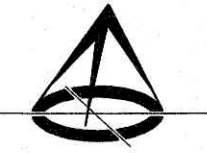


ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-18828

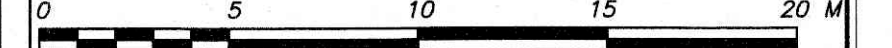


THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR.  
In accordance with  
Regulation 1026, Section 29(3).

**SURVEYOR'S REAL PROPERTY REPORT - PART 1**

PLAN OF SURVEY AND TOPOGRAPHY OF  
**LOT 105**  
**REGISTERED PLAN 716**  
**TOWN OF OAKVILLE**

REGIONAL MUNICIPALITY OF HALTON



SCALE 1 : 200

J. H. Gelbloom Surveying Limited  
Ontario Land Surveyor

2021

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**SURVEYOR'S REAL PROPERTY REPORT - PART 2**

**REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY**  
Subject to a 1.22m wide Easement as in Inst. No. 57991 in favour of The Bell Telephone Company of Canada.

**NOTABLES**

Note the location of the Fences around the Subject Property.  
Note the location of the Shed at the Northeastly Limit of Subject Property.

**LEGEND**

■	Survey Monument Found		
□	Survey Monument Set	N	Denotes North
SIB	Standard Iron Bar	S	Denotes South
IB	Iron Bar	E	Denotes East
CP	Concrete Pin	W	Denotes West
(OU)	Origin Unknown		
P1	Registered Plan 716		
P2	Plan of Survey by Sewell & Sewell, O.L.S., dated January 15, 1958		
P3	Plan of Survey by Sewell & Sewell, O.L.S., dated June 23, 1959		
P4	Plan of Survey by Greater Toronto Acres Inc., O.L.S., dated December 23, 2016. Revised July 18, 2018		
P5	Plan of Survey by Sewell & Sewell O.L.S., dated October 2, 1955.		
P6	Field Notes by Town of Oakville dated September 10, 2008.		
FF	Finished Floor		
EG	Established Grade		
BF	Board Fence		
UP	Utility Pole		
DEC.	Deciduous		
PROP	Denotes Proportion Distance		
PROD	Denotes Production Distance		
CLF	Chain Link Fence		
CON.	Coniferous		
INV.	Invert		
WV	Water Valve		
WIF	Wrought Iron Fence		

**BENCHMARK**

Elevations are Referred to the Town of Oakville Benchmark No. 152, having an Elevation of 93.755 m.

**NOTE**

This REPORT can be updated by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued, subsequent to the DATE OF CERTIFICATION.  
All building ties are from the foundation and are perpendicular to property lines, unless otherwise noted.

This REPORT was prepared for Vince Pucci and the undersigned accepts no responsibility for use by other parties.

**NOTE**

Distances shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

**BEARING NOTE**

Bearings are Astronomic, and are Referred to the Northeastly limit of Tower Drive as shown on Reg'd Plan 716, having a Bearing of N 44° 43' 00" W.

**SURVEYOR'S CERTIFICATE**

I certify that:  
1: This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act, and the Regulations made under them.  
2: The survey was completed on the 10th day of December, 2021.

