

REGIONAL APPROVAL

REGION DESIGN OF WATER &/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATIONS & LOCATION APPROVAL FROM AREA MUNICIPALITY.

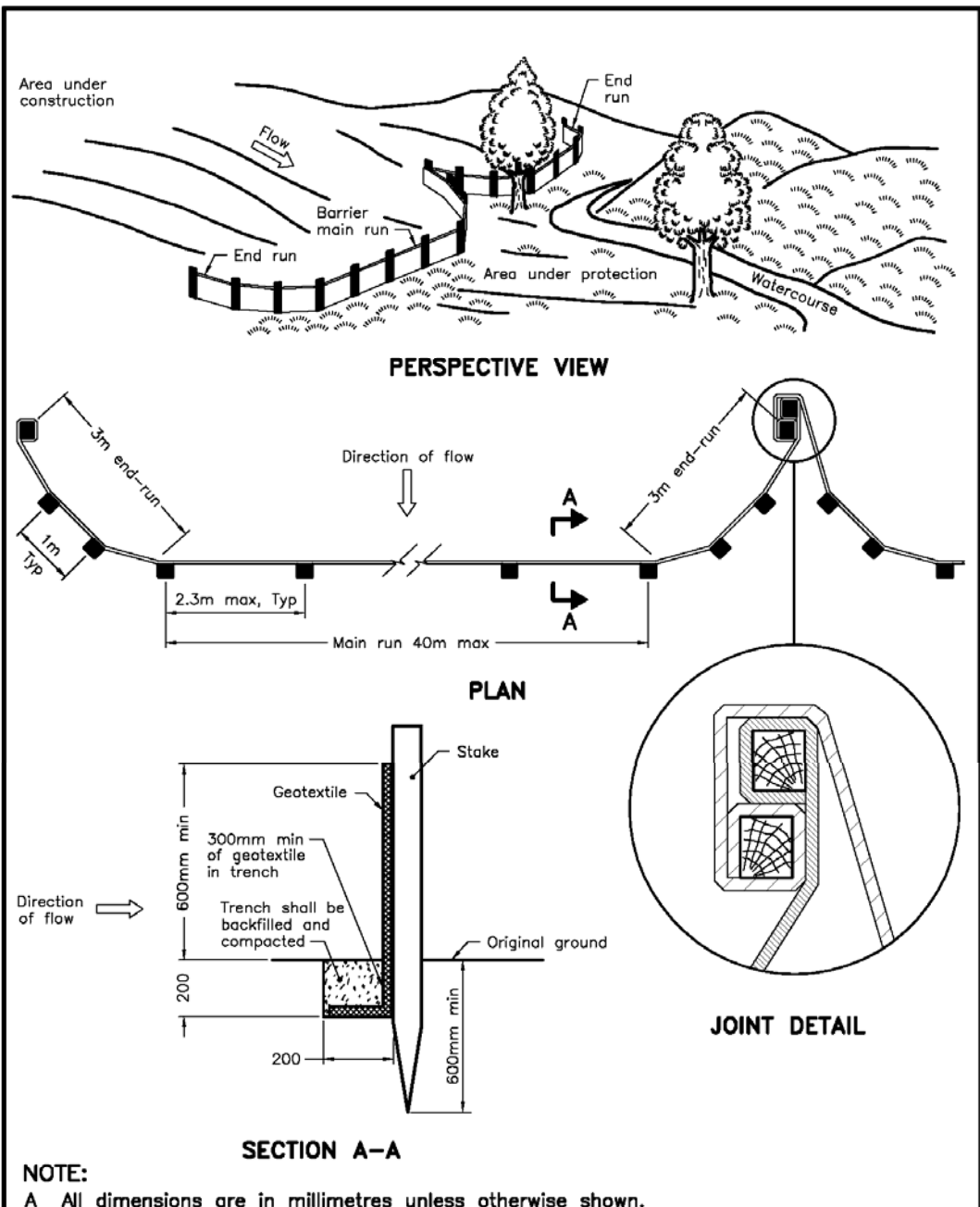
SIGNED: \_\_\_\_\_ DATED: \_\_\_\_\_  
INFRASTRUCTURE PLANNING & POLICY

THE APPLICANT SHOULD BE AWARE THAT THE APPROVAL OF THE WATER SYSTEM ON PRIVATE PROPERTY IS THE RESPONSIBILITY OF THE LOCAL MUNICIPALITY. REGARDLESS, THE APPLICANT MUST ENSURE THAT THE REGION OF HALTON'S STANDARDS AND SPECIFICATIONS ARE MET. (THE WATER AND WASTEWATER LINEAR DESIGN MANUAL MAY BE OBTAINED FROM DATA MANAGEMENT GROUP AT 905-853-1032)  
FURTHERMORE, ALL WATER QUALITY TESTS MUST BE COMPLETED TO THE REGION OF HALTON'S SATISFACTION, BEFORE THE WATER SUPPLY CAN BE TURNED ON.

