



SITE DATA:

ZONING: RL1-0

LOT AREA: 1394.354 SQM (15008.7 SQFT)

LEGAL SETBACKS:

FRONT YARD SETBACK: 10.5 M
 MINIMUM = 10.5 M
 MAXIMUM = MINIMUM + 5.5 M = 16.0 M

SIDE YARD SETBACK: 4.2 M
 REAR YARD SETBACK: 10.5 M

PROPOSED SETBACKS:

FRONT YARD SETBACK: 15.16 M
 EAST SIDE YARD SETBACK: 4.2 M
 WEST SIDE YARD SETBACK: 4.2 M
 REAR YARD SETBACK: 20.13 M

LOT COVERAGE:

MAXIMUM PERMISSIBLE - 25%: 1394.354 X 0.25 = 348.6 SQM (3752.3 SQFT)

PROPOSED - 22.12%: 308.4 SQM (3319.65 SQFT)

1394.354/308.4 = 22.12%

BUILDING FOOTPRINT AREA:

PROPOSED: 308.4 SQM (3319.65 SQFT)

GARAGE AREA:

MAXIMUM PERMISSIBLE: 56.0 SQM (602.8 SQFT)

PROPOSED: 56.0 SQM (602.5 SQFT)

GROSS FLOOR AREA (EXTERIOR FACE):

MAIN FLOOR: 190.6 SQM (2051.5 SQFT)

SECOND FLOOR: 213.8 SQM (2301.0 SQFT)

OVERALL TOTAL: 404.4 SQM (4352.5 SQFT)

MAXIMUM PERMISSIBLE GFA:

LOT AREA X 29%: 404.4 SQM (4352.5 SQFT)

PROPOSED GFA: 1394.354/404.4 = 29%

MAXIMUM BUILDING HEIGHT:

MAX. PERMISSIBLE PER BYLAW: 9.00 M
 PROPOSED HEIGHT: 9.00 M

ESTABLISHED GRADE: 94.80 M

BALCONIES - NOT PERMITTED

MAX. DRIVEWAY WIDTH: 9.00 M

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OCBA

PROJECT NORTH

general notes:

- ALL DIMENSIONS IN IMPERIAL.
- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- CHECK DRAWINGS AGAINST SPECIFICATIONS.
- USE THE LATEST REVISED DRAWINGS ONLY.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS, TO THE OWNER BEFORE PROCEEDING.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION, AND INFORM OWNER OF ALL DISCREPANCIES. DO NOT SCALE THESE DRAWINGS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 9 AND 4 OF THE ONTARIO BUILDING CODE AND LOCAL BY-LAWS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM WITH THESE SECTIONS WHERE APPLICABLE AND BE AWAQUINTED GENERALLY WITH PART 9 OF THE BUILDING CODE

ISSUE	#	DATE	DESCRIPTION	INITIAL
	1	MAY 6/21	CLIENT REVIEW	TK
	2	MAY 7/21	CLIENT REVIEW	TK
	3	MAY 17/21	CLIENT REVIEW	TK
	4	MAY 19/21	CLIENT REVIEW	TK
	5	MAY 26/21	CLIENT REVIEW	TK
	6	JUNE 11/21	SPA	TK
	7	JUNE 15/21	SPA Revision 1	TK

DATE DRAWING STARTED: _____

ONTARIO ASSOCIATION OF ARCHITECTS
 REG. ARCHITECT
 JENNIFER S. ILLI
 LICENCE 6102

1 SITE PLAN
 A1.1 3/32" = 1'-0"

SPA Revision 1
 Issued for: _____
 DATE: JUNE 15, 2021
 Issue date

Project No.	DRL	TK
	Drawn by	Checked by

Residence
 385 Chartwell Road
 Oakville Ontario

Site Plan
 Drawing title

A1.1