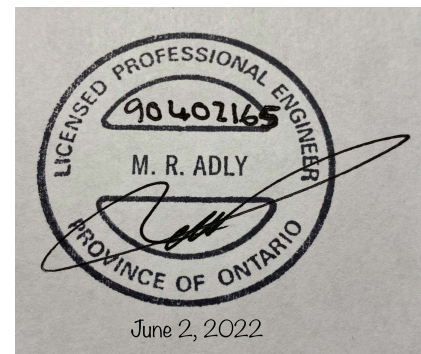




Do Not Scale The Drawings
Contractor shall check and verify
all dimensions and shall report
discrepancies to designer prior to
construction
Structural design by the structural
engineer



No	Description	Date
1	ISSUED FOR CLIENT REVIEW	DEC 07 2020
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6	RE-ISSUED FOR BUILDING PERMIT	OCT 14 2021
6	RE-ISSUED FOR BUILDING PERMIT	MAY 19 2022

No	Revisions	Date
1		
2		
3		

MD ROYAL HOMES INC.

Project Name

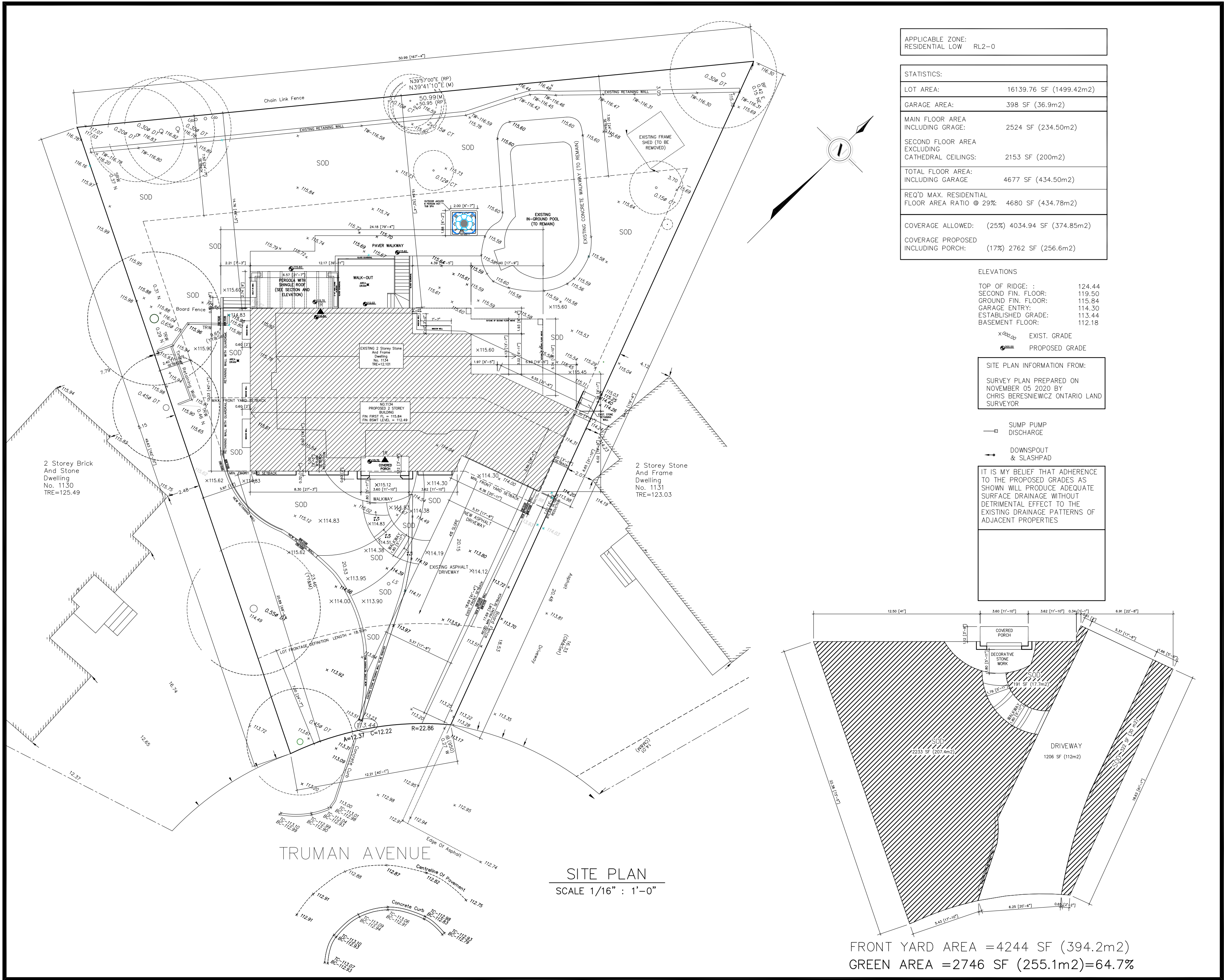
1134 TRUMAN AVENUE

OAKVILLE, ONTARIO.

Drawing Title
