

57 Cox Drive,
Oakville, Ontario
L6J 4P8

Project Description:
- New 2-Story
Residential Dwelling
With Attached Garage
Rear Yard covered Patio
& Pool

DO NOT SCALE DRAWINGS
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DESIGN STUDIO
smpl



Drawing Submissions:	
Date:	Type:
2024.10.17	Planning
2025.01.23	Planning R1

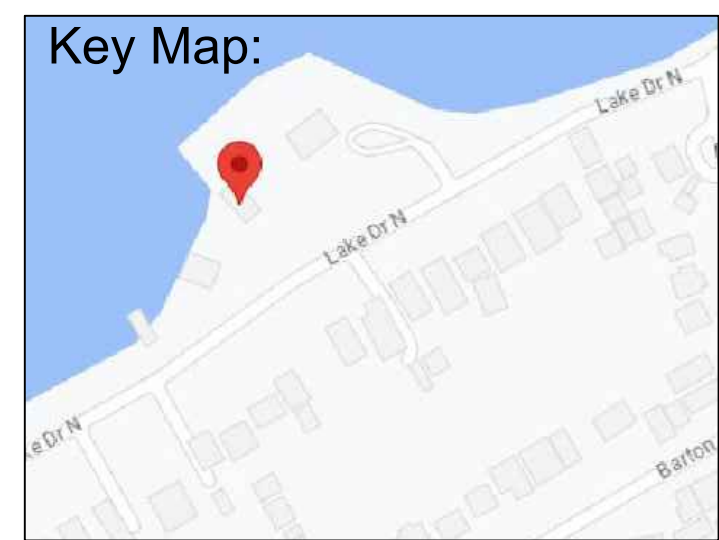
Square Footage:

Basement	2562.50 ft ²	238.06 m ²
Main	2484.20 ft ²	230.79 m ²
Second	2419.67 ft ²	224.79 m ²
Garage	602.14 ft ²	55.94 m ²

Architectural Design Firm:
SMPL Design Studio
Address: 15 Colbourne St,
Hamilton, Ontario

Postal: L8R 2G2

Phone: 905-529-7675



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Oakville, Ontario,
L6J 4P8

Reviewed By: JT
Drawn By: MM
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A0.01

Cover Page

LOT STATISTICS

57 Cox Drive, Oakville, Ontario, L6J 4P8

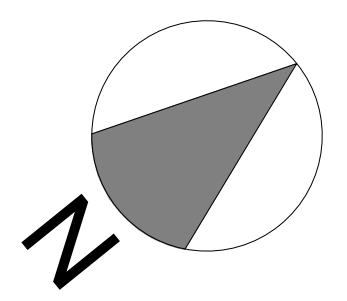
Zoning Designation - RL1-0
 Lot Area: Minimum 1393.5m², Actual 1575.02m²
 Lot Frontage: Minimum 30.5m; Actual 30.05m

Dwelling:
 Front Yard: Required 18.74; Proposed 14.88m
 Rear Yard: Required 10.5m; Proposed 17.35m
 Interior Side Yard (South): Required 4.2m; Proposed 4.2m
 Interior Side Yard (North): Required 4.2m; Proposed 3.61m

Parking Spaces: Required 2; Proposed 2
 Building Height (2 Storey): Permitted 9.00m; Proposed 8.99m
 Building Depth: Permitted 20.00m; Proposed 19.38m
 GFA: Permitted 29%(456.76m²); Proposed = 455.58m² (28.92%)
 Lot Coverage: Permitted 25%; Proposed = 393.03m² (24.95%)
 Max Garage Size: Permitted 56m²; Proposed = 55.94m²
 Driveway Width: Permitted 9m; Proposed = 9m
 Max Walkway Width: Permitted 1.8m; Proposed = 1.67m

Accessory:
 Rear Yard: Required 0.6; Proposed 6.59m
 Interior Side Yard: Required 0.6m; Proposed 2.82m
 Max Height: Permitted 4.0m; Proposed 3.96m
 GFA: Permitted 5% or 78.75m²; Proposed 1.95% or 30.79m²

