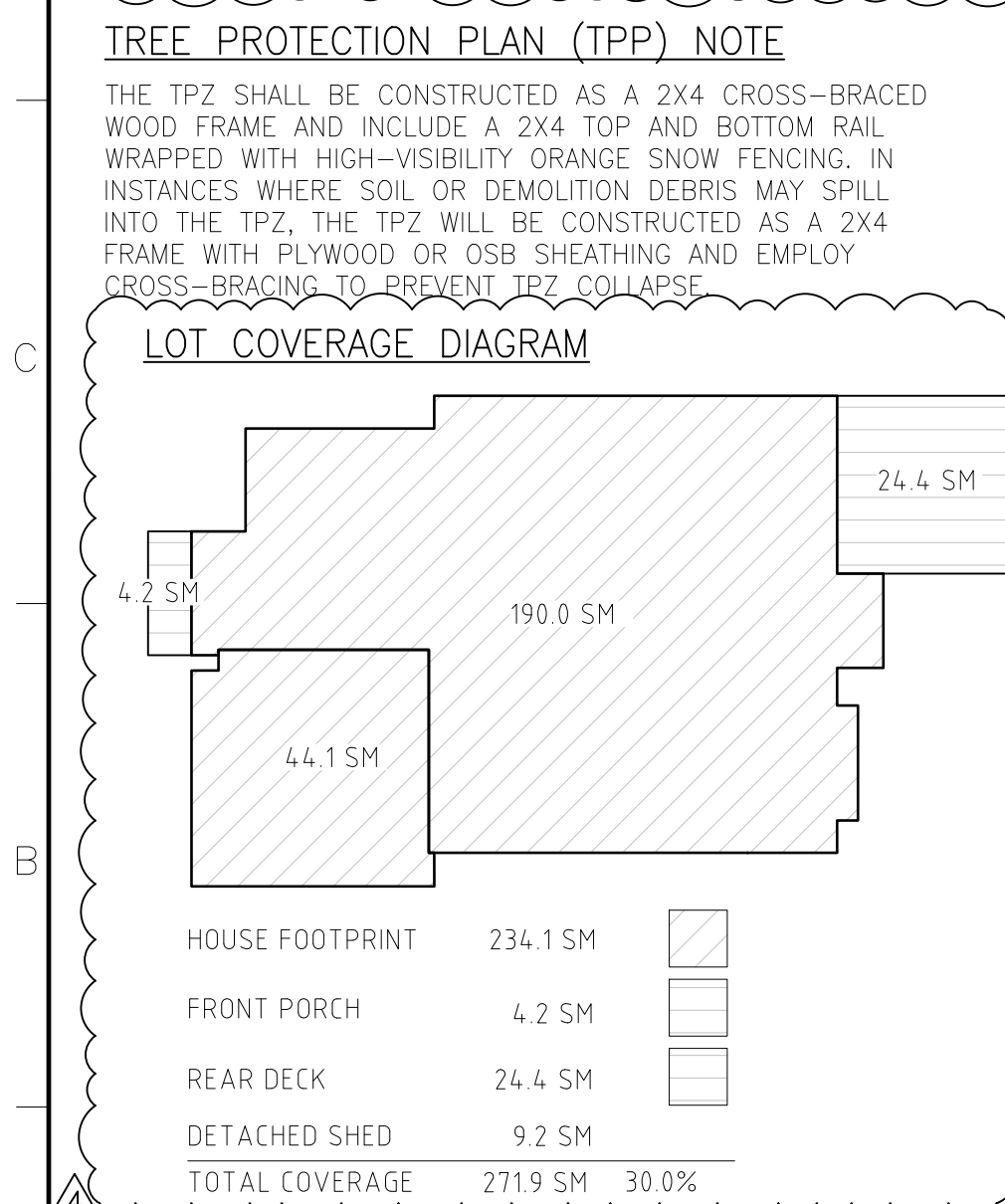




<u>SITE DATA</u>					
Lot Area	905.61	sm	9,747.9	sf	
Zoning	RL4-0				
Established Grade	95.10	m			
<u>Floor Area</u>					
<u>Ground Floor</u>					
Total	190.0	sm	2,045.6	sf	
Deductable OTB area	7.9	sm	85.2	sf	
Ground floor area	182.1	sm	1,960.4	sf	
<u>Second Floor</u>					
Total	187.2	sm	2,015.3	sf	
Deductable OTB area	23.5	sm	253.2	sf	
Second floor area	163.7	sm	1,762.1	sf	
Total Floor Area	38.2%	345.8	sm	3,722.5	sf
Max permitted Floor Area	39%	353.19	sm	3801.7	sf
Area exceeds the limit		0	sm	0	sf
<u>Garage Area</u> (Not counted towards residential floor area as per Zoning By-law 2014-014, Chapter 6.4.1.c)					
