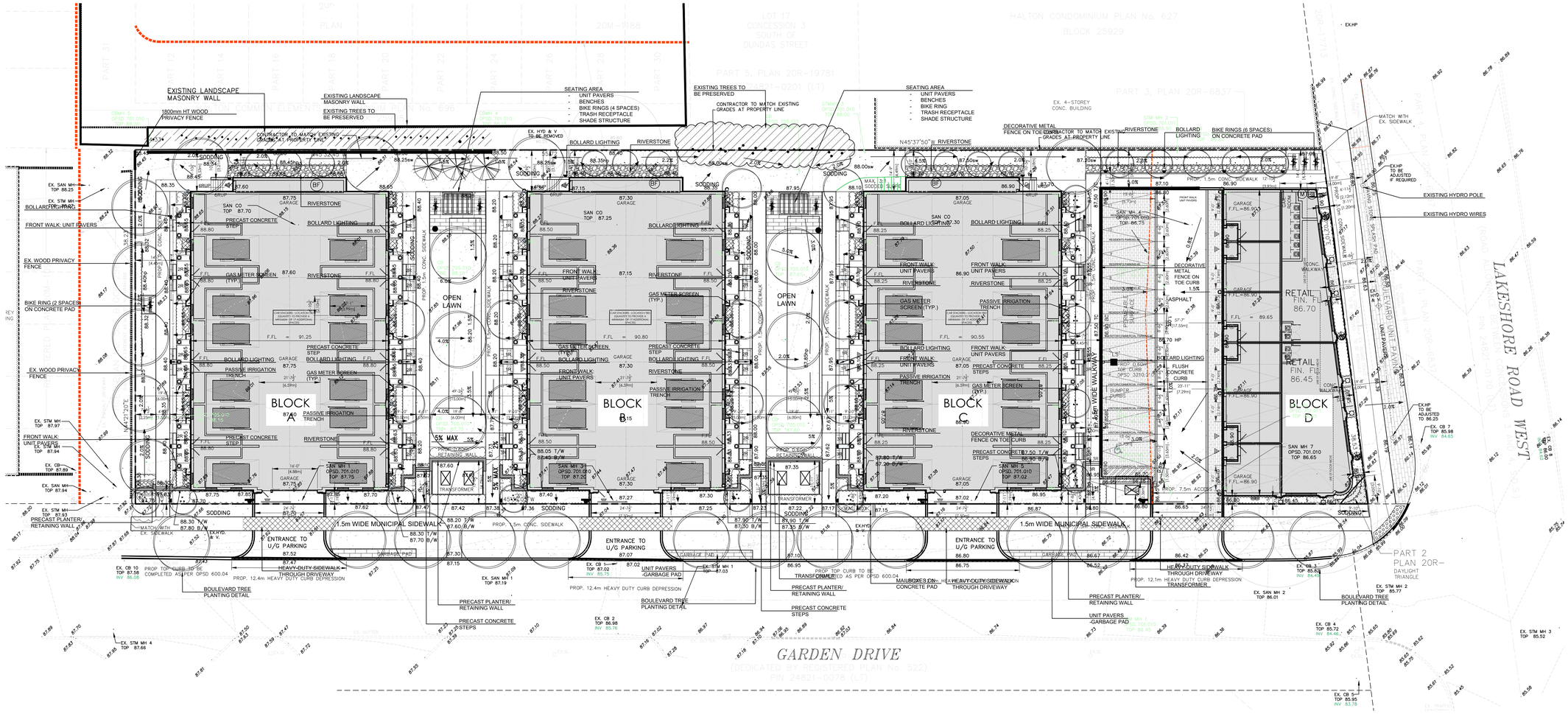


1 A1.1 SITE PLAN
SCALE : 1/16"= 1'-0"

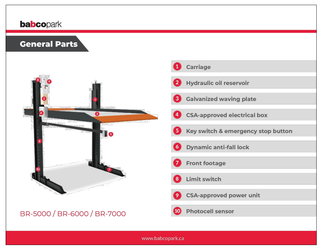
	BLOCK A	BLOCK B	BLOCK C	BLOCK D	TOTAL
SITE AREA					
GROSS (sm)					**4988.73**
NET (LESS ROAD WIDENING) (sm)					**4984.27**
LOT COVERAGE (sm)	706.54	706.54	706.54	398.14	**2517.76**
					51%
GFA					
RESIDENTIAL (sm)	2368.43	2368.43	2368.43	1111.16	**8216.44**
COMMERCIAL (sm)				171.15	**171.15**
TOTAL GFA (sm)					**8387.59**
NET FSI					**1.68**
UNITS					
RESIDENTIAL	14	14	14	6	**48**
COMMERCIAL				2	**2**
HEIGHT (m) (FROM AVERAGE GRADE (87.04) @GARDEN DRIVE)	15.87	15.42	15.17	15.02	
ROOF AREA (sm)	719.28	719.28	719.28	371.58	**3529.42**
MECH PENTHOUSE AREA (sm)	184.12	184.12	184.12	68.47	**620.82**
MECH PENTHOUSE AREA (% OF ROOF AREA)	25.6%	25.6%	25.6%	18.4%	24.5%
STOREYS (PLUS ROOF TERRACE ACCESS)	4	4	4	4	
SETBACKS (m)					
SOUTH	1.19	1.19	1.19	0.9	
NORTH -1st STOREY	3.03	2.99	2.99	4.3	
NORTH-2nd-4th STOREY	4.5	4.5	4.49	4.3	
EAST-1st STOREY				1.2	
EAST-2nd-4th STOREY				2.12	
WEST	6				
BETWEEN BLOCK A AND B					15
BETWEEN BLOCK B AND C					15
BETWEEN BLOCK C AND D					17.55
PARKING					
RESIDENTIAL	14	14	14	11	**53**
RESIDENTAIL (STACKERS)	TBD	TBD	TBD		**17**
COMMERCIAL/VISITOR				6	**6**
TOTAL PARKING					**76**
BARRIER FREE (VISITOR/COMMERCIAL)					
TYPE A				1	**1**
TYPE B				0	**0**
BICYCLE PARKING					
LONG TERM	14	14	14	6	**48**
SHORT TERM					**20**
DRIVEWAY WIDTH (PROPERTY ACCESS) (m)	7.5	7.5	7.5	7.5	
LANDSCAPE AREA (sm)					**2011.74**
%					**40.4%**
COMMUNAL OUTDOOR AMENITY SPACE (sm)					**344.50**
%					**6.9%**
SURFACE PARKING AREA (sm)					**427.88**
%					**8.6%**

2 A1.1 PROJECT STATS
SCALE : NTS

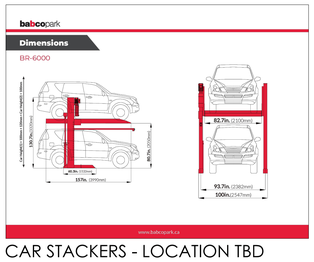
METRIC	BLOCK A, B, C			BLOCK D						Total residential GFA
	UNIT 1/14	TYP. INTERIOR UNITS	UNIT 7/8	UNIT 43	UNIT 44	UNIT 45	UNIT 46	UNIT 47	UNIT 48	
GFA (sq.m)										
Garage Entry Area	12.58	12.58	12.58	9.92	9.92	9.92	9.92	9.92	9.92	
Ground Floor	51.24	48.53	50.25	66.24	64.33	56.66	56.66	49.04	50.49	
Second Floor	51.24	48.53	50.25	66.24	64.33	56.66	56.66	49.04	50.49	
Third Floor	44.01	45.52	44.01	55.61	57.23	50.48	49.57	42.85	40.57	
Roof terrace	12.48	13.29	13.29	13.00	13.00	13.00	13.00	8.23	8.23	
Total GFA (sq.m)	171.56	168.45	170.40	211.02	208.82	186.72	185.81	159.08	159.71	
Total block GFA	2368.43			1111.16						**8216.44**

COMMERCIAL UNIT 1	COMMERCIAL UNIT 2	Total Commerical GFA (sq.m)
58.13	113.02	**171.15**

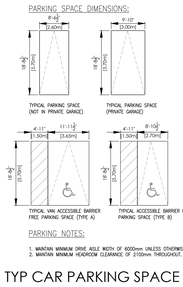
3 A1.1 GFA CALCS
SCALE : NTS



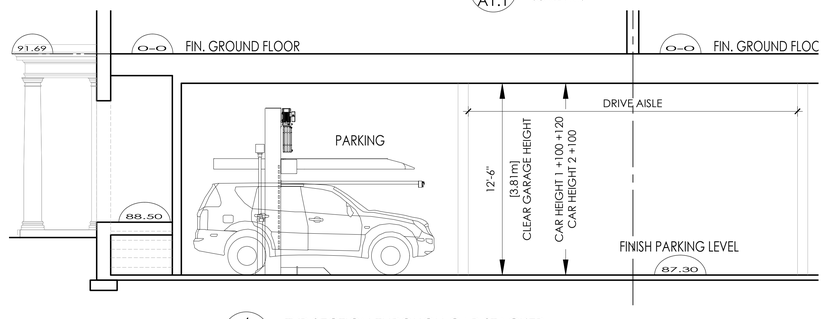
4 A1.1 CAR STACKER DETAILS
SCALE : NTS



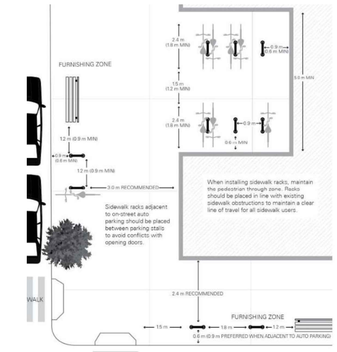
CAR STACKERS - LOCATION TBD (QUANTITY TO PROVIDE A MINIMUM OF 17 ADDITIONAL SPACES)



5 A1.1 TYP CAR PARKING SPACE DIMENSIONS
SCALE : NTS



6 A1.1 TYP SECTION THROUGH CAR STACKER
SCALE : NTS



7 A1.1 TYP CAR BIKE PARKING CLEARENCES
SCALE : NTS

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Contractor shall check all dimensions on the work and report any discrepancy to the Architect before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction.

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Issued for Construction

Signature: _____

Date: _____

No.	Revision	Date
05	REV PARKING STATS	14/02/25
04	ISS. FOR CONSULTANT CO	14/01/25
03	ISSUED FOR REV ZBA/SPA	08/11/24
02	PARKING CHANGES	16/10/24
01	ZBA SUBMISSION	08/07/24
No.	Issued For	Date d/m/y

Drawing Title

SITE PLAN

Project

OAKVILLE GARDEN RESIDENCES CORP.

GARDEN DRIVE
OAKVILLE, ONTARIO

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Drawn by: AH/NT/JZ
Checked by: RW
Project No.: 2417

A1.1

Plotting Date: NOVEMBER 21, 2024

Cad File Name: F:\Current\Project\Rich\2024\2417