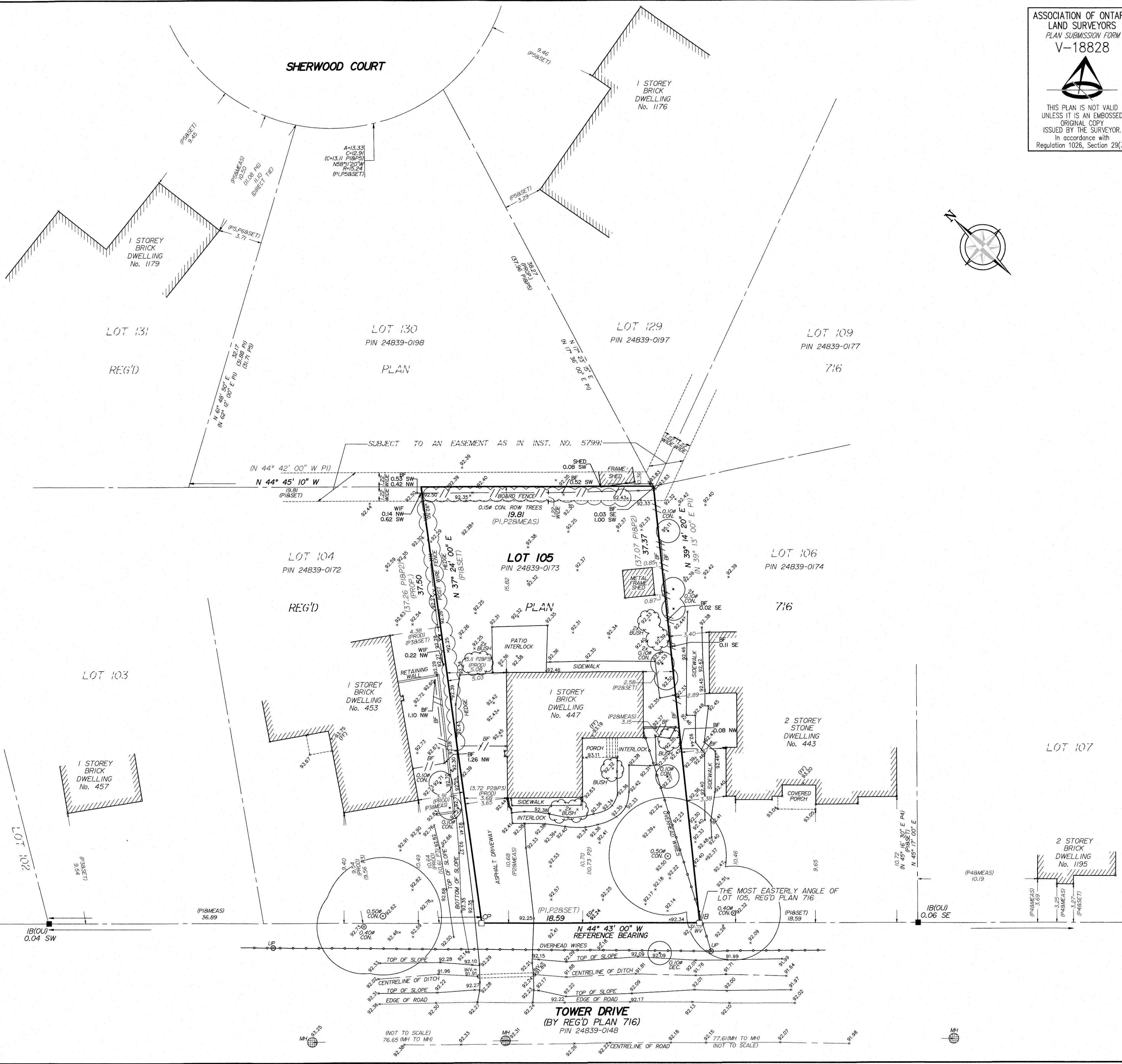
December 21, 2021

Date

*Ashraf Rizk*  
Ashraf Rizk, O.L.S.

Party Chief:	Drawn By:	Checked By:	Project:
L.K.	M.A.	A.R.	21-327

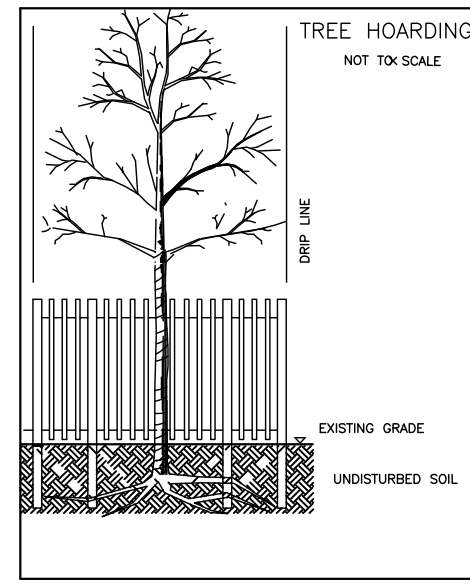
**J. H. Gelbloom Surveying Limited**  
Ontario Land Surveyor  
476 Morden Road, Unit 102, Oakville, Ont, L6K 3W4  
office@jhgsurveying.ca  
Phone:(905) 338-8210 Fax:(905) 338-9446





**TREE PROTECTION NOTE**

1. ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERECTED BEYOND THEIR DRIP LINE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED SHALL BE TREATED IN A LIKE MANNER, WITH THE HOARDING AROUND THE ENTIRE CLUMP(S). AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF THE BUILDING MATERIAL AND EQUIPMENT.
2. NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES AND SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS WILL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
3. THE DEVELOPER OR HIS/HER/ITS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
4. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE.
5. WHERE ROOT SYSTEMS OF PROTECTED TREES ARE EXPOSED DIRECTLY TO OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION.
6. WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREES.
7. IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLING, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT OF THE TOWN OF OAKVILLE.
8. GRADE CHANGES WILL NOT OCCUR WITHIN THE TREE PROTECTION ZONE (TPZ).
9. UTILITY ACCESS CORRIDOR MUST BE OUTSIDE THE TPZ.



NOTE: TREE PROTECTION ZONES FOR THE PURPOSES OF THIS BY-LAW, THE TREE PROTECTION ZONE (TPZ) FOR ANY TREE SHALL BE DETERMINED AS FOLLOWS:

TRUNK DIAMETER (DBH)	MINIMUM PROTECTION DISTANCES REQUIRED*
<10 CM	1.8 M
11-30 CM	2.4 M
31-50 CM	3.0 M
51-60 CM	3.6 M
61-70 CM	4.2 M
71-80 CM	4.8 M
81-90 CM	5.4 M
91-100+ CM	6.0 M

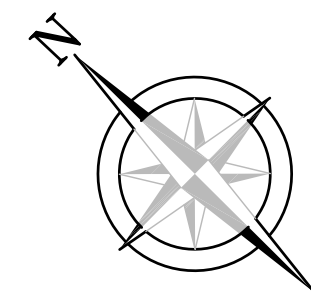
1. DIAMETER AT BREAST HEIGHT (DBH) MEASUREMENT OF TREE TRUNK TAKEN 1.4 METERS ABOVE GROUND
2. TREE PROTECTION ZONE DISTANCES ARE TO BE MEASURED FROM THE OUTSIDE EDGE OF THE TREE BASE TOWARDS THE DRIP LINE AND MAY BE LIMITED BY AN EXISTING PAVED SURFACE, PROVIDED THAT SURFACE REMAINS INTACT THROUGHOUT SITE ALTERATION

**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: 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 the Data Management Group at 905-825-6032. Furthermore, all water quality tests must be completed to the Region of Halton's satisfaction, before the water supply can be turned on.



