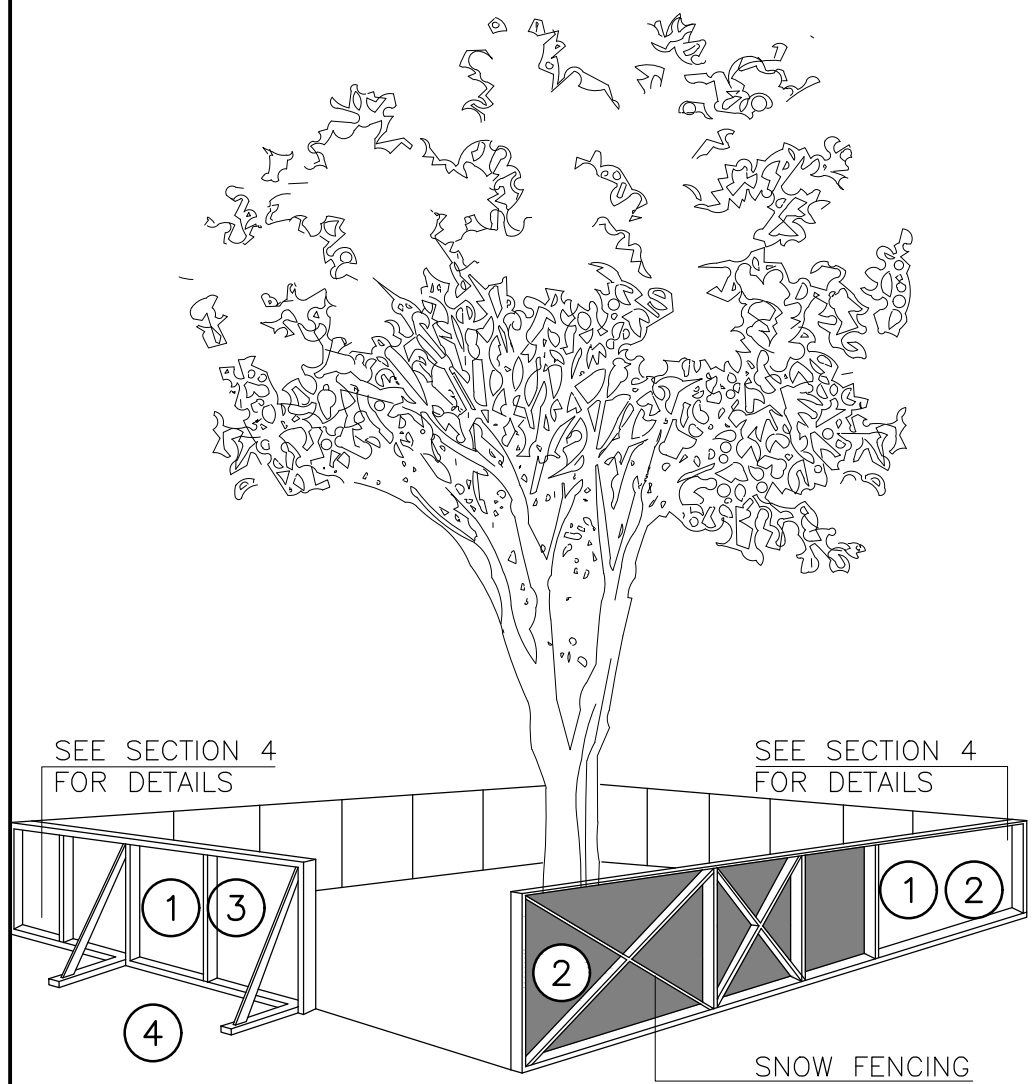




5 TREE PROTECTION
A1.1 SCALE: N.T.S.

TREE PROTECTION BARRIERS

- TREE PROTECTION BARRIERS MUST BE 1.2m (4'-0") HIGH, WAFERBOARD HOARDING OR AN EQUIVALENT APPROVED BY URBAN FORESTRY SERVICES.
- TREE PROTECTION BARRIERS FOR TREES SITUATED ON THE TOWN ROAD ALLOWANCE WHERE VISIBILITY MUST BE MAINTAINED CAN BE 1.2m (4'-0") HEIGHT AND CONSIST OF ORANGE PLASTIC WEB SNOW FENCING ON A WOOD FRAME MADE OF 2"x4"s.
- WHERE SOME EXCAVATE OR FILL HAS TO BE TEMPORARILY LOCATED NEAR A TREE PROTECTION BARRIER, PLYWOOD MUST BE USED TO ENSURE NO MATERIAL ENTERS THE TREE PROTECTION ZONE.
- ALL SUPPORTS AND BRACING SHOULD BE OUTSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS OUTSIDE THE TREE PROTECTION BARRIER.
- NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATIONS OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- ALL LOCATES MUST BE OBTAINED PRIOR TO THE INSTALLATION OF THE PROPOSED HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.

