

**PART OF LOT 3  
CONCESSION 4  
SOUTH OF DUNDAS STREET  
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR, COUNTY OF HALTON)  
TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF HALTON**

**LEGEND**

- - - EXISTING SANITARY SERVICE
- - - EXISTING WATER SERVICE
- - - SANITARY SERVICE
- - - WATER SERVICE
- - - STORM SERVICE/ROOF LEADER DRAIN
- - - SWALE
- - - ROOF LEADER DISCHARGE LOCATION
- - - SUMP PUMP DISCHARGE LOCATION
- - - 3:1 SLOPING (MAXIMUM)
- - - PROPOSED GRADE
- - - EXISTING GRADE
- - - EXISTING CURB STOP
- - - EXISTING SANITARY CLEANOUT
- - - EXISTING TREE TO REMAIN
- - - EXISTING TREE TO BE REMOVED

**SOAKAWAY PIT DETAIL**  
N.T.S.

NOTE:  
1. FILTER FABRIC TERRAFIX 240R OR EQUAL.  
2. PROVIDE MINIMUM 1.0m CLEARANCE TO WATER TABLE FROM BOTTOM OF PIT.  
3. SOAKAWAY PIT TO BE DESIGNED TO MEET CRITERIA.  
4. WHERE GROUNDWATER IS CLOSER THAN 1.0m TO THE BOTTOM OF THE SOAKAWAY PIT, DIMENSIONS CAN BE ADJUSTED TO MAINTAIN MINIMUM PIT INTERNAL SURFACE AREA AS PER CAPES ENGINEERING LTD. SOAKAWAY PIT REPORT.

- NOTES**
- SITE PLAN**
- THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS. IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
  - 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 STREET LINES MUST BE LOCATED BY HIS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
  - ALL CONNECTIONS SHALL BE INSTALLED AS PER MUNICIPAL STANDARDS AND SPECIFICATIONS.
  - 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.
  - THE SIDE SWALES AT THE BUILDING LINE SHALL BE A MINIMUM OF 150mm DEEP.
  - OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150mm BELLOW BRICK VENEER ELEVATION.
  - PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOILS CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 100mm OF TOPSOIL AND NO. 1 NURSERY SOD AND A MINIMUM DEPTH OF 150mm OF 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 75mm OF ASPHALT BETWEEN THE CURB AND THE STREET LINE.
  - NO SODDING ON ANY LOTS IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
  - AT ALL ENTRANCES TO THE SITE THE ROAD CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING OR FUTURE SIDEWALK AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
  - DRIVEWAY GRADES SHOULD NOT BE LESS THAN 1.0% AND NOT GREATER THAN 7.0%.
  - LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 5.0%.
  - WHERE GRADES IN EXCESS OF 5% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
  - THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
  - ANY CHANGES TO THE SERVICING DESIGN, STANDARDS AND SPECIFICATIONS MUST HAVE PRIOR APPROVAL FROM THE SERVICES PERMIT TECHNICIAN AT THE REGION OF HALTON.

- WATERMANS**
- ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS & SPECIFICATIONS.
  - WATERMAIN MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.15m OVER OR 0.60m UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
  - WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7m WITH A MINIMUM HORIZONTAL SPACING OF 1.2m FROM THEMSELVES AND FROM SEWER AND OTHER UTILITIES.
  - WATERMANS TO BE INSTALLED TO GRADE AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK WHERE REQUESTED BY INSPECTOR.
  - WATERMAIN AND WATER SERVICE MATERIALS 100 DIA. UP TO AND INCLUDING 300 DIA. TO BE P.V.C. DR-18 TO AWWA SPEC 900-75, COPPER TYPE 'K' FOR 80 DIA. AND SMALLER.
  - PROVISIONS FOR FLUSHING THE LINES PRIOR TO TESTING ETC. MUST BE PROVIDED WITH AT LEAST A 80 DIA. OUTLET ON 100 DIA. AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END SAME SIZE AS THE LINES. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR UNDER THE DRAIN ON FIRE LINES. FLUSHING OUTLET TO BE 100 DIA. OR A HYDRANT.
  - DUCTILE IRON WATERMAIN FITTINGS TO BE CEMENT LINED TO AWWA SPEC C-110-77.
  - THRUST BLOCKS MUST BE INSTALLED ON ALL BENDS, TEES AND REDUCERS.
  - ALL CURB STOPS TO BE 1.0m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
  - HYDRANT AND VALVE SET TO REGION OF HALTON STANDARDS.
  - ALL HYDRANTS ARE TO HAVE PUMPER NOZZLE OUTLET.
  - ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.