**SCHEDULE 1 TREE PROTECTION BARRIER**

**Tree Protection Barriers**

1. Tree protection barriers for trees situated on the Town road allowance where stability must be maintained can be 1.2m (4ft) high and consist of plastic wire snow fencing on a wood frame made of 2x4's.
2. Tree protection barriers for trees situated on the Town road allowance where stability must be maintained can be 1.2m (4ft) high and consist of plastic wire snow fencing on a wood frame made of 2x4's.
3. When some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
4. All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
5. No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.



**SITE, SERVICE & GRADING PLAN**

**LOT 105 REGISTERED PLAN 716 TOWN OF OAKVILLE**  
REGIONAL MUNICIPALITY OF HALTON

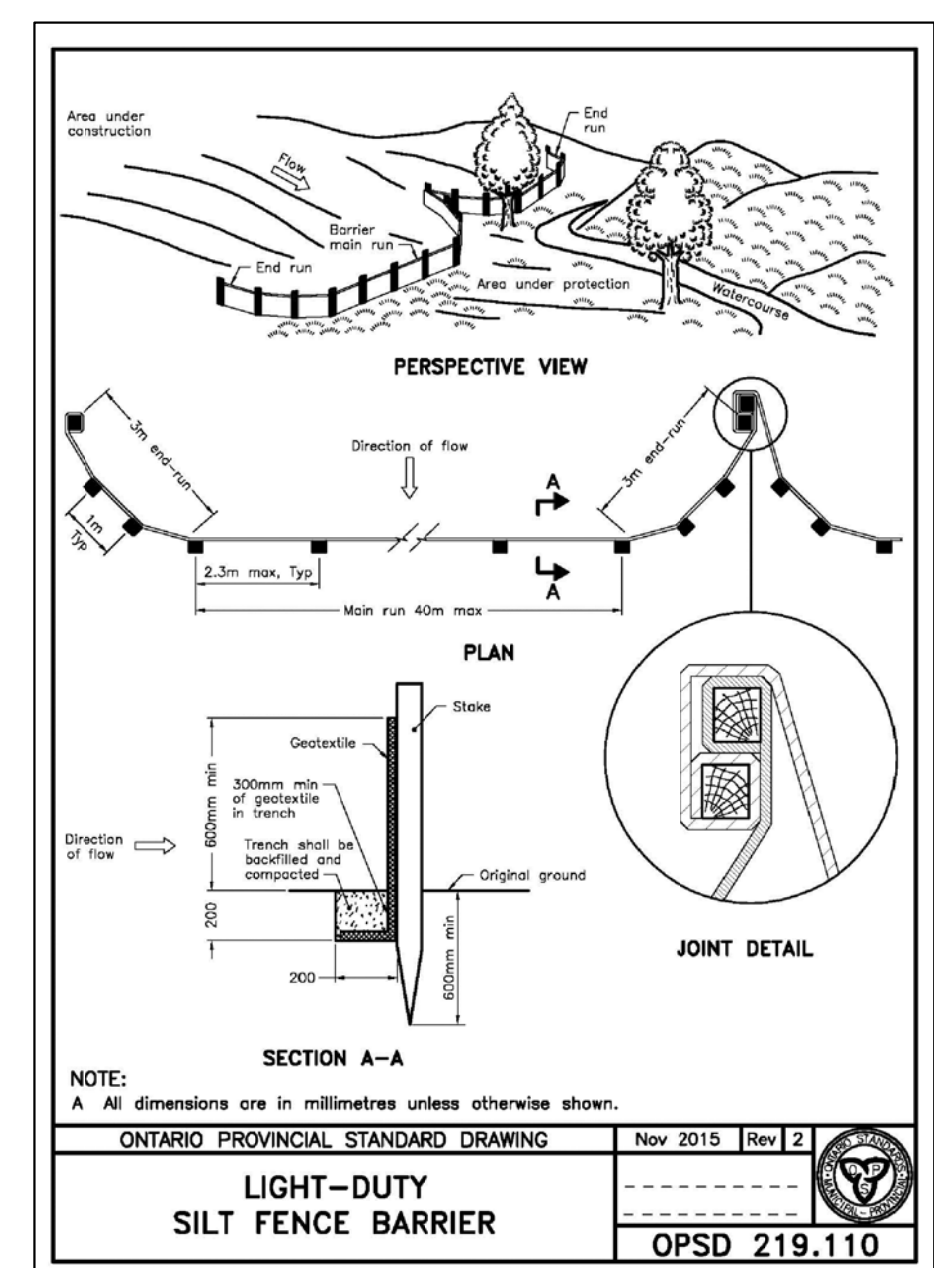
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**J.H. Gelbloom Surveying Limited**  
Ontario Land Surveyor  
2022

**METRIC**  
Distances shown on this plan are in metres and can be converted to feet dividing by 3.2808.

ITEM DESCRIPTION	PERMITTED (METRES)	ACTUAL OR PROPOSED
OAKVILLE BY-LAW	204-014	
ZONING DESIGNATION	RL3-0	
LOT AREA (MINIMUM)	557.50 SQ.M.	716.63 SQ.M.
LOT FRONTAGE (MINIMUM)	18.0	18.94
LOT COVERAGE (MAXIMUM)	249.77 SQ.M.	215.95 SQ.M.
LOT COVERAGE % (MAXIMUM)	35.0%	30.26%
RFA (MAXIMUM)	292.59 SQ.M.	328.80 SQ.M.
RFA/LOT RATIO (MAXIMUM)	41.0%	46.1%
FRONT YARD SETBACK (MINIMUM)	3.68	9.71
SIDE YARD SETBACK (MINIMUM)	1.20 & 1.50	2.00 & 2.40
REAR YARD SETBACK (MINIMUM)	7.50	10.00
OVERALL HEIGHT	9.00	9.00

\* PROPERTY IS SUBJECT TO COMMITTEE OF ADJUSTMENTS FILE NO.



