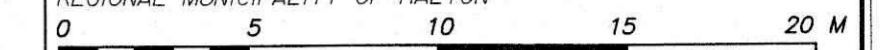


SURVEYOR'S REAL PROPERTY REPORT - PART 1

PLAN OF SURVEY AND TOPOGRAPHY OF
LOT 5
REGISTERED PLAN 546
TOWN OF OAKVILLE

REGIONAL MUNICIPALITY OF HALTON



SCALE 1 : 200

J. H. Gelbloom Surveying Limited
 Ontario Land Surveyor

2020

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SURVEYOR'S REAL PROPERTY REPORT - PART 2

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY

None

NOTABLES

Note the location of the Fences around the Subject Property.
 Note the location of the Utility Pad in the vicinity of the Southerly corner of the Subject Property.

LEGEND

■	Survey Monument Found	N	Denotes North
□	Survey Monument Set	S	Denotes South
SIB	Standard Iron Bar	E	Denotes East
IB	Iron Bar	W	Denotes West
(OU)	Origin Unknown		
(760)	McCormick, Maughan, O.L.S.		
(1808)	J. H. Gelbloom Surveying O.L.S.		
(950)	Fred G. Cunningham Inc., O.L.S.		
P1	Registered Plan 546		
P2	Plan of Survey by H. D. Sewell O.L.S., dated September 9, 1954, LOTS (5-8)		
P3	Plan of Survey by H. D. Sewell O.L.S., dated September 9, 1954, LOTS (1-4)		
P4	Plan of Survey by Cunningham McCormick Ltd., O.L.S., dated May 16, 2005		
P5	Plan 20R-18523		
FF	Finished Floor		
EG	Established Grade		
BF	Board Fence		
UP	Utility Pole		
DEC.	Deciduous		
CLF	Chain Link Fence		
CON.	Coniferous		
MH	Maintenance Hole		
CB	Catch Basin		
WV	Water Valve		

BENCHMARK

Elevations are Referred to the Town of Oakville Benchmark No. 19, having an Elevation of 85.089 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 Pine Glen General Constructions 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 Northeasterly limit of Birch Hill Lane as shown on Reg'd Plan 546, having a Bearing of N 53° 11' 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 14th day of December, 2020.

