

LEGEND (NEW HOUSES)	
	PROPOSED
	CEILING FEATURE
	PROPERTY LINE
	SETBACKS

ROOF FLOOR PLAN

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

1311 AVON CRES
 PROJECT # - 24-15
 ISSUE DATE - 24/08/20

#	DATE	ISSUED FOR/REVISIONS
1	24/08/20	ISSUED FOR ZONING
2		ISSUED FOR REVISIONS

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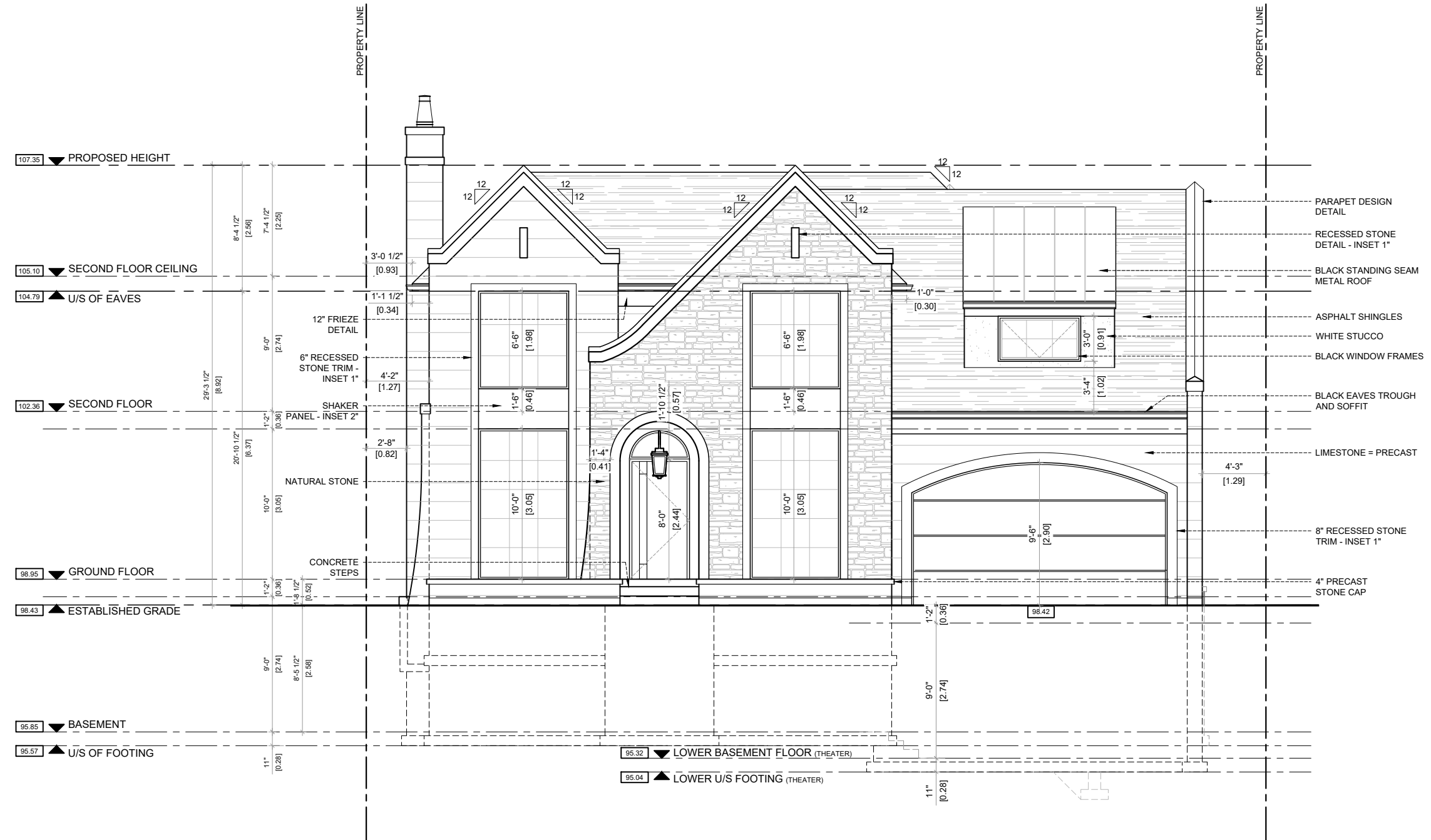
MARCO RAZZOLINI 111893
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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SAKORA DESIGN INC. 123145
 NAME SIGNATURE BCIN