**(A) TRANSPORTATION AND WORKS DEPARTMENT**

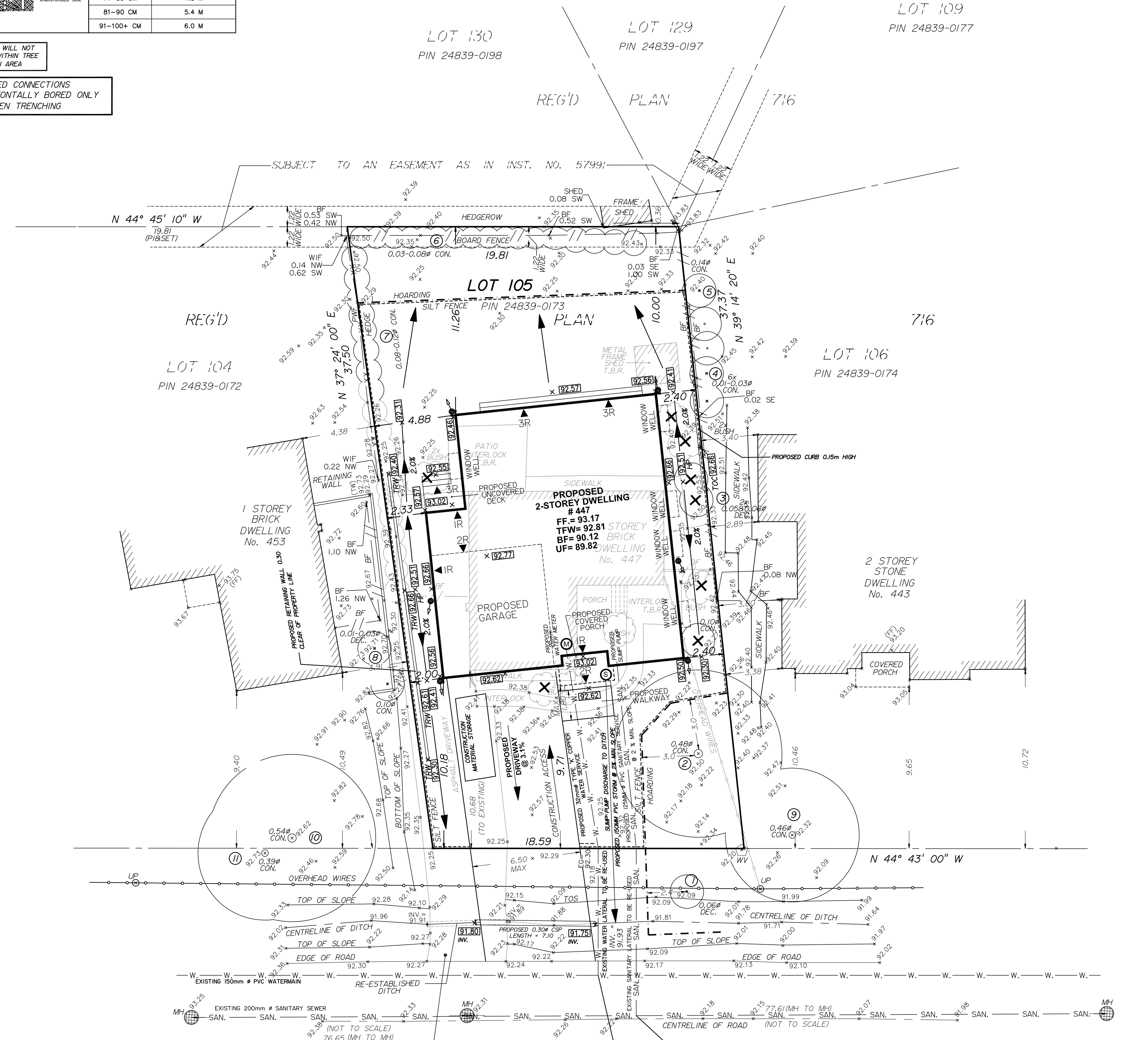
1. MUNICIPAL BOULEVARD TO BE RESTORED TO THE SATISFACTION OF ENGINEERING CONSTRUCTION STAFF.
2. RESTORE THE PUBLIC ROADWAY TO TOWN STANDARDS AND CLEARLY INDICATE ON THE ENGINEERING DRAWINGS ALL RESTORATION, TO THE SATISFACTION OF THE ENGINEERING & CONSTRUCTION DEPARTMENT.
3. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
4. 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.
5. THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.