December 15, 2020
 Date

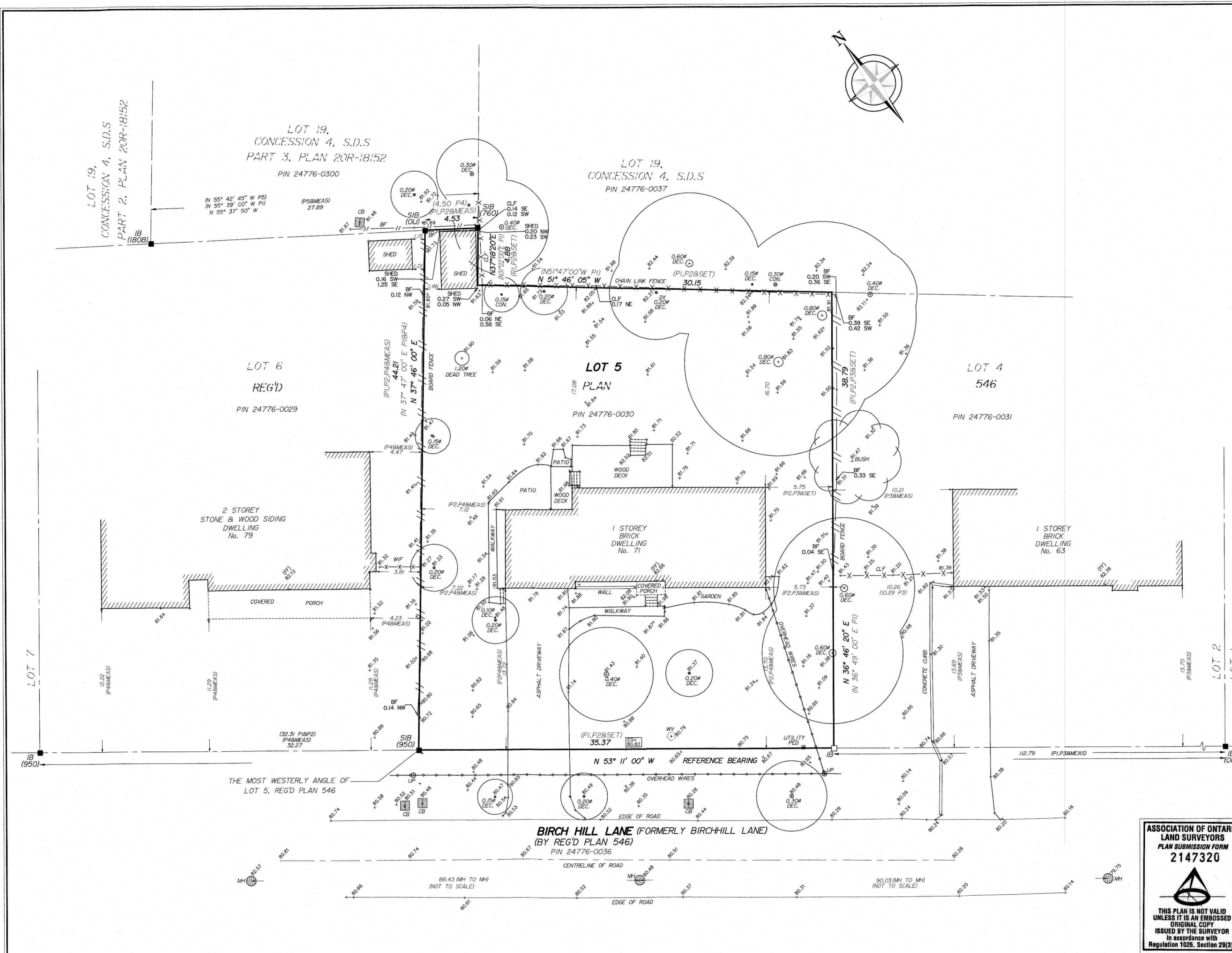
Ashraf Rizk
 Ashraf Rizk, O.L.S.

Party Chief:	Drawn By:	Checked By:	Project:
A.M.	M.A.	A.R.	20-207

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

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
2147320

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



BIRCH HILL LANE
OAKVILLE, ON

COVELLI

CLIENT

All drawings and specifications, are an instrument of service, provided by, and are the property of Verus Design Inc. ("Verus") and must be returned upon completion of the work.
The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify the Designer of any variations or discrepancies from the supplied information, before proceeding with the work.
The Designer is not responsible for the accuracy of utility, structural, mechanical, electrical, plumbing, or other information, which is shown on this drawing, but to the appropriate Consultant's drawings proceeding with the work.
Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Verus Design Inc. is not responsible for any construction or other work not shown on this drawing, in regard to the environmental condition of the site to which this drawing relates.
This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.
The information provided in these drawings is for information purposes only. All dimensions are shown based on an as-built condition, representing existing conditions. The information provided must be confirmed prior to construction, engineering or other work, and a check of the existing building/structure of the property will not hold the Designer liable for the work done by others nor shall the Architect be held responsible for the accuracy of the information provided by any



1
A-3.1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

8.	Approved by Client	June 13, 2022
7.	Rev. & Re-issued for Final Approval	JUN 07 2022
6.	Rev. & Re-issued for Final Approval	MAY 27 2022
5.	Issued for Client Review	MAY 26 2022
4.	Revised per Client Comments	MAY 25 2022
3.	Issued for Client Review	MAY 24 2022
2.	Revised per Client Comments	MAY 18 2022
1.	Issued for First Design Review	MAY 17 2022

