

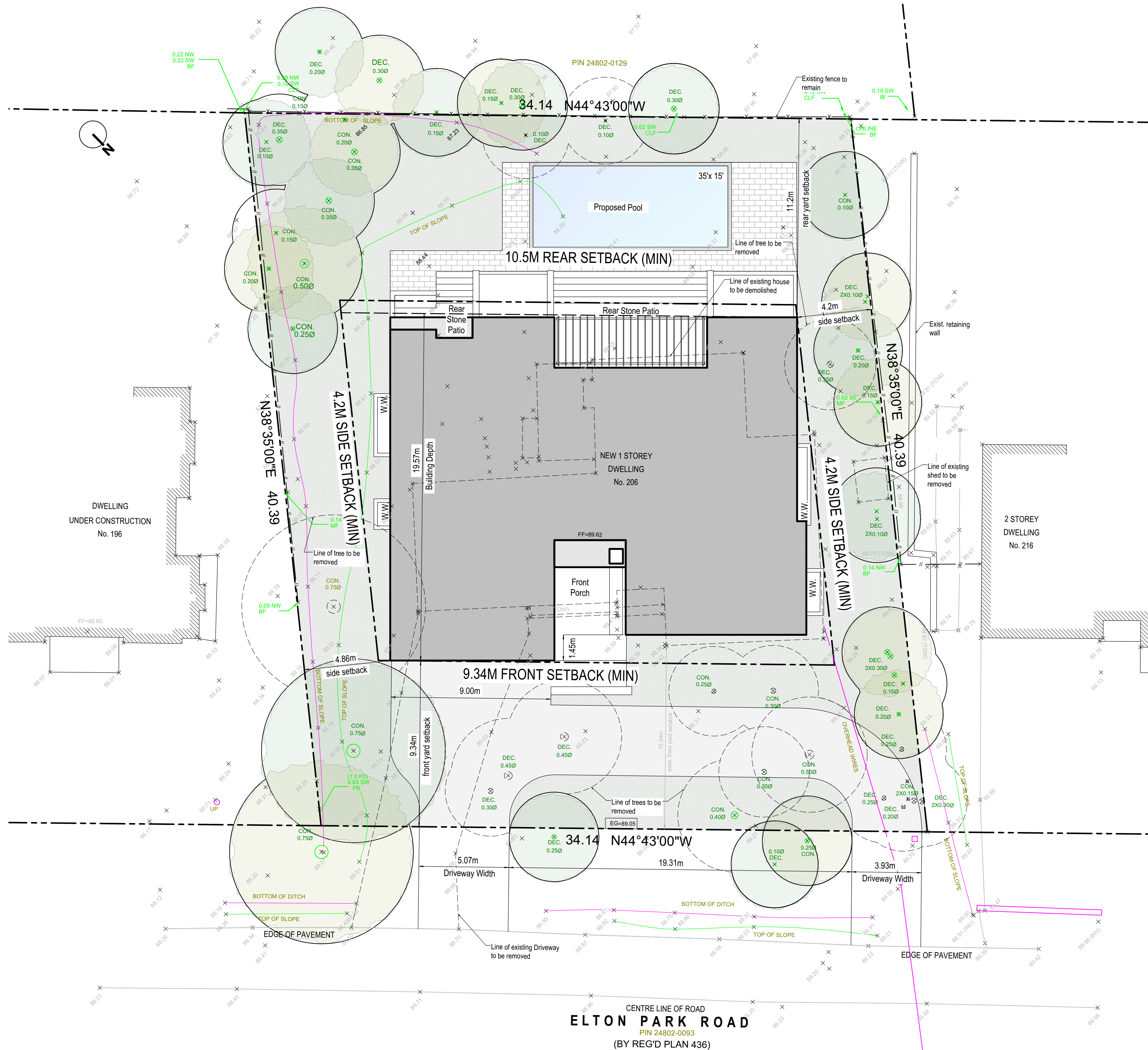
INFORMATION ON THIS SITE PLAN RETRIEVED FROM:
TOPOGRAPHIC SKETCH OF

LOT 12
REGISTERED PLAN 436

TOWN OF OAKVILLE

REGIONAL MUNICIPALITY OF HALTON

GRAPHIC SCALE - METRES
SCALE 1:150
J.H. GELBLOOM SURVEYING LTD.



