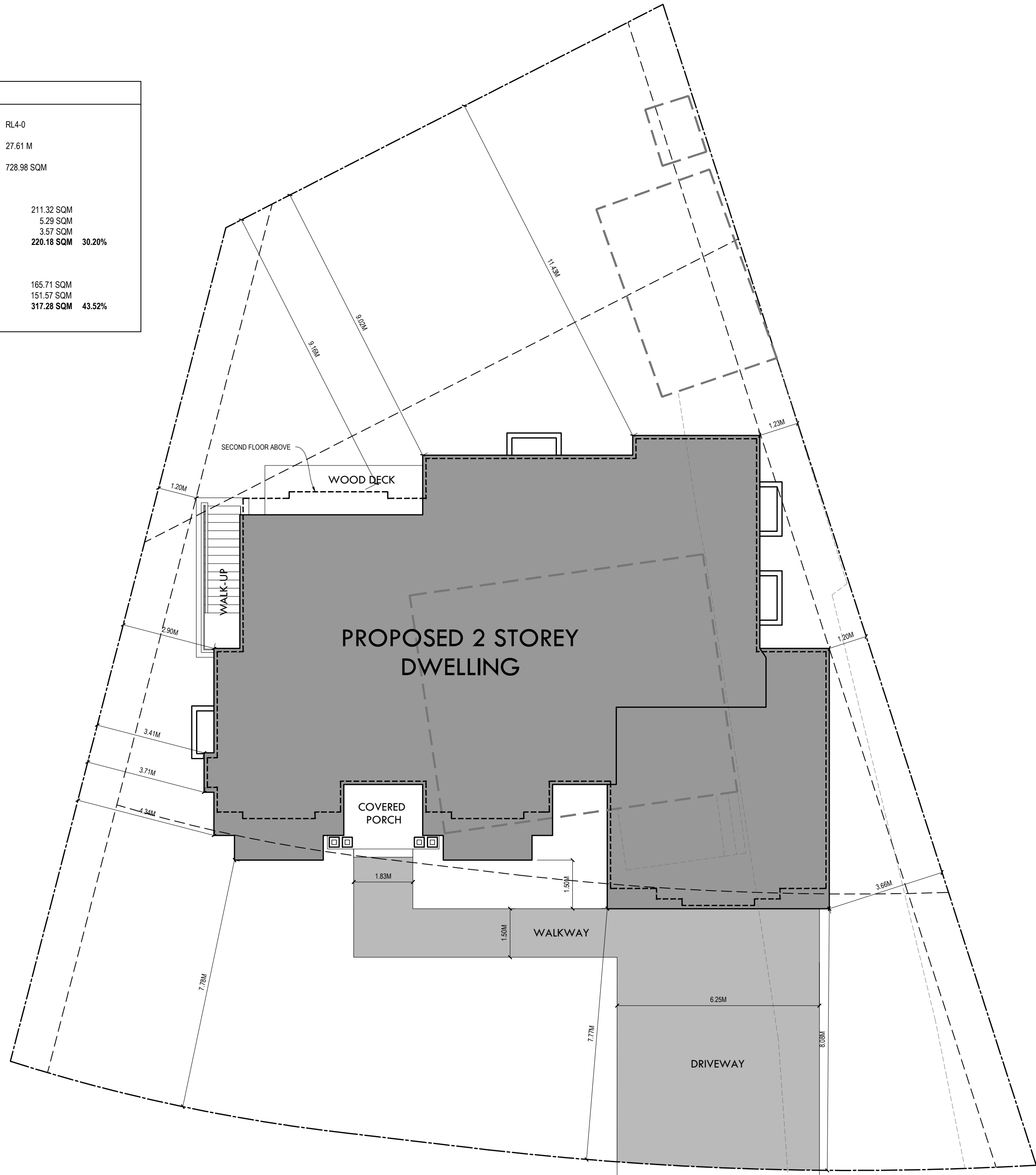
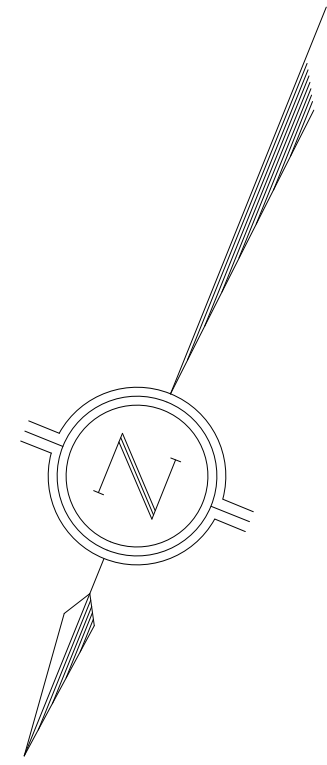


