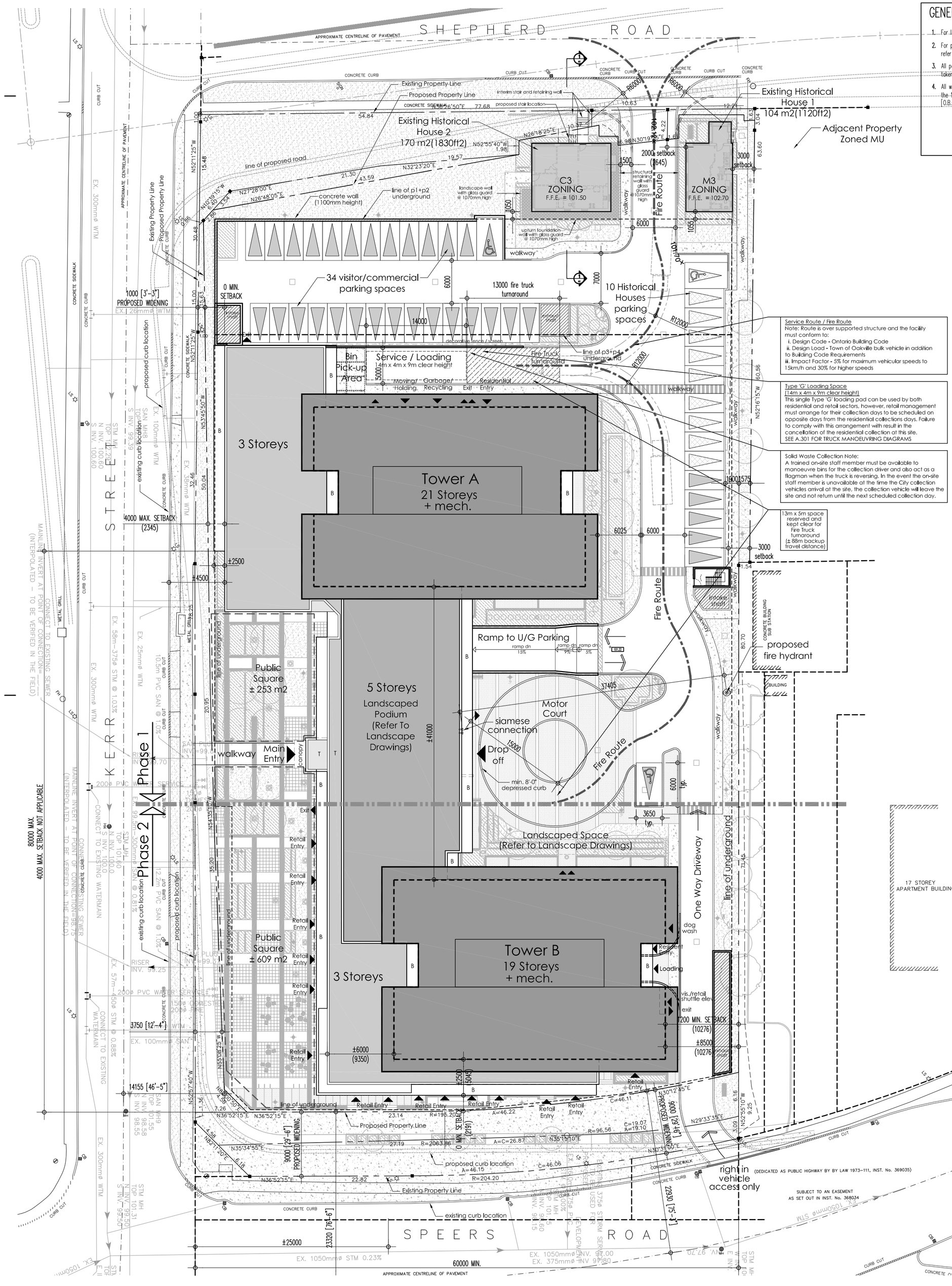


GENERAL NOTES

1. For landscaping, refer to landscape drawings.
2. For proposed grading, refer to landscape drawings.
3. All perimeter existing information indicated taken from survey.
4. All work to be done in conformance with the 1997 Ontario Building Code. [O.B.C., as amended]

