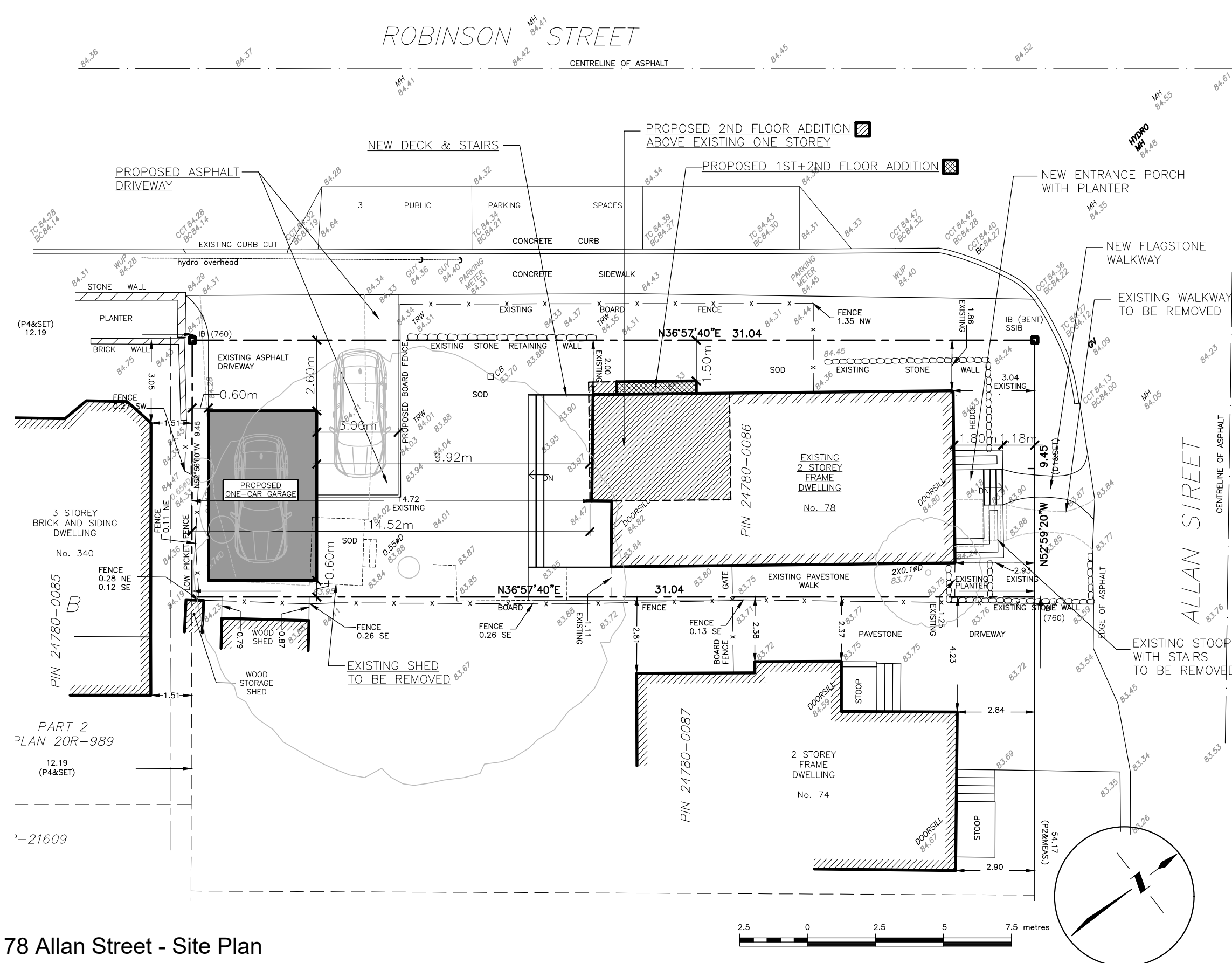




INFORMATION FOR THIS SITE PLAN ARE TAKEN FROM:

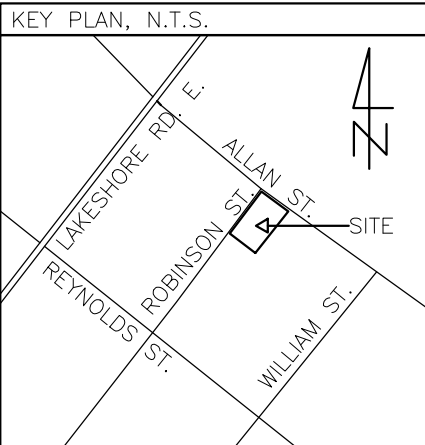
PLAN OF SURVEY WITH TOPOGRAPHY OF
PART OF LOT C IN BLOCK 34
REGISTERED PLAN 1
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

PREPARED BY:

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS
4181 SLADEVIEW CRESCENT, UNIT 42,
MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849
FAX: (905) 569-3160
E-MAIL: office@tmksurveyors.com

ON DATE:
MARCH 30, 2021

- LEGEND
- DENOTES SURVEY MONUMENT PLANTED
 - DENOTES SURVEY MONUMENT FOUND
 - IB DENOTES IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - TC DENOTES TOP OF CURB
 - BC DENOTES BOTTOM OF CURB
 - CCT DENOTES CURB CUT
 - MH DENOTES MANHOLE
 - WUP DENOTES WOOD UTILITY POLE
 - GUY DENOTES GUY ANCHOR WIRE
 - GV DENOTES GAS VALVE
 - TRW DENOTES TOP OF RETAINING WALL
 - P2 DENOTES FRED G. CUNNINGHAM INC., O.L.S, SEPT. 4, 2003
 - P3 DENOTES SEWELL AND SEWELL O.L.S., OCT. 17, 1968
 - P4 DENOTES PLAN 20R-989
 - P5 DENOTES HALTON STANDARD CONDOMINIUM PLAN 716
 - D1 DENOTES INSTRUMENT No. 784224
 - (760) DENOTES McCONNELL MAUGHAN LTD., O.L.S.
 - (950) DENOTES CUNNINGHAM McCONNELL LTD., O.L.S.
- 0.200 DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
 - 0.200 DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
- TREE CANOPIES ARE DRAWN TO SCALE.



78 Allan Street - Site Plan

Niblock Residence
Oakville, ON

SITE STATISTICS – 78 ALLAN ST.				
DESCRIPTION	EXISTING	PROPOSED	TOTAL	BY–LAW
ZONED	RL6 sp.11			
LOT AREA	293.18 sq.m			
FOOTPRINT AREA:				
– Dwelling	82.79 sq.m		82.79 sq.m	
– Shed (To be demolished)	4.68 sq.m	–4.68 sq.m		
– 1ST and 2nd floor Overhang Areas		2.55 sq.m	2.55 sq.m	
– New Garage		25.62 sq.m	25.62 sq.m	26.0 sq.m
TOTAL:	87.47 sq.m		110.96 sq.m	73.3 sq.m
LOT COVERAGE % (Total)	29.8%		37.8%	25%
GARAGE NET FLOOR AREA		22.30 sq.m	22.30 sq.m(7.6%)	8%
RESIDENTIAL FLOOR AREA:				
– Floor 1	82.79 sq.m	1.35 sq.m	84.14 sq.m	
– Floor 2	52.1 sq.m	22.60 sq.m	74.7 sq.m	
TOTAL:	134.89 sq.m	23.95 sq.m	158.84 sq.m	87.95 sq.m
RESIDENTIAL FLOOR AREA %	46%		54.17%	30%
DWELLING HEIGHT (PEAK)	8.26m	8.26m	8.26m	10.5m
GARAGE HEIGHT (PEAK)		4.17m	4.17m	2.5m
SETBACKS				
– Front	2.93m		2.93m	6m
– Rear	14.72m	14.5m	14.5m	7m
– Interior Side	1.11m		1.11m	2.4m
– Flankage	1.86m	1.50m	1.50m	3.0m
Garage (Rear & Side)		0.6m	0.6m	0.6m
Garage (Flankage)		2.6m	2.6m	5.7m

