

LOT DATA:

LOT SIZE:	1,057.6m ² (11,390sqft)
FRONTAGE:	25.91m (85')
LANDSCAPE, TOTAL:	822.876m ² (8,857,276sqft)
LANDSCAPE, SOFT:	484.390m ² (5,213,939sqft)
LANDSCAPE, HARD (PORCH, SIDEWALK, PATIO, POOL, SHED, DRIVEWAY):	338.479m ² (3,643,361sqft)
MAX TOTAL HEIGHT (FROM EST. GRADE) (6.4.6) -0:	9.0m (29-6.5')
TOTAL HEIGHT FROM GRADE:	7.950m (26'-1")
TOTAL HEIGHT FROM EST. GRADE:	8.430m (27'-8")
TOTAL HEIGHT FOR 1STRY GARAGE:	4.591 (16'-1")

SET BACKS: -0

MIN. FRONT YARD:	0
MIN. REAR YARD:	0
MIN. SIDE YARD E:	2.4m (8')
MIN. SIDE YARD W:	1.2m (3'-11")

RESIDENTIAL FLOOR AREA: -0

GROUND FLOOR:	10.73m (35'-2.5") (EXISTING) 11.73m LESS 1m (6.4.3)(a))
SECOND FLOOR:	7.5m (24'-7")
TOTAL RFA:	2.4527m (8'-0.5")
MAX 391.312m ² (4,212.047sqft)	
MAX 45m ² (484sqft) 5.8.6(b)	
37% of 1,057.6m ² (11,390sqft) (6.4.1(d)) = 391.312m ² (4,212.047sqft)	
391.312m ² (4,212.047sqft)	
45m ² (484sqft)	
428.770m ² (4,615.248sqft) = 40.54%	+37.458m ² (403.194sqft)
56.103m ² (603.9sqft)	+11.103m ² (119.942sqft)
	(GARAGE NOT INCLUDED IN RFA 6.4.1 (b)(c)(i)(ii))

LOT COVERAGE: -0

MAX RESIDENTIAL LOT COVERAGE: -0	=1,057.6m ² x 25% (MAX 6.4.2) = 264.4m ² (2,845,977sqft)
SECOND FLOOR OVERHANG:	=3.152m ² (33,930sqft)
COVERED PORCH:	=20.426m ² (220,250sqft)
SHED:	=9.290m ² (100,000sqft)
FOUNDATION COVERAGE	=272.834m ² (1,057.6m ²)
INCLUDING SECOND FLOOR O.H.	=272.834m ² (1,057.6m ²)
INCLUDING 2ND FLR OH + CVRD PORCH	=296.412m ² (1,057.6m ²)
INCLUDING 2ND + PORCH + PROP SHED	=305.702m ² (1,057.6m ²)
	=26.797%
	=28.692%
	=28.026%
	=28.965% TOTAL

THIS SITE PLAN REFERENCES WORK PERFORMED BY:
 A.AZIZ SURVEYERS INC
 SURVEY PERFORMED ON DECEMBER 1, 2024
 PROJECT MARKED: 24-248 / 1321 DUNCAN ROAD (SR-PR)
 DATED: DECEMBER 8, 2024

Read this drawing in conjunction with all Architectural, Structural and Mechanical Drawings and must be read in conjunction with drawings produced by SD CONSULTANTS.



REVISIONS

DATE	DESCRIPTION

LEGEND

E	DENOTES EXISTING TO REMAIN
R	DENOTES EXISTING TO BE RELOCATED
D	DENOTES EXISTING TO BE REMOVED
N	DENOTES NEW TO BE PROVIDED

LAKELAND ENGINEERING
 1100 Sutton Dr, Burlington, Unit#1
 P-905-332-8888
 info@lakelandengineering.ca

Do not scale drawings. Contractor must verify all dimensions and advise the designer of any errors or omissions. No variations or modifications to work shown shall be implemented without prior written approval. All previous issues of this drawing is superseded by the latest revisions. All drawings and specifications remain the property of Lakeland Engineering.