GENERAL NOTES

1. The municipal boulevard will be restored back to its original condition with topsoil and sod.
2. Water mains and/or water services are to have a minimum depth of 1.7 m with a minimum horizontal spacing of 2.5 m from themselves and other utilities. sewer contractor to verify in the field and provide 2.5 m (min.) separation between the water and sanitary lines.
3. If the existing sanitary service lateral is used, it must be inspected at the property line by the regional inspector, and televised by regional forces prior to connection.
4. Any water or sanitary service that does not meet current regional standards must be disconnected at the main and a new service constructed at the site developer's expense.
5. Prior to construction, contractor to verify in field the exact size and inverts of the existing water service connection and sewer connections and report it to the consultant.
6. All water mains and water service materials and construction methods must correspond to current region of halton standards and specifications.
7. All water and sanitary main taps are to be performed by region of halton forces only.

GRADING NOTES

1. Roof drains to discharge onto the grassed area by means of splash pads to direct water away from foundation walls and not conflict with walkways. town std 10-1, roof drains shall not be connected to storm or sanitary drains.
2. Provide 5.0m of flat area (2%-4%) adjacent to rear of house and 0.6m flat area at side of house.
3. Driveway slope 2.0% minimum to 7.0% maximum unless otherwise noted.
4. Check and verify all given grade elevations and drainage prior to commencement of construction.
5. Footings to bear on natural undisturbed soil or rock or per a geotechnical consultant recommendation and be a minimum of 1.22m below finished grade, underside of footings shown are taken from architectural plans and may not represent actual footing levels.

HEIGHT DIMENSION AND LAYOUT

All height dimensions shall be referenced from the approved finished ground floor level, which has been established with respect to building height and approved grading design.

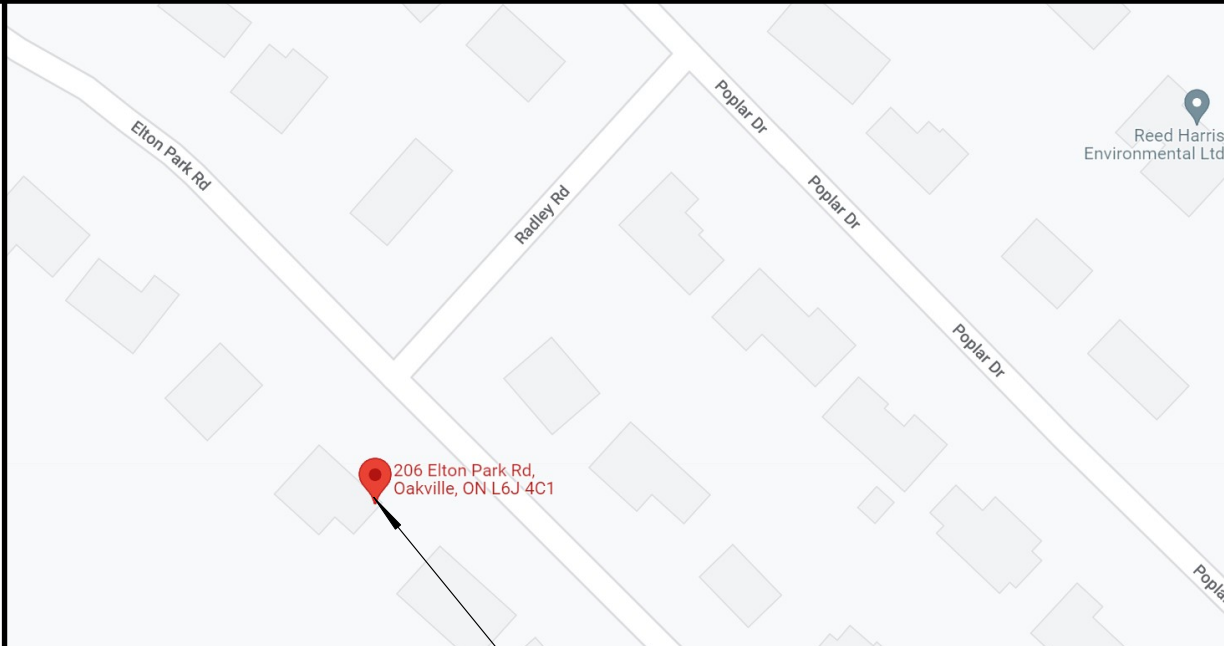
Dimensions are provided on the architectural drawings for floor to floor heights. Building component locations including, but not limited to, bottom or top of footings, slab depths, top plate and sill plate heights, lintels and beams, top of foundation walls, maximum roof heights, and other height dimensions shall be calculated by the general contractor to suit the framing material and other building elements referenced against floor to floor heights. The general contractor must verify all grades relative to the finish floor to ensure approved grading and clearances are achieved. The general contractor must review all approved grading drawings, architectural drawings and site conditions prior to laying out the building and prior to erecting components. Report discrepancies to the architect before proceeding with the work. The general contractor shall ensure the surveyor laying out the building is provided with the latest set of approved construction drawings.

