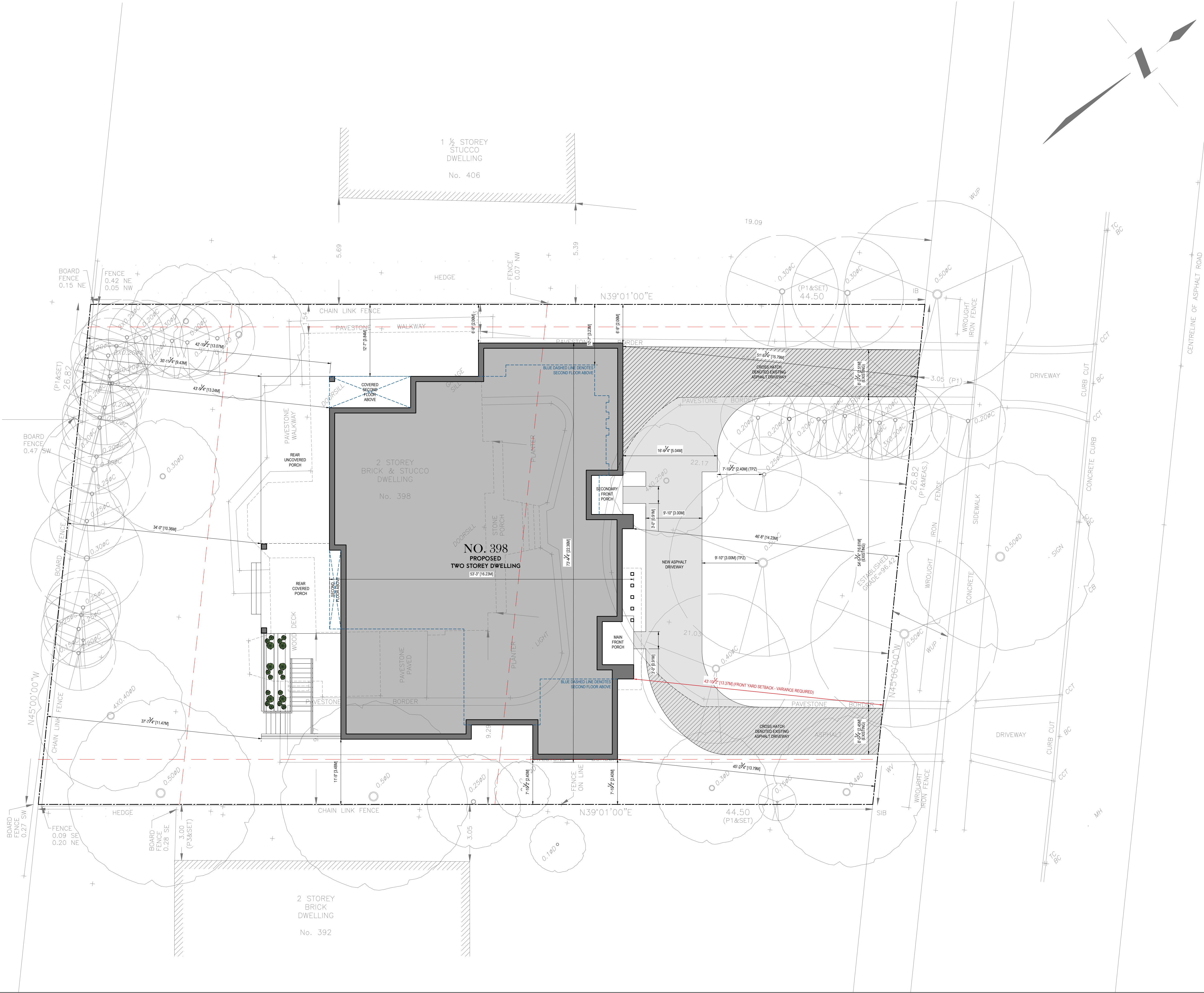




SITE STATISTICS		
ADDRESS:	398 MAPLE GROVE DRIVE	
ZONING:	RL2-0	
	Proposed	Required
LOT AREA	1187.06 m <sup>2</sup>	836.00 m <sup>2</sup>
LOT FRONTAGE	26.67 m	22.50 m
ESTABLISHED GRADE	96.42	N/A
HEIGHT TO MID-POINT	8.24 m	N/A
HEIGHT TO HIGHEST RIDGE	8.90 m	9.00 m
HEIGHT TO EAVE	7.42 m	N/A
	Proposed	Required
<b>RFA (FLOOR AREA)</b>		
GROUND FLOOR	250.07 m <sup>2</sup>	N/A
SECOND FLOOR	245.12 m <sup>2</sup>	N/A
GARAGE (NOT INCL)	49.34 m <sup>2</sup>	N/A
<b>SUBTOTAL</b>	<b>495.19 m<sup>2</sup></b>	N/A
OPEN AREAS (TO BE DEDUCTED)	19.71 m <sup>2</sup>	N/A
<b>TOTAL RFA</b>	<b>475.48 m<sup>2</sup></b>	415.47 m <sup>2</sup>
RFA TO LOT AREA (MAX 35%)	<b>40.06 %</b>	35 %
	Proposed	Required
<b>LOT COVERAGE</b>		
DWELLING FOOTPRINT (INCL GARAGE)	299.41 m <sup>2</sup>	N/A
REAR COVERED PORCH	20.25 m <sup>2</sup>	N/A
SECOND FLOOR OVERHANG (AT REAR OF DWELLING)	7.26 m <sup>2</sup>	N/A
FRONT PORCH ROOF OVERHANG	1.41 m <sup>2</sup>	N/A
FRONT MAIN PORCH	4.04 m <sup>2</sup>	N/A
FRONT SECONDARY PORCH	3.49 m <sup>2</sup>	N/A
<b>TOTAL LOT COVERAGE:</b>	<b>335.86 m<sup>2</sup></b>	296.77 m <sup>2</sup>
<b>MAX ALLOWED = 25%</b>	<b>28.29 %</b>	25 %
	Proposed	Required
<b>SETBACKS</b>		
FRONT YARD (EXISTING (21.03M) - 1.00M)	<b>13.37 m</b>	20.03 m
INTERIOR SIDE YARD (RIGHT/NORTH)	2.06 m	1.20 m
INTERIOR SIDE YARD (LEFT/SOUTH)	2.40 m	2.40 m
REAR YARD (TO COVERED PORCH)	10.36 m	7.50 m



1:100  
ARCHITECTURAL SITE PLAN



BETTER HOMES  
DEVELOPMENT & BUILDING INC.  
BASSAM ALKERRANI  