Max Allowed Garage Area	45	sm			
Garage Area Provided	44.1	sm	474.8	sf	
Gross Floor Area W/ Garage	389.9	sm	4,197.3	sf	
Finished Basement	165.4	sm	1,780.7	sf	
(Measured to Inside Face of Finished Basement Walls)					

Proposed Footprint (Including Garage)	234.1 sm
Proposed Covered Porch & Deck	28.6 sm
Relocated Detached Shed	9.2 sm

Landscape Area		
Front Yard Area	254.2 sm	2,735.8 sf

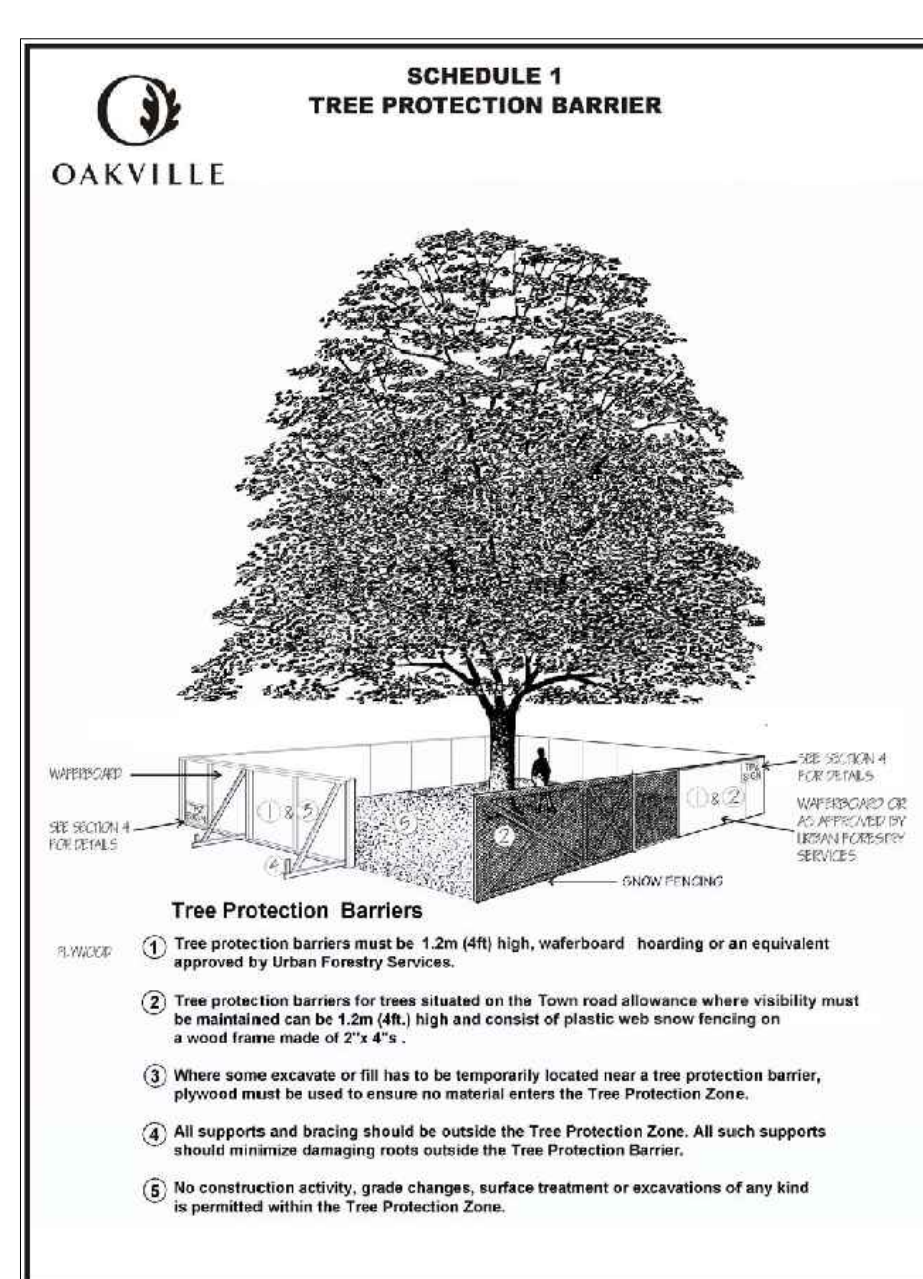
Max Allowed In Height	9.0m (29'-6")
Proposed Height	32'-6"
Front Yard Setback	11.28m
Rear Yard Setback	15.38m
Side Yard Setback with attached garage	1.45m
Side Yard Setback	2.39m
Driveway width with curb	6.81m
Clear Driveway width (without curb)	6.50m

