

J. H. Gelbloom Surveying Limited

2022

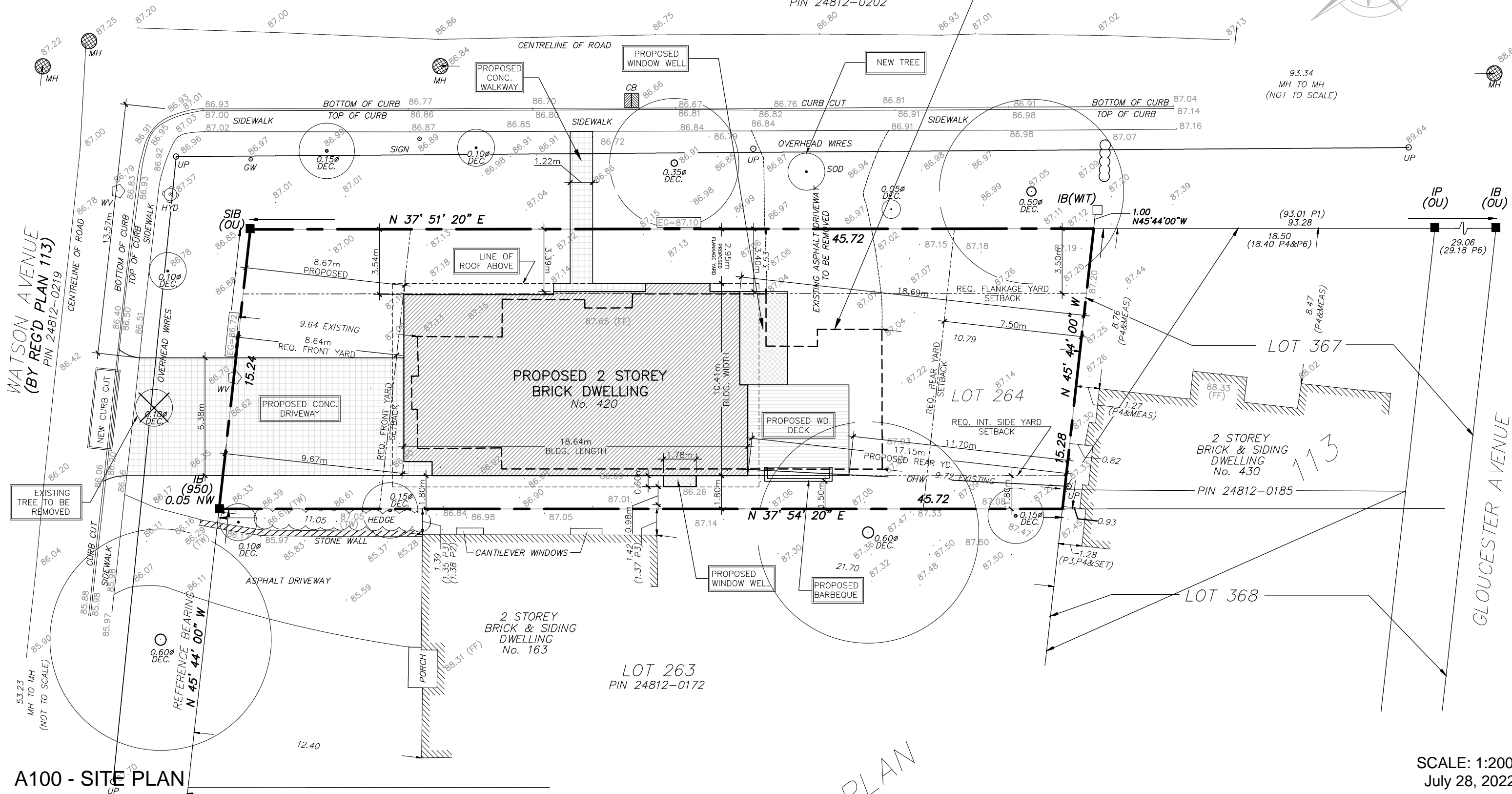
SUMNER AVENUE
(BY REG'D PLAN 113)