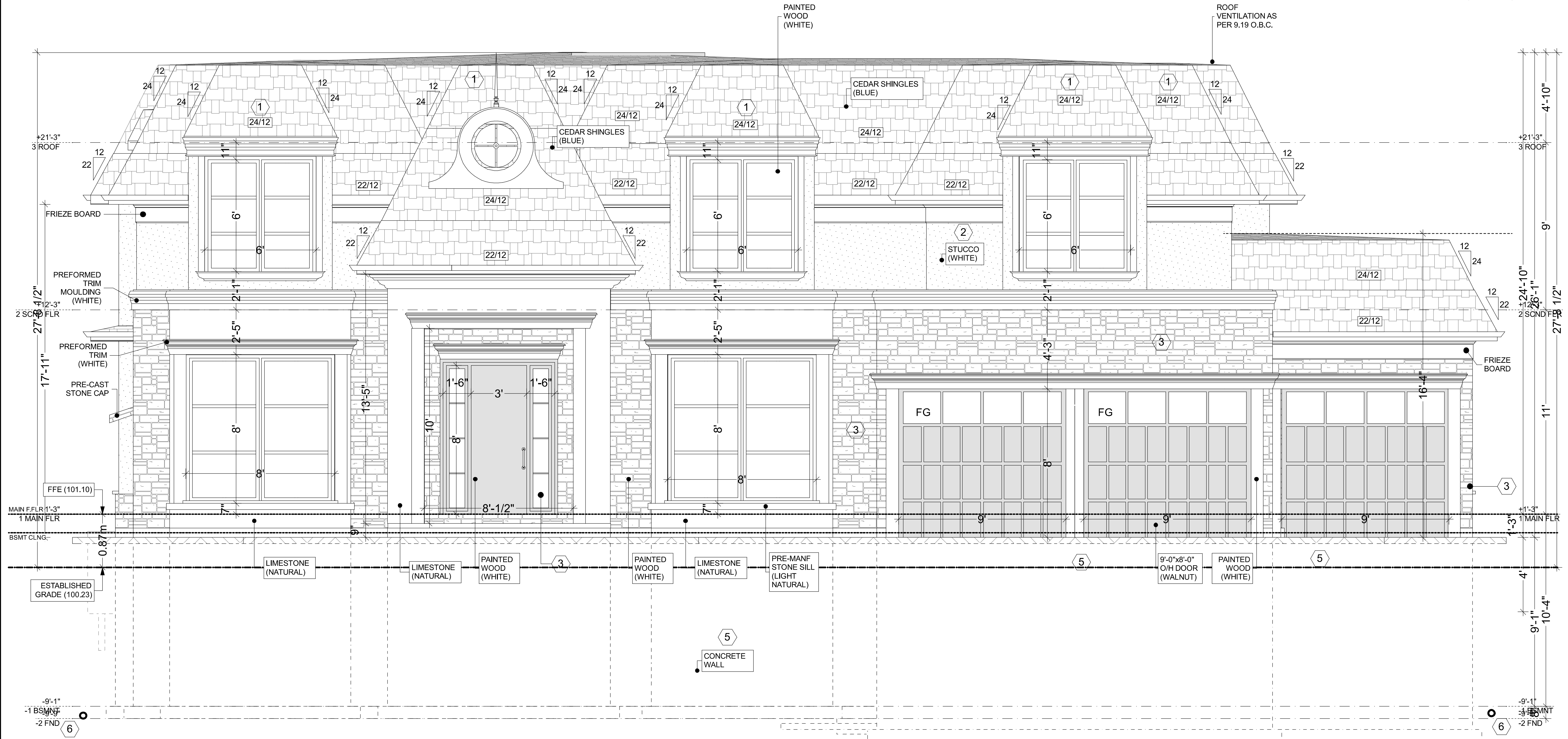
PROJECT:
NEW RESIDENTIAL DWELLING
 1321 DUNCAN ROAD
 OAKVILLE L6J 29P

SHEET TITLE:
SITEPLAN

DRAWN BY: SP & MB
 DATE: 2025-02-12
 SCALE: AS SHOWN
 PROJECT: 24-103

A100-SITE PLAN

EXPOSED BUILDING FACE: 119.7749m²
 AREA OF UNPROTECTED OPENINGS: 46.4515m²
 LIMITING DISTANCE: 12.0024m
 AUO%: 38.78%(MAX:55%)



