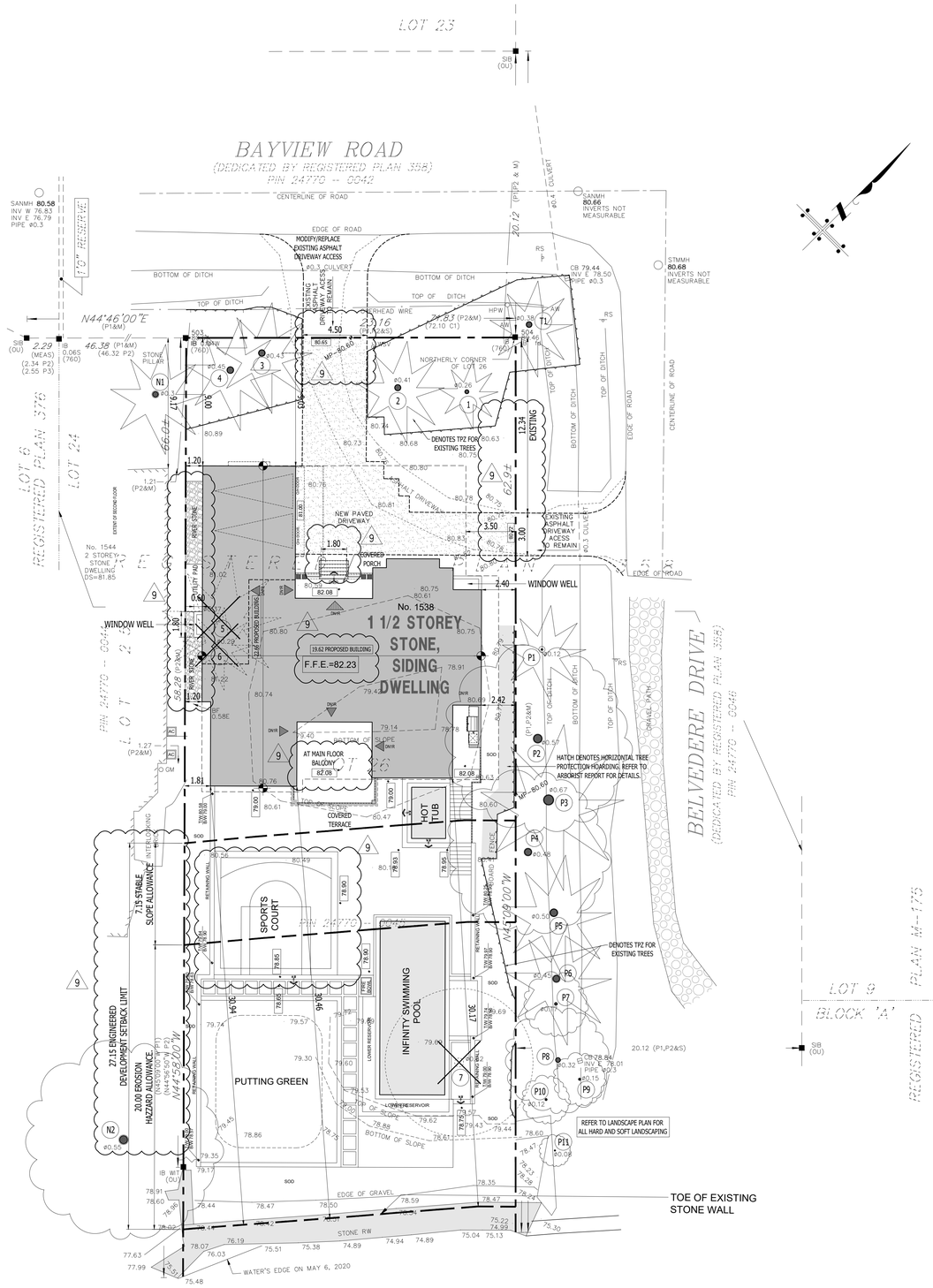
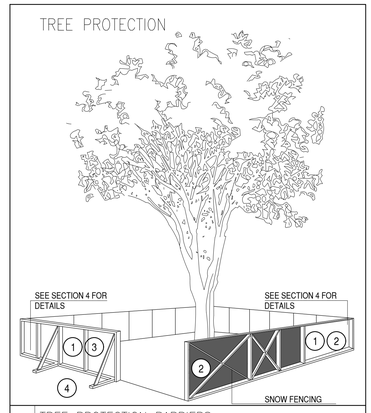