SITE STATISTICS BY ARCHITECT

SITE STATISTICS		
PROJECT NAME:	RUTNAM RESIDENCE	
PROJECT NO.:	18-161	
PROJECT ADDRESS:	288 WEDGEWOOD DR, OAKVILLE, ON	
LOT NO.:	60	
REGISTERED PLAN	545	
ZONING:	RL1-0	
LOT AREA:	1402.10 SQM (1393.50 SQM MIN)	
LOT FRONTAGE:	37.18M (30.5M MIN)	
RECD SETBACKS		
FRONT YARD:	12.23M (13.23 (EXISTING)-1.0M)	
SIDE YARD:	4.2M	
INTERIOR SIDE YARD:	4.2M	
REAR YARD:	10.3M	
ATTACHED GARAGE OR CARPORT:	YES	
COVERAGE		
MAX. ALLOWABLE COVERAGE	350.53 SQM	25%
PROPOSED COVERAGE		
RESIDENCE:	224.90 SQM	16.04%
ATTACHED GARAGE:	57.44 SQM	4.10%
FRONT PORCH/DECK:	1.25 SQM (NO FLOOR ABOVE FRONT DRIVE)	0.23%
REAR PORCH/DECK:	1.95 SQM (FRONT PORCH OVERHANG)	0.28%
ACCESSORY STRUCTURE:	NA	NA
ROOF OVERHANG:	NA	NA
(IF APPLICABLE)		
TOTAL PROPOSED COVERAGE:	289.54 SQM	20.65%
RESIDENTIAL FLOOR AREA / LOT RATIO		
MAX. ALLOWABLE FLOOR AREA:	406.61 SQM	28%
PROPOSED RESIDENTIAL FLOOR AREA		
MAIN FLOOR:	224.90 SQM	16.90%
SECOND FLOOR:	207.55 SQM	14.39%
LOFT / THIRD FLOOR:	57.44 SQM (GARAGE+6.0M IN HEIGHT)	4.10%
TOTAL PROPOSED FLOOR AREA:	489.59 SQM	34.94%
BUILDING HEIGHT		
MAX. BUILDING HEIGHT:	9.00M (ESTABLISHED GRADE)	
AVERAGE GRADE:	91.84+92.10=183.94/2=91.97	
EX. BUILDING HEIGHT:	NA	
PROPOSED BUILDING HEIGHT:	9.3M	
BUILDING DEPTH		
MAX. BUILDING DEPTH:	20.0M	
PROPOSED BUILDING DEPTH:	14.09 M	

WEDGEWOOD DRIVE  
(DEDICATED BY REGISTERED PLAN 545)  
PIN 24798-0001



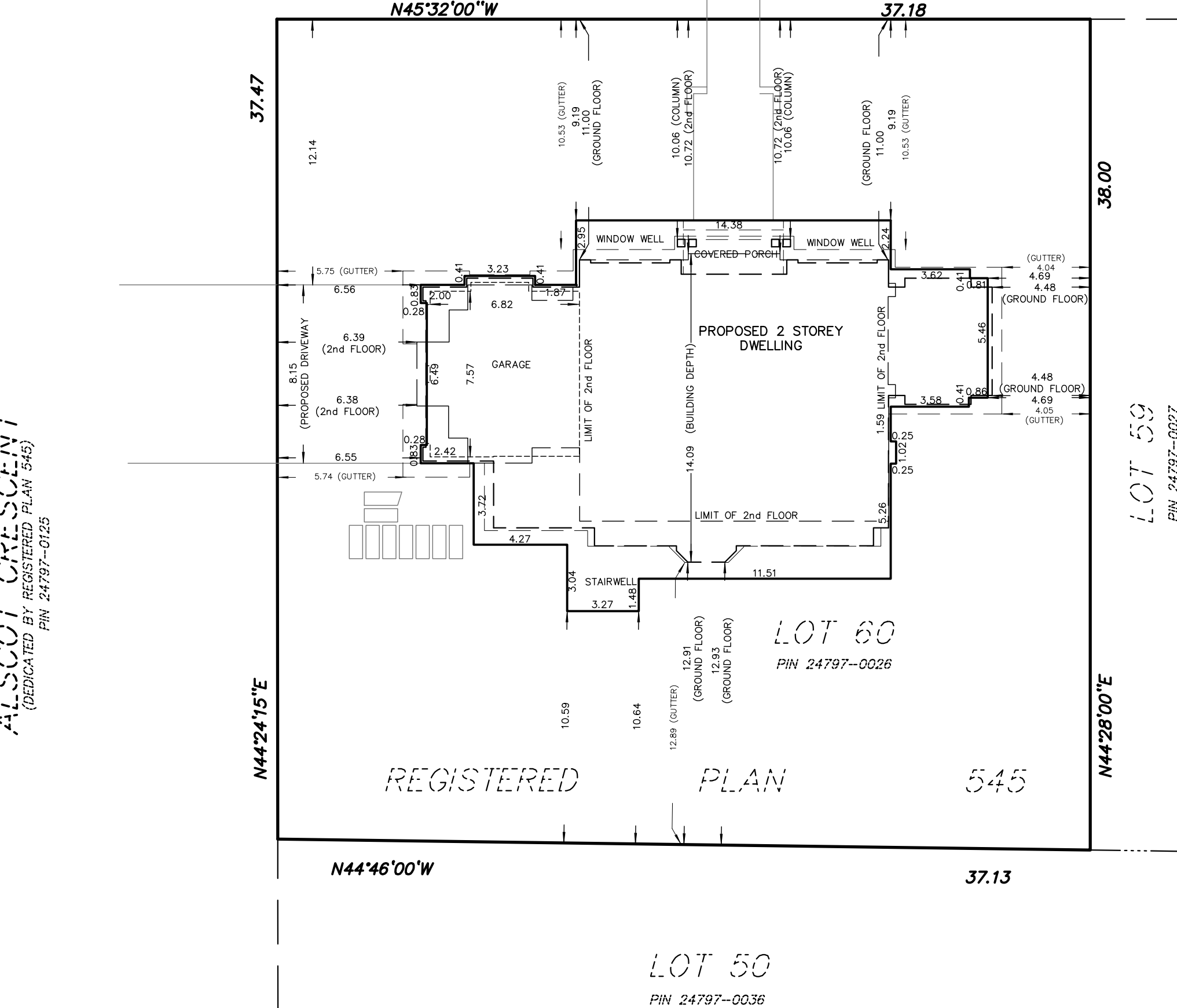
NOTE:	All dimensions are in millimetres unless otherwise shown.	
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
LIGHT-DUTY SILT FENCE BARRIER		
OPSD 219.110		