- PROP. BUILDINGS
- ▨ PROP. DRIVEWAY
- PROP. SOFT LANDSCAPE



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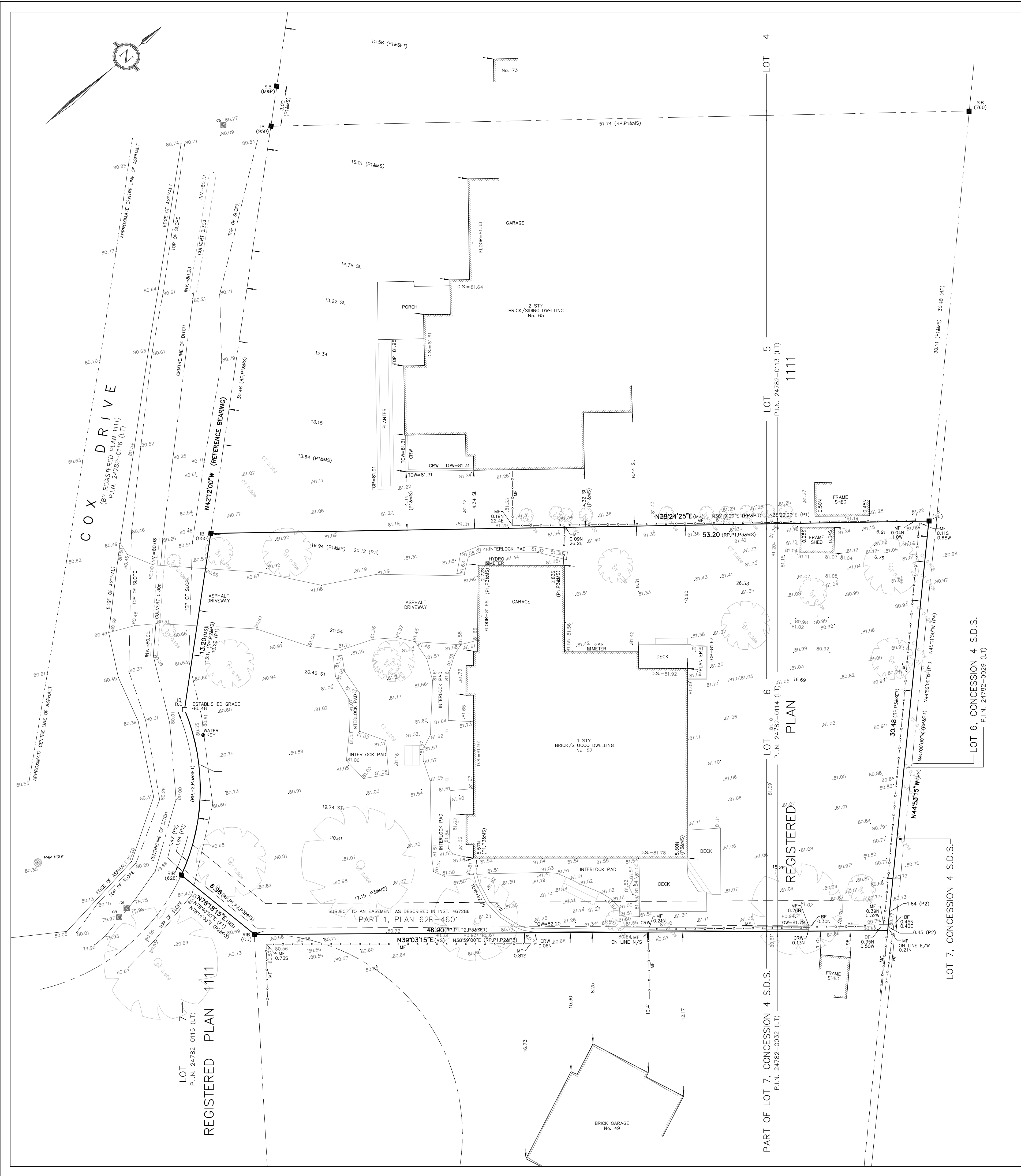
Reviewed By: JT
 Drawn By: MM

