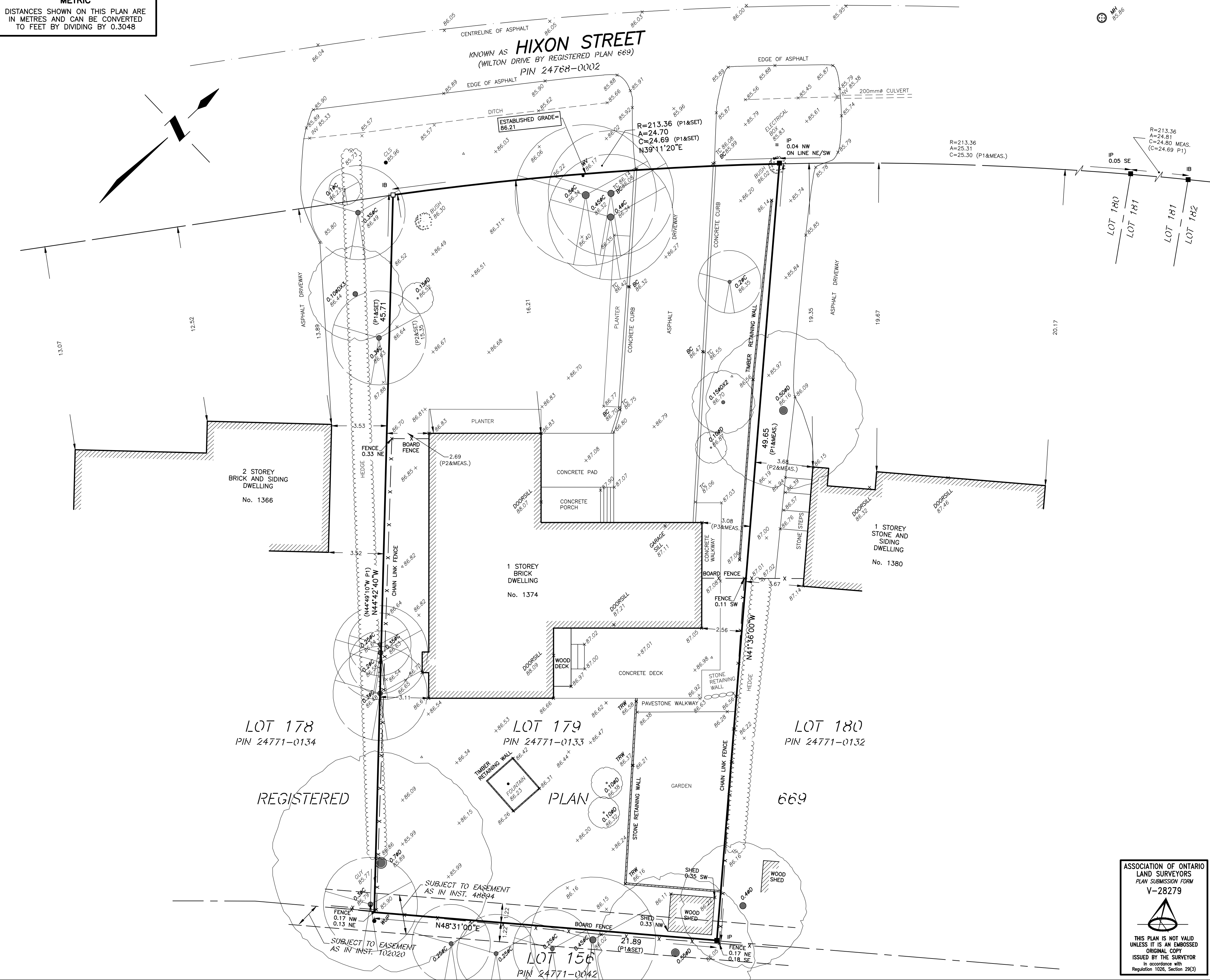


METRIC
DISTANCES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048



SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY WITH TOPOGRAPHY OF
LOT 179
REGISTERED PLAN 669
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON



TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

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REPORT SUMMARY

PROPERTY DESCRIPTION: 1374 HIXON STREET, BEING LOT 179, REGISTERED PLAN 669, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, PIN 24771-0133.

