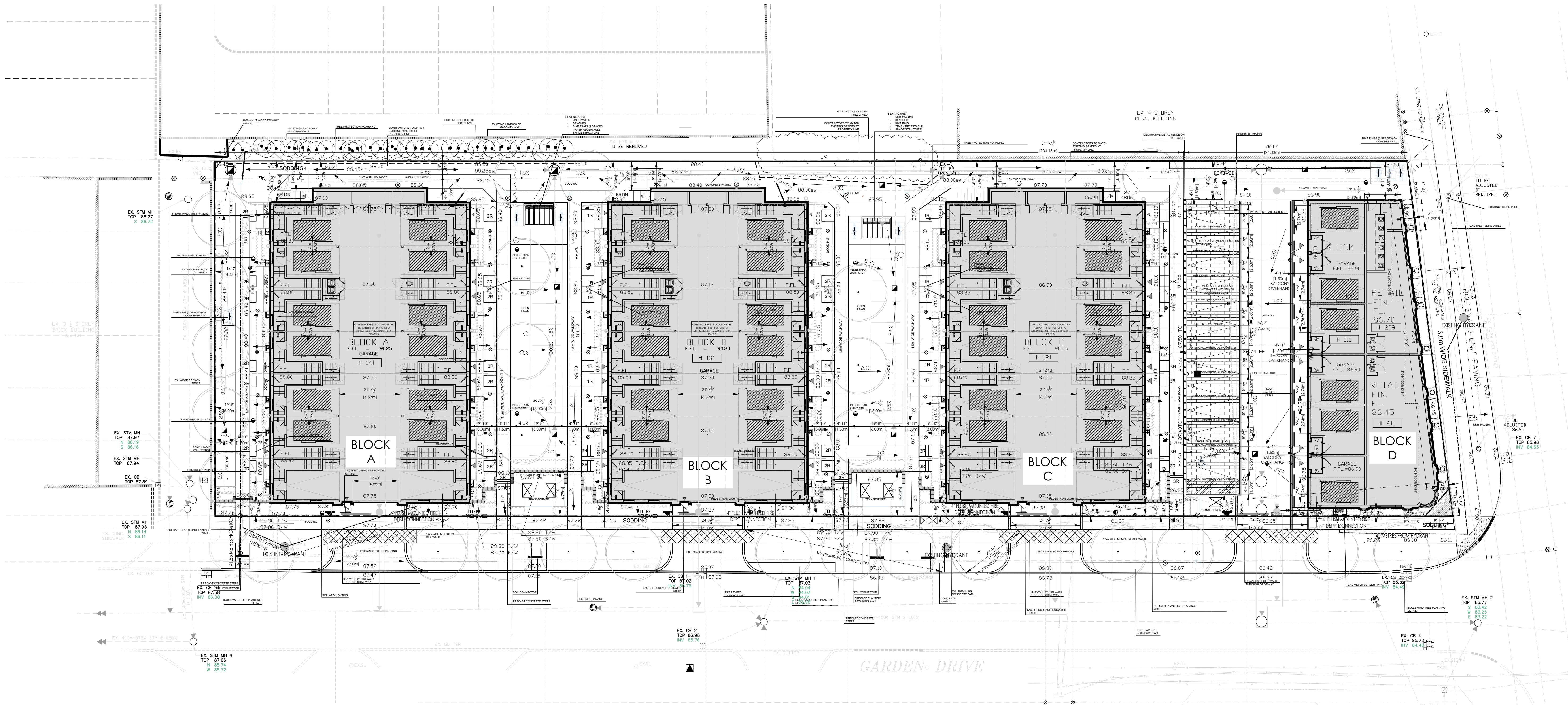




1 SITE PLAN
SCALE: 1/16"= 1'-0"

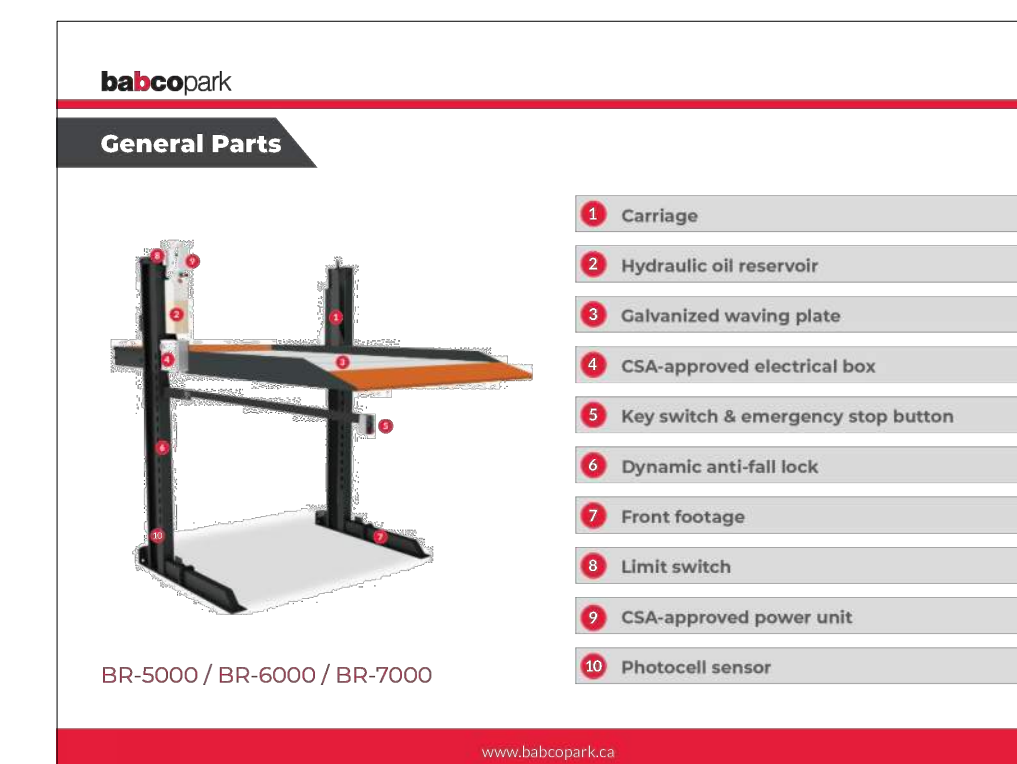
SITE AREA	BLOCK A	BLOCK B	BLOCK C	BLOCK D	TOTAL
	(sqm)	(sqm)	(sqm)	(sqm)	(sqm)
GROSS (sqm)					4988.73
NET (LESS ROAD WIDENING) (sqm)					4984.27
LOT COVERAGE (sqm)	708.54	708.54	708.54	388.14	2517.76
GFA					8216.44
RESIDENTIAL (sqm)	2368.43	2368.43	2368.43	1111.16	8216.44
COMMERCIAL (sqm)					171.15
TOTAL GFA (sqm)					8387.59
NET FSI					1.68
UNITS					48
RESIDENTIAL	14	14	14	6	48
COMMERCIAL					2
HEIGHT (m)	15.87	15.42	15.17	15.02	
7' FROM AVERAGE GRADE (BY 24" @ GARDEN DRIVE)					
ROOF AREA (sqm)	719.23	719.23	719.23	371.50	2529.42
MECH PENTHOUSE AREA (sqm)	184.12	184.12	184.12	68.47	620.82
MECH PENTHOUSE AREA (% OF ROOF AREA)	25.6%	25.6%	25.6%	18.4%	24.5%