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SP1.01

Site Plan

1
 SP1.01
Site Plan
 Scale 1:100





SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY OF
LOT 6
REGISTERED PLAN 1111
IN THE
TOWN OF OAKVILLE
(REGIONAL MUNICIPALITY OF HALTON)

SCALE & NOTES
 Scale 1:150

ALTIMAP LAND SURVEYORS INC.
 © COPYRIGHT 2024

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

ELEVATION NOTE
 ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928:1978) AND ARE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 182, HAVING A PUBLISHED ELEVATION OF 82.2683 METERS.

BEARING NOTE
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF COX DRIVE AS SHOWN ON REGISTERED PLAN 1111 HAVING A BEARING OF N42°12'00"W.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
RIB	DENOTES	ROUND IRON BAR
OJ	DENOTES	ORIGIN UNKNOWN
MH	DENOTES	MANHOLE
B.C.	DENOTES	BEGINNING OF CURVE
OH	DENOTES	OVERHEAD UTILITY CABLES
DT	DENOTES	DECIDUOUS TREE
CT	DENOTES	CONIFEROUS TREE
LS	DENOTES	LIGHT STANDARD
INV	DENOTES	INVERT ELEVATION
HYD	DENOTES	FIRE HYDRANT
CRW	DENOTES	CONCRETE RETAINING WALL
TOW	DENOTES	TOP OF WALL ELEVATION
TOP	DENOTES	TOP OF PLANTER ELEVATION
NTS	DENOTES	NOT TO SCALE
MS	DENOTES	MEASURED
FN	DENOTES	FOUNDATION
BR.	DENOTES	BRICK
ST.	DENOTES	STUCCO
SI.	DENOTES	SIDING
STY.	DENOTES	STOREY
BF	DENOTES	BOARD FENCE
D.S.	DENOTES	DOOR SILL ELEVATION
MF	DENOTES	METAL FENCE
FFE	DENOTES	FINISHED FLOOR ELEVATION
GFE	DENOTES	GARAGE FLOOR ELEVATION
RP	DENOTES	REGISTERED PLAN 1111
P1	DENOTES	PLAN BY CUNNINGHAM MCCONNELL LTD., O.L.S. DATED NOVEMBER 12, 2015 PLAN 20R-4601
P2	DENOTES	PLAN BY MCCONNELL-JACKSON LTD., O.L.S. DATED DECEMBER 14, 1963 PLAN 20R-8930
P3	DENOTES	PLAN 20R-8930
P4	DENOTES	MACKAY, MACKAY & PETERS LTD., O.L.S. CUNNINGHAM MCCONNELL LTD., O.L.S. KENNETH HARVEY MCCONNELL, O.L.S. H. D. SEWELL, O.L.S.
M&P	DENOTES	
950	DENOTES	
760	DENOTES	
626	DENOTES	
S.D.S.	DENOTES	SOUTH OF DUNDAS STREET

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
2213302

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

PART 2
REGISTERED EASEMENTS/RIGHTS-OF-WAY - SUBJECT TO AN EASEMENT AS DESCRIBED IN INSTRUMENT No. 467286.

ADDITIONAL REMARKS - MAKE NOTE OF THE LOCATION OF FENCES AND PHYSICAL FEATURES AS DEPICTED ON THE FACE OF THIS PLAN. BUILDING TIES ARE TO BRICK/CONCRETE UNLESS OTHERWISE NOTED

THIS PLAN WAS PREPARED FOR PETER AWAD AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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 DECEMBER 29, 2023.