SUBJECT TO EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF CANADA AS IN INST. 48694.

COMMENTS: NOTE LOCATION OF FENCES.

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928 (1978 RE-ADJUSTMENT), AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 36, HAVING A PUBLISHED ELEVATION OF 90.284 metres.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEASTERLY LIMIT OF LOT 179 AS SHOWN ON REGISTERED PLAN 669, HAVING A BEARING OF N41°36'00"W.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
IP	DENOTES	IRON PIPE
TC	DENOTES	TOP OF CURB
BC	DENOTES	BOTTOM OF CURB
MH	DENOTES	MANHOLE
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
INV	DENOTES	INVERT
GUY	DENOTES	GUY WIRE ANCHOR
TRW	DENOTES	TOP OF RETAINING WALL
CLS	DENOTES	CONCRETE LIGHT STANDARD
P1	DENOTES	REGISTERED PLAN 669
P2	DENOTES	DUNNING AND TAYLOR O.L.S., JUNE 19, 1957
P3	DENOTES	FRED G. CUNNINGHAM INC., O.L.S., OCT. 24, 1990

0.20ø DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER

0.20ø DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

PREPARED FOR:

THIS REPORT WAS PREPARED FOR CONCRETE FLOOR TEK AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON JUNE 29, 2022

JUNE 30, 2022

DATE

SIMEON MITREV
ONTARIO LAND SURVEYOR

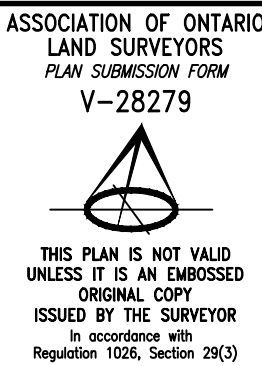
TARASICK McMILLAN KUBICKI LIMITED

ONTARIO LAND SURVEYORS

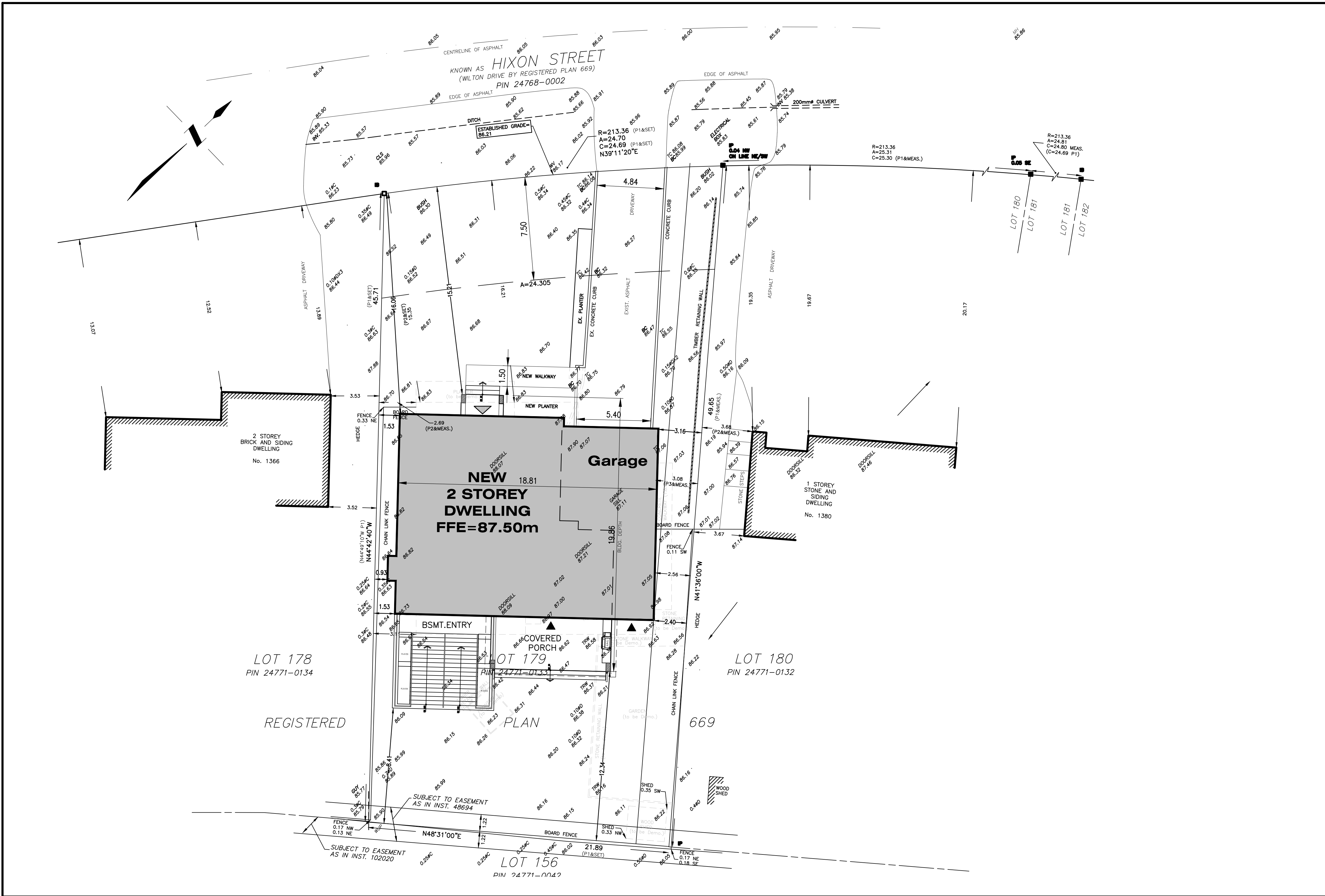
4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@tmksurveyors.com