1. ELEVATIONS SHALL MATCH NEIGHBOURING PROPERTY AT LOT 1
2. ANY INCREASE IN IMPERVIOUS SURFACE FROM APPROVED PLAN REQUIRED TO BE REVIEWED VIA REVISION PROCESS.

WALL	WALL AVG GRADE	WALL LENGTH (M)	PRODUCT
NORTH	95.4	18.16	1,732.5
SOUTH	95.7	16.64	1,592.4
EAST	95.4	12.88	1,228.8
WEST	95.6	12.85	1,228.5
TOTAL	382.1	60.53	5,782.2

ESTABLISHED GRADE
CENTRE POINT OF FRONT PROPERTY LINE= 95.
(PART 3 OF ZONING BY-LAW 2014-014)

	DWELLING	PROPERTY LINE
	EXIT	EXISTING GRADE
	SUMP PUMP	PROPOSED GRADE
	120"(L)x60"(W)x20"(D) SOAKAWAY PIT	UTILITY POLE



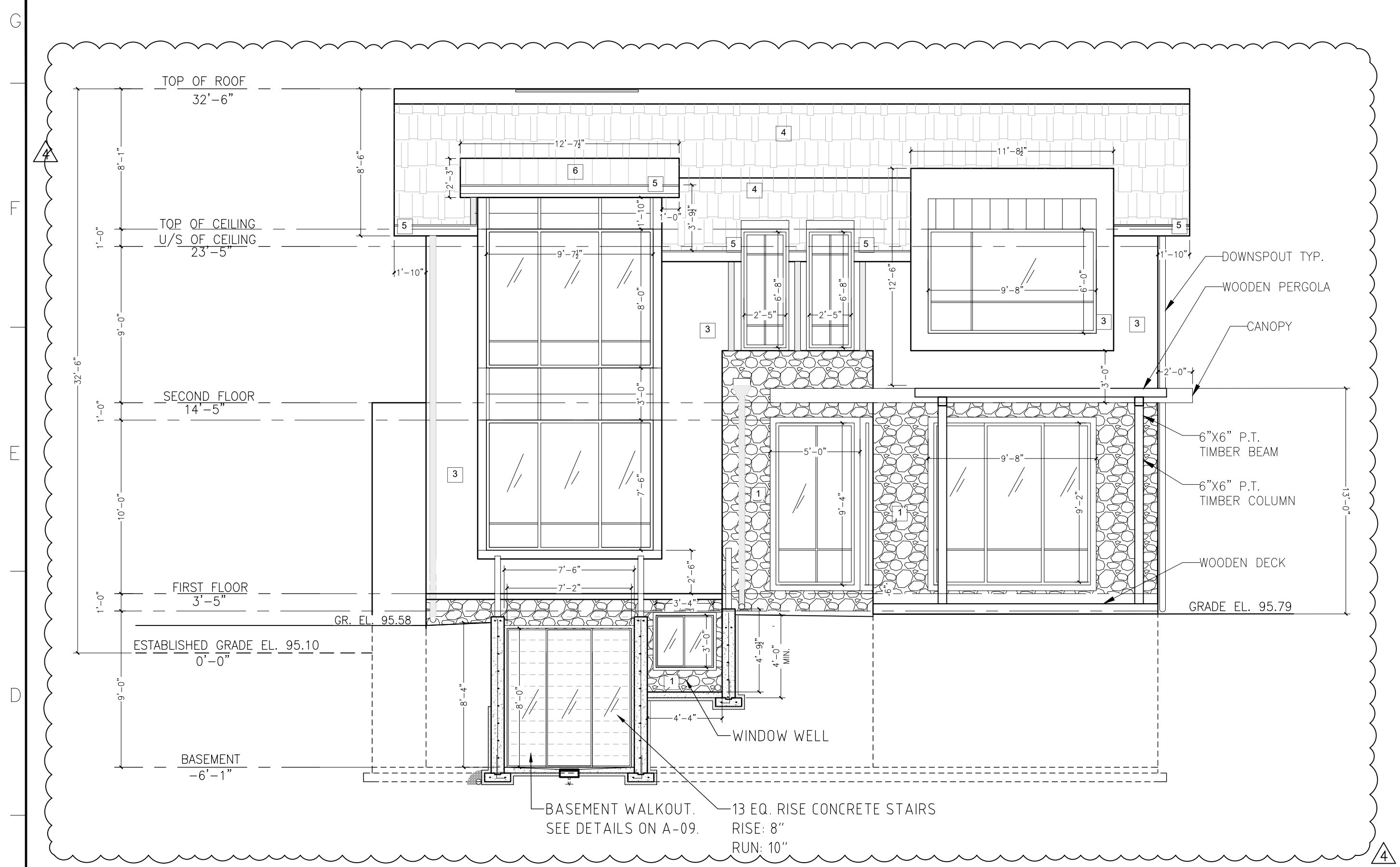
					PROWISE ENGINEERING SUITE 308, 2800 SKYMARK AVE. MISSISSAUGA ONT. T. (905) 282-6688; (416) 721-9420 Email: contact@prowise.ca ; Web: www.prowise.ca	
PROJECT MGR.			SUBJECT 15 FORSTER PARK DR. OAKVILLE, ON HOUSE RE-DESIGN SITE PLAN		CLIENT REAGAN JUNG	
PROJECT MGR.					DRAWING NO. SP-01	
PROJECT MGR.					DRAWING NO. SP-01	
PROJECT MGR.					DRAWING NO. SP-01	
PROJECT MGR.					DRAWING NO. SP-01	