A4



FRONT ELEVATION (EAST)

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

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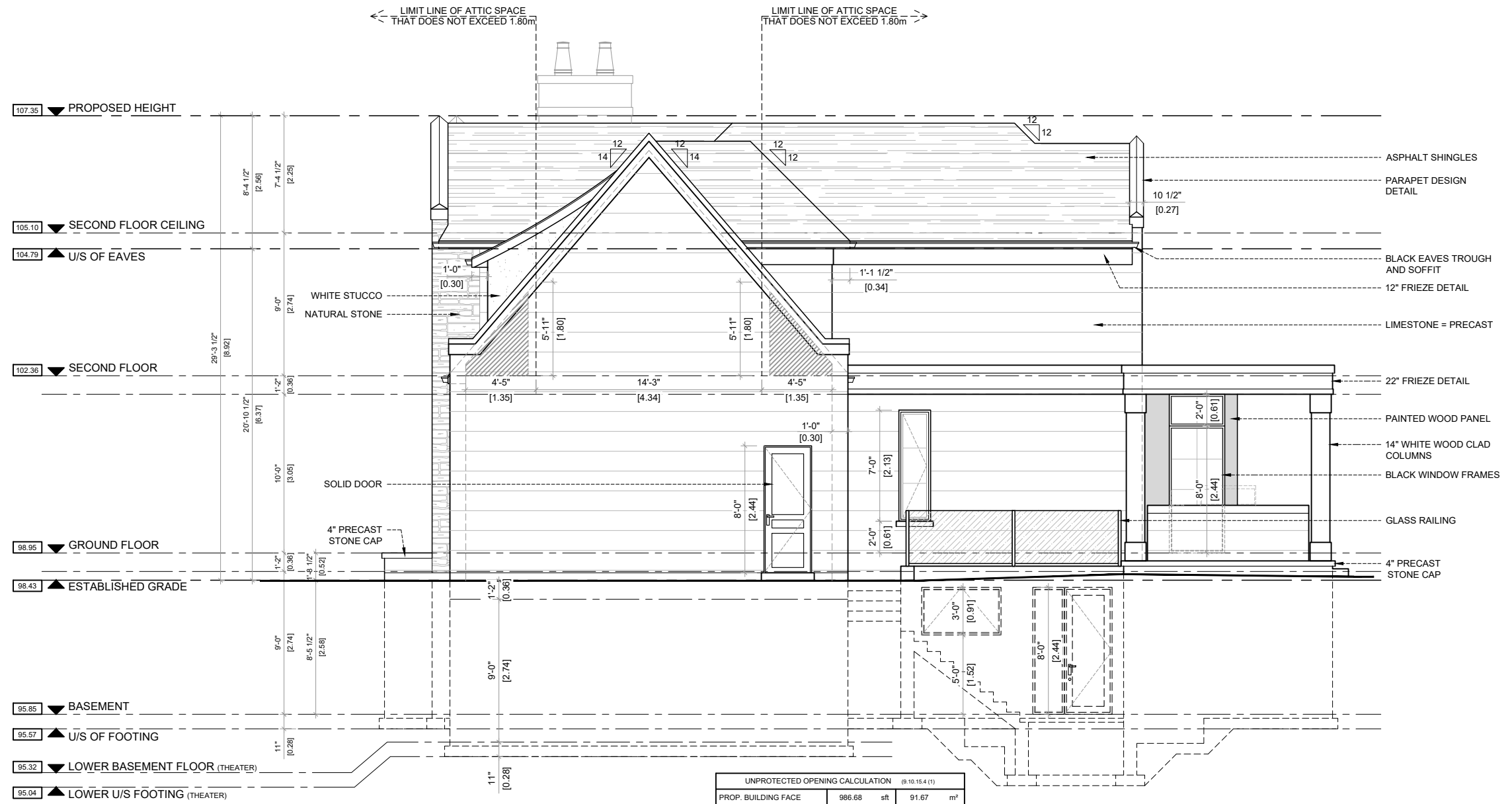
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A5



SIDE ELEVATION (NORTH)