LIST OF DRAWINGS

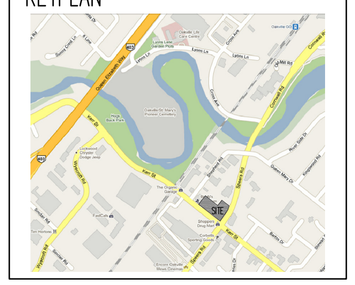
A101	SITE PLAN AND STATISTICS	1:300
A201	UNDERGROUND LEVELS	1:400
A301	GROUND FLOOR PLAN	1:400
A302	FLOOR PLANS	1:400
A303	FLOOR PLANS	1:400
A401	ELEVATIONS	1:200
A402	ELEVATIONS	1:200
A403	ELEVATIONS	1:200
A404	ELEVATIONS	1:200
A405	ELEVATIONS	1:200
A406	ELEVATIONS	1:200
A407	ELEVATIONS	1:50
A408	ELEVATIONS	1:50
A409	ELEVATIONS	1:50
A410	ELEVATIONS	1:50
A411	ELEVATIONS	1:50
A412	ELEVATIONS	1:50
A413	ELEVATIONS	1:50

SURVEY INFORMATION

PLAN OF SURVEY OF
PART OF LOT 16, CONCESSION 3
SOUTH OF DUNDAS STREET
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

RADY-PENTEK & EDWARD SURVEYING LTD.
Ontario Land Surveyors
643 Chrislea Road, Suite 7 — telephone (416) 635-5000
Woodbridge, Ontario — telephone (905) 264-0881
L4L 8A3 — www.r-pe.co

