



LOT 16
REGISTERED PLAN 542
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

LOT AREA = 1416.77 m²
BUILDING AREA (GROSS) = 345.49 m²
LOT COVERAGE = 24.39%

OAKVILLE ZONING: RL1-0

ESTABLISHED GRADE = 88.14 m
GARAGE SILL = 88.14 m (AT ESTABLISHED GRADE)
MAXIMUM ALLOWABLE HEIGHT FROM E.G. = 9.00 m
PROPOSED HEIGHT FROM E.G. = 10.003 m
VARIANCE REQUIRED FOR 1.003 m HEIGHT

MAXIMUM RESIDENTIAL FLOOR AREA
= 29% = 410.8633 m² = 4422.5 SQ. FT.

PROPOSED RESIENTIAL FLOOR AREA = 5082 SQ. FT. = 33.3%

VARIANCE REQUIRED FOR 659.5 SQ. FT.

EXISTING FRONT YARD SETBACK = 13.06m
PERMITTED FRONT YARD SETBACK =
EXISTING LESS 1m = 12.06m
PROPOSED FRONT YARD SETBACK = 11.496m
VARIANCE REQUIRED FOR 0.564m



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CLIENT / PROJECT INFORMATION:
21240 - Basra Residence
169 PINEHURST DRIVE
OAKVILLE, ON
FOR COORDINATION

PLOT PLAN
September 1, 2022
SCALE: 1:150
DRAWN BY: HARRISON (TED) LOXTON
ISSUED FOR: FOR COORDINATION

PROJECT NUMBER

21240

A1

TYPICAL RAILING AND GUARD HEIGHTS
(AS PER OBC 9.8 AND SB-7):

1. INTERIOR GUARD RAILS AND HANDRAILS SHALL BE MIN. 36" A.F.F.
2. EXTERIOR GUARD RAILS AND HANDRAILS SHALL BE MIN. 36" IF DROP IS LESS THAN 6'-0".
3. EXTERIOR GUARD RAILS AND HANDRAILS SHALL BE MIN. 42" IF DROP IS GREATER THAN 6'-0".

9.19.1.2. VENT REQUIREMENTS

- 1) EXCEPT AS PROVIDED IN SENTENCE (2), THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA
2) WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6 OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NOT
LESS THAN 1/150 OF THE INSULATED CEILING AREA
3) THE REQUIRED VENTILATION ROOF TYPE, EAVE TYPE, GABLE-END TYPE OR ANY COMBINATION OF THEM, AND SHALL BE DISTRIBUTED,
(A) UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING
(B) WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF THE SPACE, AND
(C) WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE
4) EXCEPT WHERE EACH ROOF JOIST SPACE REFERRED TO IN SENTENCE (2) IS SEPARATELY VENTED,
ROOF JOIST SPACES SHALL BE INTERCONNECTED BY INSTALLING PURLINS NOT LESS THAN 38 MM BY 38 MM
ON THE TOP OF THE ROOF JOISTS
5) VENTS SHALL COMPLY WITH CAN3-A93-M "NATURAL AIRFLOW VENTILATORS FOR BUILDINGS".

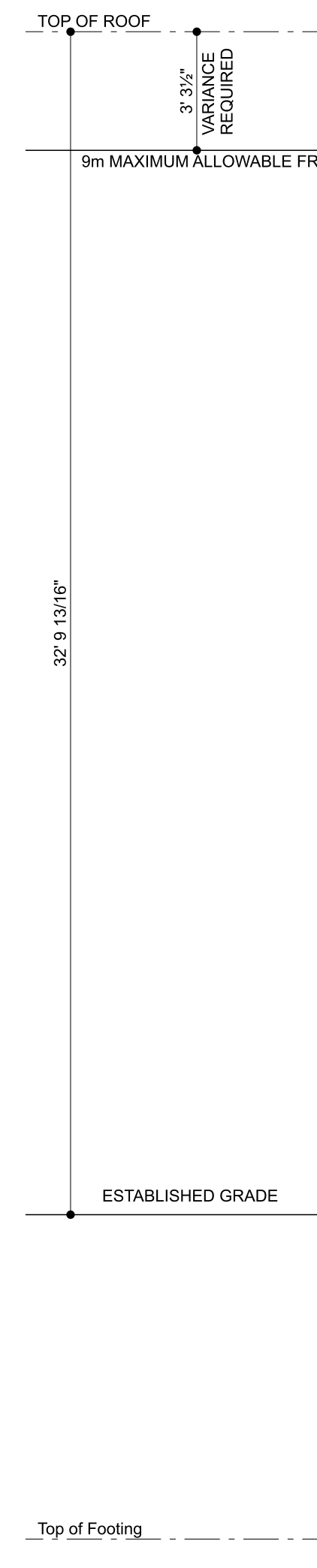
STEP FOOTINGS AS PERMITTED
BY FINAL GRADE AND O.B.C. REQUIREMENTS

OBC 9.15.3.9.

- (1) WHERE STEP FOOTINGS ARE USED,

(A) THE VERTICAL RISE BETWEEN HORIZONTAL PORTIONS SHALL NOT EXCEED 600 MM, AND
(B) THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL NOT BE LESS THAN 600 MM

DROP CONCRETE FOR GARAGE DOORS.
RE: MAIN FLOOR PLAN FOR LOCATIONS
AND SIZES.