- ROADS**
- ALL FILL WITHIN ROAD ALLOWANCE AND EASEMENTS TO BE COMPACTED TO MIN 95% STANDARD PROCTOR DENSITY. FOR THE TOP 100mm OF THE SUBGRADE THE SUITABILITY AND COMPACTION OF ALL FILL MATERIALS TO BE CONFIRMED BY A RECOGNIZED SOIL CONSULTANT TO THE CITY ENGINEER AND THE SUBGRADE OF ALL ROADWAYS SHALL BE PROOF ROLLED UNDER THE SUPERVISION OF THE SOILS CONSULTANT PRIOR TO THE INSTALLATION OF ANY ROAD BASE MATERIALS.
  - THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES, WATERMANS, SEWERS AND OTHER UNDERGROUND OR ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR/DEVELOPER MUST EXAMINE THE ACCURACY OF SUCH EXISTING UTILITIES AND STRUCTURES WHETHER SHOWN OR NOT AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM. ANY DISCREPANCIES TO LOCATION OF EXISTING WATERMANS AND SEWERS TO BE RECTIFIED AT CONTRACTOR/DEVELOPER'S EXPENSE.
  - ALL FILLS GREATER THAN 1.0m IN DEPTH, WHETHER ON ROADS OR LOTS, SHALL BE IDENTIFIED AS ENGINEERED FILL AND SHALL BE PLACED UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL SOILS CONSULTANT AND SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY.
  - THE CONTRACTOR/DEVELOPER MUST ENSURE THAT A SUBGRADE CERTIFICATE IS ISSUED BY THE GEOTECHNICAL SOILS CONSULTANT TO THE ENGINEER. ONLY UPON VERIFICATION AND APPROVAL OF THE SUBGRADE BY THE LOCAL AUTHORITY INSPECTION DEPARTMENT WILL COMMENCEMENT OF ANY ROAD BASE MATERIALS BE PLACED. FAILURE TO FOLLOW THIS PROCEDURE WILL MEAN THE REMOVAL OF ROAD BASE MATERIALS AND/OR ADDITIONAL TESTING THAT PROPER COMPACTION HAS BEEN ACHIEVED AT THE SUBGRADE AT CONTRACTOR/DEVELOPER'S EXPENSE.
  - TRENCH BACKFILLING ON PROPOSED ROADS SHALL COMPLY WITH THE FOLLOWING AND IN CONJUNCTION WITH TOWN OF OAKVILLE STANDARDS:
    - WHERE THE EXCAVATED INORGANIC NATIVE SUBSOIL IS USED FOR TRENCH BACKFILLING, THE BACKFILL SHOULD BE PLACED IN MAXIMUM 200mm THICK LAYERS AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.
    - THE TOP 100mm OF THE SUBGRADE IS TO BE COMPACTED TO A MINIMUM OF 98% OF STANDARD PROCTOR DENSITY WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.
    - ALL CONNECTIONS AND EXCAVATIONS WITHIN PAVED PORTION OF ANY EXISTING ROAD TO BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
    - ALL OTHER EXCAVATIONS WITHIN EXISTING ROAD ALLOWANCES SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH GRANULAR 'C' MATERIAL COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY. SURFACE RESTORATION SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITION IN ACCORDANCE WITH OPS5 507.

REFER TO DRAWING A001.0 FOR SITE STATISTICS PREPARED BY SMDA DESIGN LTD.

