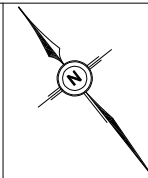


# SITE PLAN

PROJECT: **PROPOSED RESIDENCE AT 548 SWANN DRIVE , OAKVILLE, ONTARIO L6L 3X1**

**GENERAL NOTES:**

1. ALL INFORMATION & DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE.
2. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK.
3. ALL THE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH BY-LAWS AND CODES HAVING JURISDICTION OVER THIS CONSTRUCTION SITE.
4. THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.
5. ALL FIRE SAFETY SYSTEM TO BE ACTIVE DURING AND AFTER CONSTRUCTION.

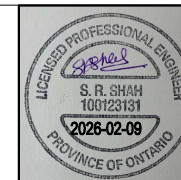


DESIGN CONSULTANTS

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ENGINEERING CONSULTANTS

**VIN ENGINEERING INC.**  
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416.270.3933



<b>DRAWN BY :</b> VS	<b>DATE :</b> 2025-12-18	
<b>CHECKED BY :</b> SS	<b>SCALE :</b> 3/16" = 1'-0"	
No	Date	Revisions

DRAWING TITLE :  
**SITE PLAN**

# A-01

**GF/FF LEVEL GENERAL NOTES:**

- ALL INTERIOR DOOR AND OPENING LINTELS NOT SHOWN TO BE MIN. OF 2-2" X 8" NUMBER ONE SPF.
- ALL 4" & 6" PARTITION SHOWN (UNLESS OTHERWISE NOTED) TO BE 2" X 4" OR 6" @12" O.C. FOR LOAD BEARING WALLS AND 2" X 4" OR 6" @ 16" O.C. FOR NON LOAD BEARING WALLS WITH 1/2" DRY WALL BOTH SIDES.
- PROVIDE WALLS W/DOUBLE TOP PLATE & SINGLE BOT. PLATE. DOUBLE STUDS @ ALL OPENINGS AND TRIPLE @ CORNERS.
- INTERIOR PARTITIONS TO BE 2" X 4" WOOD STUDS @ 16" O.C. WITH SINGLE BOTTOM PLATE.

**DOOR SCHEDULE:**

DOOR	SIZE	TYPE
D1	2'-8" x 8'-0"	INTERIOR
D2	2'-6" x 8'-0"	INTERIOR
D3	2'-4" x 8'-0"	INTERIOR
D4	2'-2" x 8'-0"	INTERIOR
D1e	3'-6" x 8'-0"	EXTERIOR INSULATED (ENTRY GLASS DOOR)
D2e	5'-0" x 6'-8"	EXTERIOR INSULATED (SLIDING PATIO DOOR)
D3e	2'-8" x 8'-0"	EXTERIOR INSULATED (GARAGE/COLD ROOM)
D4e	2'-8" x 6'-8"	EXTERIOR INSULATED (GARAGE MAN DOOR)

**548 SWANN DRIVE , OAKVILLE, ONTARIO L6L 3X1**

**AREA DATA CALCULATIONS**

<b>LOT AREA</b>	<b>7560.37 ft<sup>2</sup> (702.63 m<sup>2</sup>)</b>	
FIRST FLOOR AREA	1754.6 ft <sup>2</sup> (163.07 m <sup>2</sup> )	
SECOND FLOOR AREA	1727.17 ft <sup>2</sup> (160.46 m <sup>2</sup> )	
<b>GROOS FLOOR AREA</b>	<b>3482.44 ft<sup>2</sup> (323.53 m<sup>2</sup>)</b>	
<b>LOT COVERAGE</b>	<b>2515 ft<sup>2</sup> (220.7 m<sup>2</sup>) (33.2 %)</b>	INCL. GARAGE + PORCH + OPEN DECK
<b>TOTAL HEIGHT</b>	<b>29'-6" (8.99 m)</b>	FROM ESTABLISHED GRADE TO T/O ROOF
GARAGE COVERAGE	444.16 ft <sup>2</sup> (41.28 m <sup>2</sup> )	FOR INFORMATION ONLY
FRONT PORCH COVERAGE	53.58 ft <sup>2</sup> (4.98 m <sup>2</sup> )	FOR INFORMATION ONLY
FINISHED BASEMENT COVERAGE	1539 ft <sup>2</sup> (143.03 m <sup>2</sup> )	FOR INFORMATION ONLY
OPEN DECK AREA	76 ft <sup>2</sup> (7.06 m <sup>2</sup> )	FOR INFORMATION ONLY

