

LOT 5

SUBJECT TO EASEMENT IN FAVOUR OF THE CORPORATION OF THE TOWN OF OAKVILLE AS IN 189120

LOT 46  
PIN 24764-015

REGISTERED  
LOT 44  
PIN 24764-0188

NO. 155  
EXISTING 2 STOREY DWELLING  
STUCCO CLAD DWELLING

NO. 151  
EXISTING 2 STOREY DWELLING  
STONE & SIDING DWELLING

NO. 155  
EXISTING 2 STOREY DWELLING  
STUCCO CLAD DWELLING

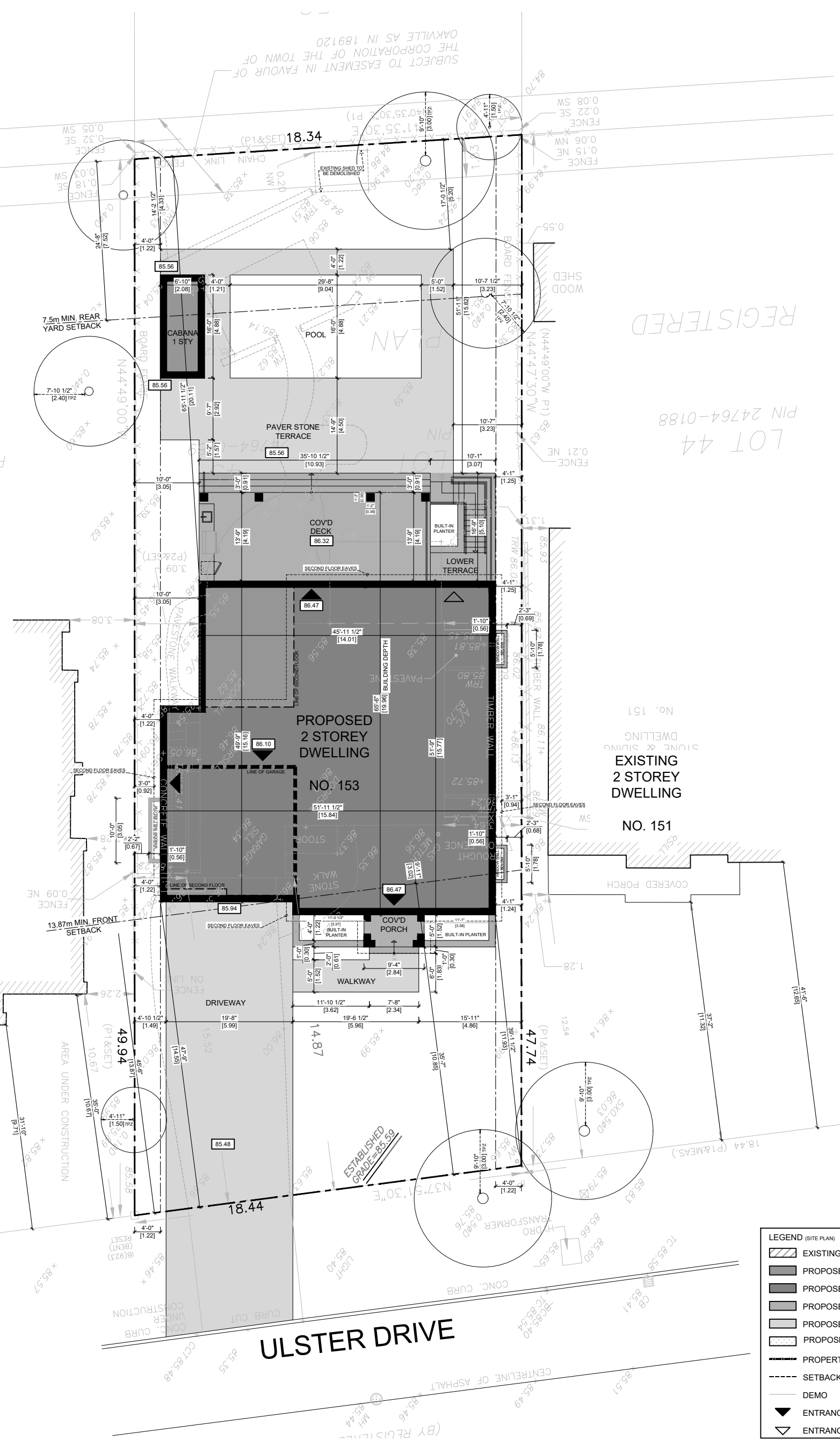
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ULSTER DRIVE

