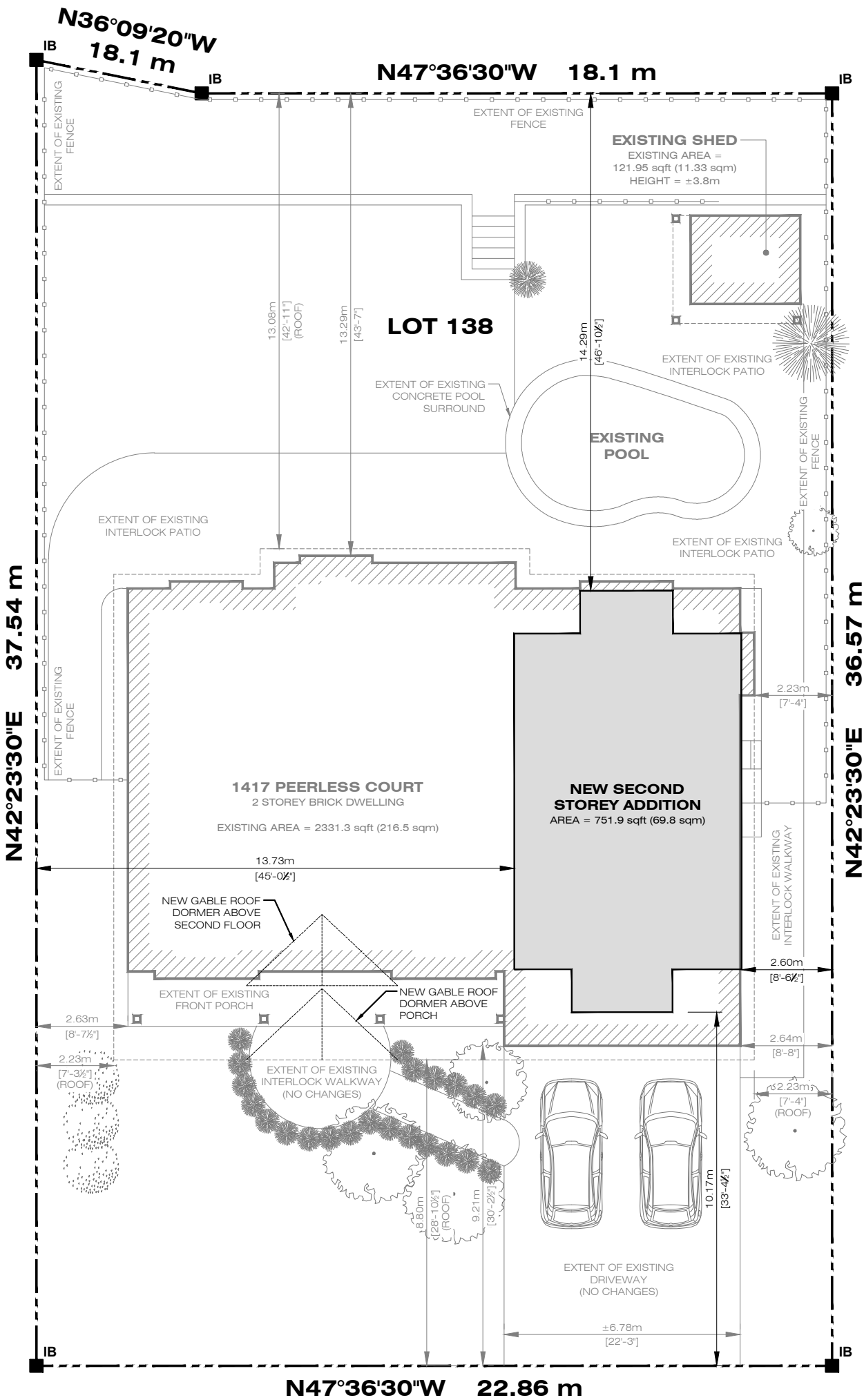


TO BE USED IN CONJUNCTION WITH MICHAEL PETTES ARCHITECTS INC. SITE PLAN, DATED JANUARY 09, 2009

PLAN
SHOWING
LOT 138, PLAN M-186
IN THE
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

