SITE STATISTICS SUMMARY (WITH OVERALL LOT AREA

DRAFT PLAN OF SUBDIVISION PART OF LOT 32, CONCESSION 4, SOUTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF TRAFALGAR) AND BLOCK 79, REGISTERED PLAN M-257 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON

ZONING :	RM1-XX
OVERALL LOT AREA: *(LOT AREA OWNED BY DEVELOPER)*	9,925.86m2 2.45 ACRES 1.00 Ha
SITE AREA: *(SITE AREA, NOT INCLUDING CUL-DE-SAC/STREET TOWNS)*	8,193.89m2 2.03 ACRES 0.82 Ha
O.B.C. BUILDING CLASSIFICATION	PART 9, GROUP C 3 STOREY BUILDINGS/SEMIS
GROSS FLOOR AREA:	7,561.20m2 (92.28% OF SITE AREA)
TOTAL UNIT COVERAGE:	2,836.23m2 (34.62% OF SITE AREA)
DENSITY 32 UNITS TOTAL *(NOT INCLUDING 3 STREET TOWNS)*	39.02 PER Ha 15.76 PER ACRES
PARKING :	*27 TOWN HOMES RESIDENCE PARKING PROVIDED (1 INTERNAL & 1 EXTERNAL) 54 SPACES TOTAL*
	8 SEMI-DETACHED HOMES RESIDENCE PARKING PROVIDED (2 INTERNAL & 2 EXTERNAL) 32 SPACES TOTAL
	VISITOR PARKING: 35 x 0.25 = 8.75 (9 VISITOR PARKING REQUIRED) 14 VISITOR PARKING PROVIDED (INCLUDES 1 ACCESSIBLE SPACE)

UNIT COUNT

10.35m SEMI DETACHED (INCLUDES 2-11.60m SEMI DETACHED)	8
5.50m DUAL FRONTAGE TOWN HOME	27
TOTAL	35 UNITS

Legend

- PROPOSED VALVE
- H HYDRANT
- WATER SERVICE
- CATCH BASIN
- CABLE TELEVISION PEDESTAL
- SUMP PUMP
- FF FINISHED FLOOR ELEVATION
- ML FINISHED MAIN LEVEL ELEVATION
- UF UNDERSIDE FOOTING ELEVATION
- BF FIN. BASEMENT FLOOR SLAB
- TFW TOP OF FOUNDATION WALL
- GF TOP OF GROUND FLOOR
- ML TOP OF MAIN LEVEL
- _R No. OF RISERS
- LP LIGHT POLE
- TRANSFORMER
- DOUBLE STM./SAN. CONNECTION
- SINGLE STM./SAN. CONNECTION
- BELL PEDESTAL
- UFR UNDERSIDE FOOTING AT REAR
- UFF UNDERSIDE FOOTING AT FRONT
- UFS UNDERSIDE FOOTING AT SIDE
- W.O.D. WALK OUT DECK
- W.O.B. WALK OUT BASEMENT
- REV REVERSE PLAN
- STREET SIGN
- MAIL BOX
- RETAINING WALL
- CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
- ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
- WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
- HYDRO SERVICE LATERAL
- HYDRO METER
- GAS METER
- SWALE DIRECTION
- EMBANKMENT
- PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
- THIS LOT CONTAINS ENGINEERED FILL
- AC AIR CONDITIONER REQUIRED
- RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
- SIDE WINDOW LOCATION
- EXTERIOR DOOR LOCATION
- EXTERIOR DOOR LOCATION
- REDUCE SIDE YARD

north arrow

KEY PLAN

10.65m SEMI DETACHED

LOT No.	Model Type	G.F.A (sq.m.)	G.F.A Per Lot (%)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Soft Landscape Area (m2)	Soft Landscape (%)	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
1	SD-3A	264.40	76.32	106.20	346.44	30.65	31.79	208.45	60.17	18.72	24.28	10.44
2	SD-4A	270.00	94.28	106.20	286.37	37.08	40.56	139.61	48.75	12.94	23.29	10.41
3	SD-1B	251.00	103.40	100.35	242.74	41.34	29.89	112.50	46.35	10.46	22.94	10.31
4	SD-2B	249.20	105.30	100.35	236.65	42.40	29.23	107.07	45.24	10.35	22.94	10.36
5	SD-1A	245.80	103.86	100.35	236.654	42.40	29.54	106.76	45.11	10.35	22.94	10.29
6	SD-2A	248.80	105.13	100.35	236.65	42.40	29.21	107.09	45.25	10.35	22.94	10.44
7	SD-2B	249.20	104.67	100.35	238.09	42.15	29.25	108.49	45.57	10.37	22.94	10.32
8	SD-1B	251.00	58.78	100.35	427.04	23.50	40.51	286.18	67.01	14.69	22.94	10.44
TOTAL		2029.40	90.17	814.50	2250.63	36.19	259.98	1176.15	52.26			

5.80m STANDARD TOWN BUILDING 1A (FREE HOLD)

LOT No.	Model Type	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Soft Landscape Area (m2)	Soft Landscape (%)	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
1A	TH-2E (A)	87.20	183.40	47.55	17.47	78.73	42.93	7.20	25.57	
2A	TH-1 (A)	86.00	150.12	57.29	20.39	43.73	29.13	5.87	25.81	
3A	TH-2E (A)	87.20	204.98	42.54	25.01	92.77	45.26	7.82	28.62	
TOTAL		260.40	538.50	48.36	62.87	215.23	39.97			11.94

5.40m DUAL FRONTAGE TOWN BUILDING 1 (CONDO)

