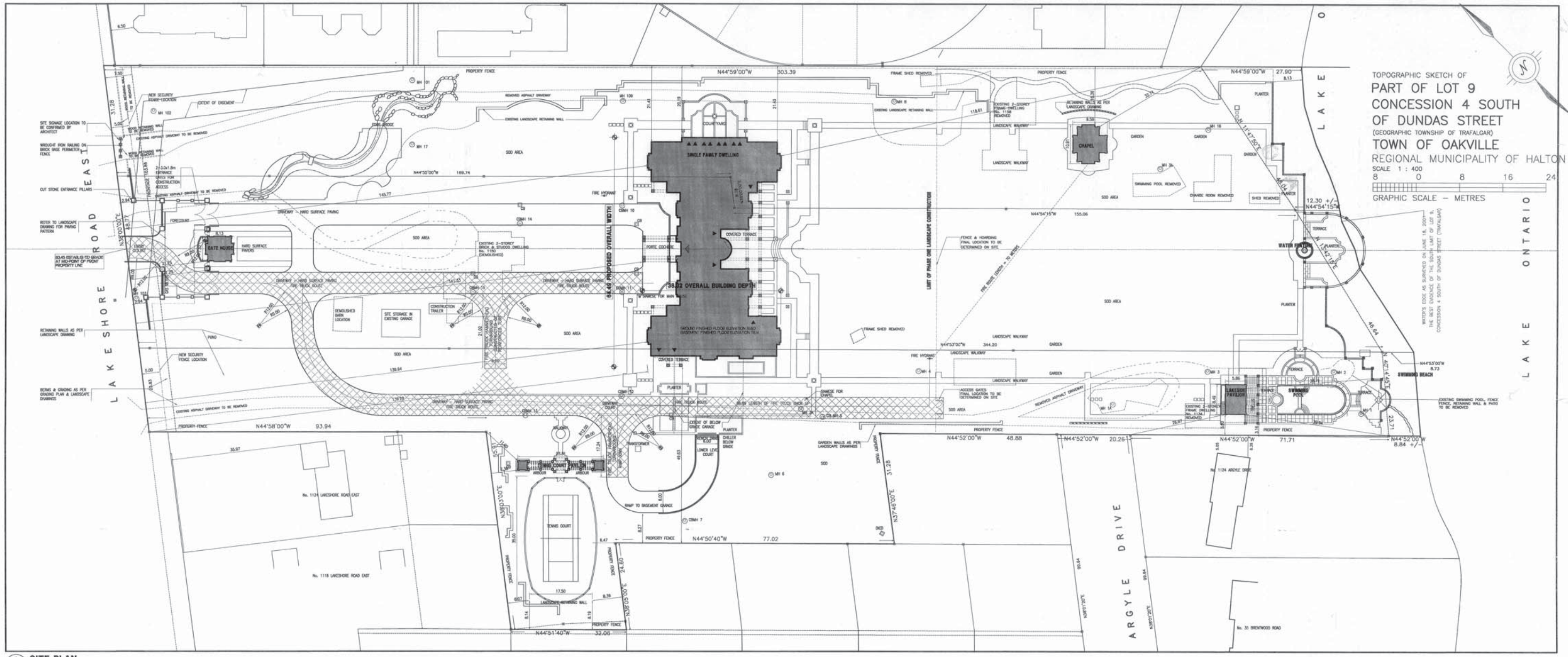

1 SITE PLAN
SP1.1 SCALE : 1:400

AREA NOTE	
PARCEL IDENTIFICATION NUMBER	AREA (TO WATER'S EDGE) HECTARES
24782-0051	1.184 +/-
24782-0052	1.524 +/-
24782-0053	1.222 +/-

STORM WATER ENCUMBRANCE
THE STORM WATER FROM THE NORTH SIDE OF LAKESHORE ROAD AND LAKESHORE ROAD PAVEMENT IS DISCHARGED ONTO THE SUBJECT LANDS INTO STORM WATER DETENTION POND AND LATER DISCHARGED UNDERGROUND BETWEEN LOTS 2 AND 3, REGISTERED PLAN 20M-508 INTO THE STORM SEWER SYSTEM IN BEL AIR DRIVE.

WE FOUND NO EASEMENT REGISTERED ON TITLE COVERING THIS ENCUMBRANCE.

ENCROACHMENT AGREEMENT
PART OF THE SUBJECT LANDS DESCRIBED AS PART 4, 20R-10835 IS SUBJECT TO ENCROACHMENT AGREEMENT AS SET OUT IN INST. N° 660417.

LAKE ONTARIO BOUNDARY
THE SOUTHEAST LIMIT OF THE SUBJECT LANDS IS SET AT THE WATER'S EDGE OF LAKE ONTARIO AND IS A RIPARIAN LIMIT.

ALL THREE LAND TRANSFERS FOR THE SUBJECT LANDS PROVIDE A CLAUSE FOR ANY LAND UNDER WATER IN FRONT OF THE SUBJECT LANDS THAT COULD HAVE BEEN WASHED AWAY BY SUDDEN NATURE FORCES.

THE ADDITIONAL HISTORICAL SEARCH MAY BE REQUIRED IN ORDER TO SUPPORT SUCH CLAIM AND WAS NOT PROVIDED FOR THIS PROJECT.

BOUNDARY NOTE
ALL BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM THE REGISTRY OFFICE RECORDS AND WAS VERIFIED IN THE FIELD.

ELEVATION NOTE
ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK N° 48 HAVING AN ELEVATION OF 83.820 m.

TREE NOTE
ONLY TREES OF A DIAMETER GREATER THAN 0.10 m WERE LOCATED FOR THIS PLAN.

METRIC NOTE
ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

LEGEND
- AB DENOTES ANCHOR WIRE(S)
- BB DENOTES BELL BOX
- CB DENOTES C/TV BELL CABLE
- CON-0.20 DENOTES CONTOUR(S)
- CON-0.30 DENOTES CONTOUR(S) TREE 0.20 DIA
- CT DENOTES C/TV CABLE
- FH DENOTES FIRE HYDRANT
- GM DENOTES GAS METER
- GV DENOTES GAS VALVE
- HYDRO DENOTES H/TV DRIVE WIRE
- LC DENOTES LIGHT STANDARD (LAMP)
- MH DENOTES MANHOLE
- POWER DENOTES OVER H/V WIRE(S)
- STM DENOTES STORM SEWER
- UP DENOTES UTILITY POLE
- UPLS DENOTES UTILITY POLE/LIGHT STANDARD
- WV DENOTES WATER VALVE (SCO)
- WM DENOTES W/S WATER MAIN

UNDERGROUND SERVICES NOTE
ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN.

THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

2 SURVEY LEGEND
SP1.1 SCALE : NTS

	PROPERTY LINE
F.F.E.	FINISHED FLOOR ELEVATION
	MAIN ENTRANCE
	SECONDARY ENTRANCES
DNS	NUMBER OF STAIR RISERS & DIRECTION
	GAZEBO AS PER LANDSCAPE DRAWINGS
	FIRETRUCK ROUTE
	SIAMESE
	FIRE HYDRANT
CB	CATCH BASIN AS PER SITE SERVICE DRAWINGS
MH	MAN HOLE AS PER SITE SERVICE DRAWINGS

3 LEGEND
SP1.1 SCALE : NTS

CHELSTER HALL
SITE STATISTICS

	%	METRIC	IMPERIAL
LOT AREA:		39456.77	424,723
LOT FRONTAGE:		103.86	340.75
GROSS FLOOR AREA PERMITTED	26.00	10258.760	110,428
GROUND FLOOR AREA		1364.931	14,692
SECOND FLOOR AREA		982.821	10,579
GROSS FLOOR AREA PROPOSED	5.98	2,347.753	25,271
FINISHED BASEMENT AREA		999.823	10,762
GROUND FLOOR GARAGE AREA:		N/A	N/A
BASEMENT FLOOR GARAGE AREA:		385	4,144
TOTAL GARAGE AREA:		385	4,144
BUILDING COVERAGE:			
ACCESSORY BUILDINGS			
GATE HOUSE		52.955	570.00
CHAPEL		73.022	786.00
LAKESIDE PAVILION		46.544	501.00
TENNIS PAVILION		13.006	140.00
ACCESSORY BUILDING COVERAGE		185.527	1997.00
MAIN HOUSE COVERAGE		1833.813	19739.00
PROPOSED COVERAGE		2019.340	21736.00
PERMITTED	30.00	11837.03	127,416.90
PROPOSED	5.12	2,019.340	21,736.00
BUILDING HEIGHTS			
MAIN HOUSE			
MAXIMUM BUILDING HEIGHT TO RIDGE		9.000	29.53 (29'-6 1/4")
PROPOSED BUILDING HEIGHT TO RIDGE		16.396	53.79 (53'-9")
MAXIMUM BUILDING HEIGHT TO MID POINT		7.500	24.61 (24'-7 1/4")
PROPOSED BUILDING HEIGHT TO MID POINT		12.176	39.95 (39'-11")
MAXIMUM BUILDING DEPTH		20.000	65.62 (65'-7 1/2")
PROPOSED BUILDING DEPTH		38.320	126.72 (126'-9")
ACCESSORY BUILDINGS			
DIMENSION BETWEEN ESTABLISHED GRADE & ROOF MID POINT			
GATE HOUSE		5.000	16.40 (16'-4 3/4")
CHAPEL		6.100	20.01 (20'-2")
LAKESIDE PAVILION		1.760	5.77 (5'-9 1/4")
TENNIS PAVILION		3.350	10.99 (10'-11 3/4")

4 SITE STATISTICS
SP1.1 SCALE : NTS

KEY PLAN
NOT TO SCALE

DRAWINGS MUST NOT BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.

PRELIMINARY NOT FOR CONSTRUCTION

CONSTRUCTION NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
WILLIAM KEITH HICKS
LICENCE 3303

SITE OFFICE SET.

REF.	DATE:	DESCRIPTION:
2	01.30.04	ISSUED FOR SHELL TENDER
1	11.14.03	ISSUED FOR FOUNDATION TENDER

REVISIONS / ISSUANCE:

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fax: (905) 339-1214

CLIENT
CHELSTER HALL ESTATE

ADDRESS
CITY: OAKVILLE, ONTARIO

DRAWING TITLE
SITE PLAN

DRAWN: VRP	SCALE: 1:400
DATE: JULY, 2001	
JOB NO. 01-867	SHEET NO. SP1.1