



SITE STATISTICS:

DESCRIPTION	PROPOSED		
ZONING	R8		
LOT AREA	624.57 sq.m. (17,487 sq.ft.)		
* (GFA) INFILL RESIDENTIAL CALCULATION * (interior to driveway)			
	UNIT 1	UNIT 2	UNIT 3
GARAGE	42.7 m ² (460 sq.ft.)	42.45 m ² (457 sq.ft.)	42.7 m ² (460 sq.ft.)
BASEMENT	25.64 m ² (276 sq.ft.)	26.10 m ² (281 sq.ft.)	25.64 m ² (276 sq.ft.)
MAIN FLOOR	74.04 m ² (797 sq.ft.)	76.36 m ² (822 sq.ft.)	74.04 m ² (797 sq.ft.)
SECOND FLOOR	74.13 m ² (798 sq.ft.)	77.01 m ² (829 sq.ft.)	74.13 m ² (798 sq.ft.)
THIRD FLOOR	63.08 m ² (679 sq.ft.)	65.40 m ² (704 sq.ft.)	63.08 m ² (679 sq.ft.)
FOURTH FLOOR	10.96 m ² (118 sq.ft.)	10.60 m ² (114 sq.ft.)	10.96 m ² (118 sq.ft.)
SUB TOTAL= (garage not included)	273.49m ² (2,668 sq.ft.)	255.47m ² (2,750 sq.ft.)	273.49m ² (2,668 sq.ft.)
TOTAL GFA= (INTERIOR)	802.45 m ² (8,596 sq.ft.)		
* LOT COVERAGE *			
GARAGE	48 m ² (517 sq.ft.)	46.82 m ² (504 sq.ft.)	48 m ² (517 sq.ft.)
BASEMENT	31.49 m ² (339 sq.ft.)	31.58 m ² (340 sq.ft.)	31.49 m ² (339 sq.ft.)
COVERED PORCH	5.38 m ² (58 sq.ft.)	3.8 m ² (41 sq.ft.)	5.38 m ² (58 sq.ft.)
SUB TOTAL=	84.87 m ² (914 sq.ft.)	82.20 m ² (885 sq.ft.)	84.87 m ² (914 sq.ft.)
TOTAL=	251.94 m ² (2,713 sq.ft.)		
COVERAGE %=	40 %		
* BUILDING HEIGHT *			
AVERAGE HEIGHT	85.95		
OVERALL (ELEV. SHAFT)	12.97m (42'-6 1/2" ft)		
ROOF TOP PARAPET	11.30m (37'-1" ft)		
ROOF TOP FLOOR	10.20m (33'-5 1/2" ft)		
* BUILDING SETBACKS *			
FRONT (EAST)	1.35m TO PORCH, 2.72 TO DWELLING		
SIDE INTERIOR (SOUTH)	7.5m.		
SIDE EXTERIOR (NORTH)	2.0m.		
REAR	5.5m.		
DRIVEWAY	6.0m.		
ASPHALT AREA	247.5m.		

TREE PROTECTION PLAN
Hoarding denotes high visibility snow fence installed as per Town Standard.

X Denotes tree to be removed

Removals

- 3 Globe Maples 24 cm DBH
- 1 Norway Maple 20 cm. DBH
- 1 Silver Maple 70.38 cm DBH

Pruning

- 1 Norway Maple 33 cm DBH
- 1 Locust 28.34 cm DBH
- 1 Norway Maple 35.03 cm DBH

Protect

- 1 Red Oak 100cm DBH

LEGEND

- MPG Mid Point Grade
- F.F. Finished Floor
- GW Guy Wire
- UP Utility Pole
- DEC. Deciduous
- Ø Diameter
- TOC Top of Curb
- BOC Bottom of Curb
- BF Board Fence
- CB Catch Basin
- MH Maintenance Hole
- OHW Over head Wire
- WV Water Valve
- Elevations

REFERENCE BEARING

Bearings are Astronomic and are Referred to the Southwesterly limit of Robinson Street being N 39° 05' 00" E as shown on Reg'd Plan 1.

