

1/8"=1'-0"
ROOF PLAN

FINAL DESIGN SIGN-OFF
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REGISTRATION INFORMATION
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FIRM NAME: _____ B.C.I.N.: _____

REVISION LIST	
1	ISSUED FOR COA
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PROJECT NORTH **TRUE NORTH**

DRAWING TITLE: ROOF PLAN
 DRAWN BY: J.H.
 PROJECT ADDRESS: 2019 LAKESHORE RD E
 PROJECT NO.: 2024-056
 SHEET NO.: A104

2019 LAKESHORE ROAD, E OAKVILLE, ONTARIO

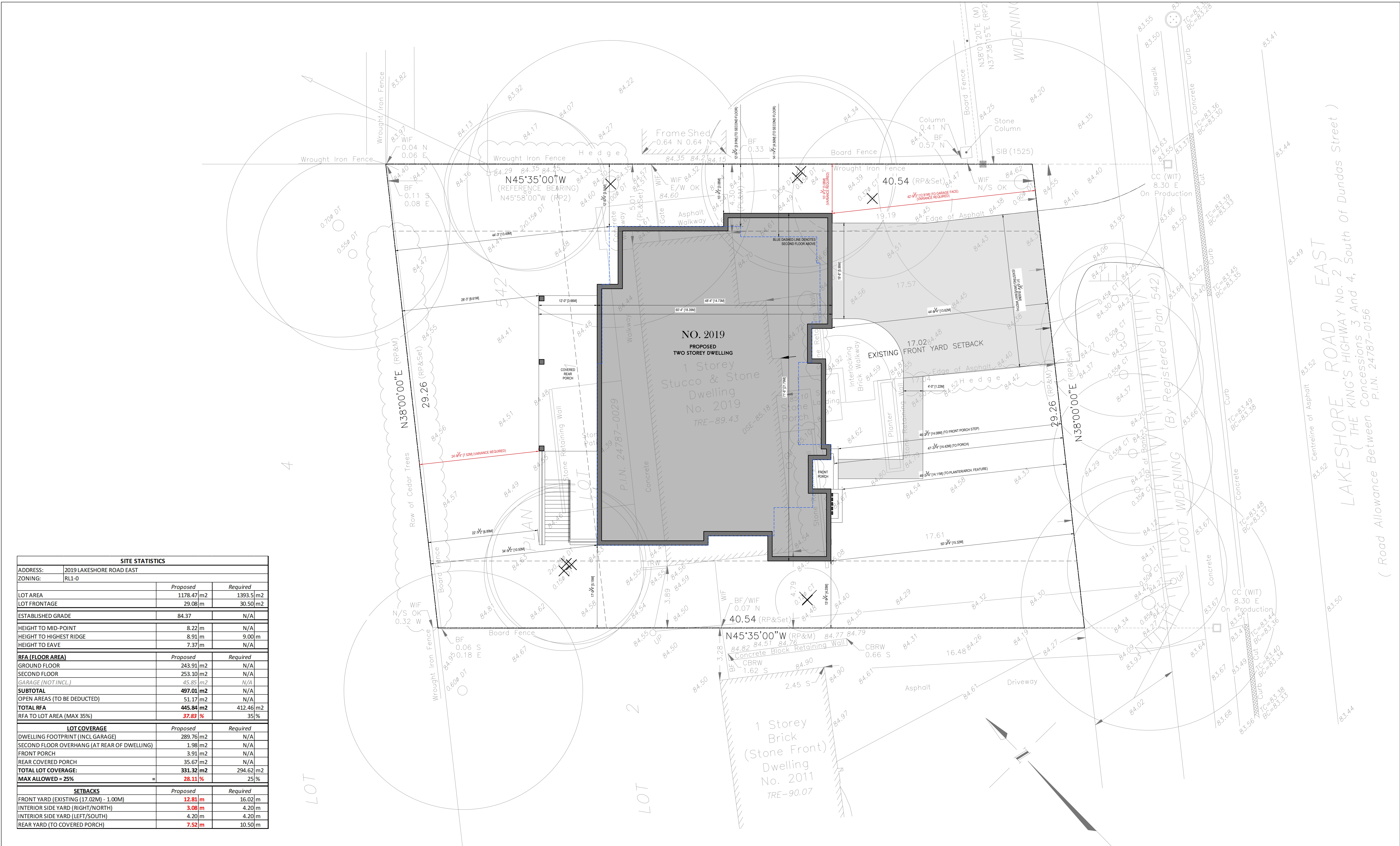



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1300 ARCHITECTURAL SITE PLAN