**(B) GENERAL NOTES**

1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
2. THERE IS NO EASEMENTS REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.
3. THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE FRONT OF THE PROPOSED DWELLING ON THE EXISTING DRIVEWAY.
4. ALL ROOF DOWNSPOUTS FROM EAVESTROUGH 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 REINSTITATED WITH TOPSOIL AND SOD 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. 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.
13. ALL CONNECTIONS SHALL BE INSTALLED AS PER REGION OF HALTON STANDARDS AND SPECIFICATIONS.
14. 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.
15. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENEER ELEVATION.
16. PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 200 mm OF TOPSOIL AND N° 1 NURSERY SOD AND A MINIMUM DEPTH OF 150 mm CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75 mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
17. NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
18. DRIVEWAY GRADES SHOULD BE NOT LESS THAN 1.0% AND NOT GREATER THAN 7.0%.
19. LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0% AND HAVE A MINIMUM DEPTH OF 150mm.
20. WHERE GRADES IN EXCESS OF 5.0% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0 m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6 m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
21. THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAIN.
22. ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
23. WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7 m WITH A MINIMUM HORIZONTAL SPACING OF 2.5 m FROM THEMSELVES AND OTHER SERVICES.
24. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
25. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTITATED WITH TOPSOIL AND SOD.

**EROSION AND SILTATION NOTES**

1. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL A DISTURBED AREA IS STABILIZED WITH THE INTENDED FINAL GROUND COVER.
2. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER.
  - A. WEEKLY
  - B. BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
  - C. FOLLOWING AN UNPREDICTED RAINFALL EVENT
  - D. DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
  - E. AFTER SIGNIFICANT SNOW MELT EVENTS
3. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITH 48 HOURS.
4. WHERE A SITE REQUIRES DEWATERING AND WHERE THE EXPULLED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPULLED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40 MICRON IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOECC GUIDELINES. THE CLEAN EXPULLED WATER SHALL BE FREELY RELEASED TO A SUITABLE RECEIVER IN MANNER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO EROSION, FLOODING- NOISANCE OR OTHERWISE, INTERFERENCE ISSUES, ETC.
5. EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT/SILT THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS: ALL INLETS (REAR LOT CATCHBASINS, ROAD CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURED/FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES: THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCING, SEDIMENT CONTAINMENT MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 AND 3 ABOVE.
6. IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.



**(C) UTILITIES CONNECTION**

1. SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
2. WATER: (A) SERVICE CONNECTIONS TO BE 25mm DIA. TYPE "K" SOFT COPPER TUBING UNLESS OTHERWISE NOTED AS PER REGION OF HALTON STANDARDS.
3. STORM: (A) A SUMP PUMP WILL BE REQUIRED TO DRAIN THE BASEMENT FACILITIES.

- NOTE**  
EAVES DO NOT PROJECT MORE THAN 0.60M INTO PROPOSED SETBACKS.
- All NEW water and sanitary main taps are to be performed by Region of Halton forces only
- NOTE**  
DOWN SPOUT DISCHARGE LOCATIONS ARE TO BE DISCHARGED ONTO SPLASH PADS.
- ANY WATER OR SANITARY SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT THE MAIN, AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPERS EXPENSE.

**NOTE**  
Sewer contractor to verify in the field and provide 2.5m (MIN.) separation between the Water and Sanitary Lines.  
Contractor to use existing services.

**NOTE**  
If the existing sanitary service lateral is used, it must be inspected at the property line by the Regional Inspector, and televised by Regional forces PRIOR to connection

**NOTE**  
THIS LOT REQUIRES A SUMP PUMP FOR THE FOUNDATION DRAINS AND SHALL DISCHARGE TO THE DITCH. COMPLETE WITH BACKFLOW PREVENTER.

**NOTE**  
Service sizes, inverts and types are derived from the Region of Halton Engineering Department Dwg. No. O-01958  
The contractor must verify inverts.

INFORMATION TAKEN FROM A SURVEY PREPARED BY J.H. GELBLOOM SURVEYING LTD., O.L.S.  
DATED : DECEMBER 21, 2021

**BENCHMARK**  
Elevations are Referred to the Town of Oakville Benchmark No. 152 having an Elevation of 93.755 m

**SURVEYOR'S CERTIFICATE**  
I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A TWO STOREY DWELLING LOCATED AT 447 TOWER DRIVE AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL WITH ALL ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES. IT IS MY BELIEF THAT AGREEMENT TO THE PROPOSED ELEVATIONS AND GRADIENTS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

I HEREBY CERTIFY THAT THE DIMENSIONS AND SET-BACKS ARE CORRECTLY SHOWN.

MARCH 29, 2022 DATE  
Andrew Musil, O.L.S. 2022

**J. H. Gelbloom Surveying Limited**  
Ontario Land Surveyor  
476 Morden Road, Unit 102, Oakville, Ont., L6K 3W4  
office@jhgssurveying.ca  
Phone: (905) 338-8210 Fax: (905) 338-9446

Project: 21-327  
Checked By: J.G.  
Drawn By: M.K.  
Party Chief: -----





1 Proposed South Elevation  
3/16" = 1'-0"

- ELEVATION NOTES:**
- ALL ROOF OVERHANGS TO BE 6" FROM FACE OF WALL TO FINISHED FACE OF FASCIA
  - ALL ROOF OVERHANGS OVER PORCHES TO BE 12" FROM FINISHED BEAM FACE TO FINISHED FASCIA TAGS
  - ALL EXTERIOR RAILINGS TO BE GLASS PANEL RAILINGS IN ACCORDANCE WITH OBC 987. AVERAGE GRADE TO BE DETERMINED AND APPROVED BY SURVEYOR (REFER TO GRADING PLAN)

**QUALIFICATION INFORMATION**  
I, BENJAMIN MCFADGEN REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4. OF DIVISION C OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASS(S)/CATEGORIE(S).