TREE PROTECTION ZONE  
(TOWN OF OAKVILLE)

THE TREE PROTECTION ZONE (TPZ) IS THE MINIMUM SETBACK REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE TREE'S ANCHOR ROOTS, BASED ON GENERALLY ACCEPTED ARBORICULTURAL PRINCIPLES. IF TREES ARE PROTECTED TO THE TPZ THEN THE TREE'S ANCHOR ROOT STRUCTURE IS EXPECTED TO BE MAINTAINED.

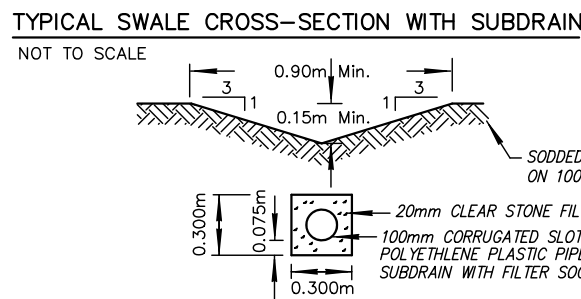
NO UNAUTHORIZED ACTIVITIES MAY TAKE PLACE WITHIN THE TPZ OF A TREE COVERED UNDER ANY MUNICIPAL PERMIT PROCESS OR AGREEMENT. THE FOLLOWING CHART SHOWS THE TPZ. SOME TREES AND SITE CONDITIONS MAY REQUIRE A GREATER SETBACK AT THE TOWN'S DISCRETION.

DIAMETER OF TRUNK (DBH)2	TREE PROTECTION ZONE3
IN CENTIMETRES	DISTANCE FROM TRUNK MEASURED IN METRES
<10	1.8
10-30	2.4
31-50	3.0
51-60	3.6
61-70	4.2
71-80	4.8
81-90	5.4
91-100	6.0
FOR TREES OVER 100 CM DBH, ADD 10 CM TO THE TPZ FOR EVERY ONE CENTIMETRE OF DBH.	
ROOTS CAN EXTEND FROM THE TRUNK TO 2-3 TIMES THE DISTANCE OF THE DRIP LINE (SEE DETAIL TP-1 (SCHEDULE 4) FOR FURTHER INFORMATION).	
DIAMETER AT BREAST HEIGHT (DBH) MEASUREMENT OF TREE TRUNK TAKEN AT 1.37 METRES ABOVE GROUND.	
TREE PROTECTION ZONE DISTANCES ARE TO BE MEASURED FROM THE OUTSIDE EDGE OF THE TREE BASE TOWARDS THE DRIP LINE AND MAY BE LIMITED BY AN EXISTING PAVED SURFACE, PROVIDED THE EXISTING PAVED SURFACE REMAINS INTACT THROUGHOUT THE CONSTRUCTION WORK.	