SITE STATISTICS		
ADDRESS:	2019 LAKESHORE ROAD EAST	
ZONING:	RL1-0	
LOT AREA	Proposed 1178.47 m ²	Required 1393.5 m ²
LOT FRONTAGE	29.08 m	30.50 m ²
ESTABLISHED GRADE	84.37	N/A
HEIGHT TO MID-POINT	8.22 m	N/A
HEIGHT TO HIGHEST RIDGE	8.91 m	9.00 m
HEIGHT TO EAVE	7.37 m	N/A
RFA (FLOOR AREA)		
	Proposed	Required
GROUND FLOOR	243.91 m ²	N/A
SECOND FLOOR	253.10 m ²	N/A
GARAGE (NOT INCL.)	45.85 m ²	N/A
SUBTOTAL	497.01 m²	N/A
OPEN AREAS (TO BE DEDUCTED)	51.17 m ²	N/A
TOTAL RFA	445.84 m²	412.46 m ²
RFA TO LOT AREA (MAX 35%)	37.83 %	35 %
LOT COVERAGE		
	Proposed	Required
DWELLING FOOTPRINT (INCL GARAGE)	289.76 m ²	N/A
SECOND FLOOR OVERHANG (AT REAR OF DWELLING)	1.98 m ²	N/A
FRONT PORCH	3.91 m ²	N/A
REAR COVERED PORCH	35.67 m ²	N/A
TOTAL LOT COVERAGE:	331.32 m²	294.62 m ²
MAX ALLOWED = 25%	28.11 %	25 %
SETBACKS		
	Proposed	Required
FRONT YARD (EXISTING (17.02M) - 1.00M)	12.81 m	16.02 m
INTERIOR SIDE YARD (RIGHT/NORTH)	3.08 m	4.20 m
INTERIOR SIDE YARD (LEFT/SOUTH)	4.20 m	4.20 m
REAR YARD (TO COVERED PORCH)	7.52 m	10.50 m



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WWW.BETTERHOMESBUILDER.CA

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HUISDESIGN.CA

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PROJECT NORTH: TRUE NORTH

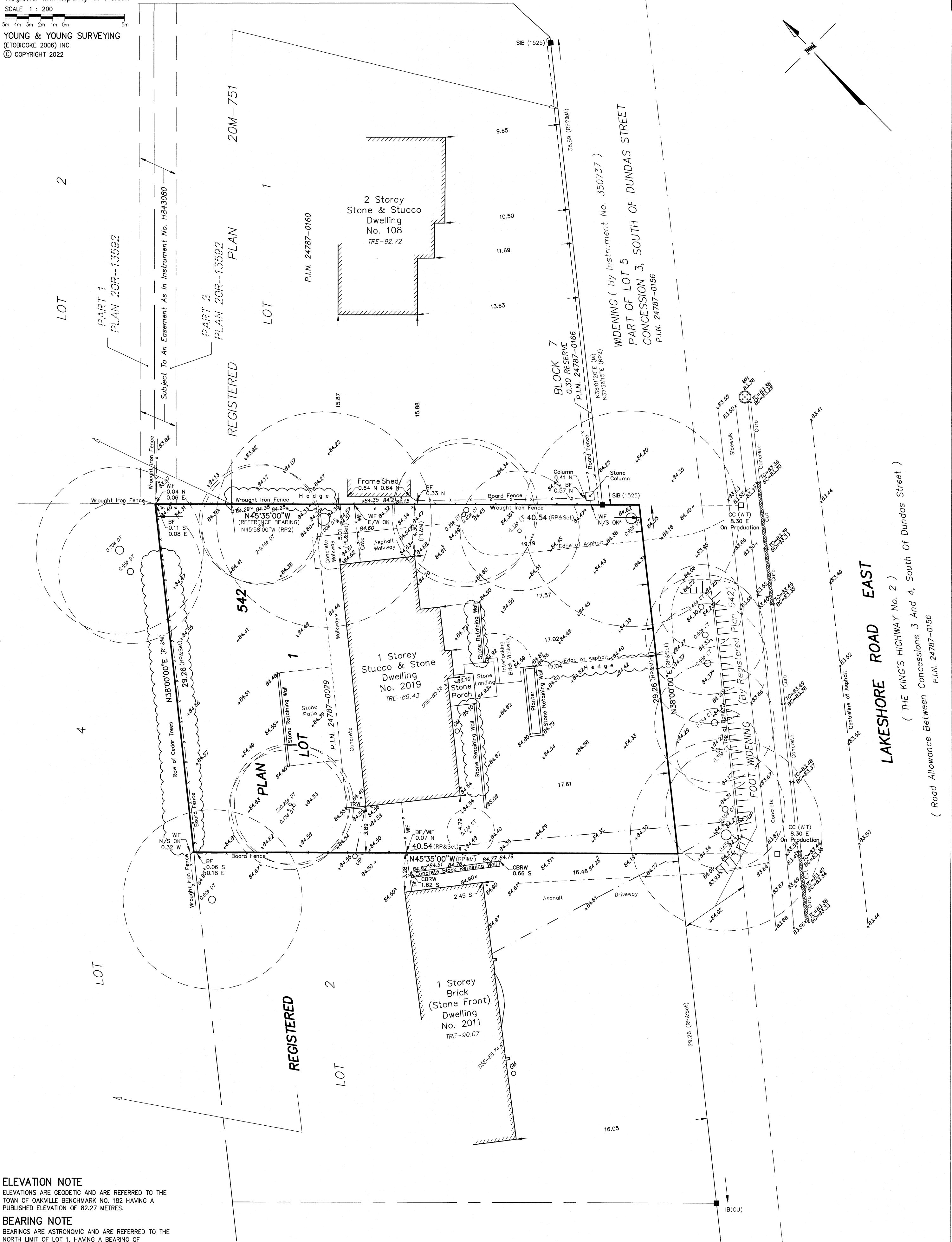
DRAWING TITLE: 2019 LAKESHORE ROAD EAST
PROJECT ADDRESS: 2019 LAKESHORE ROAD EAST
SCALE: 1:100
SHEET NO.: ASP