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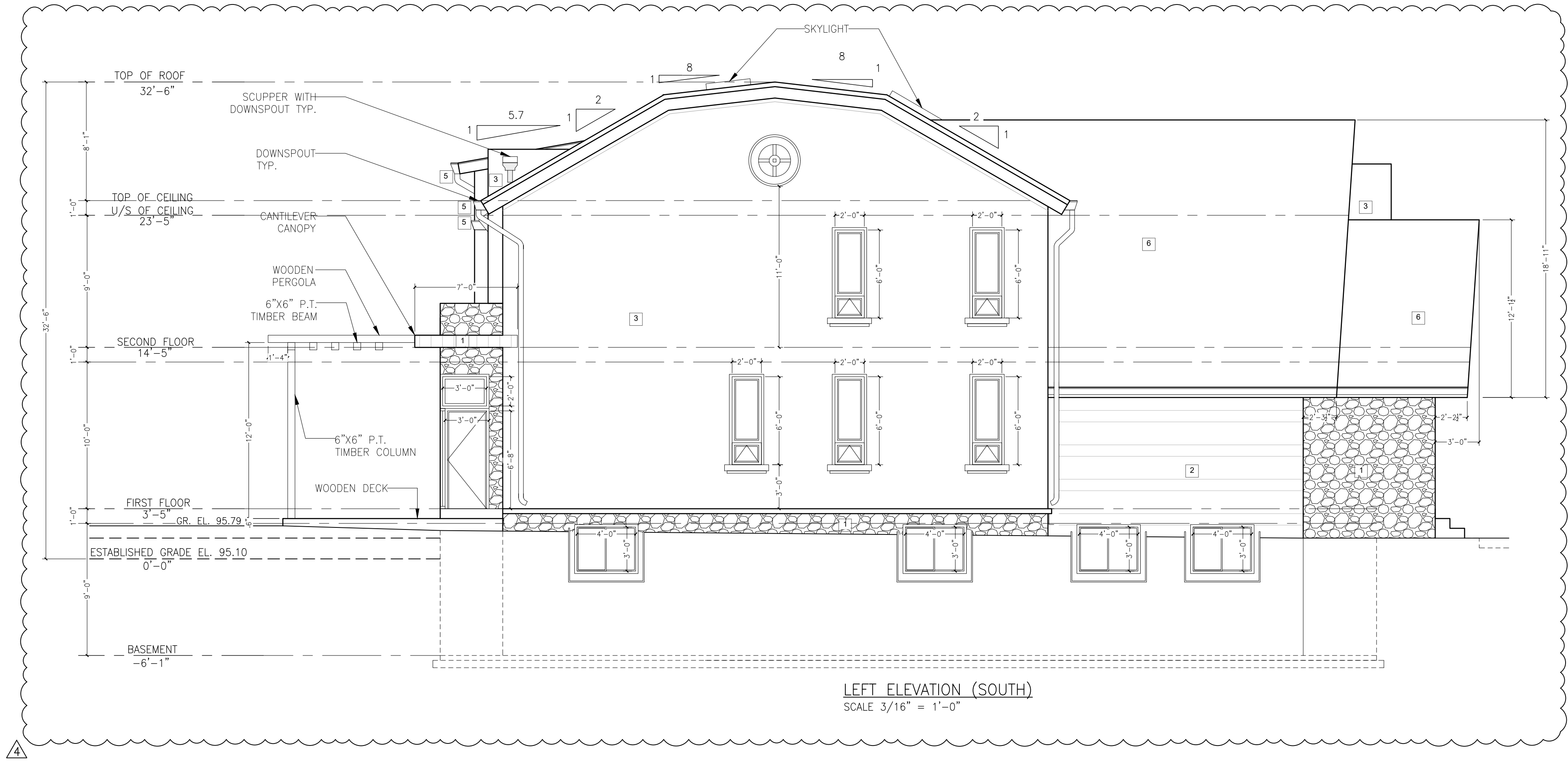


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	APPROVED FOR _____				PROWISE ENGINEERING INC.			
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STAMP/SEAL	PROJECT PHASE							
	PROJECT NO.	P22-COM-1035	BY	DDMMYY	SUBJECT 15 FORSTER PARK DR. OAKVILLE, ON HOUSE RE-DESIGN FRONT ELEVATION	CLIENT	REAGAN JING	
	ACTIVITY NO.		DES	FYF		8/AUG/22		
	PACKAGE CODE		DRN	FYF		8/AUG/22		
	SCALE	AS SHOWN	CHK	RJ		8/AUG/22		
		APP	RJ	8/AUG/22				
PROPRIETARY INFORMATION: THIS DRAWING IS THE PROPERTY OF PROWISE ENGINEERING INC. AND IS NOT TO BE LOANED OR REPRODUCED IN ANY WAY WITHOUT THE PERMISSION OF PROWISE ENGINEERING INC.							DRAWING NO. A-05	REV.