SITE STATISTICS	
ZONING:	RL-4-0
LOT FRONTAGE:	27.61 M
LOT AREA:	728.98 SQM
<u>LOT COVERAGE</u>	
DWELLING:	211.32 SQM
FRONT COVERED PORCH:	5.29 SQM
SECOND FLOOR CANTILEVER:	3.57 SQM
TOTAL:	220.18 SQM 30.20%
<u>GFA CALCULATION</u>	
GROUND FLOOR:	165.71 SQM
SECOND FLOOR:	151.57 SQM
TOTAL:	317.28 SQM 43.52%



2 8 C R E S C E N T R O A D

QUALIFICATION
 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE (O.B.C.) TO BE A DESIGNER.

QUALIFICATION INFORMATION
 NAME: *[Signature]* 11378 B.C.N.
 LICID HOMES INC. 114657 B.C.C.S.

IIL HOMES INC.
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 200 LAKESHORE RD E
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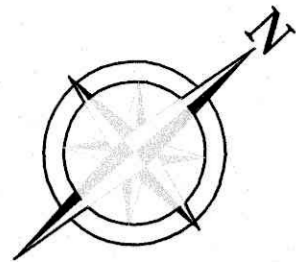
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LUCID DESIGN

DRAWING TITLE: PR CHECKED BY: SITE PLAN
 ADDRESS: 28 CRESCENT ROAD, ORAVILLE
 PROJECT NO: 2024-033 SCALE: 1/8"=1'-0"
 SHEET NO: **SP**



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-11219

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
PART OF LOTS 136 & 137
REGISTERED PLAN 347
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

0 5 10 15 20 Metres

SCALE 1 : 200
J. H. Gelbloom Surveying Limited
Ontario Land Surveyor 2021

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the written permission of J. H. Gelbloom Surveying Limited is Strictly Prohibited.

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 Stone Wall and Garage along the
Southwesterly Limit of the Subject Property.
Note the Location of the Overhead Wires crossing the rear and
connecting to house No. 20

LEGEND

- Survey Monument Found
- Survey Monument Set
- SIB Standard Iron Bar
- IB Iron Bar
- IP Iron Pipe
- (OU) Origin Unknown
- (WIT) Witness
- 760 McConnell Maughan Ltd., O.L.S.
- 950 Cunningham McConnell Ltd., O.L.S.
- 1128 David Horwood Ltd., O.L.S.
- P1 Registered Plan 347
- P2 Plan of Survey by McConnell Maughan Ltd., O.L.S., dated
May 2, 1985
- P3 Plan 20R-20088
- P4 Plan of Survey by H.D. Sewell, O.L.S., dated October 10, 1949
- P5 Plan of Survey by Tony Stauskas Surveying INC. O.L.S., dated
March 20, 2017
- P6 Plan of Survey by J.H. Gelbloom Surveying Ltd., O.L.S., dated
November 26, 2018
- P7 Plan of Survey by Cunningham McConnell Ltd., O.L.S., dated
March 24, 2016
- D1 Instrument No. 797973
- EG Established Grade
- INV Invert
- GW Guy Wire
- WV Water Valve
- FF Finished Floor
- MH Maintenance Hole
- BF Board Fence
- CLF Chain Link Fence
- WIF Wrought Iron Fence
- UP Utility Pole
- DEC. Deciduous
- CON. Coniferous
- PROD Denotes Production Distance
- OHV Overhead Wires
- N Denotes North
- S Denotes South
- E Denotes East
- W Denotes West

BENCHMARK
Elevations are Referred to the Town of Oakville Benchmark No. 113, having
an Elevation of 94.7578 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 perpendicular to property
lines unless otherwise noted.