TREE PROTECTION NOTES

1. These notes to be read in conjunction with arborist report and tree preservation plan prepared by
2. All existing trees which are to remain shall be fully protected with hoarding, erected beyond their drip line prior to the issuance of the building permit. groups of trees and other existing plantings to be protected, shall be treated in a like manner, with the hoarding around the entire clump(s), areas within the protective fencing shall remain undisturbed and shall not be used for the storage of the building material and equipment.
3. No rigging cables shall be wrapped around or installed in trees and surplus soil, equipment, debris or materials shall not be placed over root systems of the trees within the protective fencing. No contaminants will be dumped or flushed where feeder roots of trees exist.
4. The developer or his/her agents shall take every precaution necessary to prevent damage to trees or shrubs to be retained.
5. Where limbs or portions of trees are removed to accommodate construction work, they will be removed carefully in accordance with accepted arboricultural practice.
6. Where root systems or protected trees are exposed directly to or damaged by construction work, they shall be trimmed neatly and the area backfilled with appropriate material to prevent desiccation.
7. Where necessary, the trees will be given an overall pruning to restore the balance between roots and top growth or to restore the appearance of the trees.
8. If grade around trees to be protected are likely to change, the owner shall be required to take such precautions as dry walling, retaining walls and roof feeding to the satisfaction of the municipality
9. Tree protection zone for municipal trees to be in accordance with the municipality
10. All site alteration activities to be in accordance with the municipality
11. No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the tree protection zone (TPZ)
12. Proposed disconnection of exist. services which fall within the drip line must take place outside the tpz.
13. Utility access corridor(s) must be outside the tpz and/or no open trench method of construction below-ground as well as no above-ground lines within TPZ.
14. Sign to be posted on tpz.

ABBREVIATIONS

A. BOLTS	anchor bolts	HSS.	hollow steel section
A.F.F.	above finished floor	INSUL'N	insulation
ADJ.	adjustable	J.S.	jamb switch
ALUM.	aluminum	LVL	laminated veneer lumber
BD.	board	M.D.F.	medium density fibreboard
B.E.W.	both each way	MECH.	mechanical
BF	board fence	MFR.	manufacturer
BLDG.	building	MH	maintenance hole
BLK.	block	MIN.	minimum
BOC	bottom of curb	MPG	mid point grade
B.U.L.	bottom upper layer (reinforcing)	NIC	not in contract
B.L.L.	bottom lower layer (reinforcing)	N.P.	newel post
CANT.	cantilever	N.T.S.	not to scale
C.B.	cement board	O.B.C.	Ontario Building Code
CLG.	ceiling	O.C.	on centre
C.J.	ceiling joist	O.D.	outside diameter
C/L	centre line	P.A.	post above
CLF	chain link fence	P.LAM	plastic laminate
COL.	column	PLY.WD.	plywood
CON.	coniferous	PE	polyethylene
CONC.	concrete	POUR.CONC.	poured concrete
CONC. BLK.	concrete block	PREFIN.	prefinished
CONT.	continuous	PSL	parallel structural lumber
CPT.	carpet	P.T.	pressure treated
C.T.	ceramic tile	PTD	painted
CW	complete with	REINF.	reinforcing/reinforced
DAMP.	dampproofing	REQD	required
DEC.	deciduous	RFT.	rafter
DET.	detail	R.J.	roof joist
DIA (Ø)	diameter	R.O.	rough opening
D.J.	double joist	RWL	rain water leader
DN.	down	SA	similar
DWG.	drawing	S.S.	stainless steel
ELEC.	electrical	STL.	steel
EQ.	equal	STRUCT.	structural
EXP. CONC.	exposed concrete	T.B.D.	to be designed / determined
FD.	floor drain	TJI	engineered wood joist
FF	finished floor	T.M.E.	to match existing
F.G.	fixed glass	T/O	top of
FIN.	finish	TOC	top of curb
F.J.	floor joist	TYP.	typical
FLR.	floor	U/S	underside
FNDN.	foundation	V.B.	vapour barrier
F.P.	fireplace	VENT.	ventilation
FTG.	footing	VERT.	vertical
GALV.	galvanized	V.S.G.	vinyl sheet good
GFI.	ground fault interrupter	V.T.	vinyl tile
GRND.	ground	W.D.	wood
G.W.B.	gypsum wall board	WIF	wrought iron fence
G.W.G.	gorgian wire glass	W.P.	weather proof
H.B.	house bib	W.T.	weeping tile
HDWD.	hardwood	WV	water valve