PEERLESS COURT

ISSUED FOR
COMMITTEE OF
ADJUSTMENT

Project Name:
BEAUDOIN RESIDENCE
INTERIOR RENOVATION AND
SECOND STOREY ADDITION
1417 PEERLESS COURT,
OAKVILLE, ON. L6H 3A4

Sheet Title:
SITE PLAN

2	MAR 08/21	ISSUED FOR C OF A	BK		
1	FEB 19/21	ISSUED FOR DC REVIEW	BK		
No.	Date:	Issue/Revision	By:		

Drawn By: BK
Checked By: DC
Scale: 1:150
Date: MARCH 2021
Project No. 2021-01

SP

BEAUDOIN RESIDENCE

INTERIOR RENOVATION AND SECOND STOREY ADDITION

1417 PEERLESS COURT, OAKVILLE, ON. L6H 3A4



LOCATION MAP:



EXISTING FRONT ELEVATION (FOR REFERENCE ONLY):



NEW FRONT ELEVATION RENDERING (FOR REFERENCE ONLY):

LIST OF PAGES:	
A1	- COVER PAGE & ZONING STATS
SP	- SITE PLAN
A2	- FOUNDATION / BASEMENT PLAN
A3	- MAIN FLOOR PLAN
A4	- SECOND FLOOR PLAN
A5	- FRONT ELEVATION
A6	- RIGHT SIDE ELEVATION
A7	- REAR ELEVATION

AREA CALCULATIONS:	
EXISTING BASEMENT FLOOR AREA	= 170.4 sqm
EXISTING MAIN FLOOR AREA	= 171.5 sqm
EXISTING GARAGE FLOOR AREA	= 43.9 sqm
EXISTING SECOND FLOOR AREA	= 108.8 sqm
TOTAL EXISTING GFA	= 280.3 sqm
NEW ADDITION FLOOR AREA	= 69.8 sqm
TOTAL NEW GFA	= 350.1 sqm

ZONING AND PROPERTY STATISTICS			
DESCRIPTION:	LOT 138, PLAN M-186 IN THE TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON		
ADDRESS:	1417 PEERLESS COURT, OAKVILLE, ON.		
	REQUIRED:	PROPOSED:	
ZONING DESIGNATION:	RL2-0	RL2-0	(EXISTING)
LOT AREA:	836.0 m2	838.4 m2	(EXISTING)
FRONTAGE:	22.5 m	22.86 m	(EXISTING)
LOT COVERAGE:	25%	**29.7%	(EXISTING)
FLOOR AREA RATIO:	39%	**41.6%	(PROPOSED)
FRONT YARD TO HOUSE:	9.0 m	9.21 m	(EXISTING)
FRONT YARD TO ROOF OVERHANG: (0.6m ENCROACHMENT)	8.4 m	8.8 m	(EXISTING)
REAR YARD TO HOUSE:	7.5 m	13.29 m	(EXISTING)
REAR YARD TO ROOF OVERHANG: (0.6m ENCROACHMENT)	6.9 m	13.08 m	(EXISTING)
RIGHT YARD TO HOUSE:	1.2 m	2.60 m	(PROPOSED)
RIGHT YARD TO ROOF OVERHANG: (0.6m ENCROACHMENT)	0.6 m	2.23 m	(EXISTING)
LEFT YARD TO HOUSE:	2.4 m	2.63 m	(EXISTING)
LEFT YARD TO ROOF OVERHANG: (0.6m ENCROACHMENT)	1.8 m	2.23 m	(EXISTING)
BUILDING HEIGHT:	9.0 m	±7.18 m	(EXISTING)
PARKING SPACES:	2	2	
**VARIANCE REQUIRED			

