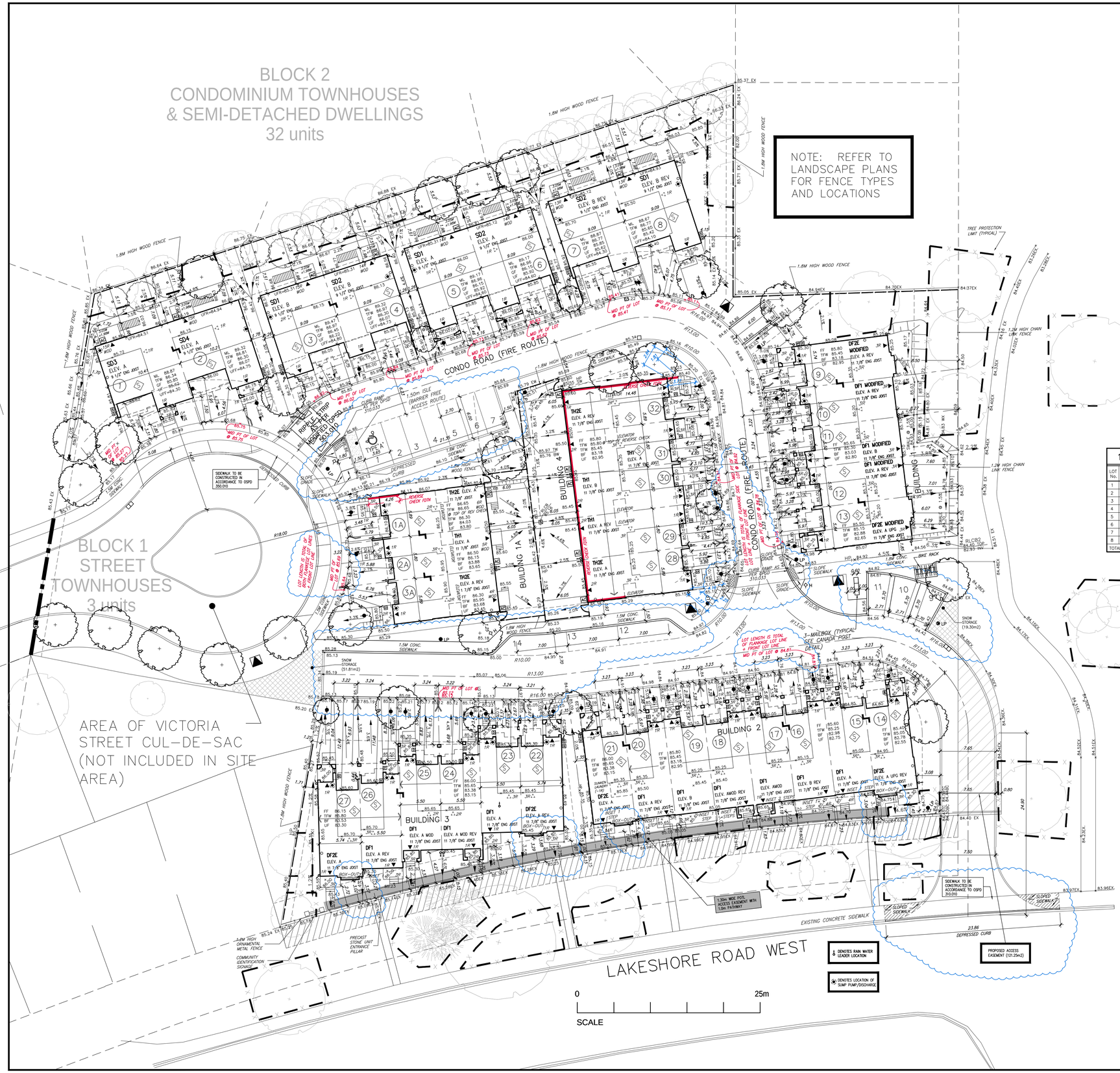

SITE STATISTICS SUMMARY (WITH OVERALL LOT AREA

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

PROPOSED VALVE
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 1/4" 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

SUBJECT PROPERTY

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	256.70	74.10	114.86	346.44	33.15	31.79	199.79	57.67	18.72	24.28	10.44
2	SD-4A	252.30	88.10	117.38	286.37	40.99	40.00	128.99	45.04	12.94	23.29	10.41
3	SD-1B	250.00	102.99	110.71	242.74	45.61	29.89	102.14	42.08	10.46	22.94	10.31
4	SD-2B	248.30	104.92	110.21	236.65	46.57	29.23	97.21	41.08	10.35	22.94	10.36
5	SD-1A	244.80	103.44	111.06	236.654	46.93	29.54	96.05	40.59	10.35	22.94	10.29
6	SD-2A	247.80	104.71	110.06	236.65	46.51	29.21	97.38	41.15	10.35	22.94	10.44
7	SD-2B	248.30	104.29	110.21	238.09	46.29	29.25	98.63	41.43	10.37	22.94	10.32
8	SD-1B	250.00	58.54	110.71	427.04	25.92	40.51	275.82	64.59	14.69	22.94	10.44
TOTAL		1998.20	88.78	895.20	2250.63	39.78	259.42	1096.01	48.70			

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	204.92	42.55	25.01	92.71	45.24	7.82	28.62	
TOTAL		260.40	538.44	48.36	62.87	215.17	39.96			11.99

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			11.76

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			11.96

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	172.97	47.46	18.93	71.94	41.59	7.41	21.88	
23	DF-1 (A)	74.90	127.79	58.61	19.07	33.82	26.47	5.51	23.03	
24	DF-1 (AMOD)	75.09	134.81	55.70	27.10	32.62	24.20	5.51	24.34	
25	DF-1 (AMOD)	75.09	142.30	52.77	27.63	39.58	27.81	5.51	25.75	
26	DF-1 (A)	74.90	150.28	49.84	36.75	38.63	25.71	5.51	27.25	
27	DF-2E (A)	82.10	241.39	34.01	39.87	119.42	49.47	6.68	29.74	
TOTAL		464.18	969.54	47.88	169.35	336.01	34.66			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

20	-	-
19	-	-
18	-	-
17	-	-
16	ISSED FOR 3RD SPA	23-01-13 RC
15	REV AS PER SPA COMMENTS	22-12-05 RC
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	20-12-02 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
no.	description	date by

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 24488
registration information: VA3 Design Inc. BCIN 42656
signature: RVink

VOGUE WYCLIFFE (OAKVILLE) LTD.

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

SITE PLAN

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