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

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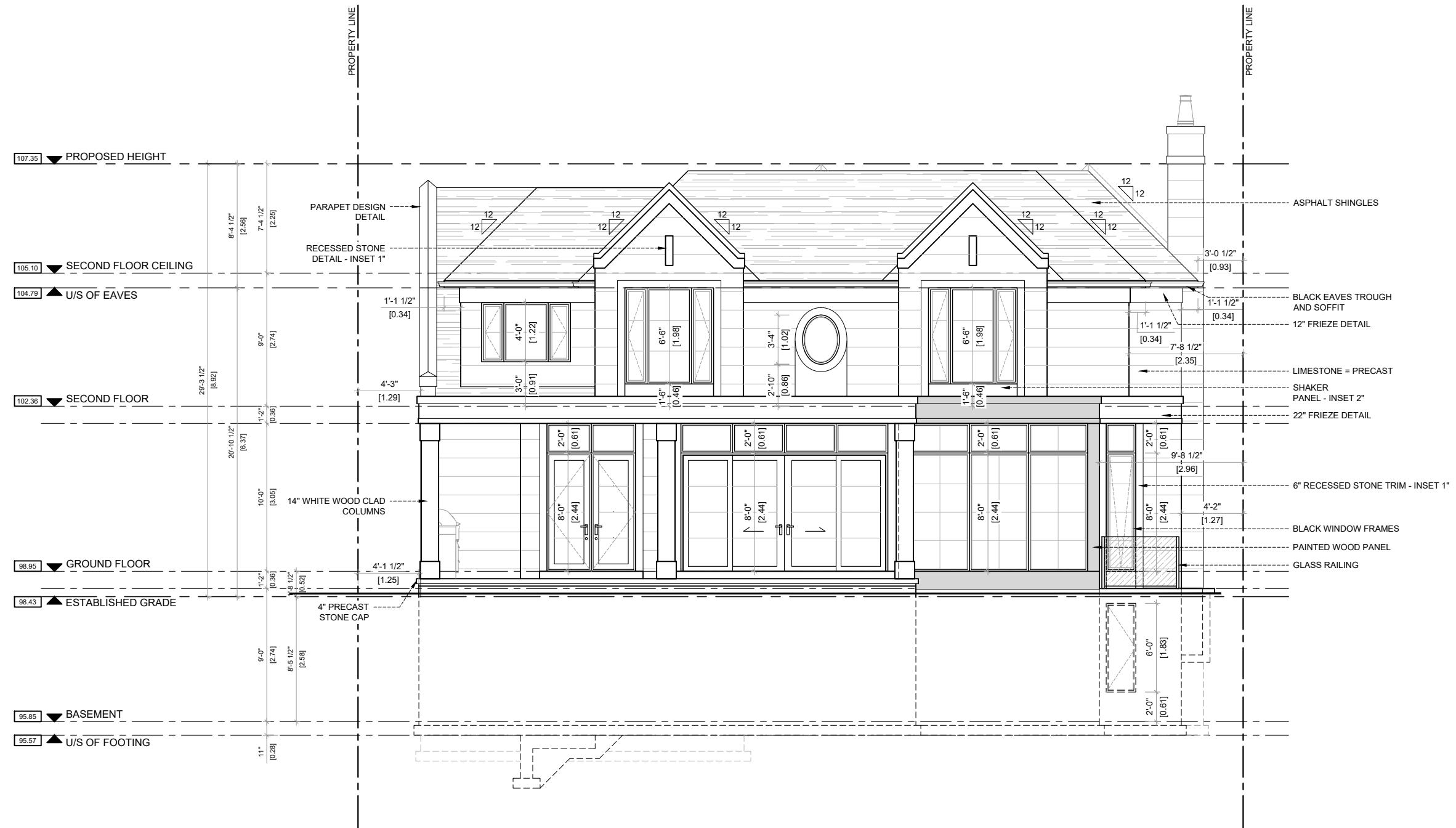
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 SAKORA DESIGN INC. 123145
 NAME SIGNATURE BCIN



A6



REAR ELEVATION (WEST)