ISSUED FOR COMMITTEE OF ADJUSTMENT	Project Name:		BEAUDOIN RESIDENCE INTERIOR RENOVATION AND SECOND STOREY ADDITION 1417 PEERLESS COURT, OAKVILLE, ON. L6H 3A4					Drawn By:	BK
	Sheet Title: COVER PAGE AND ZONING STATISTICS							Checked By:	DC
								Scale:	N.T.S.
								Date:	MARCH 2021
								Project No.	2021-01
								A1	
		2	MAR 08/21	ISSUED FOR C OF A		BK			
		1	FEB 19/21	ISSUED FOR DC REVIEW		BK			
		No.	Date:	Issue/Revision		By:			

BEAUDOIN RESIDENCE
INTERIOR RENOVATION AND
SECOND STOREY ADDITION
1417 PEERLESS COURT,
OAKVILLE, ON. L6H 3A4

Sheet Title:

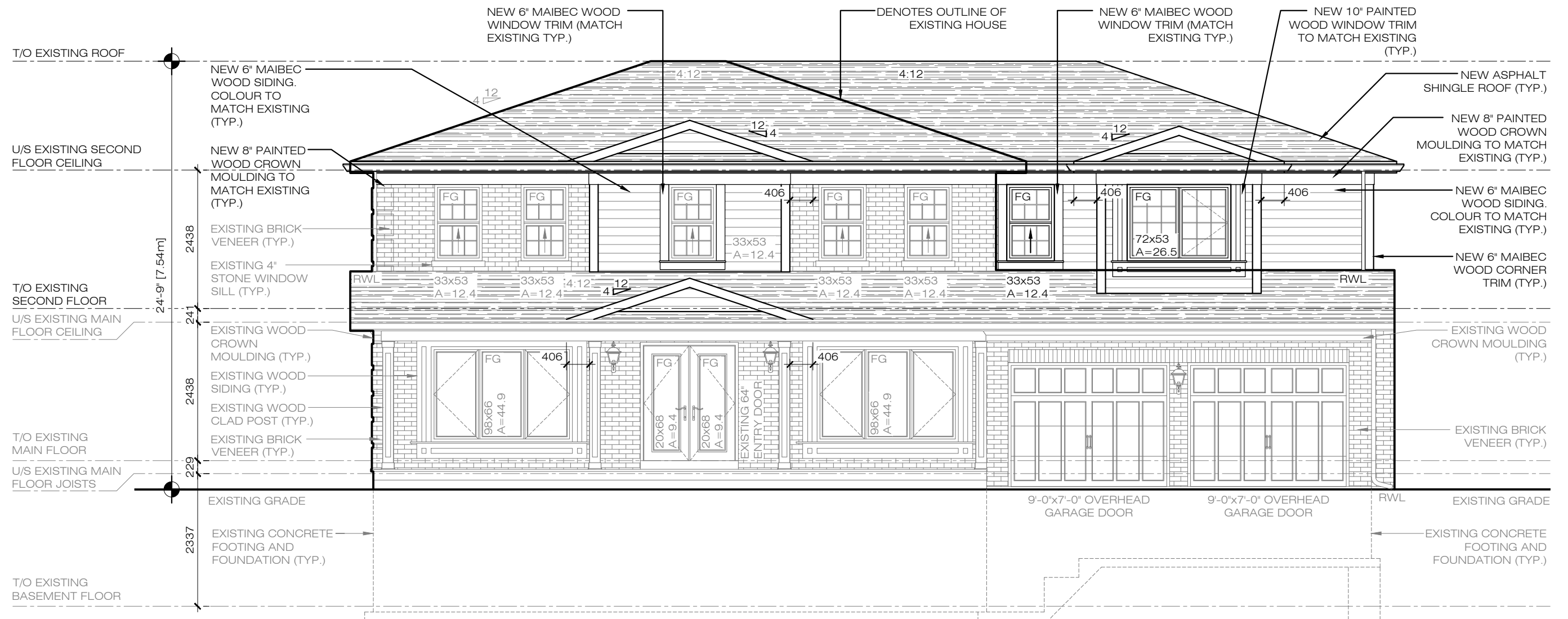
FRONT ELEVATION

					Drawn By:	BK
					CHECKED BY:	DC
					Scale:	1:75
					Date:	MARCH 2021
					Project No.	2021-01