SURVEY

Scale	AS NOTED
Drawn by	
Checked by	
Project No	
Date:	MAY 19 2022

A-14



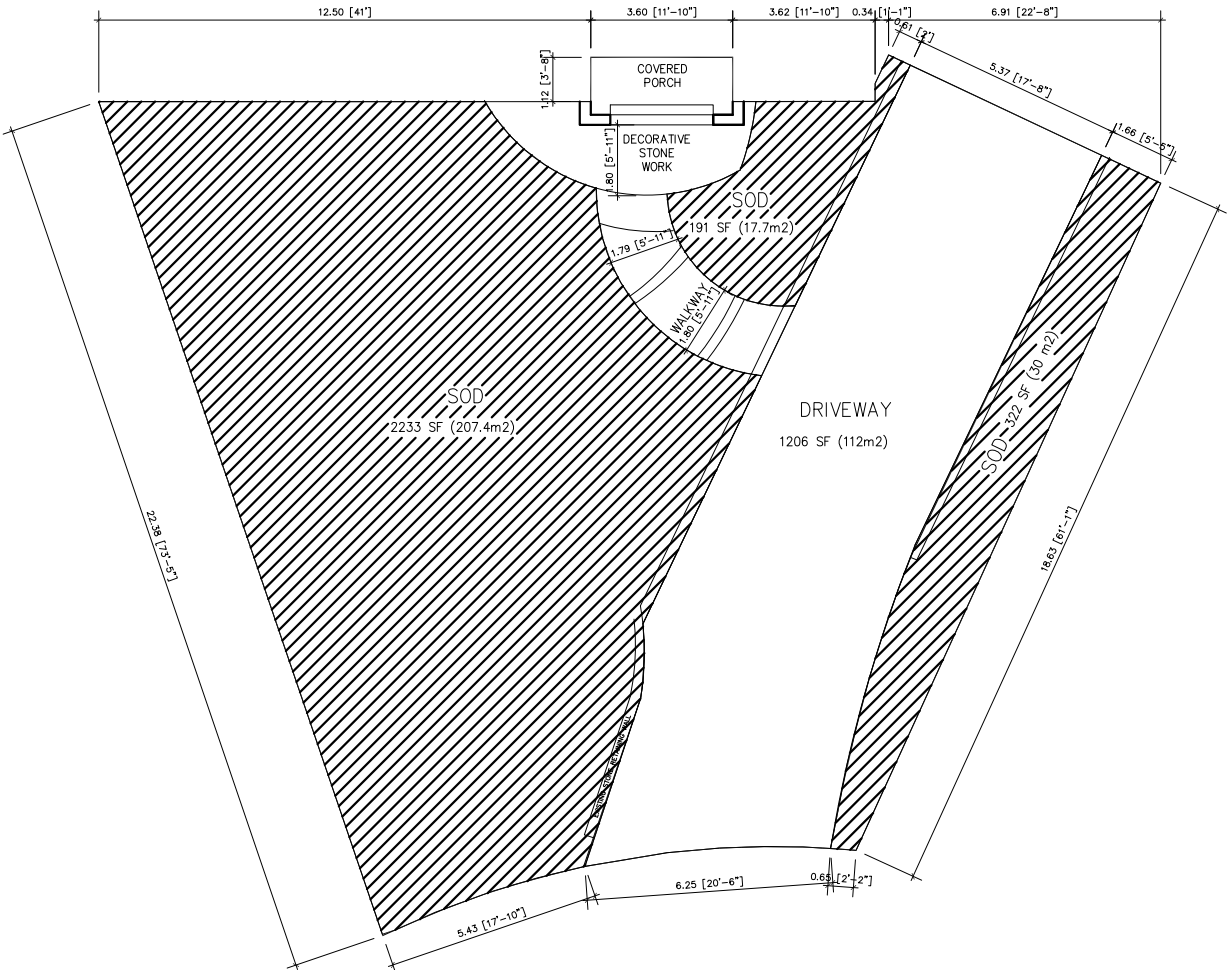
APPLICABLE ZONE: RESIDENTIAL LOW RL2-0	
STATISTICS:	
LOT AREA:	16139.76 SF (1499.42m2)
GARAGE AREA:	398 SF (36.9m2)
MAIN FLOOR AREA INCLUDING GRACE:	2524 SF (234.50m2)
SECOND FLOOR AREA EXCLUDING CATHEDRAL CEILINGS:	2153 SF (200m2)
TOTAL FLOOR AREA INCLUDING GARAGE:	4677 SF (434.50m2)
REQ'D MAX. RESIDENTIAL FLOOR AREA RATIO @ 29%:	4680 SF (434.78m2)
COVERAGE ALLOWED:	(25%) 4034.94 SF (374.85m2)
COVERAGE PROPOSED INCLUDING PORCH:	(17%) 2762 SF (256.6m2)