**LEGEND (SITE PLAN)**

	EXISTING
	PROPOSED (DWELLING GROUND FL.)
	PROPOSED (DWELLING SECOND FL.)
	PROPOSED (BUILT LNSCP.)
	PROPOSED (HARD LNSCP.)
	PROPOSED (SOFT LNSCP.)
	PROPERTY LINE
	SETBACKS
	DEMO
	ENTRANCE (GROUND)
	ENTRANCE (LOWER)

# SITE PLAN

SCALE = 1/16" - 1'-0"

153 ULSTER DR  
PROJECT # - 23-33  
ISSUE DATE - 24/03/08



PRINTS AND SPECIFICATIONS SHALL NOT BE REPRODUCED WITHOUT THE PERMISSION OF THE DESIGNER. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING. IF THERE ARE ANY DIMENSIONS, DETAILS OR DESIGN INTENT THAT CANNOT BE DETERMINED FROM THE DRAWINGS, THE DESIGNER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH FABRICATION AND/OR CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED.

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QUALIFICATION INFORMATION  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 DIVISION C OF THE ONTARIO BUILDING CODE.

MARCO RAZZOLINI 111893  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 DIVISION C OF THE ONTARIO BUILDING CODE.

SAKORA DESIGN INC. 123145  
NAME SIGNATURE BCIN



SP1

# 153 Ulster Dr

Oakville, ON

## Designation RL3-0

Lot Area	902.83	m2	9,717.98	sft
Lot Frontage	18.44	m	60.50	ft
Lot Depth	49.34	m	161.88	ft

Residential Floor Area				
	Existing	Proposed		
Ground Floor	sft	183.25	m2	1,972.48 sft
Second Floor	sft	181.83	m2	1,957.21 sft
<b>Total RFA</b>	0.00 sft	365.08 m2		3,929.69 sft

	Maximum	Proposed		
Max RFA	352.10 m2	365.08 m2		3,929.69 sft
Ratio	39.00%	40.44%		
Notes: does not include garage area, garage exterior walls, OTB @ ground, OTB @ second, Stairs @ second, Elevator @ Second.				

Coverage				
	Existing	Proposed		
Ground Floor	sft	235.18	m2	2,531.51 sft
Front Porch	sft	5.05	m2	54.32 sft
Rear Porch	sft	55.80	m2	600.65 sft
<b>Total Coverage</b>	0.00 sft	296.03 m2		3,186.47 sft

	Maximum	Proposed		
Max Coverage	315.99 m2	296.03 m2		3,186.47 sft
Percentage	35%	32.79%		
Notes:				

Building Depth				
	Maximum	Proposed		
Building Depth	20.00 m	19.96 m		65.49 ft
Notes: Measured from Front Main Wall				

Garage				
	Maximum	Proposed		
Garage Projection	1.50 m			0.00 ft
Garage Size	45.00 m2	0.09 m2		1.00 sft

## Landscaping Stats

Front Yard Landscaping Calculations				
Total Front Yard	2,617.01	sft	243.13	m2
Permitted Encroachments				
Driveway	919.73	sft	85.45	m2
Porch + Steps	54.33	sft	5.05	m2
Walkway	105.38	sft	9.79	m2
Planter Walls	30.08	sft	2.79	m2
	0.00	sft	0.00	m2
	0.00	sft	0.00	m2
<b>Total Removed</b>	1,109.52	sft	103.08	m2

Soft Landscape Area	1,507.49	sft	140.05	m2
58%				

## General Information

Conservation	No
Arborist	Yes
Heritage	No

Height Requirements				
	Maximum	Proposed		
Building Height	9.00 m	9.52 m		31.23 ft
Flat Roof	N/A m	9.52 m		31.23 ft
Eaves	N/A m	7.36 m		24.15 ft
Storeys	2.00 sty	2 sty		
Notes: Height measured to highest ridge				