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

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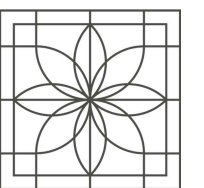
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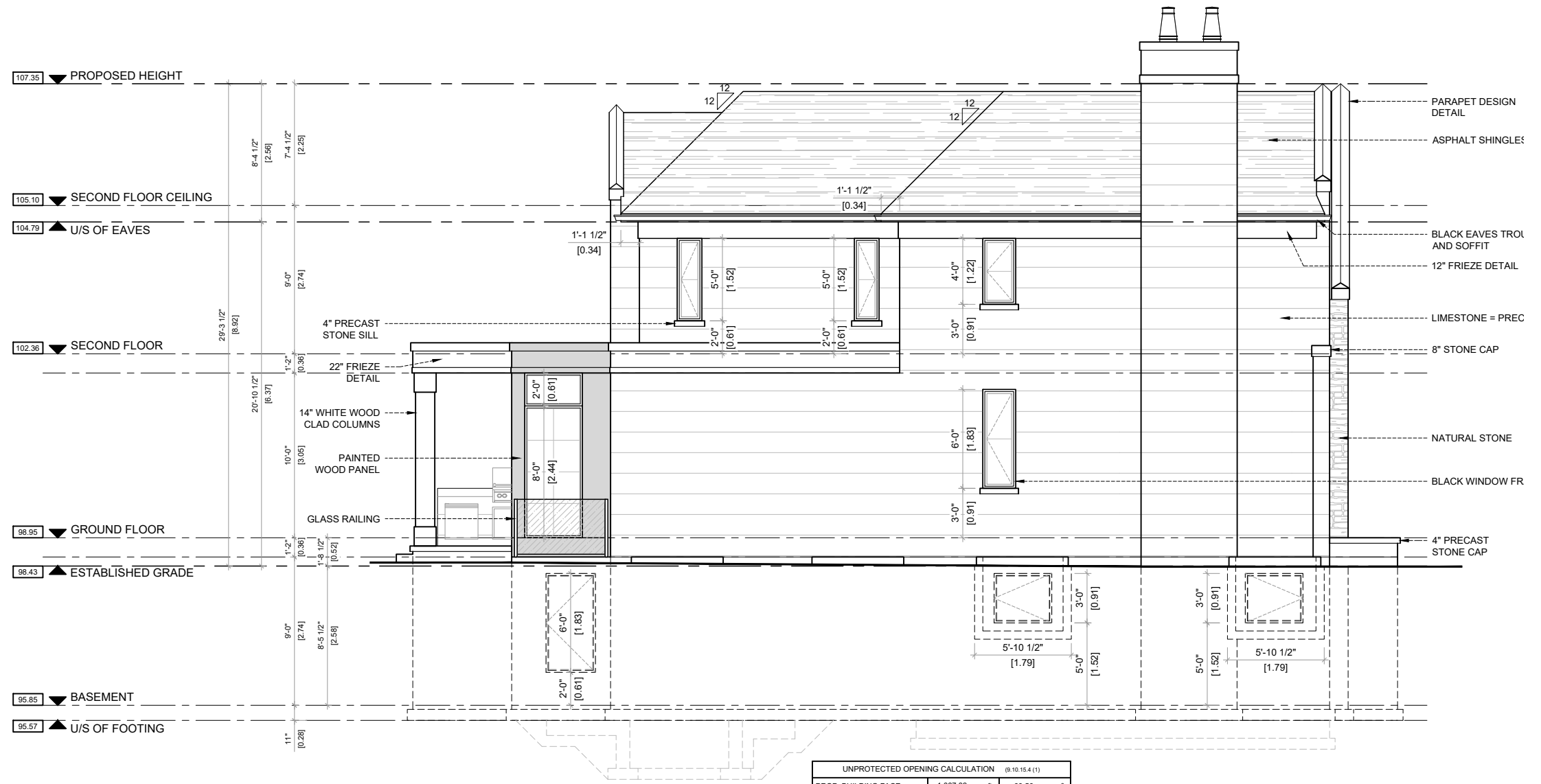
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SAKORA DESIGN INC. 123145
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SAKORA
DESIGN

A7



UNPROTECTED OPENING CALCULATION (8.10.15.4 (1))			
PROP. BUILDING FACE	1,007.03	ft	93.56 m ²
LIMITING DISTANCE	1.27m		
PERMITTED PERCENTAGE	7.00%		
PERMITTED GLAZED AREA	70.49	ft	6.55 m ²
PROPOSED GLAZED AREA	70.00	ft	6.50 m ²
PROPOSED PERCENTAGE	6.95%		

