GLOUCESTER AVENUE

KEY PLAN
NOT TO SCALE

GRADING PLAN
PROPOSED 2 STOREY ADDITION
130 GLOUCESTER AVENUE

LEGAL DESCRIPTION
Part of LOTS 373, 374 & 375
REGISTERED PLAN 113
TOWN of OAKVILLE
Regional Municipality of Halton
SCALE 1 : 125

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

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE TOWN OF OAKVILLE BENCHMARK NO. 3 HAVING A PUBLISHED ELEVATION OF 86.5705 METRES.

LEGEND

	DENOTES	
□		SURVEY MONUMENT SET
		SURVEY MONUMENT FOUND
N,S,E,W		NORTH,SOUTH,EAST,WEST
M		MEASURED
PROD		ON PRODUCTION
P.I.N.		PROPERTY IDENTIFIER NUMBER
		OVERHEAD WIRES
UP		UTILITY POLE
CT		CONIFEROUS TREE
DT		DECIDUOUS TREE
CB		CATCH BASIN
MH		MANHOLE
CF		CONCRETE FOUNDATION
T.R.E.		TOP OF ROOF ELEVATION
F.F.E.		FINISHED FLOOR ELEVATION
G.S.E.		GARAGE SILL ELEVATION
B.S.E.		BASEMENT SLAB ELEVATION
U.S.F.		UNDERSIDE OF FOOTING
		DIRECTION OF SWALE
		DIRECTION OF FLOW
		DOWNSPOUT
87.38		PROPOSED ELEVATION
87.38		PROPOSED ELEVATION
87.28		EXISTING ELEVATION
(SW87.05)		PROPOSED SWALE ELEVATION
(97.52)		AS-BUILT ELEVATION AS MEASURED ON JUNE 19, 2019

REVISIONS
1. JULY 27, 2018
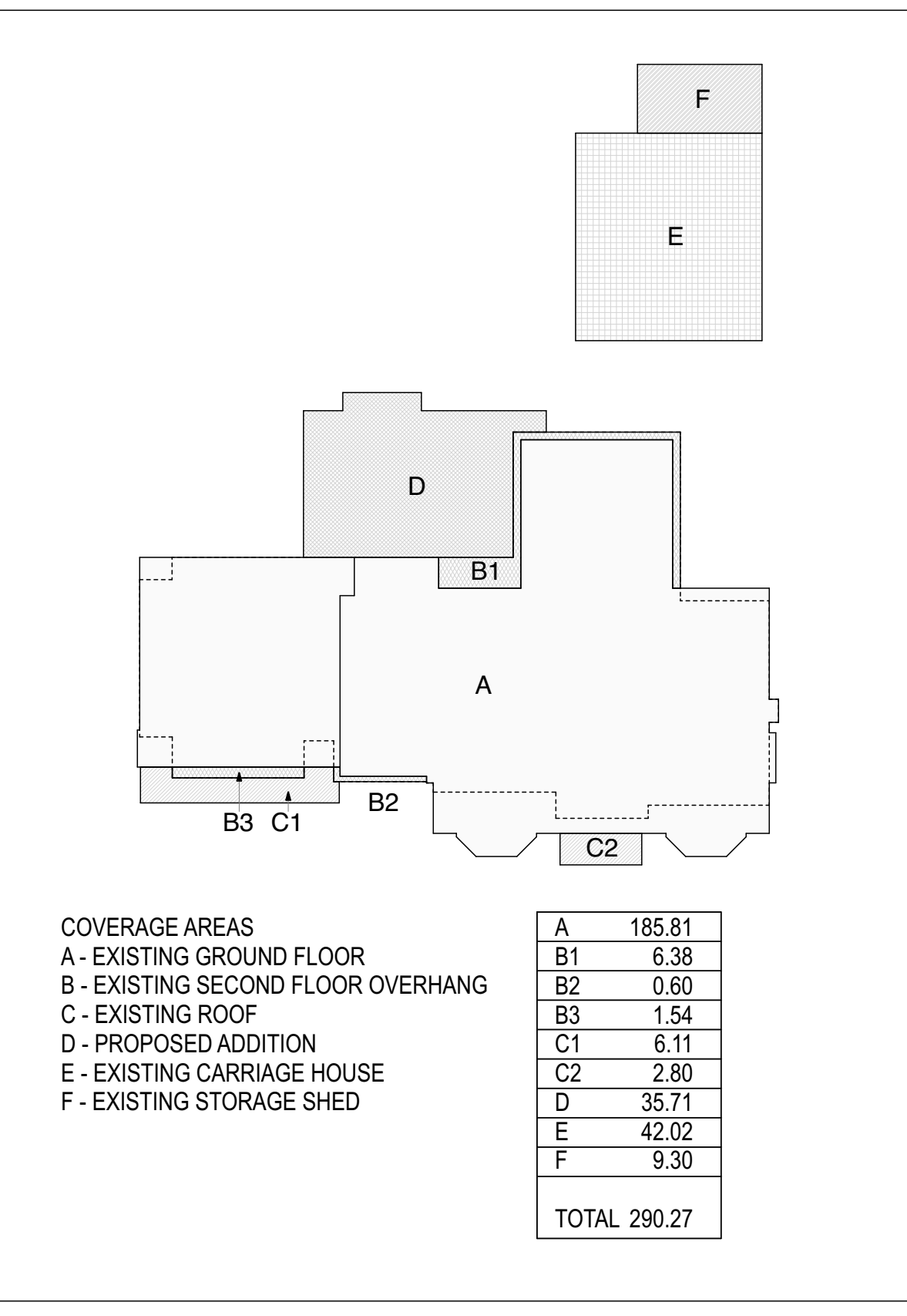2. AUGUST 7, 2018
3. AUGUST 24, 2018