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WWW.BETTERHOMESBUILDER.CA



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GENERAL NOTES

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QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C3.2.4 OF THE ONTARIO BUILDING CODE

FIRM NAME: B.C.I.N.

REVISION LIST	
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ISSUE LIST	
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PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: SITE PLAN  
DRAWN BY: J.H. CHECKED BY: K.V.K.  
PROJECT ADDRESS: 398 MAPLE GROVE DR  
PROJECT NO: 2025-028  
SHEET NO: SCALE: 1:100

SP



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

SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY WITH TOPOGRAPHY OF  
**LOT 26**  
**REGISTERED PLAN 598**  
**TOWN OF OAKVILLE**  
**REGIONAL MUNICIPALITY OF HALTON**



**TARASICK McMILLAN KUBICKI LIMITED**  
ONTARIO LAND SURVEYORS

© COPYRIGHT, 2025

**REPORT SUMMARY**

**PROPERTY DESCRIPTION:** 398 MAPLE GROVE DRIVE, BEING LOT 26,  
REGISTERED PLAN 598, TOWN OF OAKVILLE,  
REGIONAL MUNICIPALITY OF HALTON, PIN 24794-0069.

**EASEMENTS/RIGHTS-OF-WAY:** NONE REGISTERED ON TITLE.

**COMMENTS:** NOTE THE LOCATION OF FENCES.

**ELEVATION NOTE**

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928,  
AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 32,  
HAVING A PUBLISHED ELEVATION OF 96.0897 metres.

**BEARING NOTE**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERLY  
LIMIT OF MAPLE GROVE DRIVE AS SHOWN ON REGISTERED PLAN 598,  
HAVING A BEARING OF N45°00'00"W.