Proposed Elevation

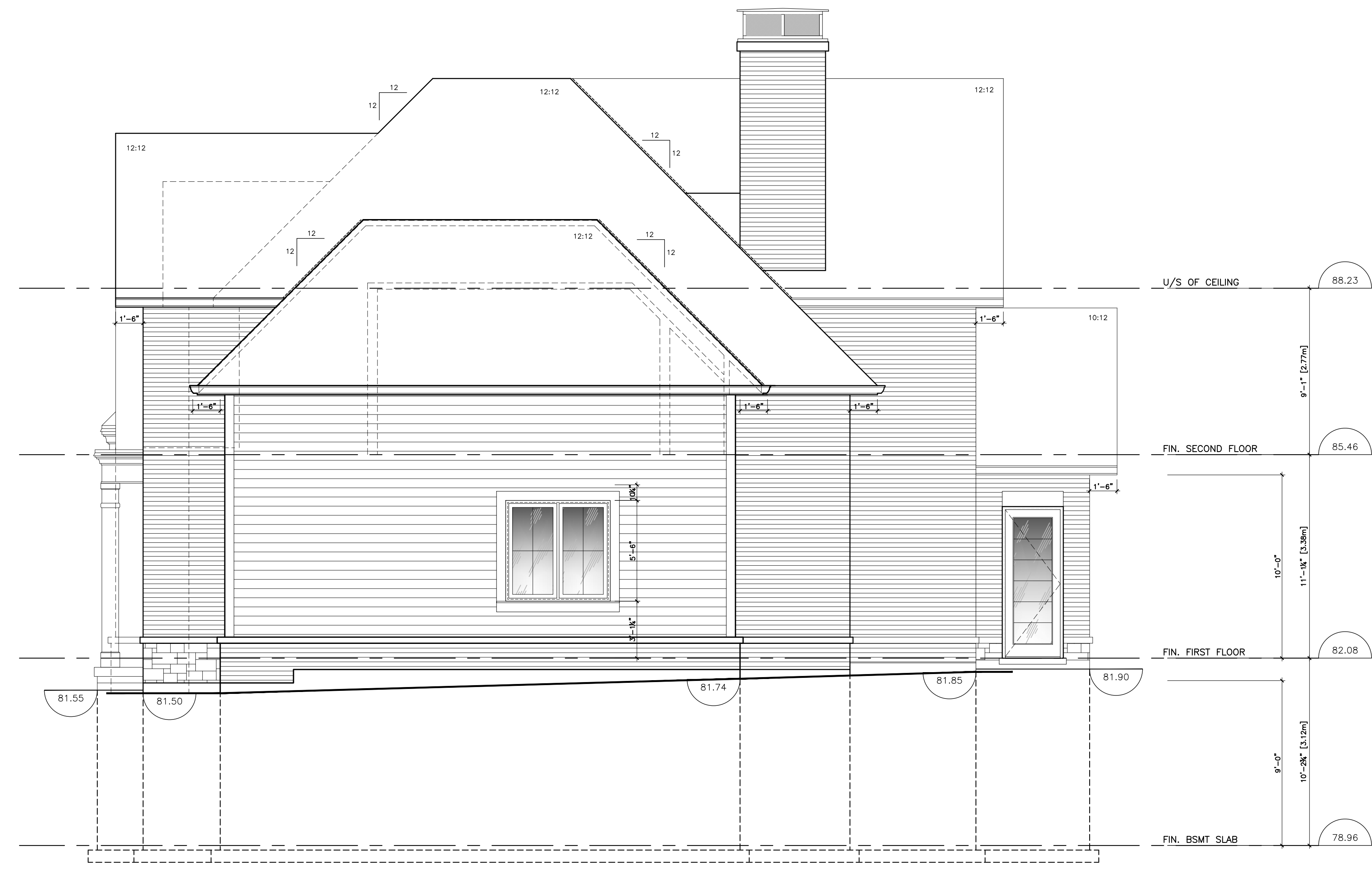
SHEET TITLE

SCALE 1/8" = 1'-0"

A-3.1

BIRCH HILL LANE
OAKVILLE, ON

COVELLI



1
A-3.2
1/4" = 1'-0"
PROPOSED RIGHT SIDE ELEVATION

CLIENT

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The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify the Designer of any variations or discrepancies from the supplied information, before proceeding with the work.

The Designer is not responsible for the accuracy of utility, structural, mechanical, electrical, engineering information, etc. (the "Contractor's") which is shown on this drawing, which is the responsibility of the appropriate Consultant's drawings prepared with the work.