**REGION OF HALTON APPROVAL**

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

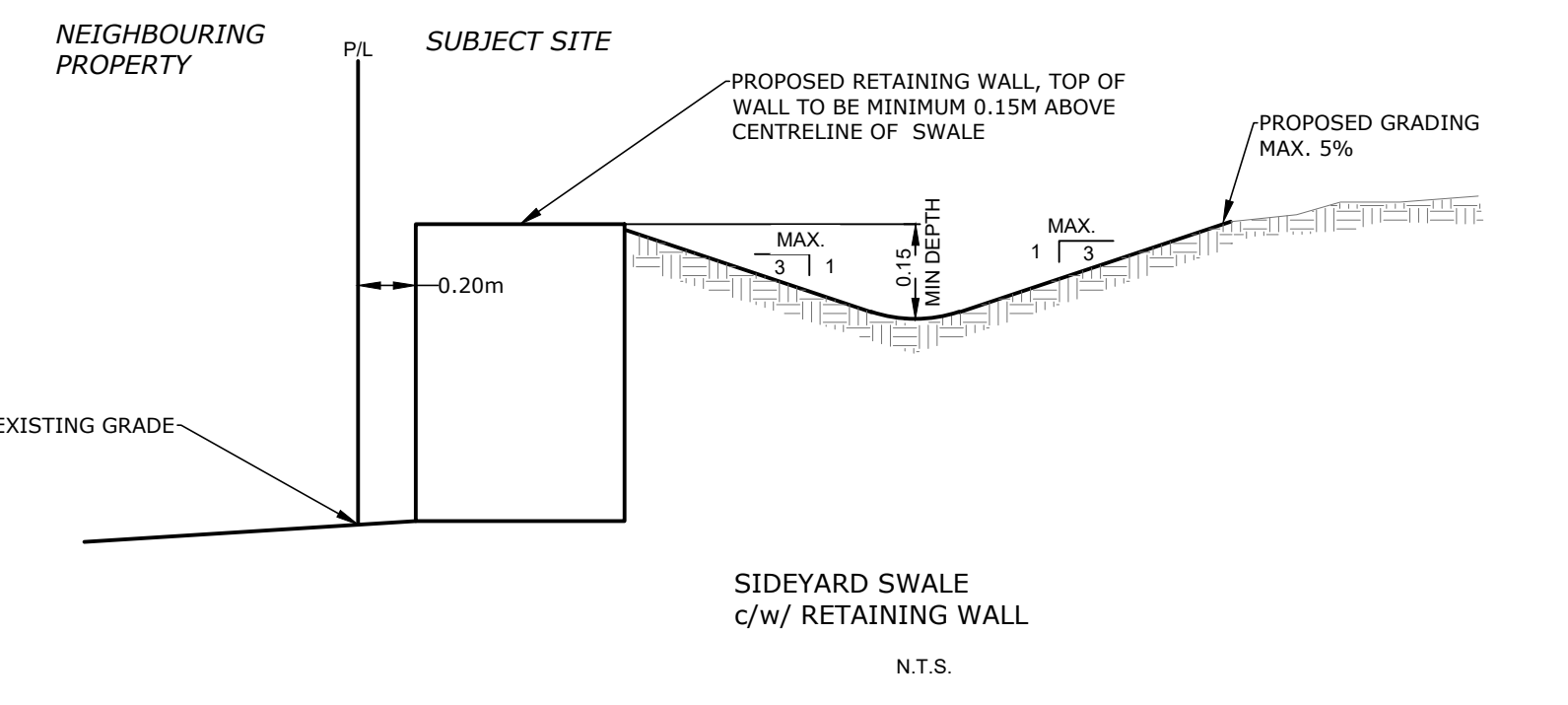
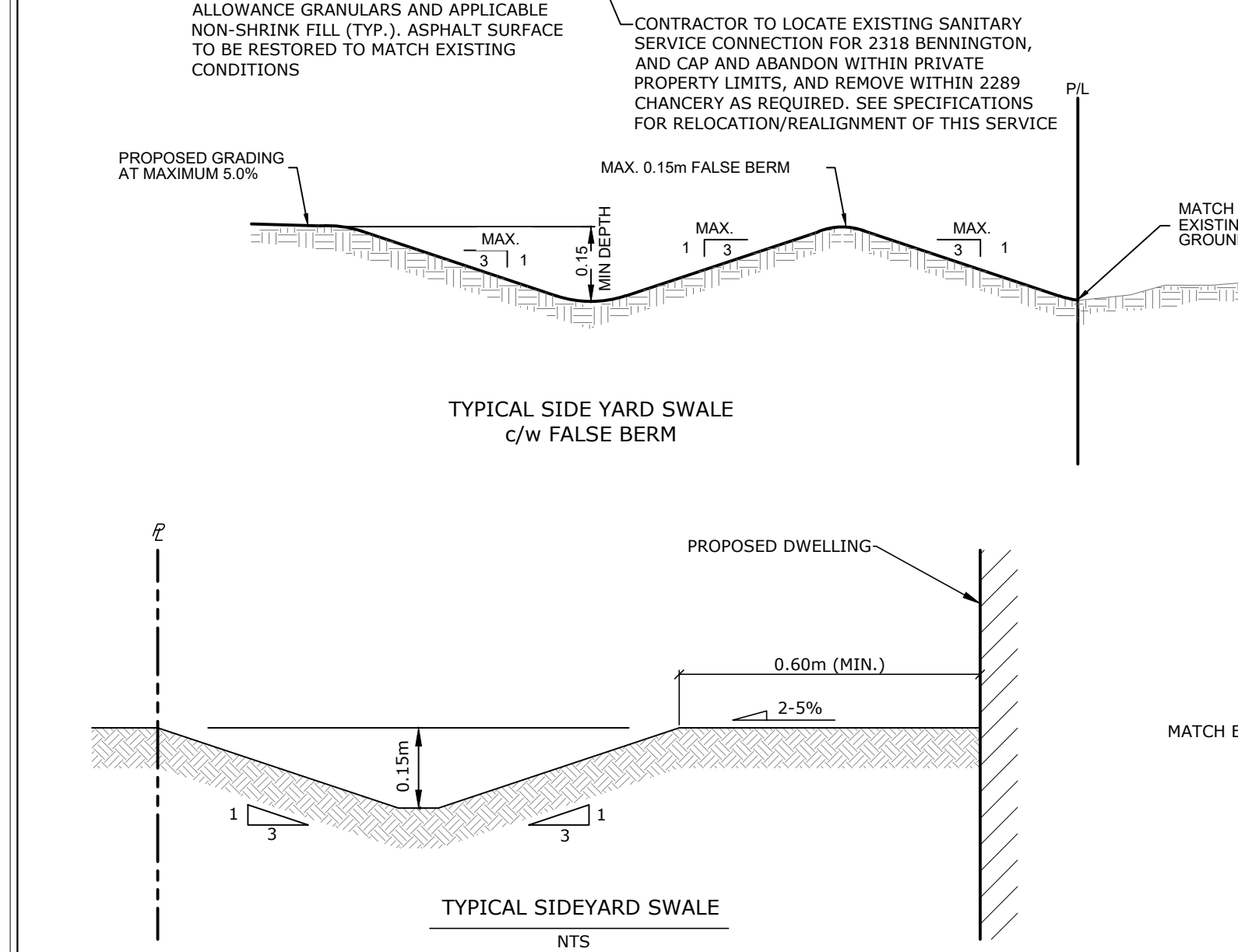
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
BUSINESS & TECHNICAL SERVICES

