

LEGEND

SIB - STANDARD IRON BAR
SSIB - SHORT STANDARD IRON BAR
IB - IRON BAR
CC - CUT CROSS
■ - FOUND
□ - PLANTED
S - SET
M - MEASURED
WIT - WITNESS
OU - ORIGIN UNKNOWN
RP - REGISTERED PLAN 416
P1 - PLAN BY JAMES WANDABENSE O.L.S.
DATED JULY 21, 1954.
P2 - PLAN 20R-6711
(MCI) - D. S. McINTOSH., O.L.S.
(JA) - JAMES D. AITKEN., O.L.S.
UP - UTILITY POLE
CB - CATCH BASIN
⊙ - DOOR SILL

-U- - OVERHEAD UTILITY LINE
✱ - CONIFEROUS TREE
⊙ - DECIDUOUS TREE
WK - WATER KEY
INTL - INTERLOCKING BRICK
BM - BENCH MARK
MH - MANHOLE
BF - BOARD FENCE
CLF - CHAIN LINK FENCE
FR - FRAME
BR - BRICK
FND - FOUNDATION

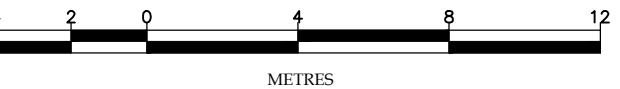
PART 2 - WRITTEN REPORT

- 1- THE SUBJECT PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS.
- 2- ALL PINS ARE (LT) UNLESS NOTED (R).
- 3- ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED.
- 4- ALL FENCES ARE "ON LINE" UNLESS TIES TO THE PROPERTY LINE ARE SHOWN.

SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC DETAILS

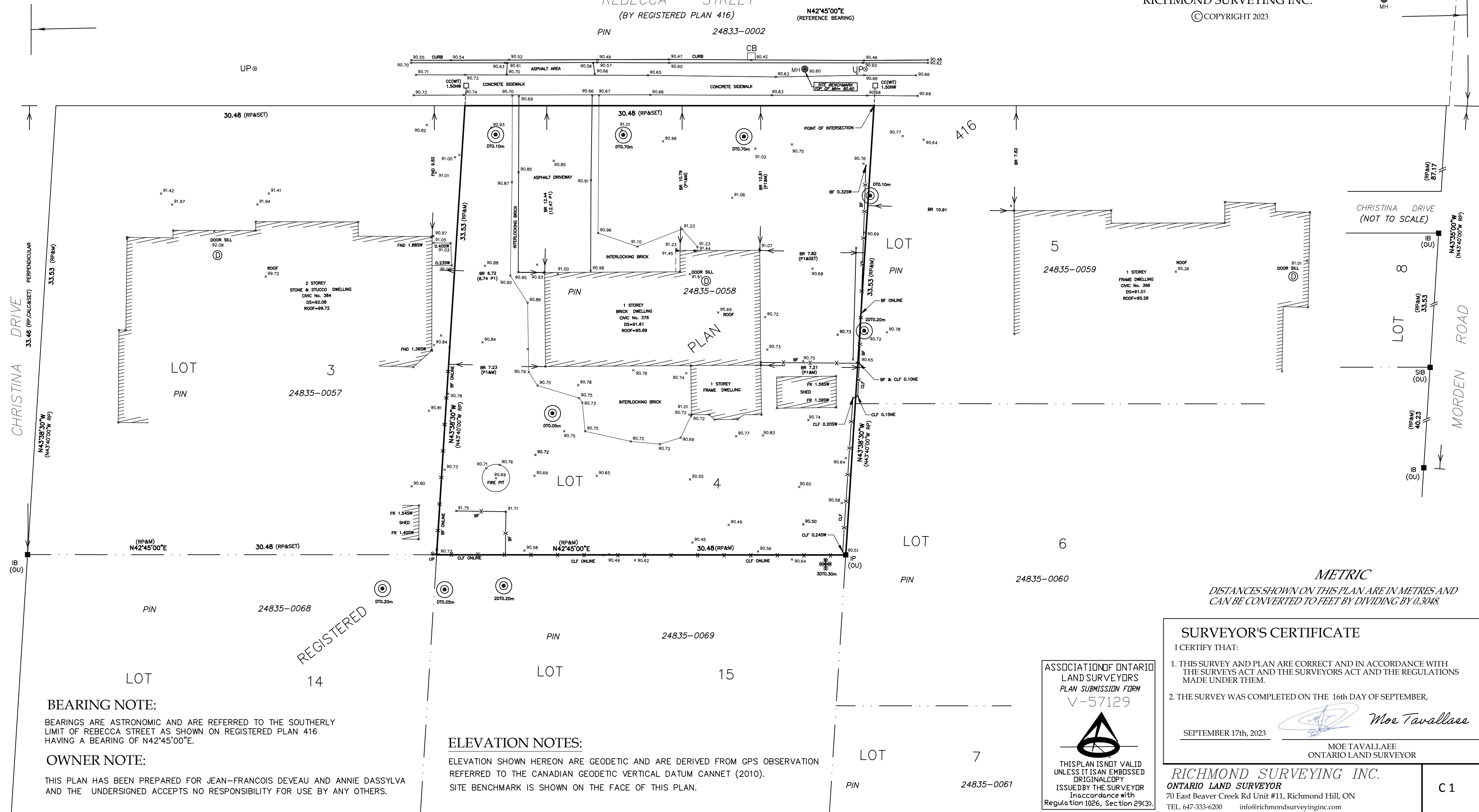
PART 1 - PLAN SHOWING
LOT 4
REGISTERED PLAN 416
TOWN OF OAKVILLE
(REGIONAL MUNICIPALITY OF HALTON)

