

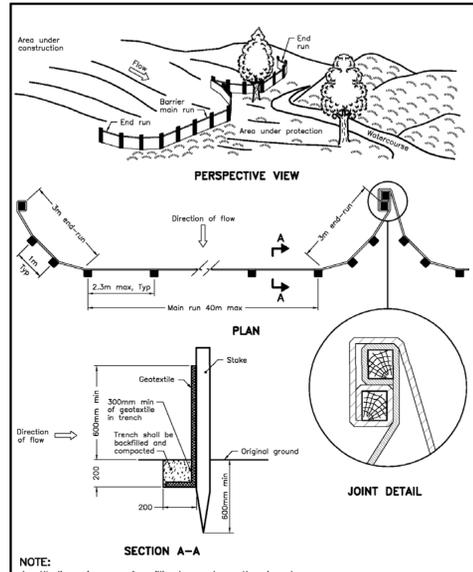
REGIONAL APPROVAL
 REGION DESIGN OF WATER &/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATIONS & LOCATION APPROVAL FROM AREA MUNICIPALITY.

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 905-825-1032) 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 (393.50 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:	10.5M
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:	3.25 SQM (2ND FLOOR ABOVE FRONT DRIVE) 0.23%
REAR PORCH/DECK:	135 SQM (FRONT PORCH OVERHANG) 9.63%
ACCESSORY STRUCTURE:	NA
ROOF OVERHANG (IF APPLICABLE):	NA
TOTAL PROPOSED COVERAGE:	289.54 SQM 20.65%
RESIDENTIAL FLOOR AREA / LOT RATIO	
MAX. ALLOWABLE FLOOR AREA:	406.61 SQM 29%
PROPOSED RESIDENTIAL FLOOR AREA	
MAIN FLOOR:	224.90 SQM 16.90%
SECOND FLOOR:	207.55 SQM 14.93%
LOFT / THIRD FLOOR (IF APPLICABLE):	57.44 SQM (GARAGE-6.0M IN HEIGHT) 4.10%
TOTAL PROPOSED FLOOR AREA:	489.89 SQM 34.94%
BUILDING HEIGHT	
MAX. BUILDING HEIGHT:	9.00M (ESTABLISHED GRADE)
AVERAGE GRADE:	91.84+92.10+183.54/2=91.97
EX. BUILDING HEIGHT:	NA
PROPOSED BUILDING HEIGHT:	9.3M
BUILDING DEPTH	
MAX. BUILDING DEPTH:	20.0M
PROPOSED BUILDING DEPTH:	14.09 M