NAME: *Benjamin McFadgen* BGN  
BENJAMIN MCFADGEN 102186  
BM DESIGN STUDIO INC. 109664

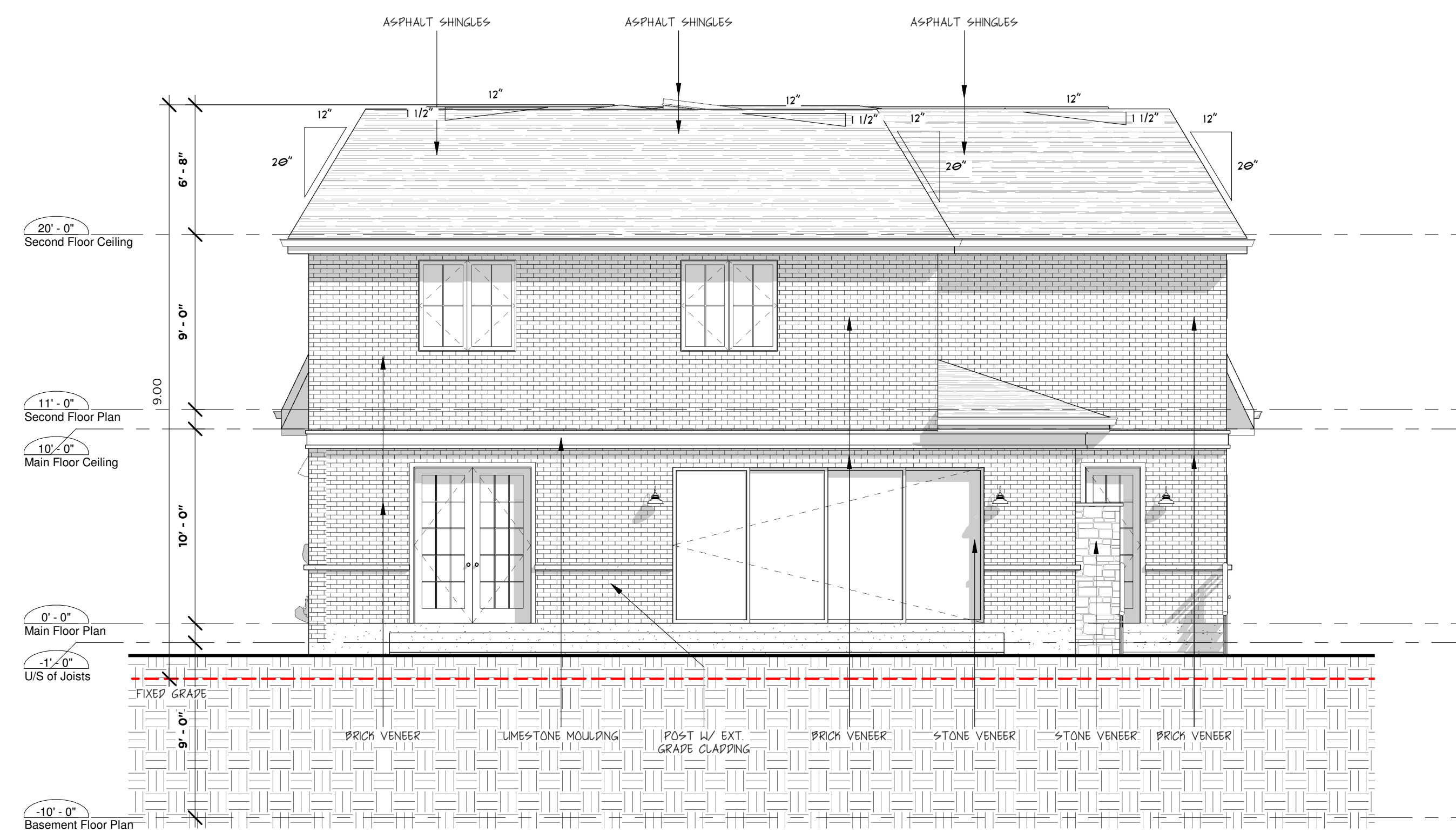


58 Hackney Ridge, Brantford, Ontario  
benjamin@bmarchitecturaldesign.com  
519.721.4866

PROJECT  
Custom Home  
**PUCCI RESIDENCE**

TOWER DRIVE OAKVILLE, ON

DRAWING NAME: **SOUTH ELEVATION**  
DRAWING NO.: **A201**



1 Proposed North Elevation  
3/16" = 1'-0"

- ELEVATION NOTES:**
- ALL ROOF OVERHANGS TO BE 12" FROM FACE OF WALL TO FINISHED FACE OF FASCIA
  - ALL ROOF OVERHANGS OVER PORCHES TO BE 12" FROM FINISHED BEAM FACE TO FINISHED FASCIA FACE
  - ALL EXTERIOR RAILINGS TO BE GLASS PANEL RAILINGS IN ACCORDANCE WITH UPC 507. AVERAGE GRADE TO BE DETERMINED AND APPROVED BY SURVEYOR (REFER TO GRADING PLAN)

**QUALIFICATION INFORMATION**  
 I BENJAMIN MCFADGEN REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C OF THE BUILDING CODE I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASS/CATEGORIES