STOREYS	4	4	4	4	
(PLUS ROOF TERRACE ACCESS)					
SETBACKS (m)					
SOUTH	1.19	1.19	1.19	0.9	
NORTH-1st STOREY	3.03	2.89	2.89	4.3	
NORTH-2nd-4th STOREY	4.5	4.5	4.49	4.3	
EAST-1st STOREY				1.2	
EAST-2nd-4th STOREY	6			2.12	
WEST					15
BETWEEN BLOCK A AND B					15
BETWEEN BLOCK B AND C					17.55
BETWEEN BLOCK C AND D					
PARKING					
RESIDENTIAL	14	14	14	11	53
RESIDENTIAL (STACKERS)	TBD	TBD	TBD		17
COMMERCIAL/VISITOR					6
TOTAL PARKING					76
BARRIER FREE (VISITOR/COMMERCIAL)					1
TYPE A					0
TYPE B					0
BICYCLE PARKING					0
LONG TERM	14	14	14	6	48
SHORT TERM					20
DRIVEWAY WIDTH (PROPERTY ACCESS) (m)	7.5	7.5	7.5	7.5	
LANDSCAPE AREA (sqm)					2011.74
%					40.4%
COMMUNAL OUTDOOR AMENITY SPACE (sqm)					344.50
%					4.1%
SURFACE PARKING AREA (sqm)					427.88
%					8.6%