SCALE 1:200



RICHMOND SURVEYING INC.

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BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF REBECCA STREET AS SHOWN ON REGISTERED PLAN 416 HAVING A BEARING OF N42°45'00"E.

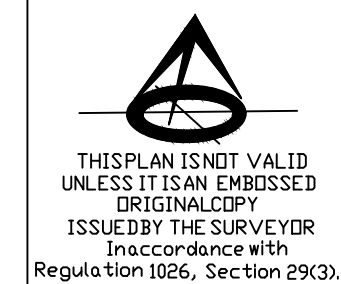
OWNER NOTE:

THIS PLAN HAS BEEN PREPARED FOR JEAN-FRANCOIS DEVEAU AND ANNIE DASSYLVA AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY ANY OTHERS.

ELEVATION NOTES:

ELEVATION SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATION REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM CANNET (2010).
SITE BENCHMARK IS SHOWN ON THE FACE OF THIS PLAN.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-57129



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 CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 16th DAY OF SEPTEMBER,

SEPTEMBER 17th, 2023

Moe Tavallase
MOE TAVALLASE
ONTARIO LAND SURVEYOR

RICHMOND SURVEYING INC.
ONTARIO LAND SURVEYOR
70 East Beaver Creek Rd Unit #11, Richmond Hill, ON
TEL. 647-333-6200 info@richmondsurveyinginc.com

C 1



FRONT ELEVATION

- GENERAL NOTES:**
1. THE FINAL DESIGN STUDIO IS REFERRED AS THE DESIGNER.
 2. ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST. ANY REPRODUCTION OF DRAWINGS UNAUTHORIZED USE FOR ANY OTHER PURPOSE AND ANY OTHER ADDRESS BY ANY OTHER PERSON WITHOUT WRITTEN PERMISSION IS PROHIBITED.
 3. THIS DRAWING IS NOT TO BE SCALED.
 4. ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES MUST BE NOTIFIED THE DESIGNER.
 5. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITIES FOR DIMENSIONS AND JOB SITE CONDITIONS PRIOR TO CONSTRUCTION. ALSO CONFIRM APPLICABLE BY-LAW AND OBC.
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NO.	DESCRIPTION	DATE
3	ISSUED FOR COA	JAN. 12-2025
2	ISSUED FOR PERMIT-R1	NOV. 15-2024
1	ISSUED FOR PERMIT	FEB. 04-2024