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 STANDARDS AND SPECIFICATIONS ARE MET. THE DESIGN CRITERIA, STANDARD DRAWINGS & SPECIFICATIONS MANUAL MAY BE OBTAINED THRU CAPITAL PLANNING & DATA TECHNOLOGIES DEPARTMENT 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.

THE EXISTING SANITARY LATERAL MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR, AND TELEVISION BY REGIONAL FORCES PRIOR TO CONNECTION. A LATERAL THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT MAIN, AND A NEW LATERAL CONSTRUCTED AT THE SITE DEVELOPER'S EXPENSE.

THE EXISTING WATER SERVICE MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR. A SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT MAIN, AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPER'S EXPENSE.

ALL ROOF DOWNSPOUTS FROM EAVESTROUGH TO DISCHARGE ONTO SURFACE VIA CONCRETE SPLASH PADS IN ACCORDANCE WITH CURRENT TOWN POLICY.



- FIRE DEPARTMENT**
- FIRE ROUTE WILL BE DESIGNATED AS PER TOWN OF OAKVILLE BYLAW, AS AMENDED PRIOR TO OCCUPANCY OF THE BUILDINGS.
  - FIRE ROUTES TO BE DESIGNED TO WITH STAND A LOAD NOT LESS THAN 11,363kg PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A DISTANCE 15.0m.
  - ALL 12.0m TURNING RADIi HAVE MIN. CLEARANCE OF 3.0m BETWEEN THE CENTRE LINE OF TURNING RADIi AND ANY CURB OR PART OF BUILDING.
  - PRIVATE FIRE HYDRANTS SHALL BE FLOW TESTED AND COLOUR CODED IN CONFORMANCE WITH THE REGION OF HALTON 'UNIFORM MARKINGS OF HYDRANTS'.