1 **SITE PLAN**
A1-2 SCALE : 1:150



TREE PROTECTION BARRIERS

1. TREE PROTECTION BARRIERS MUST BE 1.2m (4'-0") HIGH. WAFERBOARD HOARDING OR AN EQUIVALENT APPROVED BY URBAN FORESTRY SERVICES.
2. TREE PROTECTION BARRIERS FOR TREES SITUATED ON THE TOWN ROAD ALLOWANCE WHERE VISIBILITY MUST BE MAINTAINED CAN BE 1.2m (4'-0") HEIGHT AND CONSIST OF ORANGE PLASTIC WEB SNOW FENCING ON A WOOD FRAME MADE OF 2"X4"S.
3. WHERE 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.
6. ALL LOCATES MUST BE OBTAINED PRIOR TO THE INSTALLATION OF THE PROPOSED HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.

SECTION 4, SIGNAGE

1. A SIGN (AS PER BELOW) MUST BE MOUNTED ON ALL SIDES OF A TREE PROTECTION BARRIER FOR THE DURATION OF THE PROJECT. THE SIGN SHOULD BE A MINIMUM OF 40cmX60cm AND MADE OF WHITE GATOR BOARD OR EQUIVALENT MATERIAL.

"TREE PROTECTION ZONE
NO GRADE CHANGE, STORAGE OF MATERIALS OR EQUIPMENT IS PERMITTED WITHIN THIS AREA. THE TREE PROTECTION BARRIER MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE TOWN OF OAKVILLE."

TOWN OF OAKVILLE
PARKS AND RECREATION
DEPARTMENT

NAME: TREE PROTECTION BARRIERS
DATE:
FILE NO.:

2 **OAKVILLE SITE REQUIREMENTS**
A1.2 SCALE: NTS

TREE PROTECTION ZONE

TREE PROTECTION ZONE (TPZ) FOR ANY TREE SHALL BE DETERMINED AS FOLLOWS(3)

Trunk Diameter (DBH)(1)	Minimum Protection Distances Required(2)
<10cm	1.8 m
11–40 cm	2.4 m
41–50 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 AT 1.4 METRES 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 THE EXISTING PAVED SURFACE REMAINS INTACT THROUGHOUT THE CONSTRUCTION WORK.
(3) THE ROOTS OF A TREE CAN EXTEND FROM THE TRUNK TO APPROXIMATELY 2–3 TIMES THE DISTANCE OF THE DRIP LINE. SOME TREES AND SOME CONDITION MAY REQUIRE A LARGER TPZ AT THE DISCRETION OF THE TOWN.

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 ACCOMODATE 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.

MUNICIPAL RIGHT–OF–WAY NOTES

1. ALL WORKS WITHIN THE PUBLIC RIGHT–OF–WAY ARE TO BE CARRIED TO THE SATISFACTION OF THE TOWN OF OAKVILLE PUBLIC WORKS. ADDITIONAL PERMITS MAY BE REQUIRED.
2. ALL STREET TREES ARE TO BE ADEQUATELY PROTECTED WITH PLYWOOD HOARDING.

REGION OF HALTON CERTIFICATE

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS AND SPECIFICATIONS AND 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 may be obtained thru 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.

3 **NOTES**
A1-2 SCALE : N.T.S.

SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC FEATURES
PLAN OF SURVEY OF
LOT 26
REGISTERED PLAN 358
BEING IN THE
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 150

0 5 10 Meters

KNOWN AS MUNICIPAL No. 1538 BAYVIEW ROAD
(to be read in conjunction with Part 1)

SURVEY REPORT (PART 2)
LAND REGISTRY OFFICE TITLE INFORMATION ON SUBJECT PROPERTY INCLUDING BOUNDARIES, EASEMENTS AND RIGHT OF WAYS – MAY 24, 2016

REGISTERED EASEMENTS AND/OR RIGHTS–OF–WAY:
NONE

ADDITIONAL REMARKS: ELEVATION = 77.602 METRES
REFER TO PART 1 OF SURVEY REPORT FOR THE LOCATION OF STRUCTURES AND FENCING

BENCHMARK NOTE:
TOWN OF OAKVILLE GEODETIC BENCHMARK No. 24 (CGVD1928:1978 ADJUSTMENT)
CONCRETE MONUMENT ON THE SOUTH SIDE OF LAKESHORE RD. W. AND ON THE WESTERLY SIDE OF CORONATION PARK. THE TABLET IS 1 METRE WEST OF THE PARKING LOT PAVEMENT AT THE WEST END OF THE PARK, 24 METRES FROM THE SOUTH EDGE OF THE PAVEMENT OF LAKESHORE RD., AND 2.8 METRES EAST OF THE CHAINLINK FENCE.

BEARING REFERENCE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF BAYVIEW ROAD, AS SHOWN ON REGISTERED PLAN 358, HAVING A BEARING OF N44°46'00"E.

NOTE: BUILDING TIES SHOWN HEREON ARE TO OUTSIDE FACE OF STRUCTURES, UNLESS OTHERWISE NOTED.

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND:
- ■ DENOTES A SURVEY MONUMENT FOUND
- □ DENOTES A SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- (OU) DENOTES ORIGIN UNKNOWN
- P1 DENOTES REGISTERED PLAN 358
- P2 DENOTES PLAN BY McDONNELL MALIGHAN DATED APRIL 5, 1991
- P3 DENOTES REGISTERED PLAN 376
- C1 DENOTES CALCULATED USING P1 & P3
- # DENOTES ROUND
- DS DENOTES DOOR SILL ELEVATION
- GF DENOTES GARAGE FLOOR ELEVATION
- WT DENOTES WITNESS
- GM DENOTES GAS METER
- BF DENOTES BOARD FENCE
- RW DENOTES RETAINING WALL
- STMMH DENOTES STORM SEWER MANHOLE
- SANMH DENOTES SANITARY SEWER MANHOLE
- CB DENOTES CATCH BASIN
- B DENOTES BOLLARD
- RS DENOTES ROAD SIGN
- HPW DENOTES HYDRO POLE (WOOD)
- AW DENOTES ANCHOR WIRE
- WSV DENOTES WATER SERVICE VALVE
- AC DENOTES AIR CONDITIONER
- DENOTES CONIFEROUS TREES (SCALED TO CANOPY) TRUNK SIZE NOTED
- DENOTES DECIDUOUS TREES (SCALED TO CANOPY) TRUNK SIZE NOTED
- (S) DENOTES TREE STUMP, DIAMETER NOTED

3 **NOTES**
A1-2 SCALE : N.T.S.