LOT No.	Model Type	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Soft Landscape Area (m2)	Soft Landscape (%)	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
9	DF-2E (A)	82.10	315.91	25.99	18.91	214.90	68.03	10.65	28.02	
10	DF-1 (A)	74.90	145.24	51.57	18.92	51.42	35.40	5.50	26.41	
11	DF-1 (B)	79.55	141.752	56.12	18.88	43.32	30.56	5.50	25.73	
12	DF-1 A)	74.90	137.80	54.35	18.81	44.09	32.00	5.50	25.06	
13	DF-2E (A UPG)	84.56	180.14	46.94	18.86	76.72	42.59	7.69	24.26	
TOTAL		396.01	920.84	43.01	94.38	430.45	46.75			11.71

5.40m DUAL FRONTAGE TOWN BUILDING 2 (CONDO)

LOT No.	Model Type	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Soft Landscape Area (m2)	Soft Landscape (%)	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
14	DF-2E (A UPG)	84.56	188.34	44.90	19.69	84.09	44.65	10.25	22.01	
15	DF-1 (A)	74.90	118.41	63.25	18.83	24.68	20.84	5.50	21.53	
16	DF-1 (B)	79.55	117.16	67.90	18.88	18.73	15.99	5.50	21.30	
17	DF-1 (AMOD)	75.09	116.35	64.54	18.88	22.38	19.24	5.50	21.15	
18	DF-1 (AMOD)	75.09	116.00	64.73	18.66	22.25	19.18	5.50	21.09	
19	DF-1 (B)	79.55	116.10	68.52	18.88	17.67	15.22	5.50	21.11	
20	DF-1 (A)	74.90	116.66	64.20	18.73	23.03	19.74	5.50	21.21	
21	DF-2E (A)	82.10	151.94	54.03	18.86	50.98	33.55	7.09	21.42	
TOTAL		468.74	772.36	60.69	151.41	152.21	19.71			11.99

5.40m DUAL FRONTAGE TOWN BUILDING 3 (CONDO)

LOT No.	Model Type	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Soft Landscape Area (m2)	Soft Landscape (%)	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
22	DF-2E (A)	82.10	172.57	47.57	18.93	71.54	41.46	7.41	21.88	
23	DF-1 (A)	74.90	126.63	59.15	19.07	32.66	25.79	5.51	23.03	
24	DF-1 (AMOD)	75.09	133.91	56.07	27.10	31.72	23.69	5.51	24.34	
25	DF-1 (AMOD)	75.09	141.67	53.00	27.63	38.95	27.49	5.51	25.75	
26	DF-1 (A)	74.90	149.91	49.96	36.75	38.26	25.52	5.51	27.25	
27	DF-2E (A)	82.10	240.54	34.13	39.87	118.57	49.29	6.68	29.74	
TOTAL		464.18	965.23	48.09	169.35	331.70	34.36			11.81

5.80m STANDARD TOWN BUILDING 4 (CONDO)

LOT No.	Model Type	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Soft Landscape Area (m2)	Soft Landscape (%)	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
28	TH-2E (A)	87.20	203.76	42.80	18.81	97.75	47.97	8.49	25.53	
29	TH-1 (A)	86.00	148.10	58.07	18.40	43.70	29.51	5.80	25.53	
30	TH-1 (B)	86.00	148.10	58.07	18.35	43.75	29.54	5.80	25.53	
31	TH-1 (A)	86.00	148.10	58.07	18.17	43.93	29.66	5.80	25.53	
32	TH-2E (A)	87.20	209.52	41.62	17.65	104.67	49.96	10.14	25.53	
TOTAL		432.40	857.58	50.42	91.38	333.80	38.92			11.87

no.	description	date	by
20	.	.	.
19	.	.	.
18	.	.	.
17	.	.	.
16	.	.	.
15	.	.	.
14	ISSUED FOR 2ND SPA	22-10-13	SS
13	ISSUED FOR SPA	22-01-19	RC
12	ADD LANDSCAPE INFO	22-01-19	RC
11	CHANGE MODEL FOR LOT 24/25 ADD GRADING	22-01-13	RC
10	ADDED ISLAND AT CUL-DE-SAC	21-11-09	SS
9	RE. STATS AS PER CLIENT REQUEST	22-02-10	SS
8	ADDED INDIVIDUAL STATS	21-01-20	SS
7	REVISED BUILDING SETBACK FOR BUILDING 3	20-12-10	SS
6	ADDED ACCESS EASEMENT	20-12-03	SS
5	REVISED TRAIL AT LAKESHORE ROAD WEST	20-11-11	SS
4	REMOVED EMERGENCY ACCESS	20-11-04	SS
3	REVISED OVERALL SITE PLAN	20-01-31	SS
2	REVISED AS PER CITY COMMENTS	19-08-09	SS
1	ISSUED FOR CLIENT REVIEW	19-05-01	SS

Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense.

Builder to verify service connection elevations prior to constructing foundations.

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The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information: Richard Vink — name — signature — 24488 BCIN
registration information: VA3 Design Inc. — 42658 BCIN

VOGUE WYCLIFFE (OAKVILLE) LTD.

project name: 3171 LAKESHORE ROAD WEST
municipality: OAKVILLE, ON — project no. 17027
registered plan no.: – — lot/block no.: –

title: SITE PLAN
date: MAY 2016 — scale: 1:250 — drawing no.: S1
drawn by: STEVE SOSTARIC — checked by: – — file name: 17027-SP

STEVE - H:\ARCHIVE WORKING\2017\17027 WYC\SITE\17027-SP.dwg - Wed - Oct 19 2022 - 12:14 PM