1 KEY PLAN
Scale: N.T.S.

PROJECT LOCATION:
206 Elton Park Road, Oakville

OAKVILLE ZONING 206 Elton Park Rd.				
Zoning		By-Law 2014-014	Reference	
		RL1-0		
Lot Area	1,381.89 m ²	14,874.51 ft ²	1394 m ²	6.3
Lot Frontage	17.10 m	56.10 ft	31 m	6.3
Lot Coverage				
New Dwelling	376.21 m ²	4049.48 ft ²	27.2%	
Covered Entry	5.90 m ²	63.53 ft ²	0.4%	
Covered Rear Porch	4.17 m ²	44.87 ft ²	0.3%	
Accessory Structure	0.00 m ²	0.00 ft ²		
Total	386.28 m ²	4157.88 ft ²	28.0%	25% (max) 6.3 / 6.4.2
Residential Floor Area Ratio				
Ground Floor	316.73 m ²	3409.26 ft ²		
Total	316.73 m ²	3409.26 ft ²	22.9%	29% (max) 6.3 / 6.4.1
Garage Floor Area				
Garage	54.23 m ²	583.70 ft ²		56m ² (max)
Building Height				
New Dwelling Height	8.43 m	27.66 ft	9 m (max)	6.3 / 6.4.6
Max number of storeys	1.00		2 (max)	6.3 / 6.4.6
Max dwelling depth	19.57 m	64.21 ft	20.0m (max)	6.3
Setbacks (Dwelling)				
Front Yard	9.34 m	30.64 ft	9.34m (min) / 14.84m (max)	6.3 / 6.4.3
Rear Yard	11.20 m	36.75 ft	10.5m (min)	6.3
Interior Side Yard (N)	4.20 m	13.78 ft	4.2m (min)	6.3
Interior Side Yard (S)	4.86 m	15.94 ft	4.2m (min)	6.3
Outdoor Swimming Pool and Hot Tubs				
Rear / Interior Side Yard Setback		1.5 m from lot line		4.16.1
Flankage Yard Setback		3.5 m flankage line		
Circular Driveways				
Max Cumulative width of driveway entrances		9.0 m		5.8.5
Separation distance between two driveways		9.0 m w/ access to arterial road		5.8.5 (c)(i)
		15.0 m w/ access to local road		5.8.5 (c)(ii)
Coverage of circular driveway	49.24%	50% front yard area		5.8.5 (a)
Shaded items require minor variance				

No.	Date	Issue/Revision
2	06/15/22	Issued for Committee of Adjustment
1	05/26/22	Issued for Review

ONTARIO ASSOCIATION of ARCHITECTS JOHN C. WILLMOTT LICENCE 5217 Architect		Consultant
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JOHN WILLMOTT
ARCHITECT, INC.

594 Chartwell Road, Suite 3,
Oakville, ON L6J 4A5
T • 905-842-2332 F • 905-842-7117

Project:
**BUTLER
RESIDENCE**

206 Elton Park Road,
Oakville, ON

Drawing:
**SITE PLAN &
SITE STATISTICS**

Drawn By: HS Project No: 22.09

Scale: 1:150 Date: June 15 2022

Drawing Number:

A00.01



1 EAST ELEVATION (FRONT)
1/4" = 1'-0"



2 WEST ELEVATION (REAR)
1/4" = 1'-0"

2	06/15/22	Issued for Committee of Adjustment
1	05/26/22	Issued for Review
No.	Date	Issue/Revision



Consultant

JOHN WILLMOTT
ARCHITECT, INC.

594 Chartwell Road, Suite 3,
Oakville, ON L6J 4A5
T • 905-842-2332 F • 905-842-7117

Project:
**BUTLER
RESIDENCE**

206 Elton Park Road,
Oakville, ON

Drawing:
**NORTH & SOUTH
ELEVATIONS**

Drawn By: HS	Project No: 22.09
Scale: 1/4" = 1'-0"	Date: June 15 2022
Drawing Number:	

A02.01



1 NORTH ELEVATION (SIDE)
1/4" = 1'-0"



2 SOUTH ELEVATION (SIDE)
1/4" = 1'-0"

2	06/15/22	Issued for Committee of Adjustment
1	05/26/22	Issued for Review
No.	Date	Issue/Revision



Consultant

JOHN WILLMOTT
ARCHITECT, INC.