FOR COMMITTEE OF ADJUSTMENT ONLY

REVISIONS

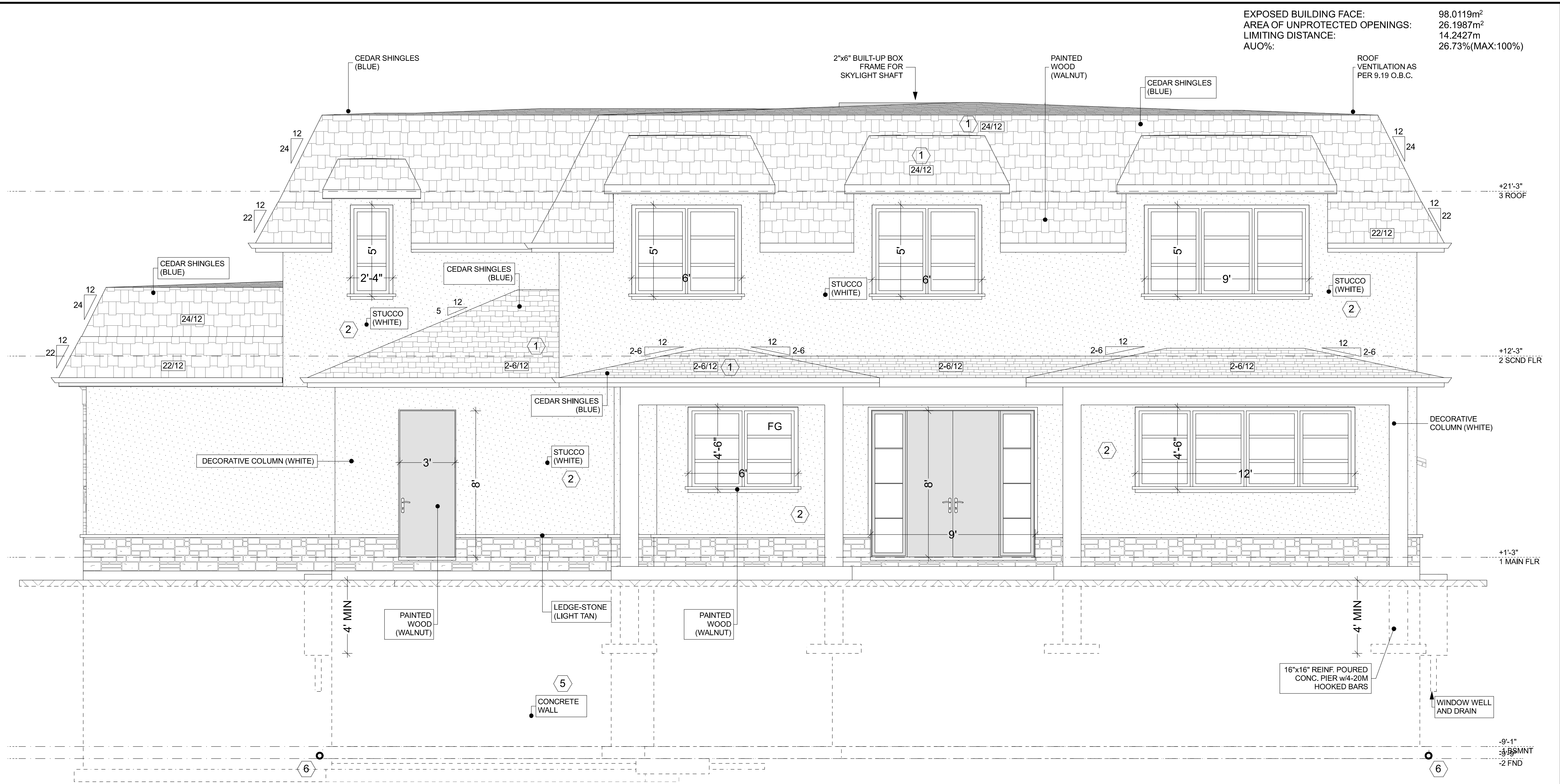
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 1100 Sutton Dr. Burlington, Unit#1
 P: 905-332-8888
 info@lakelandengineering.ca

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PROJECT:
NEW RESIDENTIAL DWELLING
 1321 DUNCAN ROAD OAKVILLE
 L6J 29P

SHEET TITLE: NORTH ELEVATION	SCALE: 3/16" = 1'-0"
DRAWN BY: SJ & MB	A105
DATE: 2025-02-12	
SHEET 8 OF 17	

EXPOSED BUILDING FACE: 98.0119m²
 AREA OF UNPROTECTED OPENINGS: 26.1987m²
 LIMITING DISTANCE: 14.2427m
 AUO%: 26.73%(MAX:100%)