DRAWN BY: GN

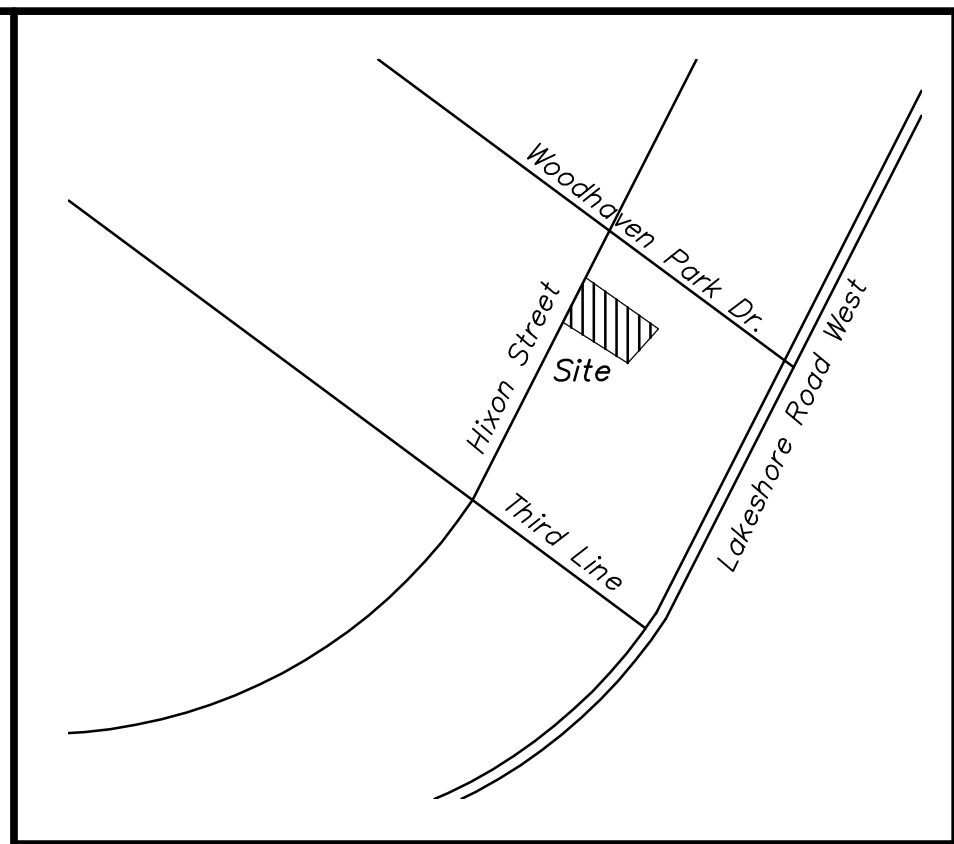
FILE No. 9489-SRPR-T



D:\DOCUMENTS\DMICO CONSULTANTS RESIDENCE ARCHITECTURAL DRAWINGS\RESIDENCE ARCHITECTURAL DRAWINGS\REV SET\B27A24 SITE PLAN APR 17.DWG



1 ARCHITECTURAL SITE PLAN
A1.2 SCALE: 1:150



2 KEY PLAN
A1.2 NOT TO SCALE:

OWNER: MR. SALVADOR 1374 HIXON STREET OAKVILLE, ONT. PH: (905) 822-5644		ARCHITECT: MICHAEL PETTES ARCHITECT INC. 2052 HIGHPOINT SIDEROAD, CALEDON, ONTARIO, L7K 0H9 ATTENTION: MICHAEL PETTES PH: (905) 334-7971	
APPLICANT: WILLIAM OUGHTRED 2140 WINSTON PARK, SUITE 28, OAKVILLE, ONT. L6H5V5 PH: (905) 822-5644			
SITE STATISTICS		1374 HIXON STREET OAKVILLE, ONTARIO	
LEGAL DESCRIPTION:		LOT 179, CONC. 669	
ZONING:		RL2-0	
LOT AREA:		METRIC	IMPERIAL
1. AT STREET		24.70	81.04
2. AS PER DEFINITION		24.31	79.74
(7.5m back from property line)			
GROSS FLOOR AREA:			
PROPOSED GROUND FLOOR		197.24	2123.06
PROPOSED SECOND FLOOR		211.73	2279.02
GARAGE AREA > 6.0m HGT =		0.00	0.00
TOTAL G.F.A.		408.97	4402.08
TOTAL BASEMENT		215.13	2315.60
FINISHED AREA		185.89	2000.85
UNFINISHED AREA		29.24	314.75
FLOOR AREA TO LOT AREA RATIO: (New By-law 2014-014)			
PERMITTED		37.00%	410.79
PROPOSED		36.84%	408.97
GARAGE AREA:			