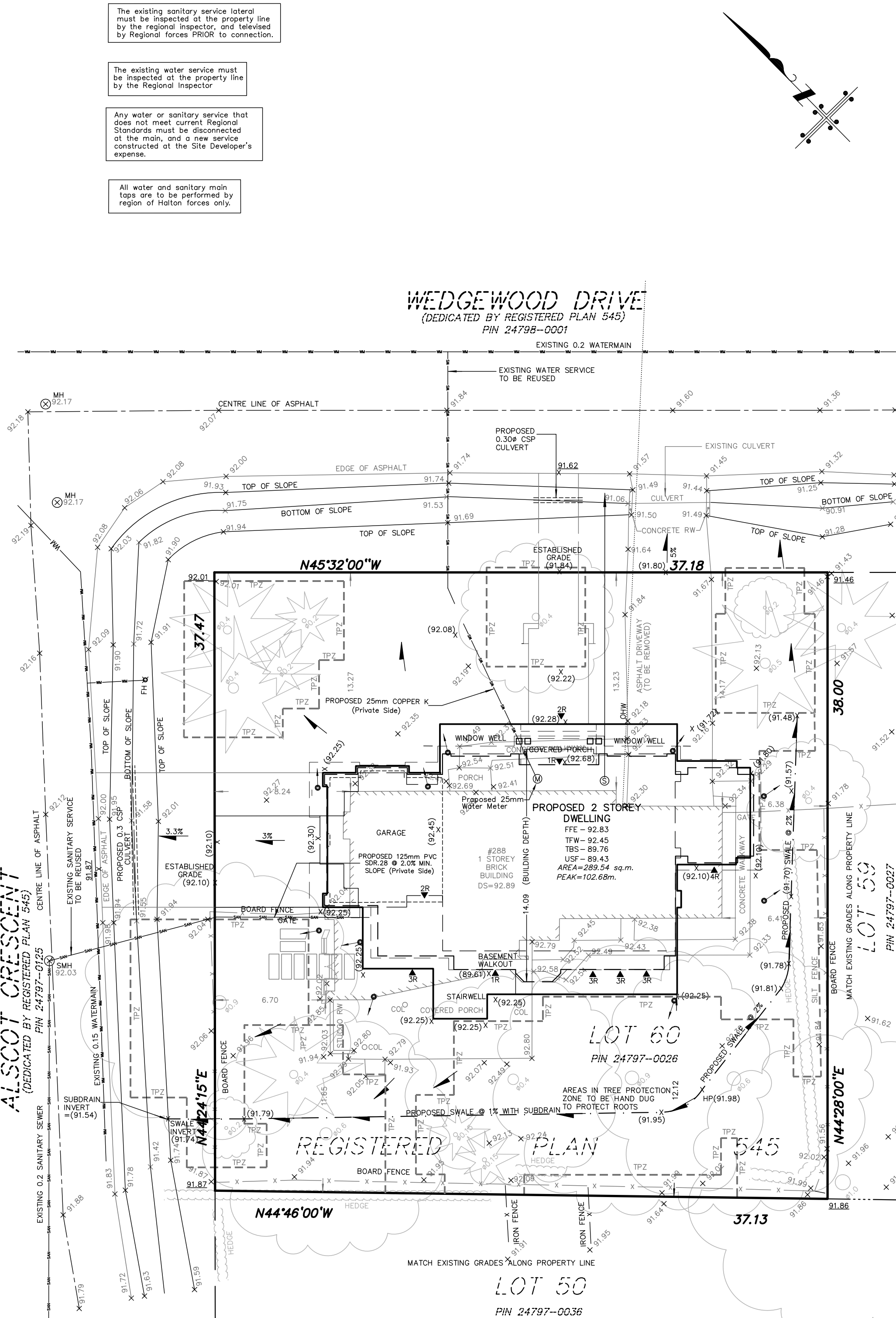


ALSCOT CRESCENT  
(DEDICATED BY REGISTERED PLAN 545)  
PIN 24797-0125

LOT 50  
PIN 24797-0036



SITE PLAN  
SCALE 1:200



STANDARD DEVELOPMENT NOTES

(A) ENGINEERING AND CONSTRUCTION DEPARTMENT

1. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
2. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR THE ENTRANCE.
3. THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.