- SANITARY SEWERS**
- ALL SANITARY SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT STANDARD & SPECIFICATIONS.
  - SANITARY SEWERS AND CONNECTIONS 150 DIA. AND LESS TO BE P.V.C. SDR-28 ON PRIVATE PROPERTY.
  - SANITARY SEWERS AND CONNECTIONS 200 DIA. AND LARGER TO BE P.V.C. SDR-35 ASTM D3034-81 WITH TYPE 'B' BEDDING THROUGHOUT EXCEPT AT RISERS, UNLESS OTHERWISE NOTED.

- STORM SEWERS**
- ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STANDARD & SPECIFICATION.
  - STORM SEWERS AND CONNECTIONS 150 DIA. AND SMALLER TO BE CONCRETE CL 3 OR P.V.C. SDR-28 PIPE.
  - STORM SEWERS AND CONNECTIONS 200 DIA. AND LARGER TO BE CONCRETE CL-60 (CSA A257) OR P.V.C. ULTRA-RIB (CSA 182.2 & 182.4) WITH TYPE 'B' BEDDING THROUGHOUT EXCEPT AT RISERS, UNLESS OTHERWISE NOTED.
  - ALL CATCHBASINS TO BE AS PER OWN STANDARD 3-1 UNLESS OTHERWISE NOTED. IN LANDSCAPED AREAS WITH BEEHIVE TOP PER TOWN STANDARD 5-2.
  - ALL MANHOLES OR CATCHBASIN MANHOLES TO BE OPSD 701.010 UNLESS OTHERWISE NOTED.

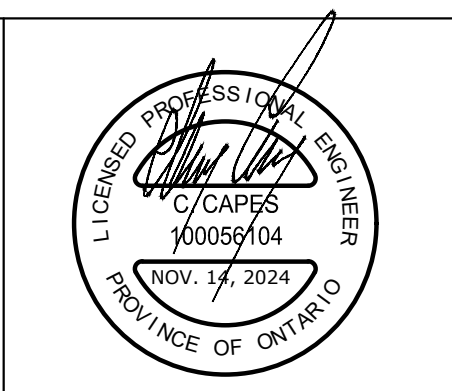
**Notes**

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- The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to CAPES Engineering Ltd. prior to construction.
- This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.

| No | Issue / Revision                       | Date       | Auth |
|----|----------------------------------------|------------|------|
| 1  | ISSUED FOR APPROVALS                   | 2022/08/03 | CC   |
| 2  | REVISED FOR APPROVALS                  | 2023/04/04 | CC   |
| 3  | REVISED PER SITE PLAN COMMENTS         | 2023/04/11 | CC   |
| 4  | REVISED PER BUILDING SERVICES COMMENTS | 2023/04/17 | CC   |
| 5  | REVISED PER BUILDING SERVICES COMMENTS | 2023/08/02 | CC   |
| 6  | REVISED PER HALTON REGION COMMENTS     | 2023/09/20 | CC   |
| 7  | REVISED ARCHITECTURE                   | 2024/11/14 | CC   |

**BENCHMARK**  
Elevations are Referred to the Town of Oakville Benchmark No.182, having an Elevation of 82.2683m.

LEGAL SURVEY, BOUNDARY CONDITIONS NOTE:  
THIS PLAN IS NOT A PLAN OF SURVEY, AND BOUNDARY CONDITIONS ARE TO BE VERIFIED BY AN ONTARIO LAND SURVEYOR. THIS PLAN MAKES NO WARRANTY REGARDING BOUNDARY CONDITIONS, AS SUCH THEY ARE SHOWN FOR INFORMATION PURPOSES ONLY AND ASSUMED TO BE AN APPROXIMATE REPRESENTATION. BOUNDARY CONDITION INFORMATION HAS BEEN PROVIDED WITH PERMISSION TO THE OWNER BY J.H. GELBLOOM SURVEYING LTD., AND SHOWN APPROXIMATELY HEREON.



**DESIGN/REVIEW DECLARATION:**  
PROPOSED GRADING HAS BEEN DESIGNED AND REVIEWED, SUCH THAT IT WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES AS DESIGNED. COVERED UNDER THE SEAL OF THE PROFESSIONAL ENGINEER PROVIDED

Client: SMDA DESIGN LTD.

