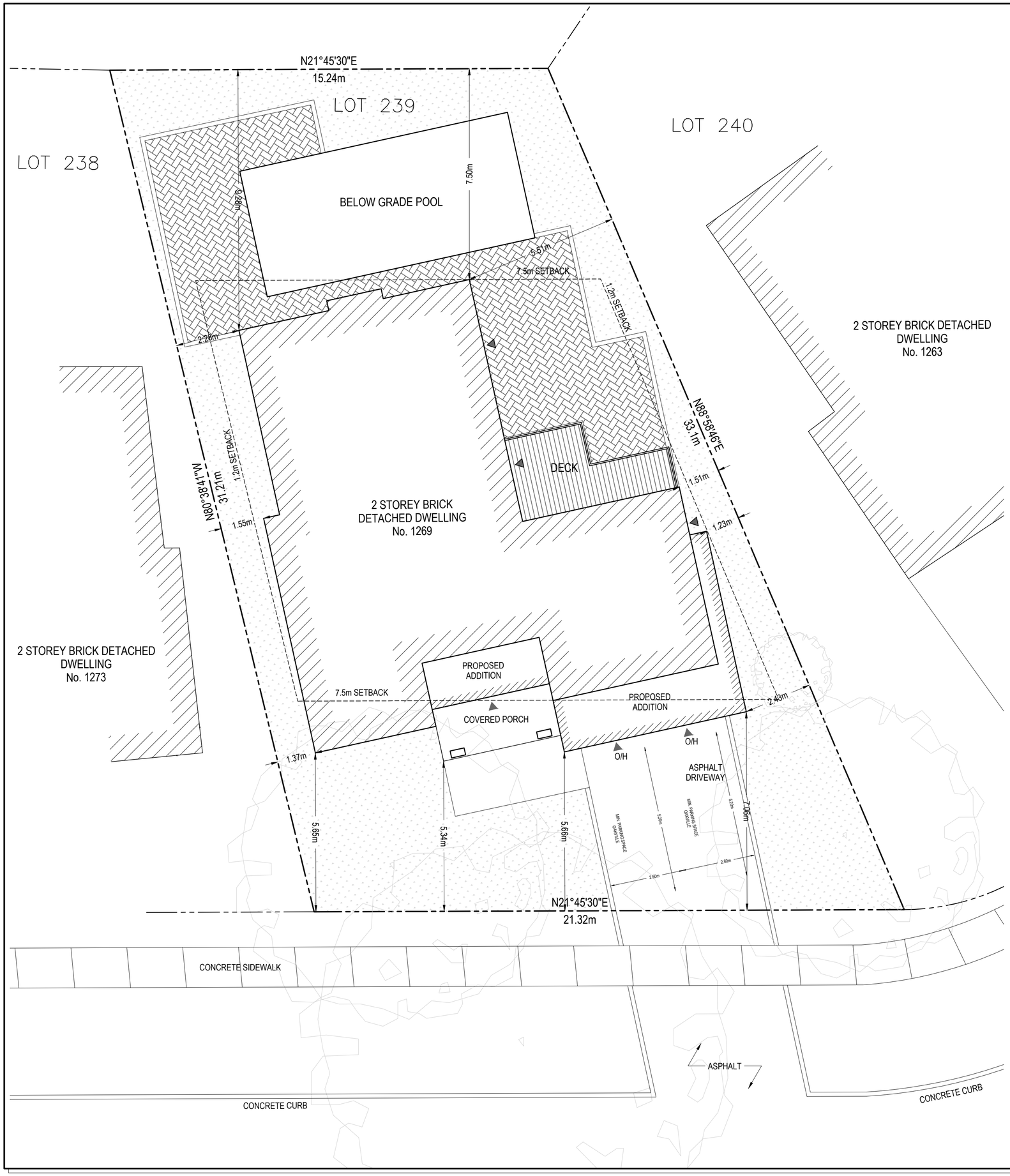
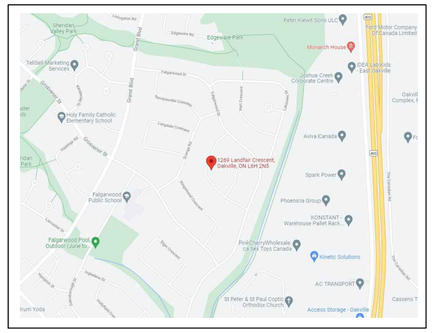