PIN 24812-0202

OUTLINE OF EXISTING
2 STOREY DWELLING
TO BE REMOVED



93.34
MH TO MH
(NOT TO SCALE)



A100 - SITE PLAN

PLAN

SCALE: 1:200
July 28, 2022

IRISH RESIDENCE
WATSON AVE. OAKVILLE

GREN WEIS ARCHITECT
AND ASSOCIATES

SITE STATISTICS				
DESCRIPTION	EXISTING	PROPOSED	TOTAL	BY-LAW
ZONED	RL 3-0 SP:10	RL 3-0 SP:10	RL 3-0 SP:10	RL 3-0 SP:10
LOT AREA	693.3m ²	693.3m ²	693.3m ²	—
FOOTPRINT AREA:				
— NEW RESIDENCE	—	185.8m ²	—	—
TOTAL:	205.8m ²	185.6m ²	185.6m ²	130.6m ²
LOT COVERAGE %	29.7%	26.8%	26.8%	19%
RESIDENTIAL FLOOR AREA:				
— Floor 1	TBR	128.5m ²	128.5m ²	—
— Floor 2	TBR	179 m ²	179 m ²	—
TOTAL:	TBR	307.6m ²	307.6m ²	281.9m ²
RFA %:	TBR	44.4%	44.4%	41%
FRONT YARD SETBACK	9.64m	8.67m	8.67m	8.64m
REAR YARD SETBACK	9.72m	17.15m	17.15m	7.5m
INTERIOR YARD SETBACK	2.16m	1.80m	1.80m	1.80m
FLANKAGE YARD SETBACK	3.53m	2.95m	2.95m	3.5m
MAX. BUILDING HEIGHT	TBR	8.98m	8.98m	9.0m
MAX. GARAGE FLOOR AREA	TBR	39m ²	39m ²	38m ²