**CAPES ENGINEERING**  
355310 BLUE MOUNTAINS - EUPHRASIA TOWNLINE  
355310 BLUE MOUNTAINS - EUPHRASIA TOWNLINE  
WWW.CAPESENGINEERING.COM

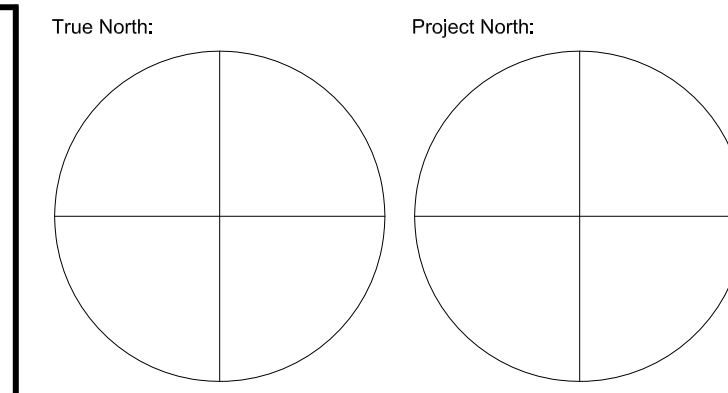
**2289 CHANCERY LANE WEST  
LOT SERVICING, GRADING AND DRAINAGE PLAN**

|                        |                     |                    |                         |
|------------------------|---------------------|--------------------|-------------------------|
| Designed<br>K. GRIFFIN | Checked<br>C. CAPES | Date<br>2022/07/04 | Drawing No.<br>2021-195 |
| Scale<br>1:250         | 0 5.0 10.0 15.0m    | Rev No.<br>1       | <b>C1</b>               |





SPATIAL SEPARATIONS CALCULATION PER O.B.C. 9.10.15:  
**WEST ELEVATION:**  
 GLAZED OPENINGS CALCULATION PER O.B.C. 9.10.15.4  
 EXPOSING BUILDING FACE: 1387 SF  
 LIMITING DISTANCE: 16.0m  
 ALLOWABLE OPENINGS: 100%  
 PROPOSED OPENINGS: 19.3% 268.0 SF  
 CONSTRUCTION OF EXPOSING BUILDING FACE PER O.B.C. 9.10.15.5  
 CONSTRUCTION: COMBUSTIBLE (COMBUSTIBLE OR NON-COMBUSTIBLE PERMITTED)  
 CLADDING: NON-COMBUSTIBLE (COMBUSTIBLE OR NON-COMBUSTIBLE PERMITTED)  
 FRR: N/A



Key Plan:

| No. | Date          | Issued/Revision                          | By   |
|-----|---------------|------------------------------------------|------|
| 25  | Nov 15, 2024  | Covered Porch, Exercise Room             | R.M. |
| 24  | June 9, 2024  | Covered Porch (draft for discussion)     | R.M. |
| 23  | Apr 18, 2024  | For meeting                              | R.M. |
| 22  | Jan 8, 2024   | Foundation & misc changes (draft)        | R.M. |
| 21  | Dec 27, 2023  | Rev walkout, patio at east, misc changes | R.M. |
| 20  | Nov 29, 2023  | Minor roof/window changes                | R.M. |
| 19  | July 17, 2023 | For Permit                               | R.M. |
| 18  | July 5, 2023  | Draft for Review                         | R.M. |
| 17  | Apr 18, 2023  | Site Plan resubmission                   | R.M. |
| 16  | Feb 13, 2023  | Rev of C of A - notes                    | R.M. |
| 15  | Feb 10, 2023  | Rev of C of A - new building location    | R.M. |
| 14  | Jan 14, 2023  | For Discussion - potential new location  | R.M. |
| 13  | Jan 10, 2023  | Rev for Committee of Adjustment          | R.M. |
| 12  | Dec 15, 2022  | For Committee of Adjustment              | R.M. |
| 11  | Nov 11, 2022  | Rev, Design                              | R.M. |
| 10  | Aug 3, 2022   | Rev, for Site Plan                       | R.M. |
| 9   | Jan 25, 2022  | Rev, for Site Plan                       | R.M. |
| 8   | Jan 6, 2022   | Rev, design                              | R.M. |
| 7   | Dec 23, 2021  | Rev, design                              | R.M. |
| 6   | Oct 28, 2021  | Consultation w/ Town                     | R.M. |
| 5   | Oct 8, 2021   | For Site Plan                            | R.M. |
| 4   | Oct 4, 2021   | For Site Plan                            | R.M. |
| 3   | July 30, 2021 | For review                               | R.M. |
| 2   | July 19, 2021 | For review                               | R.M. |
| 1   | June 24, 2021 | For review                               | R.M. |