- 1 TYPE 1= TREE HOARDING WAFER BOARD
2 TYPE 2 = TREE HOARDING ORANGE SNOW FENCE

SECTION 4, SIGNAGE

- A SIGN (AS PER BELOW) MUST BE MOUNTED ON ALL SIDES OF A TREE PROTECTION BARRIER FOR THE DURATION OF THE PROJECT. THE SIGN SHOULD BE A MINIMUM OF 40cmX60cm AND MADE OF WHITE GATOR BOARD OR EQUIVALENT MATERIAL.

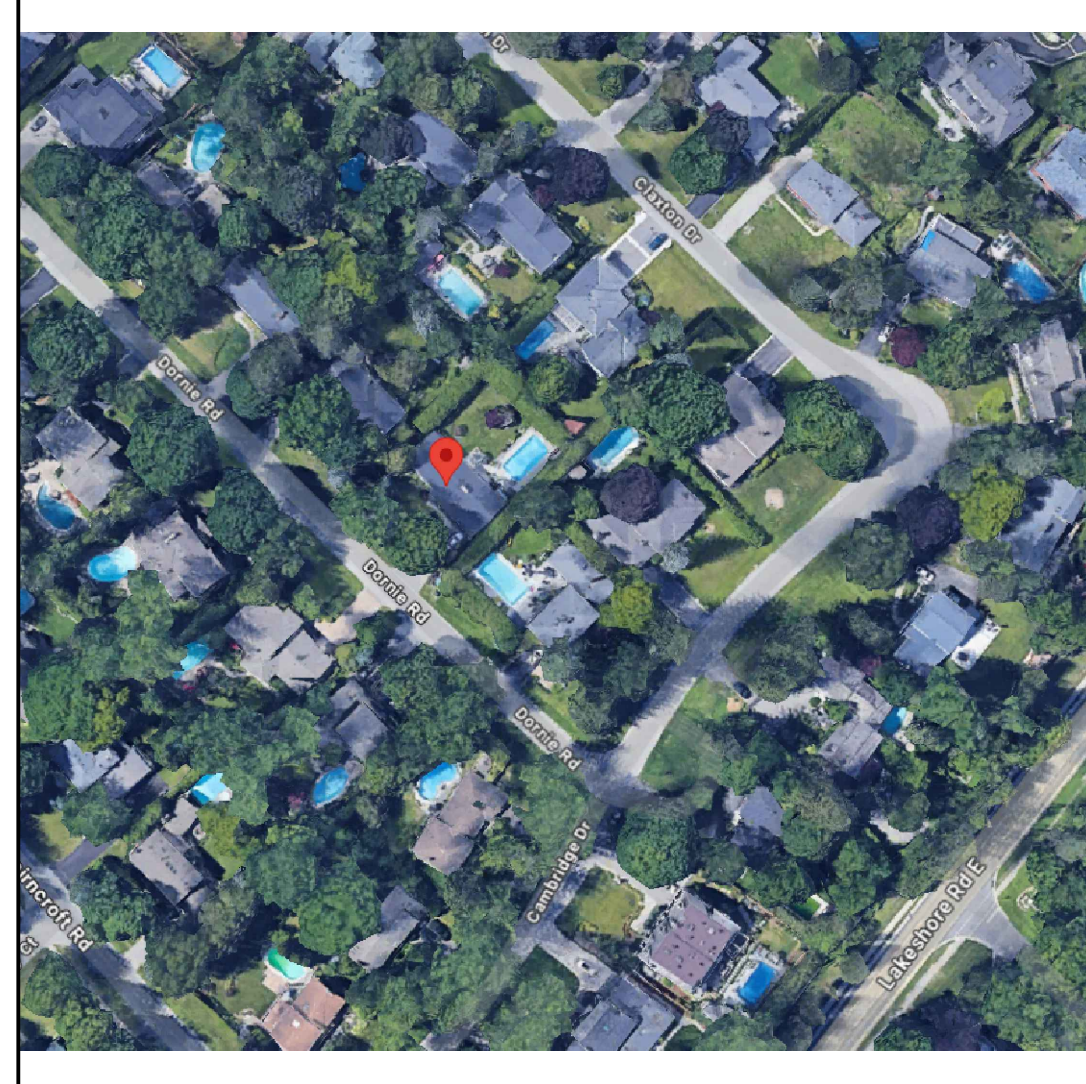
"TREE PROTECTION ZONE
NO GRADE CHANGE, STORAGE OF MATERIALS OR EQUIPMENT IS PERMITTED WITHIN THIS AREA. THE TREE PROTECTION BARRIER MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE TOWN OF OAKVILLE."