LOT 1
REGISTERED PLAN 542
TOWN of OAKVILLE

Regional Municipality of Halton
SCALE 1 : 200

5m 4m 3m 2m 1m 0m 5m
YOUNG & YOUNG SURVEYING
(ETOBICOKE 2006) INC.
© COPYRIGHT 2022

PARKWOOD COURT



ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE TOWN OF OAKVILLE BENCHMARK NO. 182 HAVING A PUBLISHED ELEVATION OF 82.27 METRES.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT OF LOT 1, HAVING A BEARING OF N45°35'00"W ACCORDING TO REGISTERED PLAN 542

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 18TH DAY OF AUGUST, 2022.

AUGUST 22, 2022
DATE
CHRIS BERSNIEWCZ
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-32205

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

LEGEND

□	DENOTES	SURVEY MONUMENT SET
■	DENOTES	SURVEY MONUMENT FOUND
RP	---	REGISTERED PLAN 542
RP2	---	REGISTERED PLAN 20M-751
PL	---	PLAN 20R-13592
N, S, E, W	---	NORTH, SOUTH, EAST, WEST
M	---	MEASURED
CC	---	CUT CROSS
SIB	---	STANDARD IRON BAR
IB	---	IRON BAR
OU	---	ORIGIN UNKNOWN
WT	---	WITNESS
P.I.N.	---	PROPERTY IDENTIFIER NUMBER
UP	---	UTILITY POLE
GM	---	GAS METER
TRW	---	TIMBER RETAINING WALL

LEGEND (...cont.)

CBRW	DENOTES	CONCRETE BLOCK RETAINING WALL
BF	---	BOARD FENCE
WF	---	WROUGHT IRON FENCE
MH	---	MANHOLE
TC	---	TOP OF CURB
BC	---	BOTTOM OF CURB
DSE	---	DOORSILL ELEVATION
TRE	---	TOP OF ROOF ELEVATION
DT	---	DECIDUOUS TREE
CT	---	CONIFEROUS TREE
∅	---	DIAMETER
(1525)	---	R. AVIS SURVEYING INC., O.L.S.