–Variance

–Variance

–Variance

–EXISTING

–EXISTING

–Variance

–Variance



SITE STATS - 78 ALLAN STREET

NIBLOCK RESIDENCE
OAKVILLE, ON

12-Sep-22



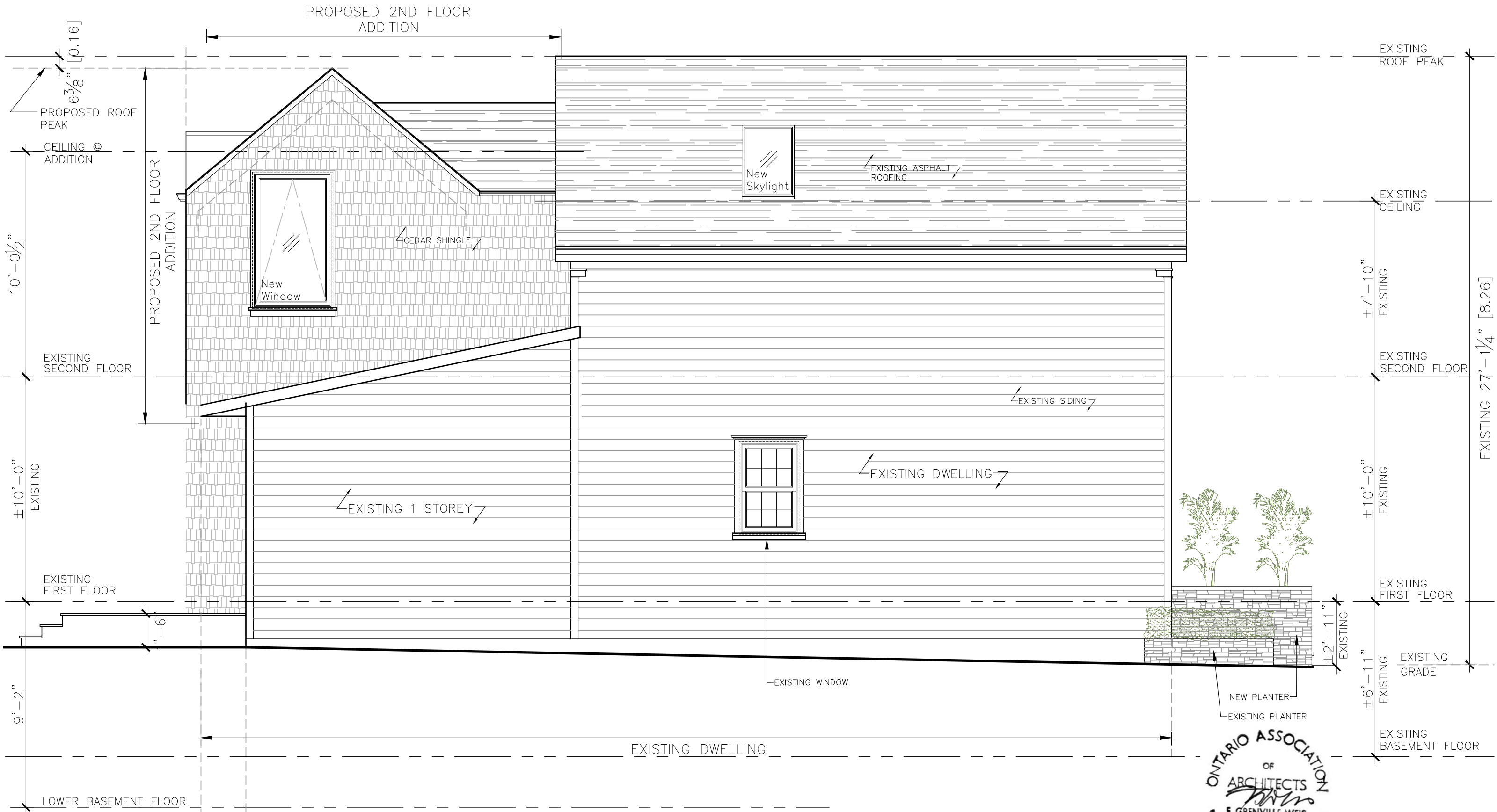
WEST ELEVATION

NIBLOCK RESIDENCE
OAKVILLE, ON

GREN WEIS ARCHITECT