SPATIAL SEPARATIONS CALCULATION PER O.B.C. 9.10.15:  
**SOUTH ELEVATION:**  
 GLAZED OPENINGS CALCULATION PER O.B.C. 9.10.15.4  
 EXPOSING BUILDING FACE: 1560 SF  
 LIMITING DISTANCE: 9.6m (TD C/F UNOPENED ROAD ALLOWANCE)  
 ALLOWABLE OPENINGS: 27.6% (INTERPOLATED) 587 SF  
 PROPOSED OPENINGS: 30.4% 475.0 SF  
 CONSTRUCTION OF EXPOSING BUILDING FACE PER O.B.C. 9.10.15.5  
 CONSTRUCTION: COMBUSTIBLE (COMBUSTIBLE OR NON-COMBUSTIBLE PERMITTED)  
 CLADDING: NON-COMBUSTIBLE (COMBUSTIBLE OR NON-COMBUSTIBLE PERMITTED)  
 FRR: N/A



SMDA Design Ltd.  
 1492 Wallace Rd., unit 9  
 Oakville ON L6L 2Y2  
 Tel: 905 842 2848  
 smda.ca

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**REGISTRATION INFORMATION:**  
 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

**QUALIFICATION INFORMATION:**  
 RICK MATELJAN BCIN 39448  
 SMDA DESIGN LTD. BCIN 128915

Project:  
 2289 Chancery Lane W.  
 Oakville, ON

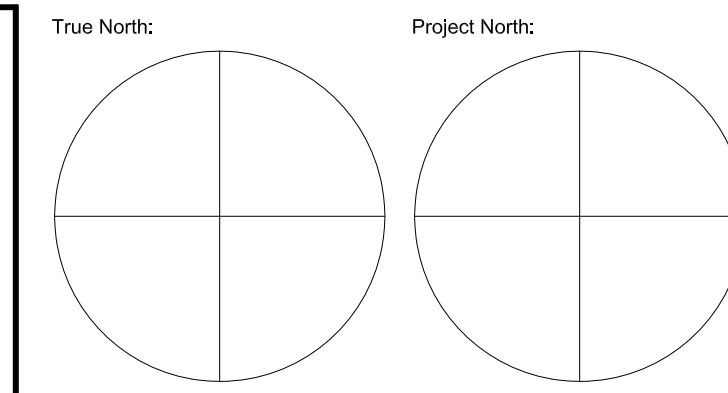
Sheet Title:  
**Front Elevation  
 South Elevation**

| Design By: | Drawn By: | Approved By: |
|------------|-----------|--------------|
| R.M.       | R.M.      | R.M.         |

Scale: 1/4"=1'-0" Date: June 2021 Project No:

Drawing No:  
**A003.0**

Engineer:



Key Plan:

**SPATIAL SEPARATIONS CALCULATION PER O.B.C. 9.10.15:**  
**EAST ELEVATION:**  
 GLAZED OPENINGS CALCULATION PER O.B.C. 9.10.15.4  
 EXPOSING BUILDING FACE: 1387 SF  
 LIMITING DISTANCE: 23.5M (TO PROPERTY LINE)  
 ALLOWABLE OPENINGS: 150%  
 PROPOSED OPENINGS: 27.3% 379.0 SF  
 CONSTRUCTION OF EXPOSING BUILDING FACE PER O.B.C. 9.10.15.5  
 CONSTRUCTION: COMBUSTIBLE (COMBUSTIBLE OR NON-COMBUSTIBLE PERMITTED)  
 CLADDING: NON-COMBUSTIBLE (COMBUSTIBLE OR NON-COMBUSTIBLE PERMITTED)  
 FRR: N/A

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 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