SURVEYOR'S CERTIFICATE
I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF THIS PROPERTY AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERANCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OF ADJACENT PROPERTIES.

JUNE 18, 2018
DATE

JACEK WALCZAK
ONTARIO LAND SURVEYOR

REGIONAL APPROVAL
REGION DESIGN OF WATER &/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS AND SPECIFICATIONS AND LOCATION APPROVAL FROM AREA MUNICIPALITY.

SIGNED: _____ DATED: _____
INFRASTRUCTURE PLANNING & POLICY

GTA
Greater Toronto Acres
SURVEYING Inc.

7003 Steeles Ave. West, Unit 12, Toronto ON M9W 0A2
Tel: (416) 679-0572
E-MAIL: jw@gtasurveying.ca
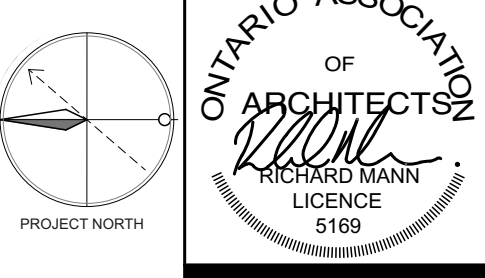
DRAWN: B D./A.W.   PROJECT 18166

UNDERGROUND SERVICES NOTE
THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP TO DATE AND AN ONSITE LOCATE MUST BE ORDERED PRIOR TO ANY EXCAVATION.

COVERAGE CALCULATION DIAGRAM

COVERAGE AREAS

A - EXISTING GROUND FLOOR	A	185.81
B1 - EXISTING SECOND FLOOR OVERHANG	B1	6.38
B - EXISTING SECOND FLOOR OVERHANG	B2	0.60
C - EXISTING ROOF	B3	1.54
D - PROPOSED ADDITION	C1	6.11
E - EXISTING CARRIAGE HOUSE	C2	2.80
F - EXISTING STORAGE SHED	D	35.71
	E	42.02
	F	9.30
	TOTAL	**290.27**

