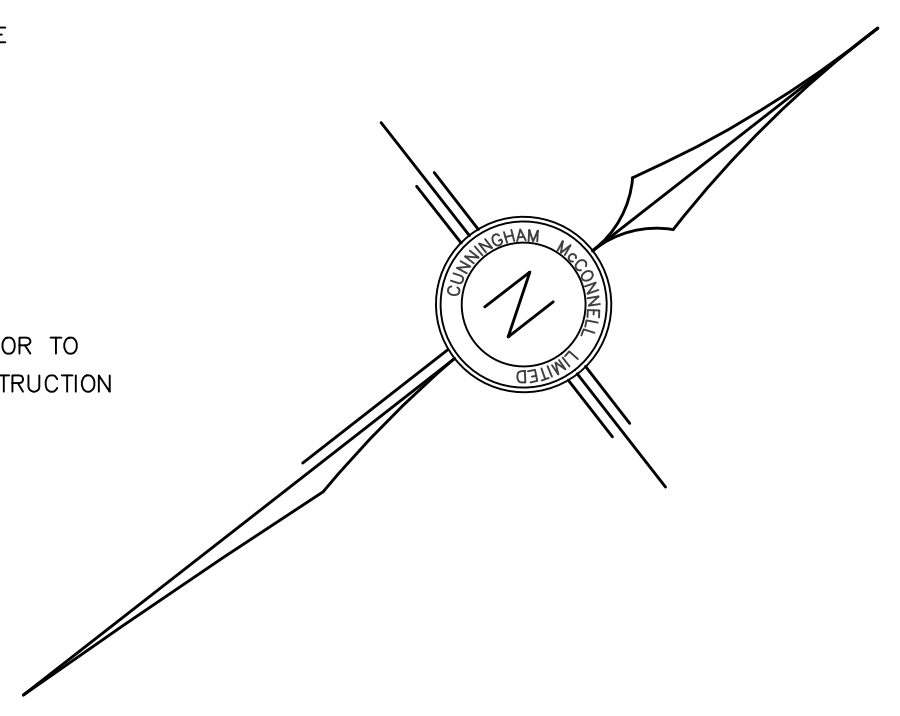


- ### TREE PROTECTION NOTE
- ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERECTED BEYOND THEIR DRIP LINE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED, SHALL BE TREATED IN A LIKE MANNER, WITH THE HOARDING AROUND 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.
 - 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.
 - THE DEVELOPER OR HIS/HER/ITS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
 - WHERE LIMES OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE.
 - 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.
 - 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.
 - 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
- 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.
 - ALL STREET TREES ARE TO BE ADEQUATELY PROTECTED WITH PLYWOOD HOARDING.

- ### GROUNDWATER ELEVATION NOTE:
- APPROXIMATE GROUND WATER ELEVATION IS TO BE CONFIRMED PRIOR TO CONSTRUCTION. IF GROUND WATER INTERFERES WITH HOUSE CONSTRUCTION /DESIGN, CONTRACTOR TO NOTIFY ENGINEER.