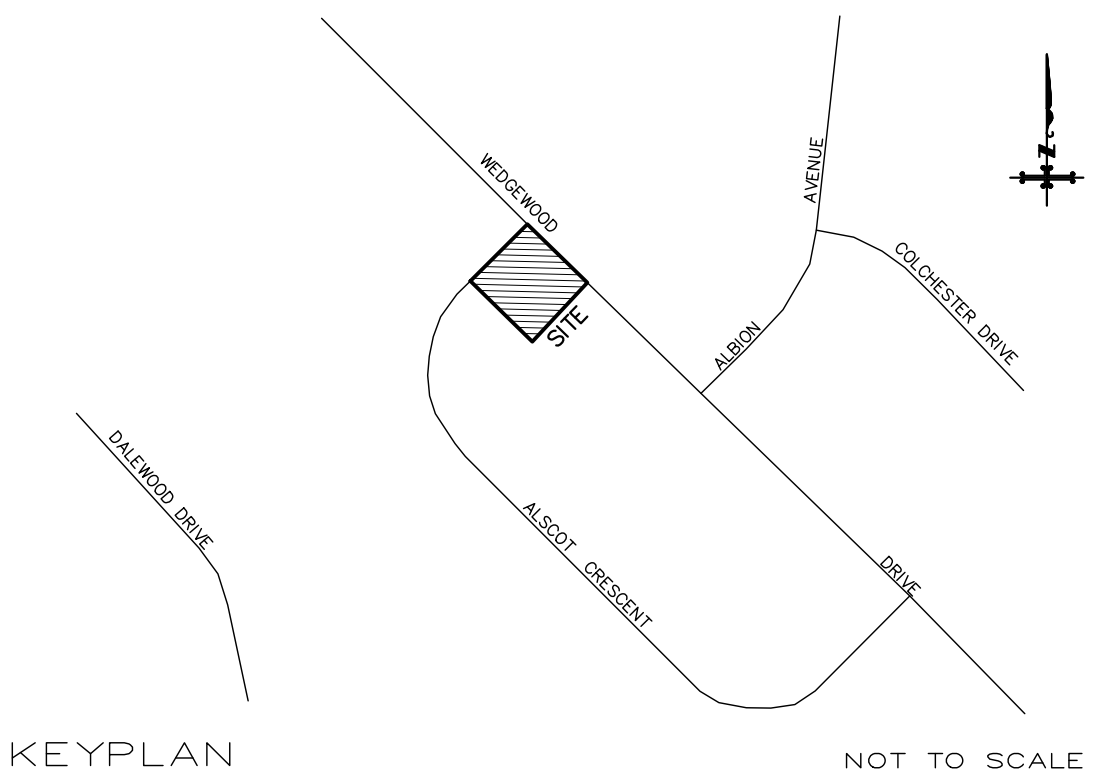
(A) GENERAL NOTES

1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
2. EASEMENTS REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.
3. THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AS SHOWN ON PROPOSED DRIVEWAY.
4. ALL ROOF DOWNSPOUTS FROM EAVESTOUGH TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.
5. ROOF DOWNSPOUT IS LOCATED IN SUCH MANNER AS TO DIRECT DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PATIO AREAS.
6. MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
7. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD THE EXACT SIZE AND INVERTS OF THE EXISTING WATER SERVICE CONNECTION AND SEWER CONNECTIONS AND REPORT IT TO THE ENGINEER.
8. ALL SURPLUS/ EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
9. CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
10. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOO TO THE SATISFACTION OF THE TOWN OF OAKVILLE.
11. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION.
13. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
14. ALL CONNECTIONS SHALL BE INSTALLED AS PER REGIONAL STANDARDS AND SPECIFICATIONS. BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.

GRADING AND SERVICING PLAN  
SCALE 1:200

288 WEDGEWOOD DRIVE

SITE, GRADING & SERVICING PLAN FOR BUILDING PERMIT



KEYPLAN  
GEOGRAPHIC LOCATION NOTE  
LOT 60  
REGISTERED PLAN 545  
IN THE  
TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF HALTON  
SCALE 1 : 200

MacKay, MacKay & PETERS LIMITED - ONTARIO LAND SURVEYORS  
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BENCHMARK NOTE  
TOWN OF OAKVILLE BENCHMARK No. 33  
ELEVATION 98.256 METRES  
(CGVD 1928:1978 ADJUSTMENT)  
P.K. NAIL IN EASTERLY END OF WINGWALL ON SOUTH SIDE OF CULVERT UNDER CORNWALL ROAD, 700 METRES WEST OF MAPLE GROVE ROAD.

LEGEND

- FFE DENOTES FINISHED FLOOR ELEVATION
- TFW DENOTES TOP OF FOUNDATION WALL
- TBS DENOTES TOP OF BASEMENT SLAB
- USF DENOTES UNDERSIDE OF FOOTING
- S DENOTES SUMP PUMP
- R DENOTES RISER
- DOWNSPOUT DENOTES DIRECTION OF DRAINAGE
- EXISTING GRADES DENOTES EXISTING GRADES TO REMAIN
- SMH DENOTES SANITARY MANHOLE
- TPZ DENOTES TREE PROTECTION ZONE
- RW DENOTES RETAINING WALL
- COL DENOTES COLUMN
- OHW DENOTES OVERHEAD WIRES
- FH DENOTES FIRE HYDRANT
- DS DENOTES DOORSILL
- DECIDUOUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES
- CONFEROUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES
- DENOTES TREE TO BE REMOVED

NOTES

- PROPOSED TIES SHOWN HEREON ARE TO FOUNDATION ONLY
- BUILDING DIMENSIONS WERE TAKEN FROM PLANS SUPPLIED BY THE CLIENT
- EXISTING ELEVATIONS ARE GEOEOTIC AND ARE REFERRED TO THE VERTICAL BENCHMARK
- NOTED ABOVE
- LOT GRADING SHALL MATCH WITH THE EXISTING DRAINAGE PATTERNS
- SANITARY SEWER SERVICE CONNECTION MUST BE INSTALLED BEFORE BASEMENT EXCAVATION TO ENSURE SERVING AT BASEMENT LEVEL
- BUILDER TO VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION INCLUDING ROAD AND LOT LINE GRADES
- SUMP PUMP AND DOWNSPOUTS TO DRAIN TO PERMEABLE SURFACE VIA SPLASH PADS
- ALL TIES ARE TO FOUNDATION UNLESS OTHERWISE NOTED
- ALL UNDERGROUND SERVICES MUST BE LOCATED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION
- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK
- LOT DIMENSIONS ARE AS SHOWN ON SURVEYORS REAL PROPERTY REPORT BY MACKAY, MACKAY AND PETERS LIMITED, DATED APRIL 3, 2020, (19-239)
- PROPOSED BUILDING IS POSITIONED BY CALCULATION, NOT BY AN ACTUAL SURVEY
- THIS PROPOSED PLAN IS PRELIMINARY UNTIL THE APPROPRIATE BUILDING DEPARTMENT'S SIGNED APPROVAL HAS BEEN OBTAINED
- ANY AMENDMENT OR ALTERATION OF THIS PLAN MUST BE REPORTED TO MMP LIMITED PRIOR TO LAYOUT OF BUILDING IN THE FIELD
- UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION
- ALL UTILITIES TO BE COORDINATED ON SITE DURING CONSTRUCTION. THE INSTALLATION OF UTILITIES SHALL NOT DISRUPT TREE PROTECTION ZONES. THE CONSTRUCTOR SHALL COORDINATE INSTALLATION WITH INDIVIDUAL UTILITY PROVIDERS ACCORDINGLY.