JANUARY 02, 2024

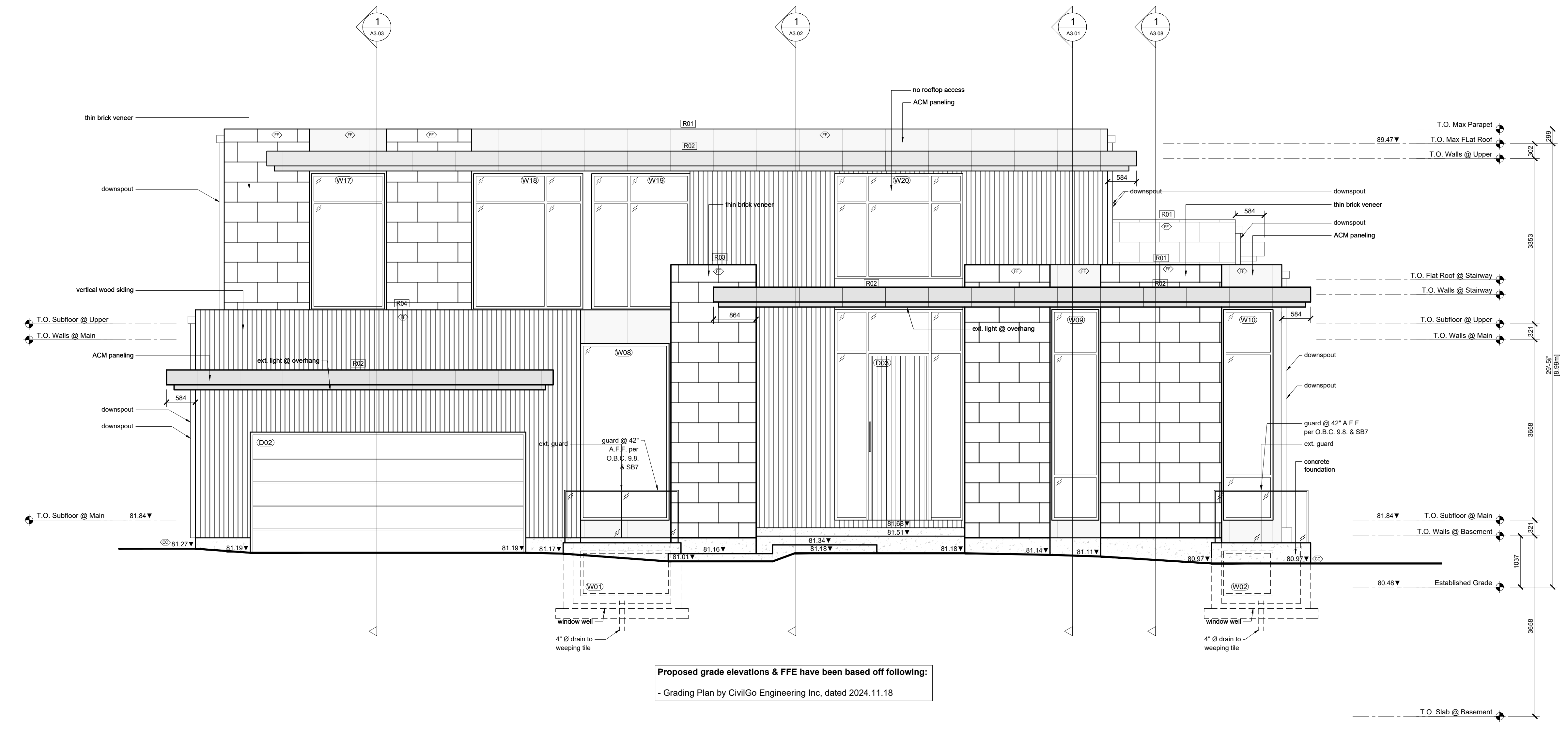
GUIDO V. CONSOLI
 ONTARIO LAND SURVEYOR

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Proposed grade elevations & FFE have been based off following:
- Grading Plan by CivilGo Engineering Inc, dated 2024.11.18