METRIC

Distance shown on this plan are in metric and can be converted to feet by dividing by 0.3048.

BENCHMARK

Elevations are Geodetic and are Referred to the Town of Oakville Benchmark No. 85 having an Elevation of 88.537 m. Topographic Survey completed on the 25th day of June, 2009.

Topographic Survey up-dated on October 21, 2010.

Updated Topographic Survey on June 6, 2013.

NOTE:
THIS DRAWING TO BE READ IN CONJUNCTION WITH TRAFALGAR ENGINEERING LTD. SERVICING & GRADING PLAN

General Notes

THE ARCHITECT / DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL OR ANY ENGINEERING INFORMATION SHOWN ON THE DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. REPORT ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

THIS DRAWING IS NOT TO BE SCALED.

SITE ACCREDITATION:
PLAN OF TOPOGRAPHY OF PART OF LOT C, BLOCK 16 REGISTERED PLAN 1 TOWN OF OAKVILLE (REGIONAL MUNICIPALITY OF HALTON) INFORMATION TAKEN FROM A SURVEY PREPARED BY: J.H. GELBLOOM SURVEYING LTD. ONTARIO LAND SURVEYORS

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SITE LEGEND:

---	PROPERTY LINE
---	EXISTING GRADE
---	FINISHED GRADE
---	FINISHED FLOOR ELEVATION
---	FINISHED BASEMENT ELEVATION
---	TOP OF FOUNDATION WALL
---	FINISHED PORCH ELEVATION
---	MAIN ENTRANCE
---	SECONDARY ENTRANCE
---	EXISTING BUILDING
---	OUTLINE OF EXISTING STRUCTURES
---	TREE HOARDING
---	EXISTING TREE TO REMAIN
---	EXISTING TREE TO BE REMOVED

No.	Date	Revision/Issue
12	09.03.15	AS PER CITY COMMENTS
11	05.03.15	REVISED DRIVEWAY WIDTH
10	10.02.15	REVISED DRIVEWAY WIDTH
9	28.05.14	REVISED
8	14.05.14	REVISED FOR SPA
7	05.03.14	REVISED FOR SPA
6	03.02.14	REVISED FOR SPA
5	10.01.14	REVISED FOR SPA
4	11.11.13	REVISED FOR SPA
3	24.09.13	REVISED FOR SPA
2	10.08.13	REVISED FOR SPA
1	25.06.13	ISSUED FOR SPA APPLICATION

EXTERIOR LIGHTING SCHEDULE

☐	POT LIGHT (GARAGE)
☐	WALL MOUNTED LANTERN
☐	CANISTER WALL MOUNTED LIGHT UP & DOWN
☐	CEILING MOUNTED LANTERN
☐	LANDSCAPE ADJUSTABLE FLOOD LIGHT (UP TO THE BUILDING)
☐	LANDSCAPE BALLARD 360
☐	LANTERN ON METAL POST
☐	WALL MOUNTED CANISTER (DOWN)

EXTERIOR LIGHTING NOTE:

"ALL LIGHTING DEVICES SHALL BE FULL CUT OFF AND NIGHT SKY FRIENDLY, AND SHALL BE MITIGATED AT THE SOURCE SO THAT NO LIGHT (0.0 fc) WILL BE DIRECTLY PROJECTED ONTO ADJACENT PROPERTIES"

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Project Name and Address

**78-80-82 TRAFALGAR RD.
OAKVILLE, ON.
(PROPOSED 78, 80 & 82 TRAFALGAR RD.)**

DRAWING TITLE

**SITE PLAN &
TREE PROTECTION PLAN
S.P.1713.040/02**

Project	Sheet
DRAWN BY: RR	SP-1
Date JULY 19, 2013	
Scale 1: 150	