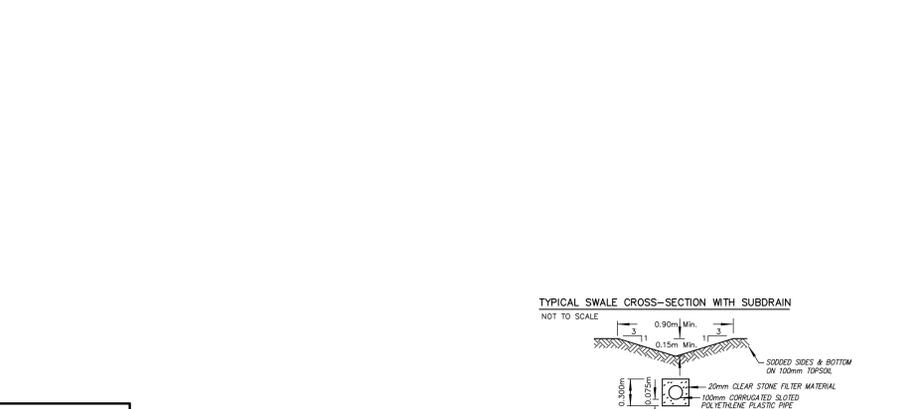
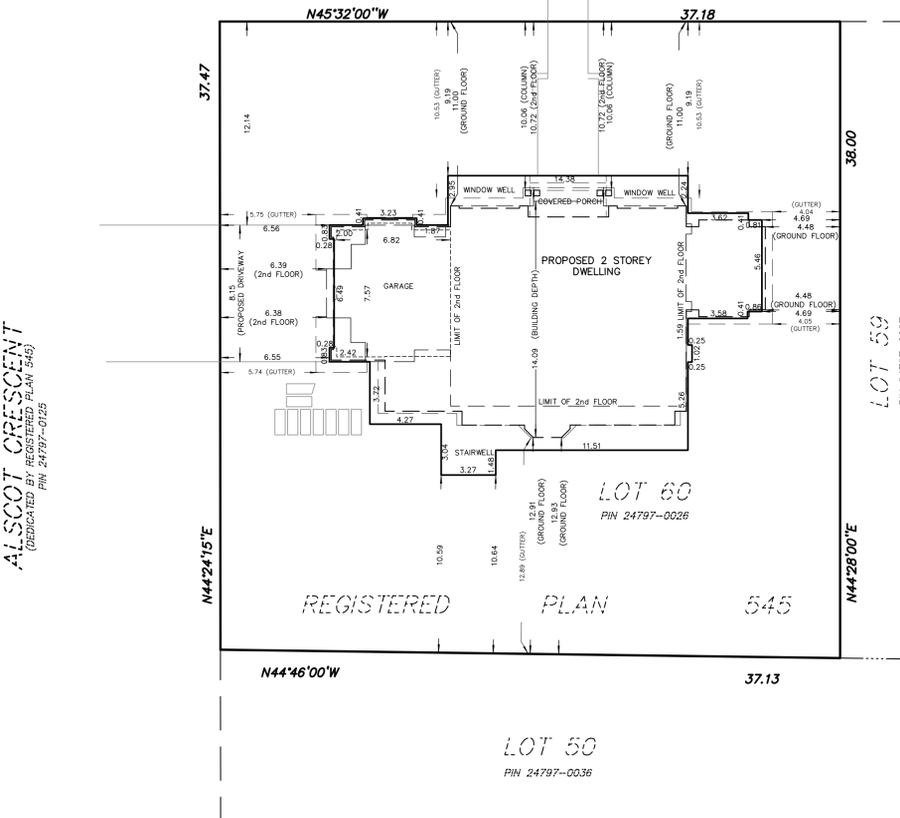
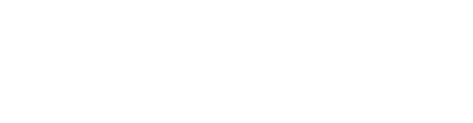


ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 Rev 2
LIGHT-DUTY SILT FENCE BARRIER
 OPSD 219.110