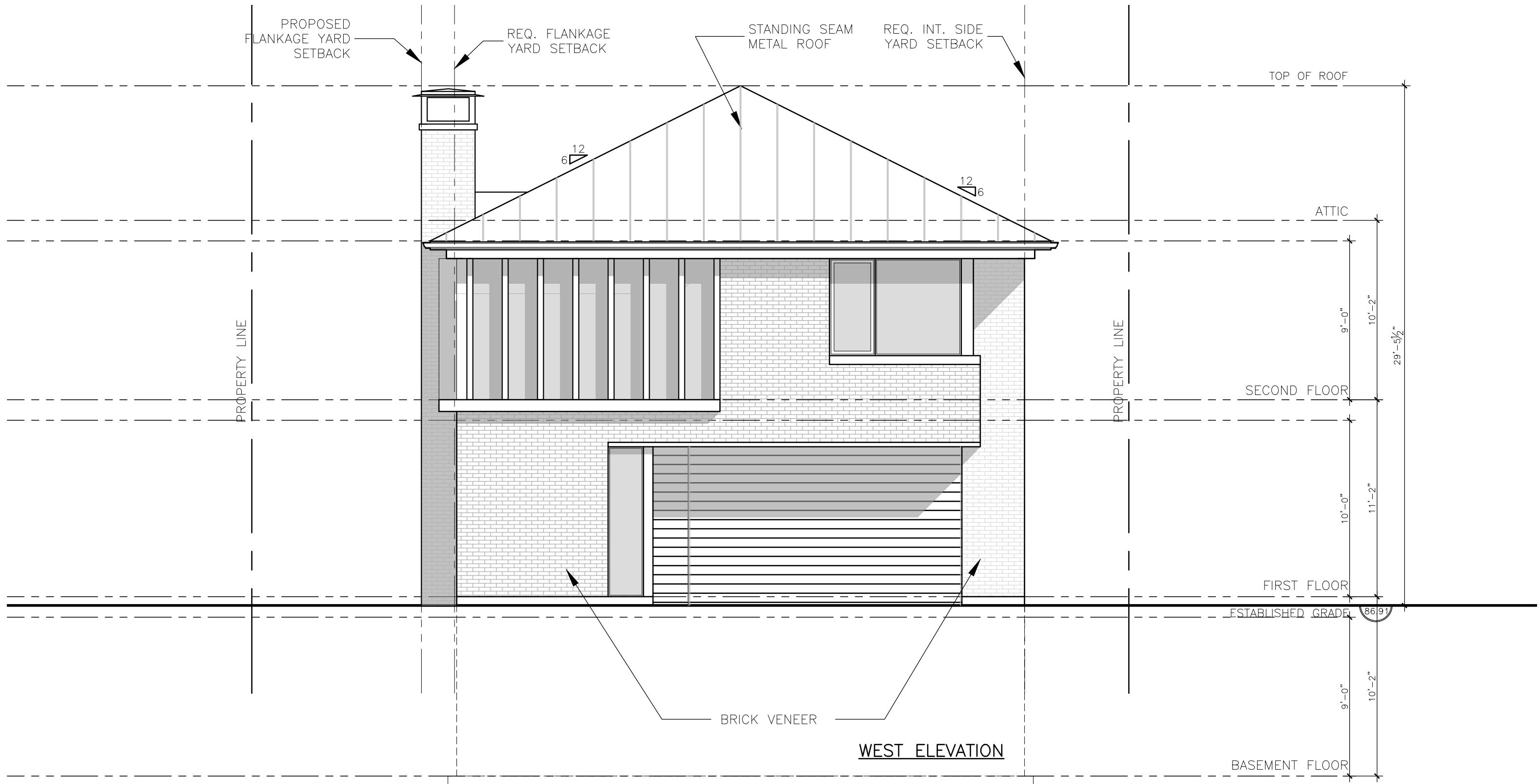
VARIANCE

VARIANCE

VARIANCE

VARIANCE

TBR: TO BE REMOVED



A204 - WEST ELEVATION

SCALE: 3/16" = 1'-0"
July 28, 2022

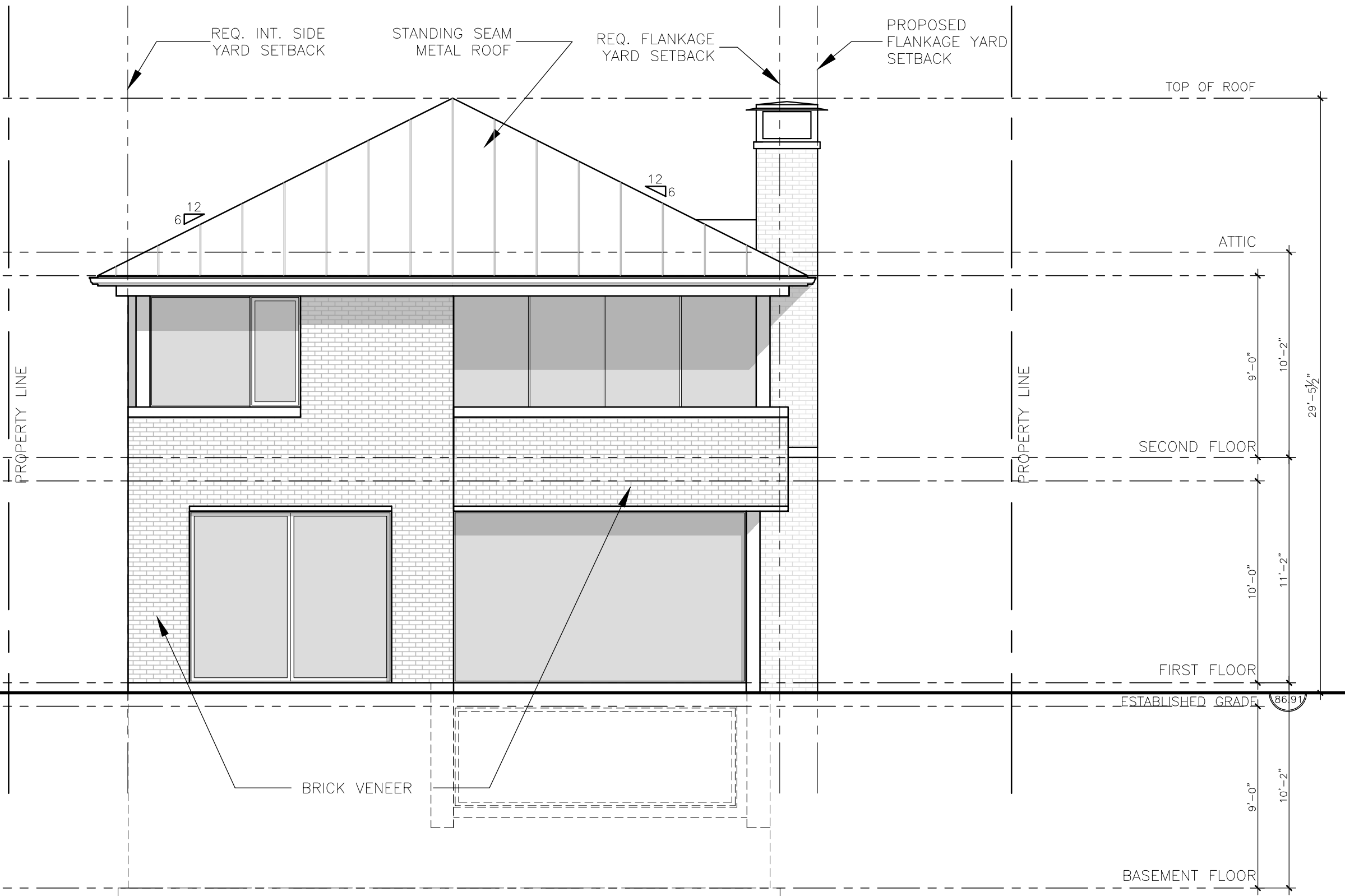
IRISH RESIDENCE
WATSON AVE. OAKVILLE

GREN WEIS ARCHITECT