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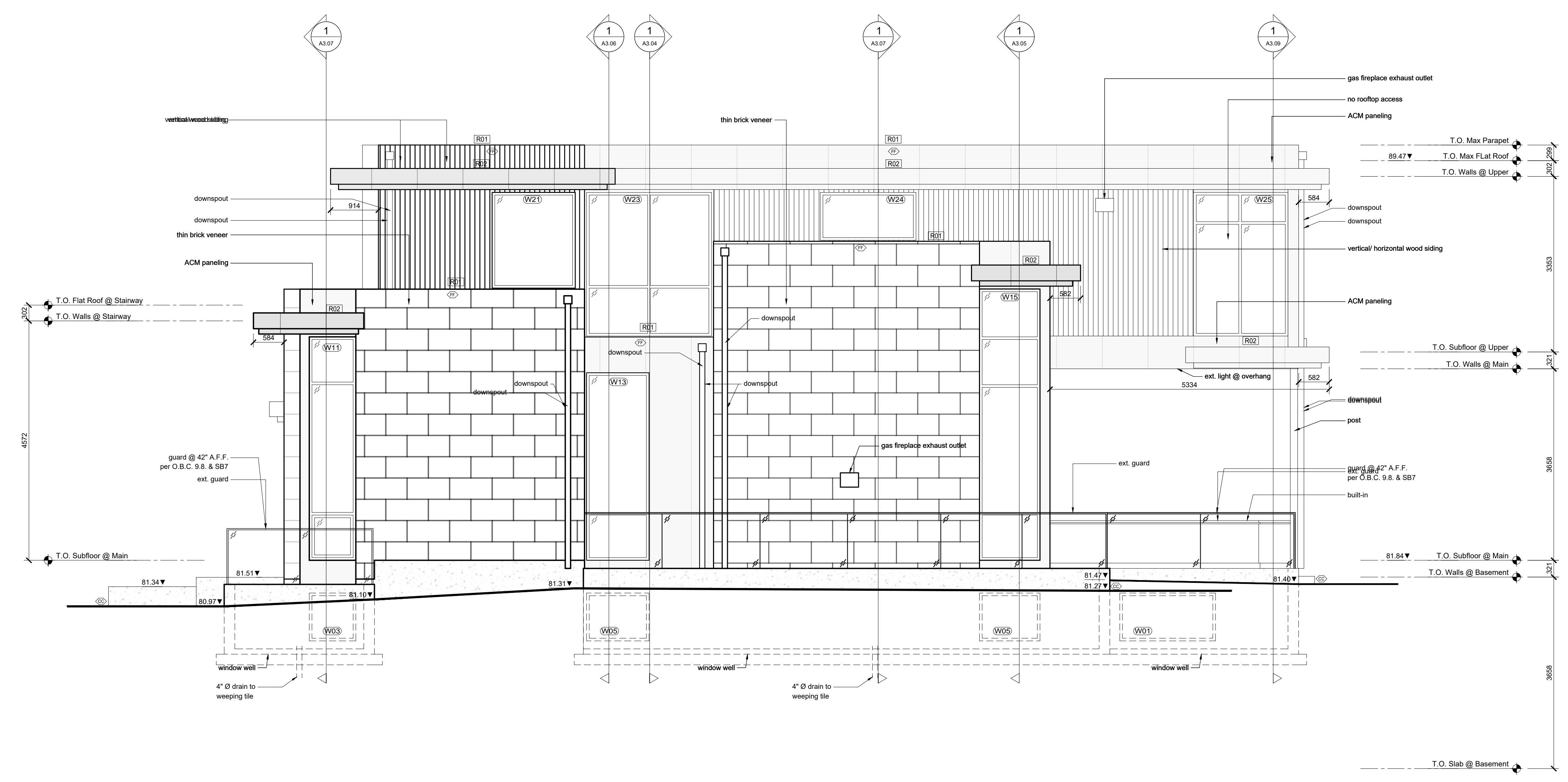
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1
A2.02