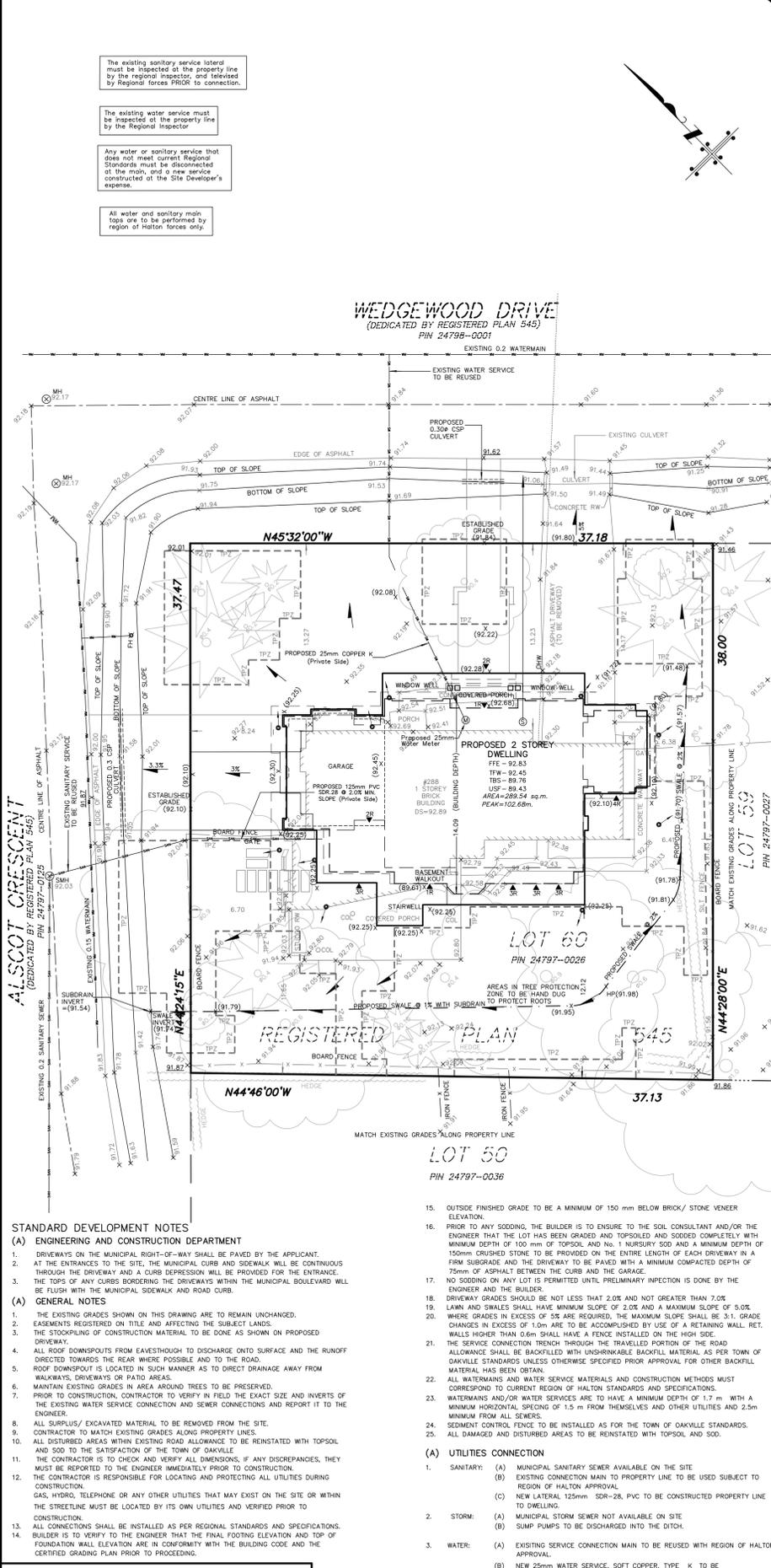
TREE PROTECTION ZONE (TOWN OF OAKVILLE)
 THE TREE PROTECTION ZONE (TPZ) IS THE MINIMUM SETBACK REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE TREE'S ANCHOR ROOTS, BASED ON GENERALLY ACCEPTED ARBORICULTURAL PRINCIPLES. IF TREES ARE PROTECTED TO THE TPZ THEN THE TREE'S ANCHOR ROOT STRUCTURE IS EXPECTED 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 IN CENTIMETRES	TREE PROTECTION ZONE3 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 BRESTH 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.

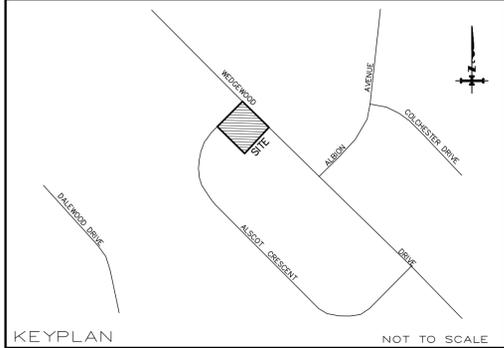


SITE PLAN
 SCALE 1:200



GRADING AND SERVICING PLAN
 SCALE 1:200

288 WEDGEWOOD DRIVE
 SITE, GRADING & SERVICING PLAN FOR BUILDING PERMIT



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
 © 2021

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 ROAD.

LEGEND

FFE DENOTES FINISHED FLOOR ELEVATION	TPZ DENOTES TREE PROTECTION ZONE
TFW DENOTES TOP OF FOUNDATION WALL	RW DENOTES RETAINING WALL
TBS DENOTES TOP OF BASEMENT SLAB	COL DENOTES COLUMN
USF DENOTES UNDERSIDE OF FOOTING	OHW DENOTES OVERHEAD WIRES
S DENOTES SUMP PUMP	FH DENOTES FIRE HYDRANT
R DENOTES RISER	DS DENOTES DOORSILL
DN DENOTES DOWNSPOUT	DD DENOTES DECIDUOUS TREE SCALED TO METRES
DNDR DENOTES DIRECTION OF DRAINAGE	CD DENOTES CONIFEROUS TREE SCALED TO METRES
XXX.XX DENOTES EXISTING ELEVATIONS	SMH DENOTES SANITARY MANHOLE
XXX.XX DENOTES PROPOSED ELEVATIONS	DNDR DENOTES TREE TO BE REMOVED
XXX.XX DENOTES EXISTING GRADES TO REMAIN	
SMH DENOTES SANITARY MANHOLE	
DNDR 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 GEODETIC 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 SERVICING 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 & 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 CONTRACTOR 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 BUILDING HEIGHT AS SHOWN
 PROPOSED LOT COVERAGE AS SHOWN
 PROPOSED BUILDING SITE STATISTICS AS SHOWN
 MARCH 23, 2021
 DATE
 R. C. MAYO
 ONTARIO LAND SURVEYOR
 FOR: MacKAY, MacKAY & PETERS LIMITED