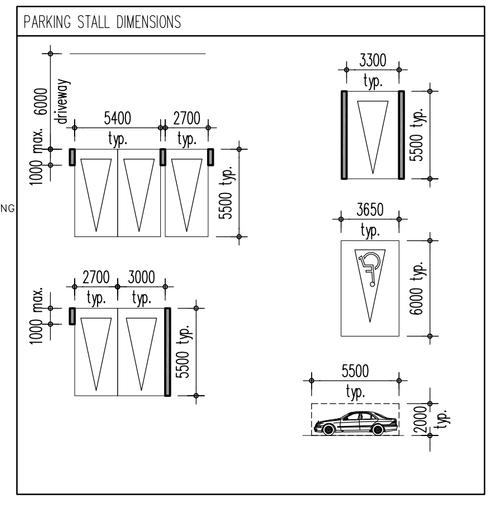
KEYPLAN



STATISTICAL INFORMATION

	BY-LAW 2010-177 & 2010-178	PHASE 1 - NORTH TOWER (A)	PHASE 2 - SOUTH TOWER (B)	TOTAL
1. SITE AREA	± 11,353 m2 ± 122,205 ft2 ± 1.135 ha ± 2.80 ac			
2. LANDSCAPE	30%			30%
3. GFA	RESIDENTIAL = 43,894 m2 (472,493 ft2) COMMERCIAL = 420 m2 (4,520 ft2) **TOTAL = 44,314 m2 (477,013 ft2)**	RESIDENTIAL = 23,684 m2 (254,940 ft2) COMMERCIAL = 0 m2 (0 ft2) **TOTAL = 23,684 m2 (254,940 ft2)**	RESIDENTIAL = 18,865 m2 (203,070 ft2) COMMERCIAL = 931 m2 (10,030 ft2) **TOTAL = 19,796 m2 (213,100 ft2)**	RESIDENTIAL = 42,549 m2 (458,010 ft2) COMMERCIAL = 931 m2 (10,030 ft2) **TOTAL = 43,480 m2 (468,040 ft2)**
4. FSI	3.90	2.08	1.74	3.82
5. BUILDING HEIGHT	NORTH TOWER = 21 STOREYS OR 67.0 m SOUTH TOWER = 19 STOREYS OR 61.0 m + 6.0 m MECHANICAL (FROM FINISHED FLOOR AT GRADE)	21 STOREYS 67.0 m + 6.0 m MECHANICAL (FROM FINISHED FLOOR AT GRADE)	19 STOREYS 61.0 m + 6.0 m MECHANICAL (FROM FINISHED FLOOR AT GRADE)	-
6. UNIT COUNT	533 UNITS MAXIMUM	1st 5 u 2nd 28 u 3rd 23 u 4th 20 u 5th 20 u 6th 12 u 7th-21st [15 fl] 12u x 15 = 180 u Total 288 u	1st 6 u 2nd 20 u 3rd 18 u 4th 16 u 5th 16 u 6th 12 u 7th-19th [13 fl] 12u x 13 = 156 u Total 244 u	TOTAL PHASE 1 = 288 u TOTAL PHASE 2 = 244 u TOTAL = 532 u
7. UNIT BREAKDOWN	3.8.2.1 (4) NOT LESS THAN 10% 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 = 10% x 532 UNITS = (53.2 UNITS) **53 UNITS**	STUDIO 4 1 BEDROOM 53 1 BEDROOM + DEN 126 2 BEDROOM 51 2 BEDROOM + DEN 54 3 BEDROOM 0 TOTAL 288 u • OF WHICH 29 UNITS MEET 3.8.2.1 (4) OF THE 2006 OBC	STUDIO 7 1 BEDROOM 40 1 BEDROOM + DEN 104 2 BEDROOM 45 2 BEDROOM + DEN 48 3 BEDROOM 0 TOTAL 244 u • OF WHICH 24 UNITS MEET 3.8.2.1 (4) OF THE 2006 OBC	STUDIO 11 1 BEDROOM 93 1 BEDROOM + DEN 230 2 BEDROOM 96 2 BEDROOM + DEN 102 3 BEDROOM 0 TOTAL 532 u • OF WHICH 53 UNITS MEET 3.8.2.1 (4) OF THE 2006 OBC
8. PARKING	MINIMUM PARKING REQUIREMENTS: FOR RESIDENTIAL USES (INCLUDING COMMERCIAL USES) 1.50 PARKING SPACES PER UNIT, OF WHICH 0.25 PAVED PARKING SPACES PER UNIT SHALL BE SPECIFICALLY DESIGNATED AS VISITOR AND COMMERCIAL PARKING 1.25 x 532 TOTAL UNITS = 665 **665 TOTAL RESIDENTIAL PARKING SPACES** 0.25 x 533 TOTAL UNITS = 133 **133 TOTAL VISITOR/COMMERCIAL PARKING SPACES** 1 SP. / 28 M2 (274 M2 TOTAL