KHAIRA RESIDENCE

475 POWERLINE RD, STONEY CREEK, ONT

PROJECT NO. **21-478**

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE.

USE ONLY LATEST REVISED DRAWINGS MARKED AS "ISSUED FOR CONSTRUCTION"

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED

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REVISIONS

#	DATE	REMARK
001	2022-11-09	ISSUED FOR CLIENT REVIEW

ARCHITECT

LIMA ARCHITECTS INC.

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SEALS

PROJECT TITLE
KHAIRA RESIDENCE
475 POWERLINE RD, STONEY CREEK, ONT

DRAWING TITLE
COVERSHEET & DRAWING LIST

DRAWN BY
DS / CB

SCALE

DATE
FEB 2022

CHECKED BY
FL

PROJECT NUMBER
21-478

DRAWING NUMBER
A-0.0

RESERVED

NEW PROPOSED 2-STOREY DWELLING WITH ATTACHED GARAGE AND DETACHED CAR PORT.

SITE LEGEND

	PROPERTY LINE
	PROPOSED NEW ADDITION
▲	ENTRANCE/EXIT

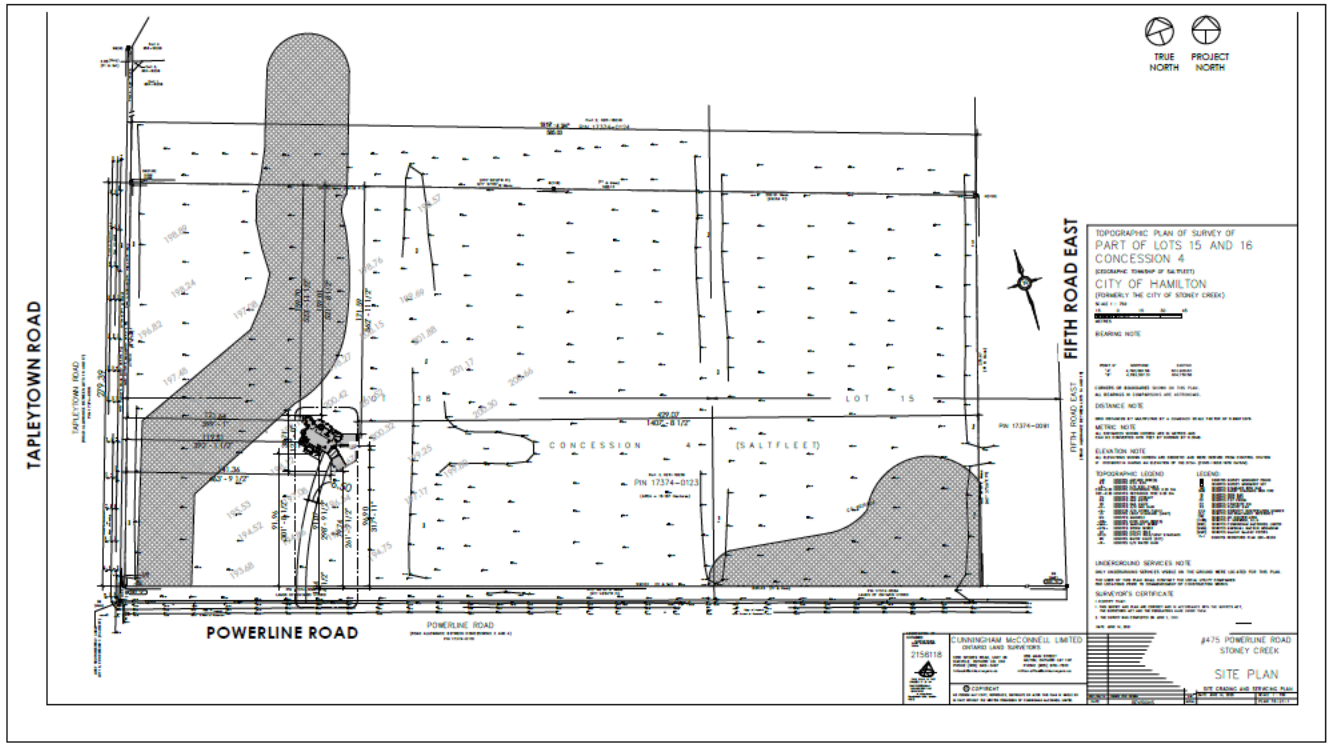
KEY PLAN | TRUE NORTH | PROJECT NORTH

ADDRESS: 475 POWERLINE RD - HAMILTON ONTARIO
PART OF LOTS 15 & 16 CONCESSION 4

SITE STATISTICS - ZONING DESIGNATION P6 CONSERVATION/HAZARD LAND

LOT AREA 161,793.20 (M2)

	REQUIRED	PROPOSED
MIN. LOT AREA (M2)		161,793.20 (M2)
MIN. LOT FRONTAGE (M)		279.45 M
MAX. HEIGHT (M) (HIGHEST RIDGE)	REVIEW BY MC	2 - STOREY
GROSS FLOOR AREA:		
GROUND FLOOR PLAN =		645.1 M²
GROUND FLOOR PLAN =		419.63 M²
TOTAL GFA=		1061.53 M²
LOT COVERAGE:		
LOT COVERAGE (WITH ZONING REQUIREMENTS BY MUNICIPALITY)	REVIEW BY MC	0.3268%
MIN. FRONT YARD (M) (Transition yard or dimension to make yards at diagonal steps)	REVIEW BY MC	119.51 M
MIN. STREET SIDE YARD (M)	REVIEW BY MC	74.74 M
MIN. FRONT GARAGE FACE (M)	REVIEW BY MC	74.74 M
MIN. INTERIOR SIDE YARD:	REVIEW BY MC	59.70 M
MIN. REAR YARD (M)	REVIEW BY MC	429.07 M
MAX. DRIVEWAY WIDTH (M)	REVIEW BY MC	6.5 M



1 A-1.1 MASTER SITE PLAN
1:1000

RESERVED

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001	2022 11 09	ISSUED FOR CLIENT REVIEW

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SEALS

PROJECT TITLE
KHAIRA RESIDENCE

475 POWERLINE RD, STONEY CREEK, ONT

DRAWING TITLE
SITE PLAN MASTER PLAN

DRAWN BY
MB / CB

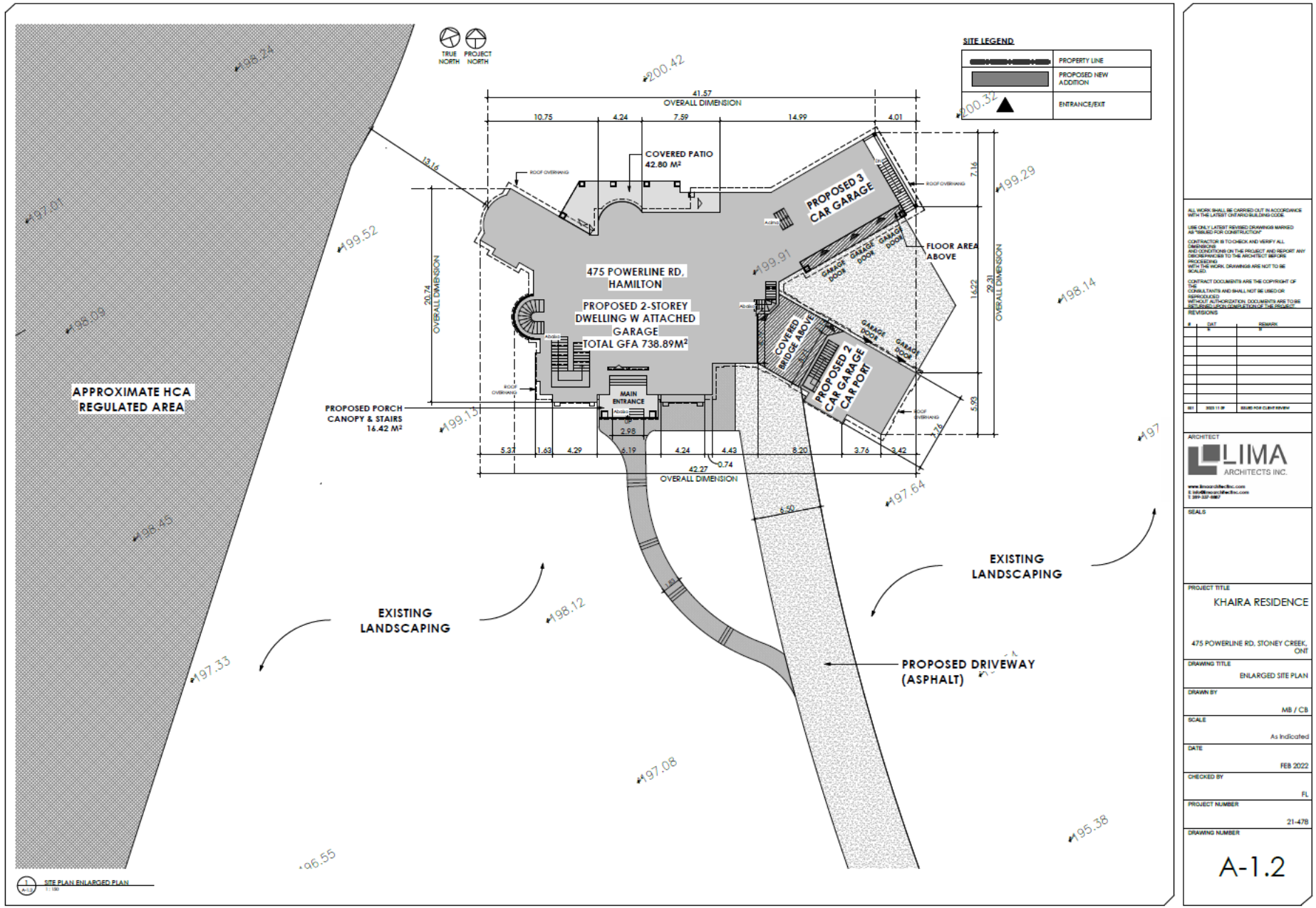
SCALE
As Indicated

DATE
FEB 2022

CHECKED BY
FL

PROJECT NUMBER
21-478

DRAWING NUMBER
A-1.1



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001	2022 11 09	ISSUED FOR CLIENT REVIEW

ARCHITECT

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SEALS

PROJECT TITLE
KHAIRA RESIDENCE
475 POWERLINE RD, STONEY CREEK, ONT

DRAWING TITLE
ENLARGED SITE PLAN

DRAWN BY
MB / CB

SCALE
As Indicated

DATE
FEB 2022

CHECKED BY
FL

PROJECT NUMBER
21-478

DRAWING NUMBER
A-1.2

1 NORTH ELEVATION
1 : 75

NOT USED

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001	2022 11 09	ISSUED FOR CLIENT REVIEW

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SEALS

PROJECT TITLE
KHAIRA RESIDENCE

475 POWERLINE RD, STONEY CREEK, ONT

DRAWING TITLE
FRONT ELEVATION

DRAWN BY
RM / DS

SCALE
1 : 75

DATE
FEB 2022

CHECKED BY
FL

PROJECT NUMBER
21-478

DRAWING NUMBER
SK-2