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

I review and take responsibility for this design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified and the firm is registered in the appropriate categories / classes.

BAYVIEW DESIGN GROUP
#32750
HARRISON LEXOTON
#26911

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FRONT ELEVATION

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A7

GUARD AND HANDRAIL NOTES:

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9.19.1.2. VENT REQUIREMENTS

- (1) EXCEPT AS PROVIDED IN SENTENCE (2), THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.
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STEP FOOTINGS AS PERMITTED
BY FINAL GRADE AND O.B.C. REQUIREMENTS

OBC 9.15.3.9.

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DROP CONCRETE FOR GARAGE DOORS.
RE: MAIN FLOOR PLAN FOR LOCATIONS
AND SIZES.



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REAR ELEVATION
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A9

GUARD AND HANDRAIL NOTES:

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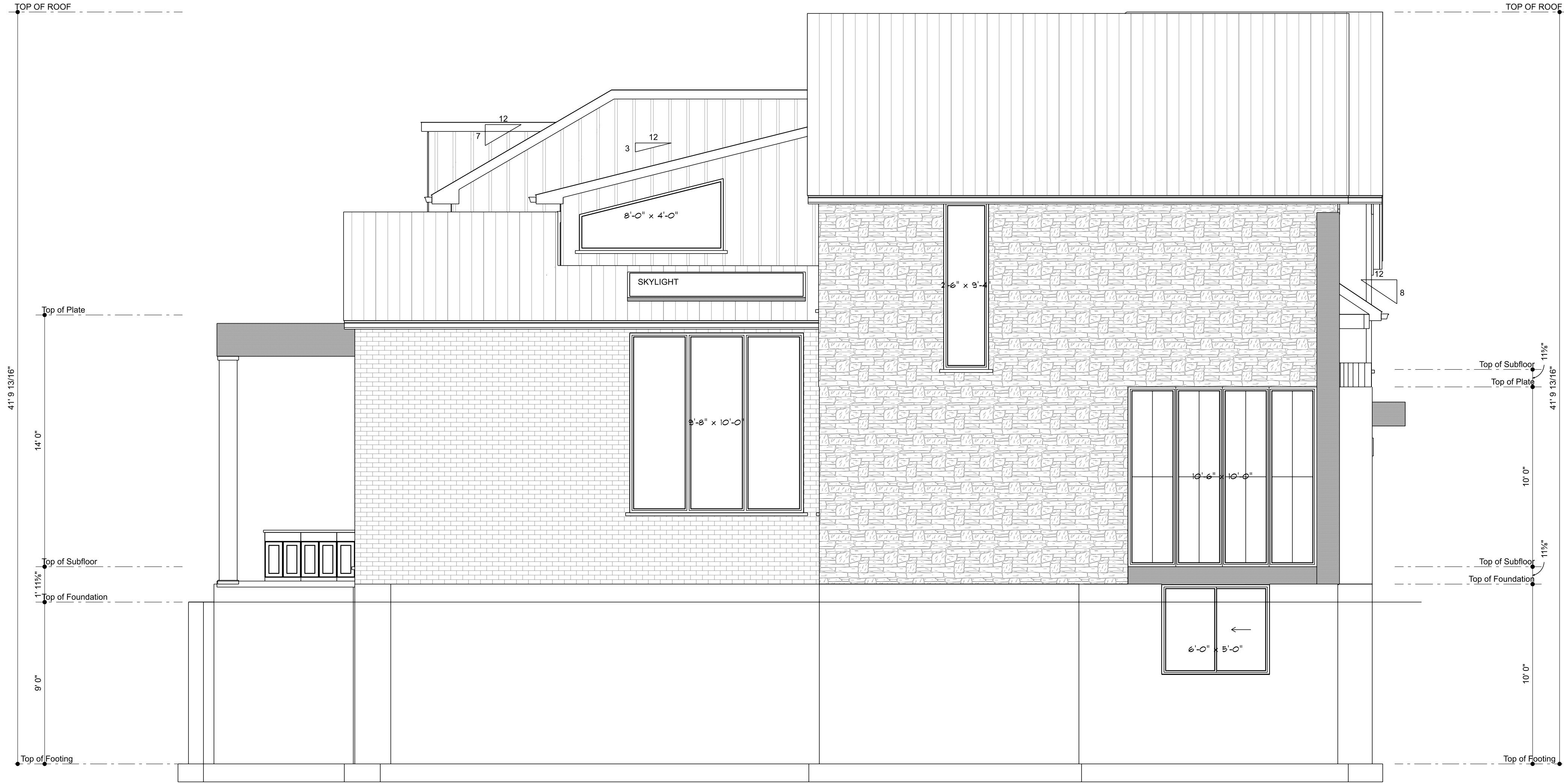
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DROP CONCRETE FOR GARAGE DOORS.
RE: MAIN FLOOR PLAN FOR LOCATIONS
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LEFT SIDE ELEVATION

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



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A8

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DROP CONCRETE FOR GARAGE DOORS.
RE: MAIN FLOOR PLAN FOR LOCATIONS
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RIGHT SIDE ELEVATION

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



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RIGHT ELEVATION

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A10