AREA) = 10 **10 TOTAL HISTORICAL HOUSES PARKING SPACES** **TOTAL REQUIRED 808 SPACES**	VISITOR/ COMMERCIAL SURFACE 34 SPACES P1 58 SPACES HISTORICAL HOUSES SURFACE 10 SPACES 102 SPACES RESIDENTIAL P1 80 SPACES P2 154 SPACES P3 112 SPACES P4 112 SPACES 458 SPACES **TOTAL PHASE 1 PROVIDED 560 SPACES**	VISITOR/ COMMERCIAL P1 41 SPACES RESIDENTIAL P1 16 SPACES P2 67 SPACES P3 68 SPACES P4 69 SPACES 220 SPACES **TOTAL PHASE 2 PROVIDED 261 SPACES**	VISITOR/ COMMERCIAL SURFACE 34 SPACES P1 99 SPACES HISTORICAL HOUSES SURFACE 10 SPACES 143 SPACES RESIDENTIAL P1 96 SPACES P2 220 SPACES P3 180 SPACES P4 181 SPACES 678 SPACES **TOTAL PROVIDED 821 SPACES**
9. BUILDING SETBACKS MU - CONDOMINIUM TOWERS	FRONT YARD SETBACK FROM SPEERS ROAD 0.0 m MIN. FLANKAGE YARD SETBACK FROM KEER STREET 0.0 m MIN. SIDE YARD SETBACK 1.2 m MIN. REAR YARD SETBACK 1.2 m MIN.	FRONT YARD SETBACK FROM SPEERS ROAD 0.0 m MIN. FLANKAGE YARD SETBACK FROM KEER STREET 0.0 m MIN. SIDE YARD SETBACK 1.2 m MIN. REAR YARD SETBACK 1.2 m MIN.	FRONT YARD SETBACK FROM SPEERS ROAD 0.0 m MIN. FLANKAGE YARD SETBACK FROM KEER STREET 0.0 m MIN. SIDE YARD SETBACK 1.2 m MIN. REAR YARD SETBACK 1.2 m MIN.	FRONT YARD SETBACK FROM SPEERS ROAD 0.0 m MIN. FLANKAGE YARD SETBACK FROM KEER STREET 0.0 m MIN. SIDE YARD SETBACK 1.2 m MIN. REAR YARD SETBACK 1.2 m MIN.
MJ - HISTORICAL HOUSE 1 104 m2(1120ft2)	FRONT YARD SETBACK FROM SHEPHERD ROAD 15.0 m MIN. (EAST) SIDE YARD SETBACK 3.0 m MIN. (WEST) SIDE YARD SETBACK 3.0 m MIN. REAR YARD SETBACK 7.5 m MIN.	FRONT YARD SETBACK FROM SHEPHERD ROAD 0.0 m MIN. (EAST) SIDE YARD SETBACK 3.0 m MIN. (EAST) SIDE YARD SETBACK 2.0 m MIN. REAR YARD SETBACK 7.5 m MIN.		FRONT YARD SETBACK FROM SHEPHERD ROAD 0.0 m MIN. (EAST) SIDE YARD SETBACK - m MIN. (EAST) SIDE YARD SETBACK - m MIN. REAR YARD SETBACK - m MIN.
C3 - HISTORICAL HOUSE 2 170 m2(1830ft2)	FRONT YARD SETBACK FROM SHEPHERD ROAD 0.0 m MIN. (EAST) SIDE YARD SETBACK - m MIN. (WEST) SIDE YARD SETBACK - m MIN. REAR YARD SETBACK - m MIN.	FRONT YARD SETBACK FROM SHEPHERD ROAD 0.0 m MIN. (EAST) SIDE YARD SETBACK - m MIN. (EAST) SIDE YARD SETBACK - m MIN. REAR YARD SETBACK - m MIN.		FRONT YARD SETBACK FROM SHEPHERD ROAD 0.0 m MIN. (EAST) SIDE YARD SETBACK - m MIN. (EAST) SIDE YARD SETBACK - m MIN. REAR YARD SETBACK - m MIN.