AND ASSOCIATES

EAST ELEVATION

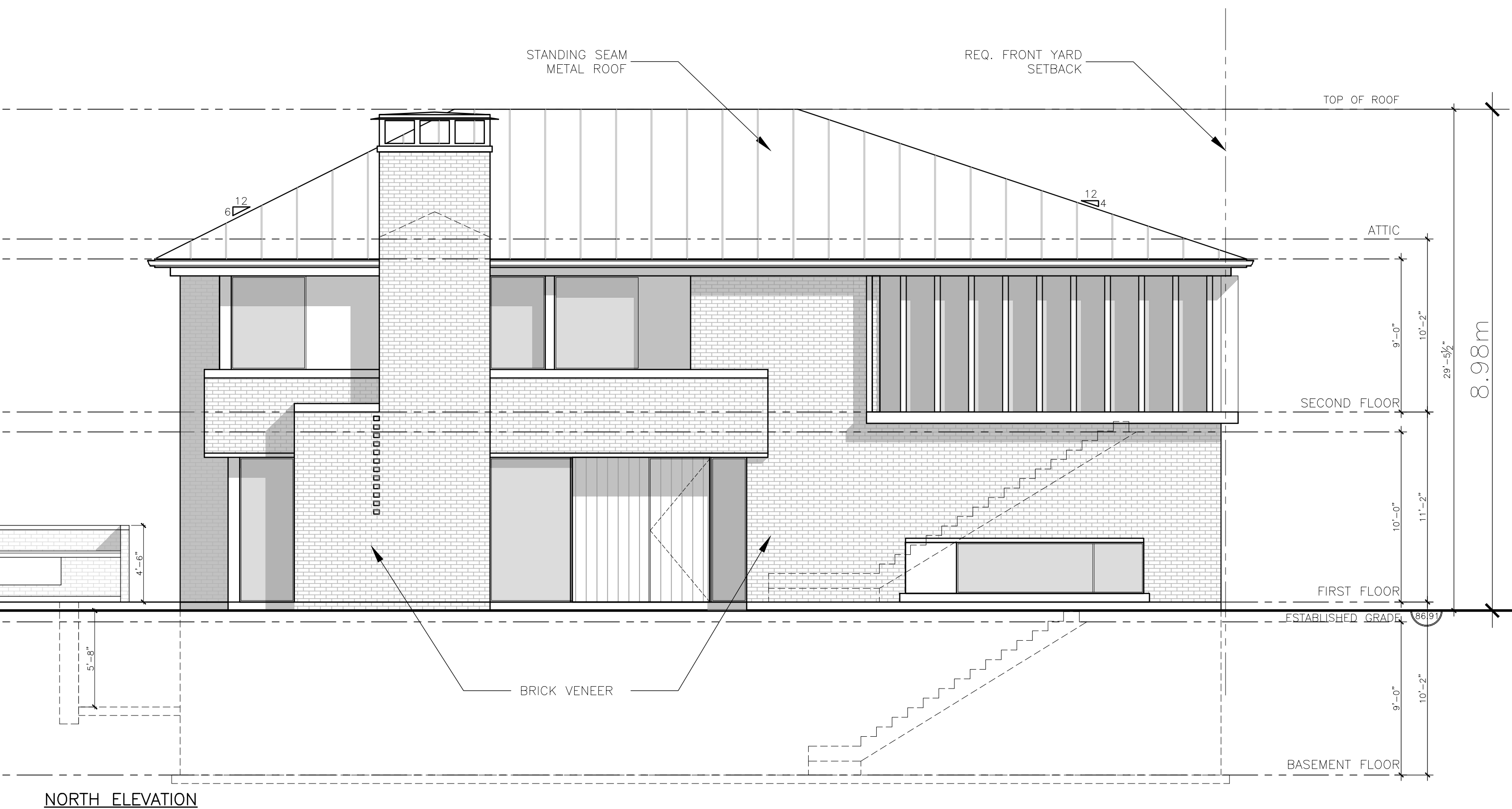
A202 - EAST ELEVATION

IRISH RESIDENCE
WATSON AVE. OAKVILLE



SCALE: 3/16" = 1'-0"
July 28, 2022

GREN WEIS **ARCHITECT**
AND ASSOCIATES



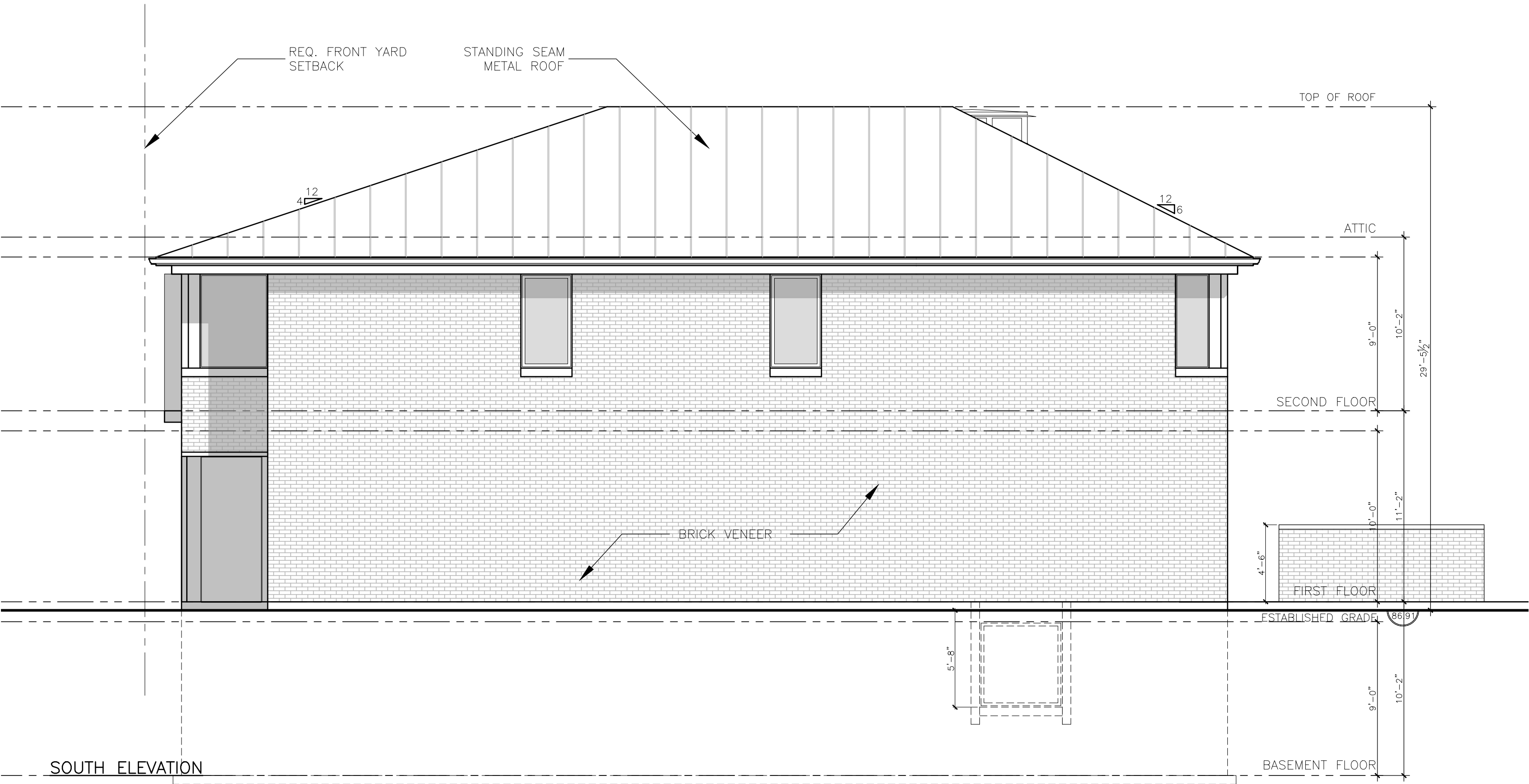
NORTH ELEVATION

A201 - NORTH ELEVATION

SCALE: 3/16" = 1'-0"
July 28, 2022

IRISH RESIDENCE
WATSON AVE. OAKVILLE

GREN WEIS ARCHITECT
AND ASSOCIATES



A203 - SOUTH ELEVATION

SCALE: 3/16" = 1'-0"
July 28, 2022

IRISH RESIDENCE
WATSON AVE. OAKVILLE

GREN WEIS ARCHITECT
AND ASSOCIATES