CLIENT:
CAM MILANI
1538 BAYVIEW ROAD
OAKVILLE ON. L6L 1A1
(647) 321-9151

DESIGNER:
AJM DESIGNS INC.
#3 - 2526 SPEERS RD.
OAKVILLE, ONTARIO L6L 5M2
ATTENTION: JARRET MCNAMEE
PH: 905-825-0433

SITE STATISTICS			
ADDRESS:		**1538 BAYVIEW ROAD OAKVILLE, ON.**	
LEGAL DESCRIPTION:		LOT 26 PLAN 358	
ZONING:		RL2-0	
	%	METRIC	IMPERIAL
LOT AREA:		1,428.00	15,371.37
LOT FRONTAGE:			
AT STREET		23.16	75.98
AS PER DEFINITION (7.5m back from property line)		23.19	76.08
PROPOSED RESIDENTIAL FLOOR AREA:			
GARAGE		63.17	680.00
GROUND FLOOR		224.82	2,420.00
SECOND FLOOR		211.81	2,280.00
TOTAL (NOT INC. BASEMENT OR GARAGE)		436.63	4,700.00
PERMITTED:	29.00	414.12	4,457.70
PROPOSED	30.58	436.63	4,700.00
BASEMENT AREA:			
FINISHED AREA		240.15	2,585.00
UNFINISHED AREA		31.12	335.00
TOTAL BASEMENT		271.27	2,920.00
LOT COVERAGE: (Includes porches & decks more than 10sq.m. & more than 0.6m above grade)			
PERMITTED	25.00	357.00	3,842.84
PROPOSED DWELLING FOOTPRINT	22.13	316.06	3,402.07
PROPOSED COVERED PORCHES	2.87	40.95	440.73
PROPOSED TOTAL	25.00	357.01	3,842.80
MAXIMUM HEIGHT TO RIDGE:			
PERMITTED	=	9.000	29.53
PROPOSED	=	9.960	32.68

4 **SITE STATS.**
A1-2 SCALE : N.T.S.

CERTIFICATION FOR PROPOSED GRADING

*I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A BUILDING LOCATED AT **447 DAVID AVENUE** AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATABILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE DRAINAGE AND PROPER FACILITY OF MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.*

DATE:
OAKVILLE, ONTARIO
FILE No. 7613

MACKAY MACKAY & PETERS LIMITED
Established 1906

ROY C. MAYO
ONTARIO LAND SURVEYOR
FOR MACKAY MACKAY & PETERS LTD.

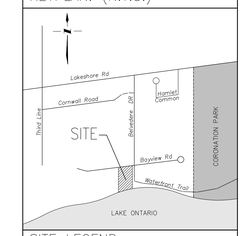
ONTARIO LAND SURVEYORS
3380 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO L7N 3J5
PHONE: (905) 639-1375
FAX: (905) 333-9544
e-mail: halton@mmpltd.com
Records of Sewell & Sewell and Yates & Yates LTD.

5 **SITE STATS.**
A1-2 SCALE : N.T.S.

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the Designer prior to proceeding with any of the work.

The undersigned has reviewed and takes responsibility for this design, has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
REGISTRATION AND QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 and/or 2.17.4.1 of the Ontario Building Code
FIRM BCIN: 111071
INDIVIDUAL BCIN: 36866
NAME: A. Jarret McNamee SIGNATURE:
This document must be signed above to be valid. Reproductions should not be accepted.

KEYPLAN: (N.T.S.)



SITE LEGEND:
- PROPERTY LINE
- 82.68 EXISTING GRADE
- 85.97 FINISHED GRADE
- MAIN ENTRANCE
- SECONDARY ENTRANCE
- PROPOSED DWELLING AREA
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- HORIZONTAL HOARDING
- FRAMED HOARDING
- EXSITING FENCE
- PROPOSED FENCE
- (#1) TREE NUMBERING AS PER ARBORIST REPORT
- (W) PROPOSED WATER METER
- (S) PROPOSED SUMP PIT
- PROPOSED DRAINAGE DIRECTION

REF.	DATE:	DESCRIPTION:
9	07.05.22	REVISED AS PER SPA COMMENTS
8	03.25.22	ISSUED FOR SITE PLAN APPROVAL
7	12.10.21	REVISED FOR CLIENT REVIEW
6	12.02.21	REVISED FOR CLIENT REVIEW
5	11.25.21	REVISED FOR CLIENT REVIEW
4	11.18.21	ISSUED FOR CLIENT REVIEW
3	11.01.21	AS PER CLIENT REVISIONS
2	10.26.21	AS PER CLIENT REVISIONS
1	10.13.21	ISSUED FOR REVIEW

REVISIONS / ISSUANCE:

AJM DESIGNS INC
#3 - 2526 Speers Road, Oakville ON, L6L 5M2
T: 905.825.0433 E: info@ajmdesigns.ca

CLIENT:
CUSTOM RESIDENCE

ADDRESS: 1538 BAYVIEW ROAD
CITY: OAKVILLE, ONTARIO

DRAWING TITLE:
SITE PLAN
SITE STATS.