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REVISIONS

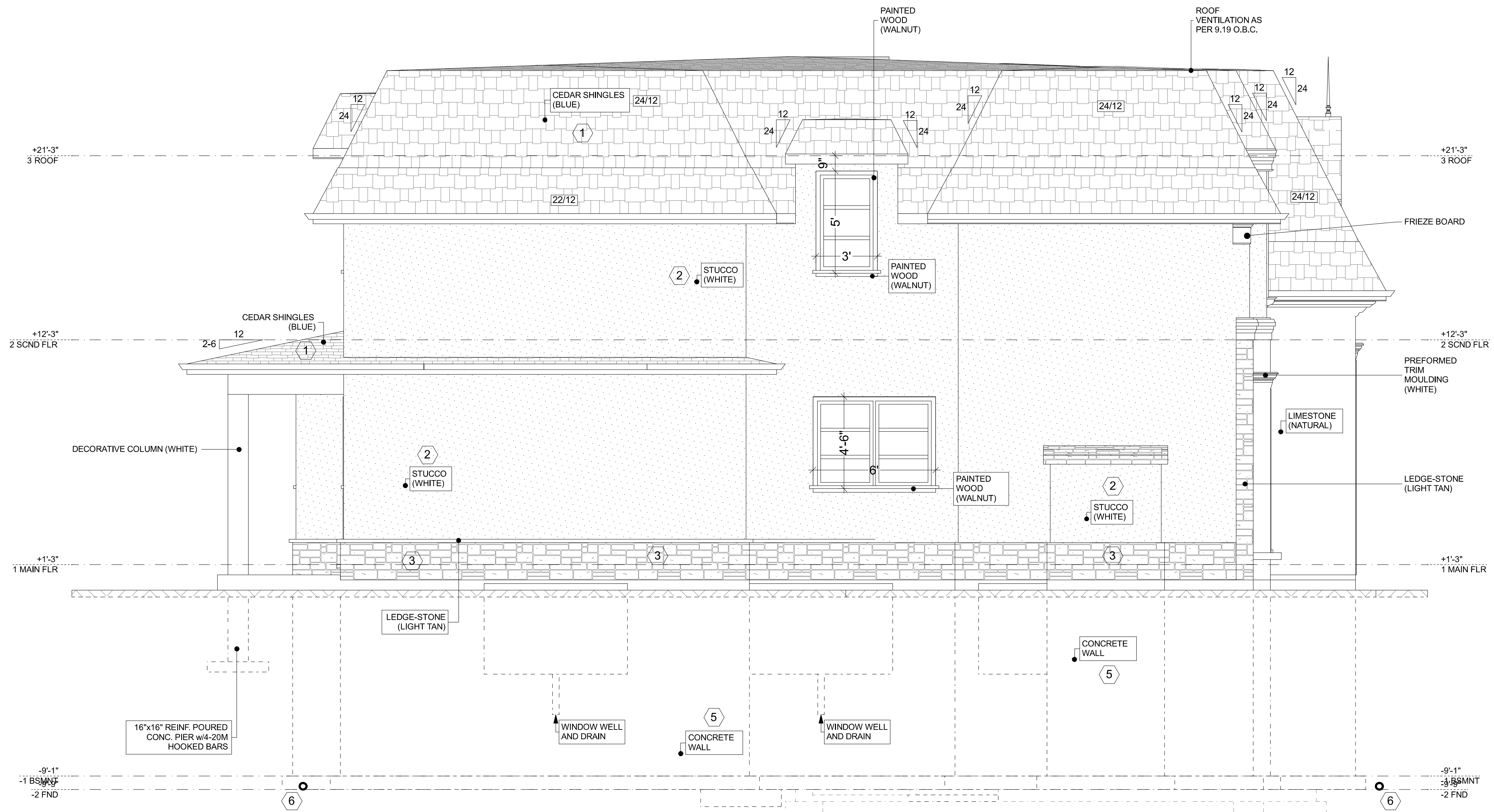
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PROJECT:
NEW RESIDENTIAL DWELLING
 1321 DUNCAN ROAD OAKVILLE L6J 29P

SHEET TITLE: SOUTH ELEVATION	SCALE: 3/16" = 1'-0"
DRAWN BY: SJ & MB	A106
DATE: 2025-02-12	
SHEET 9 OF 17	

EXPOSED BUILDING FACE: 73.9855m²
 AREA OF UNPROTECTED OPENINGS: 3.9019m²
 LIMITING DISTANCE: 1.2m
 AUO%: 5.27%(MAX:7%)