KEY PLAN



1269 LANDFAIR CRESCENT FRONT FACADE

LEGEND

▶	DENOTES ENTRANCE
	EXISTING STRUCTURE
	PROPOSED STRUCTURE
	PROPERTY LINE
	ZONING SETBACKS
—— x —— x —— x ——	FENCE

PROJECT STATISTICS					
ADDRESS: 1269 LANDFAIR CRESCENT, OAKVILLE, ON					
ZONING: RL7					
LOT AREA		5903.44	ft^2	548.45	m^2
LOT FRONTAGE		69.94	ft	21.32	m
GROSS FLOOR AREA					
	%	**EXISTING**			
MAIN FLOOR	22.3	1315.24	ft^2	122.19	m^2
SECOND FLOOR	10.3	606.88	ft^2	56.38	m^2
TOTAL GROSS FLOOR AREA	**32.6**	1922.12	ft^2	**178.57**	m^2
	%	**PROPOSED**			
MAIN FLOOR	23.7	1398.44	ft^2	129.92	m^2
SECOND FLOOR	30.1	1777.15	ft^2	165.10	m^2
TOTAL GROSS FLOOR AREA	**53.8**	3175.59	ft^2	**295.02**	m^2
LOT COVERAGE					
	%	**EXISTING**			
DWELLING FOOTPRINT	**29.2**	1722.33	ft^2	160.01	m^2
TOTAL LOT COVERAGE	**29.2**	1722.330	ft^2	160.01	m^2
	%	**PROPOSED**			
DWELLING FOOTPRINT	**33.3**	1965.69	ft^2	182.62	m^2
TOTAL LOT COVERAGE	**33.3**	1965.690	ft^2	182.62	m^2
EXISTING DWELLING SETBACKS					
FRONT YARD		18.537	ft	5.65	m
SIDE YARD (LEFT FLANK)		4.495	ft	1.37	m
SIDE YARD (RIGHT FLANK)		4.954	ft	1.51	m
REAR YARD		24.606	ft	7.50	m
PROPOSED DWELLING SETBACKS					
FRONT YARD		18.537	ft	5.65	m
SIDE YARD (LEFT FLANK)		4.495	ft	1.37	m
SIDE YARD (RIGHT FLANK)		4.035	ft	1.23	m
REAR YARD		24.606	ft	7.50	m

LAND SURVEY NOTE:
SITE PLAN MEASUREMENTS DERIVED FROM SURVEY COMPLETED BY FRED G. CUNNINGHAM, O.L.S., DATED JANUARY 6, 1987.

126 CATHARINE STREET N
HAMILTON ON L8R 1J4
e. info@perspectiveviews.com p.289.389.4502

GENERAL NOTES:

DRAWINGS MUST NOT BE SCALED
DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES AND THE O.B.C.

All drawings & information shown on these drawings must be checked & verified on site prior to construction or fabrication of its components.

Unless noted otherwise, no provision has been made in the design for conditions occurring during construction. It shall be the responsibility of the contractor to provide all necessary bracing, shoring, sheet piling, or other temporary supports, to safeguard all existing or adjacent structures affected by construction.

All dimensions are given in imperial units unless otherwise indicated.

All drawings are the property of the Architect / Designer & must be returned upon request.

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
Required unless design is exempt under Div. C - 3.2.5 of the Building Code

Name	Signature	BCIN
Matthew Ribau		100231

No.	REVISION	DATE
1	ISSUED FOR BUILDING PERMIT	21/10/05

PROJECT: KEVIN & ANNA KING
1269 LANDFAIR CRES.
OAKVILLE, ON L6H 2N5

DRAWING: PRELIMINARY SITE PLAN

SCALE: 1/8" = 1'-0"

DATE: AUGUST 17, 2021

DRW'N BY: JAMES MACKLEM

CHK'D BY: MATTHEW RIBAU

PROJECT No: PV21-022

DRAWING No: SP1

FILE NAME:

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HAMILTON ON L8R 1J4
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Name	Signature	BCIN
Matthew Ribau		100231

No.	REVISION	DATE
1	ISSUED FOR BUILDING PERMIT	21/10/05

NOT FOR CONSTRUCTION

PROJECT: KEVIN & ANNA KING
1269 LANDFAIR CRES.
OAKVILLE, ON L6H 2N5

DRAWING: PROPOSED ELEVATIONS

SCALE: 1/4" = 1'-0"

DATE: AUGUST 17, 2021

DRW'N BY: JAMES MACKLEM

CHK'D BY: MATTHEW RIBAU

PROJECT No: PV21-022

DRAWING No: A03.0

FILE NAME:

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Name	Signature	BCIN
Matthew Ribau		100231

No.	REVISION	DATE
1	ISSUED FOR BUILDING PERMIT	21/10/05

NOT FOR CONSTRUCTION

PROJECT: KEVIN & ANNA KING
1269 LANDFAIR CRES.
OAKVILLE, ON L6H 2N5

DRAWING: PROPOSED ELEVATIONS

SCALE: 1/4" = 1'-0"