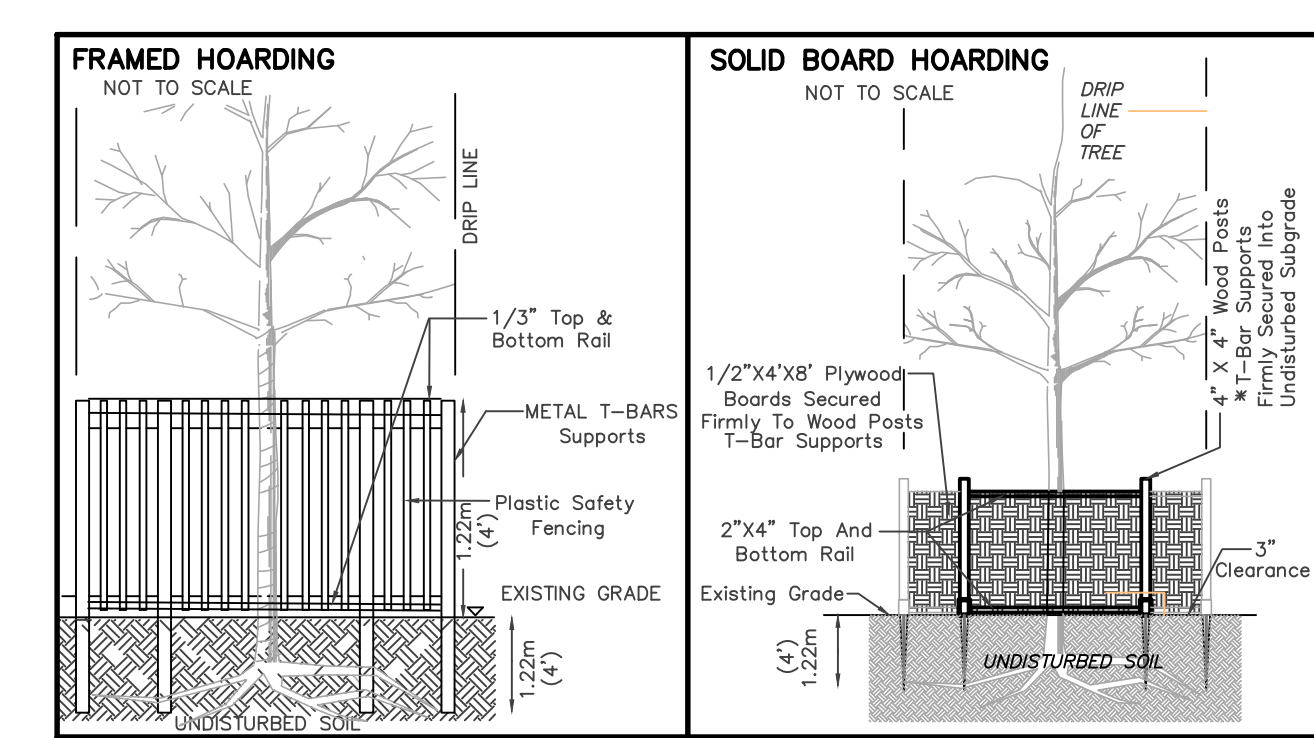


TREE PROTECTION ZONE

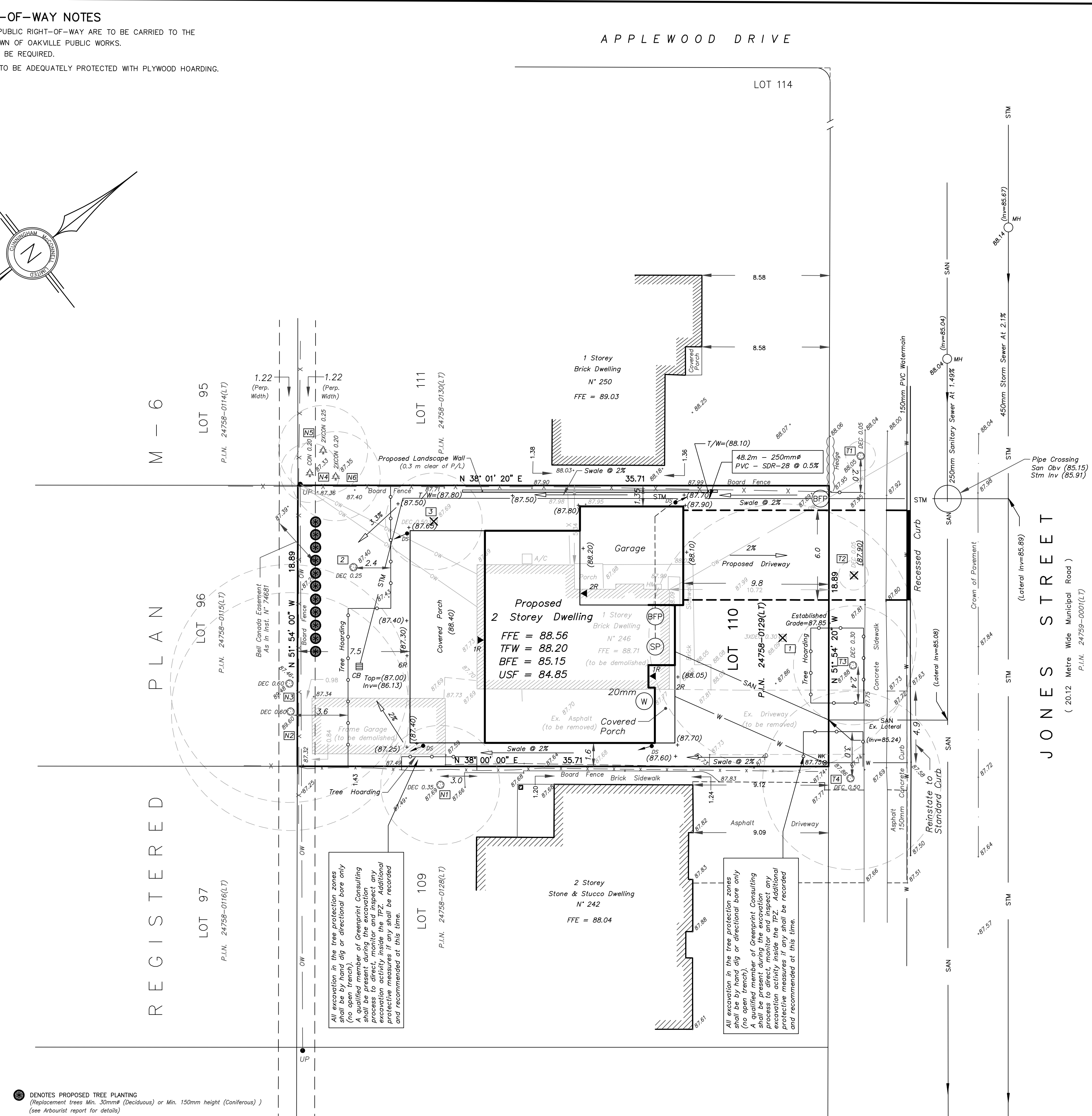
TREE PROTECTION ZONE (TPZ) FOR ANY TREE SHALL BE DETERMINED AS FOLLOWS:(3)

