

91.2m²
#3

177.5m²
#9

26.3%
#1

LOT AREA	=	0.573 acre	[2,319.70 SQ.M.]
HOUSE FOOTPRINT AREA	(15.88%)	= 3,965.14 SQ.FT.	[368.37 SQ.M.]
BASEMENT GYMNASIUM	(1.16%)	= 290.67 SQ.FT.	[27.00 SQ.M.]
EAVES/SOFFIT	(1.56%)	= 391.02 SQ.FT.	[36.32 SQ.M.]
COVERED DECK	(3.72%)	= 928.60 SQ.FT.	[86.27 SQ.M.]

ACCESSORY STRUCTURES			
- POOL EQUIPMENT COVER	(0.74%)	= 185.28 SQ.FT.	[17.21 SQ.M.]
- CHANGE ROOM / WASHROOM	(0.78%)	= 194.79 SQ.FT.	[18.09 SQ.M.]
- OPEN CABANA	(2.41%)	= 601.45 SQ.FT.	[55.87 SQ.M.]

TOTAL COVERAGE AREA	(26.25%)	= 6556.95 SQ.FT.	[609.13 SQ.M.]
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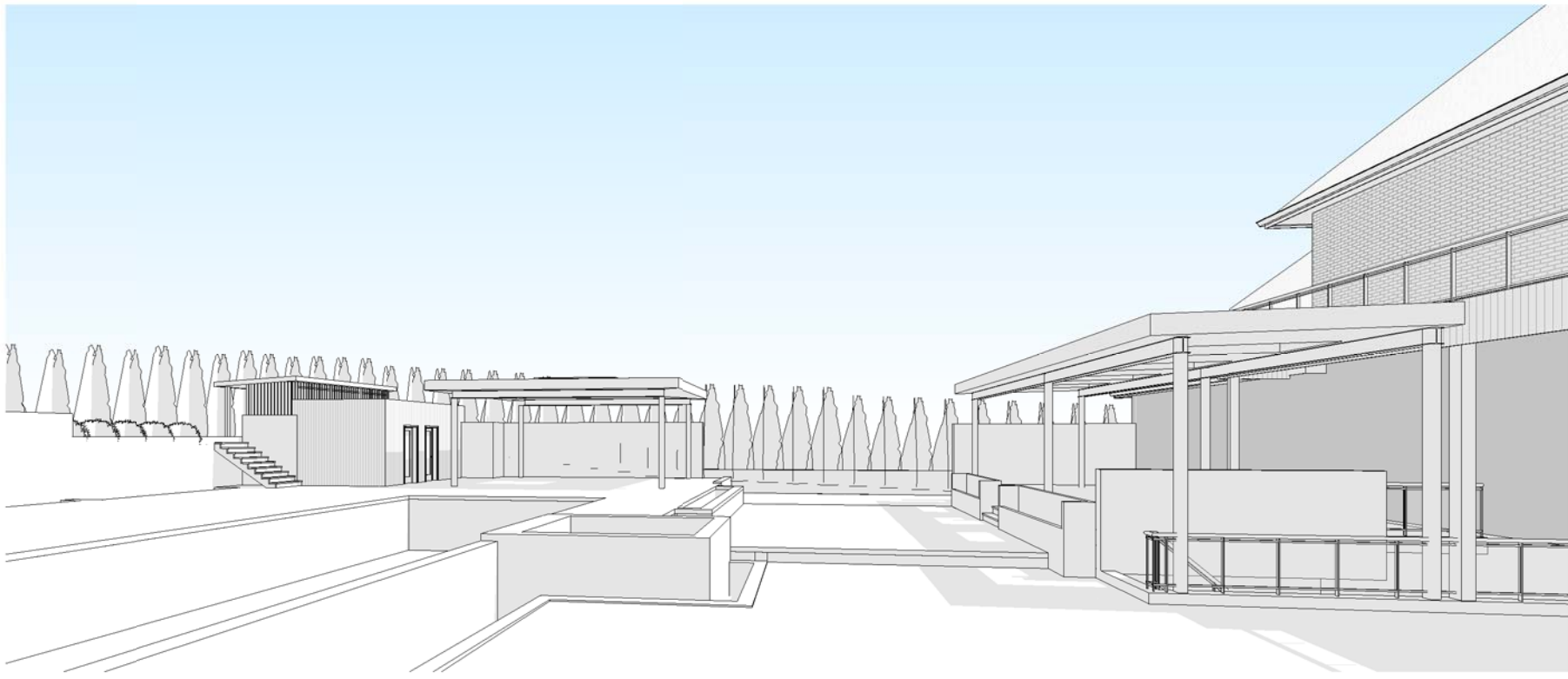
FRONT YARD AREA	= 6,949.47 SQ.FT.	[645.63 SQ.M.]
INTERLOCK PAVED DRIVEWAY	(28.43%) = 1,945.17 SQ.FT.	[180.71 SQ.M.]
HARD LANDSCAPED AREA	(12.62%) = 877.43 SQ.FT.	[81.52 SQ.M.]
SOFT LANDSCAPED AREA	(58.94%) = 4,126.87 SQ.FT.	[383.40 SQ.M.]