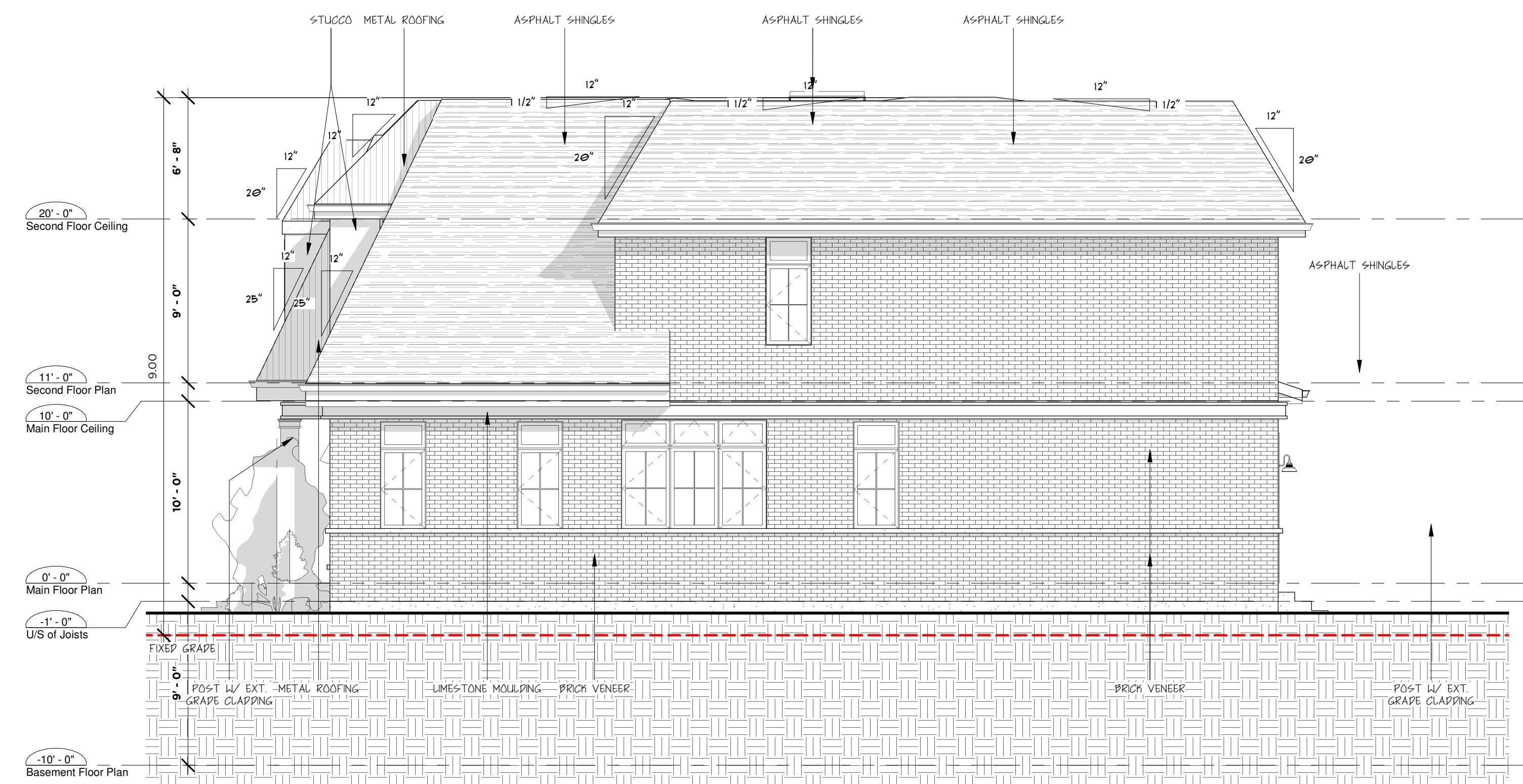
NAME	BCIN
BENJAMIN MCFADGEN BM DESIGN STUDIO INC.	162786 169614

**BM ARCHITECTURAL DESIGN**  
 58 Hackney Ridge, Brantford, Ontario  
 benjamin@bmarchitecturaldesign.com  
 519.721.4866

**PROJECT**  
 Custom Home  
**PUCCI RESIDENCE**

TOWER DRIVE OAKVILLE, ON

DRAWING NAME	DRAWING NO.
<b>NORTH ELEVATION</b>	<b>A202</b>



1 Proposed East Elevation  
3/16" = 1'-0"

- ELEVATION NOTES:**
- ALL ROOF OVERHANGS TO BE 16" FROM FACE OF WALL TO FINISHED FACE OF FASCIA
  - ALL ROOF OVERHANGS OVER PORCHES TO BE 42" FROM FINISHED PLUMB FACE TO FINISHED FASCIA FACE
  - ALL EXTERIOR RAILINGS TO BE GLASS PANEL RAILINGS IN ACCORDANCE WITH OBC 9.8.7. AVERAGE GRADE TO BE DETERMINED AND APPROVED BY SURVEYOR (REFER TO GRADING PLAN)

**QUALIFICATION INFORMATION**  
 I, BENJAMIN MCFADGEN REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4. OF DIVISION C OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CATEGORIES.