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130 GLOUCESTER AVENUE
SITE STATISTICS
ZONING BY-LAW 2014-014

DESCRIPTION	REGULATION	PROPOSED
ZONE	RL3-0 - SP-10	
LOT AREA	min 557.50 m²	1217.27 m² (EXISTING)
LOT FRONTAGE	min 18.00 m	24.69 m (EXISTING)
LOT DEPTH	min 30.00 m	46.09 m (EXISTING)
# STOREYS	max 2	2
LOT COVERAGE		
EXISTING BUILDING COVERAGE AREA		194.33 m²
EXISTING COVERED ROOF AREAS		8.91 m²
EXISTING ACCESSORY BUILDING COVERAGE AREA		42.02 m²
EXISTING STORAGE SHED COVERAGE AREA		9.30 m²
PROPOSED ADDITION COVERAGE AREA		35.71 m²
TOTAL		290.27 m²
LOT COVERAGE	max 19%	23.85 %
RESIDENTIAL FLOOR AREA		
EXISTING GROUND FLOOR AREA		139.50 m²
EXISTING SECOND FLOOR AREA		176.10 m²
TOTAL		315.60 m²
PROPOSED ADDITION FLOOR AREA		39.72 m²
FLOOR AREA:LOT RATIO	max 32 %	29.19 % (355.32 m²)
GARAGE FLOOR AREA	max 38.00 m²	41.90 m²
BUILDING DIMENSIONS		
BUILDING HEIGHT	max 9.00 m	Existing 8.45 m
GARAGE PROJECTION	max 1.50 m	0.00 m
GARAGE ENTRY WIDTH	max 9.0 m	4.95 m
DRIVEWAY WIDTH	max 9.0 m	Existing 9.00 m
FRONT WALL %	min 50 %	100 %
BUILDING SETBACKS		
FRONT YARD - min	18.68 m	Existing 18.68 m
FRONT YARD - max	24.18 m	Existing 21.86 m
REAR YARD	7.50 m	11.69 m
NORTH SIDE YARD	1.80 m	Existing 3.16 m
SOUTH SIDE YARD	1.80 m	Existing 2.16 m
REQUIRES MINOR VARIANCE		

ONTARIO ASSOCIATION OF ARCHITECTS
RICHARD MANN
LICENCE 5169

PROJECT NORTH

08.03.2024   ISSUED FOR MINOR VARIANCE

CHECK AND VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. ALL WORK IS TO BE PERFORMED ACCORDING TO THE ONTARIO BUILDING CODE AND ANY REGIONAL OR MUNICIPAL CODES OR BY-LAWS.

richard mann architect inc.
153 Woodhaven Park Drive, Oakville, Ontario, L6L 4K4
www.richardmannarchitect.ca   905 339 5260

McCAY RESIDENCE
130 GLOUCESTER AVE OAKVILLE
ONTARIO L6J 3W4

DRAWING TITLE
SITE PLAN

SCALE

DATE 02.2024

DRAWN BY RM

2. SITE PLAN   1:125   **SK1**

Site plan labels:

CENTRELINE

2 Storey Brick Dwelling No. 436 F.F.E. 88.07

1 Storey Vinyl Siding

1 Storey Brick

LOT 375
LOT 374
LOT 373

REGISTERED PLAN

No. 130 EXISTING 1½ STOREY BRICK DWELLING TO REMAIN
T.R.E. 95.83 (EXIST.)
F.F.E. 88.55 (EXIST.)

EXISTING 2 STOREY BRICK & FRAME TO REMAIN F.F.E. 88.41

EXISTING GARAGE TO REMAIN
G.S.E. 87.52

EXISTING 2 STOREY FRAME TO REMAIN

PROPOSED SINGLE STOREY ADDITION

EXISTING CARRIAGE HOUSE

EXISTING SHED

2 Storey Vinyl Siding Dwelling No. 124 F.F.E. 87.60

PERMEABLE PAVERS DRIVEWAY

LOT 376   LOT 377

1 Storey Stucco Dwelling

PART 3, PLAN 20R-20776
LOT 255
LOT 258
P.I.N. 24812 - 0167
P.I.N. 24812 - 0166

COVERAGE AREAS
A 185.81
B1 6.38
B2 0.60
B3 1.54
C1 6.11
C2 2.80
D 35.71
E 42.02
F 9.30
TOTAL 290.27

EXISTING HOUSE

PROPOSED
ADDITION

5. NORTH ELEVATION — 1/4" = 1'-0"

EXISTING HOUSE

PROPOSED
ADDITION

4. SOUTH ELEVATION — 1/4" = 1'-0"

EXISTING HOUSE

PROPOSED
ADDITION

3. WEST ELEVATION — 1/4" = 1'-0"

2. REAR PERSPECTIVE 2

1. REAR PERSPECTIVE 1

McCAY RESIDENCE
130 GLOUCESTER AVE OAKVILLE
ONTARIO L6J 3W4

ELEVATIONS

DRAWING TITLE

SCALE   1/4"=1'-0"

DATE   02.2024

DRAWN BY   RM

SK3