No.	DATE	REVISIONS
1	MARCH 23, 2021	ADDED DIMENSION AS PER ARCHITECT (DRIVEWAY TO PROPERTY CORNER)
2	MARCH 2, 2021	REVISED AS PER ARCHITECT (REMOVED 2ND DRIVEWAY)
3	FEBRUARY 23, 2021	REVISED HOUSE FOOTPRINT AS PER CLIENT
4	JANUARY 19, 2021	REVISED STAIRS TABLE AS PER CLIENT
5	JANUARY 14, 2021	REVISED AS PER CLIENT
6	JANUARY 5, 2021	REVISED AS PER TOWN COMMENTS
7	DECEMBER 15, 2020	REVISED AS PER CLIENT
8	DECEMBER 10, 2020	REVISED AS PER CLIENT
9	DECEMBER 02, 2020	SITE PLAN COMPLETED

MMP
 MacKAY, MacKAY & PETERS LIMITED
 LAND SURVEYORS & MAPPERS
 SINCE 1906

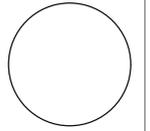
3380 South Service Road
 Unit 101
 Burlington, ON
 L7N 3J5
 (905) 639-1375
 halton@mmplimited.com
 mmplimited.com

CAD FILE: DATA:\E:\2021\Halton\Registered Plans\R05045\LOT 60\19-329\19-329-SP-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, DARRIN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 32.4 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.A.R.C.H. BCIN 262886
STRUCTURED CREATIONS INC. BCIN 296117

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.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING, OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

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/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 REVIEW SUBMITTED FINAL DRAWINGS FOR ANY/ALL HANGER LOCATIONS THROUGHOUT FLOOR, WALL, AND/OR ROOF FRAMING AND COORDINATE WITH LUMBER COMPANY FOR THE MANUFACTURING OF ANY CUSTOM HANGERS PRIOR TO CONSTRUCTION.

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.

No.	DATE	ISSUE/REVISION	BY
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.
4	21.10.20	ISSUED FOR FINAL APPROVAL	D.S.S.
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.

DRAWING ISSUES | REVISIONS

PROPOSED EXTERIOR ELEVATIONS AND NOTES

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

DRAWING #

A201



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

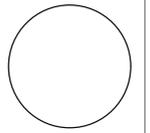


2 PROPOSED SIDE (EAST) ELEVATION
A5 SCALE: 3/16"=1'-0"

RUTNAM RESIDENCE
NEW RESIDENCE

288 WEDGEWOOD DR
OAKVILLE ONTARIO

PROJECT NORTH ENG. STAMP:



BCIN STAMP

OBC REGISTRATION

I, DARRIN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 32.4 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, BARCH BCIN 26286
STRUCTURED CREATIONS INC. BCIN 29617

GENERAL NOTES

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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.

4 21.10.20 ISSUED FOR FINAL APPROVAL D.S.S.

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

DRAWING ISSUES | REVISIONS

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 # A202



1 PROPOSED REAR (SOUTH) ELEVATION
A6 SCALE: 3/16"=1'-0"



2 PROPOSED SIDE (WEST) ELEVATION
A6 SCALE: 3/16"=1'-0"









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))	
REQ'D SETBACKS		
FRONT YARD:	12.23M (13.23M (EXISTING) - 1.0M)	
SIDE YARD:	4.2M	
INTERIOR SIDE YARD:	4.2M	
REAR YARD:	10.5M	
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:	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	



STRUCTURED
CREATIONS

**Town of Oakville
Committee of Adjustment**

1225 Trafalgar Rd
Oakville, ON

Attn: Secretary Treasure

Re: Justification report – 288 Wedgewood Dr, Oakville

March 23, 2021

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