THIS PLAN WAS PREPARED FOR KEVORK SEVADJIAN

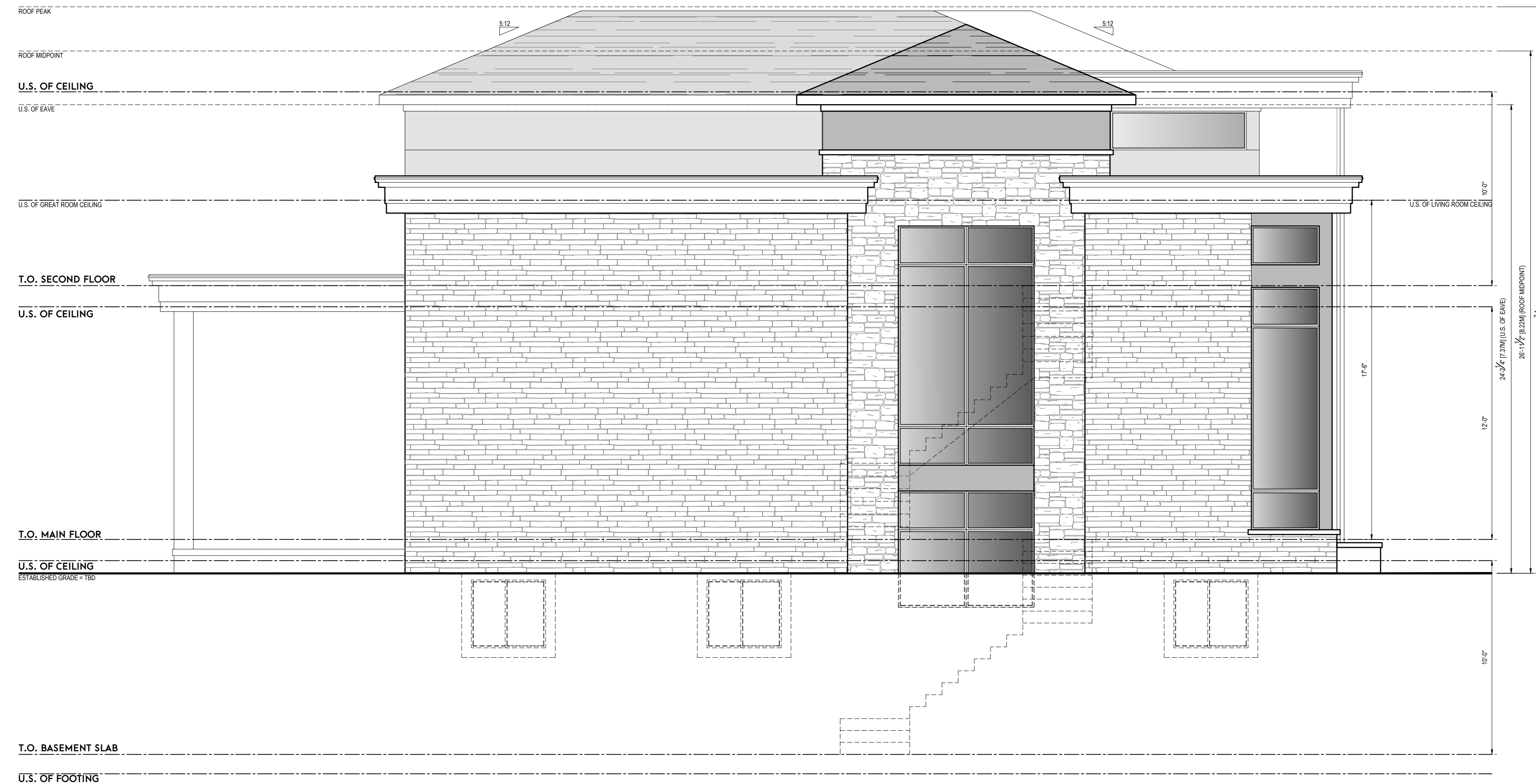
PART 2 - SURVEY REPORT

- PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY : NONE
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

YOUNG & YOUNG
SURVEYING (ETOBICOKE 2006) INC.
310 North Queen St., Unit 102, Toronto ON M9C-5K4
Tel: (416) 621-2676 - Fax: (416) 621-3360
E-MAIL: info@youngandyoung.ca

DRAWN: O.B. CHECKED: C.B. PROJECT 22-T11142

LAKESHORE ROAD EAST
(THE KING'S HIGHWAY No. 2)
(Road Allowance Between Concessions 3 And 4, South Of Dundas Street)
P.I.N. 24787-0156



SPATIAL SEPARATION

EXPOSING BUILDING FACE	1008.93	SQ. FT.	93.73	SQ. M.
UNPROTECTED OPENINGS	166.91	SQ. FT.	15.54	%
PERMITTED:	181.60	SQ. FT.	18.00	%

LIMITING DISTANCE=4.20M (4.00M AS PER TABLE 9.10.15.4.)