Side Elevation 001 (South East)
Scale 1:50

Reviewed By JT
Drawn By MM

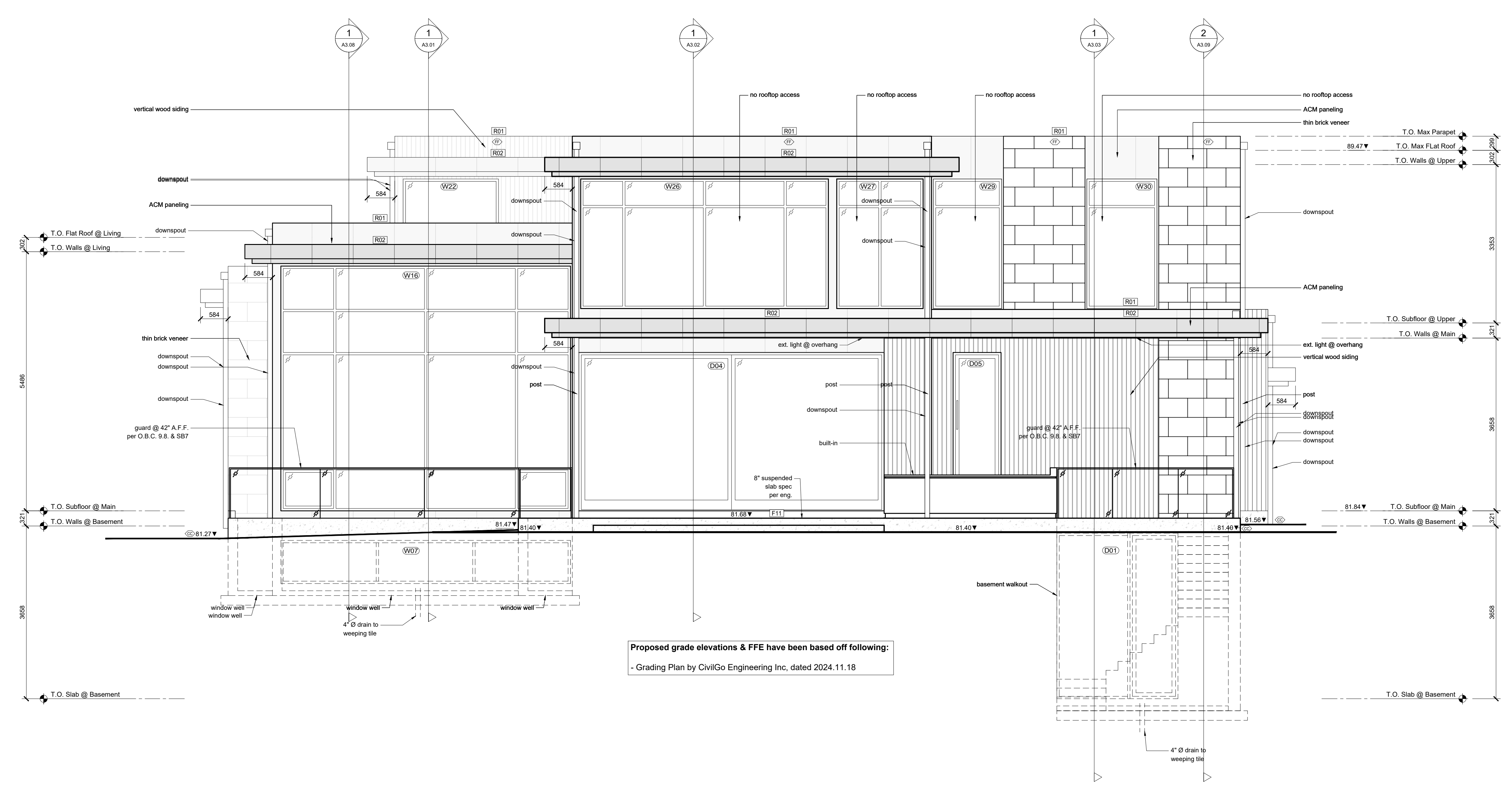
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Elevations