ELEVATIONS	
TOP OF RIDGE :	124.44
SECOND FIN. FLOOR:	119.50
GROUND FIN. FLOOR:	115.84
GARAGE ENTRY:	114.30
ESTABLISHED GRADE:	113.44
BASEMENT FLOOR:	112.18
EXIST. GRADE	0.000
PROPOSED GRADE	0.000

SITE PLAN INFORMATION FROM:
SURVEY PLAN PREPARED ON
NOVEMBER 05 2020 BY
CHRIS BERESNIEWICZ ONTARIO LAND
SURVEYOR

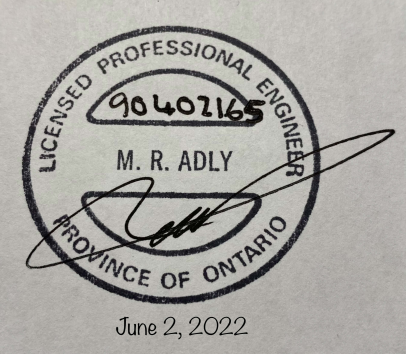
- SUMP PUMP DISCHARGE
- DOWNSPOUT & SLASHPAD

IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE WITHOUT DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OF ADJACENT PROPERTIES



FRONT YARD AREA = 4244 SF (394.2m2)
GREEN AREA = 2746 SF (255.1m2) = 64.7%

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No	Revisions	Date
1		
2		
3		

MD ROYAL HOMES INC.

Project Name

1134 TRUMAN AVENUE

OAKVILLE, ONTARIO.

Drawing Title
SITE PLAN

Scale	AS NOTED
Drawn by	
Checked by	
Project No	
Date:	MAY 19 2022

A-2

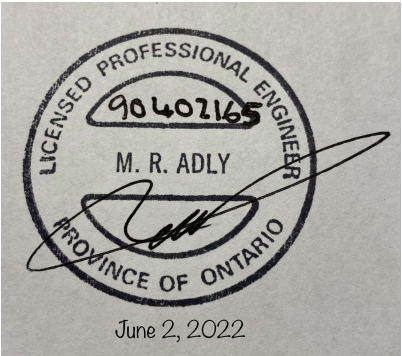
1134 TRUMAN AVENUE
OAKVILLE, ONTARIO

RE-ISSUED FOR BUILDING PERMIT OCT 14 2021
RE-ISSUED FOR BUILDING PERMIT MAY 19 2022

C. OF A. VARIANCES:

- 1– 11.0m BLDG HEIGHT WHEREAS 9.0m IS REQUIRED
- 2– MAXIMUM RESIDENTIAL FLOOR AREA RATIO OF 29.93% WHERE AS 29% IS ALLOWED (4831 SF INSTEAD OF 4680 SF)

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1		
2		
3		

MD ROYAL HOMES INC.