G
F
E
D
C
B
A



- DRAWING LEGEND:**
- 1.0 WALL MATERIALS**
- 1 NATURAL STONE
 - 2 WOODEN SIDING MANUFACTURED PANEL
 - 3 CONCRETE BRICK
- 2.0 ROOFING**
- 4 STANDING SEAM METAL ROOFING OR ROOF TILES AS SPECIFIED BY CLIENT
 - 5 PREFINISHED ALUMINUM GUTTER ON 6"
 - 6 BLACK METAL ROOF

ISSUED FOR PERMIT

REV	DATE	DESCRIPTION	BY	CHK	APP	APP	APP	APP	APP	REV	DATE	DESCRIPTION	BY	CHK	APP	APP	APP	APP	APP	REF	NUMBER	TITLE
4	24/MAR/25	ISSUED FOR COMMITTEE OF ADJUSTMENT	FYF	RJ	RJ																	
2	25/JUL/24	ISSUED FOR PERMIT	FYF	RJ	RJ																	
1	22/APR/24	ISSUED FOR PERMIT	YL	RJ	RJ																	
0	10/MAY/23	ISSUED FOR PERMIT	JW	RJ	RJ																	

STAMP/SEAL

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PROJECT PHASE			
PROJECT NO.	P22-COM-1035	BY	DDMMYY
ACTIVITY NO.		DES	FYF 8/AUG/22
PACKAGE CODE		DRN	FYF 8/AUG/22
SCALE	AS SHOWN	CHK	RJ 8/AUG/22
		APP	RJ 8/AUG/22

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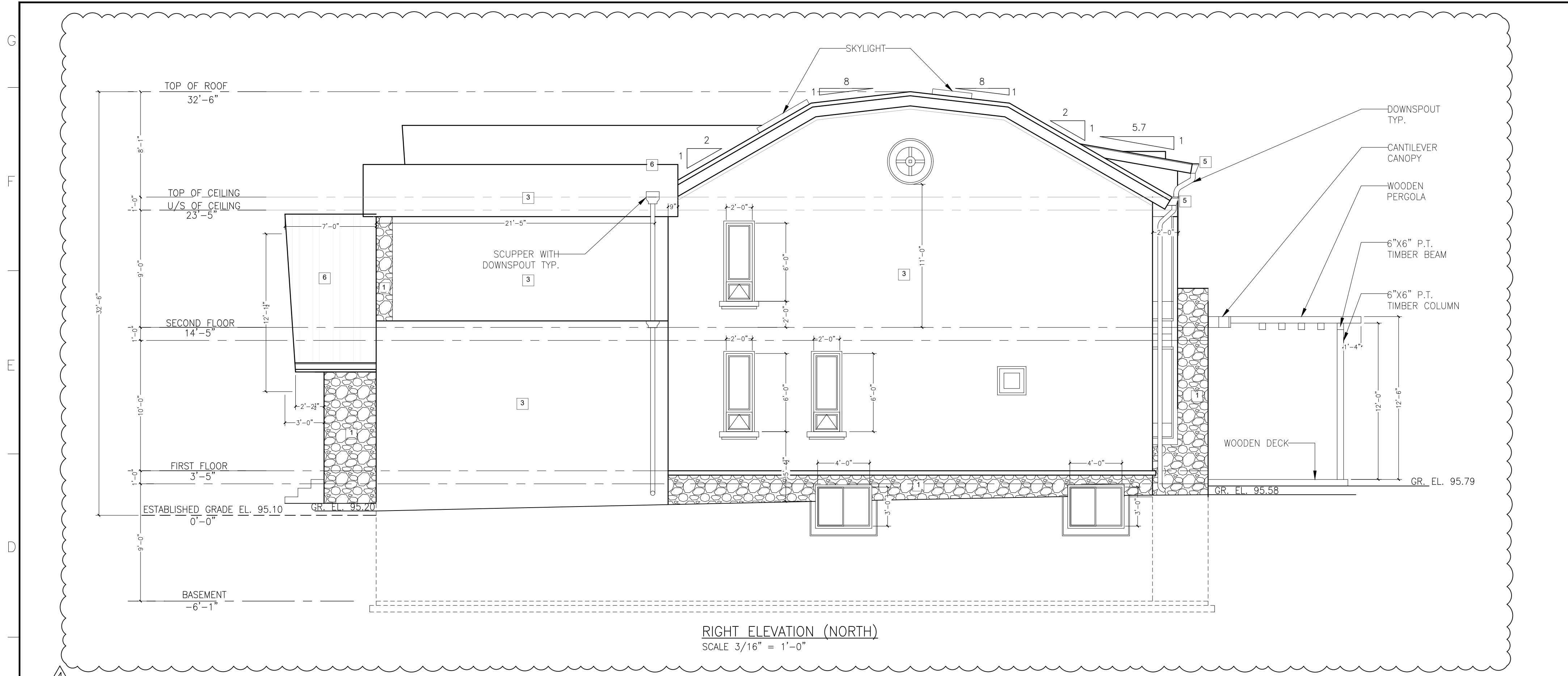
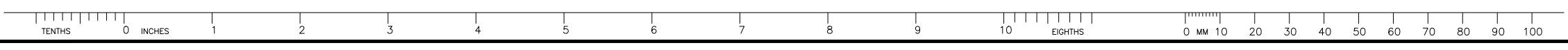
15 FORSTER PARK DR.
OAKVILLE, ON
HOUSE RE-DESIGN
LEFT ELEVATION