AND ASSOCIATES

A1.8





SOUTH ELEVATION

NIBLOCK RESIDENCE
OAKVILLE, ON

GREN WEIS ARCHITECT
AND ASSOCIATES

A1.9



EAST ELEVATION

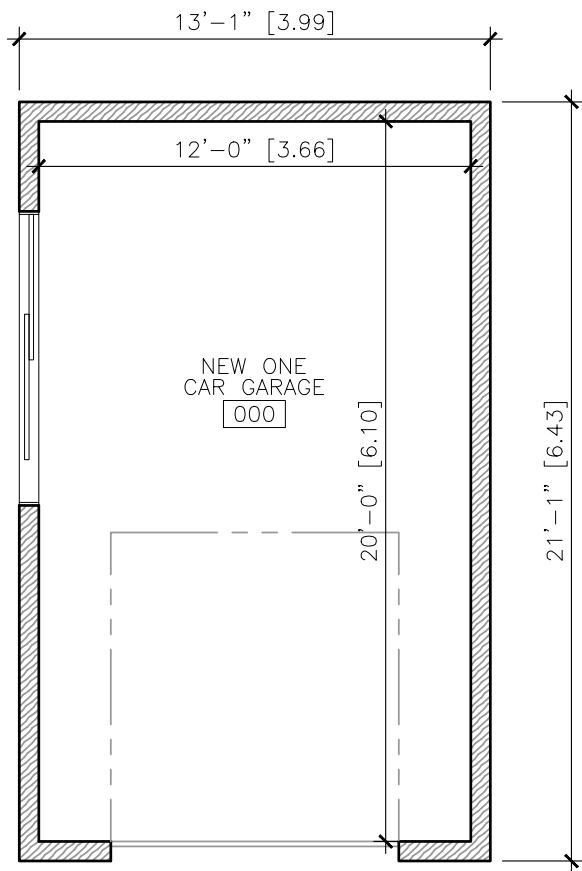
NIBLOCK RESIDENCE
OAKVILLE, ON

GREN WEIS ARCHITECT
AND ASSOCIATES