NAME: *Benjamin McFadgen* BCIN: 162186  
 BENJAMIN MCFADGEN 162186  
 BM DESIGN STUDIO INC. 162186-4



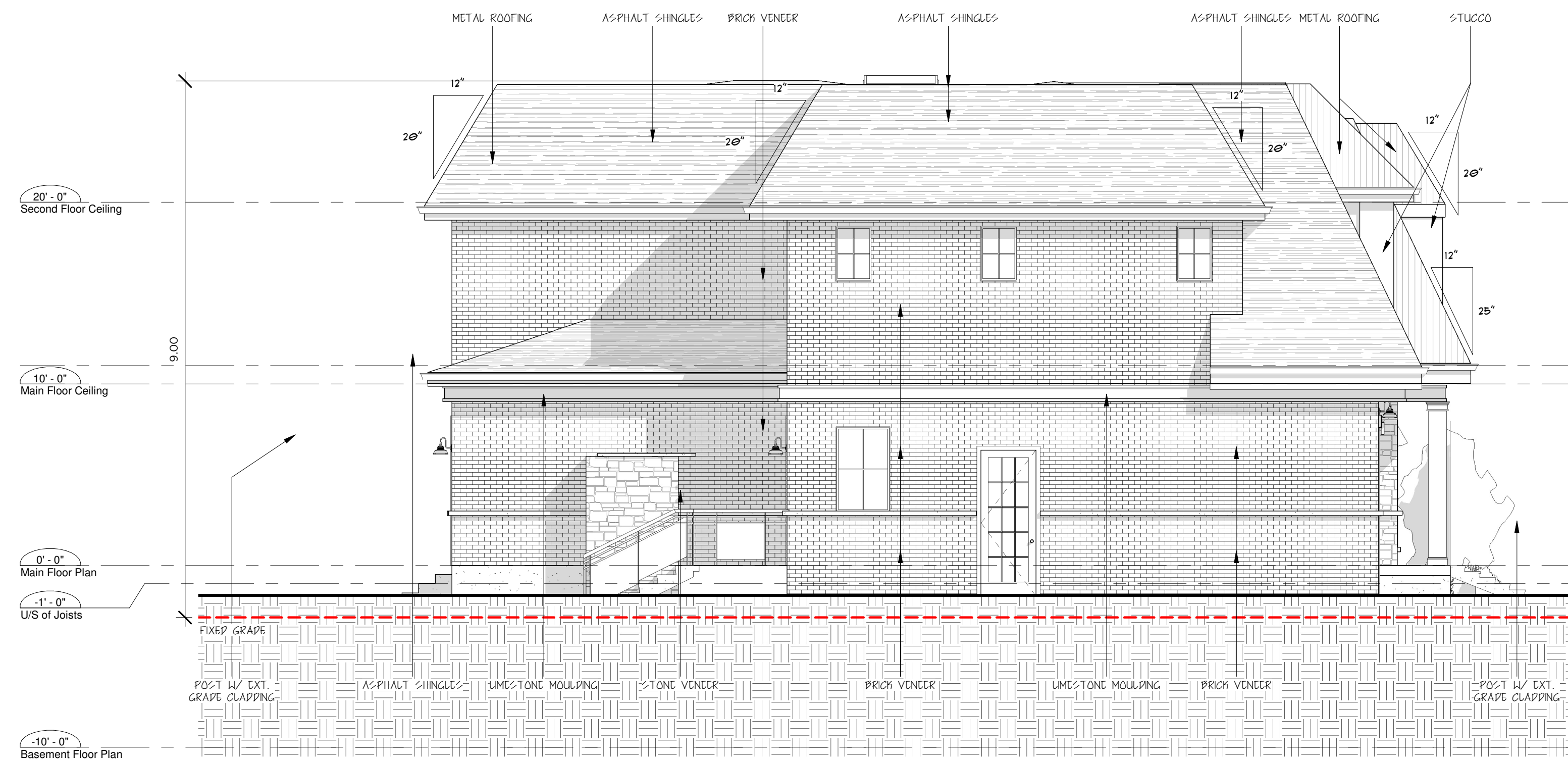
58 Hackney Ridge, Brantford, Ontario  
 benjamin@bmarchitecturaldesign.com  
 519.721.4866

PROJECT  
 Custom Home  
**PUCCI RESIDENCE**

TOWER DRIVE OAKVILLE, ON

DRAWING NAME: **EAST ELEVATION**  
 DRAWING NO.: **A203**





1 Proposed West Elevation  
3/16" = 1'-0"

- ELEVATION NOTES:**
- ALL ROOF OVERHANGS TO BE 6" FROM FACE OF WALL TO FINISHED FACE OF FASCIA
  - ALL ROOF OVERHANGS OVER PORCHES TO BE 42" FROM FINISHED BEAM FACE TO FINISHED FASCIA FACE
  - ALL EXTERIOR RAILINGS TO BE GLASS PANEL RAILINGS IN ACCORDANCE WITH OPC 9.8.7. AVERAGE GRADE TO BE DETERMINED AND APPROVED BY SURVEYOR (REFER TO GRADING PLAN)

**QUALIFICATION INFORMATION**  
I, BENJAMIN MCFADGLEN, REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 32.4 OF DIVISION C OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CATEGORIES.

NAME: *Benjamin MCFADGLEN* BCN  
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PROJECT  
Custom Home  
**PUCCI RESIDENCE**

TOWER DRIVE OAKVILLE, ON

DRAWING NAME: **WEST ELEVATION**  
DRAWING NO.: **A204**