This REPORT was prepared for Chile Paul 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.

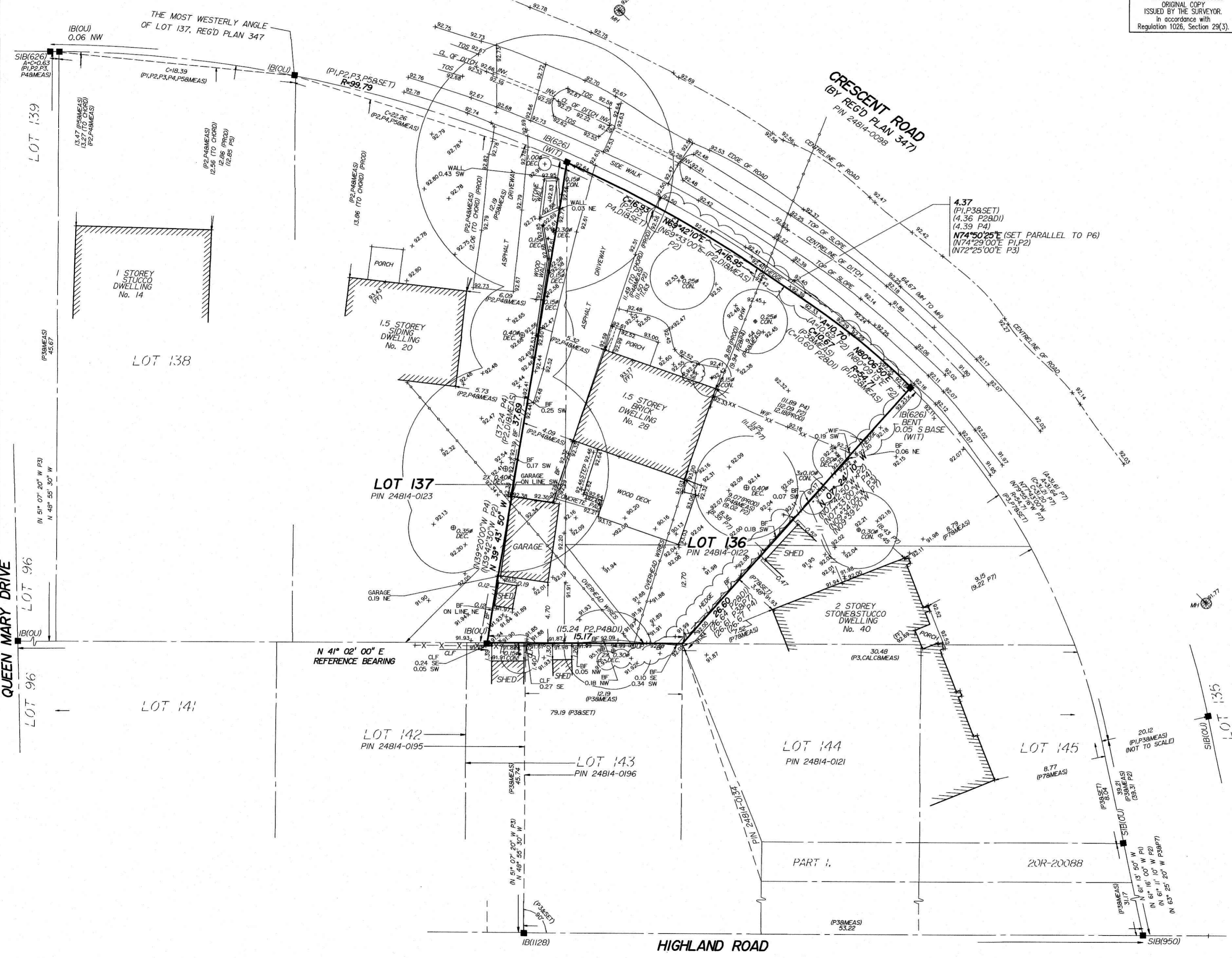
BEARING NOTE
Bearings are Astronomic, and are Referred to the Northeasterly limit of
Lots 136 to 96 as shown on Reg'd Plan 347, having a Bearing
of N 41° 02' 00" E.