Contractor must conform to all applicable codes and requirements of the applicable building jurisdiction. Where differences exist, an investigation has been undertaken as required by the building code, in regards to the environmental conditions of the site to which this drawing applies.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

The as-built information provided in these drawings is for information purposes only. All dimensions are calculated from as-built dimensions representing existing conditions. The information provided must be confirmed prior to construction, and is not a guarantee of any kind, and is not a warranty of any kind. The Designer will not hold the Designer liable for the work done by others or shall the Architect be held responsible for the accuracy of the information provided.

8	Approved by Client	June 13, 2022
7	Rev. & Re-issued for Final Approval	JUN 07, 2022
6	Rev. & Re-issued for Final Review	MAY 27, 2022
5	Issued for Client Review	MAY 26, 2022
4	Revised per Client Comments	MAY 25, 2022
3	Issued for Client Review	MAY 24, 2022
2	Revised per Client Comments	MAY 18, 2022
1	Issued for First Design Review	MAY 12, 2022

Proposed Elevation

SHEET TITLE

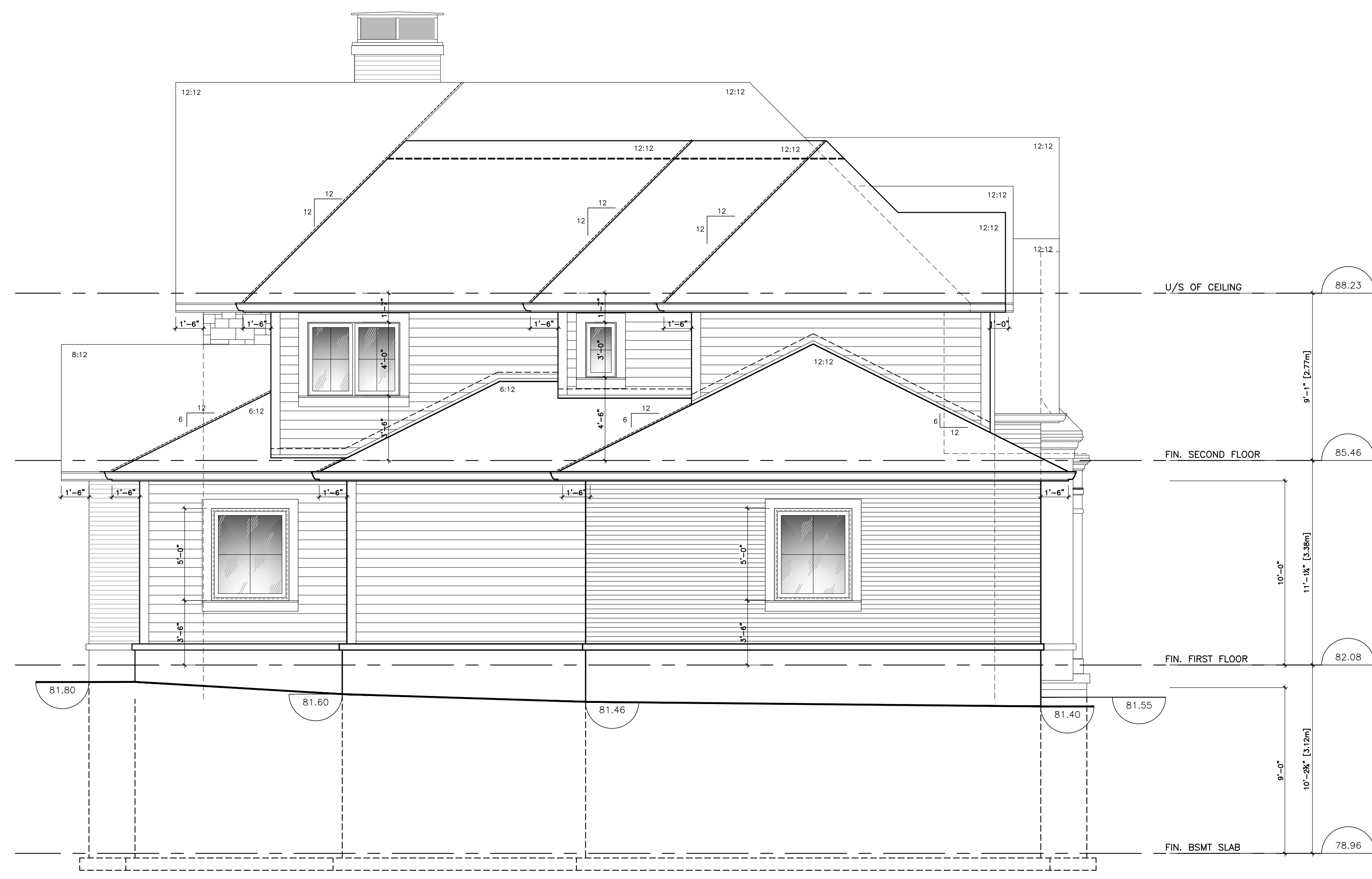
SCALE 1/8" = 1'-0"