**QUALIFICATION INFORMATION:**  
 RICK MATELJAN BCIN 39448  
 SMDA DESIGN LTD. BCIN 128915

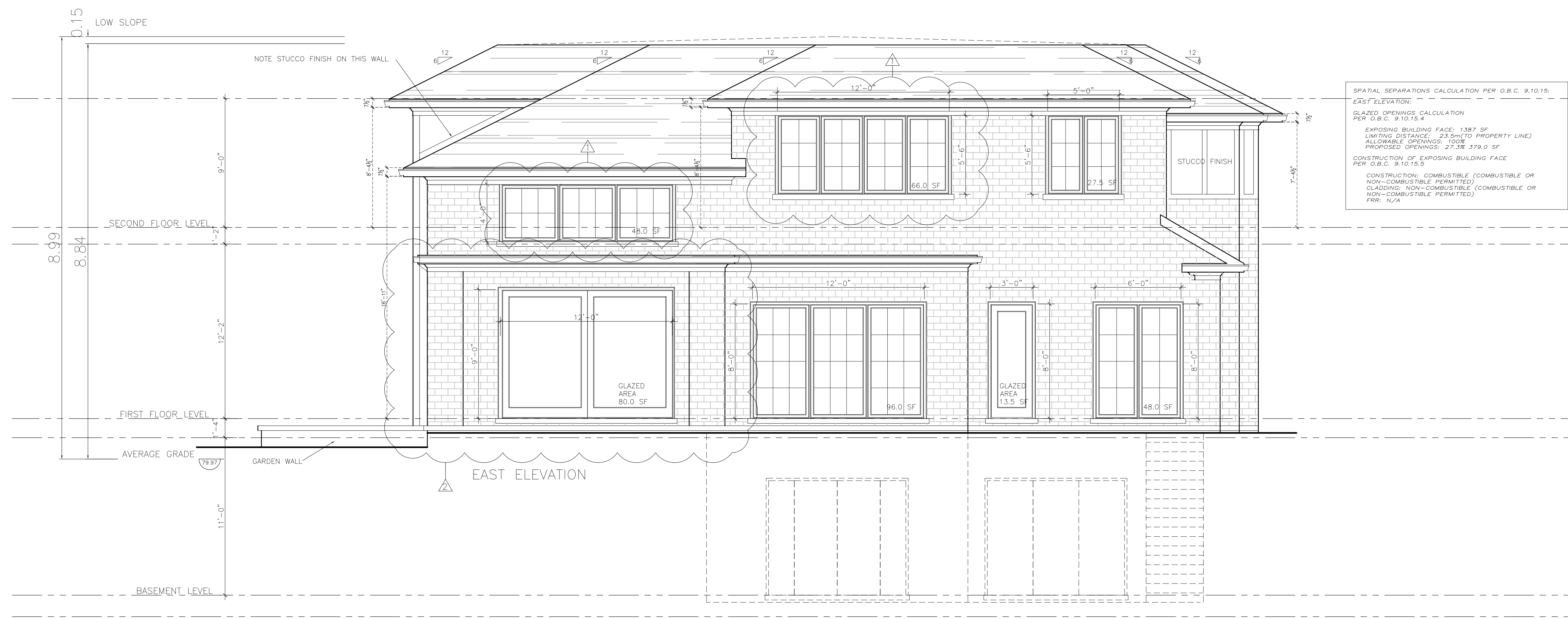
Project:  
 2289 Chancery Lane W.  
 Oakville, ON

Sheet Title:  
**East Elevation  
 North Elevation**

| Design By: | Drawn By: | Approved By: |
|------------|-----------|--------------|
| R.M.       | R.M.      | R.M.         |

Scale: 1/4"=1'-0"  
 Date: June 2021  
 Project No:  
 Drawing No:  
**A003.1**

Engineer:



**SPATIAL SEPARATIONS CALCULATION PER O.B.C. 9.10.15:**  
**NORTH ELEVATION:**  
 GLAZED OPENINGS CALCULATION PER O.B.C. 9.10.15.4  
 EXPOSING BUILDING FACE: 1560 SF  
 LIMITING DISTANCE: 4.2m  
 ALLOWABLE OPENINGS: 12%  
 PROPOSED OPENINGS: 9.8% 153.0 SF  
 CONSTRUCTION OF EXPOSING BUILDING FACE PER O.B.C. 9.10.15.5  
 CONSTRUCTION: COMBUSTIBLE (COMBUSTIBLE OR NON-COMBUSTIBLE PERMITTED)  
 CLADDING: NON-COMBUSTIBLE (COMBUSTIBLE OR NON-COMBUSTIBLE PERMITTED)  
 FRR: N/A