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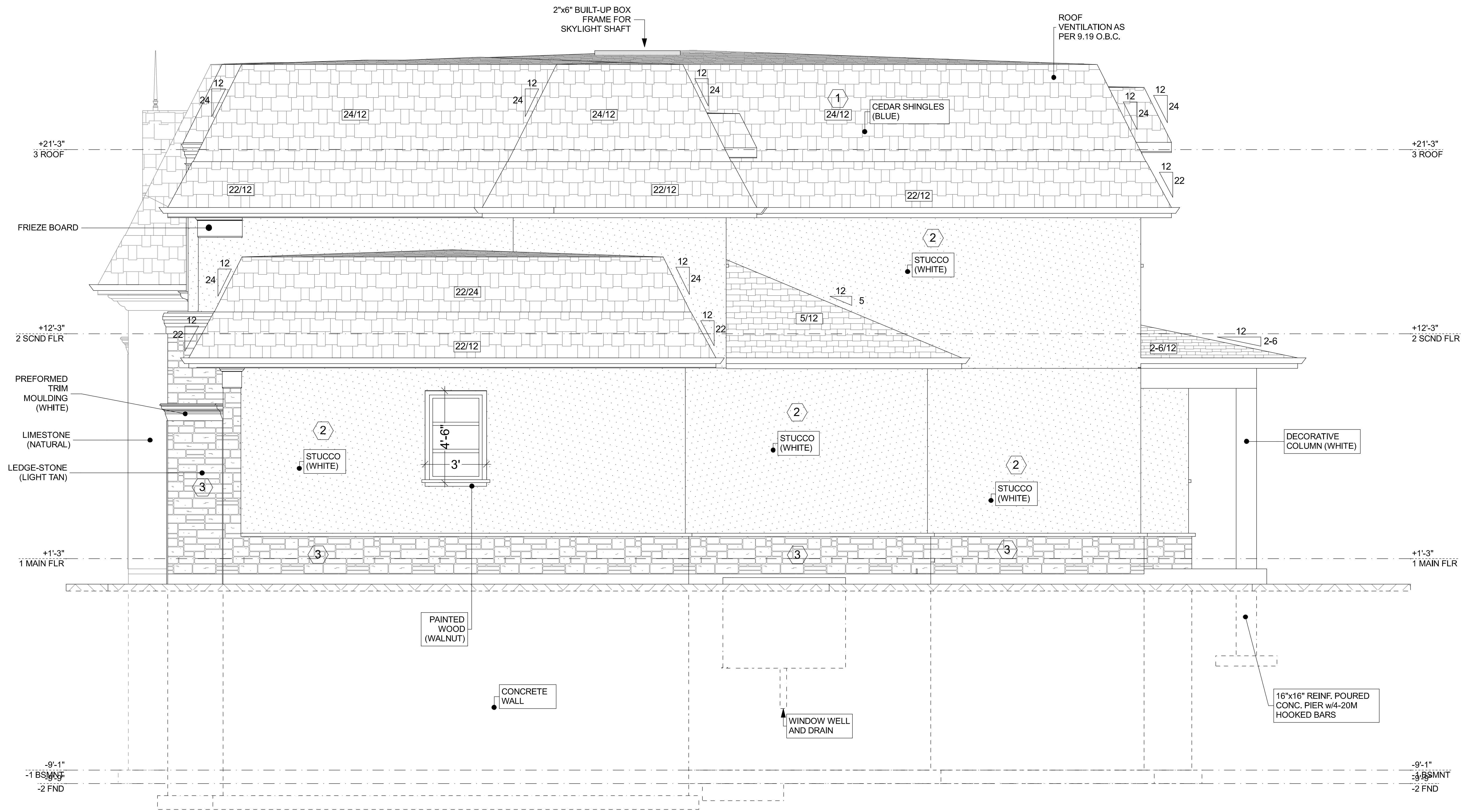
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 P. 905-332-8888
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PROJECT:
NEW RESIDENTIAL DWELLING
 1321 DUNCAN ROAD OAKVILLE L6J 29P

SHEET TITLE: SCALE: 3/16" = 1'-0"	A107
WEST ELEVATION	
DRAWN BY: SJ & MB	
DATE: 2025-02-12	SHEET 10 OF 17

EXPOSED BUILDING FACE: 59.1334m²
 AREA OF UNPROTECTED OPENINGS: 1.2542m²
 LIMITING DISTANCE: 2.4527m
 AUC%: 2.09%(MAX:10%)



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PROJECT:
NEW RESIDENTIAL DWELLING
 1321 DUNCAN ROAD OAKVILLE
 L6J 29P

SHEET TITLE: EAST ELEVATION	SCALE: 3/16" = 1'-0"
DRAWN BY: SJ & MB	A108
DATE: 2025-02-12	
SHEET 11 OF 17	