DATE: AUGUST 17, 2021

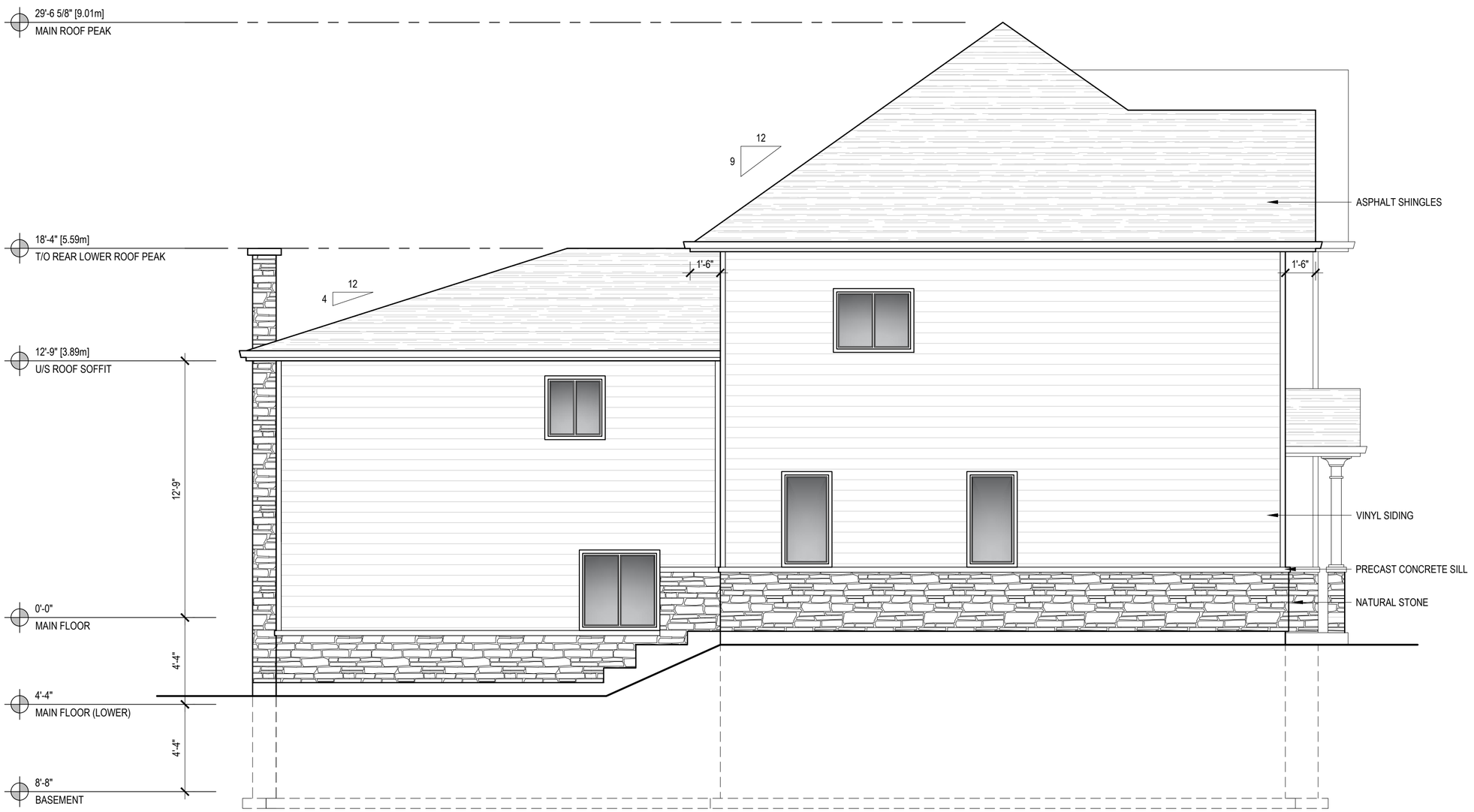
DRW'N BY: JAMES MACKLEM

CHK'D BY: MATTHEW RIBAU

PROJECT No: PV21-022

DRAWING No: A03.2

FILE NAME:



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Name	Signature	BCIN
Matthew Ribau		100231

No.	REVISION	DATE
1	ISSUED FOR BUILDING PERMIT	21/10/05

NOT FOR CONSTRUCTION

PROJECT: KEVIN & ANNA KING
1269 LANDFAIR CRES.
OAKVILLE, ON L6H 2N5

DRAWING: PROPOSED ELEVATIONS

SCALE: 1/4" = 1'-0"