SIDE ELEVATION (SOUTH)

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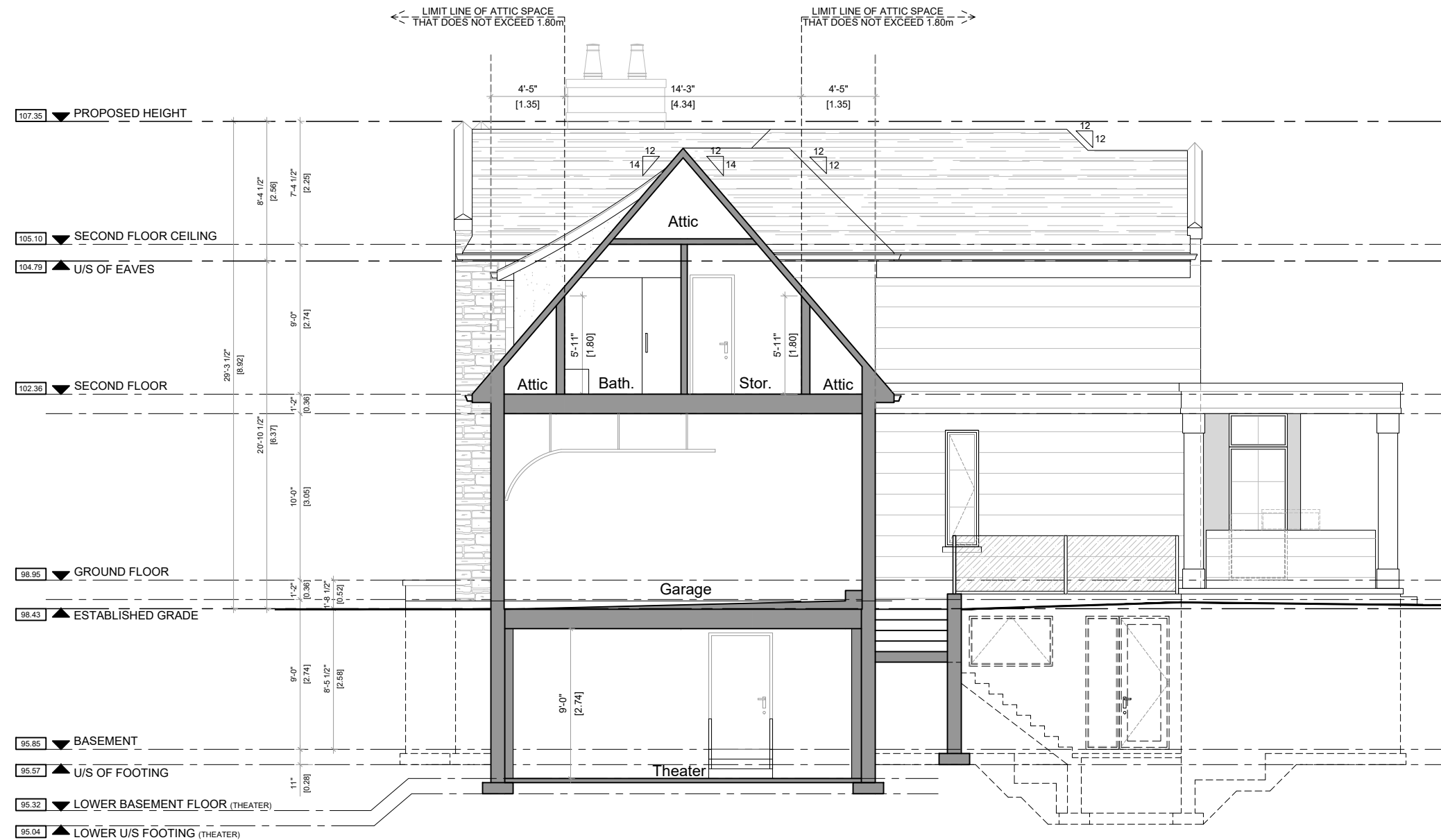
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CONCEPT CROSS SECTION