2 PROJECT STATS
SCALE: NTS

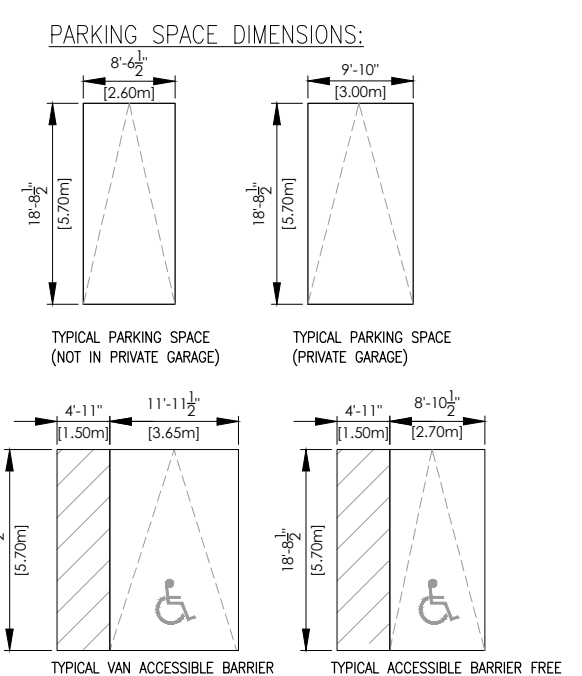
METRIC	BLOCK A, B, C								Total residential GFA
	UNIT 1/14	TYP. INTERIOR UNITS	UNIT 7/8	UNIT 4/3	UNIT 4/4	UNIT 4/5	UNIT 4/6	UNIT 4/7	
GFA (sqm)	12.58	12.58	12.58	9.92	9.92	9.92	9.92	9.92	
Ground Floor	51.24	48.53	50.25	64.24	64.24	64.24	64.24	64.24	
Second Floor	51.24	48.53	50.25	64.24	64.24	64.24	64.24	64.24	
Third Floor	44.01	45.52	44.01	55.61	57.23	50.48	49.57	42.85	
Roof terrace	12.48	15.29	15.29	13.00	13.00	13.00	13.00	8.23	
Total GFA (sqm)	171.58	168.45	170.40	211.02	208.82	184.72	185.81	199.08	8216.44
Total block GFA	2368.43								

COMMERCIAL UNIT 1	COMMERCIAL UNIT 2	Total Commercial GFA (sqm)
58.13	113.02	171.15