A-3.2

NO. 275.22

BIRCH HILL LANE
OAKVILLE, ON

COVELLI



1
A-3.4 PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"

CLIENT

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The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify the Designer, of any variations or discrepancies from the supplied information, before proceeding with the work.

The Designer is not responsible for the accuracy of utility, structural, mechanical, electrical, engineering information, etc. (the "Consultant's") which is shown on this drawing, which is the responsibility of the appropriate Consultant's drawings prepared with the work.

Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by the Designer, in regards to the environmental conditions of the site to which this drawing relates.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

All dimensions are calculated from the most dimensions representing existing conditions. The information provided must be confirmed prior to construction, and approved in writing by the Designer, in which of the existing building. The Designer will not hold the Designer liable for the work done by others nor shall the Architect hold responsible for the accuracy of the information provided by any.

NO.	REVISION	DATE
8	Approved by Client	June 13, 2022
7	Rev. 6 Re-issued for Final Approval	JUN 07, 2022
6	Rev. 6 Re-issued for Final Approval	MAY 27, 2022
5	Issued for Client Review	MAY 26, 2022
4	Revised per Client Comments	MAY 25, 2022
3	Issued for Client Review	MAY 24, 2022
2	Revised per Client Comments	MAY 18, 2022
1	Issued for First Design Review	MAY 12, 2022

Proposed Elevation

SHEET TITLE

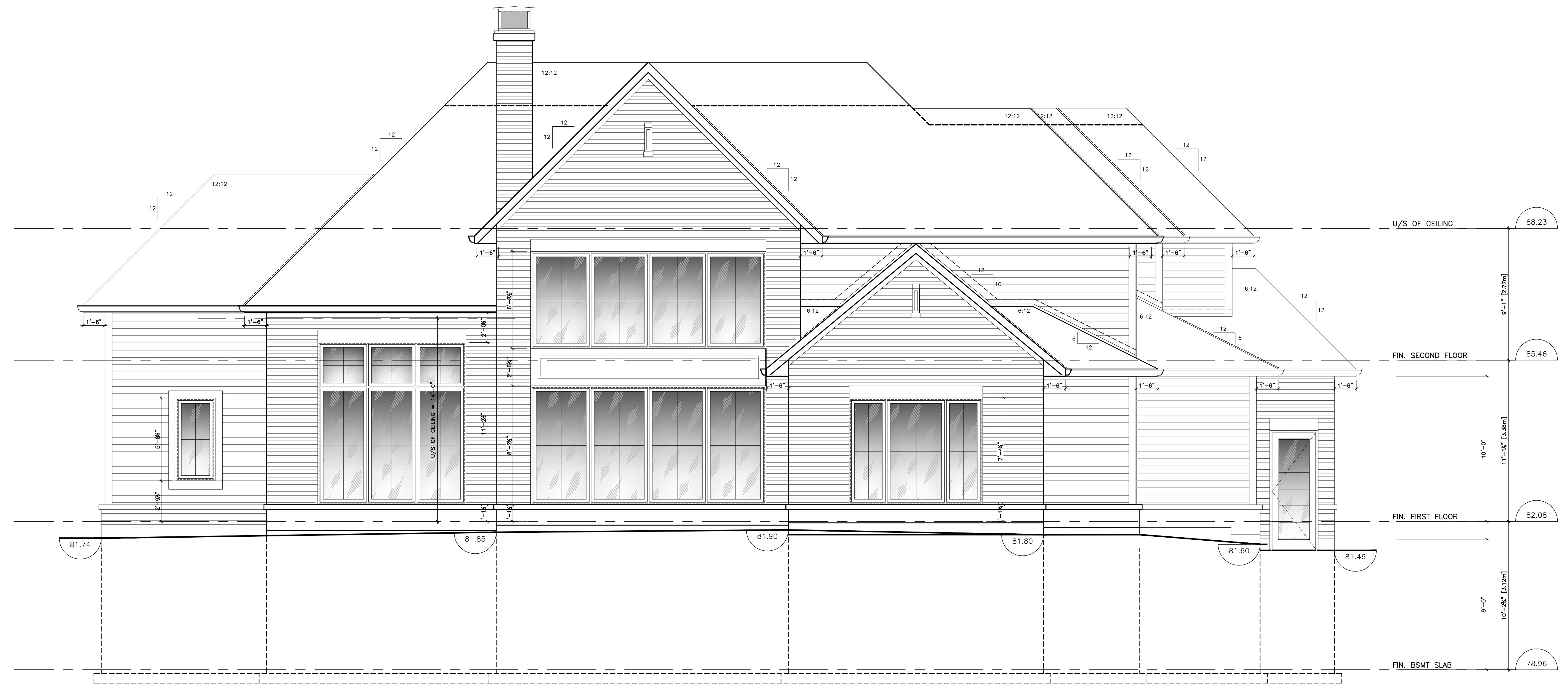
SCALE 1/8" = 1'-0"