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

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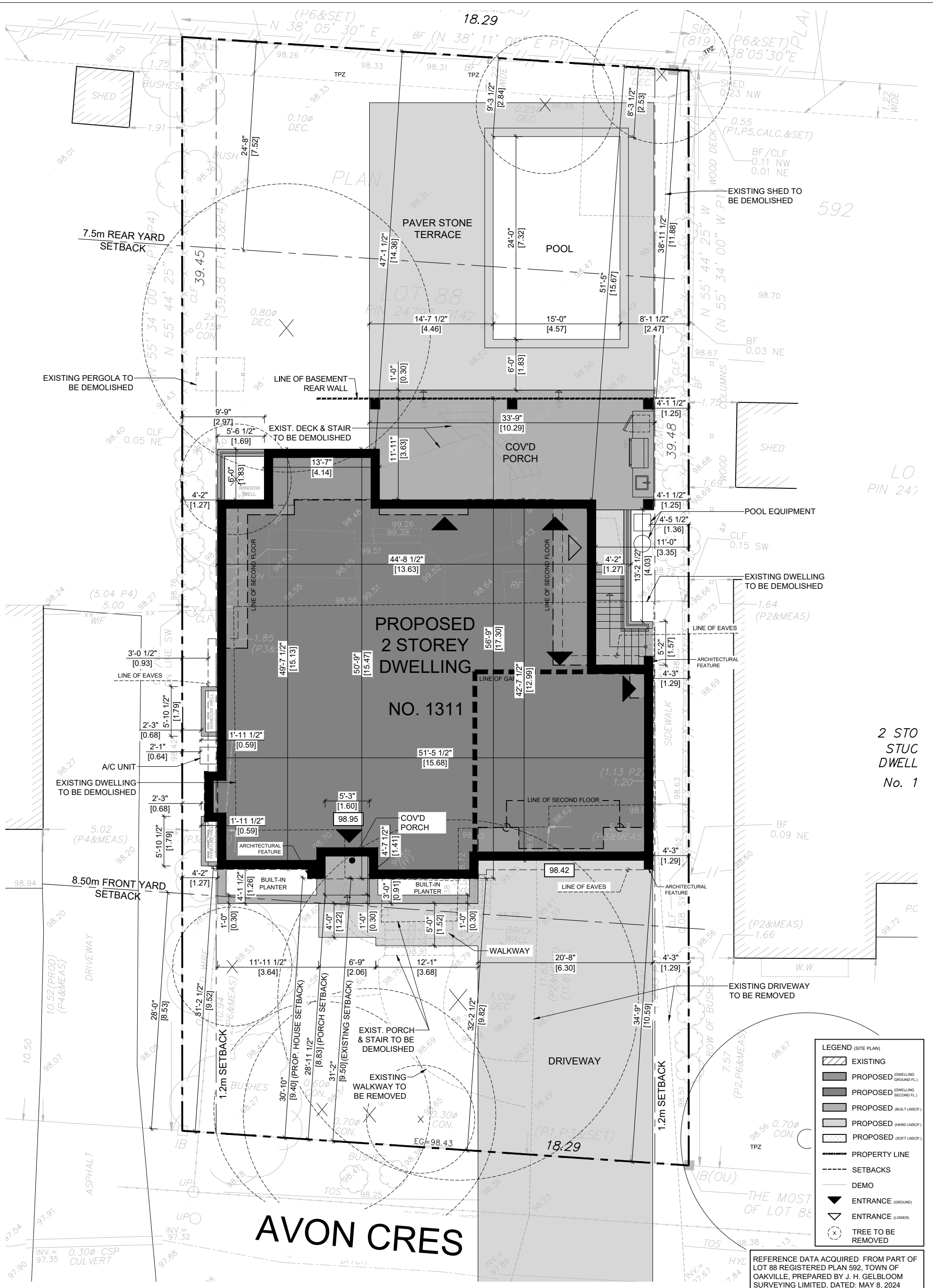
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A9



LEGEND (SITE PLAN)

- EXISTING
- PROPOSED (DWELLING GROUND FL.)
- PROPOSED (DWELLING SECOND FL.)
- PROPOSED (BUILT LNSCF)
- PROPOSED (HARD LNSCF)
- PROPOSED (SOFT LNSCF)
- PROPERTY LINE
- SETBACKS
- DEMO
- ENTRANCE (GROUND)
- ENTRANCE (LOWER)
- TREE TO BE REMOVED