Setbacks				
	Minimum	Proposed		
Front (Min)	13.87 m	10.85 m		35.60 ft
Front (Max)	19.37 m	10.85 m		35.60 ft
Int Side L	1.20 m	1.22 m		4.00 ft
Int Side R	1.20 m	1.25 m		4.10 ft
Rear	7.50 m	20.11 m		65.98 ft
Notes: Existing Front = 14.87				

Encroachments & Exterior				
	Maximum	Proposed		
F. Porch	0.00 m	3.02 m		9.91 ft
R. Porch	0.00 m	N/A m		N/A ft
Window Well	0.60 m	0.56 m		1.84 ft
Eaves	0.60 m	0.30 m		0.98 ft

Driveway Width	6.00 m	5.99 m		19.65 ft
Walkway Width	1.80 m	1.52 m		4.99 ft

Established Grade	
Established Grade	85.59
Notes: Centre of the front lot line or average of centre for each lot line shared with a street	

## SITE STATS

SCALE = N/A

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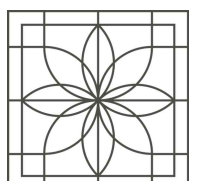
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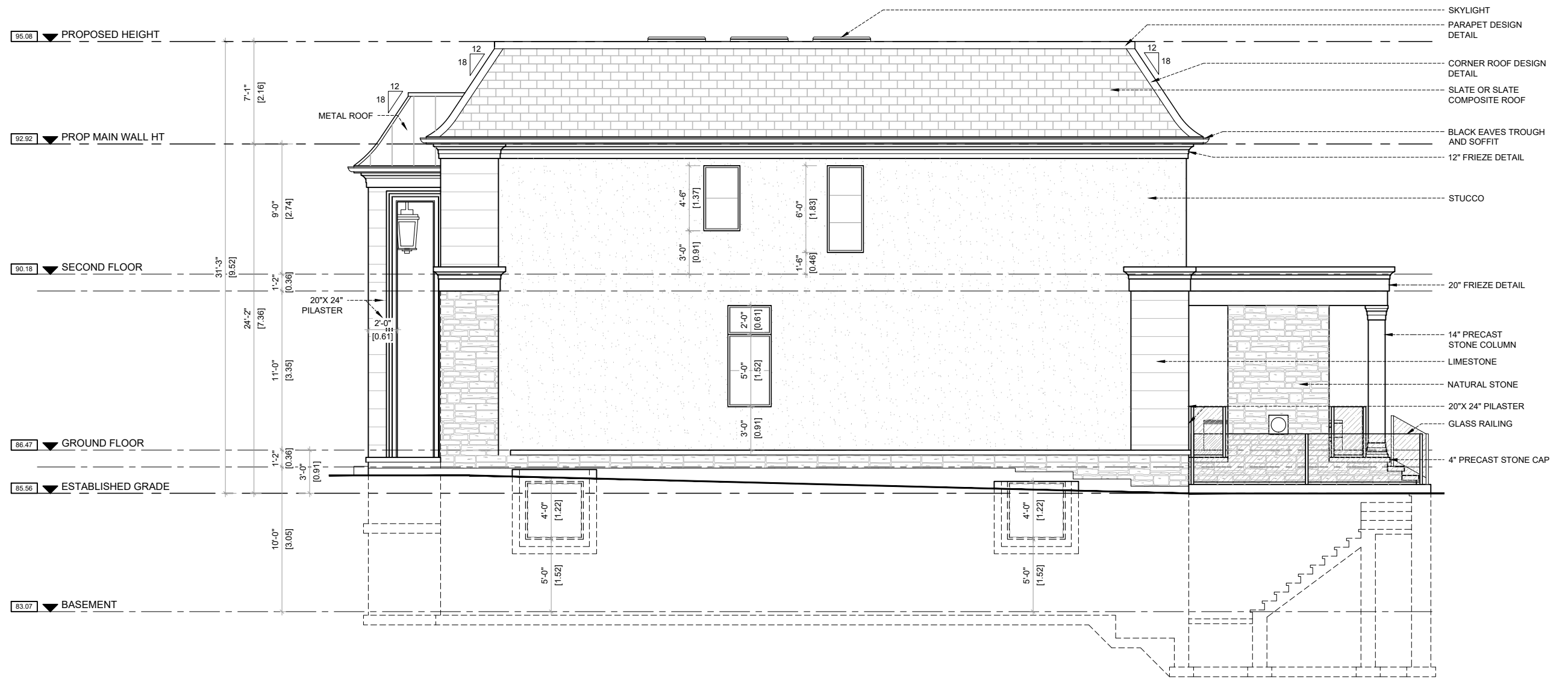
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SAKORA DESIGN INC. 123145  
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SAKORA  
DESIGN