**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
TC	DENOTES	TOP OF CURB
BC	DENOTES	BOTTOM OF CURB
CCT	DENOTES	CURB CUT
MH	DENOTES	MANHOLE
CB	DENOTES	CATCH BASIN
WUP	DENOTES	WOODEN UTILITY POLE
P1	DENOTES	REGISTERED PLAN 598
P3	DENOTES	TARASICK McMILLAN KUBICKI LTD., O.L.S., NOVEMBER 27, 2024

0.20Ø DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER

0.20Ø DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

**PREPARED FOR:**

THIS REPORT WAS PREPARED FOR BASSAM AL-KERWI AND THE UNDERSIGNED  
ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE  
REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON JUNE 18, 2025.

JUNE 19, 2025  
DATE

JACKIE HANG  
ONTARIO LAND SURVEYOR

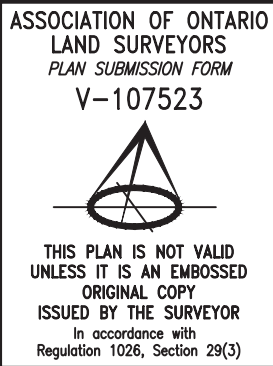
**TARASICK McMILLAN KUBICKI LIMITED**

ONTARIO LAND SURVEYORS

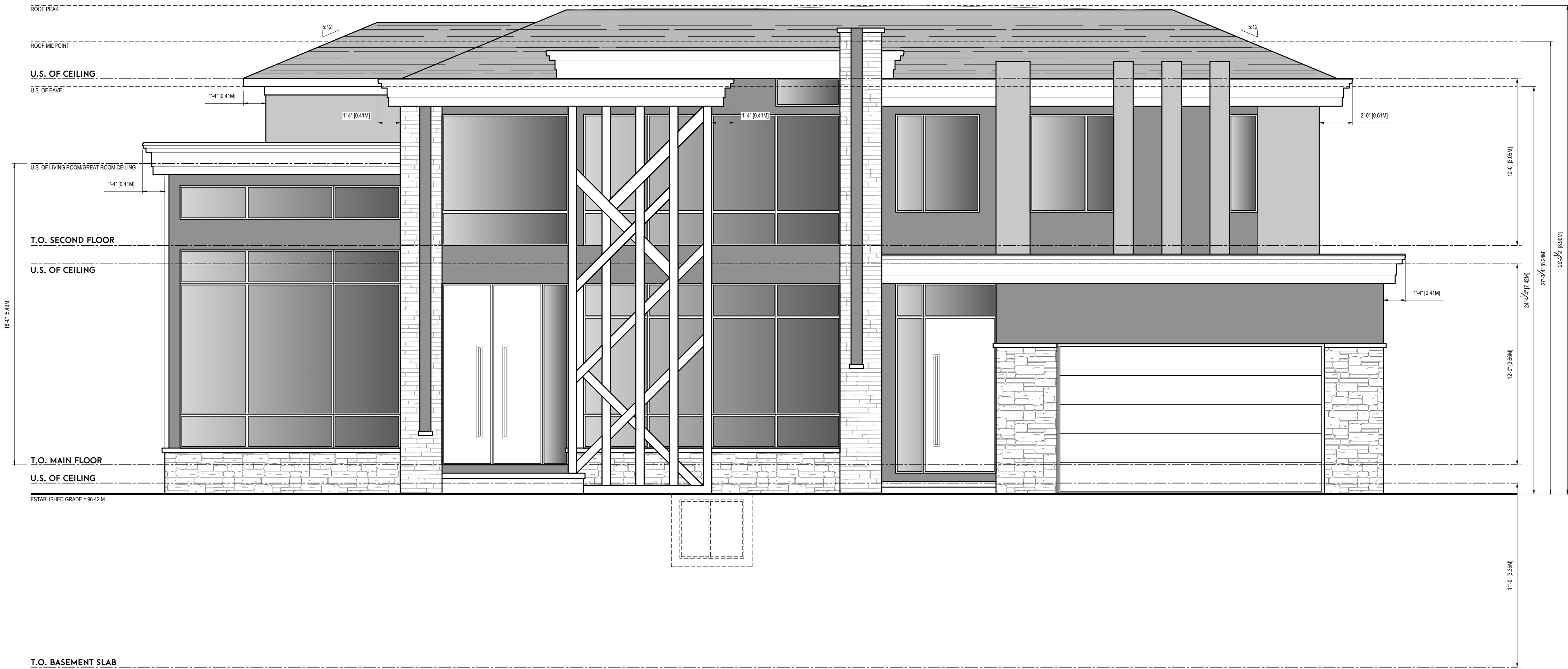
4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2  
TEL: (905) 569-8849 FAX: (905) 569-3160  
E-MAIL: office@tmksurveyors.com

DRAWN BY: Sh.M.