Project Name

1134 TRUMAN AVENUE

OAKVILLE, ONTARIO.

Drawing Title
COVER PAGE

Scale	AS NOTED
Drawn by	
Checked by	
Project No	
Date:	MAY 19 2022

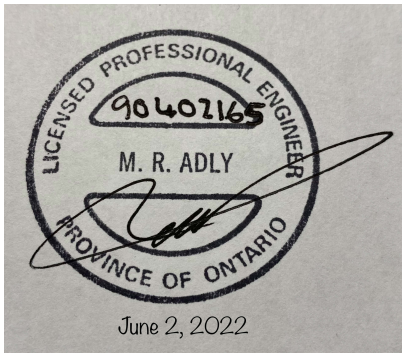
A-1



SOFFIT POTLIGHT ▲

FRONT ELEVATION
SCALE 3/16" : 1'-0"

Do Not Scale The Drawings
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2		
3		

MD ROYAL HOMES INC.

Project Name

1134 TRUMAN AVENUE

OAKVILLE, ONTARIO.

Drawing Title
FRONT ELEVATION

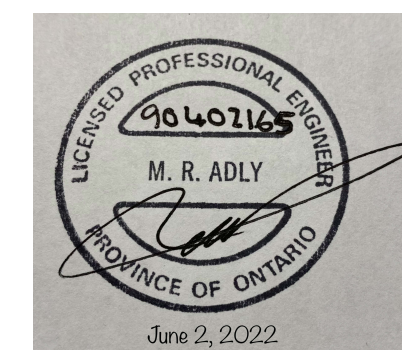
Scale **AS NOTED**
Drawn by
Checked by
Project No
Date: MAY 19 2022

A-8

Do Not Scale The Drawings

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Structural design by the structural engineer



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No	Revisions	Date
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MD ROYAL HOMES INC.

Project Name

1134 TRUMAN AVENUE

OAKVILLE, ONTARIO.

Drawing Title

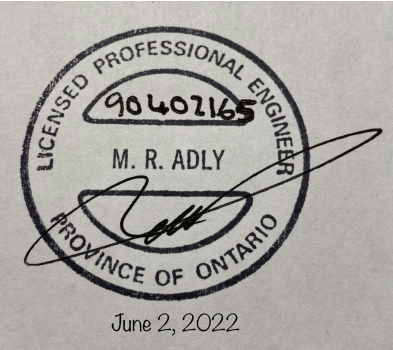
REAR ELEVATION

Scale	AS NOTED	A-11
Drawn by		
Checked by		
Project No		
Date:	MAY 19 2022	



REAR ELEVATION
SCALE 3/16" : 1'-0"

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MD ROYAL HOMES INC.