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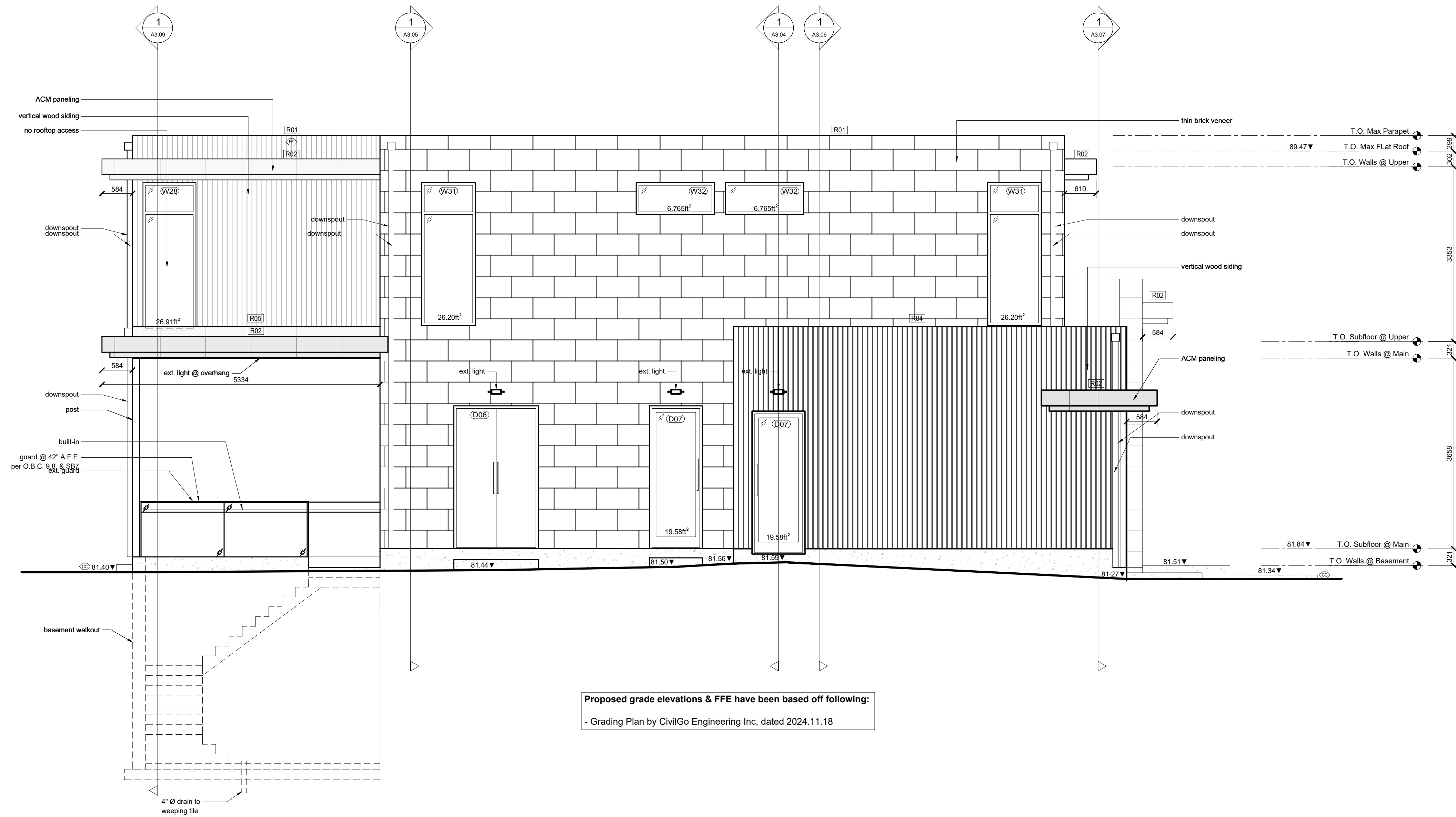
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1
 A2.04