FILE No. 10475-SRPR-T




FRONT ELEVATION



FRONT ELEVATION



**BETTER HOMES**  
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FIRM NAME	B.C.I.N.

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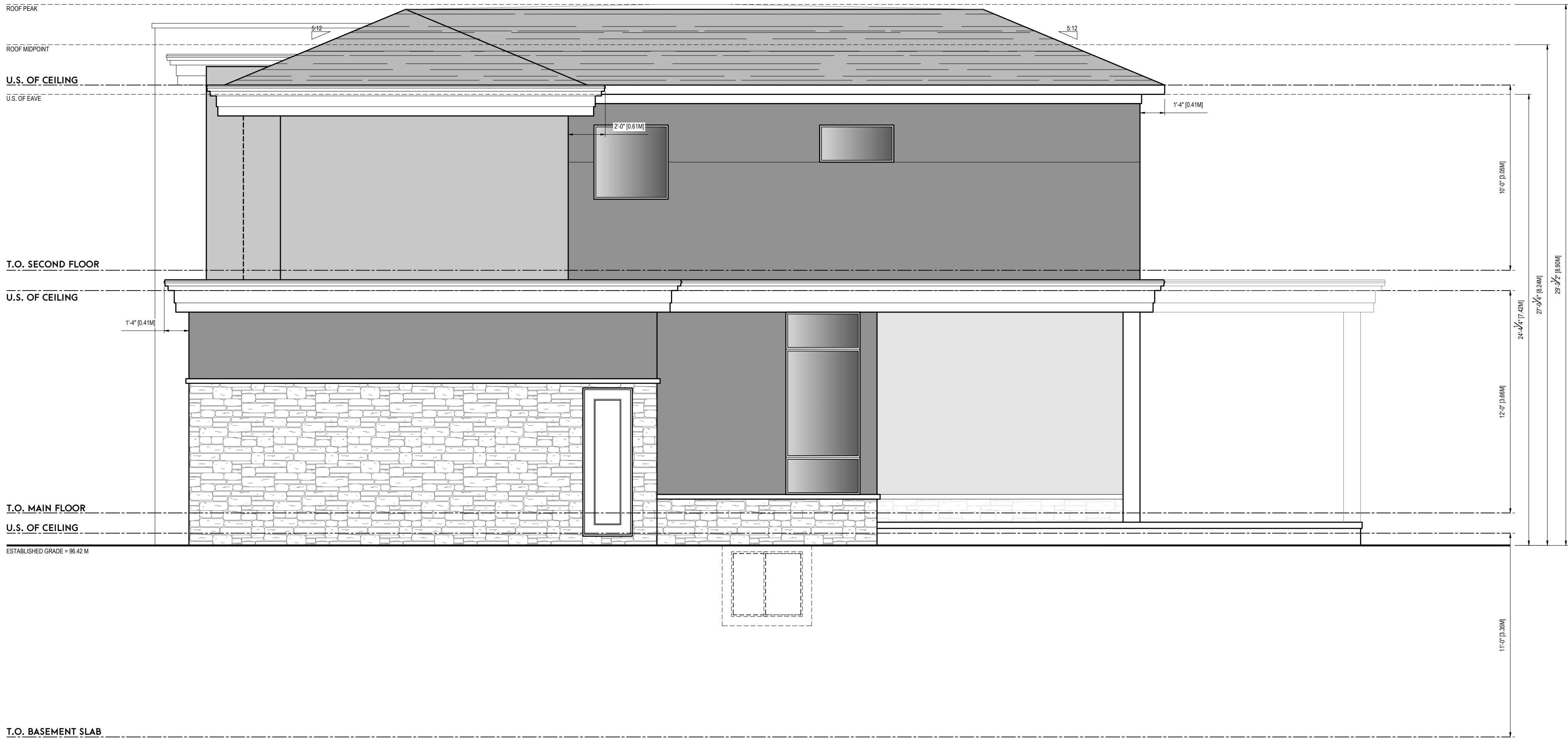
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**DRAWING TITLE:** ARCHITECTURAL ELEVATIONS  
**DRAWN BY:** J.H.  
**PROJECT ADDRESS:** 328 MAPLE GROVE DR.  
**PROJECT NO.** 2025-028  
**SHEET NO.**

