

NOTE :
SEE SURVEY BY O.L.S. FOR VERIFICATION.
SURVEY INFORMATION TAKEN FROM PLAN
SHOWING PLAN OF LOT 65
REGISTERED PLAN 641
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
PREPARED BY : PEARSON + PEARSON
SURVEYING LTD.
JASON CHUN-HO MO, OLS
DATED: Aug. 15 2023

LEGEND

- 000.00 = EXISTING ELEVATION
000.00 = PROPOSED ELEVATION
INDICATES SLOPE DIRECTION
INDICATES TREE PROTECTION ZONE
EXISTING TREES
EXISTING TREES TO BE REMOVED
NEW TREES
DOWNSPOUTS

ESTABLISHED GRADE ELEVATIONS CALCULATION

EG. 0.00 INDICATES EXISTING GRADE ELEVATION,
TAKEN CENTERLINE OF FRONT LOT LINE.
=91.62

SITE STATISTICS

LOCATION/ PART NO.	LOT AREA	1st Floor Area	2nd Floor Area	--	Total G.F.A.	(%)	Max. R.F.A. (0.37)	Lot Frontage
1355	1045.72 M ² 11256.40 FT ²	193.32 M ² 2080.95 FT ²	225.38 M ² 2426.05 FT ²	0	418.70 M ² 4507.00 FT ²	40.04	386.92 M ² 4164.87	23.040M

ZONED AS : RL5-0 BYLAW 2014-014

REQUIRED FRONT YARD
SETBACK

EXISTING LESS 1M
10.86-1 = 9.86M

PROVIDED FRONT YARD
SETBACK

9.87 M

REQUIRED SIDE YARD
SETBACK

2.40M

PROVIDED SIDE YARD
SETBACK

2.40M

WEST

2.40m

EAST

2.40M

MIN. REQUIRED REAR
YARD SETBACK

7.5M

PROVIDED REAR YARD
SETBACK

15.18- TO VERANDAH SLAB
18.55- TO HOUSE WALL

Max. Lot Coverage (25%)	Proposed Lot Coverage	(%)
261.43 M ² 2814.10 FT ²	296.38 M ² 3190.31 FT ²	28.34

COVERAGE STATISTIC

BUILT-UP AREAS

BUILDING FOOTPRINT	247.27 M ²
FRONT VERANDAH	6.69 M ²
REAR VERANDAH	42.42 M ²
TOTAL	296.38 M ²

NOTES

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Do not scale drawings, dimensions to take precedent over scale.

Contractor to check and verify all levels and dimensions on drawings and on site and report any discrepancies to Ambient Designs Ltd. and obtain clarification prior to commencing with the work.

The contractor accepts all responsibility for working with drawings, not marked "Issued for Construction" and for any changes to the drawings without the express approval of Ambient Designs Ltd.

All work to conform to all governing codes and By-laws

The undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION	
Required unless design is exempt under 3.2.5.1 of the building code	
VICTOR J.T. HPOJITO Name	23327 BCIN#
REGISTRATION INFORMATION	
Required unless design is exempt under 3.2.4.1 of the building code	
AMBIENT DESIGNS LTD. Firm Name	29659 BCIN#

9	REVISED AS PER CLIENT	JUN. 09 '25	M.R.
8	RE-ISSUED FOR PRE-CONSUL	APR. 09 '25	M.R.
7	REVISED AS PER COMMENTS	MAR. 31 '25	M.R.
6	ISSUED FOR PRE-CONSUL	NOV. 14 '24	M.R.
5	ISSUED FOR COORDINATION	OCT. 30 '24	M.R.
4	ISSUED FOR APPROVAL	OCT. 18 '24	M.R.
3	ISSUED FOR REVIEW	OCT. 15 '24	M.R.
2	ISSUED FOR REVIEW	DEC. 07 '23	M.R.
1	ISSUED FOR REVIEW	NOV. 27 '23	M.R.
NO.	ISSUE/REVISIONS	DATE	BY

BCIN: 29659

AMBIENT DESIGNS LTD.
DESIGN & BUILDING CONSULTANTS

1115 COLLEGE STREET TORONTO, ONTARIO M6H 1B5
T: (416)537-8531 E: ambient@ambientdesigns.ca

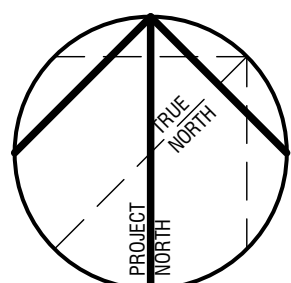
PROJECT NAME

**PROPOSED
DWELLING AT
1355 SECORD AVE
TOWN OF OAKVILLE**

CLIENT(S): PINO SCARFO

SHEET TITLE

SITE PLAN



SCALE :

AS SHOWN

DATE :

NOV. 2023

DRAWN BY :

M.R.