PERMITTED		45.00	484.38
PROPOSED		63.72	685.84
LOT COVERAGE:			
PERMITTED		25.00%	277.55
PROPOSED BLDG. COVERAGE		24.34%	270.18
PROPOSED COVERED PORCHES		3.41%	37.84
PROPOSED TOTAL		27.74%	308.02
MAXIMUM HGT TO T/O ROOF :			
PERMITTED		9.00	29'-6 3/8"
PROPOSED		9.00	29'-6 1/4"
BUILDING DEPTH:			
PERMITTED		20.00	65'-7"
PROPOSED		19.86	65'-2"

3 SITE STATISTICS
A1.2



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

SITE ACCREDITATION:

PLAN OF TOPOGRAPHY OF
LOT 179
REGISTERED PLAN 669

TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

INFORMATION TAKEN FROM A SURVEY PREPARED BY:
TARASICK, McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS
JUNE 30, 2022

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY
0.3048.

SITE LEGEND:

	PROPERTY LINE
	EXISTING GRADE
	FINISHED GRADE
	FINISHED FLOOR ELEVATION
	FINISHED BASEMENT ELEVATION
	FINISHED DECK ELEVATION
	MAIN ENTRANCE
	SECONDARY ENTRANCE
	PROPOSED ADDITION AREA
	SOLID TREE HOARDING
	FRAMED TREE HOARDING
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

5	09.19.22	REV. GARAGE AREA ON STATS
4	08.23.22	REV. CHIMNEY+SITE STATS
3	08.16.22	ISSUE FOR SITE PLAN APPR.
2	08.12.22	REV. SITE STATS
1	07.04.22	ISSUED FOR REVIEW