**CHECKED BY:** K.V.A.  
**SCALE:** 1/8"=1'-0"  
**A201**

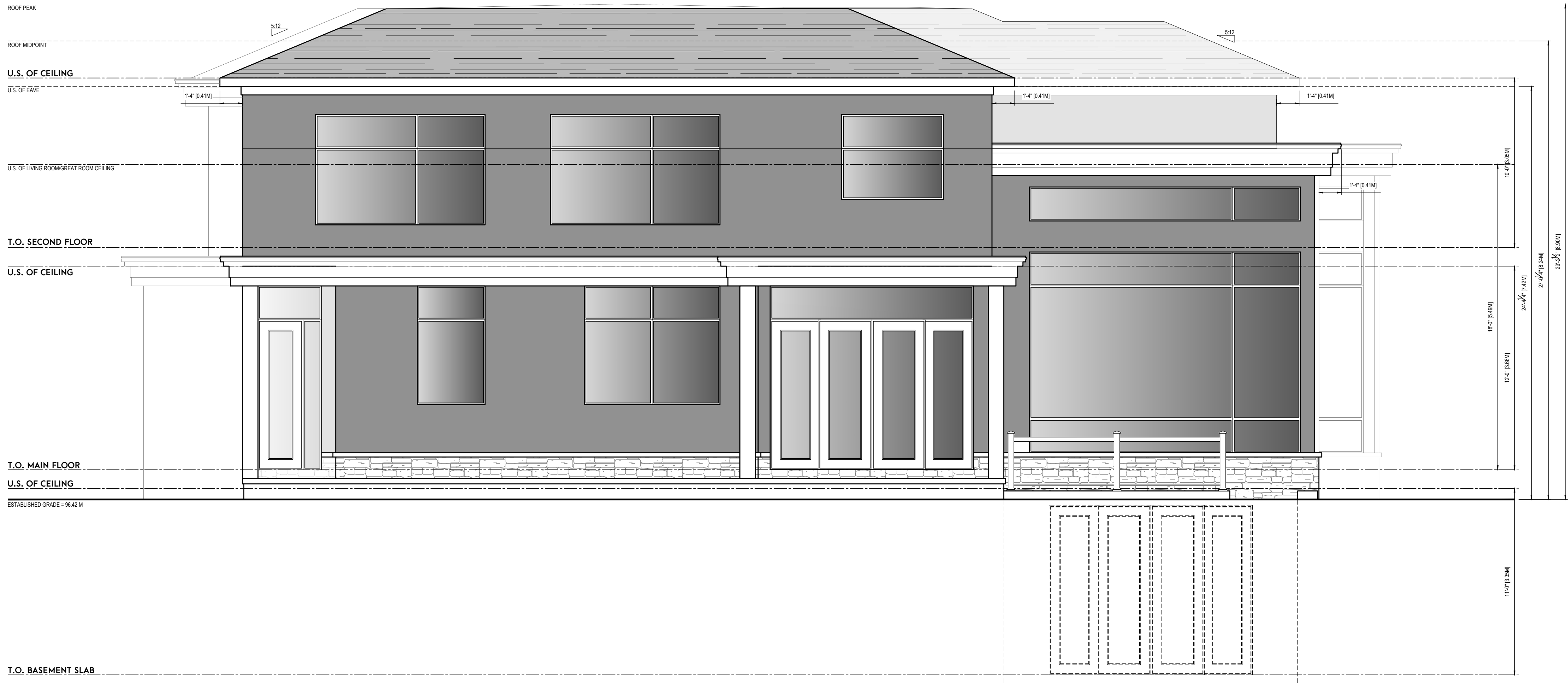
NTS  
RIGHT ELEVATION







14'-11 1/2"