A5



FRONT ELEVATION (FOR REF. ONLY):



FRONT ELEVATION

ISSUED FOR
COMMITTEE OF
ADJUSTMENT

Project Name:
BEAUDOIN RESIDENCE
INTERIOR RENOVATION AND
SECOND STOREY ADDITION
1417 PEEPLESS COURT,
OAKVILLE, ON L6H 3A4

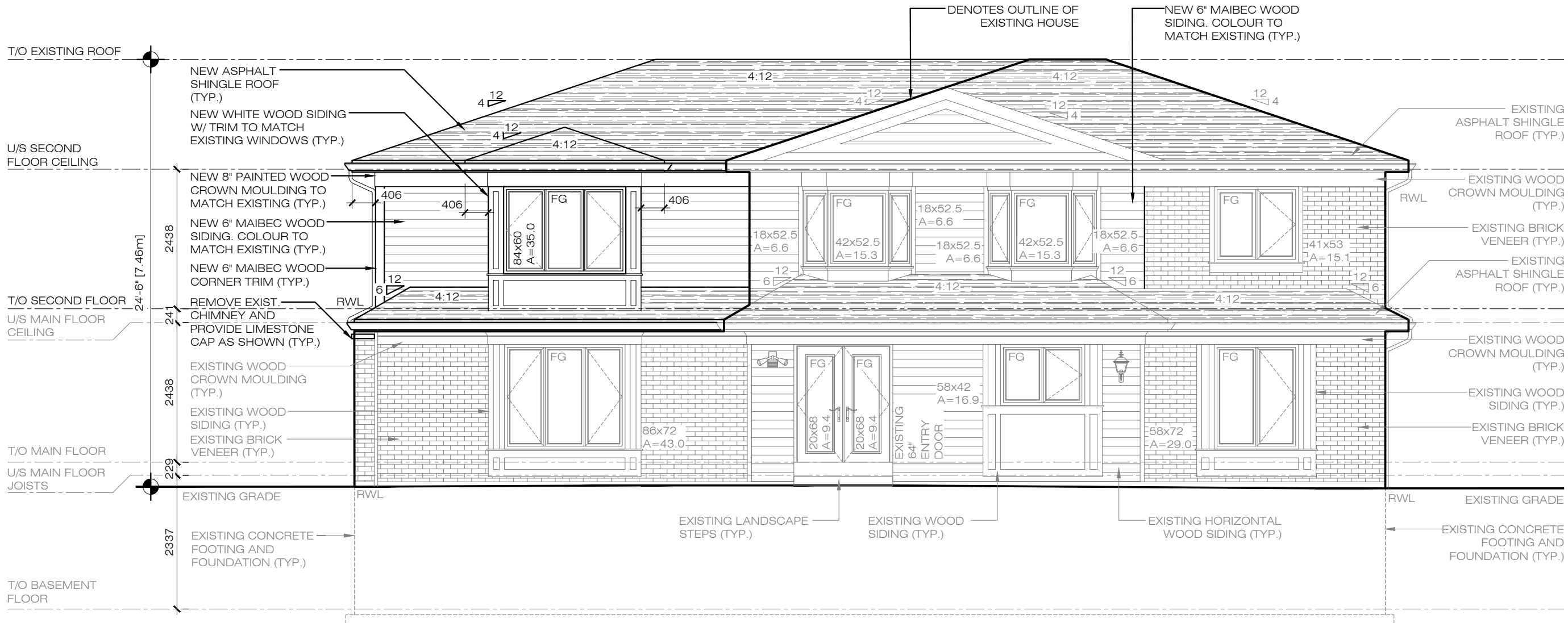
Sheet Title:
REAR ELEVATION

No.	Date	Issue/Revision	By
1	MAR 08/21	ISSUED FOR C OF A	BK
1	FEB 19/21	ISSUED FOR DC REVIEW	BK