A-3.4

NO. 275.22

BIRCH HILL LANE
OAKVILLE, ON

COVELLI
CLIENT



1
A-3.3 PROPOSED REAR ELEVATION
1/4" = 1'-0"

All drawings and specifications, are an instrument of service, provided to, and for the property of Verus Design Inc. ("The Designer") and must be returned upon completion of the work.
The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify the Designer of any variations or discrepancies from the supplied information, before proceeding with the work.
The Designer is not responsible for the accuracy of all utility, structural, mechanical, electrical, engineering information, etc. ("The Consultant"), which is shown on this drawing, which is the appropriate Consultant's drawings before proceeding with the work.
Contractor must confirm to all applicable codes and requirements of the applicable building jurisdiction. Some information used in this drawing has been published or reported on by the designer, in regards to the environmental conditions of the site to which this drawing relates.
This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.
The as built information provided in these drawings is for information purposes only. All dimensions are indicated from the most dimensions representing existing conditions. The information provided must be confirmed prior to construction and any change in dimension of any part, or in whole of the existing building, the property will not hold the Designer liable for the most done by others or until the Architect is held responsible for the accuracy of the information provided and.

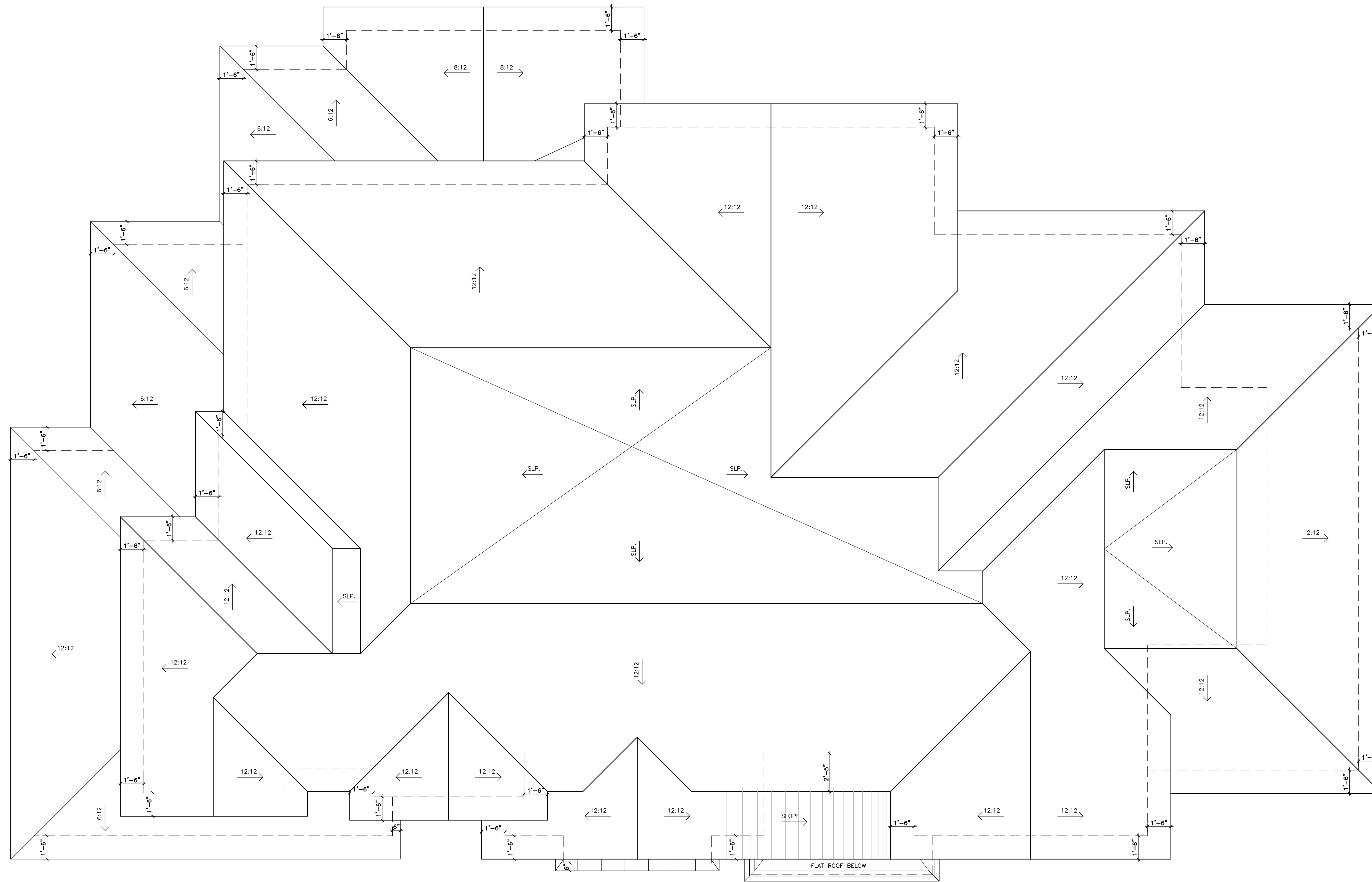
8	Approved by Client	June 13, 2022