TOWN OF OAKVILLE PARKS AND RECREATION DEPARTMENT

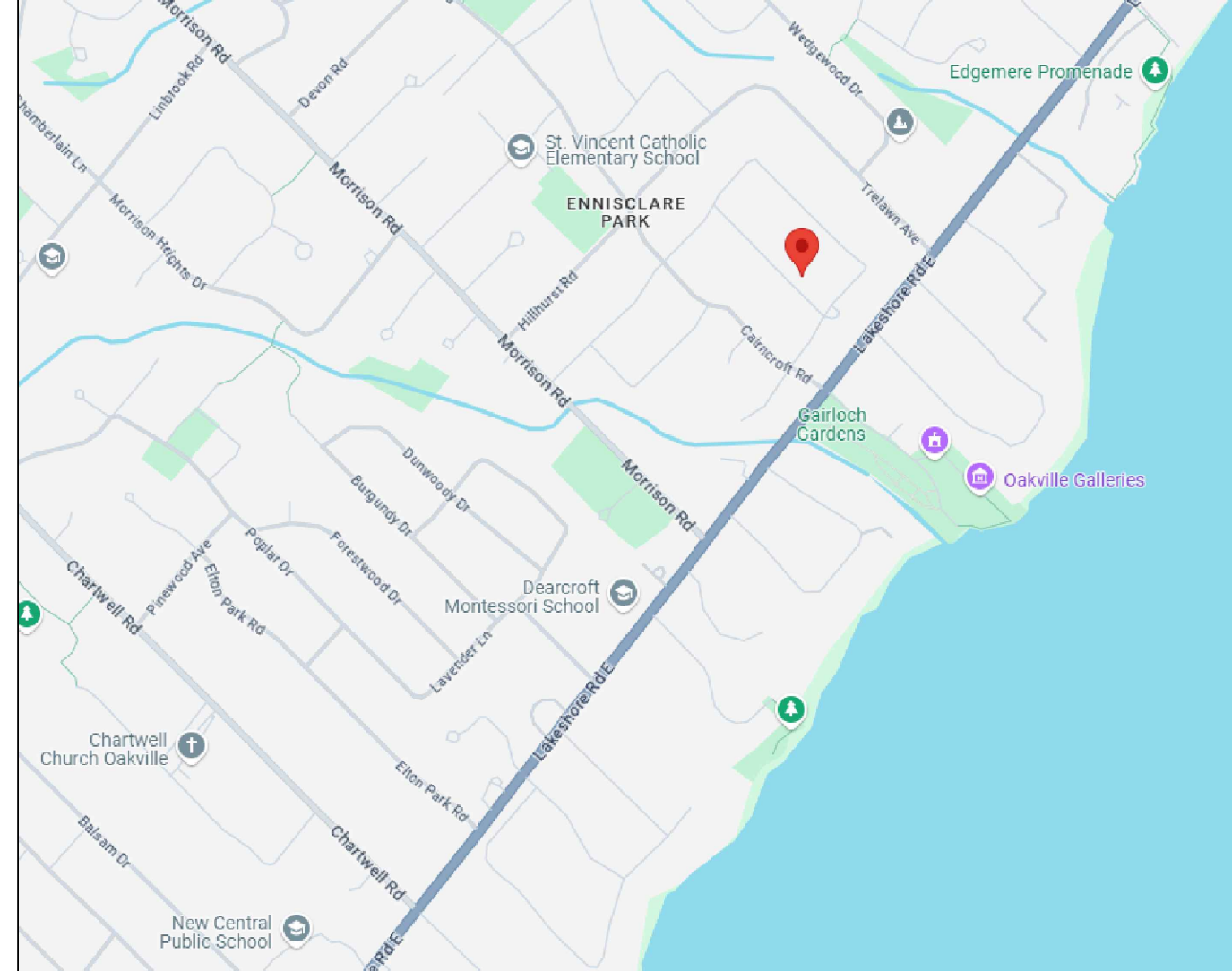
NAME: TREE PROTECTION BARRIERS

DATE:

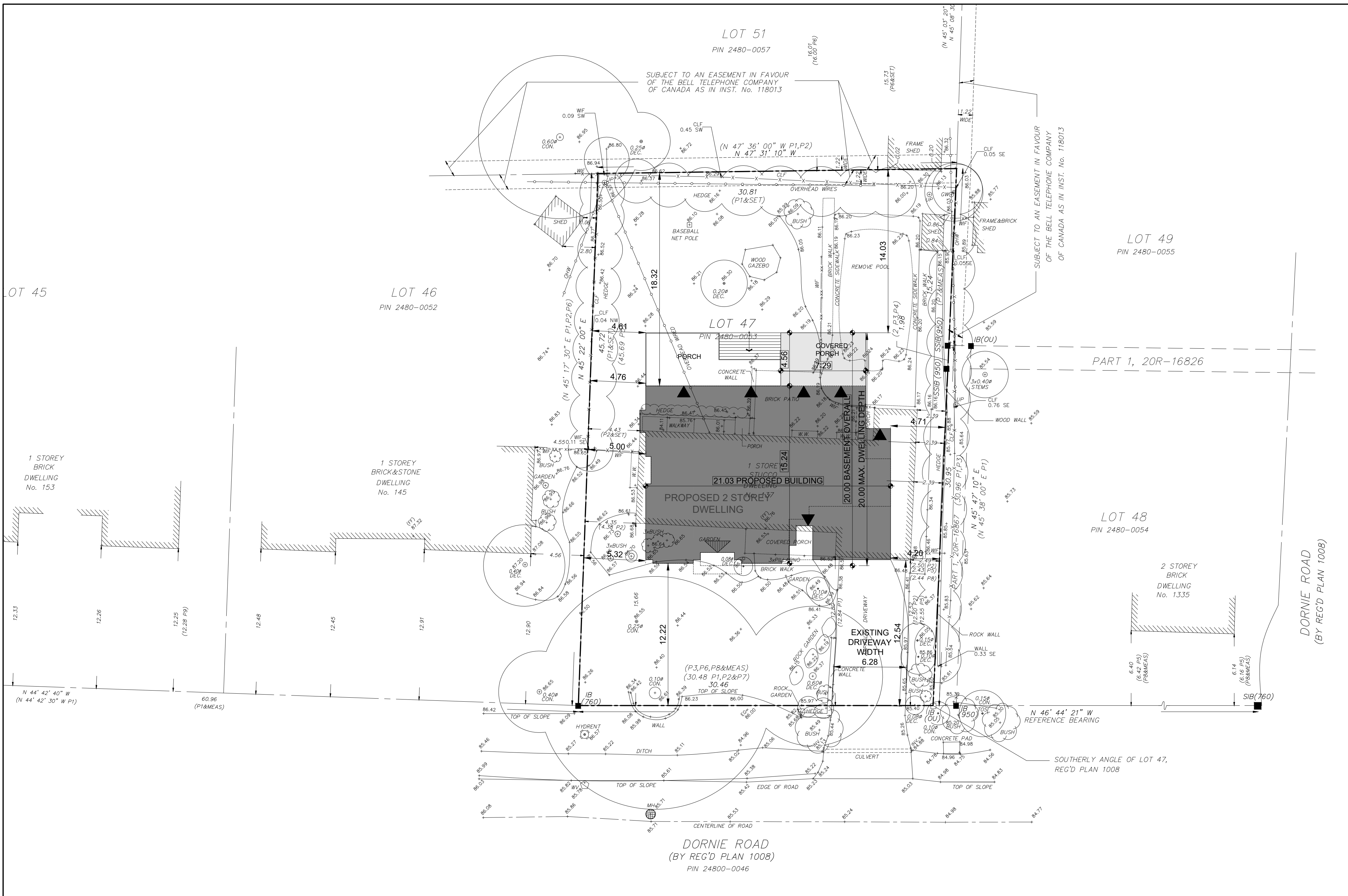
FILE NO.:



4 AERIAL VIEW
A1.1 SCALE: N.T.S.



3 KEY PLAN
A1.1 SCALE: N.T.S.



2 SITE PLAN
A1.1 SCALE: 1:200

SITE STATISTICS			
ADDRESS:		137 DORNIE ROAD OAKVILLE, ON. L6J 4N7	
LEGAL DESCRIPTION:		LOT 47 REG PLAN 1008	
ZONING:		RL1-0	
DESCRIPTION		REQUIRED METRIC IMPERIAL	
LOT AREA:		EXISTING - DEMO METRIC IMPERIAL	
LOT AREA		1,393.500	15,000
LOT FRONTAGE:		1,406.630	15,141
1. AT STREET		30.5	100
2. AS PER DEFINITION (7.5m back from property line)		30.46	100
LOT COVERAGE:		PROPOSED METRIC IMPERIAL	
DWELLING		173.140	1,864
COVERED ENTRY PORCH(ES)		16.280	175
GARAGE		40.420	435
COVERED PORCH		5.700	61
EXISTING WOOD SHED		235.540	2,535
TOTAL		351.858	3,718
LOT COVERAGE -0 SUFFIX (%)		25%	24.56%
GROSS FLOOR AREA:		RESIDENTIAL FLOOR AREA RATIO	
GROUND FLOOR		173.140	1,864
SECOND FLOOR		238.482	2,567
TOTAL		407.923	4,391
RESIDENTIAL FLOOR AREA RATIO		12.31%	31.77%
MAX. DWELLING DEPTH		20	65.62
BASEMENT		20.000	65.62
FINISHED AREA		237.925	2,561
UNFINISHED AREA		39.112	421
TOTAL BASEMENT		277.037	2,982
PARKING GARAGE:		56.531	609
FLOOR AREA		45.000	147.6
DRIVEWAY WIDTH		9	29.5
YARDS:		6.280	20.6
MAX FRONT YARD +5.5		18.02	59.1
FRONT YARD (MIN)		12.52	41.1
REAR YARD (MIN)		20.80	68.2
SIDE YARD - WEST (MIN)		4.35	14.3
SIDE YARD - EAST (MIN)		2.39	7.8
MAXIMUM HEIGHT:		UNKNOWN	
MAXIMUM HEIGHT		9.00	29.53
NO. OF STOREYS		1	2

1 SITE STATISTICS
A1.1 SCALE: N.T.S.

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

SITE LEGEND:

- PROPERTY LINE
- EXISTING GRADE
- FINISHED GRADE
- FINISHED FLOOR ELEVATION
- FINISHED BASEMENT ELEVATION
- FINISHED DECK ELEVATION
- MAIN ENTRANCE
- SECONDARY ENTRANCE
- EXISTING STRUCTURES TO BE REMOVED
- BORE HOLE LOCATION & No. PER SOILS REPORT
- ROOF DOWNSPOUT LOCATION, DISCHARGE ON 600X600 CONC. PAVER
- PROPOSED DIMENSIONS TO NEW STRUCTURES
- EXISTING DIMENSIONS TO EXISTING STRUCTURES
- NEW SUMP WITH DISCHARGE DIRECTION
- TREE HOARDING
- TREE NUMBER PER ARBOURIST REPORT
- EXISTING TREE TO REMAIN - DASHED LINE INDICATES TPZ (TREE PROTECTION ZONE PER ARBOURIST REPORT)
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE REMAIN.

REGION OF HALTON CERTIFICATE

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES
APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS AND SPECIFICATIONS AND LOCATION APPROVAL FROM AREA MUNICIPALITY.
SIGNED: _____ DATED: _____
Planning & Public Works Department
The Applicant should be aware that the approval of the water system on private property is the responsibility of the Local Municipality. Regardless, the Applicant must ensure that the Region of Halton's standards and specifications are met. (The Design Criteria, Standard Drawings & Specifications manual may be obtained thru Capital Planning & Data Technologies Department at 905-825-8032). Furthermore, all water quality tests must be completed to the Region of Halton's satisfaction, before the water supply can be turned on.