REAR YARD AREA	= 13,262.10 SQ.FT.	[1,232.09 SQ.M.]
HARD LANDSCAPED AREA	(45.34%) = 6,012.86 SQ.FT.	[558.61 SQ.M.]
SOFT LANDSCAPED AREA	(54.66%) = 7,249.24 SQ.FT.	[673.48 SQ.M.]

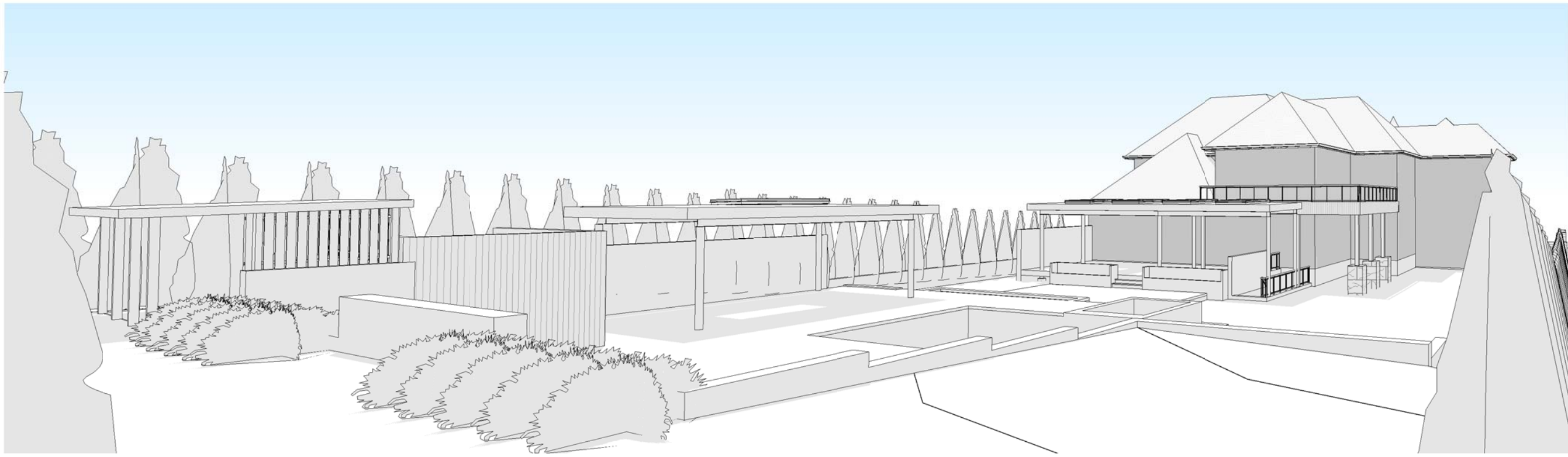
ZONING BY-LAW 001-2021 SECTION 1.19.1 (1). REQUIRES ANY PORTION OF A YARD IN EXCESS OF 135.0 m² TO BE COMPRISED OF A MINIMUM 60% SOFT LANDSCAPE.

EXISTING REAR YARD AREA = 1,232.09 m²
EXCESS REAR YARD AREA = 1,232.09 m² - 135.0 m² = 1097.09 m²
SOFT LANDSCAPED AREA = 673.48 m²