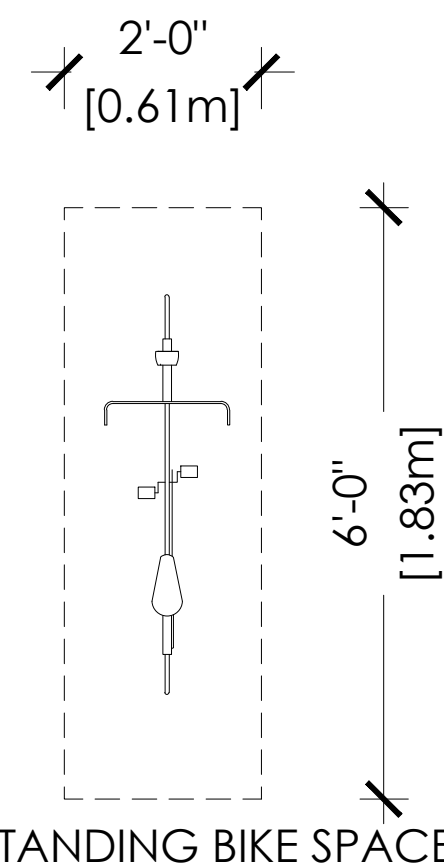
3 GFA CALCS
SCALE: NTS



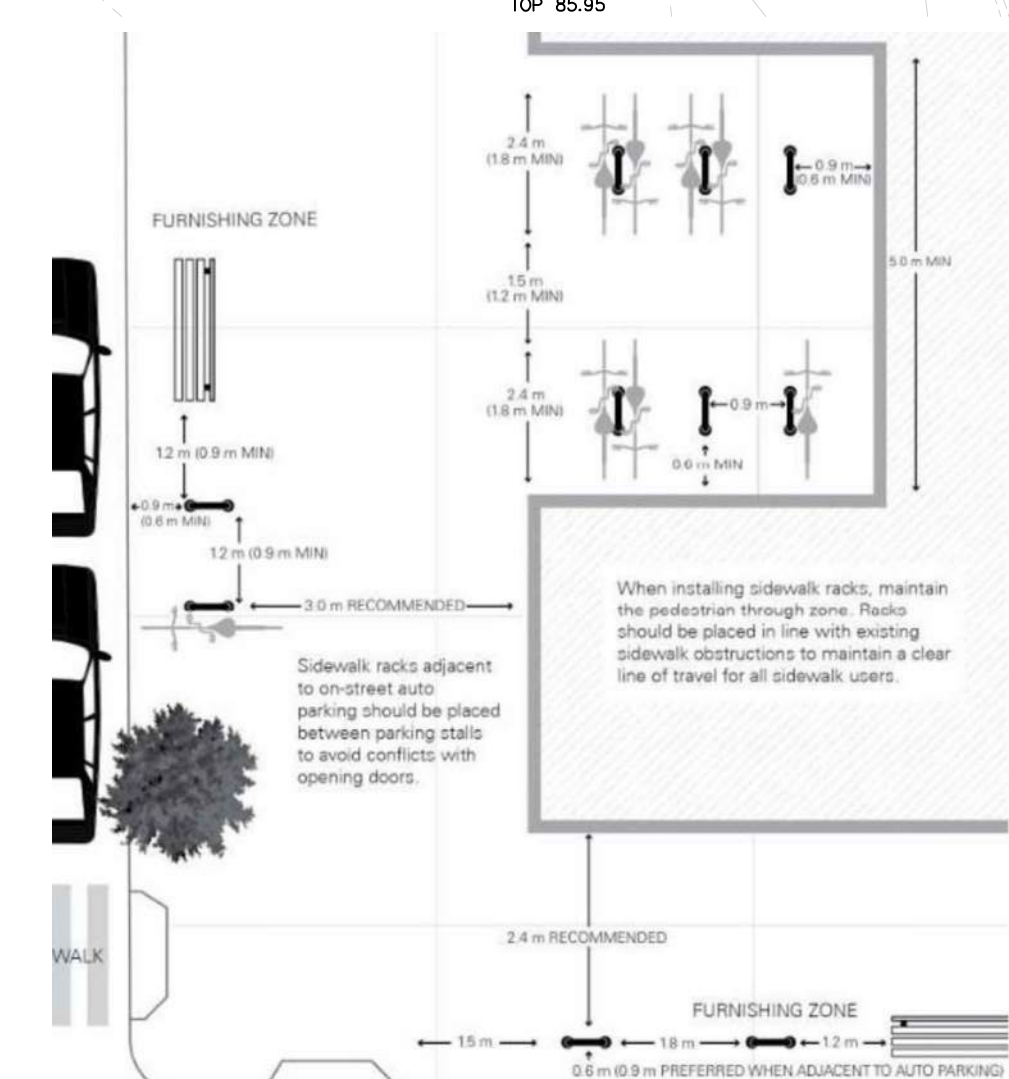
4 CAR STACKER DETAILS
SCALE: NTS



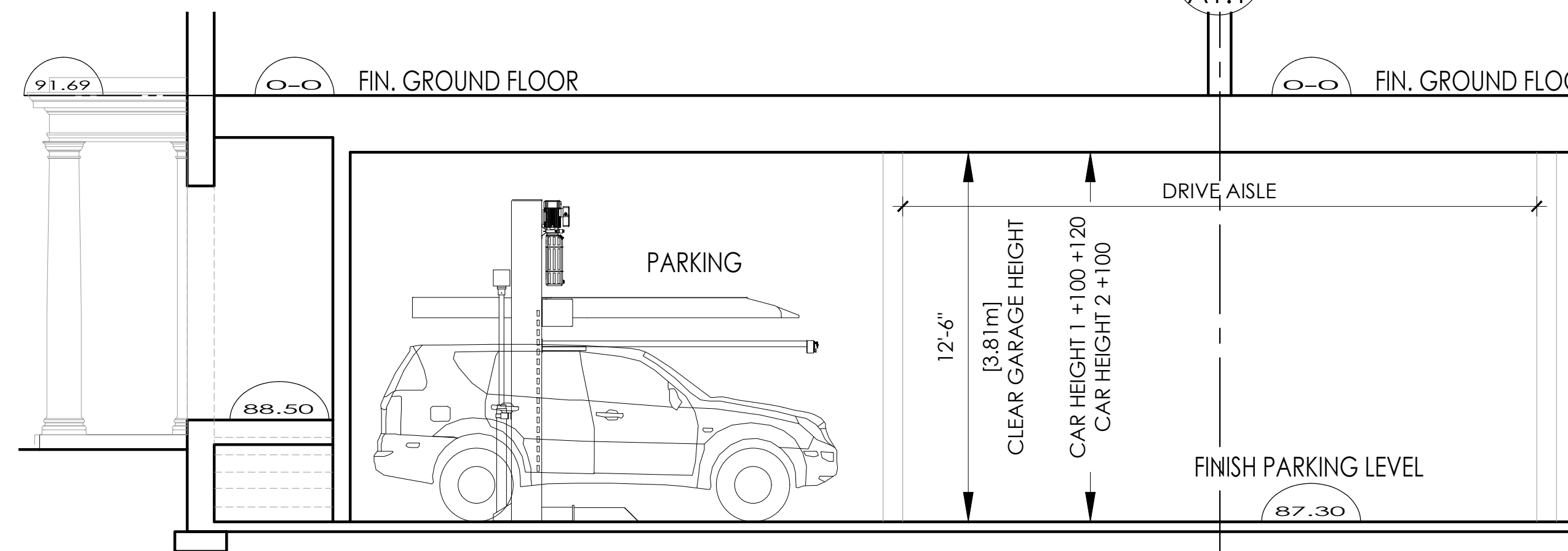
5 TYP CAR PARKING SPACE DIMENSIONS
SCALE: NTS



8 TYP INTERIOR UNIT BIKE PARKING SPACE
SCALE: NTS



7 TYP CAR BIKE PARKING CLEARANCES
SCALE: NTS



6 TYP SECTION THROUGH CAR STACKER
SCALE: NTS

CAR STACKERS - LOCATION TBD
(QUANTITY TO PROVIDE A MINIMUM OF 17 ADDITIONAL SPACES)

The Architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architect before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction.

All drawings, specifications and related documents are the copyright property of the Architect and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the Architect's permission.