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 6th day of April, 2021.

May 27, 2021
Date
A. Musil
Andrew Musil, O.L.S.

Party Chief: L.K.
Drawn By: M.S.
Checked By: A.M.
Project: 21-088

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



THE MOST WESTERLY ANGLE
OF LOT 137, REG'D PLAN 347

LOT 139

LOT 138

LOT 96

LOT 141

LOT 142

LOT 143

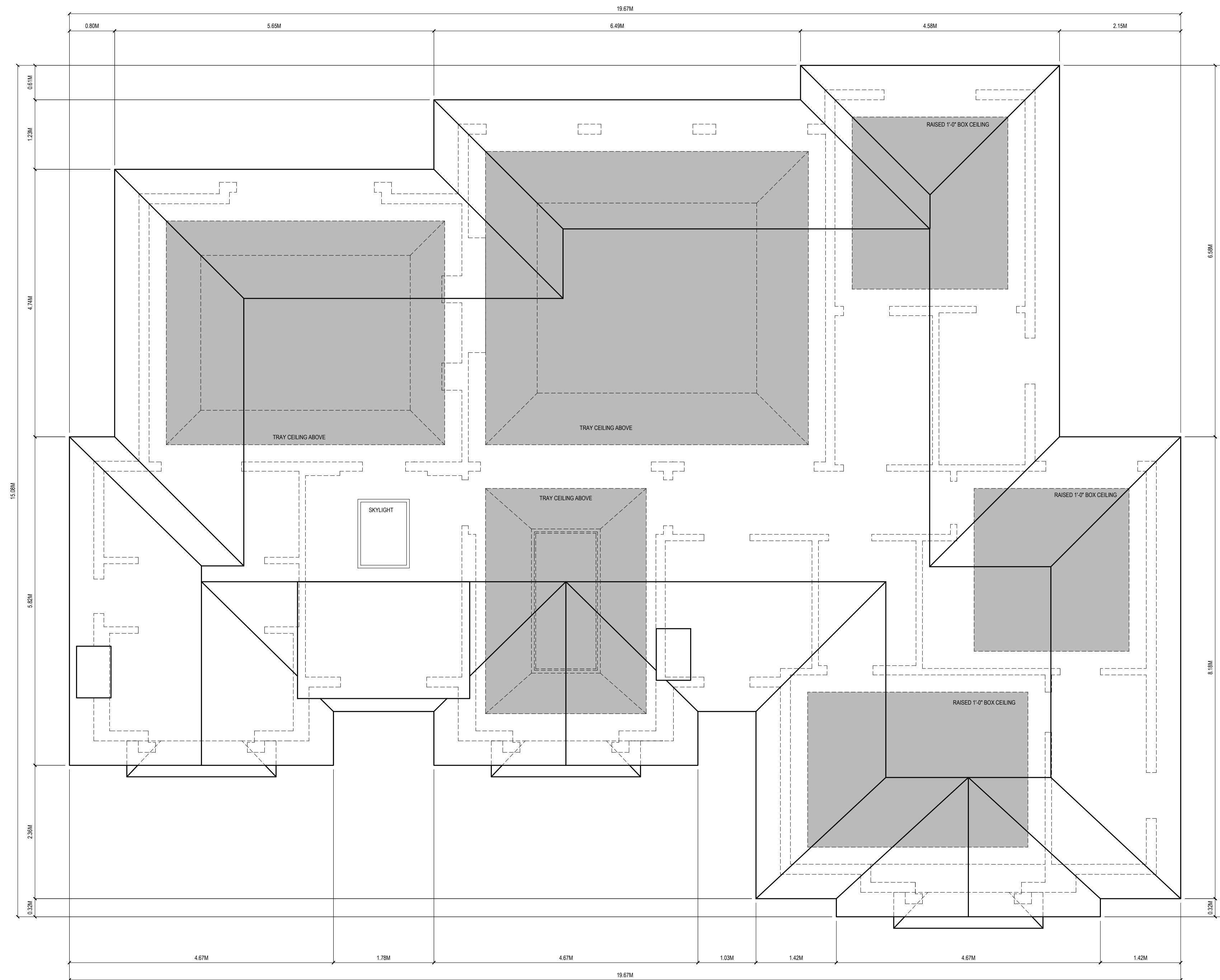
LOT 144

LOT 145

N 41° 02' 00" E
REFERENCE BEARING

HIGHLAND ROAD

PART I, 20R-20088



1/4" = 1'-0" T- ROOF PLAN

QUALIFICATION
 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE (O.B.C.) TO BE A DESIGNER.

QUALIFICATION INFORMATION:
 NAME: *[Signature]* 11378 B.C.N.
 FIRM NAME: LUCID HOMES INC. 114657 E.C.N.

LIL HOMES
 CO-CREATE & BUILD

LIL HOMES INC.
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GENERAL NOTES
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LUCID DESIGN

DRAWING TITLE: ROOF PLAN
 DRAWN BY: PR CHECKED BY:
 ADDRESS: 28 CRESCENT ROAD, OAKVILLE
 PROJECT NO: 2024-033 SCALE: 1/4" = 1'-0"
 SHEET NO: **A103**



FRONT ELEVATION

QUALIFICATION
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QUALIFICATION INFORMATION:

AAHQ RATIO	11378
NAME	B.C.I.N.
LUCID HOMES INC.	11467
FIRM NAME	B.C.I.N.

TL HOMES CO-CREATE & BUILD

TL HOMES INC.
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LUCID DESIGN

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
 DRAWN BY: PJ CHECKED BY:
 ADDRESS: 28 CRESCENT ROAD, ORAVILLE
 PROJECT NO: 2024-033 SCALE: 1/4" = 1'-0"
 SHEET NO: **A201**