REF. DATE: DESCRIPTION:
REVISIONS / ISSUANCE:

CLIENT:
DR. ABBAS & SABRI
RESIDENCE

ADDRESS: 137 DORNIE ROAD
CITY: OAKVILLE, ONTARIO
DRAWING TITLE:
SITE PLAN

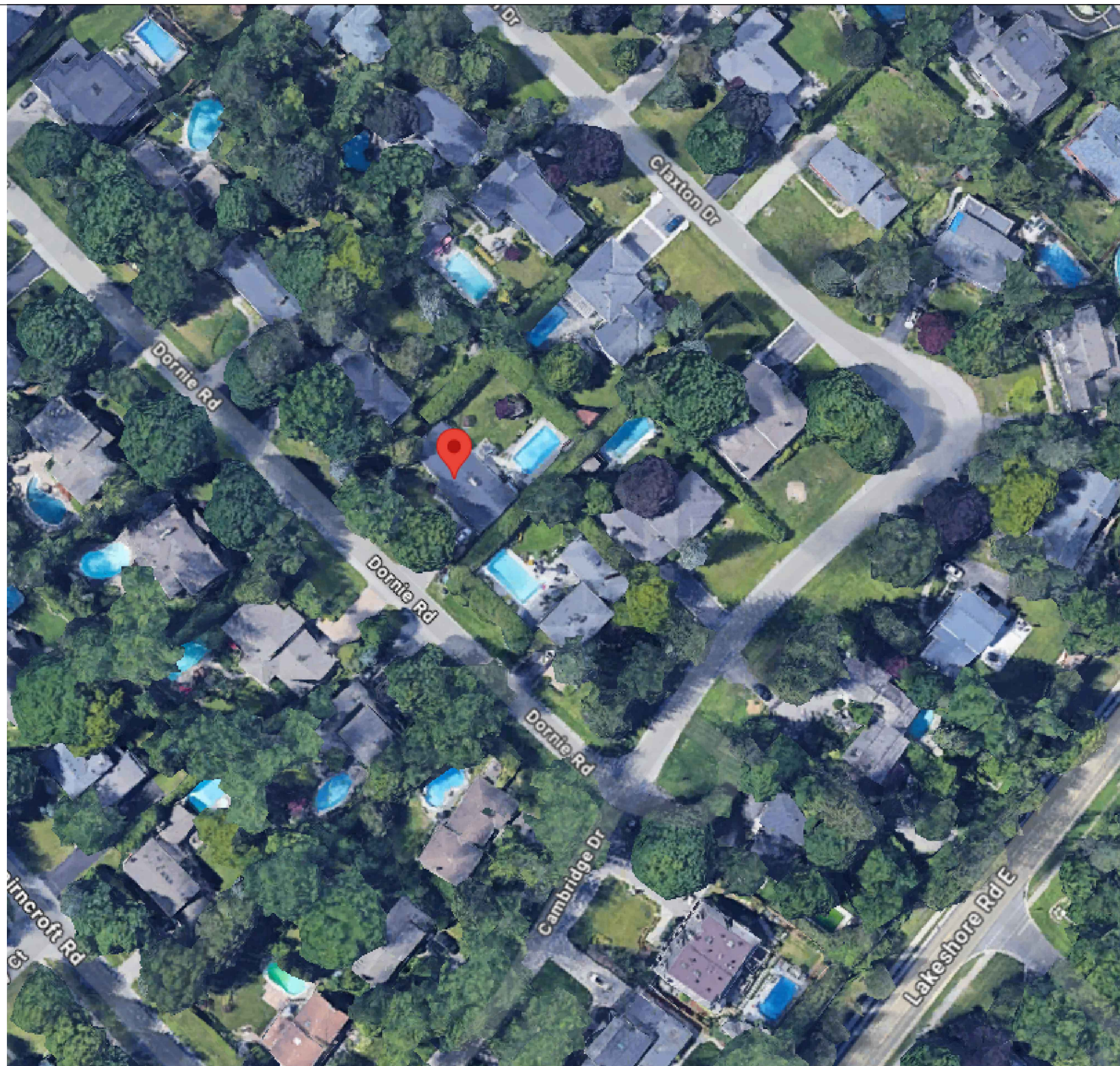
DRAWN: A.A.
DATE: 25.01.29 SCALE: 1:200
JOB NUMBER: SHEET NUMBER:

SITE STATISTICS									
ADDRESS:			137 DORNIE ROAD OAKVILLE, ON. L6J 4N7						
LEGAL DESCRIPTION:			LOT 47 REG PLAN 1008						
ZONING:			RL1-0						
DESCRIPTION			REQUIRED		EXISTING - DEMO		PROPOSED		
			METRIC	IMPERIAL	METRIC	IMPERIAL	METRIC	IMPERIAL	
LOT AREA:									
LOT AREA			1,393.500	15,000	1,406.630	15,141	1,406.630	15,141	
LOT FRONTAGE:									
1. AT STREET			30.5	100	30.46	100	30.460	100	
2. AS PER DEFINITION									
(7.5m back from property line)									
LOT COVERAGE:									
DWELLING					173.140	1,864	238.482	2,567	
COVERED ENTRY PORCH(ES)					16.280	175	10.219	110	
GARAGE					40.420	435	63.081	679	
COVERED PORCH							33.631	362	
EXISTING WOOD SHED					5.700	61			
TOTAL			351.658		235.540	2,535	345.414	3,718	
LOT COVERAGE -0 SUFFIX (%)			25%		16.74%		24.56%		
BASED ON ZONING BY-LAW 2014-14	GROSS FLOOR AREA:								
	GROUND FLOOR				173.140	1,864	238.482	2,567	
	SECOND FLOOR						208.474	2,244	
	TOTAL				173.140	1,864	446.957	4,811	
	RESIDENTIAL FLOOR AREA RATIO								
	TOTAL		407.923	4,391	173.140	1864	446.957	4811	
	G.F.A (%)		29.0%		12.31%		31.77%		
MAX. DWELLING DEPTH			20	65.62	12.870	42.22	20.000	65.62	
BASEMENT									
FINISHED AREA							237.925	2,561	
UNFINISHED AREA							39.112	421	
TOTAL BASEMENT							277.037	2,982	
PARKING GARAGE:									
FLOOR AREA			45.000	147.6			56.531	609	
DRIVEWAY WIDTH			9	29.5	6.280	20.6	6.280	20.6	
YARDS:									
MAX FRONT YARD +5.5			16.00	52.5	18.02	59.1	17.72	58.1	
FRONT YARD (MIN)			10.50	34.4	12.52	41.1	12.22	40.1	
REAR YARD (MIN)			10.5	34.4	20.80	68.2	14.03	46.0	
SIDE YARD - WEST (MIN)			4.2	13.8	4.35	14.3	4.31	14.1	
SIDE YARD - EAST (MIN)			4.2	13.8	2.39	7.8	4.20	13.8	
MAXIMUM HEIGHT:									
MAXIMUM HEIGHT			9.00	29.53	UNKNOWN		8.950	29.4	
NO. OF STOREYS			2		1		2		

SITE STATISTICS

DR. ABBAS/SABRI RESIDENCE

137 DORNIE ROAD, OAKVILLE, ONTARIO



AERIAL VIEW

DR. ABBAS/SABRI RESIDENCE
137 DORNIE ROAD, OAKVILLE, ONTARIO



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FRONT ELEVATION

DR. ABBAS/SABRI RESIDENCE
137 DORNIE ROAD, OAKVILLE, ONTARIO

$\frac{1}{8}"=1'-0"$



LEFT SIDE ELEVATION

DR. ABBAS/SABRI RESIDENCE
137 DORNIE ROAD, OAKVILLE, ONTARIO

1/8"=1'-0"