**ROOF ASSEMBLY GENERAL NOTES:**

- ASPHALT SHINGLES ON MIN. 1/2" PLYWOOD SHEATHING ON APPROVED WOOD TRUSSES W/H-CLIPS @24" O.C.
- EAVE PROTECTION TO EXTEND FROM EDGE OF ROOF 36" UP THE SLOPE BUT NOT LESS THAN 12" BEYOND THE INTERIOR FACE OF EXTERIOR WALL.
- PREFINISHED ALUMINUM FACIA EAVES TROUGH & RAIN WATER LEADERS TO MATCHING FINISHES.
- PROVIDE DRIP EDGE AT FACIA AND VENTED SOFFIT & EXTEND DOWNSPOUTS TO GRADE LEVEL.
- ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.

ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE O.B.C. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2" X 4" SPF @ 16" O.C. WITH A 2" X 4" SPF VERTICAL POST TO THE TRUSS UNDER, AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE Laterally BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'.

**STRIP CONCRETE FOOTING:**

8"x 24" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS WITH 2-15M BARS COUNT.

ALL FOOTINGS TO HAVE MIN. 2-15 M BAR COUNT.

ASSUME SOIL BEARING CAPACITY TO BE 150 KPA, TO BE SITE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.

PROJECT: **PROPOSED RESIDENCE AT 548 SWANN DRIVE , OAKVILLE, ONTARIO L6L 3X1**

GENERAL NOTES:

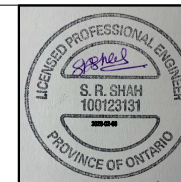
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416.270.3933



**DRAWN BY :** VS

**DATE :** 2025-12-18

**CHECKED BY :** SS

**SCALE :** 3/16": 1'-0"

DRAWING TITLE :

**GENERAL NOTES 3  
DOOR SCHEDULE  
SITE STATACTICS**

No	Date	Revisions

**A-05**



SURVEYOR'S REAL PROPERTY REPORT - PART 1  
 PLAN OF  
**LOT 287**  
**REGISTERED PLAN 852**  
**TOWN of OAKVILLE**  
 Regional Municipality of Halton  
 SCALE 1 : 100  
 3m 2m 1m 0m 1m 2m  
**YOUNG & YOUNG SURVEYING**  
 (ETOBICOKE 2006) INC.  
 © COPYRIGHT 2025

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

**BEARING NOTE**  
 BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE SOUTHWEST LIMIT OF SWANN DRIVE, HAVING A BEARING OF N44°35'00"W ACCORDING TO REGISTERED PLAN 852.

**ELEVATION NOTE**  
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE TOWN OF OAKVILLE BENCHMARK NO. 152 HAVING A PUBLISHED ELEVATION OF 93.76 METRES.

- LEGEND**
- DENOTES SURVEY MONUMENT SET
  - SURVEY MONUMENT FOUND
  - RP REGISTERED PLAN 852
  - N,S,E,W NORTH,SOUTHEAST,WEST
  - M MEASURED
  - IB IRON BAR
  - WT WITNESS
  - P.I.N. PROPERTY IDENTIFIER NUMBER
  - OVERHEAD WIRES
  - UP UTILITY POLE
  - LB INTERLOCKING BRICK
  - BF BOARD FENCE
  - WF WROUGHT IRON FENCE
  - CRW CONCRETE RETAINING WALL
  - SRW STONE RETAINING WALL
  - CB CATCH BASIN
  - DSE DOORSILL ELEVATION
  - TRE TOP OF TREE ELEVATION
  - DT DECIDUOUS TREE
  - Ø DIAMETER
  - FH FIRE HYDRANT
  - OU ORIGIN UNKNOWN
  - FC PLAN BY FRED G. CUNNINGHAM, O.L.S. DATED SEPTEMBER 13, 1962
  - FC2 PLAN BY FRED G. CUNNINGHAM, O.L.S. DATED AUGUST 27, 1962
  - JGH PLAN BY J.H. GELBLOOM SURVEYING LIMITED O.L.S. DATED JANUARY 23, 2023
  - (1808) J.H. GELBLOOM SURVEYING LIMITED, O.L.S.

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
**V-118995**

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 21ST DAY OF OCTOBER, 2025.

OCTOBER 27, 2025  
 DATE  
 CHRIS BERESNIENICZ  
 ONTARIO LAND SURVEYOR

THIS PLAN WAS PREPARED FOR JGAR PATEL

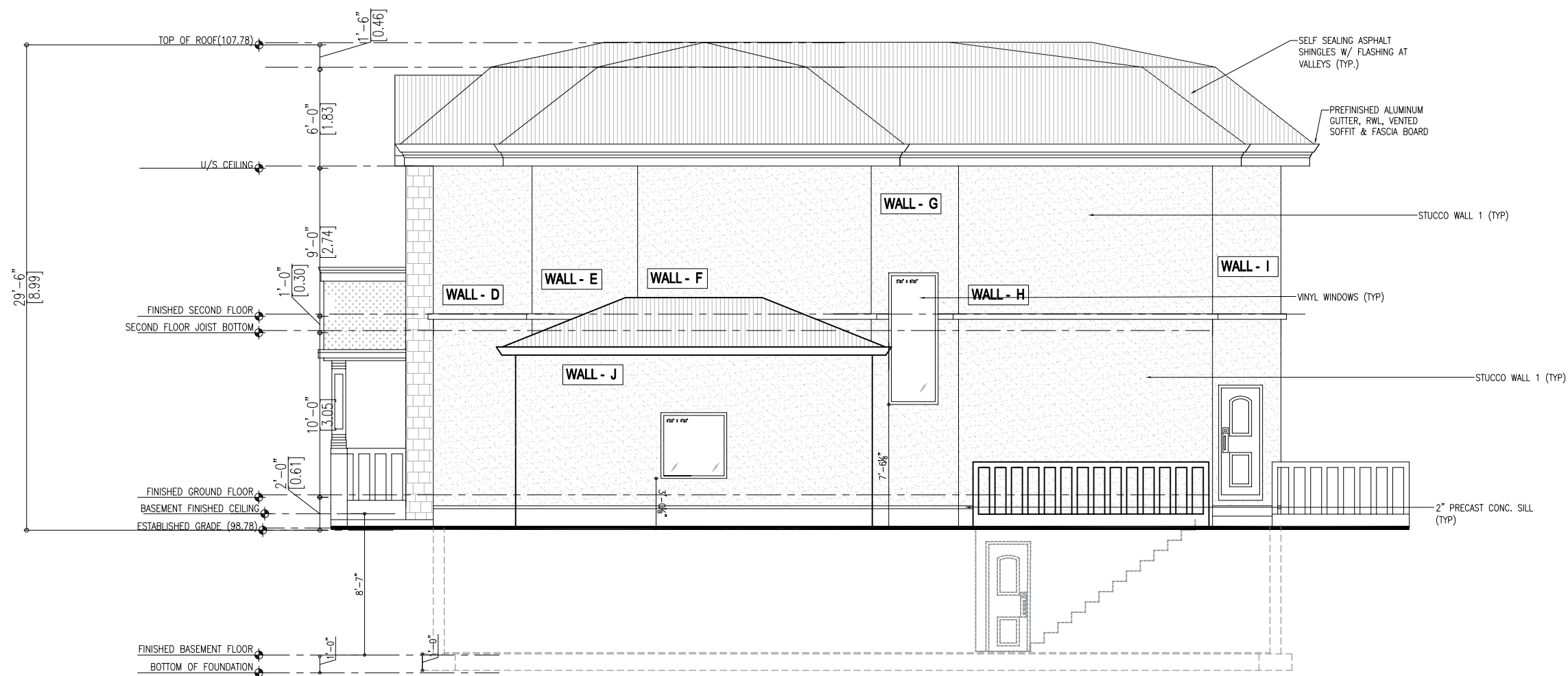
**PART 2 - SURVEY REPORT**  
 1) PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES  
 2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY : SUBJECT TO AN EASEMENT AS IN INSTRUMENT No. 78149  
 3) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

**YOUNG & YOUNG SURVEYING (ETOBICOKE 2006) INC.**  
 310 North Queen St., Unit 102, Toronto ON M5C5K4  
 Tel: (416) 621-2876 - Fax: (416) 621-3380  
 E-MAIL: info@youngandyoung.ca  
 DRAWN: S.S. CHECKED: C.B. PROJECT 25-11841

REGISTERED

**ALLOWABLE UNPROTECTED OPENINGS**

<b>WALL - J</b>	<b>WALL - G</b>	<b>NO WINDOW</b>
TOTAL WALL AREA : 226.13 SFT (14.40 SM)	TOTAL WALL AREA : 116.99 SFT (18.00 SM)	<b>WALL - D WALL - H</b>
LIMITING DISTANCE : 4'-3 1/2" (1.31 M)	LIMITING DISTANCE : 24'-9 1/2" (7.56 M)	<b>WALL - E WALL - I</b>
OPENING AREA : 14.4 SFT (6.37%)	OPENING AREA : 21.6 SFT (18.46%)	<b>WALL - F</b>



**LEFT SIDE ELEVATION**

**VIN ENGINEERING INC.**

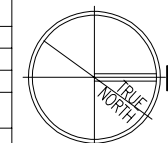
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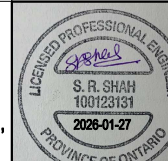
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416.270.3933

No	Date	Revisions

**DRAWN BY :** VS      **DATE :** 2025-12-18  
**CHECKED BY :** SS      **SCALE :** 1/8" = 1'-0"



PROJECT:  
**PROPOSED RESIDENCE AT 548 SWANN DRIVE ,  
OAKVILLE, ONTARIO L6L 3X1**



DRAWING TITLE :  
**LEFT SIDE ELEVATION**

**A-13**



**BACK ELEVATION**

**VIN ENGINEERING INC.**

ENGINEERING CONSULTANTS

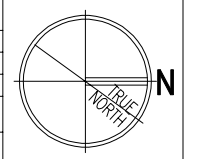
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No	Date	Revisions

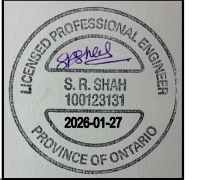
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**CHECKED BY :** SS      **SCALE :** 1/8" = 1'-0"



PROJECT:

**PROPOSED RESIDENCE AT 548 SWANN DRIVE ,  
OAKVILLE, ONTARIO L6L 3X1**



DRAWING TITLE :

**BACK ELEVATION**

**A-14**



FRONT ELEVATION

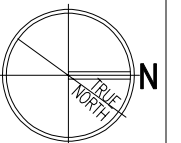
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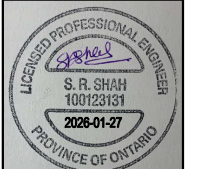
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No	Date	Revisions



PROJECT:  
  
PROPOSED RESIDENCE AT 548 SWANN DRIVE ,  
OAKVILLE, ONTARIO L6L 3X1

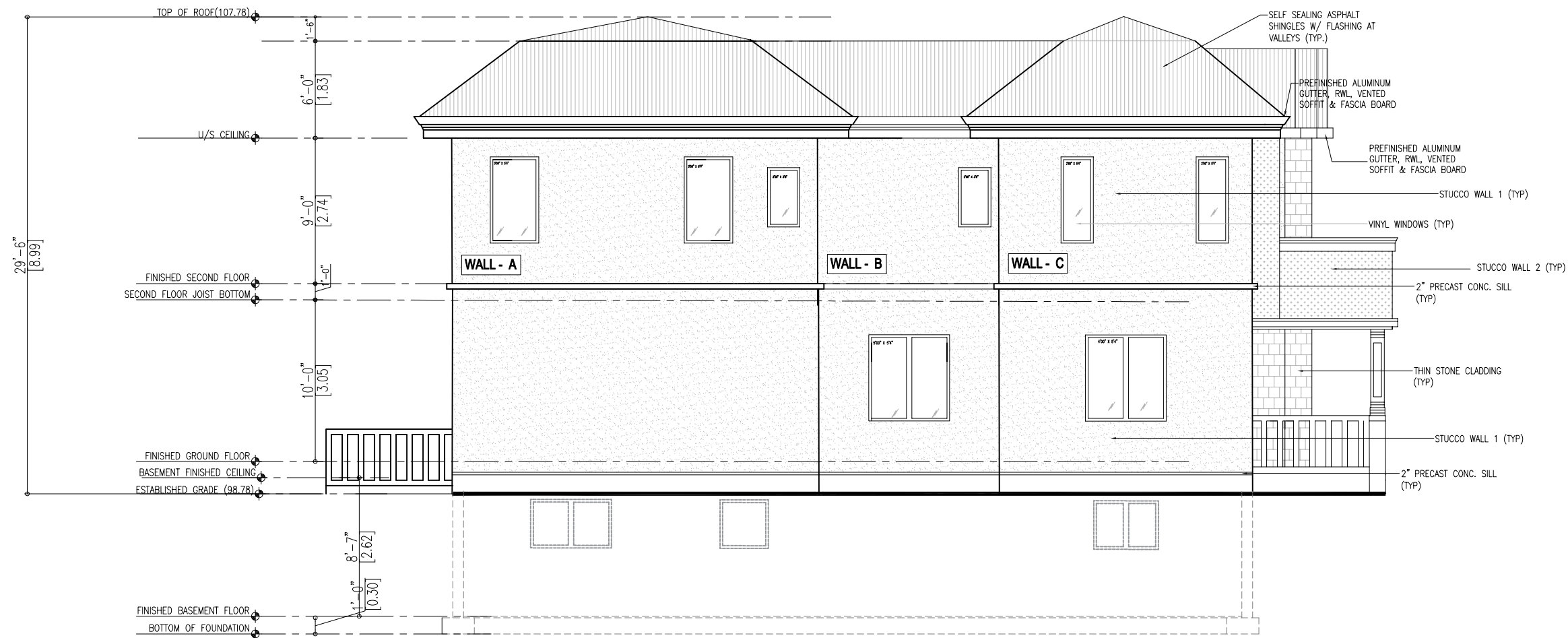


DRAWING TITLE :  
FRONT ELEVATION

A-11

**ALLOWABLE UNPROTECTED OPENINGS**

WALL - C	WALL - B	WALL - A
TOTAL WALL AREA : 342.37 SFT (31.82 SM)	TOTAL WALL AREA : 247.81 SFT (23.03 SM)	TOTAL WALL AREA : 499.87 SFT (46.46 SM)
LIMITING DISTANCE : 7'-2 7/8" (2.21 M)	LIMITING DISTANCE : 9'-7/8" (2.77 M)	LIMITING DISTANCE : 5'-7/8" (1.55 M)
OPENING AREA : 35.4 SFT (10.33%)	OPENING AREA : 30.6 SFT (12.3%)	OPENING AREA : 38.39 SFT (7.68%)



**RIGHT SIDE ELEVATION**

**VIN ENGINEERING INC.**

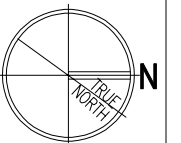
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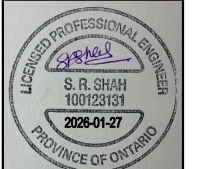
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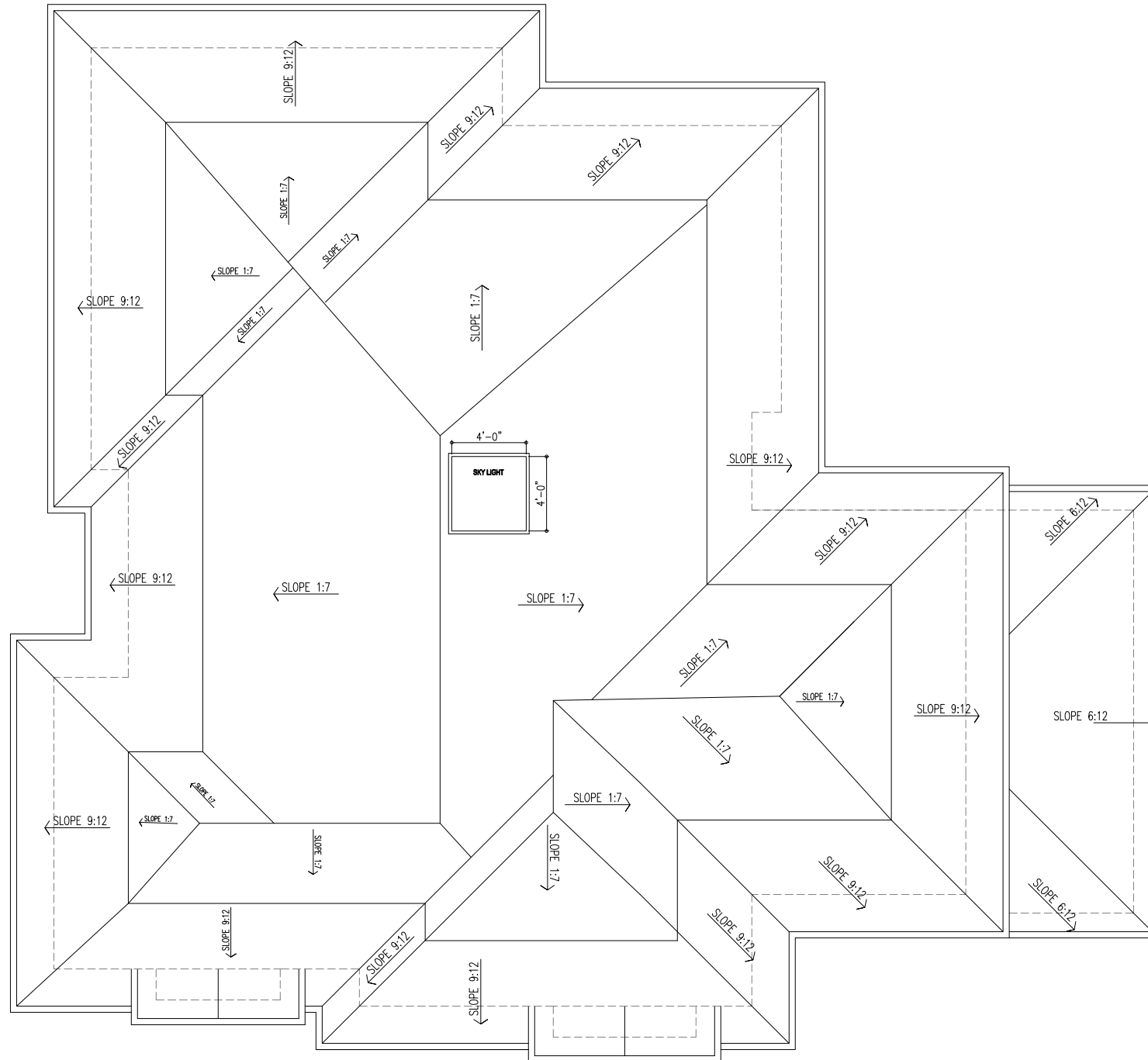


PROJECT:  
  
**PROPOSED RESIDENCE AT 548 SWANN DRIVE ,  
 OAKVILLE, ONTARIO L6L 3X1**



DRAWING TITLE :  
**RIGHT SIDE ELEVATION**

**A-12**



**PROPOSED ROOF PLAN**

**VIN ENGINEERING INC.**

ENGINEERING CONSULTANTS

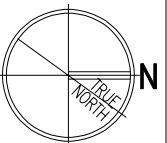
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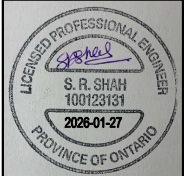
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PROJECT:

**PROPOSED RESIDENCE AT 548 SWANN DRIVE ,  
OAKVILLE, ONTARIO L6L 3X1**



DRAWING TITLE :

**PROPOSED ROOF PLAN**

**A-10**