LEFT ELEVATION

QUALIFICATION
 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE (O.B.C.) TO BE A DESIGNER.

QUALIFICATION INFORMATION
 AIA/OU RATIO: 11378
 NAME: [Signature] B.C.N.
 LUCID HOMES INC. 11467
 FIRM NO.: E.C.13

LUCID HOMES
 CO-CREATE & BUILD

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5		MM/DD/YYYY

LUCID DESIGN

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
 DRAWN BY: [Signature] CHECKED BY: [Signature]
 ADDRESS: 28 CRESCENT ROAD, OAKVILLE
 PROJECT NO: 2024-033 SCALE: 1/8" = 1'-0"
 SHEET NO: **A202**



RIGHT ELEVATION

QUALIFICATION
 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE (O.B.C.) TO BE A DESIGNER.

QUALIFICATION INFORMATION
 NAME: *[Signature]* 11378 B.C.N.
 LUCID HOMES INC. 114657 B.C.N.

TL HOMES INC.
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 WWW.TLHOMES.COM

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LUCID DESIGN
 DRAWING TITLE: ARCHITECTURAL ELEVATIONS
 DRAWN BY: PJ CHECKED BY:
 ADDRESS: 28 CRESCENT ROAD, ORAVILLE
 PROJECT NO: 2024-033 SCALE: 1/8" = 1'-0"
 SHEET NO: **A204**



REAR ELEVATION

QUALIFICATION
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QUALIFICATION INFORMATION
 NAME: *[Signature]* 11378 B.C.N.
 LUCID HOMES INC. 11467 B.C.N.

LIL HOMES
 CO-CREATE & BUILD

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LUCID DESIGN

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 DRAWN BY: PJ CHECKED BY:
 ADDRESS: 28 CRESCENT ROAD, ORAVILLE
 PROJECT NO: 2024-033 SCALE: 1/8" = 1'-0"
 SHEET NO: **A203**