CAUTION

- THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED
- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES

CERTIFICATION NOTE

BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM LAND REGISTRY OFFICE RECORDS AND SURVEY RECORDS OF MMP LIMITED.  
WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF A 2 STOREY DWELLING LOCATED AT 288 WEDGEWOOD DRIVE AND CERTIFY THAT THE GRADING SHOWN HEREON IS COMPATIBLE WITH THE ADJACENT PROPERTIES' AND EXISTING MUNICIPAL SERVICES

PROPOSED BUILDING SETBACKS AS SHOWN  
PROPOSED LOT COVERAGE AS SHOWN  
PROPOSED BUILDING SITE STATISTICS AS SHOWN

MARCH 23, 2021  
DATE

ROY C. MAYO  
ONTARIO LAND SURVEYOR  
FOR: MacKay, MacKay & PETERS LIMITED

9	MARCH 23, 2021	ADDED DIMENSION AS PER ARCHITECT (DRIVEWAY TO PROPERTY CORNER)
8	MARCH 2, 2021	REVISED AS PER ARCHITECT (REMOVED 2nd DRIVEWAY)
7	FEBRUARY 23, 2021	REVISED HOUSE FOOTPRINT AS PER CLIENT
6	JANUARY 19, 2021	REVISED STATS TABLE AS PER CLIENT
5	JANUARY 14, 2021	REVISED AS PER CLIENT
4	JANUARY 5, 2021	REVISED AS PER TOWN COMMENTS
3	DECEMBER 15, 2020	REVISED AS PER CLIENT
2	DECEMBER 10, 2020	REVISED AS PER CLIENT
1	DECEMBER 02, 2020	SITE PLAN COMPLETED

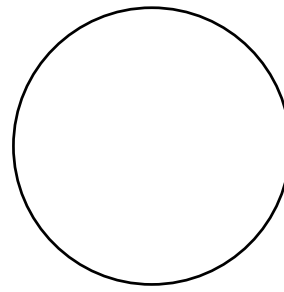
MMP  
MacKay, MacKay & Peters Limited  
LAND SURVEYORS & MAPPERS  
SINCE 1906  
3380 South Service Road  
Unit 101  
Burlington, ON  
L7N 3J5  
(905) 639-1375  
halton@mmplimited.com  
mmplimited.com

CAD FILE: DATA\VE\2020 Halton\Registered Plans\RP0545\LOT 60\19-329\19-329-SP-01W.DWG	DRAWN BY:	CHECKED BY:	PROJECT No.	DWG. No.
	M.S.	D.R.	19-329-SP	1

RUTNAM RESIDENCE  
NEW RESIDENCE

288 WEDGEWOOD DR  
OAKVILLE ONTARIO

PROJECT NORTH | ENG. STAMP:



BCIN STAMP

## OBC REGISTRATION

I, DARREN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE ONTARIO BUILDING CODE. I AM REGISTERED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

16-Dec-20 

DATE \_\_\_\_\_ SIGNATURE OF DESIGNER \_\_\_\_\_

---

D. SANGER-SMITH, B.ARCH BCIN 26286

## GENERAL NOTES

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

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ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND  
COPYRIGHT OF STRUCTURED CREATIONS. USE LATEST REVISED DRAWINGS. DO NOT  
SCALE DRAWINGS.

CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED ELECTRICAL PERMITS PERTAINING TO THIS PROJECT. ALL WORK PERFORMED AND APPROVALS OF ELECTRICAL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR TO NOTIFY DESIGNER OF ANY CONFLICTS PERTAINING TO PROPOSED MECHANICAL DUCTWORK AND STRUCTURE PRIOR TO CONSTRUCTION AND INSTALLATION.

CONTRACTOR TO PROVIDE STRUCTURED CREATIONS INC. WITH WINDOW SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING. CONTRACTOR TO COORDINATE WITH THE WINDOW

COMPANY FOR ON-SITE MEASUREMENTS OF FRAMING/CONSTRUCTION CONDITIONS TO CONFIRM ALL NEW AND EXISTING WINDOW SIZES PRIOR TO ORDERING. CONTRACTOR AND WINDOW COMPANY TO VERIFY ALL PROPOSED WINDOW SIZES WITH STANDARD WINDOW COMPANY FRAME SIZES AND INFORM DESIGNER OF ANY COMPLICATIONS DUE TO CUSTOM SIZES AND ASSOCIATED COSTS AS A RESULT PRIOR TO ORDERING.

