



3 A-1.11 Roof Plan Scale: 1:200

2 A-1.11 1040 Somerset Aerial View NOT TO SCALE

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NO.	ISSUANCE	REV.	DATE
01	ISSUED FOR FOUNDATION PERMIT		2021-09-17
02	ISSUED FOR PERMIT		2021-10-29
11	ISSUED FOR PERMIT	A01	2021-12-08
		A02	
12	REVISION FOR SIGNING & COORDINATION	B01	2021-12-14
13	ISSUED FOR COORDINATION	C25	2022-03-15
14	ISSUED FOR BELOW-GRADE TENDER		2022-03-15
15	ISSUED FOR COORDINATION	D29	2022-04-05
19	ISSUED FOR COORDINATION	G12	2022-06-17
		G13	
20	ISSUED FOR COORDINATION		2022-07-11
21	ISSUED FOR ABOVE-GRADE TENDER		2022-07-11

FLOOR AREA											OCCUPANCY				PARKING & STORAGE				UNIT TOTALS						BARRIER FREE UNITS												
Level	Total Levels	Ht/Ftr (m)	Total Ht (m)	GCA/Level (m ²)	Total GCA (m ²)	Interior Res. Common Amenity (m ²)	Exterior Residential Amenity (m ²)	Exterior Private Amenity (m ²)	GFA Deductions (m ²)	Total Residential GFA (m ²)	Commercial GFA (m ²)	Total GFA (m ²)	Occupancy Classification (OBC 3.1.2.1)	Rate per OBC Table 3.1.17.1	Occupant Load per floor	Occupant Load Total	Resident Vehicle Parking	Visitor Parking	Resident Bike Parking	Storage Locker	Studio/Lv	Studio Total	1 Bedroom/Lv	1 Bedroom Total	2 Bedroom/Lv	2 Bedroom Total	Total Units	Studio BF/Lv	Studio BF Total	1 Bedroom BF/Lv	1 Bedroom BF Total	2 Bedroom BF/Lv	2 Bedroom BF Total	Total Barrier Free Units			
P6	1	2.80 m	2.80 m	1,333.64 m ²	1,333.64 m ²				1,333.64 m ²	1,333.64 m ²		0.00 m ²	F3	46	29	29	14	15		29																	
P5	1	2.80 m	2.80 m	1,333.64 m ²	1,333.64 m ²				1,333.64 m ²	1,333.64 m ²		0.00 m ²	F3	46	29	29	27			31																	
P4	1	2.80 m	2.80 m	1,333.64 m ²	1,333.64 m ²				1,333.64 m ²	1,333.64 m ²		0.00 m ²	F3	46	29	29	27			31																	
P3	1	2.80 m	2.80 m	1,333.64 m ²	1,333.64 m ²				1,333.64 m ²	1,333.64 m ²		0.00 m ²	F3	46	29	29	26			31																	
P2	1	2.80 m	2.80 m	1,333.64 m ²	1,333.64 m ²				1,333.64 m ²	1,333.64 m ²		0.00 m ²	F3	46	29	29	24			31																	
P1	1	3.71 m	3.71 m	1,333.64 m ²	1,333.64 m ²				1,333.64 m ²	1,333.64 m ²		0.00 m ²	F3	46	29	29	12			31																	
P1 Mezz.	1	2.79 m	2.79 m	950.87 m ²	950.87 m ²				950.87 m ²	950.87 m ²		0.00 m ²	F3	46	21	21				82																	
Subtotal Below Grade	7		20.50 m		8,952.71 m				8,952.71 m			0.00 m²				195	130	15	198	266																	
Ground Floor	1	5.20 m	5.20 m	1,016.09 m ²	1,016.09 m ²	371.17 m ²	0.00 m ²		911.09 m ²	1,016.09 m ²	105.00 m ²	105.00 m ²	A2, E, F3	Design of Space / 3.7 / 46	42	42			66																		
Level 2	1	3.28 m	3.28 m	1,250.70 m ²	1,250.70 m ²	58.53 m ²	0.00 m ²		224.80 m ²	1,025.90 m ²		1,025.90 m ²	A2, C	Design of Space / Beds	58	58					14	14	7	7	6	6	14	1	1	1	1	1	1	3			
Level 3	1	3.58 m	3.58 m	1,250.70 m ²	1,250.70 m ²	58.53 m ²	0.00 m ²		224.80 m ²	1,025.90 m ²		1,025.90 m ²	A2, C	Design of Space / Beds	47	47					14	14	7	7	6	6	14	1	1	1	1	1	3				
Level 4	1	3.58 m	3.58 m	1,250.70 m ²	1,250.70 m ²	163.27 m ²	378.17 m ²	208.04 m ²	875.78 m ²	377.92 m ²		377.92 m ²	A2, C	1.85 (Interior) / Maximum Exterior Capped at 60 with posted signage / Beds	203	203					6	6	4	4	2	2	6	0	0	0	0	0	1	1			
Level 5-27 Typ.	21	2.98 m	62.58 m	666.04 m ²	13,986.84 m ²			3,073.56 m ²	9712 m ²	13,889.72 m ²		13,889.72 m ²	C	No. of Beds	26	546					0	0	5	105	4	84	189	0	0	1	21	1	21	42			
Levels 11, 21, & 28	3	3.28 m	9.84 m	666.04 m ²	1,998.12 m ²			439.08 m ²	9712 m ²	1,901.00 m ²		1,901.00 m ²	C	No. of Beds	26	78					0	0	5	15	4	12	27	0	0	1	3	1	3	6			
Level 29	1	3.28 m	3.28 m	666.04 m ²	666.04 m ²			146.36 m ²	98.26 m ²	567.78 m ²		567.78 m ²	C	No. of Beds	24	24					0	0	0	0	6	6	6	0	0	0	0	0	0	0	0		
Level 30	1	3.58 m	3.58 m	666.04 m ²	666.04 m ²			146.36 m ²	98.26 m ²	567.78 m ²		567.78 m ²	C	No. of Beds	24	24					0	0	0	0	6	6	6	0	0	0	0	0	0	0	0		
Mechanical Penthouse	1	2.62 m	2.62 m	402.47 m ²	402.47 m ²				402.47 m ²	402.47 m ²		402.47 m ²									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Mechanical Mezz.	1	2.88 m	2.88 m	58.91 m ²	58.91 m ²				58.91 m ²	58.91 m ²		58.91 m ²									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Subtotal Above Grade	32		100.42 m		22,546.61 m	651.50 m²	378.17 m²	4,013.40 m²	3,085.61 m²	19,356.00 m²	105.00 m²	19,461.00 m²				1042	0	0	66	0	2	2	138	122	262	2	2	26	27	55	21%	19%	22%	100%			
TOTALS	32		100.42 m		31,499.32 m²	651.50 m²	378.17 m²	4,013.40 m²	12,038.32 m²	19,356.00 m²	105.00 m²	19,461.00 m²				1237	130	15	264	266	2	2	138	122	262	2	2	26	27	55	21%	19%	22%	100%			