REAR ELEVATION





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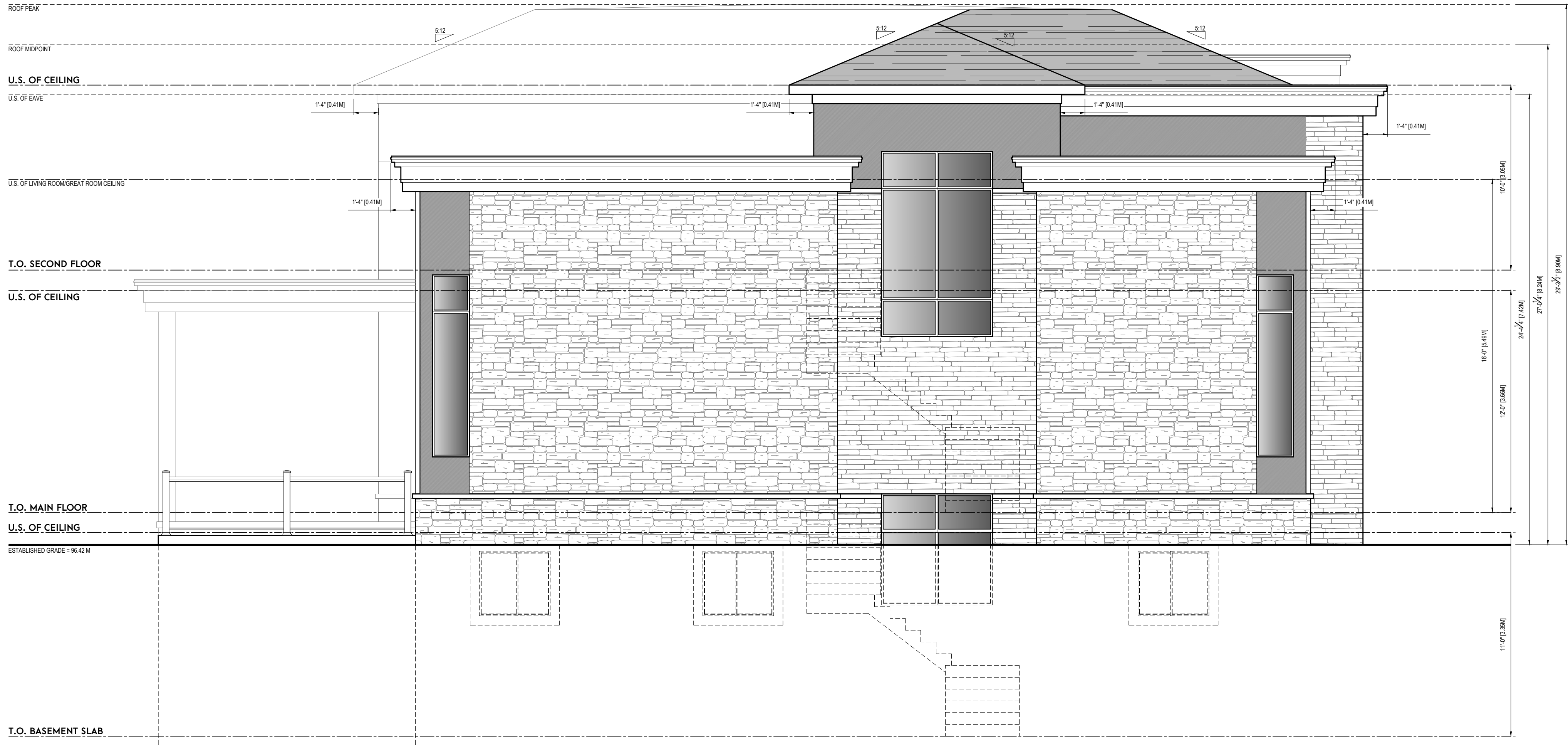
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**DRAWING TITLE:** ARCHITECTURAL ELEVATIONS  
**DRAWN BY:** J.H.  
**CHECKED BY:** K.V.A.  
**PROJECT ADDRESS:** 328 MAPLE GROVE DR.  
**PROJECT NO.:** 2025-028  
**SHEET NO.:** A203

LEFT ELEVATION



SPATIAL SEPARATION				
EXPOSING BUILDING FACE:	1250.80	SQ. FT.	120.38	SQ. M.
UNPROTECTED OPENINGS:	85.12	SQ. FT.	7.89	%
PERMITTED:	103.68	SQ. FT.	8.00	%

LIMITING DISTANCE=2.00M (2.00M AS PER TABLE 9.10.15.4.)