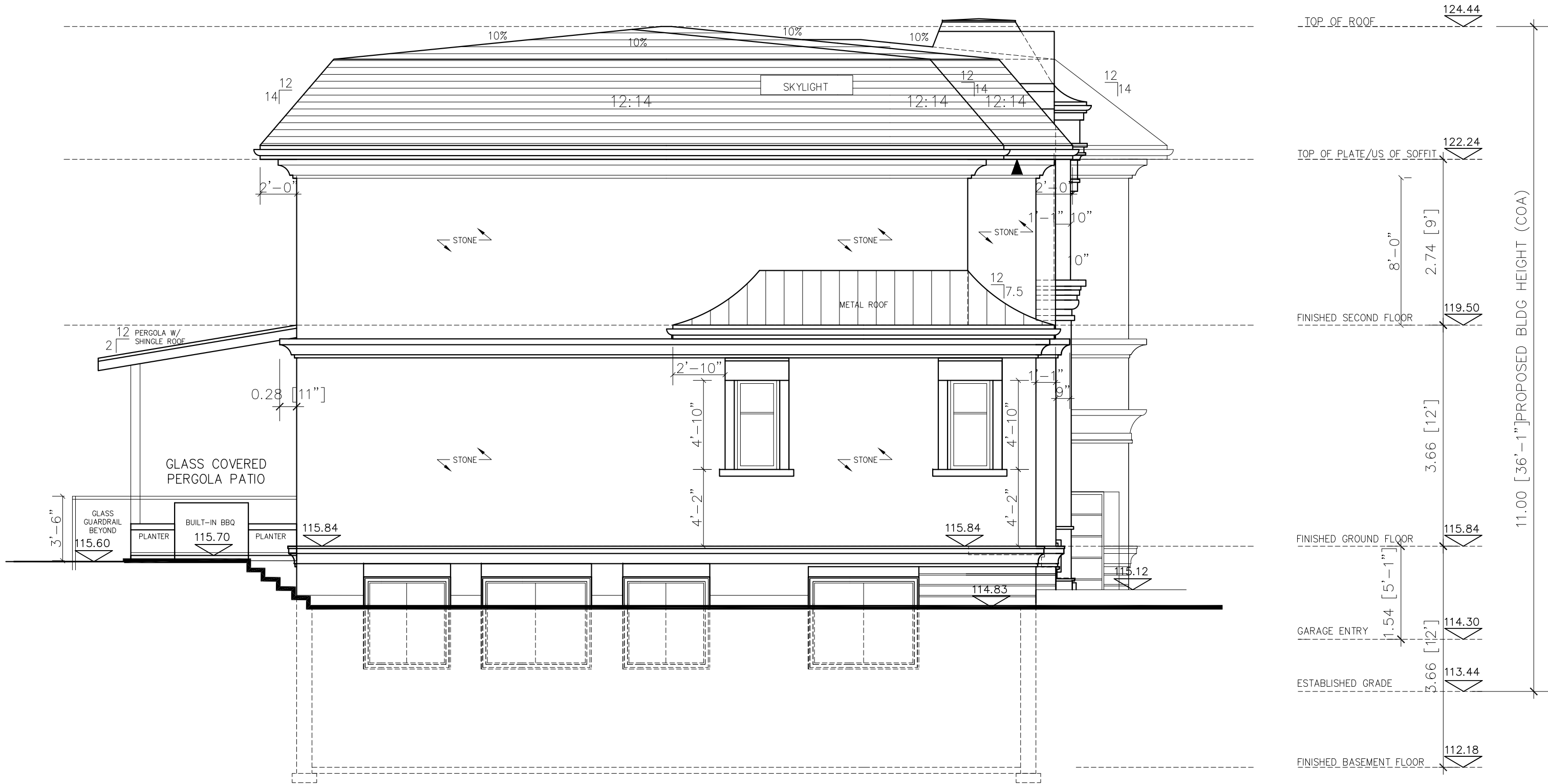
Project Name

1134 TRUMAN AVENUE

OAKVILLE, ONTARIO.

Drawing Title
LEFT ELEVATION

Scale	AS NOTED	A-10
Drawn by		
Checked by		
Project No		
Date:	MAY 19 2022	



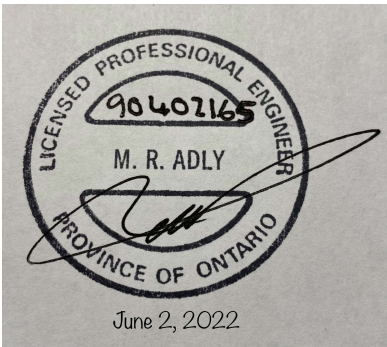
LEFT ELEVATION

SCALE 3/16" : 1'-0"

SOFFIT POTLIGHT ▲

WALL AREA = 970.7 SF(90sm)
LIMITING DISTANCE = 13'-0" (3.9m) @ 23%
ALLOWABLE OPENINGS = 223 SF (20.7sm)
PROPOSED OPENINGS = 51.4 SF (4.7sm)

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No	Revisions	Date
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MD ROYAL HOMES INC.