CONTRACTOR TO REVIEW ALL FINAL DRAWINGS AND CONFIRM AVAILABILITY OF SPECIFIED NOMINAL AND ENGINEERED LUMBER. ANY SUBSTITUTION FOR JOIST OR BEAM SIZE AND/OR TYPE DUE TO TIMING AND/OR AVAILABILITY ISSUES ARE TO BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE CLIENT AND DESIGNER OF ANY/ALL COST DIFFERENCES ASSOCIATED WITH THE CHANGE PRIOR TO ORDERING. STRUCTURED CREATIONS INC. IS NOT RESPONSIBLE ISSUES PERTAINING TO AVAILABILITY AND/OR TIMING OF SPECIFIED LUMBER AND MATERIAL DELIVERY.

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CONTRACTOR TO COORDINATE WITH STAIR MANUFACTURER FOR ALL STAIR AND LANDING STRUCTURE, HEIGHTS, CONSTRUCTION AND INSTALLATION, AND CONTACT DESIGNER FOR ANY/ALL CLARIFICATIONS. PROVIDE SHOP DRAWINGS UPON REQUEST FOR REVIEW.

8	01.03.21	REV SUBMISSION FOR COA	D.S.S.
7	14.01.21	REV FOR COA	D.S.S.
6	16.12.20	ISSUED FOR COA SUBMISSION	D.S.S.
5	26.10.20	ISSUED FOR FINAL APPROVAL	D.S.S.
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3	23.09.20	REV 2 ISSUED FOR REVIEW	D.S.S.
2	04.09.20	REV 1 MTG TO REVIEW	D.S.S.
1	14.03.20	INITIAL DESIGN PRES	D.S.S.
No.	DATE	ISSUE/REVISION	BY

## PROPOSED EXTERIOR ELEVATIONS AND NOTES

DESIGN BY D.S.S.	DRAWN BY J.S.	APPROVED BY D.S.S.
SCALE 3/16"=1'-0"	DATE MAR 1/21	PROJECT # 16-161

DRAWING #

# A201



1	PROPOSED FRONT (NORTH) ELEVATION
A5	SCALE: 3/16"=1'-0"



2	PROPOSED SIDE (EAST) ELEVATION
A5	SCALE: 3/16"=1'-0"





RUTNAM RESIDENCE

NEW RESIDENCE

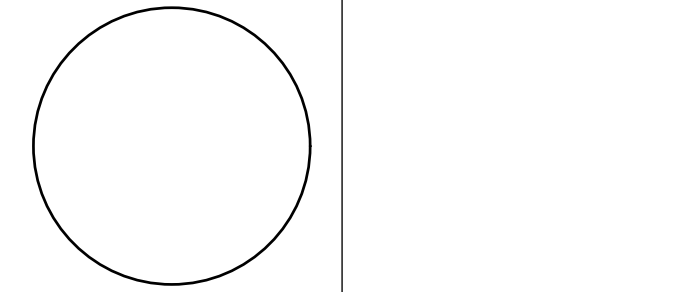
288 WEDGEWOOD DR

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BCIN STAMP

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16-Dec-20

DATE

SIGNATURE OF DESIGNER

D. SANGER-SMITH, BARCH

BCIN 26286

STRUCTURED CREATIONS INC.

BCIN 29617

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2	04.09.20	REV 1 MTG TO REVIEW	D.S.S.
1	14.03.20	INITIAL DESIGN PRES	D.S.S.

DRAWING ISSUES | REVISIONS

PROPOSED EXTERIOR ELEVATIONS AND NOTES

DESIGN BY	DRAWN BY	APPROVED BY
D.S.S.	J.S.	D.S.S.
SCALE	DATE	PROJECT #
3/16"=1'-0"	MAR 1/21	16-161

DRAWING #

A202



















SITE STATISTICS		
PROJECT NAME:	RUTNAM RESIDENCE	
PROJECT NO:	18-161	
PROJECT ADDRESS:	288 WEDGEWOOD DR, OAKVILLE, ON	
LOT NO:	60	
REGISTERED PLAN:	545	
ZONING:	RL1-0	
LOT AREA:	1402.10 SQM (1393.50 SQM MIN)	
LOT FRONTAGE:	37.18M (30.5M (MIN)	
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COVERAGE		
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PROPOSED COVERAGE		
RESIDENCE:	224.90 SQM	16.04%
ATTACHED GARAGE:	57.44 SQM	4.10%
FRONT PORCH/DECK:	3.25 SQM 2ND FLOOR ABOVE FRONT DR	0.23%
REAR PORCH/DECK:	3.95 SQM (FRONT PORCH O.H.)	0.28%
ACCESSORY STRUCTURE:	NA	NA
ROOF OVERHANG: (IF APPLICABLE)	NA	NA
TOTAL PROPOSED COVERAGE:	289.54	20.65%
RESIDENTIAL FLOOR AREA / LOT RATIO		
MAX. ALLOWABLE FLOOR AREA:	406.61 SQM	29%
PROPOSED RESIDENTIAL FLOOR AREA		
MAIN FLOOR:	224.90 SQM	19.04%
SECOND FLOOR:	207.55 SQM	14.80%
LOFT / THIRD FLOOR: (IF APPLICABLE)	57.44 SQM (GARAGE - +6.0M IN HT)	4.10%
TOTAL PROPOSED FLOOR AREA:	489.59 SQM	34.94%
BUILDING HEIGHT		
MAX. BUILDING HEIGHT:	9.0M (ESTABLISHED GRADE)	
AVERAGE GRADE:	91.84 + 92.10 = 183.94/2 = 91.97	
EX. BUILDING HEIGHT:	NA	
PROPOSED BUILDING HEIGHT:	9.3 M	
BUILDING DEPTH		
MAX. BUILDING DEPTH:	20.0M	
PROPOSED BUILDING DEPTH:	14.27M	