RIGHT ELEVATION

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 WWW.BETTERHOMESBUILDER.CA

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 HUISDESIGNS.CA

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REVISION LIST

1	ISSUED FOR COA	11.28.2024	MW.DD.YYYY
2			MW.DD.YYYY
3			MW.DD.YYYY
4			MW.DD.YYYY
5			MW.DD.YYYY

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H.
CHECKED BY: K.V.K.
PROJECT ADDRESS: 2019 LAKESHORE RD E
PROJECT NO.: 2024-056
SHEET NO.: _____
SCALE: 1/8"=1'-0"



LEFT ELEVATION

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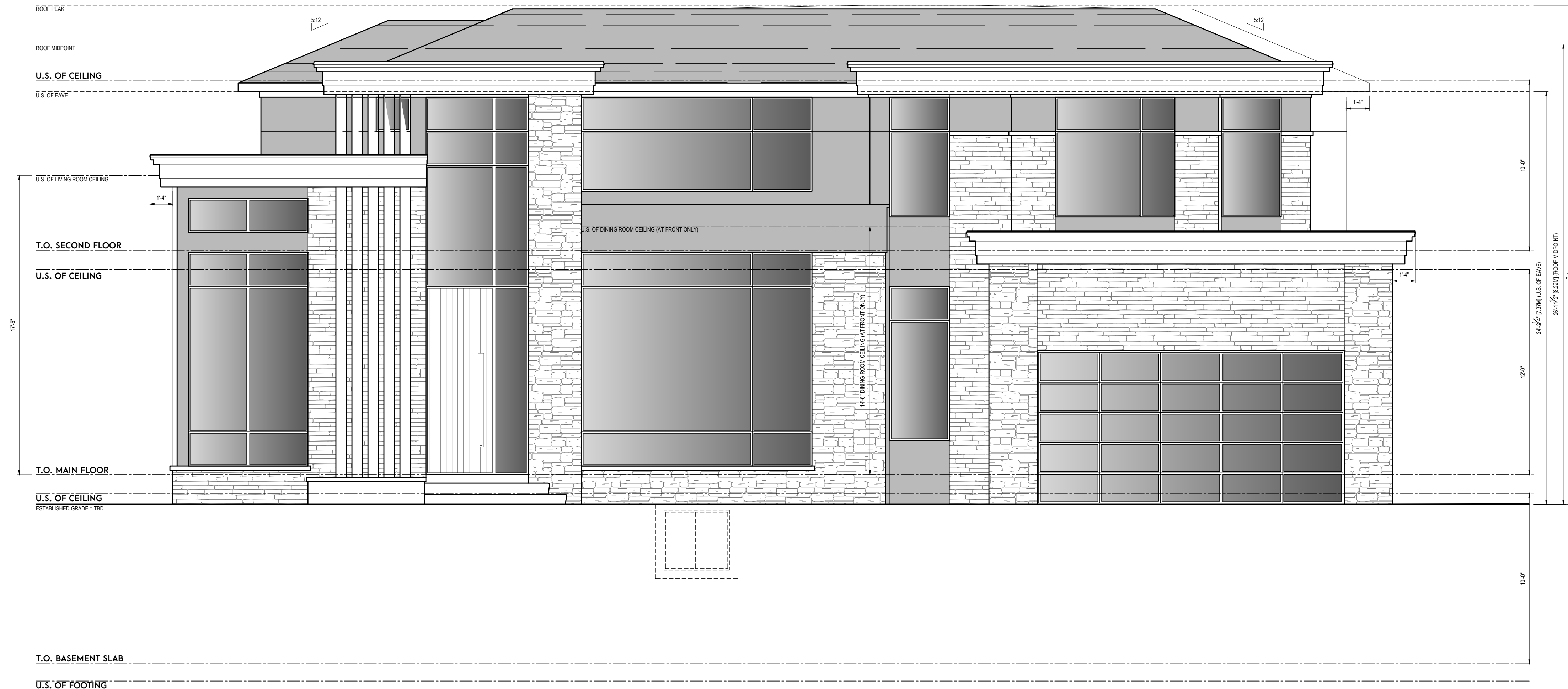
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ISSUE LIST