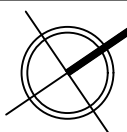
REFERENCE DATA ACQUIRED FROM PART OF LOT 88 REGISTERED PLAN 592, TOWN OF OAKVILLE, PREPARED BY J. H. GELBLOOM SURVEYING LIMITED, DATED: MAY 8, 2024

SITE PLAN
SCALE = 3/32" - 1'-0"

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SP1

1311 Avon Cres

Oakville, ON

Designation RL3-0

Lot Area	720.18	m ²	7,751.95	sft
Lot Frontage	18.29	m	60.01	ft
Lot Depth	39.48	m	129.53	ft

Residential Floor Area				
	Existing	Proposed		
Ground Floor	sft	163.32	m ²	1,757.98 sft
Second Floor	sft	160.61	m ²	1,728.74 sft
Total RFA	0.00 sft	323.93	m ²	3,486.72 sft

	Maximum	Proposed		
Max RFA	295.27 m ²	323.93	m ²	3,486.72 sft
Ratio*	41%	44.98%		

Notes: does not include garage area, Stairs @ second & OTB @ second

Coverage				
	Existing	Proposed		
House Footprint	sft	203.77	m ²	2,193.36 sft
Rear Porch	sft	40.71	m ²	438.15 sft
Front Porch	sft	2.74	m ²	29.53 sft
Total Coverage	0.00 sft	247.22	m ²	2,661.04 sft

	Maximum	Proposed		
Max Coverage	252.06 m ²	247.22	m ²	2,661.04 sft
Percentage	35%	34.33%		

Notes:

Building Depth				
	Maximum	Proposed		
Building Depth	N/A m	17.30	m	56.76 ft

Notes: Measured from Front Main Wall

Garage				
	Maximum	Proposed		
Garage Projection	1.50 m	N/A	m	N/A
Garage Size	45.00 m ²	40.45	m ²	435.38 sft

General Information

Conservation	No
Arborist	Yes
Heritage	No

Height Requirements				
	Maximum	Proposed		
Building Height	9.00 m	8.92	m	29.27 ft
Flat Roof	N/A m	N/A	m	N ft
Eaves	N/A m	6.37	m	20.90 ft
Storeys	2.00 sty	2 sty		

Notes: Height measured to highest ridge

Setbacks				
	Minimum	Proposed		
Front Min (9.5-1m)	8.50 m	9.40	m	30.84 ft
Maximum Front (Min.+5.5)	15.00 m	9.40	m	30.84 ft
Int Side L	1.20 m	1.27	m	4.17 ft
Int Side R	1.20 m	1.25	m	4.10 ft
Rear	7.50 m	11.88	m	38.98 ft

Notes: Combined = 27% of frontage

Encroachments & Exterior				
	Maximum	Proposed		
F. Porch	0.60 m	N/A	m	N/A ft
R. Porch	0.60 m	N/A	m	N/A ft
Arch Elements	0.60 m	N/A	m	N/A ft
Eaves	0.60 m	0.34	m	1.12 ft

Window Well				
	Maximum	Proposed		
Maximum Width	1.80 m	1.79	m	5.87 ft
Minimum Setback	0.60 m	0.68	m	2.23 ft

Driveway Width	9.00 m	6.30	m	20.67 ft
Walkway Width	1.80 m	1.50	m	4.92 ft

Established Grade	
Established Grade	98.43

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

Landscaping Stats

Front Yard Landscaping Calculations				
Total Front Yard	1,996.85	sft	185.51	m ²
Permitted Encroachments				
Driveway	725.53	sft	67.40	m ²
Porch & Step	29.53	sft	2.74	m ²
Walkway	87.42	sft	8.12	m ²
Planter Walls	34.67	sft	3.22	m ²
Arch. Feature	3.25	sft	0.30	m ²
	0.00	sft	0.00	m ²
Total Removed	880.40	sft	81.79	m ²
Soft Landscape Area	1,116.45	sft	103.72	m ²
56%				

SITE PLAN - STATS

SCALE = N.T.S.

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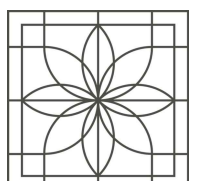
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SAKORA
DESIGN

SP2