Trunk Diameter (DBH) ⁽¹⁾	Minimum Protection Distances Required (2)
<10cm	1.8 m
10-40 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 conditions may require a larger TPZ at the discretion of the Town.



- ### NOTE:
- HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.
 - HOARDING TO BE APPROVED BY DEVELOPMENT AND DESIGN.
 - HOARDING MUST BE SUPPLIED, INSTALLED AND MAINTAINED BY THE APPLICANT THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL APPROVAL TO REMOVE IS OBTAINED FROM DEVELOPMENT AND DESIGN.
 - DO NOT ALLOW WATER TO COLLECT AND POND BEHIND OR WITHIN HOARDING.
- * T-BAR SUPPORTS FOR SOLID HOARDING WILL ONLY BE ALLOWED WITH THE APPROVAL FROM DEVELOPMENT AND DESIGN.



DESIGN LEGEND

- (88.56) DENOTES EXISTING GRADE TO REMAIN
- (89.03) DENOTES PROPOSED GRADE
- 88.85 DENOTES EXISTING GRADE
- ▶ DENOTES DOOR ENTRANCE
- DENOTES DRAINAGE DIRECTION
- W DENOTES PROPOSED WATER METER
- SP DENOTES BACK-FLOW PREVENTER
- SP DENOTES PROPOSED SUMP PIT
- UP DENOTES TREE HOARDING
- DS DENOTES DOWNSPOUT C/W SPLASHPAD

TOPOGRAPHIC SKETCH OF LOT 110

LIMITS CONFIRMED BY BOUNDARIES ACT PLAN BA-146 REGISTERED AS REGISTERED PLAN M-6 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON

GRAPHIC SCALE - METRES SCALE 1 : 150

BOUNDARY NOTE

ALL BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM THE REGISTRY OFFICE RECORDS AND WAS VERIFIED IN THE FIELD.

ELEVATION NOTE

ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK N° 12 HAVING AN ELEVATION OF 91.272m (CGVD-1928).

TREE NOTE

ONLY TREES OF A DIAMETER GREATER THAN 0.15 m WERE LOCATED FOR THIS PLAN.