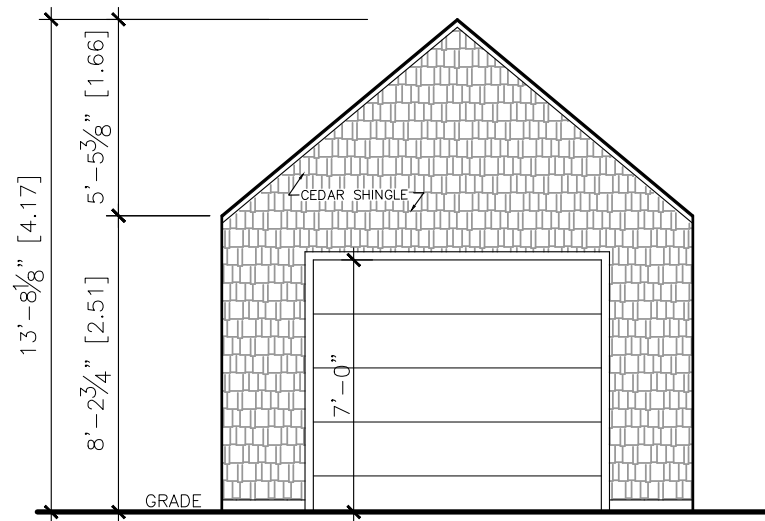
A1.6



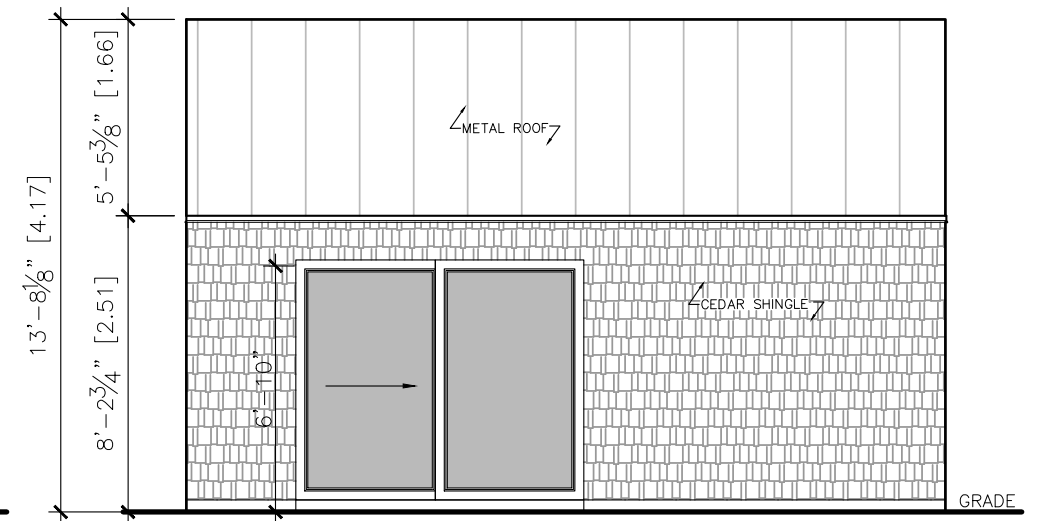
1/4" = 1FT
12-Sep-22



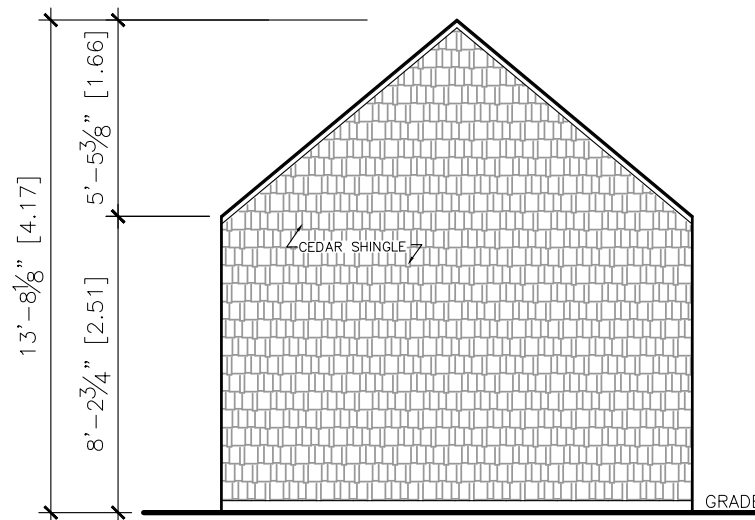
FLOOR PLAN



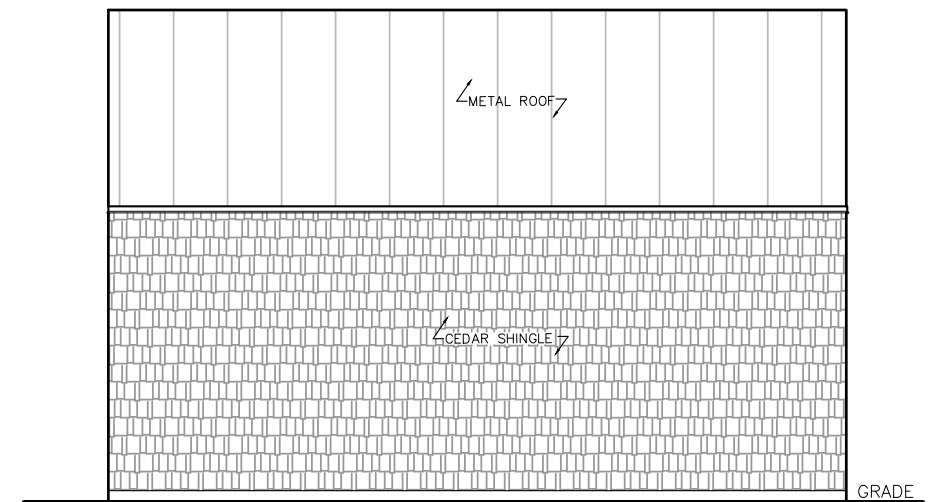
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