SP2



# SIDE ELEVATION (WEST)

SCALE = 1/8" = 1'-0"

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# REAR ELEVATION (SOUTH)

SCALE = 1/8" - 1'-0"

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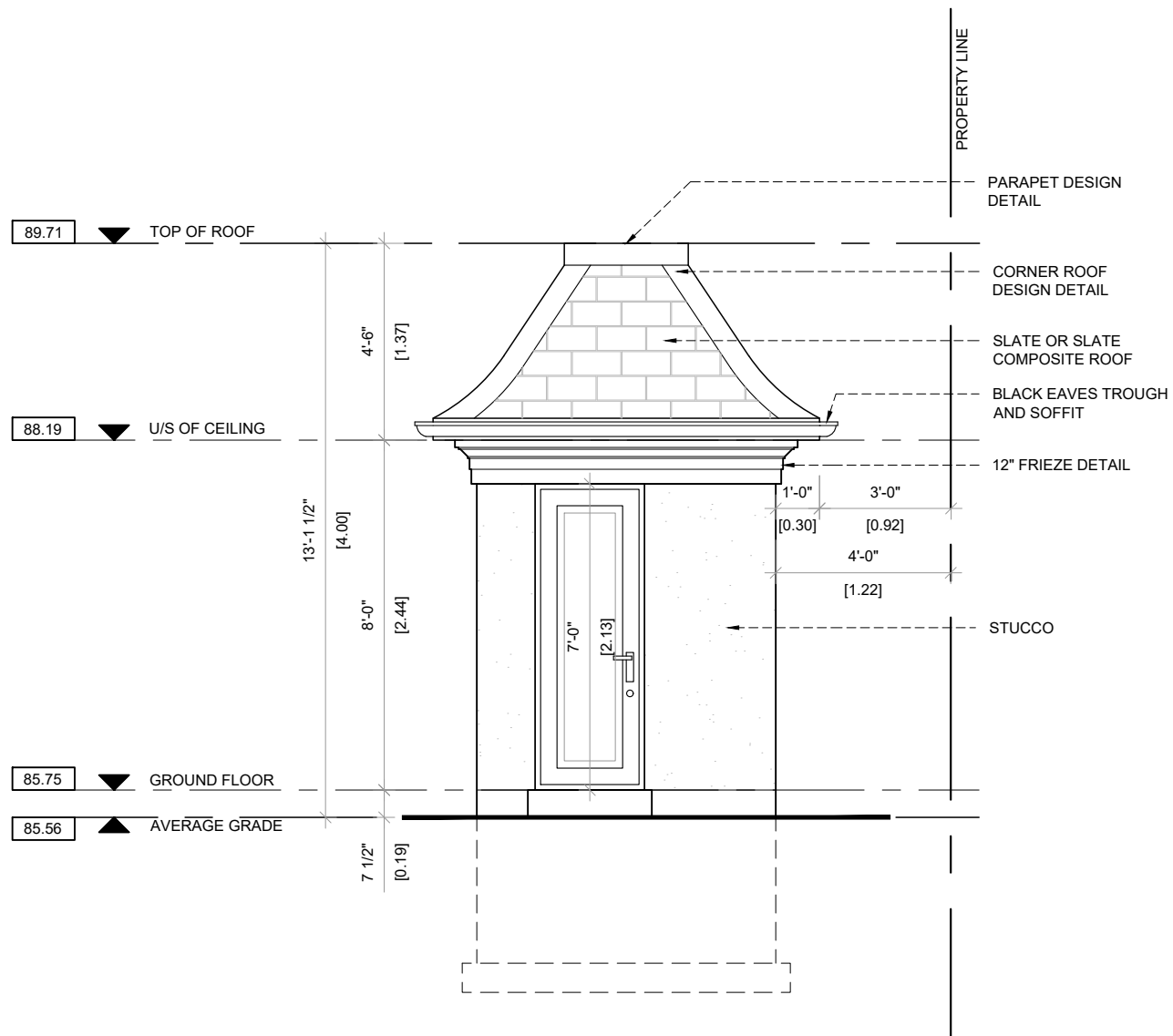
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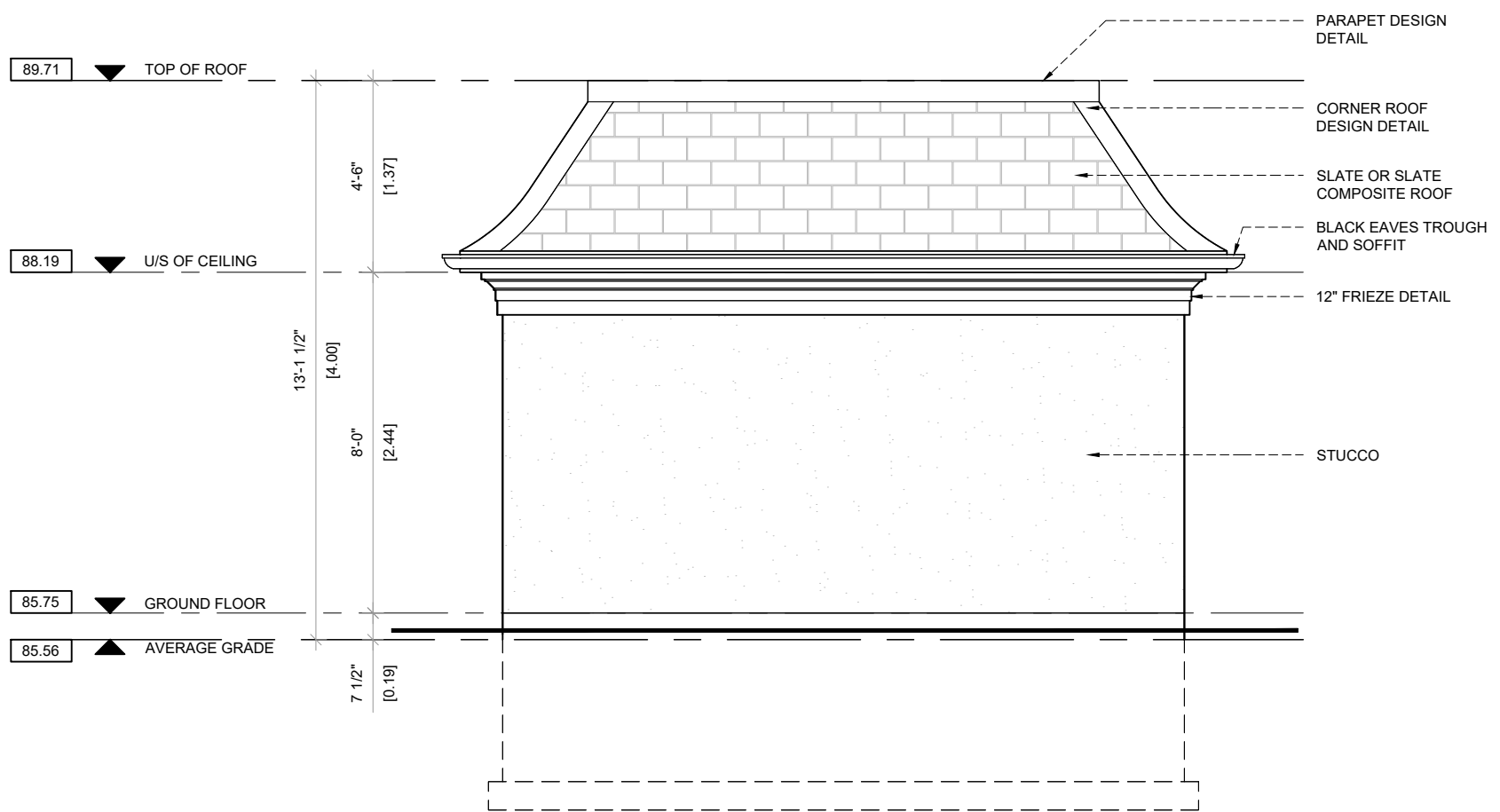
SAKORA DESIGN INC. 123145  
 NAME SIGNATURE BCIN



