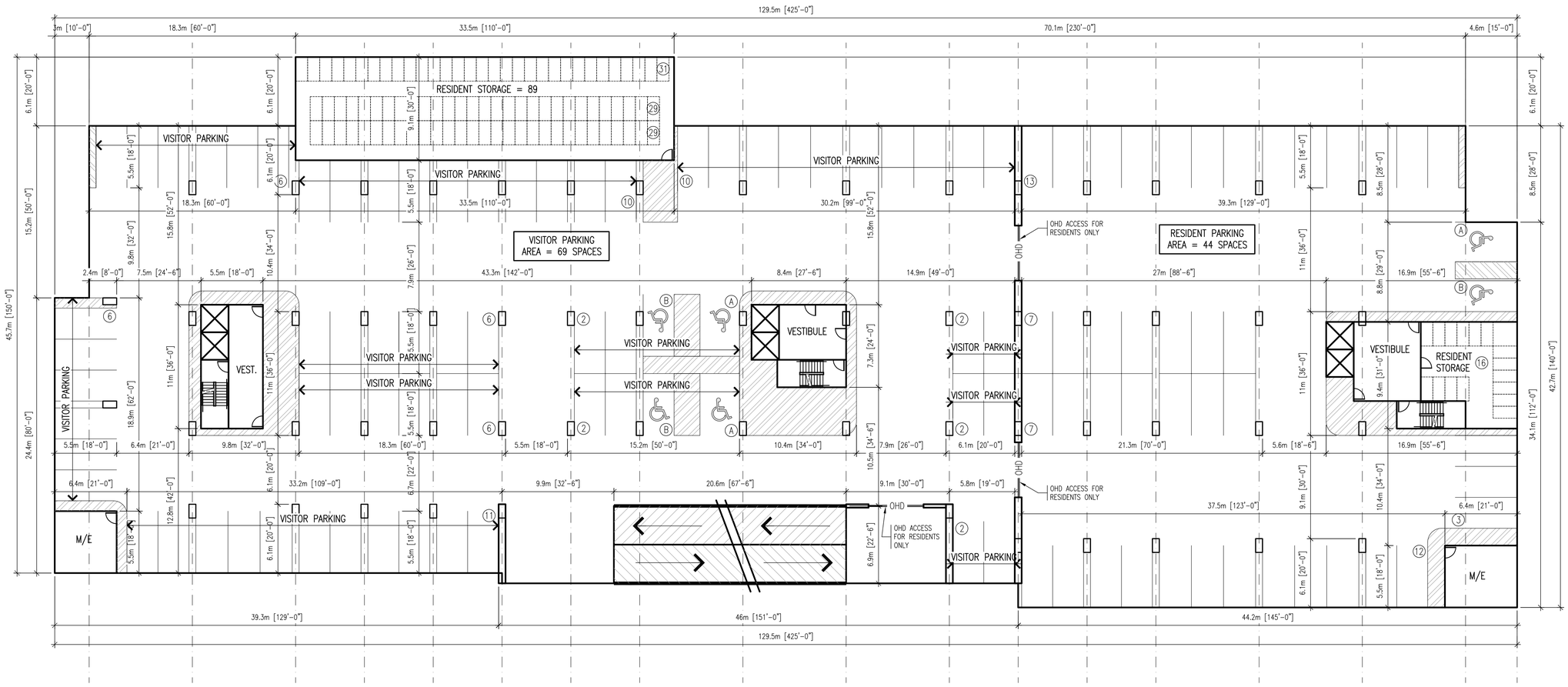

LOWER LEVEL 2 - VISITOR & RESIDENT PARKING

SCALE : 1/16" = 1'-0"

0 4 8 16 24 48 FEET

NOTE:
PARKING SPACES WITHOUT LABEL ARE TO BE RESIDENT SPACES

PARKING STATISTICS PER FLOOR	PROPOSED
RETAIL PARKING	0 SPACES
VISITOR PARKING	69 SPACES
RESIDENT PARKING	44 SPACES
TOTAL PARKING PER FLOOR (INCLUDING BARRIER-FREE SPACES)	113 SPACES

STORAGE STATISTICS PER FLOOR	PROPOSED
BICYLE STORAGE	0 SPACES
RESIDENT STORAGE LOCKERS	105 LOCKERS

	XXXXXXXXXXX
XX/XX/XX	XXXXXXXXXXX

date (mm/dd/yy): issued for:

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project:
550 KERR STREET
OAKVILLE

client:
ROCK DEVELOPMENT

title:
LOWER LEVEL 2
VISITOR & RESIDENT
PARKING

scale: AS SHOWN

drawn by: RD

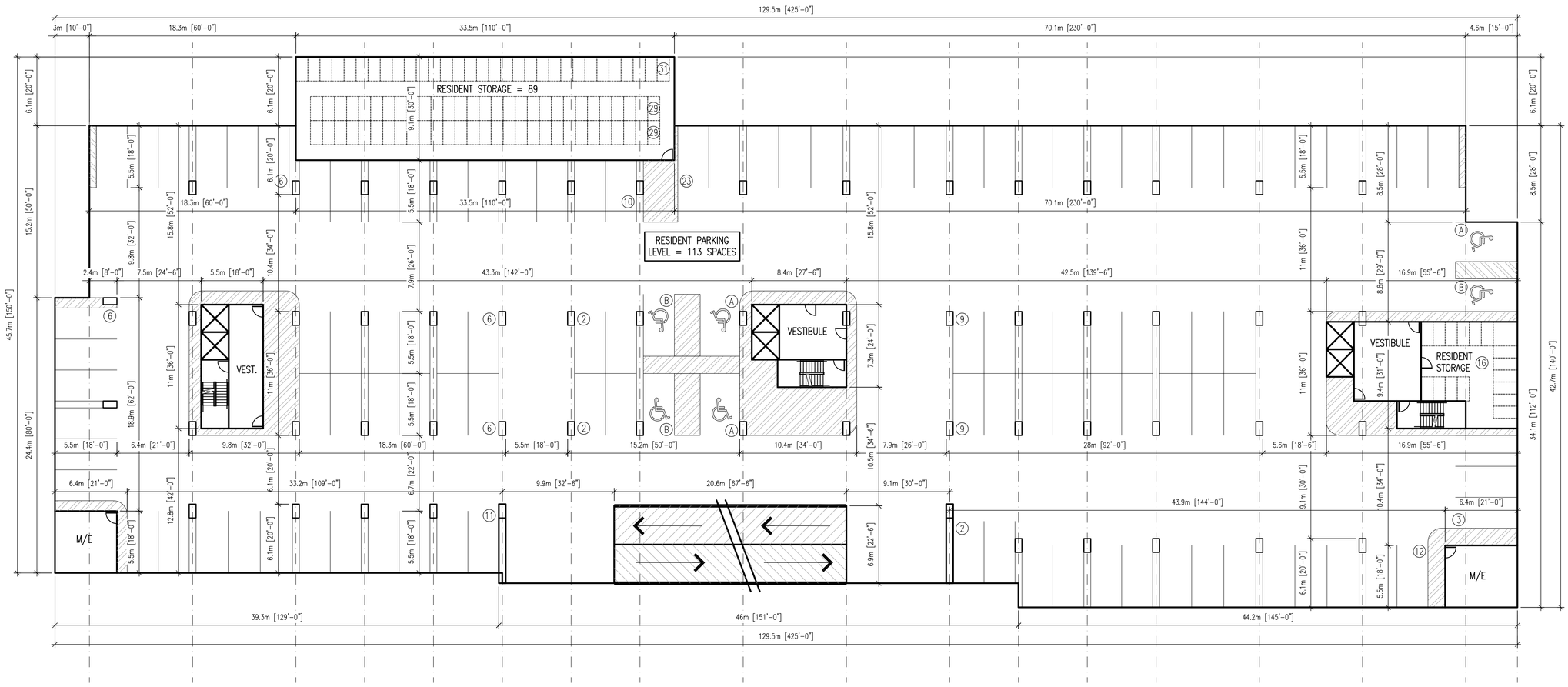
checked by: SMB

date: 2019-04-08

comm. no.: 2018-010

sheet no.:

A1.6



NOTE:
PARKING SPACES WITHOUT LABEL ARE TO BE RESIDENT SPACES

PARKING STATISTICS PER FLOOR (X3)	PROPOSED
RETAIL PARKING	0 SPACES
VISITOR PARKING	0 SPACES
RESIDENT PARKING	113 SPACES
TOTAL PARKING PER FLOOR (X3) (INCLUDING BARRIER-FREE SPACES)	113 SPACES (X3) = 339

STORAGE STATISTICS PER FLOOR (X3)	PROPOSED
BICYLE STORAGE	0 SPACES
RESIDENT STORAGE LOCKERS (X3)	105 LOCKERS (X3) = 315

LOWER LEVELS 3, 4, 5 - RESIDENT PARKING

SCALE : 1/16" = 1'-0"

0 4 8 16 24 48 FEET

date (mm/dd/yy):	issued for:
	XXXXXXXXXXX
XX/XX/XX	XXXXXXXXXXX

general notes:

1. THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT.
2. DRAWINGS SHALL NOT BE SCALED.
3. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITONS SHOWN BY THESE DRAWINGS.
4. ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR'S RESPONSIBILITIES IN REGARD TO SUBMISSION OF SHOP DRAWINGS.
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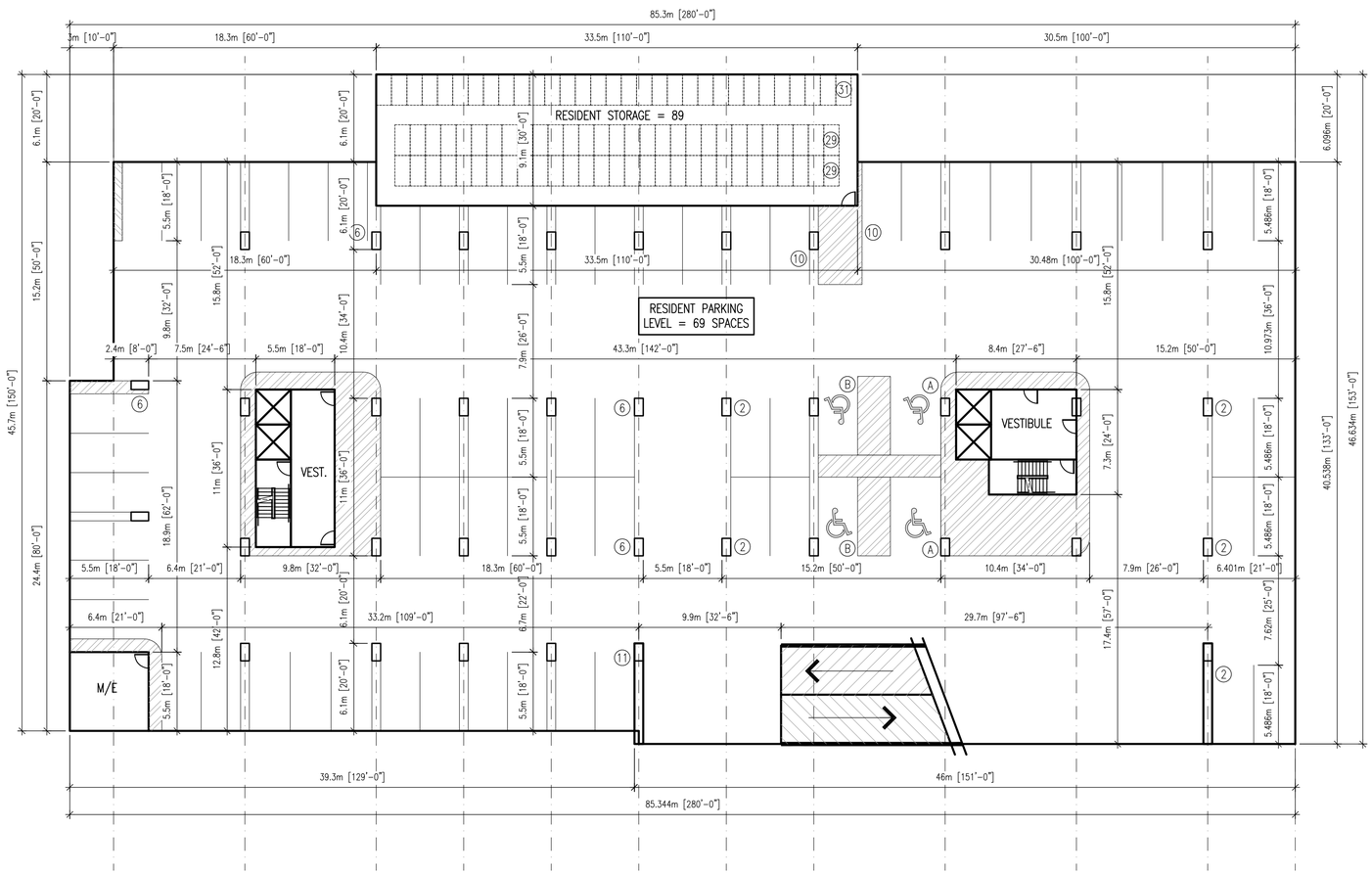
project:
550 KERR STREET
OAKVILLE

client:
ROCK DEVELOPMENT

title:
LOWER LEVELS 3,4,5
RESIDENT PARKING

scale:	AS SHOWN
drawn by:	RD
checked by:	SMB
date:	2019-04-08
comm. no.:	2018-010
sheet no.:	A1.7



LOWER LEVEL 6 - RESIDENT PARKING

SCALE : 1/16" = 1'-0"

0 4 8 16 24 48 FEET

NOTE:
PARKING SPACES WITHOUT LABEL ARE TO BE RESIDENT SPACES

PARKING STATISTICS PER FLOOR	PROPOSED
RETAIL PARKING	0 SPACES
VISITOR PARKING	0 SPACES
RESIDENT PARKING	69 SPACES
TOTAL PARKING PER FLOOR (INCLUDING BARRIER-FREE SPACES)	69 SPACES

STORAGE STATISTICS PER FLOOR	PROPOSED
BICYLE STORAGE	0 SPACES
RESIDENT STORAGE LOCKERS	89 LOCKERS

	XXXXXXXXXXX
XX/XX/XX	XXXXXXXXXXX

date (mm/dd/yy): issued for:

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client:
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title:
LOWER LEVEL 6
RESIDENT PARKING

scale: AS SHOWN
drawn by: RD
checked by: SMB
date: 2019-04-08
comm. no.: 2018-010
sheet no.:

A1.8