REVISION - ISSUE



Address:
Thornhill, ON, Canada

Phone: (416) 616-3706 email: Nilo@FHal.ca

FRONT ELEVATION

376 REBECCA ST.
OAKVILLE

N04-02

NA	1/8" = 1'-0"
NOV. 11 2024	A6

SPATIAL CALCULATION				
PER O.B.C. TABLE 9.10.15.4				
LEFT SIDE ELEVATION				
EXPOSING BUILDING		1010.77	S.F.	
FACE AREA		93.90	S.M.	
PORTION WALL AREA		1010.77	S.F.	
		93.90	S.M.	
LIMITING DISTANCE		4.9		
MAX. % OPENINGS		18	%	
QUN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	
1	72"	68"	30.22	
1	96"	72"	43.44	
1	72"	44"	18.89	
2	48"	44"	24.44	
0	0"	0"	0.00	
1	ARCH		13.69	13.69
0	ARCH		0.00	0.00
0	ARCH		0.00	0.00
0	ARCH		0.00	0.00
OPENINGS ALLOWED		181.94	S.F.	
OPENINGS PROVIDED		130.69	S.F.	
ADDITIONAL NOTES				
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER				



LEFT SIDE ELEVATION

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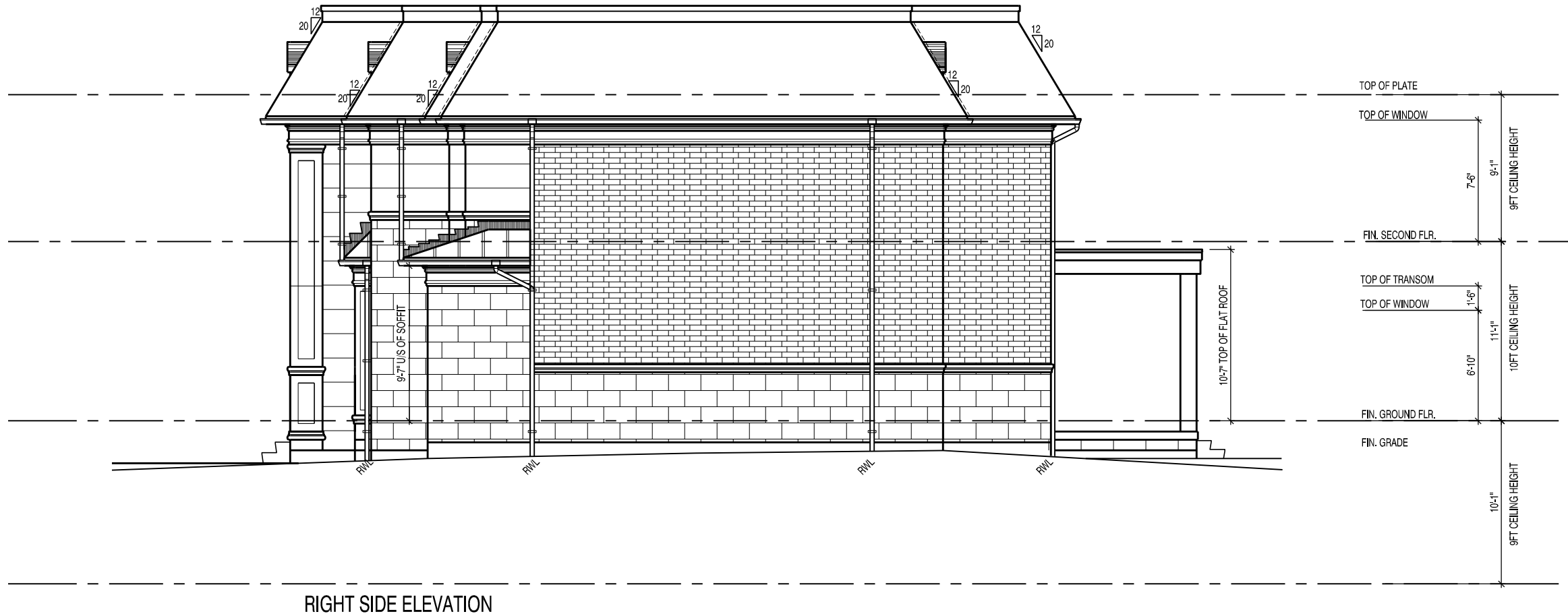
Phone: (416) 616-3706 email: Niloofar@Ftrial.ca