DRAWN: J.Mc.
DATE: 10.12.21 SCALE: NOTED
JOB NUMBER: 435-21 SHEET NUMBER: **A1-2**

20210202 Z:\AJM PROJECTS\900 DRAWINGS\PROJECTS\AJM PROJECTS\435-21 - 1538 BAYVIEW RD - OAKVILLE\1538 BAYVIEW RD - SITE PLAN\A1-2 SITE PLAN\A1-2 SITE PLAN.DWG

1 A4.1 **NORTH ELEVATION**
SCALE: 1/4"=1'-0"

2 A4.1 **SOUTH ELEVATION (LAKESIDE)**
SCALE: 1/4"=1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the Designer prior to proceeding with any of the work.

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REGISTRATION AND QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 and/or 2.17.4.1 of the Ontario Building Code
FIRM BCIN: 111071
INDIVIDUAL BCIN: 36866
NAME: A. Jarret McNamee SIGNATURE:
This document must be signed above to be valid. Reproductions should not be accepted.

REF.	DATE:	DESCRIPTION:
11	07.07.22	REVISION AS PER CITY COMMENTS
10	06.28.22	REVISION AS PER CITY COMMENTS
9	05.20.22	ISSUED FOR CLIENT REVIEW
8	03.25.22	ISSUED FOR SITE PLAN APPROVAL
7	12.10.21	REVISED FOR CLIENT REVIEW
6	12.02.21	REVISED FOR CLIENT REVIEW
5	11.24.21	REVISED FOR CLIENT REVIEW
4	11.18.21	ISSUED FOR CLIENT REVIEW
3	11.01.21	AS PER CLIENT REVISIONS
2	10.26.21	AS PER CLIENT REVISIONS
1	10.14.21	ISSUED FOR REVIEW

REVISIONS / ISSUANCE:

AJM DESIGNS INC
#3 - 2526 Speers Road, Oakville ON, L6L 5M2
T: 905.825.0433 E: info@ajmdesigns.ca