Side Elevation 002 (North West)
 Scale 1:50

Reviewed By JT
 Drawn By MM

Page
A2.04

Elevations

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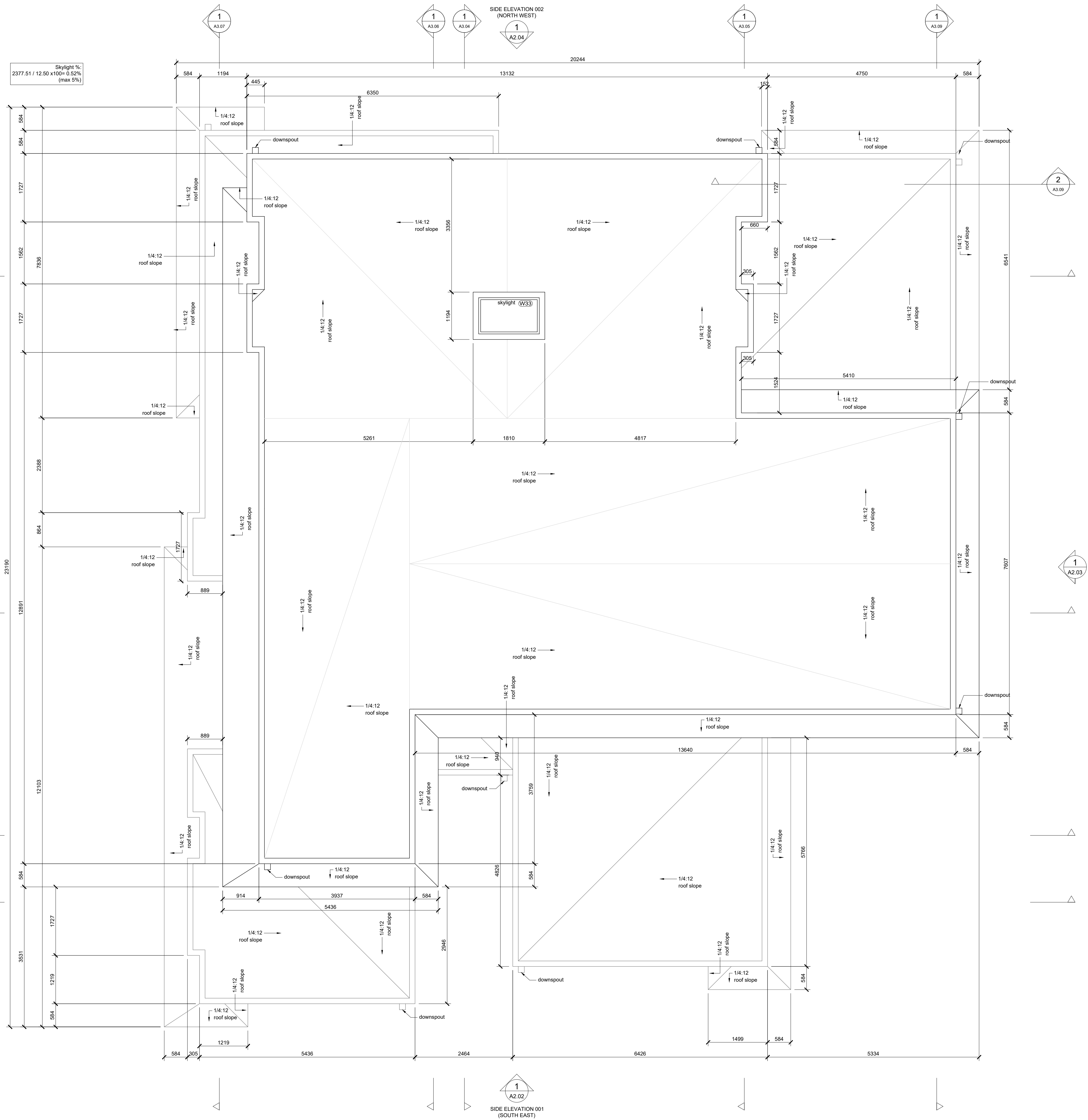
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Drawn By MM

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A1.05

Roof Plan



Skylight %:
2377.51 / 12.50 x 100% = 19.02%
(max 5%)

1
A2.04
SIDE ELEVATION 002
(NORTH WEST)

1
A2.02
SIDE ELEVATION 001
(SOUTH EAST)

1
A2.01
FRONT ELEVATION
(SOUTH WEST)

1
A2.03
REAR ELEVATION
(NORTH EAST)

1
A1.05
Roof Plan
Scale 1:50