CLIENT
REAGAN JING

DRAWING NO.
A-07

REV. 4

APCD: D-24-06



RIGHT ELEVATION (NORTH)
SCALE 3/16" = 1'-0"

DRAWING LEGEND:

1.0 WALL MATERIALS

- 1 NATURAL STONE
- 2 WOODEN SIDING MANUFACTURED PANEL
- 3 CONCRETE BRICK

2.0 ROOFING

- 4 STANDING SEAM METAL ROOFING OR ROOF TILES AS SPECIFIED BY CLIENT
- 5 PREFINISHED ALUMINUM GUTTER ON 6"
- 6 BLACK METAL ROOF

ISSUED FOR PERMIT

REV	DATE	DESCRIPTION	BY	CHK	APP	APP	APP	APP	APP	REV	DATE	DESCRIPTION	BY	CHK	APP	APP	APP	APP	APP	REF	NUMBER	TITLE
4	24/MAR/23	ISSUED FOR COMMITTEE OF ADJUSTMENT	FYF	RJ	RJ																	
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1	22/APR/24	ISSUED FOR PERMIT	YL	RJ	RJ																	
0	10/MAY/23	ISSUED FOR PERMIT	JW	RJ	RJ																	

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APPROVED FOR			
CLIENT PROJECT MGR.	DEPARTMENT MGR.	PROJECT MGR.	
PROJECT PHASE			
PROJECT NO.	P22-COM-1035	BY	DDMMYY
ACTIVITY NO.		DES	FYF 8/AUG/22
PACKAGE CODE		DRN	FYF 8/AUG/22
SCALE	AS SHOWN	CHK	RJ 8/AUG/22
		APP	RJ 8/AUG/22

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15 FORSTER PARK DR.
OAKVILLE, ON
HOUSE RE-DESIGN
RIGHT ELEVATION

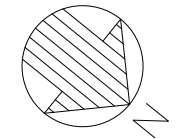
CLIENT
REAGAN JING

DRAWING NO.
A-06

REV. 4

APCL D-24-06

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DOWNSPOUTS TO DISCHARGE TO GRADE VIA CONCRETE SPLASH PADS.
REFER TO ELEVATION DRAWINGS FOR DOWNSPOUT LOCATIONS.

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ARCH D-24x36