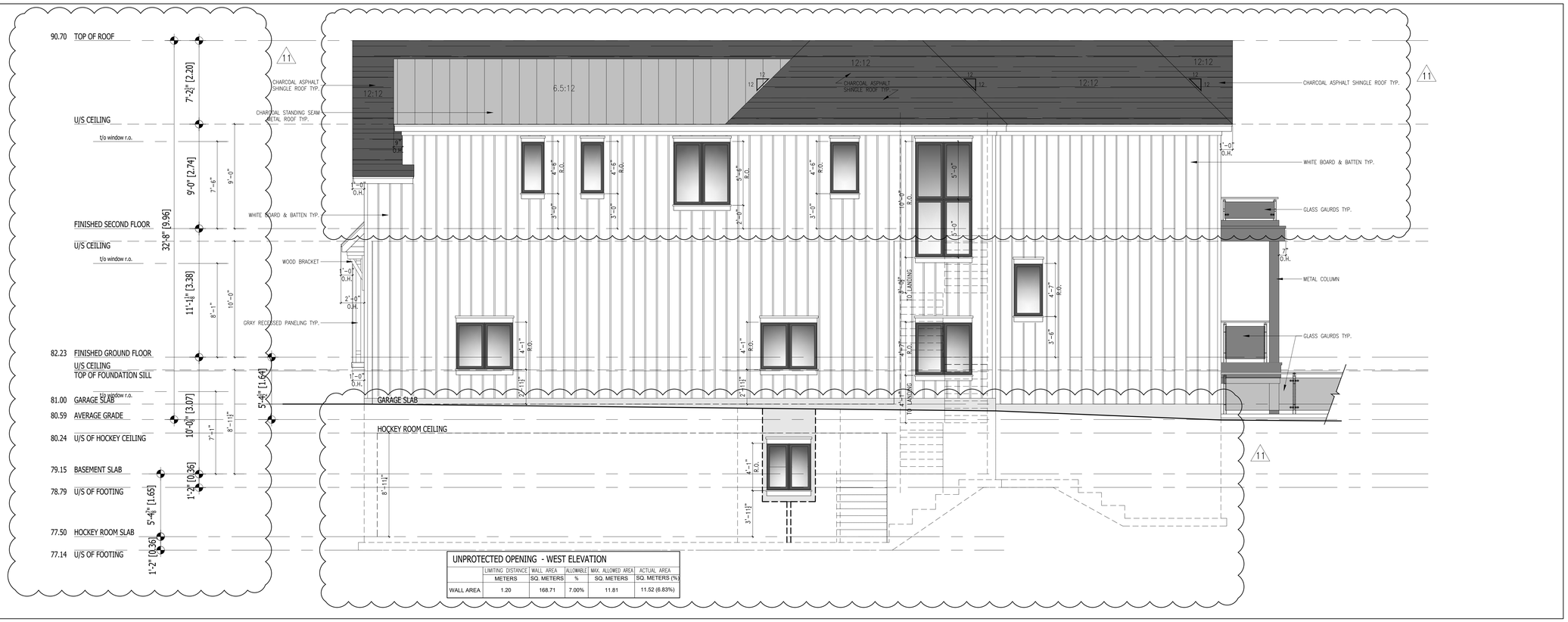
CLIENT:
CUSTOM RESIDENCE

ADDRESS: 1538 BAYVIEW ROAD
CITY: OAKVILLE, ON.

DRAWING TITLE:
NORTH AND SOUTH ELEVATIONS

DRAWN: J.Mc.
DATE: 10.12.21
SCALE: 1/4"=1'-0"
JOB NUMBER: 435-21
SHEET NUMBER: **A4.1**

7/21/2022 J:\AJM DRO\EXTERIOR\DRAWINGS-DRO\EXTERIA\PROJECTS\435-21_1538 BAYVIEW RD._OAKVILLE\1538 BAYVIEW RD._HOARDING\JAN 17 4TH ISSUE.DWG



UNPROTECTED OPENING - WEST ELEVATION					
	LIMITING DISTANCE	WALL AREA	ALLOWABLE	MAX. ALLOWED AREA	ACTUAL AREA
	METERS	SQ. METERS	%	SQ. METERS	SQ. METERS (%)
WALL AREA	1.20	168.71	7.00%	11.81	11.52 (6.83%)

1 A4.2 **WEST ELEVATION**
SCALE: 1/4"=1'-0"

UNPROTECTED OPENING - EAST ELEVATION					
	LIMITING DISTANCE	WALL AREA	ALLOWABLE	MAX. ALLOWED AREA	ACTUAL AREA
	METERS	SQ. METERS	%	SQ. METERS	SQ. METERS (%)
WALL AREA	2.40	169.64	8.80%	14.93	14.08 (8.30%)

2 A4.2 **EAST ELEVATION**
SCALE: 1/4"=1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the Designer prior to proceeding with any of the work.

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REGISTRATION AND QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 and/or 2.17.4.1 of the Ontario Building Code
FIRM BCIN: 111071
INDIVIDUAL BCIN: 36866
NAME: A. Jarret McNamee SIGNATURE:
This document must be signed above to be valid. Reproductions should not be accepted.

REF.	DATE:	DESCRIPTION:
11	07.07.22	REVISION AS PER CITY COMMENTS
10	06.28.22	REVISION AS PER CITY COMMENTS
9	05.20.22	ISSUED FOR CLIENT REVIEW
8	03.25.22	ISSUED FOR SITE PLAN APPROVAL
7	12.10.21	REVISED FOR CLIENT REVIEW
6	12.02.21	REVISED FOR CLIENT REVIEW
5	11.24.21	REVISED FOR CLIENT REVIEW
4	11.18.21	ISSUED FOR CLIENT REVIEW
3	11.01.21	AS PER CLIENT REVISIONS
2	10.26.21	AS PER CLIENT REVISIONS
1	10.14.21	ISSUED FOR REVIEW

REVISIONS / ISSUANCE:

AJM DESIGNS INC
#3 - 2526 Speers Road, Oakville ON, L6L 5M2
T: 905.825.0433 E: info@ajmdesigns.ca