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3	Issued for Client Review	MAY 24, 2022
2	Revised per Client Comments	MAY 18, 2022
1	Issued for First Design Review	MAY 12, 2022

Proposed Elevation

SHEET TITLE

SCALE 1/8" = 1'-0"

A-3.3



1 PROPOSED ROOF PLAN
 A-2.4 1/4" = 1'-0"

CLIENT

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The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify the Designer of any variations or discrepancies from the supplied information, before proceeding with the work.

The Designer is not responsible for the accuracy of all utility, structural, mechanical, electrical, engineering information, etc. (the "Calculations"), which is shown on this drawing. Refer to the appropriate Contractor's drawings before proceeding with the work.

Contractor must confirm to all applicable codes and requirements of the applicable building jurisdiction. Once information is provided, an investigation has been conducted as required by the building code, in regards to the environmental conditions of the site to which this drawing relates.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

The as-built information provided in these drawings is for information purposes only. All dimensions are indicated from the most dimensions representing existing conditions. The information provided must be confirmed prior to construction and compliance is the responsibility of the contractor. The Designer shall not be held responsible for the accuracy of the information provided on this drawing.

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1	Issued for First Design Review	MAY 12, 2022

Proposed Floor Plans

SHEET TITLE

SCALE 1/8" = 1'-0"

A-2.4

NO. 275.22