This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architect.

Issued for Construction

Signature: _____

Date: _____

No.	Revision	Date

09	ISSUED FOR REV ZBA/SPA	27/07/25
08	ISSUED FOR PERMIT	30/05/25
07	ISSUED FOR PERMIT	19/03/25
06	REV - CITY COMMENTS	26/02/25
05	REV PARKING STAIRS	14/02/25
04	ISS. FOR CONSULTANT CO	14/01/25
03	ISSUED FOR REV ZBA/SPA	08/11/24
02	PARKING CHANGES	16/10/24
01	ZBA SUBMISSION	08/07/24
No.	Issued For	Date d/m/y

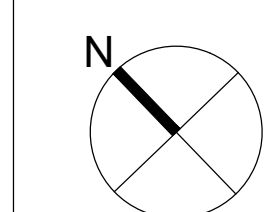
Drawing Title

SITE PLAN

Project
**OAKVILLE GARDEN
RESIDENCES CORP.**
GARDEN DRIVE
OAKVILLE, ONTARIO



RICHARD WENGLE
ARCHITECT INC.
102 Avenue Road
Toronto, Ontario M5R 2H3
T: (416) 787-7575/F: (416) 787-0635
e-mail: mail@rwinc.ca



Scale: AS SHOWN

Drawn by: AH/NT/JJ

Checked by: RW

Project No.: 2417

A1.1