AMENITY AREA TOTALS		AMENITY AREA REQUIREMENTS		VEHICLE PARKING TOTALS		VEHICLE PARKING REQUIREMENTS		BIKE PARKING TOTALS		BIKE PARKING REQUIREMENTS		BARRIER FREE UNIT REQUIREMENTS				
Amenity Type	Area	10% of Unit Area - Required	1,935.60 m ²	Stall Type	No.	Visitor Parking - Required	0	Stall Type	No.	1 Stall / Unit - Required	262	Studio BF Total	1 Bedroom BF Total	2 Bedroom BF Total	Total Barrier Free Units	
Private	4,013.40 m ²	Total Area Provided	4,013.40 m ²	Regular (2600 x 5200)	97	Visitor Parking - Provided	15	Horizontal	132	Total Stalls Provided	264	% Required	15%	15%	15%	
Common Indoor	654.58 m ²	50% Common - Required	967.80 m ²	Short Regular (2600 x 4600)	17	Residential Parking - Required	0	Vertical	132	50% Horizontal -	131	% Provided	100%	19%	22%	
Common Outdoor	378.17 m ²	Common - Provided	1,032.75 m ²	Compact (2400 x 5200)	20	Residential Parking - Provided	130	Total	264	Horizontal Provided	132	No. Required	1	21	19	40
				Short Compact (2400 x 4600)	5							No. Provided	2	26	27	55
				Barrier Free - Type A (2400 x 5200)	2											
				Barrier Free - Type B (2400 x 5200)	4											
				Total	145											

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