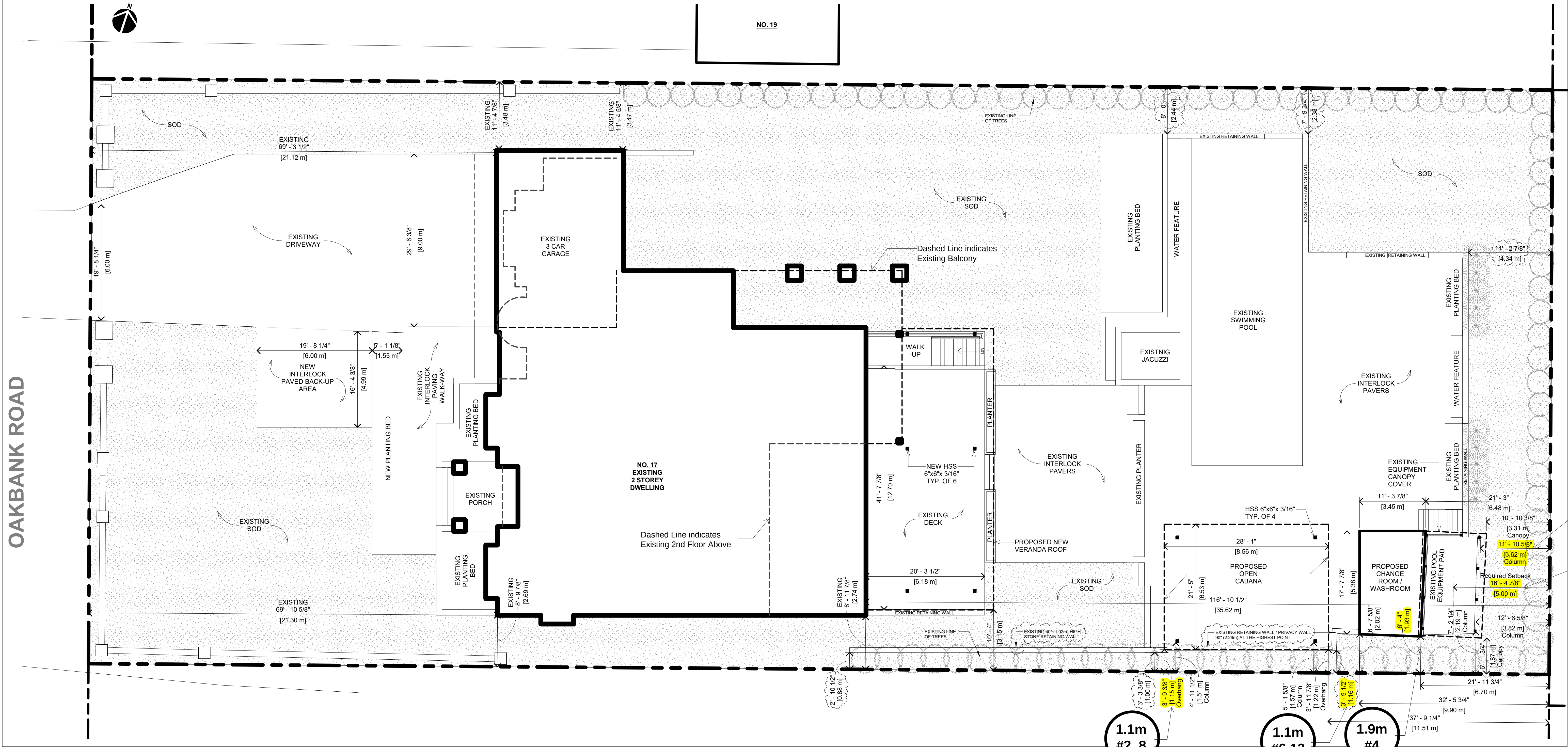
PROPOSED REAR YARD SOFT LANDSCAPED AREA PERCENTAGE = 61.39%



3 PATIO PERSPECTIVE
SD1



2 BACK YARD PERSPECTIVE
SD1



No.	Description	Date	By
1	Revision: 1	2022-01-08	

SINGLE FAMILY DWELING ALTERATION
17 OAKBANK ROAD
VAUGHAN, ON

ZERO DEGREE STUDIO
80 MICRO COURT, SUITE 106
MARKHAM ON L3R 9Z5
905-752-3477
info@zerodegreestudio.ca

9/28/2022 10:33:19 AM Z:\Project\2022\22001 - 17 Oakbank Road\00 Revit & AutoCAD\17 Oakbank Road.rvt

Drawn by	RC
Date	2022-01-08
Scale	1 : 100
Project Number	21022
DRAWING NAME	SITE PLAN
SHEET NUMBER	SD1

3.6m
#10

5.0m
#5,11

FOR CHECKER SHALL CHECK DIMENSIONS

Proposed
Change Room / Washroom

Existing Pool
Equipment Cover

Existing
Privacy Wall

Proposed
Cabana Roof

Proposed
Veranda Roof

Existing
Retaining Wall