CHECKED BY :

V.H.

PROJECT NO.

A23137

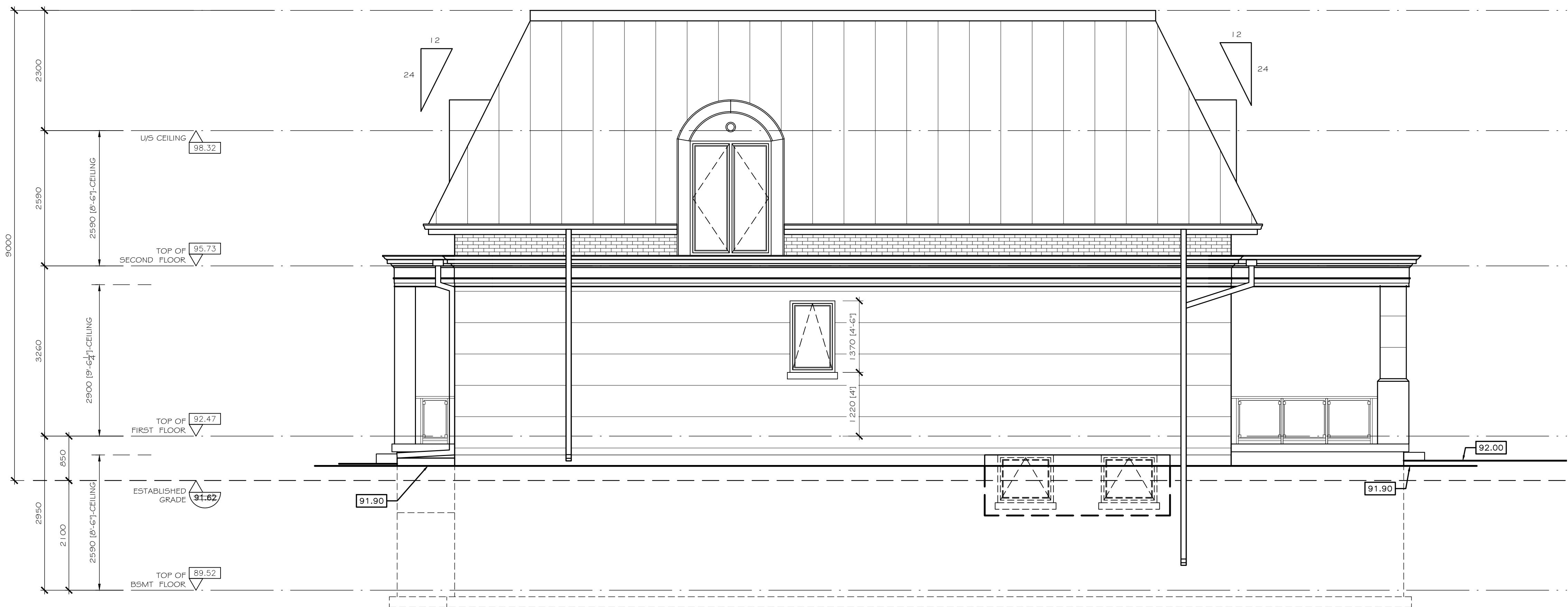
SHEET NO.

A1

PERMIT



1 SOUTH ELEVATION
A7 SCALE 1:50 M



2 EAST ELEVATION
A7 SCALE 1:50 M

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SHEET TITLE

**SOUTH & EAST
ELEVATIONS**

SCALE :

1:50 M

PROJECT NO.

A23137

DATE :

NOV. 2023

SHEET NO.