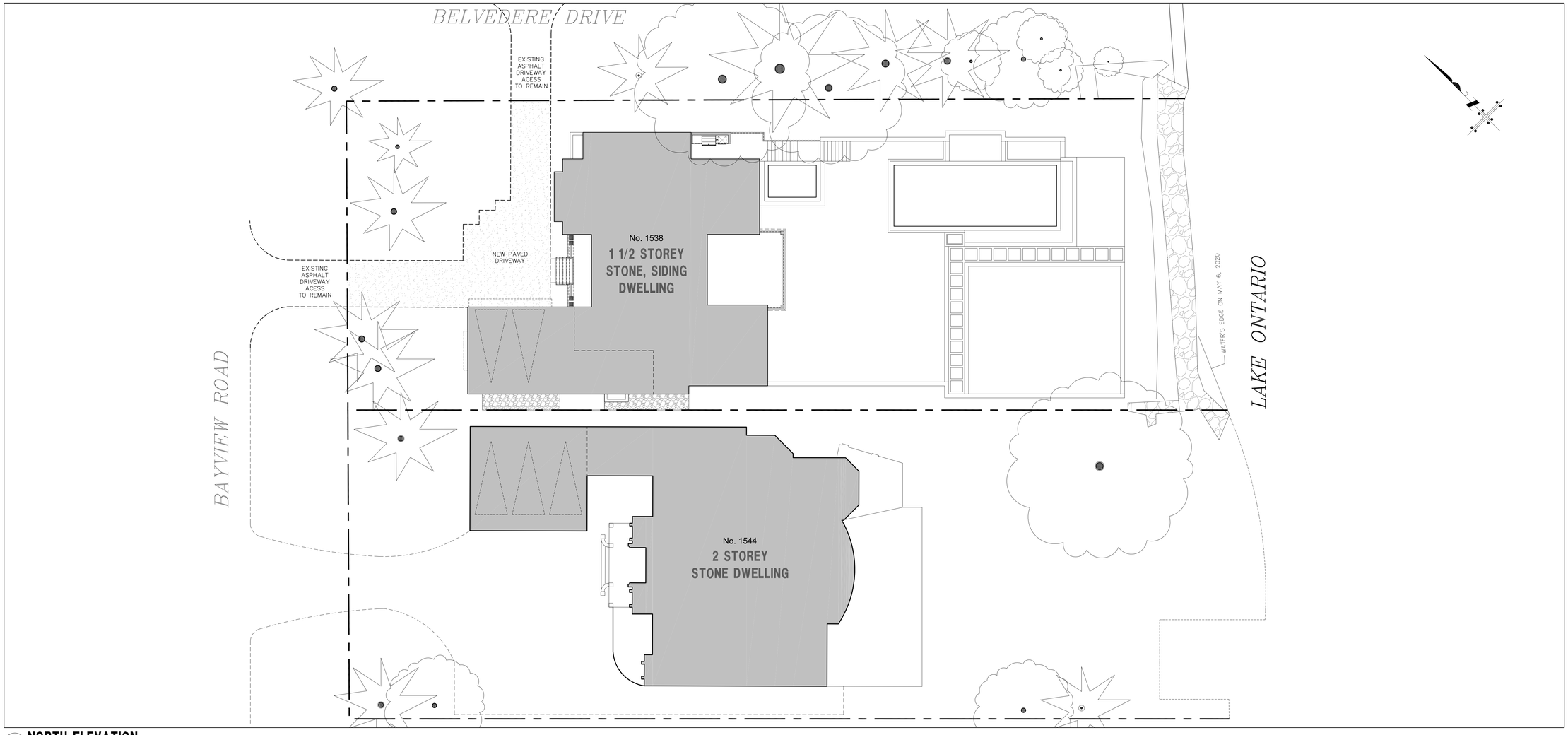
CLIENT:
CUSTOM RESIDENCE

ADDRESS: 1538 BAYVIEW ROAD
CITY: OAKVILLE, ON.