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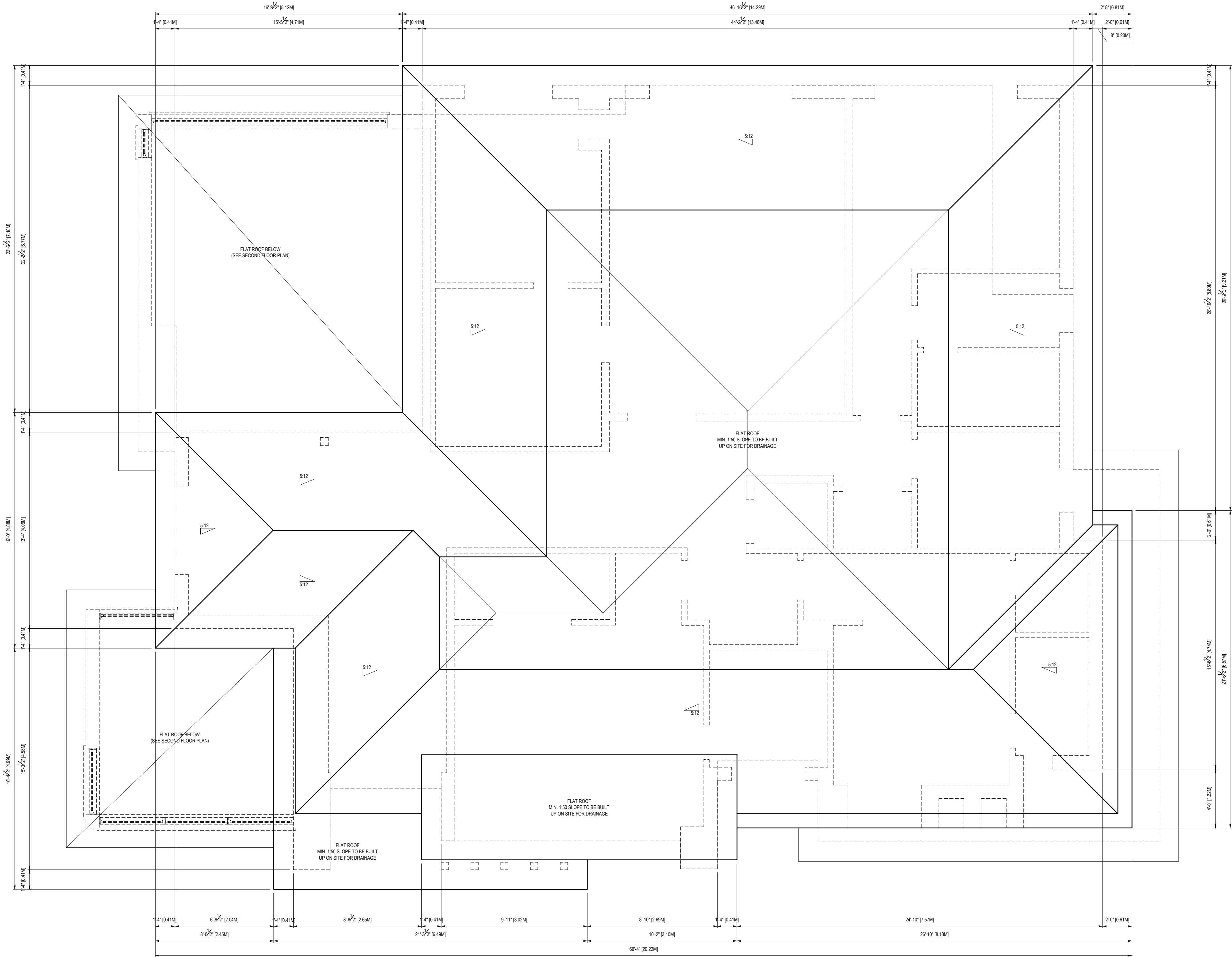
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DRAWING TITLE: ARCHITECTURAL ELEVATIONS  
DRAWN BY: J.H.  
PROJECT ADDRESS: 328 MAPLE GROVE DR  
PROJECT NO: 2025-028  
SHEET NO: A204

1/8"=1'-0"

ROOF PLAN



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FIRM NAME	B.C.I.N.

**REGISTRATION INFORMATION**

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FIRM NAME	B.C.I.N.

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ISSUE LIST	
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**PROJECT NORTH:**   
**TRUE NORTH:**

**DRAWING TITLE:** ROOF PLAN  
**DRAWN BY:** J.H.  
**CHECKED BY:** K.V.K.  
**PROJECT ADDRESS:** 328 MAPLE GROVE DR  
**PROJECT NO.:** 2025-028  
**SHEET NO.:** A104