REAR ELEVATION

DR. ABBAS/SABRI RESIDENCE
137 DORNIE ROAD, OAKVILLE, ONTARIO

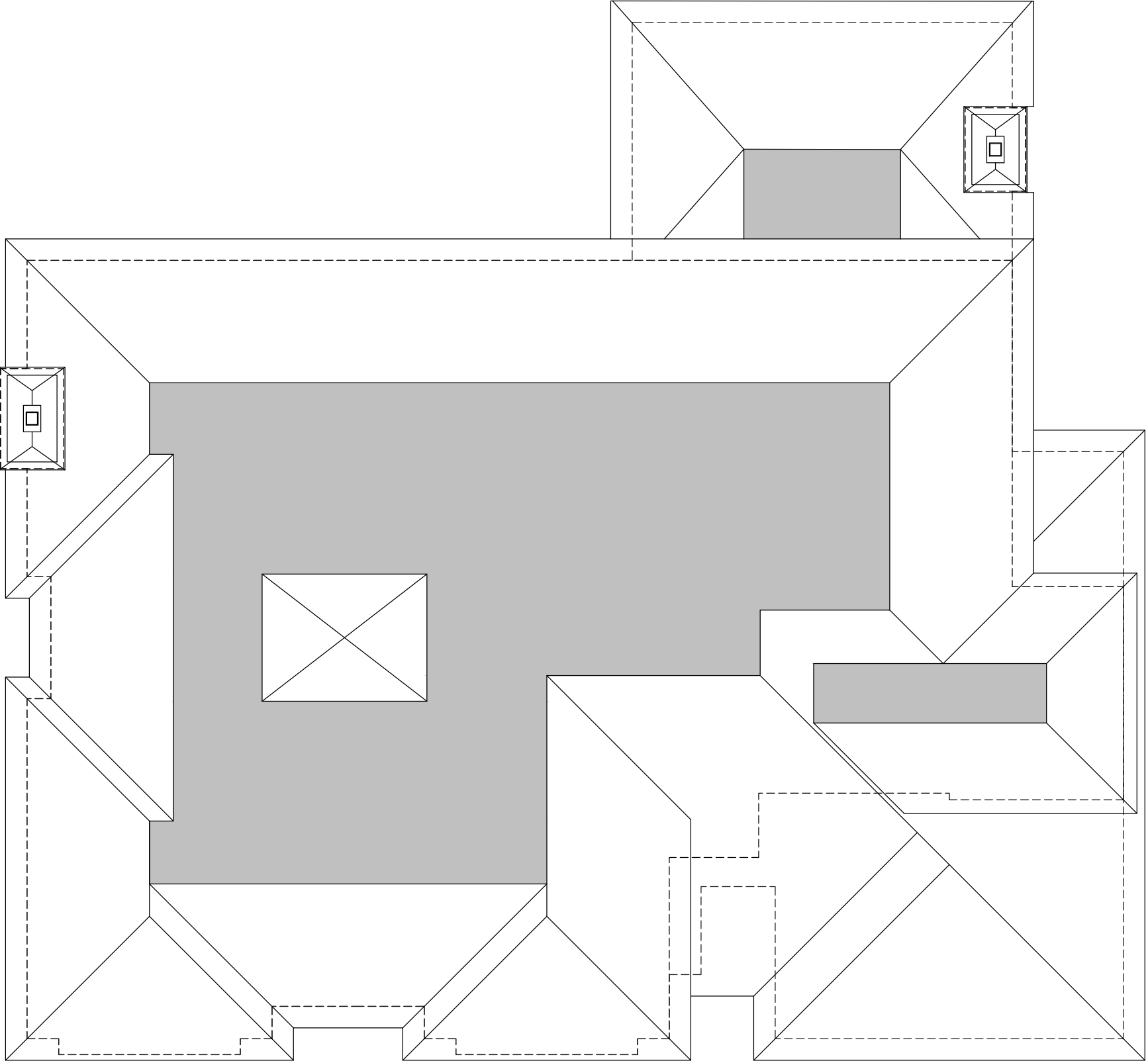
1/8"=1'-0"



RIGHT SIDE ELEVATION

DR. ABBAS/SABRI RESIDENCE
137 DORNIE ROAD, OAKVILLE, ONTARIO

1/8"=1'-0"



ROOF PLAN

DR. ABBAS/SABRI RESIDENCE
137 DORNIE ROAD, OAKVILLE, ONTARIO

$\frac{1}{8}"=1'-0"$

TOWN OF OAKVILLE

SCHEDULE A 137 DORNIE

REASONS FOR VARIANCES

GROSS FLOOR AREA TO LOT RATIO

The permitted ratio is 29% or 4,391 sq ft and we are proposing 31.77 % or 4,811 sq ft in area.

The building meets all other zoning bylaw requirements including coverage side and front and rear yard setbacks and building depth and height.

The design of the house has been carefully developed so the height and mass is reduced from the front by not building on top of the garage in any manner with windows facing the street. This reduces the scale and height of the house on the south side where it is adjacent to a pool and a lower scale house .

The height of the overall house is under what is permitted and the low slope roof prevents any impact or overshadowing of the neighbouring properties.

The front yard setback has been carefully aligned with the house to the north so that the streetscape impact is reduced and the house to the north is two storeys on this side of their house so our two storey segment works well within the streetscape .

We believe the mass and impact of the floor area has been carefully placed at the back of the house where it has little impact on any neighbours and where it is well screened from the houses behind it.

Thus we believe the proposed variance meets the intent of the official plan and the policies found within with respect to urban design and infill design and it meets the intent of the zoning bylaw and finally that the result has no impact on the streetscape or neighbourhood and thus it is compatible with the character of the neighbourhood.

Having met these four tests we believe the variances should be supported.

Yours Truly

William R Hicks

William Hicks Holdings Inc.

B Arch, OAA, MRAIC