PARKING STALL DIMENSIONS



LEGEND

- RESIDENTIAL PARKING SPACE
- VISITOR/COMMERCIAL PARKING SPACE
- HISTORICAL HOUSES PARKING SPACE
- TYPICAL STORAGE LOCKER
- • CONVEX MIRROR (to be provided at all right angle turns)

• Convex mirrors, in addition to those shown on plans are to be installed and maintained by the owner(s) at all right-angled turns and at the base of parking garage access ramps. Convex mirrors are to be positioned in such a manner as to provide motorists with a clear view of oncoming traffic.

Firm Name: Graziani & Corazza Architects Inc.
Certificate of Practice Number: 3150
1320 Shawson Drive, Suite 100
Mississauga, ON, L4W 1C3

The Certificate of Practice Number of the holder is the holder's BCDN.

Name of Project:
Speers & Kerr, Oakville

Location:
55, 65, and 71 Speers Road
531 and 533 Kerr Street
Oakville, Ontario

The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCDN.

Item	Ontario Building Code Data Matrix Parts 3 & 9		OBC Reference	
1	Project Description: ✓ New ☐ Addition ☐ Change of Use ☐ Alteration	☐ Part 11 / 11.1 to 11.4	✓ Part 3 / 2.1.1	☐ Part 9 / 2.1.1, 9.10.1.3
2	Major Occupancy(s): Group F3, Group E, Group C		3.1.2.1.(1)	9.10.2
3	Building Area (m²) Existing ____ New 3,581 Total 3,581		1.1.3.2	1.1.3.2
4	Gross Area (m²) Existing ____ New 43,483 Total 43,483		1.1.3.2	1.1.3.2
5	Number of Storeys Above grade 19 + 21 Below grade 4		3.2.1.1 & 1.1.3.2	2.1.1.3
6	Number of Streets/Fire Fighter Access 1		3.2.2.10 & 3.2.5.	9.10.19
7	Building Classification F3=3.2.2.73 E=3.2.2.57 C=3.2.2.42		3.2.2.20-.83	9.10.4
8	Sprinkler System Proposed ✓ entire building ☐ basement only ☐ in lieu of roof rating ☐ not applicable		3.2.2.20-.83 3.2.1.5 3.2.2.17	9.10.8
9	Standpipe required ✓ Yes ☐ No		3.2.9	N/A
10	Fire Alarm required ✓ Yes ☐ No		3.2.4	9.10.17.2
11	Water Service/Supply is Adequate ✓ Yes ☐ No		3.2.5.7	N/A
12	High Building ✓ Yes ☐ No		3.2.6	N/A
13	Permitted Construction ☐ Combustible ✓ Non-combustible ☐ Both Actual Construction ☐ Combustible ✓ Non-combustible ☐ Both		3.2.2.20-.83	9.10.6
14	Mezzanine(s) Area m² n/a		3.2.1.1.(3)-(8)	9.10.4.1
15	Occupant load based on ☐ m²/person ✓ design of building Basement: Occupancy n/a Load n/a persons 1st Floor Occupancy n/a Load n/a persons 2nd Floor Occupancy n/a Load n/a persons 3rd Floor Occupancy n/a Load n/a persons		3.1.16	9.9.1.3
16	Barrier-free Design ✓ Yes ☐ No (Explain)		3.8	9.5.2
17	Hazardous Substances ☐ Yes ✓ No		3.3.1.2. & 3.3.1.19	9.10.1.3(4)
18	Required Fire Resistance Rating (FRR): Floors 2 Hours; Roof 0 Hours; Mezzanine n/a Hours — Horizontal Assemblies FRR (Hours) — Listed Design No. or Description (SG-2): Poured Concrete; Poured Concrete		3.2.2.20-.83 & 3.2.1.4	9.10.8 9.10.9
	FRR of Supporting Members — Listed Design No. Or Description (SG-2)			
	Floors 2 Hours; Roof 0 Hours; Mezzanine n/a Hours			
19	Spatial Separation – Construction of Exterior Walls		3.2.3	9.10.14

Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max % of Openings	Proposed % of Openings	F-Rtg (Hours)	Listed Design or Description	Comb Const	Comb. Constr. Non-c. Cladding
North	n/a	9.0 m		100%					
South	n/a	25.0 m		100%					
East	20 m²	8.0 m		100%					
West		13.0 m		100%					

20 Other – Describe n/a

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must 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, etc., 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.

This drawing is not to be used for construction purposes until countersigned by the Architect.

COUNTERSIGNED
B. ARCH., O.A.A., M.R.A.I.C.

DATE
This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

1.	JUNE.3.2011	ISSUED FOR SITE PLAN APPROVAL	E.C.
2.	AUG.5.2011	REISSUED FOR SITE PLAN APPROVAL	J.C.
3.	OCT.25.2011	REISSUED FOR SITE PLAN APPROVAL	J.C.
4.	FEB.10.2012	REISSUED FOR SITE PLAN APPROVAL	J.C.
5	JUL.27.2012	REISSUED FOR SITE PLAN APPROVAL	J.C.
6	NOV.21.2012	REISSUED FOR SITE PLAN APPROVAL	J.C.
7	FEB.28.2013	REISSUED FOR SITE PLAN APPROVAL	J.C.

MUNICIPAL ADDRESS:
55, 65 AND 71 SPEERS ROAD
531 AND 533 KERR STREET
OAKVILLE, ON

GRAZIANI + CORAZZA ARCHITECTS INC.
1320 SHAWSON DRIVE., SUITE 100,
MISSISSAUGA ONTARIO L4W 1C3
T. 905.795.2601
F. 905.795.2844
info@gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT
RAIN
EMPIRE COMMUNITIES
OAKVILLE ONTARIO

SITE PLAN & STATISTICS

PROJECT ARCHITECT:	E. Corazza	JOB #	623.06Z
ASSISTANT DESIGNER:	J. Chimienti		
DRAWN BY:	T. McKenzie		
CHECKED BY:	D. Biase	SHEET NO.	A.101
DATE:	FEB.28.2013		
SCALE	1:300		