A7



REAR ELEVATION (SOUTH)



SIDE ELEVATION (EAST)

# CABANA - ELEVATIONS

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

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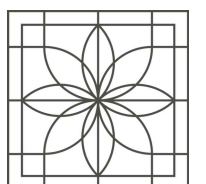
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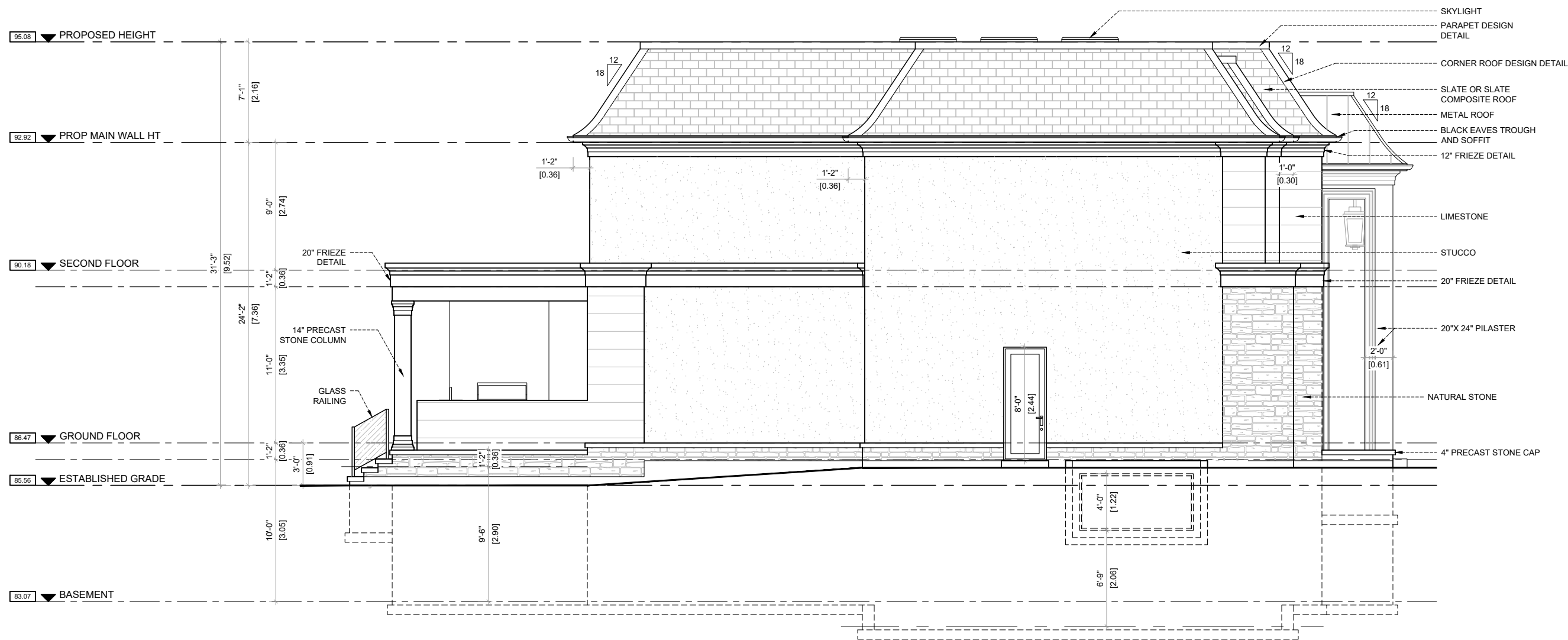
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SAKORA DESIGN INC. 123145  
NAME SIGNATURE BCIN