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2		
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DRAWING TITLE: ARCHITECTURAL ELEVATIONS
 DRAWN BY: J.H. CHECKED BY: K.V.K.
 PROJECT ADDRESS: 2019 LAKESHORE RD E
 PROJECT NO.: 2024-056
 SHEET NO.: _____
A202



18'0" x 12'0" FRONT ELEVATION

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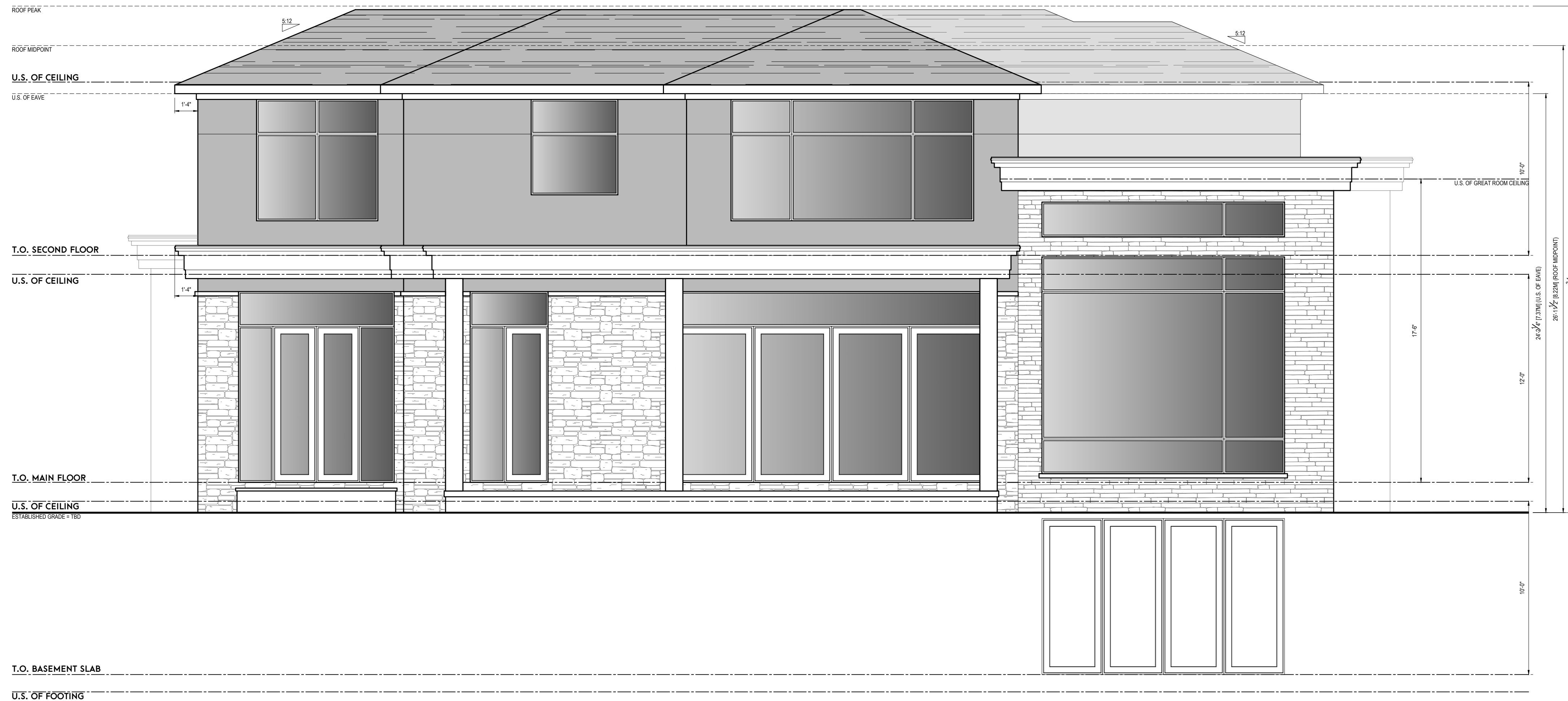
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4 -	MI/20/0000
5 -	MI/20/0000

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DRAWN BY: J.H. CHECKED BY: K.V.K.
PROJECT ADDRESS: 2019 LAKESHORE RD E.
SCALE: 1/8" = 1'-0"
SHEET NO.: A201



REAR ELEVATION

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