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Town of Oakville  
Committee of Adjustment  
1225 Trafalgar Rd  
Oakville, ON

March 23, 2021

**Attn:** Secretary Treasure  
**Re:** Justification report – 288 Wedgewood Dr, Oakville

Further to the justification report submitted back in December, 2020 at the initial submission, the following are the revised variances that we are applying for. To help minimise the massing of the proposed building, and working with the city Planning Department as well as providing a 3d model that better illustrates the design, we feel that this revised design meets the four tests and is compatible with the neighbourhood and as such, should be approved.

This application is asking for the approval of 3 variances.

1. To allow a maximum building height of 9.3m (reduced from initial submission of 10.71m) whereas the by-law allows a maximum height of 9.0m
2. To allow a front yard setback of 10.06m to the proposed front porch column (the original application proposed 11.0m remains however, the small porch was added to the front to add some depth) whereas the by-law requires a minimum setback of 12.23m based on adjacent averages
3. To allow for a maximum floor area of 34.94% (the initial submission requested a variance of 31.29% (438.86 sqm)) whereas the by-law allows 29% (406.61 sqm)
4. ~~To allow a maximum lot coverage of 25.6% (359.49 sqm) whereas the by-law allows 25% (350.53 sqm). This variance has been removed.~~
5. NEW – To allow a setback of 12.0m from the corner of the lot to the proposed driveway instead of the required 15.0m as per Section 5.8.4 (c)
6. NEW – To allow a garage projection of 2.4m on the flankage yard instead of the allowable 1.5m as per Section 5.8.7.(c)

With regards to the first variance request, height. This variance has been reduced from its initial application after many discussions with town staff regarding massing. As such, the exterior façade was re-designed to create a parapet wall style of roof, eliminating the overhangs which suited the roof design better. This allowed the main body of the house roof to be dropped by 1.4m. The subsequent side roofs for the proposed garage and study were also reduced as well to bring them more in balance with the main body of the house.

The second variance requested is for front yard setback. This variance did not change. A small decorative covered porch element was added to the front of the house to add some depth and character. Although the original variance was supported by the city, the house location has remained where it is but the setback has changed to include the small porch projection.

The third variance is for maximum floor area. The original variance was for 31.29%. Through the redesign of the footprint of the home, we were able to bring the allowable square footage of the proposed home down, however, because the garage is above the allowable height of 6m, the area of the garage had to be included within the floor area. This added 4.1% to the overall floor area which constitutes the increase. The proposed garage height is at 7.62m and accommodates an additional bedroom for the family. Its initial height has dropped by over 2m to help in the massing of the house as well as lowering the interior floor level. We felt that a smaller footprint (nearly 5% less in coverage than allowed) along with a significantly shallower design (4.75m less than allowed) created a smaller scale home, maintained the balance and proportions that we were trying to maintain on the front of the house. As such, the additional square footage above the garage was required and to achieve this, the extra height was required. If we were to lower the roof height of the garage wing of the house to comply with the 6m height, we would not be able to accommodate the necessary head room space above the garage for a suitable bedroom area. As a result, we would have to take the necessary square footage and add that to the overall footprint. By doing this, it would increase our coverage but we would still comply, lower our allowable floor area to 1% above the required but would increase the mass of the house, create smaller useable space in the rear yard and potentially affect some of the trees in the rear yard. We felt the space above the garage was a suitable trade off for a small footprint and allowed the





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balance and design of the home to be maintained.

The fourth variance is for lot coverage. This variance has been removed as we removed all of the overhangs, reduced the remaining overhangs to comply with required encroachments as well as minimised the footprint, thus reducing the overall mass of the home.

A fifth and sixth variance has had to be added. These deal with the proposed garage and driveway. Due to reducing the overall footprint and building area, part of this was in the reduction of the laundry/mudroom on the main floor adjacent to the garage. As a result, that wall was pulled back to reduce floor area but created a projection of 2.4m instead of the required 1.5m. Due to the location of the house and having the garage as a "coachhouse" look entering off the flankage yard, the proposed house does not line up to allow the driveway entrance to be 15.0m from the corner.

In conclusion, although we are requesting these three variances, the overall impact of these, in conjunction with the rest of the design and the compliancy with the zoning by-law, in some cases substantially less than what is allowed, have created a home that is in keeping with the neighbourhood and meets the four tests of the planning act and as such, should be considered for approval.

Thank you for your consideration,

Darren Sanger-Smith  
Structured Creations Inc