

SITE DATA:

ZONING: RL-1-0

LOT AREA: 1394.354 SQM (15008.7 SQFT)

LEGAL SETBACKS:

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

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

PROPOSED SETBACKS:

FRONT YARD SETBACK: 10.5 M
 EAST SIDE YARD SETBACK: 3.0 M
 WEST SIDE YARD SETBACK: 4.2 M
 REAR YARD SETBACK: 23.2 M

LOT COVERAGE:

MAXIMUM PERMISSIBLE - 25%: 1394.354 X 0.25 = 348.6 SQM (3752.3 SQFT)
 PROPOSED - 21.0%: 292.9 SQM (3153.3 SQFT)
 1394.354/292.9 = 21.0%

BUILDING FOOTPRINT AREA:

MAIN HOUSE - PROPOSED: 254.1 SQM (2735.3 SQFT)
 COVERED FRONT PORCH - PROPOSED: 6.3 SQM (68.3 SQFT)
 COVERED REAR PORCH - PROPOSED: 32.5 SQM (349.7 SQFT)
TOTAL: 292.9 SQM (3153.3 SQFT)

GARAGE AREA:

MAXIMUM PERMISSIBLE: 56.0 SQM (602.8 SQFT)
 PROPOSED: 61.6 SQM (663.0 SQFT)

GROSS FLOOR AREA (EXTERIOR FACE):

MAIN FLOOR: 187.1 SQM (2014.3 SQFT)
 SECOND FLOOR: 217.2 SQM (2338.0 SQFT)
OVERALL TOTAL: 404.3 SQM (4352.3 SQFT)

MAXIMUM PERMISSIBLE GFA:

LOT AREA X 29%: 404.3 SQM (4352.3 SQFT)
 PROPOSED GFA: 1394.354/404.3 = 29.0%

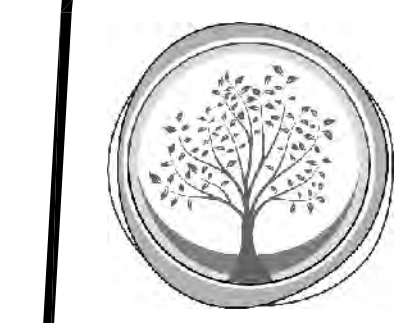
MAXIMUM BUILDING HEIGHT:

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

ESTABLISHED GRADE: 94.77 M

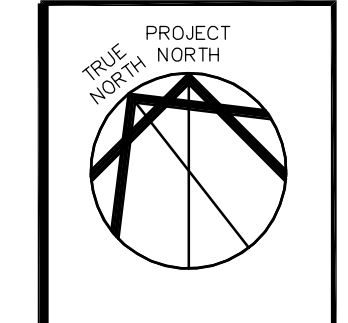
BALCONIES - NOT PERMITTED

MAX. DRIVEWAY WIDTH: 9.00 M



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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 AQUAINTED GENERALLY WITH PART 9 OF THE BUILDING CODE

ISSUE	#	DATE	DESCRIPTION	INITIAL
	2	DEC. 7/2020	CLIENT REVIEW	TK
	3	DEC. 10/2020	CLIENT REVIEW	TK
	4	DEC. 14/2020	CLIENT REVIEW	TK
	5	DEC. 16/2020	CLIENT REVIEW	TK
	6	DEC. 16/2020	COMMITTEE OF ADJUSTMENT	TK
	7	FEB. 10/21	CLIENT REVIEW	TK
	8	FEB. 11/21	SPA	TK
	9	MAR. 5/21	SPA	TK
	10	MAR. 12/21	GRADING	TK
	11	MAR. 19/21	SPA	TK



SPA
 Issued for:
 MARCH 19, 2021
 Issue date

Project No. _____ DRL _____ TK _____
 Drawn by _____ Check by _____

Residence
385 Chartwell Road
 Oakville Ontario

Site Plan
 Drawing title

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