DRAWN BY :

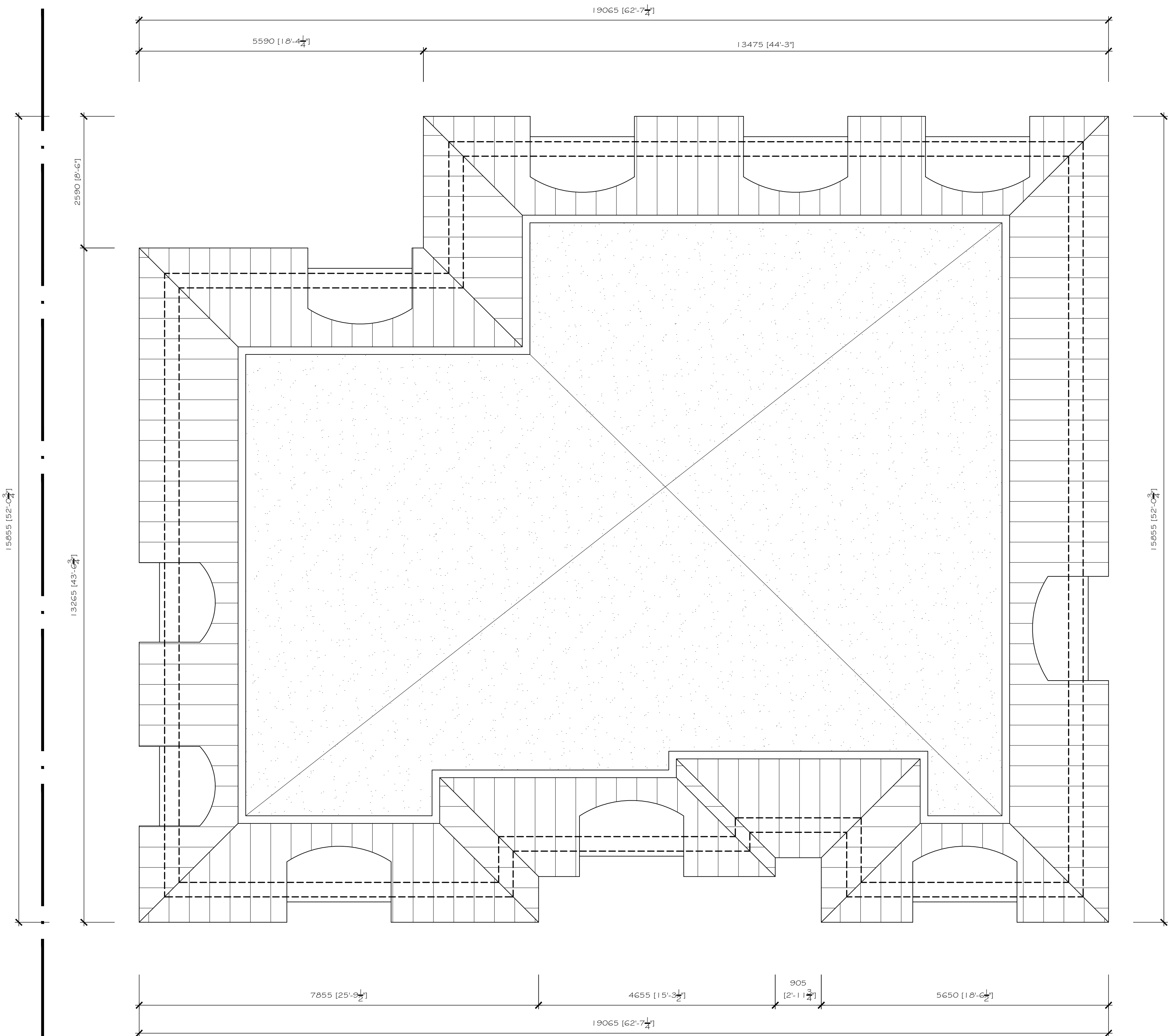
M.R.

CHECKED BY :

V.H.

A7

PERMIT



1 ROOF PLAN
A6 SCALE 1:50 M

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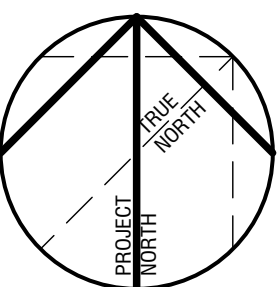
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ROOF PLAN



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DATE :	NOV. 2023	SHEET NO.	
DRAWN BY:	M.R.		
CHECKED BY :	V.H.		

A6

PERMIT