LEFT SIDE ELEVATION

376 REBECCA ST.
OAKVILLE

124-02

NA	100° = 1'0"
NOV. 11 2024	A7



RIGHT SIDE ELEVATION

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RIGHT SIDE ELEVATION

376 REBECCA ST.
OAKVILLE

10/4/22

NA	1/8" = 1'-0"
NOV. 11 2024	A8



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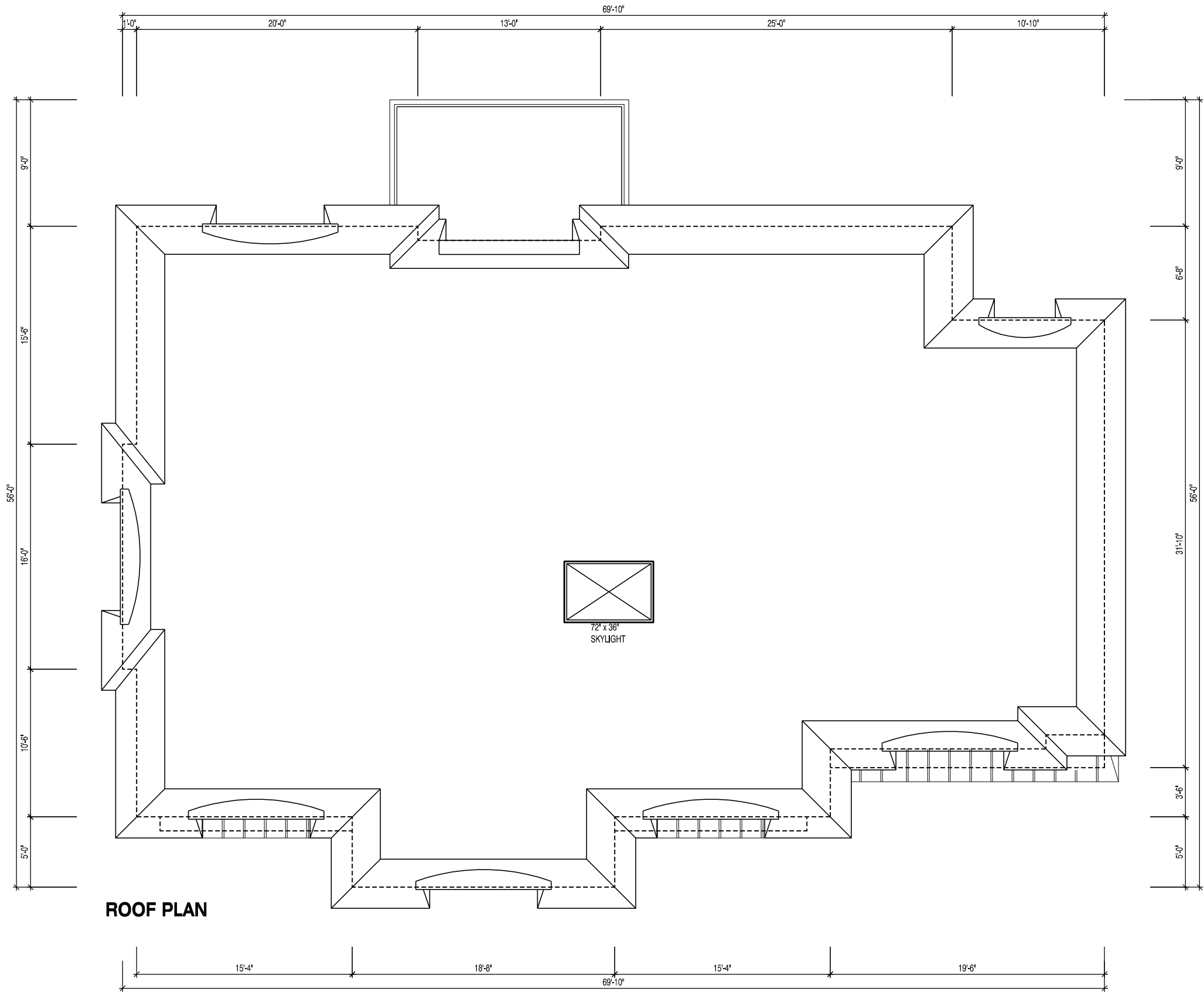
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REAR ELEVATION

376 REBECCA ST.
OAKVILLE

10/4/22

NA	1/8" = 1'-0"
NOV. 11 2024	A9



ROOF PLAN

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ROOF PLAN

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OAKVILLE

N04-02

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NOV. 11 2024	A5