SAKORA  
DESIGN

A11



# SIDE ELEVATION (EAST)

SCALE = 1/8" = 1'-0"

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# FRONT ELEVATION (NORTH)

SCALE = 1/8" = 1'-0"

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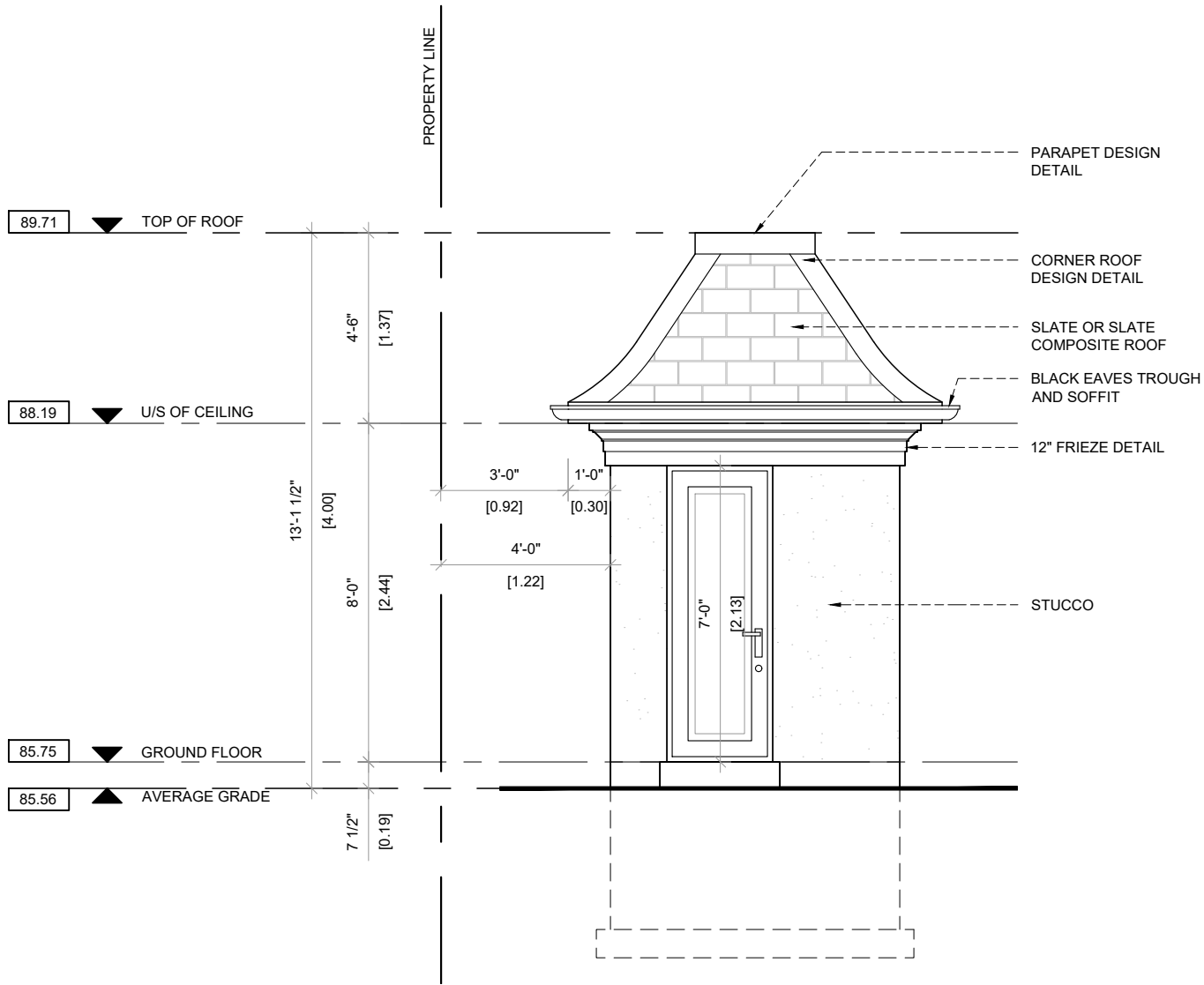
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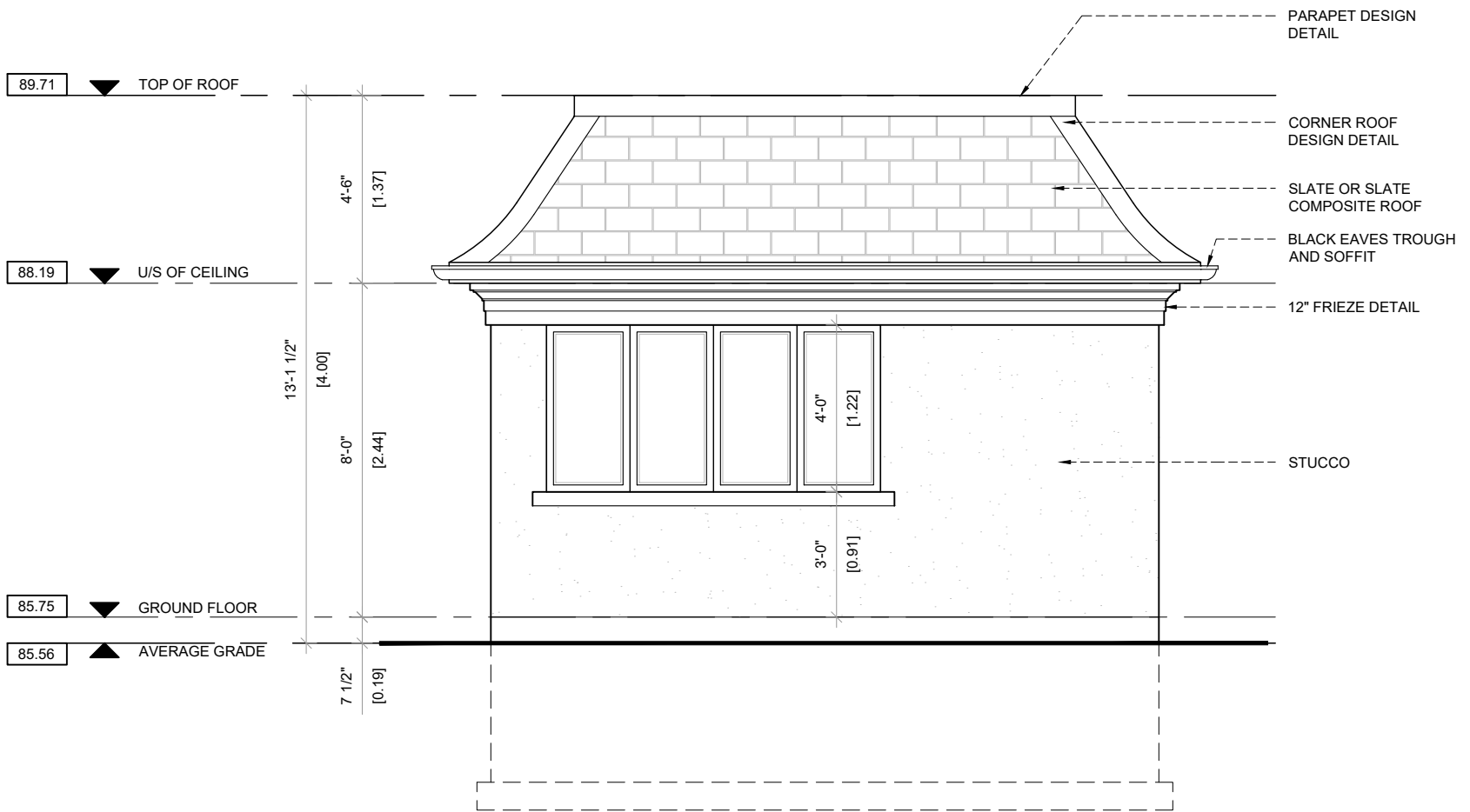
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A5



FRONT ELEVATION (NORTH)



SIDE ELEVATION (WEST)

# CABANA - ELEVATIONS

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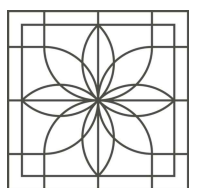
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SAKORA  
DESIGN

A10