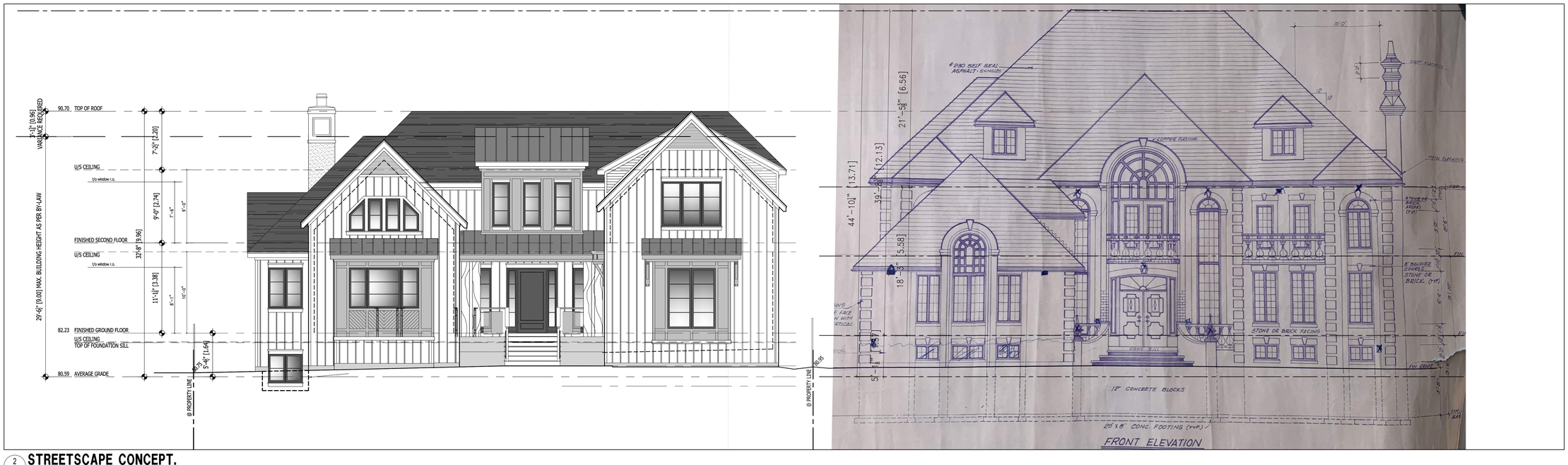
DRAWING TITLE:
WEST AND EAST ELEVATIONS

DRAWN: J.Mc.
DATE: 10.12.21
SCALE: 1/4"=1'-0"
JOB NUMBER: 435-21
SHEET NUMBER: **A4.2**

7/21/2022 Z:\AJM DRO\EXTERIOR\DRAWINGS-DRO\EXTERIA\AJM PROJECTS\435-21_1538 BAYVIEW RD.,OAKVILLE\1538 BAYVIEW RD._WORKING\AJK & ATH\2022\DWG



1 A4.1 **NORTH ELEVATION**
SCALE: 1/4"=1'-0"



2 SC1 **STREETSCAPE CONCEPT.**
SCALE: 3/16"=1'-0"

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REGISTRATION AND QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 and/or 2.17.4.1 of the Ontario Building Code
FIRM BCIN: 111071
INDIVIDUAL BCIN: 36866
NAME: A. Jarret McNamee SIGNATURE:
This document must be signed above to be valid. Reproductions should not be accepted.

REF.	DATE:	DESCRIPTION:
1	22.09.09	ISSUED FOR REVIEW

REVISIONS / ISSUANCE:

AJM DESIGNS INC
#3 - 2526 Speers Road, Oakville ON, L6L 5M2
T: 905.825.0433 E: info@ajmdesigns.ca

CLIENT:
CUSTOM RESIDENCE

ADDRESS: 1538 BAYVIEW ROAD
CITY: OAKVILLE, ON.

DRAWING TITLE:
CONCEPT PLANS SITE PLAN & BAYVIEW STREETSCAPE.

DRAWN: J.Mc.
DATE: 22.09.09 SCALE: AS NOTED
JOB NUMBER: 435-21 SHEET NUMBER: SC1