DATE: AUGUST 17, 2021

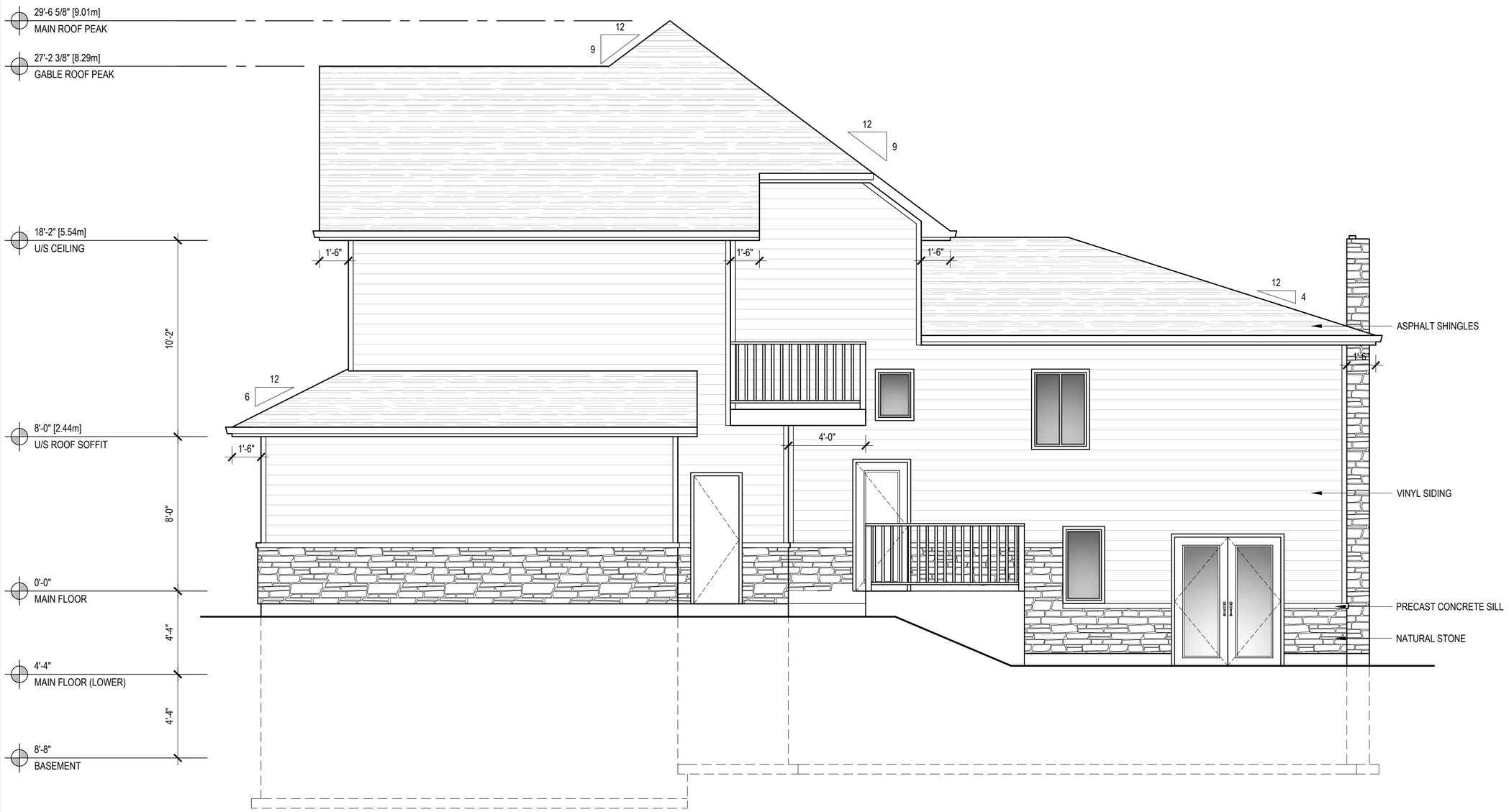
DRW'N BY: JAMES MACKLEM

CHK'D BY: MATTHEW RIBAU

PROJECT No: PV21-022

DRAWING No: A03.3

FILE NAME:



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Name	Signature	BCIN
Matthew Ribau		100231

No.	REVISION	DATE
1	ISSUED FOR BUILDING PERMIT	21/10/05

NOT FOR CONSTRUCTION

PROJECT: KEVIN & ANNA KING
1269 LANDFAIR CRES.
OAKVILLE, ON L6H 2N5

DRAWING: PROPOSED ELEVATIONS

SCALE: 1/4" = 1'-0"

DATE: AUGUST 17, 2021

DRW'N BY: JAMES MACKLEM

CHK'D BY: MATTHEW RIBAU

PROJECT No: PV21-022

DRAWING No: A03.1

FILE NAME: