

LEGEND (SITE PLAN)

- EXISTING
- PROPOSED (DWELLING GROUND FL.)
- PROPOSED (DWELLING SECOND FL.)
- PROPOSED (BUILT LNSCP)
- PROPOSED (HARD LNSCP)
- PROPOSED (SOFT LNSCP)
- PROPERTY LINE
- SETBACKS
- DEMO
- ENTRANCE (GROUND)
- ENTRANCE (LOWER)

REFERENCE DATA ACQUIRED FROM PART OF LOTS 19 & 20 64 REGISTERED PLAN 136, CITY OF BURLINGTON, PREPARED BY MACKAY, MACKAY & PETER LIMITED LAND SURVEYORS & MAPPERS, DATED: APRIL 2, 2024

SITE PLAN - EXISTING

SCALE = 1/16" - 1'-0"

3083 LAKESHORE RD
 PROJECT # - 24-09
 ISSUE DATE - 24/05/21

1	24/05/21	ISSUED FOR ZONING
No:	DATE:	ISSUED FOR/REVISIONS

PRINTS AND SPECIFICATIONS SHALL NOT BE REPRODUCED WITHOUT THE PERMISSION OF THE DESIGNER. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING. IF THERE ARE ANY DIMENSIONS, DETAILS OR DESIGN INTENT THAT CANNOT BE DETERMINED FROM THE DRAWINGS, THE DESIGNER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH FABRICATION AND/OR CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED.

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QUALIFICATION INFORMATION
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MARCO RAZZOLINI 111893
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 DIVISION C OF THE ONTARIO BUILDING CODE.

SAKORA DESIGN INC. 123145
 NAME SIGNATURE BCIN



SP1.1

3083 Lakeshore Rd

Burlington, ON

Designation R1.2 ROSELAND CHARACTER AREA

Lot Area	1,493.27	m ²	16,073.42	sft
Lot Frontage	26.18	m	85.89	ft
Lot Depth	57.24	m	187.80	ft

Residential Floor Area				
	Existing		Proposed	
Ground Floor	1,871.30	sft	290.12	m ² 3,122.78 sft
Second Floor	1,070.37	sft	286.12	m ² 3,079.82 sft
Third Floor	619.96	sft		
Total RFA	3,561.63	sft	576.24	m² 6,202.60 sft

	Maximum		Proposed	
Max RFA	N/A	m ²	576.24	m ² 6,202.60 sft
Ratio	N/A		0.39	

Notes: Garage area is not included in RFA calculation

Coverage				
	Existing		Proposed	
Ground Floor	2,286.10	sft	315.57	m ² 3,396.75 sft
Second Floor (cantilever)	103.43	sft	9.61	m ² 103.43 sft
Existing Detached Garage	776.41	sft	72.13	m ² 776.41 sft
Total Coverage	3,165.94	sft	397.31	m² 4,276.59 sft

	Maximum		Proposed	
Max Coverage	N/A	m ²	397.31	m ² 4,276.59 sft
Percentage	N/A		26.61%	

Notes:

Building Depth				
	Maximum		Proposed	
Building Depth	N/A	m	31.47	m 103.25 ft

Notes: Measured from Front Main Wall

General Information

Conservation	No
Arborist	Yes
Heritage	Yes

Height Requirements				
	Maximum		Proposed	
Building Height	13.00	m	9.67 (exist.)	m 31.73 (exist) ft
Flat Roof	N/A	m	N/A	m N/A ft
Rear Addition	6.25	m	5.89	m 19.32 ft
Storeys	2.50	sty	2 sty	

Notes: measured from existing ground floor ceiling to peak of roof

Setbacks				
	Minimum		Proposed	
Front	9.00	m	8.51 (exist)	m 27.92 (exist) ft
Int Side L	3.93	m	10.74	m 35.24 ft
Int Side R	3.93	m	1.94	m 6.36 ft
Combined	N/A	m	N/A	m N/A ft
Rear	9.00	m	23.93	m 78.51 ft

Notes: sideyard R - 15% lot frontage

Encroachments & Exterior				
	Maximum		Proposed	
F. Porch	0.65	m	Existing	m Existing ft
R. Porch	0.65	m	N/A	m N/A ft
Arch Elements	0.50	m	N/A	m N/A ft
Bay Window	0.50	m	N/A	m N/A ft

Circular Driveway Width	9.00	m	7.93	m 26.02 ft
Walkway Width	2.00	m	2.00	m 6.56 ft

Garage		
	Minimum	Proposed
Garage Size	6.00m x 3.00m	6.22m x 3.85m

SITE PLAN - STATISTICS

SCALE = N.T.S.

3083 LAKESHORE RD

PROJECT # - 24-09

ISSUE DATE - 24/05/21

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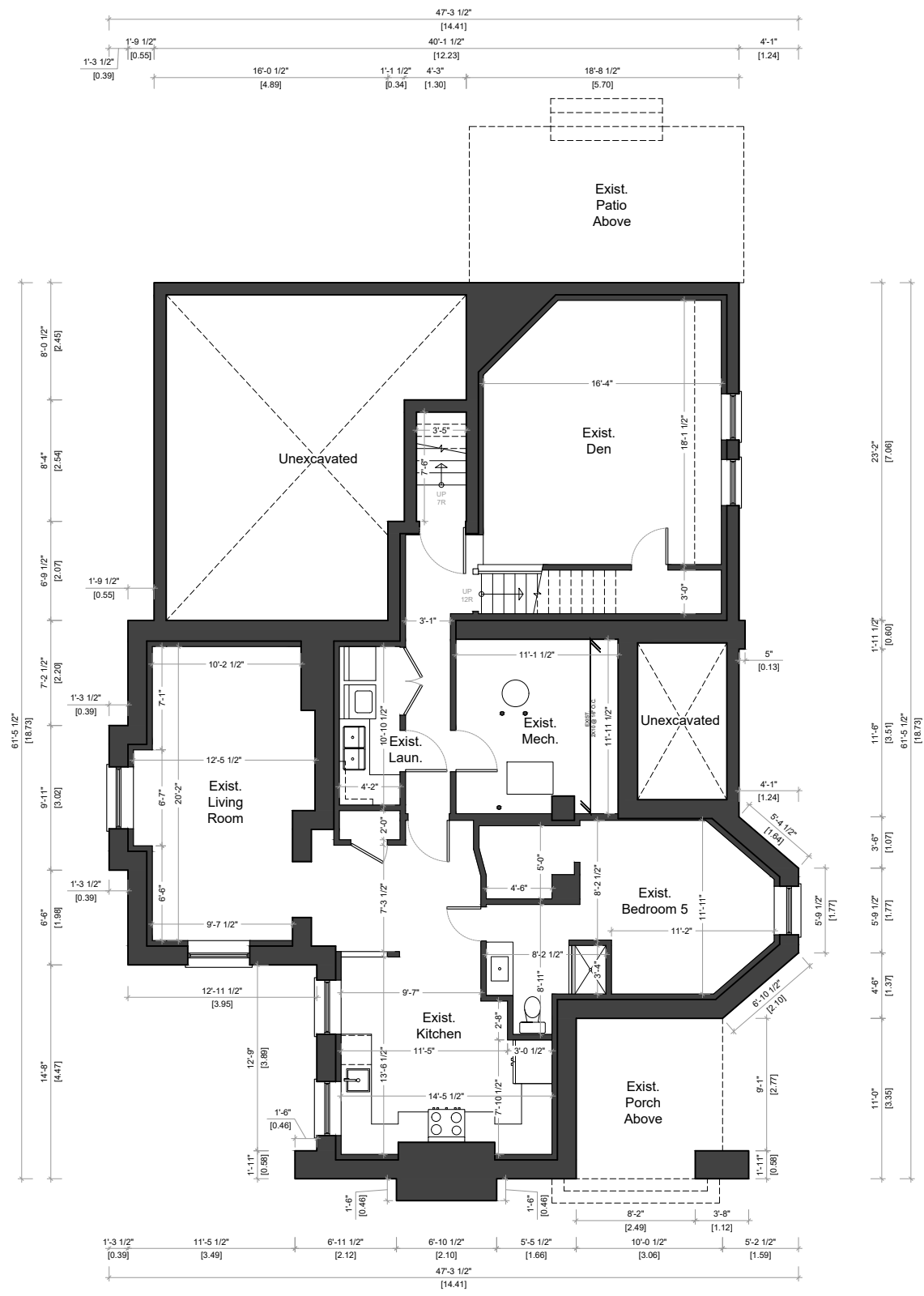
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SAKORA DESIGN INC. 123145
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SP2



LEGEND (RENOVATION)	
	EXISTING
	PROPOSED
	CEILING FEATURE
	PROPERTY LINE
	SETBACKS

BASEMENT FLOOR PLAN - EXISTING

SCALE = 3/32" - 1'-0"

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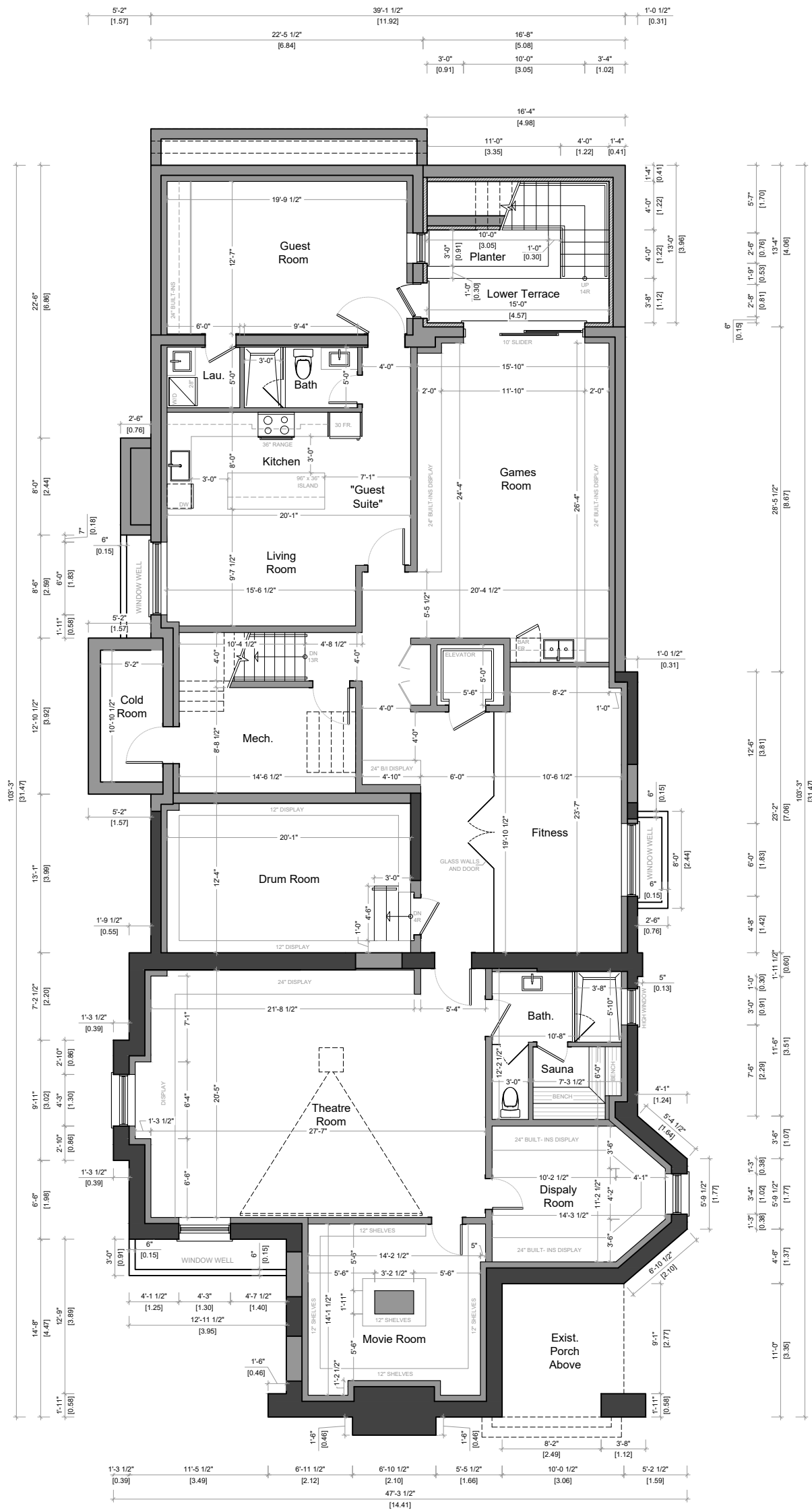
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A1.1



LEGEND (RENOVATION)	
	EXISTING
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	PROPERTY LINE
	SETBACKS

BASEMENT FLOOR PLAN - PROPOSED

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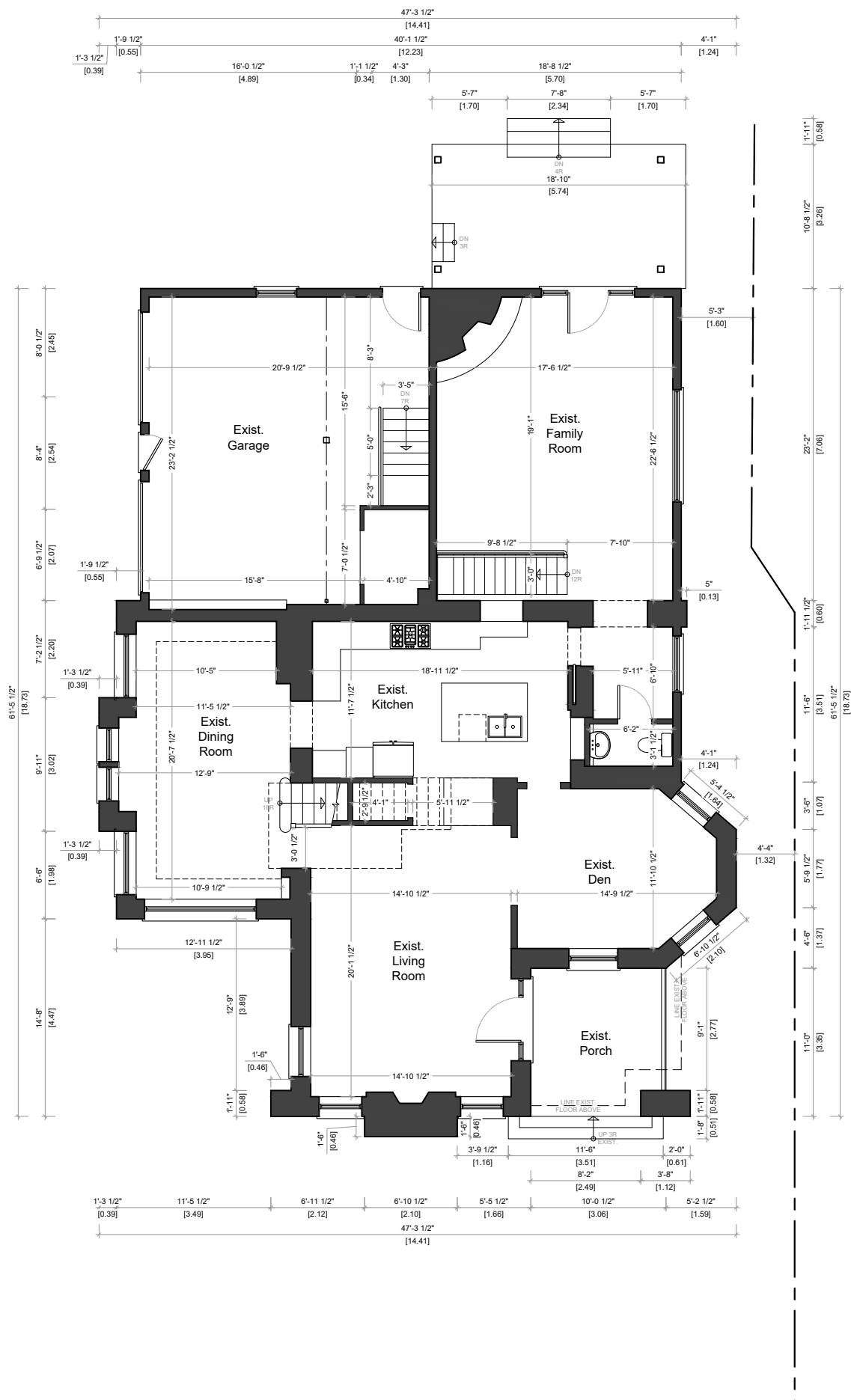
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A1.2



GROUND FLOOR PLAN - EXISTING

SCALE = 3/32" - 1'-0"

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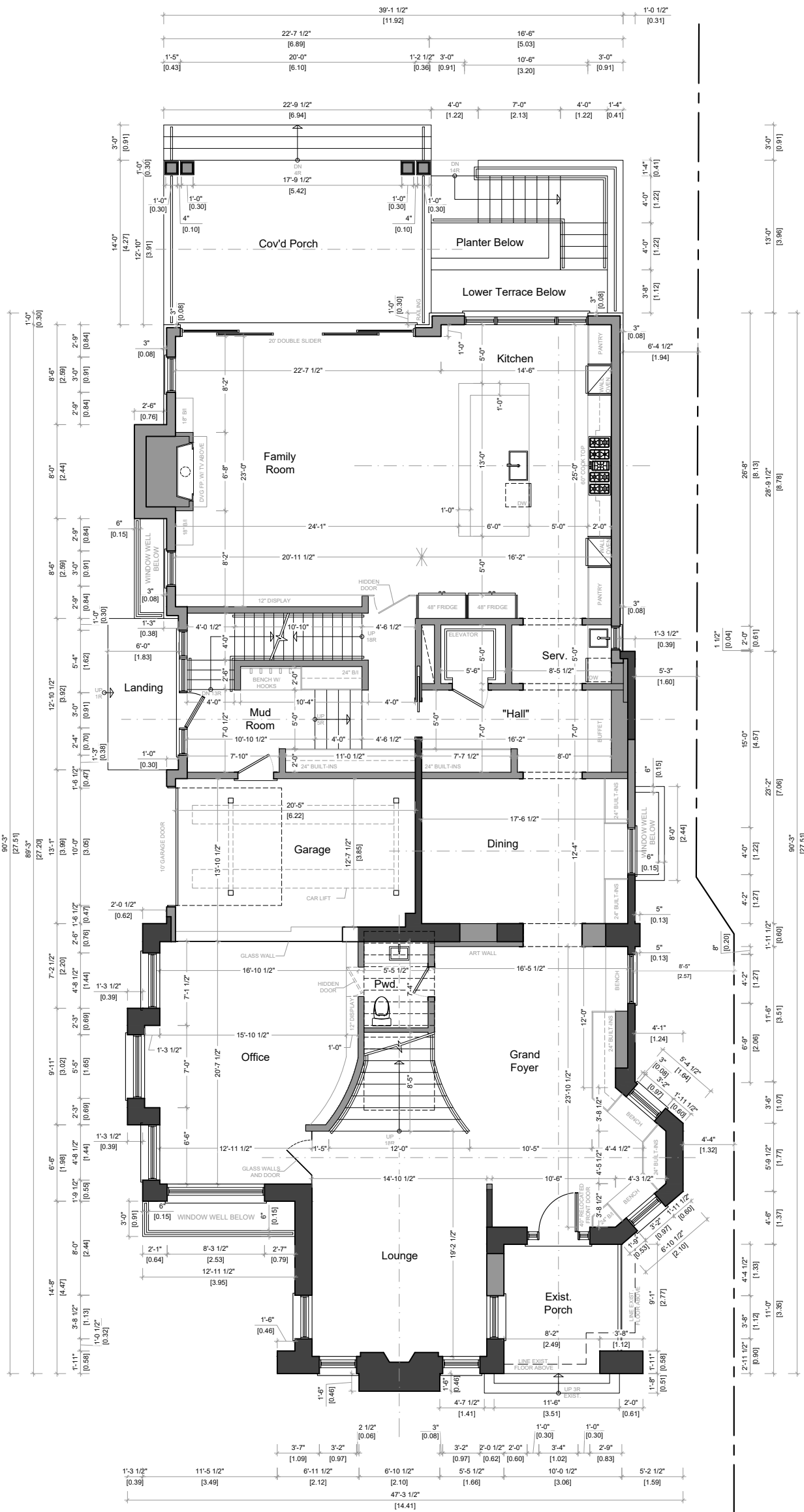
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A2.1



LEGEND (RENOVATION)	
	EXISTING
	PROPOSED
	CEILING FEATURE
	PROPERTY LINE
	SETBACKS

GROUND FLOOR PLAN - PROPOSED (OPT. 1)

SCALE = 3/32" - 1'-0"

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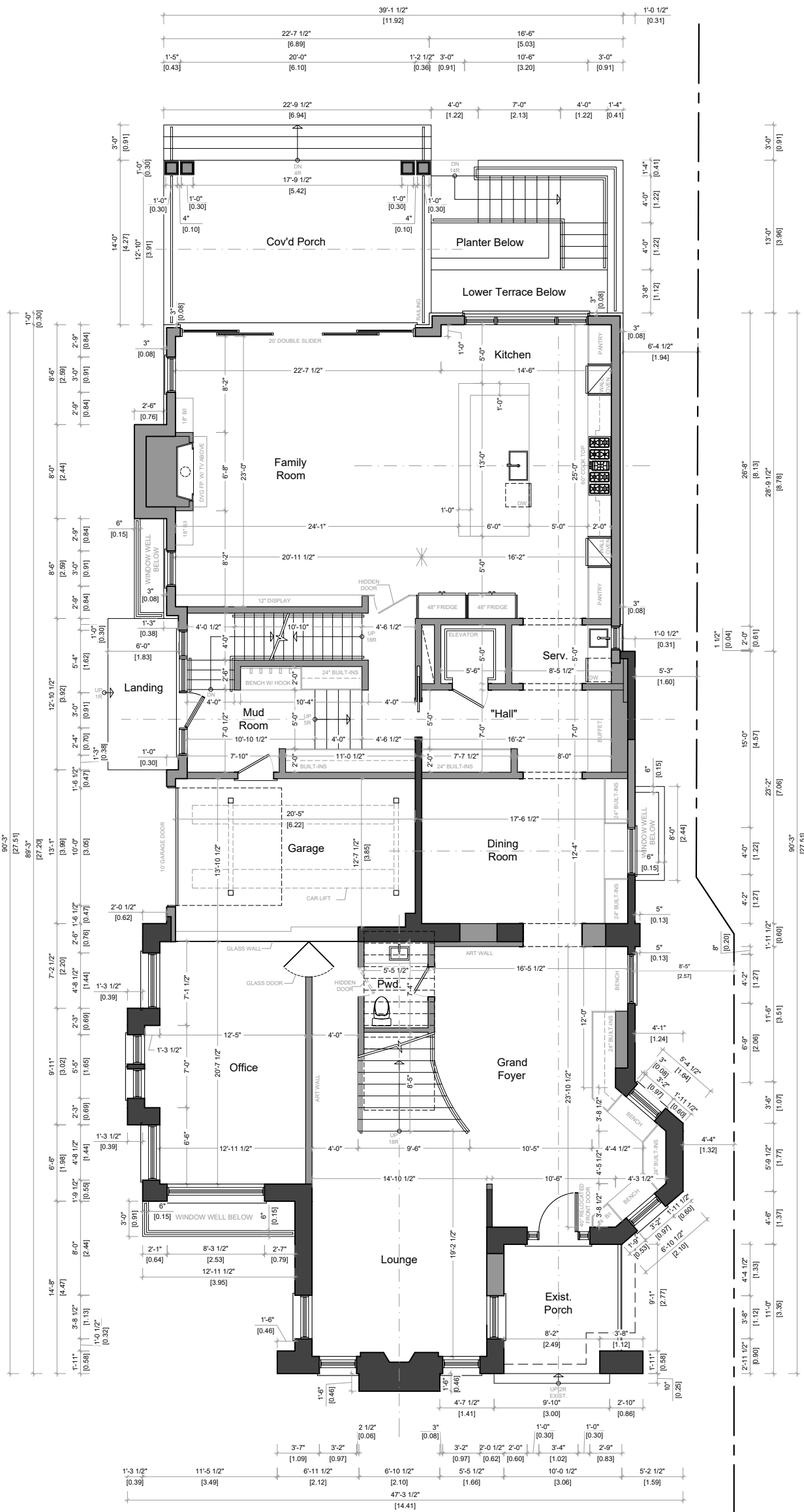
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A2.2

3083 LAKESHORE RD
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	PROPERTY LINE
	SETBACKS

GROUND FLOOR PLAN - PROPOSED (OPT. 2)

SCALE = 3/32" - 1'-0"

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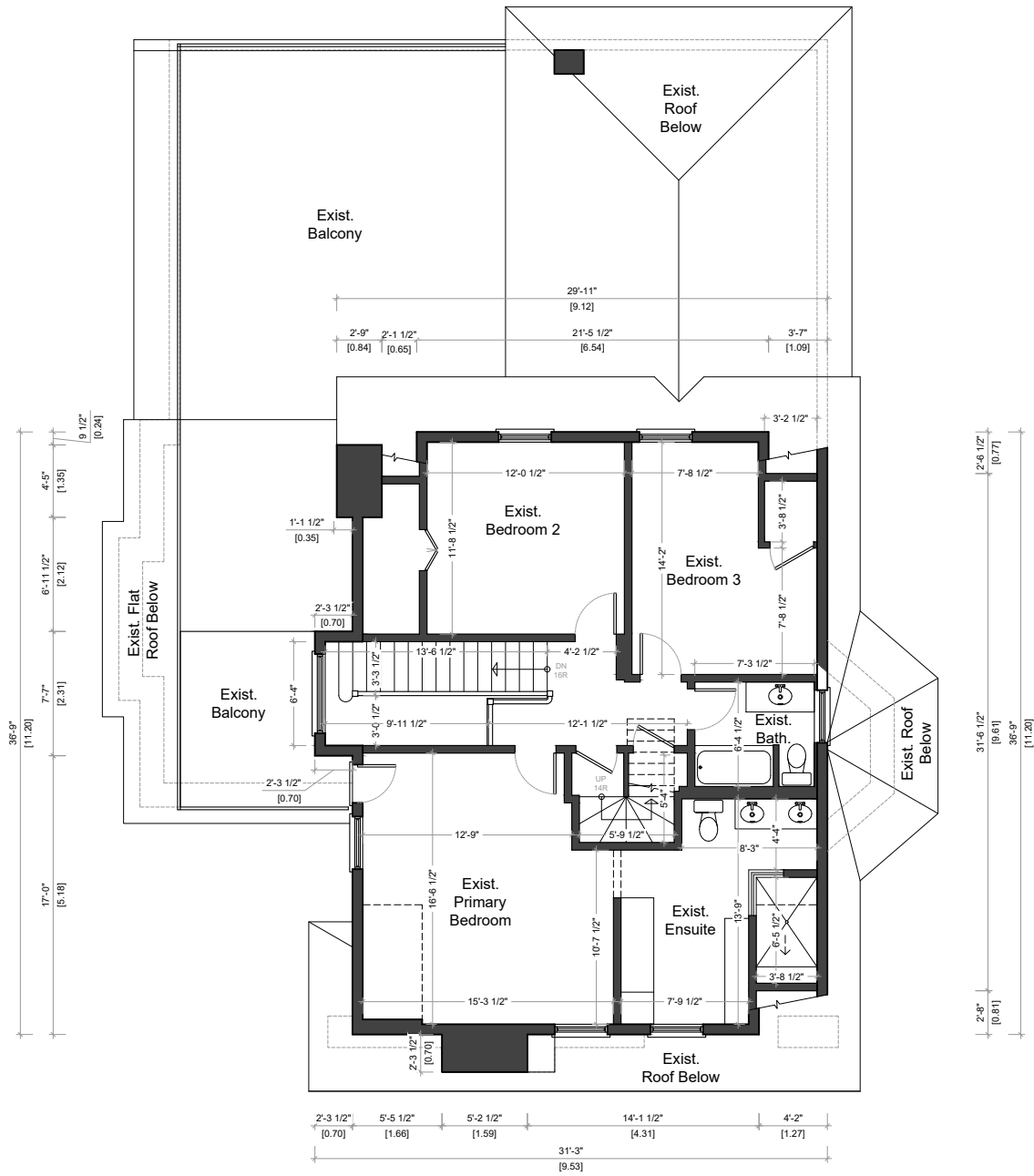
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A2.3

3083 LAKESHORE RD
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LEGEND (RENOVATION)	
	EXISTING
	PROPOSED
	CEILING FEATURE
	PROPERTY LINE
	SETBACKS

SECOND FLOOR PLAN - EXISTING

SCALE = 3/32" - 1'-0"

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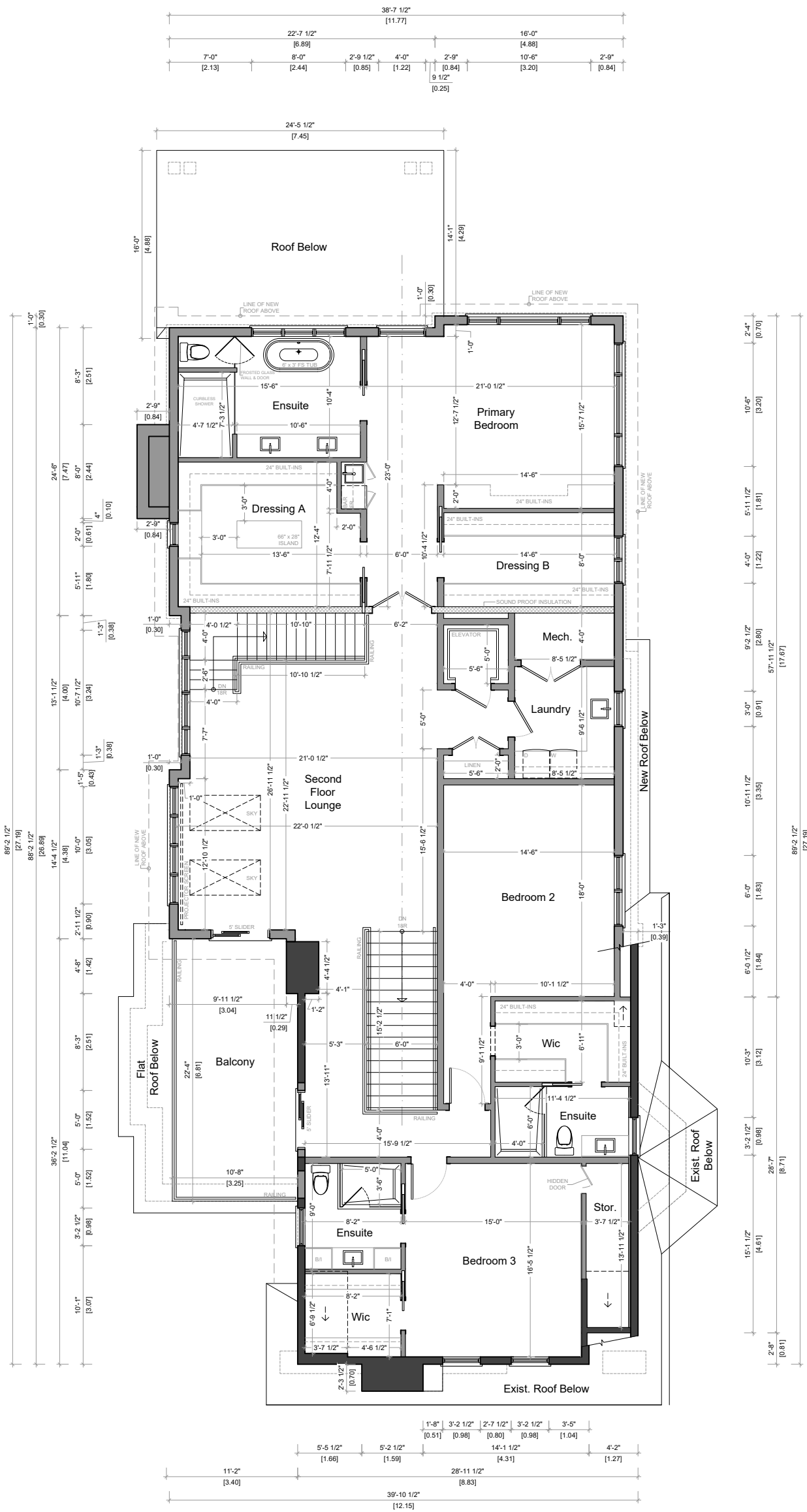


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A3.1



LEGEND (RENOVATION)	
	EXISTING
	PROPOSED
	CEILING FEATURE
	PROPERTY LINE
	SETBACKS

SECOND FLOOR PLAN - PROPOSED

SCALE = 3/32" - 1'-0"

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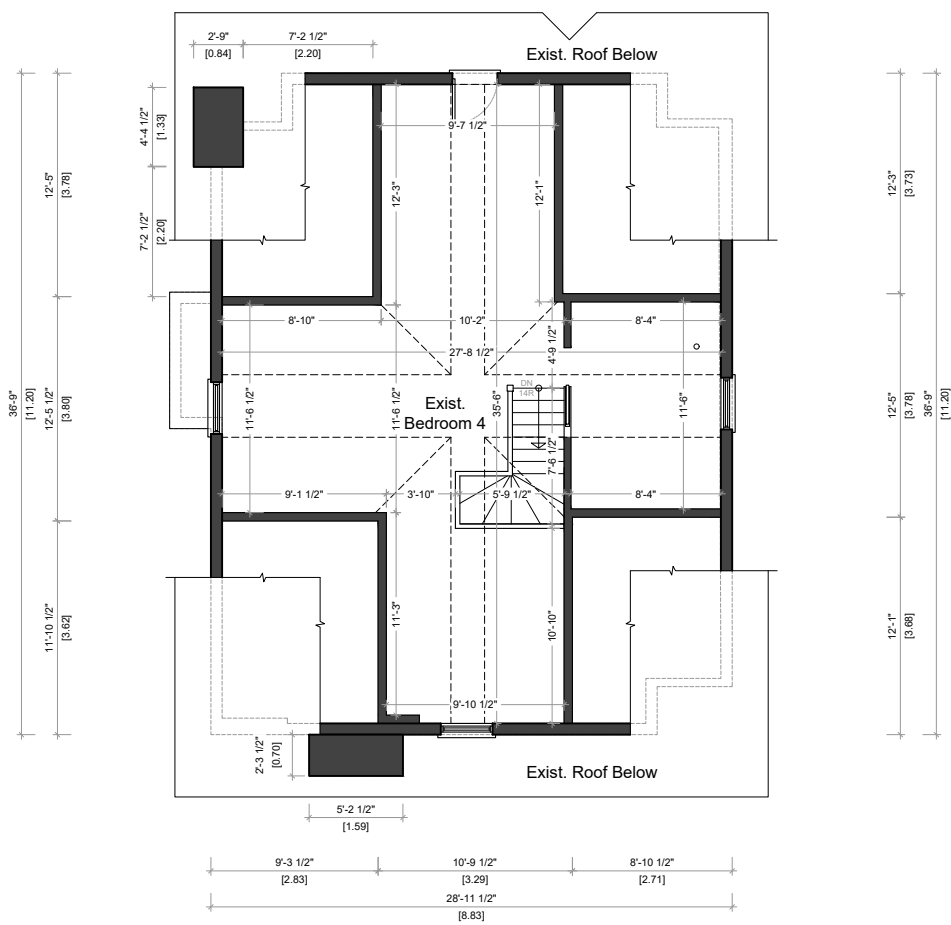
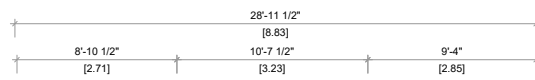
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A3.2

3083 LAKESHORE RD
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LEGEND (RENOVATION)	
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	PROPERTY LINE
	SETBACKS

THIRD FLOOR PLAN - EXISTING

SCALE = 3/32" - 1'-0"

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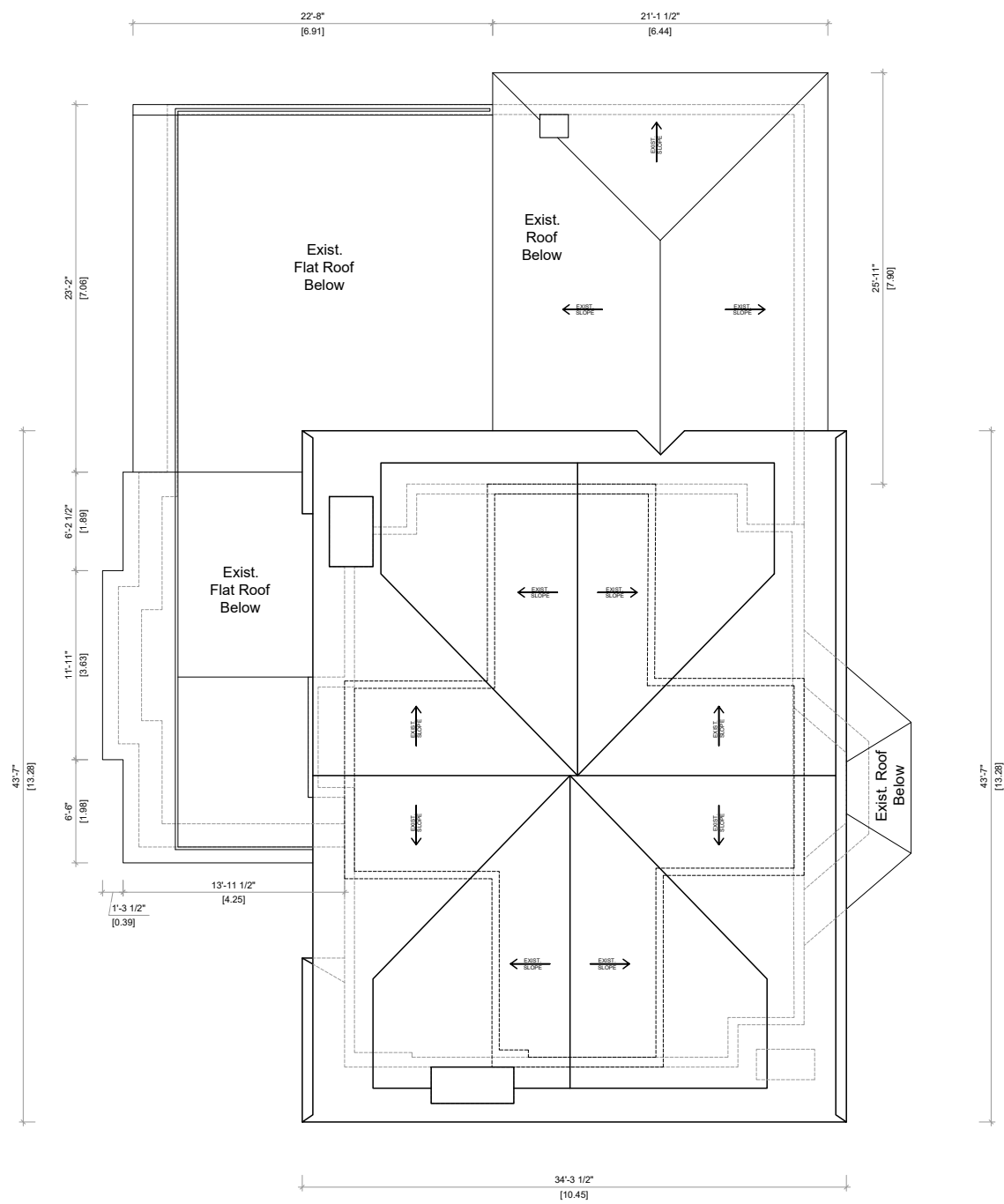


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A4



LEGEND (RENOVATION)

	EXISTING
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	PROPERTY LINE
	SETBACKS

ROOF PLAN - EXISTING

SCALE = 3/32" - 1'-0"

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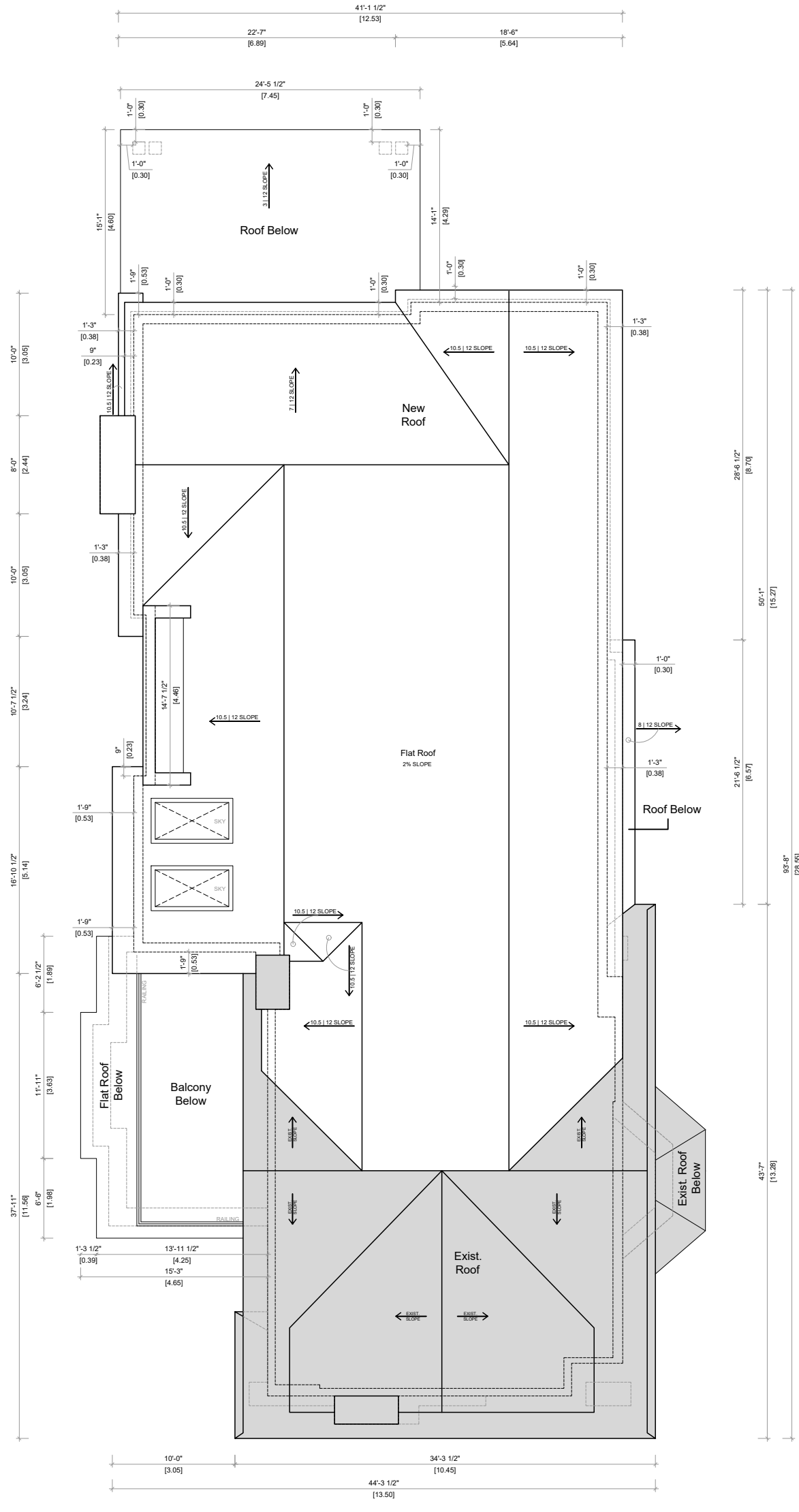
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A5.1



LEGEND (RENOVATION)	
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	PROPERTY LINE
	SETBACKS

ROOF PLAN - PROPOSED

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 SAKORA DESIGN INC. 123145
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A5.2



FRONT ELEVATION (EAST) - EXISTING

SCALE = 3/32" - 1'-0"

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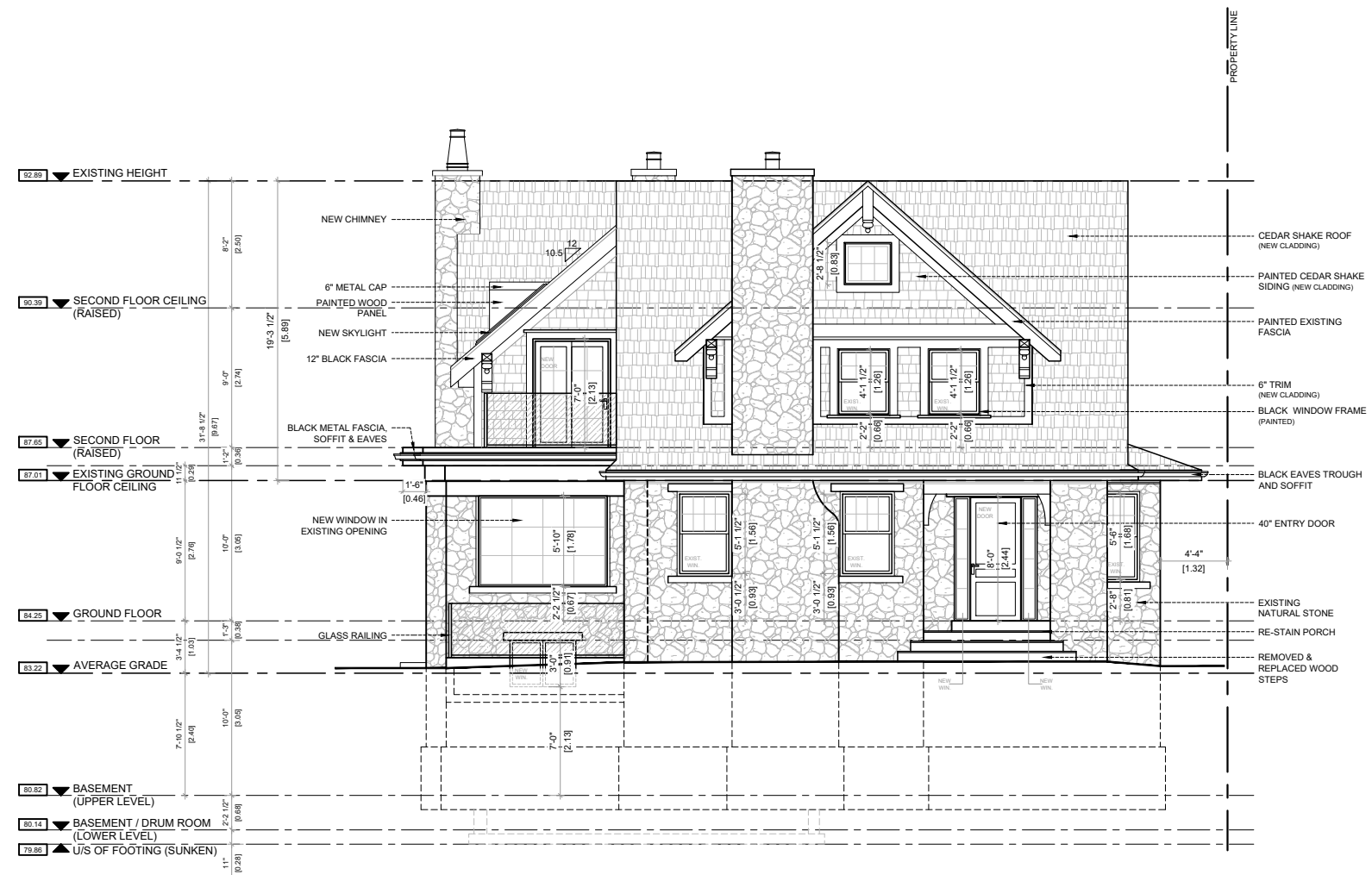
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A6.1



FRONT ELEVATION (EAST) - PROPOSED

SCALE = 3/32" - 1'-0"

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MARCO RAZZOLINI 111893
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION

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SAKORA DESIGN INC. 123145
 NAME SIGNATURE BCIN



A6.2



RIGHT ELEVATION (NORTH) - EXISTING

SCALE = 3/32" - 1'-0"

3083 LAKESHORE RD
 PROJECT # - 24-09
 ISSUE DATE - 24/05/21

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SAKORA DESIGN INC. 123145
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A7.1



UNPROTECTED OPENING CALCULATION (S.10.15.4 (1))			
TOTAL WALL AREA	1,970.48	sqft	183.06
PLANE D	114.00	sqft	10.59
LIMITING DISTANCE	6.00m		
PERMITTED PERCENTAGE	19%		
PERMITTED GLAZED AREA	21.66	sqft	2.01
PROPOSED GLAZED AREA	20.17	sqft	1.87
PROPOSED PERCENTAGE	17.65%		

PLANE A & B
NO PROPOSED NEW OPENINGS

PLANE C
NEW WINDOW WILL BE FIRE RATED

UNPROTECTED OPENING CALCULATION (S.10.15.4 (1))			
TOTAL WALL AREA	1,970.48	sqft	183.06
PLANE C	1,186.63	sqft	110.24
LIMITING DISTANCE	1.60m		
PERMITTED PERCENTAGE	7%		
PERMITTED GLAZED AREA	83.06	sqft	7.72
PROPOSED GLAZED AREA	78.58	sqft	7.30
PROPOSED PERCENTAGE	6.62%		

RIGHT ELEVATION (NORTH) - PROPOSED

SCALE = 3/32" - 1'-0"

3083 LAKESHORE RD

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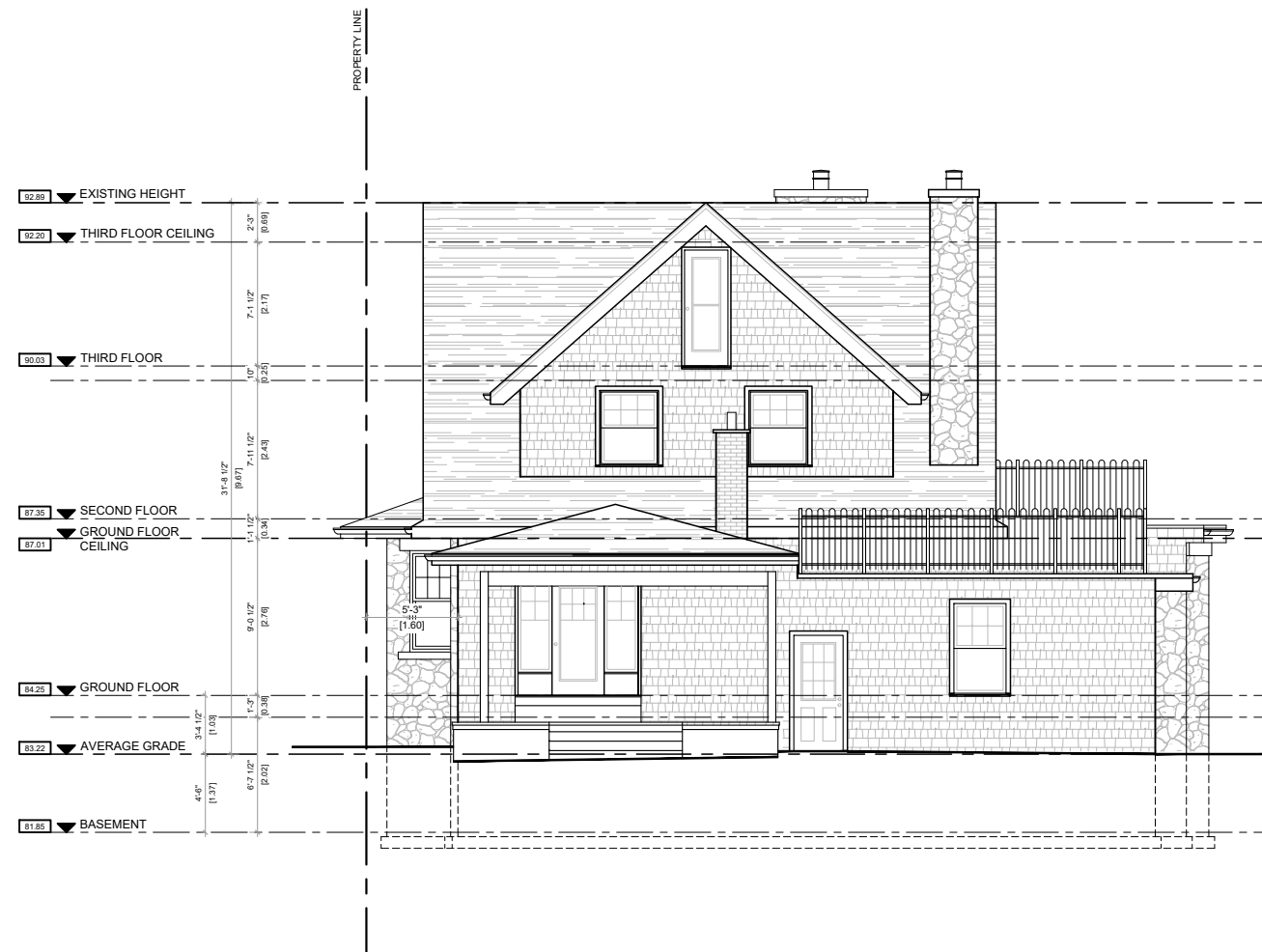
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SAKORA DESIGN INC. 123145
NAME SIGNATURE BCIN



A7.2



REAR ELEVATION (WEST) - EXISTING

SCALE = 3/32" - 1'-0"

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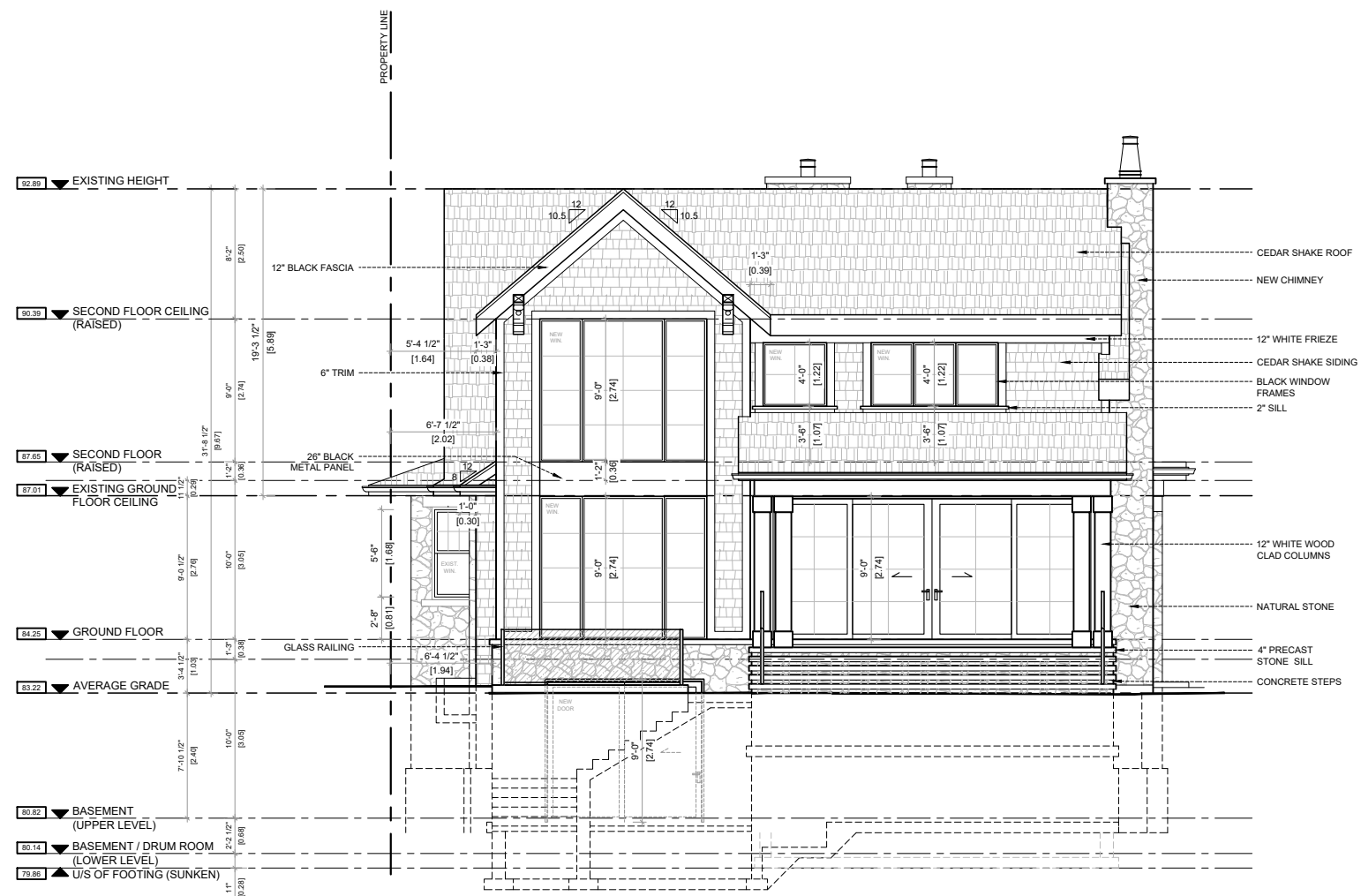
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SAKORA DESIGN INC. 123145
 NAME SIGNATURE BCIN



A8.1



REAR ELEVATION (WEST) - PROPOSED

SCALE = 3/32" - 1'-0"

3083 LAKESHORE RD

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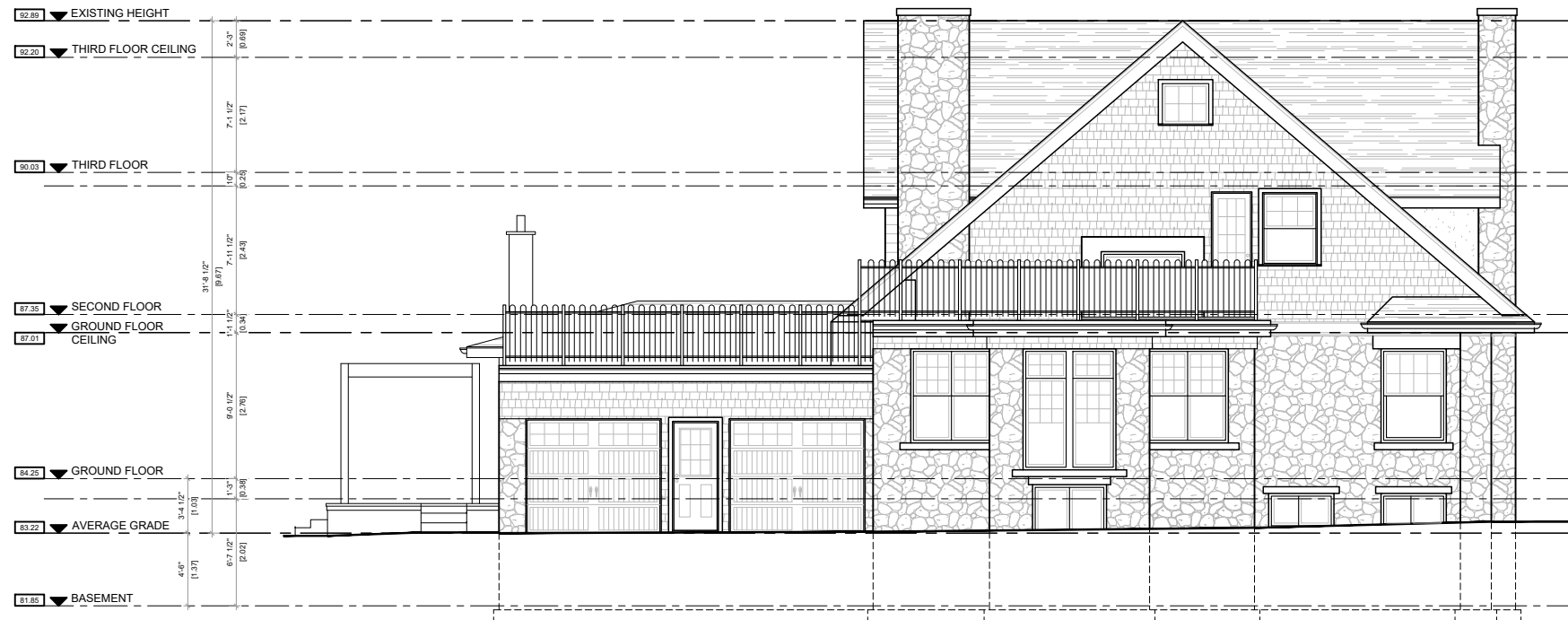
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SAKORA DESIGN INC. 123145
NAME SIGNATURE BCIN



A8.2



RIGHT ELEVATION (SOUTH) - EXISTING

SCALE = 3/32" = 1'-0"

3083 LAKESHORE RD
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SAKORA DESIGN INC. 123145
 NAME SIGNATURE BCIN



A9.1



UNPROTECTED OPENING CALCULATION (S 10.15.4 (1))	
TOTAL WALL AREA	2,088.75 sqft 194.05 m²
PLANE A	1,547.62 sqft 143.78 m²
LIMITING DISTANCE	10.00m
PERMITTED PERCENTAGE	40%
PERMITTED GLAZED AREA	619.05 sqft 57.51 m²
PROPOSED GLAZED AREA	408.41 sqft 37.94 m²
PROPOSED PERCENTAGE	28.39%

UNPROTECTED OPENING CALCULATION (S 10.15.4 (1))	
TOTAL WALL AREA	2,088.75 sqft 194.05 m²
PLANE B	541.13 sqft 50.27 m²
LIMITING DISTANCE	14.13m
PERMITTED PERCENTAGE	55%
PERMITTED GLAZED AREA	297.62 sqft 27.65 m²
PROPOSED GLAZED AREA	78.35 sqft 7.29 m²
PROPOSED PERCENTAGE	14.11%

RIGHT ELEVATION (SOUTH) - PROPOSED

SCALE = 3/32" - 1'-0"

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