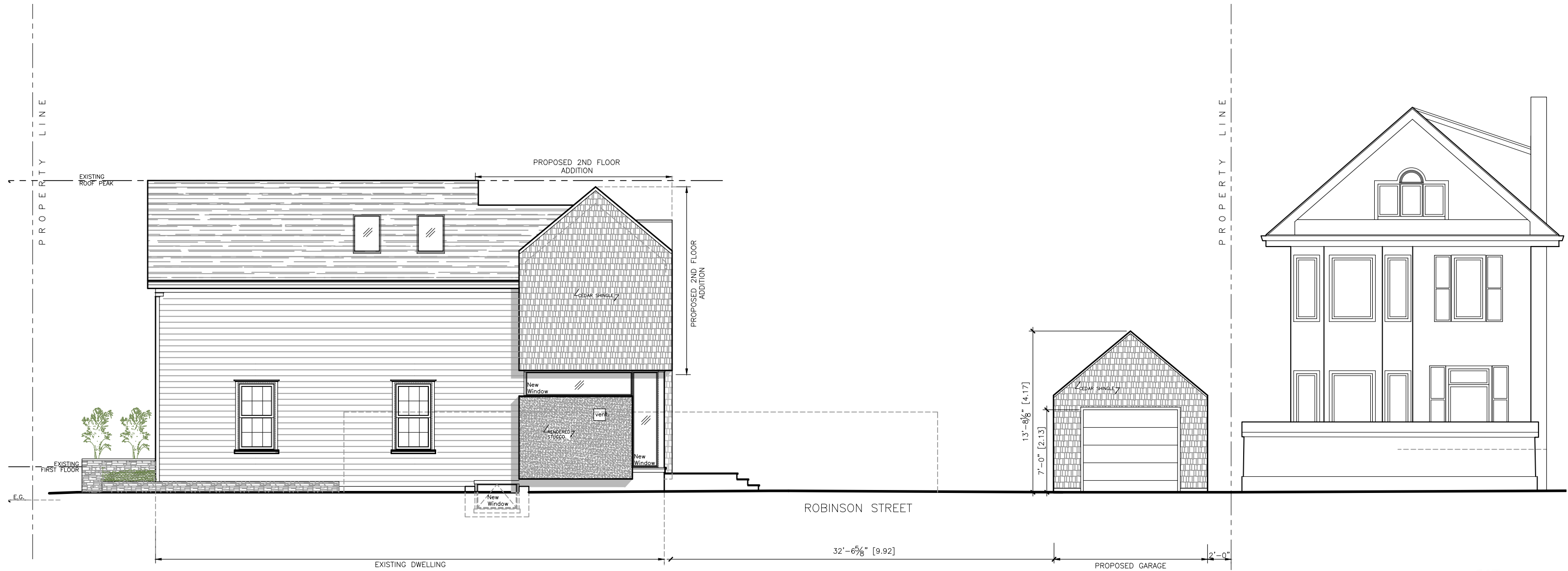
3/16" = 1FT
12-Sep-22

GREN WEIS **ARCHITECT**
AND ASSOCIATES

A2.0

GARAGE PLAN AND ELEVATIONS

NIBLOCK RESIDENCE
OAKVILLE, ON



1/8" = 1FT
12-Sep-22

A3.0

ROBINSON ST. STREETSCAPE

NIBLOCK RESIDENCE
OAKVILLE, ON

GREN WEIS **ARCHITECT**
AND ASSOCIATES