Project Name

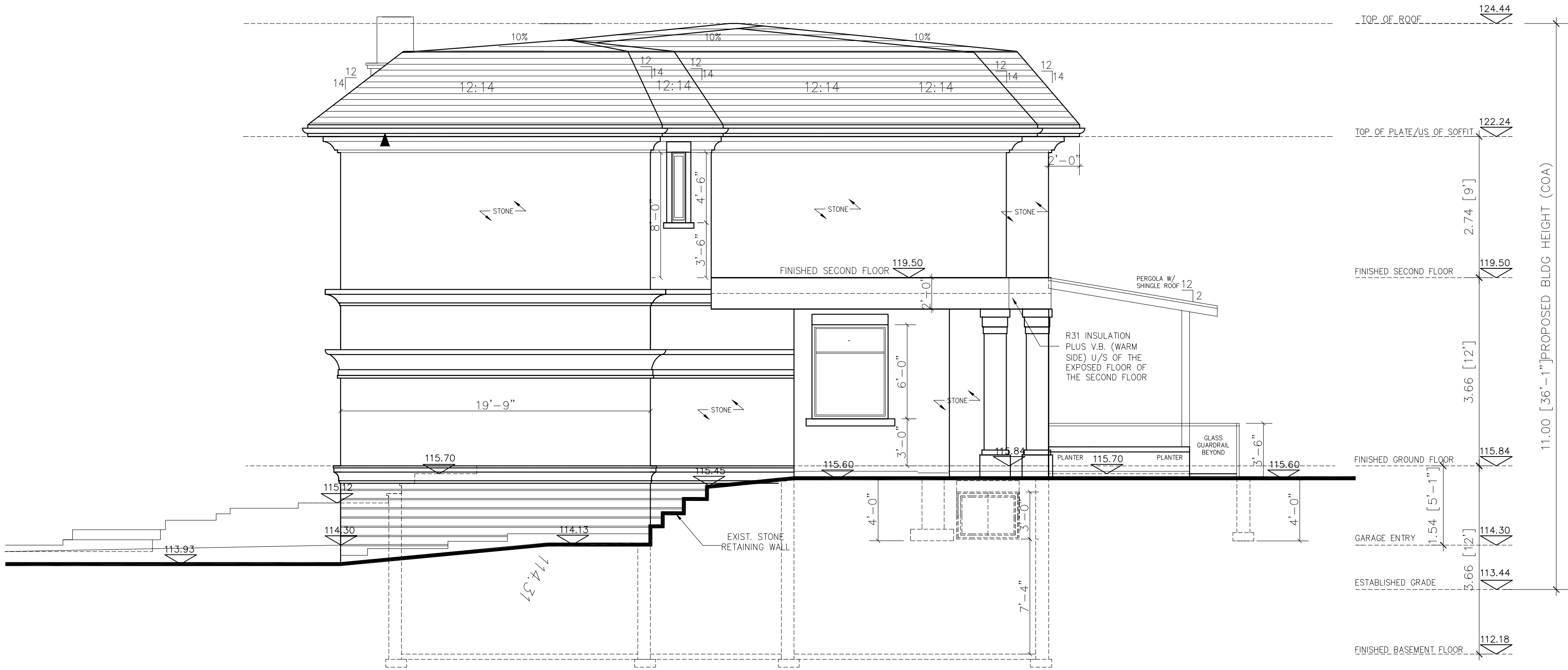
1134 TRUMAN AVENUE

OAKVILLE, ONTARIO.

Drawing Title
RIGHT ELEVATION

Scale **AS NOTED**
Drawn by
Checked by
Project No
Date: MAY 19 2022

A-9



RIGHT ELEVATION
SCALE 3/16" : 1'-0"

SOFFIT POTLIGHT ▲

WALL AREA = 1100 SF(102sm)
LIMITING DISTANCE = 25'-0" (7.6m) @ 23%
ALLOWABLE OPENINGS = 253 SF (23.5sm)
PROPOSED OPENINGS = 31.7 SF (2.9sm)