REF. DATE: DESCRIPTION:



Michael Pettes Architect Inc.
2052 Highpoint Sideroad,
Caledon, Ontario, L7K0H9
Website: www.mpettes.com
cell: (905) 334-7971

CLIENT:

SALVADOR RESIDENCE

ADDRESS: 1374 HIXON STREET,
CITY: OAKVILLE, ONTARIO

DRAWING TITLE:
ARCHITECTURAL
SITE PLAN

DRAWN: D.D.
DATE: 9/19/22
JOB NO.:

SCALE:
1:150
SHEET:

A2.0



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

PRELIMINARY, NOT
FOR
CONSTRUCTION

5	08.16.22	ISSUED FOR SITE PLAN APPR.
4	08.14.22	ISSUED FOR REVIEW
3	08.10.22	ISSUED FOR REVIEW
2	08.08.22	GENERAL REV'N.-LOWER ROOF
1	07.04.22	ISSUED FOR REVIEW
REF.	DATE:	DESCRIPTION:



Michael Pettes Architect Inc.
2052 Highpoint Sideroad,
Caledon, Ontario, L7K0H9
Website: www.mpettes.com
cell: (905) 334-7371

CLIENT:

SALVADOR RESIDENCE

ADDRESS: 1374 HIXON STREET,
CITY: TORONTO, ONTARIO

DRAWING TITLE:
PROPOSED
FRONT ELEVATION

DRAWN: D.D.	SCALE:
DATE: 8/23/22	1/4"=1'-0"
JOB NO.:	SHEET:

A5.1

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Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

PRELIMINARY, NOT
FOR
CONSTRUCTION

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4	08.14.22	ISSUED FOR REVIEW
3	08.10.22	ISSUED FOR REVIEW
2	08.08.22	GENERAL REV'N.-LOWER ROOF
1	07.04.22	ISSUED FOR REVIEW
REF.	DATE:	DESCRIPTION:



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2052 Highpoint Sideroad,
Caledon, Ontario, L7K0H9
Website: www.mpettes.com
cell: (905) 334-7971

CLIENT:

SALVADOR RESIDENCE

ADDRESS: 1374 HIXON STREET,
CITY: TORONTO, ONTARIO

DRAWING TITLE:
PROPOSED
REAR ELEVATION

DRAWN: D.D.	SCALE:
DATE: 8/23/22	1/4"=1'-0"
JOB NO.:	SHEET:

A5.2

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Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.



6	08.23.22	REV. CHIMNEY SIZE
5	08.16.22	ISSUED FOR SITE PLAN APPR.
4	08.14.22	ISSUED FOR REVIEW
3	08.10.22	ISSUED FOR REVIEW
2	08.08.22	GENERAL REV'N.-LOWER ROOF
1	07.04.22	ISSUED FOR REVIEW
REF.	DATE:	DESCRIPTION:



Michael Pettes Architect Inc.
2052 Highpoint Sideroad,
Caledon, Ontario, L7K0H9
Website: www.mpettes.com
cell: (905) 334-7971

CLIENT:

SALVADOR RESIDENCE

ADDRESS: 1374 HIXON STREET,
CITY: TORONTO, ONTARIO

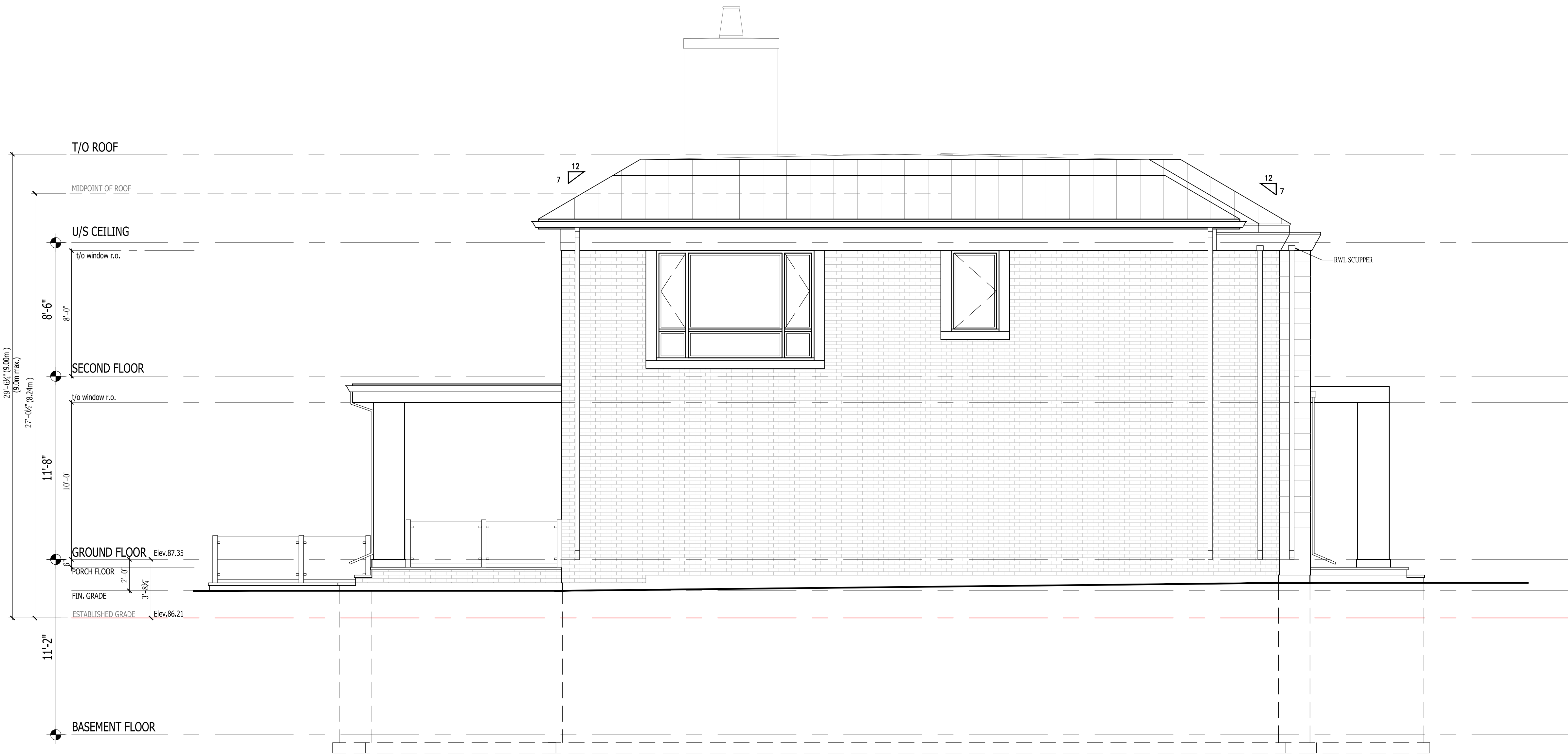
DRAWING TITLE:
PROPOSED
RIGHT SIDE ELEVATION

DRAWN: D.D.
DATE: 8/23/22
JOB NO.:

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

A5.4

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PRELIMINARY, NOT FOR CONSTRUCTION

6	08.23.22	REV. CHIMNEY SIZE
5	08.16.22	ISSUED FOR SITE PLAN APPR.
4	08.14.22	ISSUED FOR REVIEW
3	08.10.22	ISSUED FOR REVIEW
2	08.08.22	GENERAL REV'N.-LOWER ROOF
1	07.04.22	ISSUED FOR REVIEW
REF.	DATE:	DESCRIPTION:



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2052 Highpoint Sideroad,
Caledon, Ontario, L7K0H9
Website: www.mpettes.com
cell: (905) 334-7971

CLIENT:

SALVADOR RESIDENCE

ADDRESS: 1374 HIXON STREET,
CITY: TORONTO, ONTARIO

DRAWING TITLE:
**PROPOSED
LEFT SIDE ELEVATION**

DRAWN: D.D.	SCALE:
DATE: 8/23/22	1/4"=1'-0"
JOB NO.:	SHEET:

A5.3