594 Chartwell Road, Suite 3,
Oakville, ON L6J 4A5
T • 905-842-2332 F • 905-842-7117

Project:
**BUTLER
RESIDENCE**

206 Elton Park Road,
Oakville, ON

Drawing:
**EAST & WEST
ELEVATIONS**

Drawn By: HS	Project No: 22.09
Scale: 1/4" = 1'-0"	Date: June 15 2022
Drawing Number:	

A02.02



1 STREET VIEW
N.T.S.



2 BACKYARD VIEW
N.T.S.

2	06/15/22	Issued for Committee of Adjustment
1	05/26/22	Issued for Review
No.	Date	Issue/Revision



Consultant


JOHN WILLMOTT
ARCHITECT, INC.

594 Chartwell Road, Suite 3,
Oakville, ON L6J 4A5
T • 905-842-2332 F • 905-842-7117

Project:
**BUTLER
RESIDENCE**

206 Elton Park Road,
Oakville, ON

Drawing:
RENDERINGS

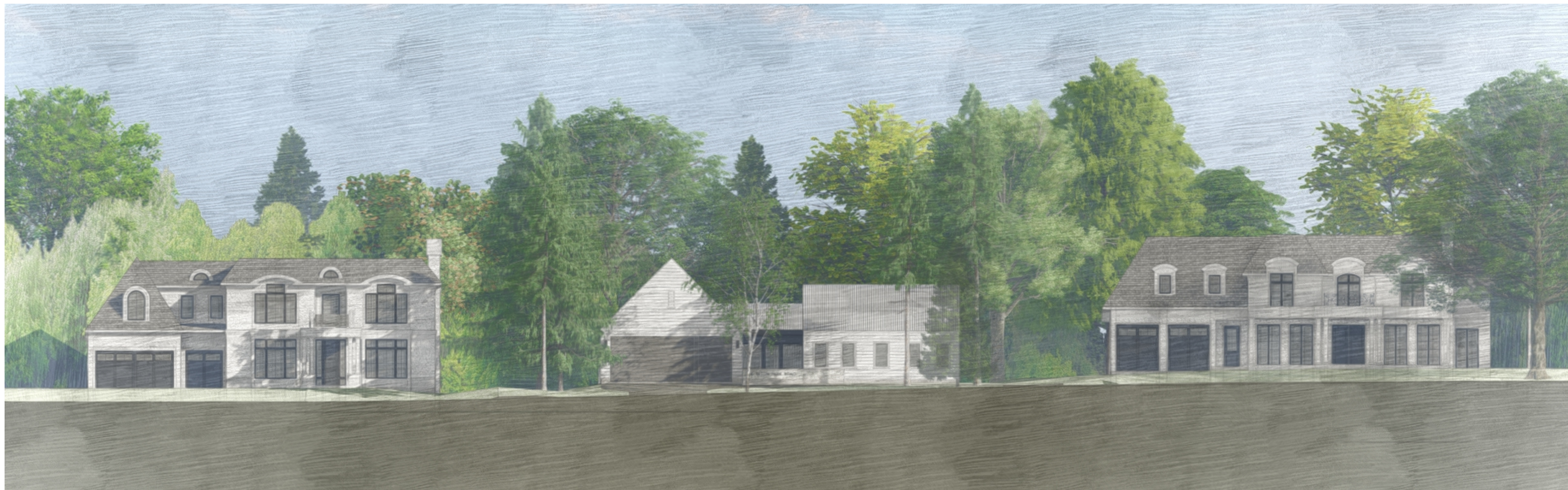
Drawn By: HS Project No: 22.09
Scale: N.T.S. Date: June 15 2022

Drawing
Number:

A02.03



1 CONTEXT PLAN
1/6" = 1'-0"



2 STREETSCAPE ELEVATION
N.T.S.

2	06/15/22	Issued for Committee of Adjustment
No.	Date	Issue/Revision



Consultant



594 Chartwell Road, Suite 3,
Oakville, ON L6J 4A5
T • 905-842-2332 F • 905-842-7117

Project:

BUTLER RESIDENCE

206 Elton Park Road,
Oakville, ON

Drawing:

CONTEXT PLAN & STREETSCAPE

Drawn By: HS	Project No: 22.09
Scale: N.T.S.	Date: June 15 2022
Drawing Number:	

A02.04