Drawn By:	BK
Checked By:	DC
Scale:	1:75
Date:	MARCH 2021
Project No.	2021-01
A7	



REAR ELEVATION (FOR REF. ONLY):



REAR ELEVATION

ISSUED FOR
COMMITTEE OF
ADJUSTMENT

BEAUDOIN RESIDENCE
INTERIOR RENOVATION AND
SECOND STOREY ADDITION
1417 PEEPLESS COURT,
OAKVILLE, ON L6H 3A4

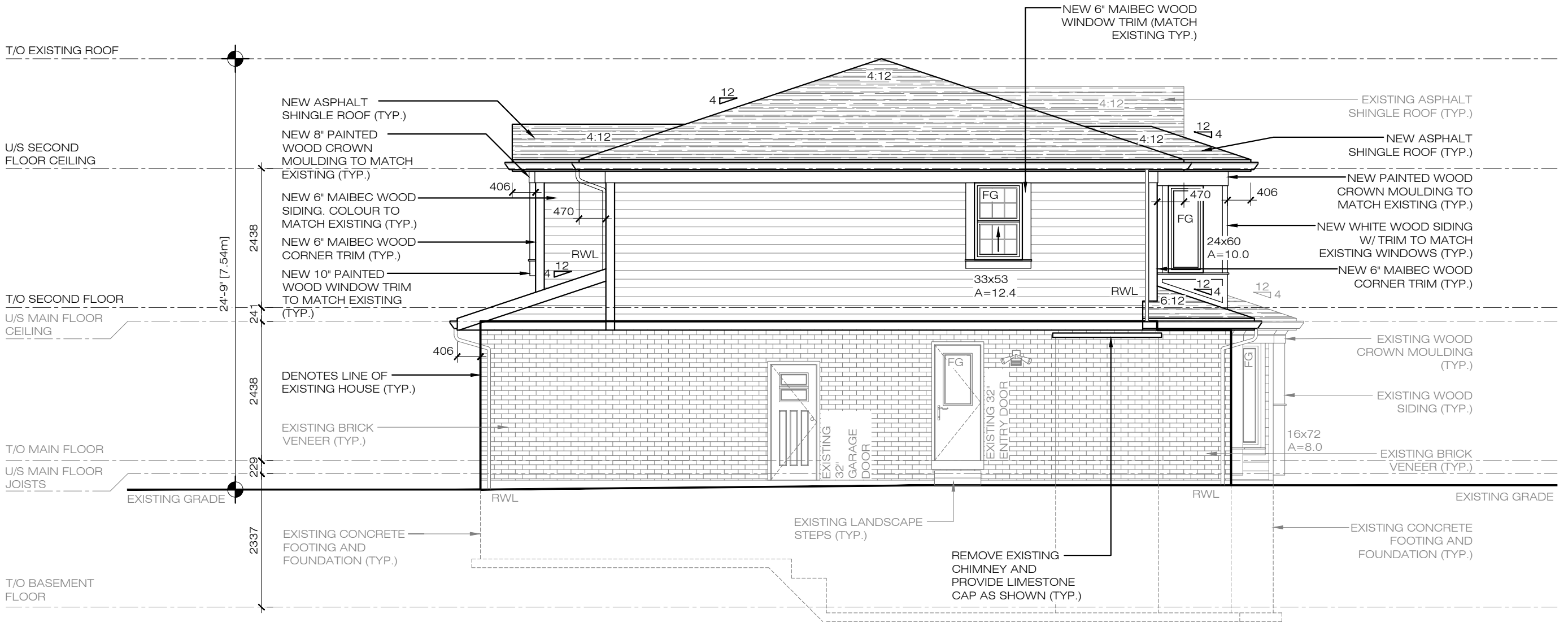
No.	Date	Issue/Revision
1	MAR 08/21	ISSUED FOR C OF A
1	FEB 19/21	ISSUED FOR DC REVIEW

Drawn By:	BK
Checked By:	DC
Scale:	1:75
Date:	MARCH 2021
Project No.	2021-01

A6



RIGHT ELEVATION (FOR REF. ONLY):



RIGHT ELEVATION