METRIC NOTE

ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

LEGEND

- AW DENOTES ANCHOR WIRE(S)
- BB DENOTES BILL BOX
- SB DENOTES U/O BILL CABLE
- CON-0.20 DENOTES CONCRETE TREE 0.20 DIA
- DEC-0.20 DENOTES DECIDUOUS TREE 0.20 DIA
- PH DENOTES FIRE HYDRANT
- HM DENOTES HYDRO METER
- GV DENOTES GAS VALVE
- GS DENOTES U/G GAS MAIN
- HH DENOTES U/O HYDRO CABLE
- LS DENOTES LIGHT STANDARD (LAMP)
- MM DENOTES MANHOLE
- OW DENOTES OVER HEAD WIRE(S)
- SSAN DENOTES SANITARY SEWER
- SSM DENOTES STORM SEWER
- UP DENOTES UTILITY POLE
- ULPS DENOTES UTILITY POLE/LIGHT STANDARD
- WV DENOTES WATER VALVE (KEY)
- W DENOTES U/G WATER MAIN

UNDERGROUND SERVICES NOTE

ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN. THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

SURVEYOR'S NOTE

1. THIS PLAN WAS PREPARED FOR DESIGN PURPOSES ONLY AND IS NOT SUITABLE FOR ANY LEGAL TRANSACTIONS.
 2. THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON OCTOBER 6, 2014.

DATE: DEC. 31, 2014
 ROBERT D. MCCONNELL
 ONTARIO LAND SURVEYOR

CUNNINGHAM MCCONNELL LIMITED

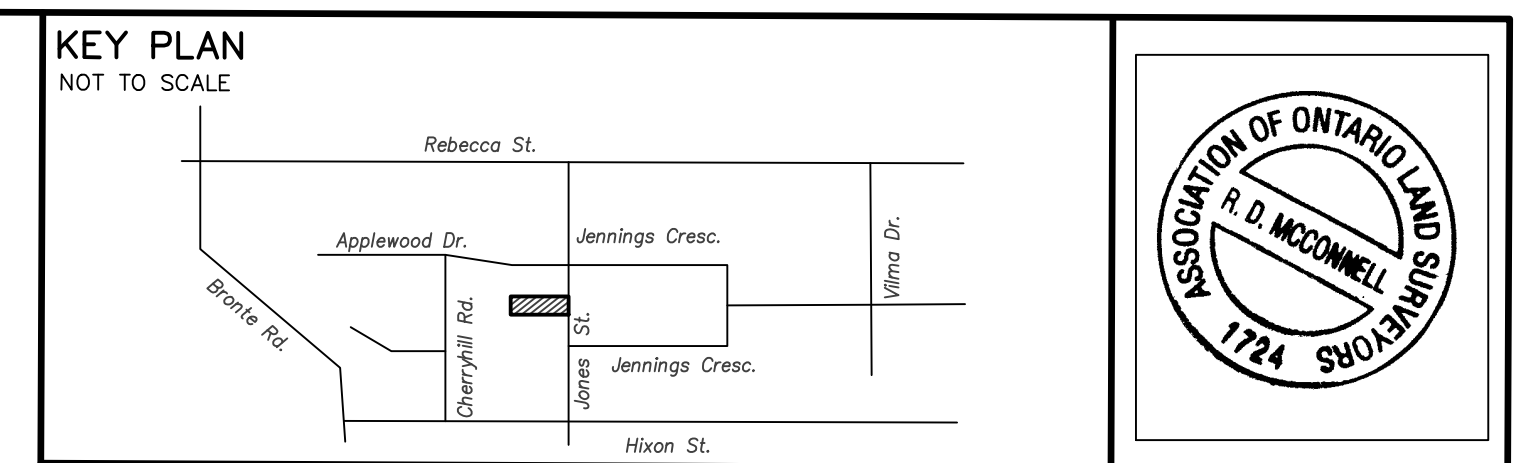
ONTARIO LAND SURVEYORS

1200 SPEERS ROAD, UNIT 38
 OAKVILLE, ONTARIO L6L 2X4
 PHONE (905) 845-3497
 FAX (905) 845-3519
 E-mail: info@ccmls.com

205 MAIN STREET
 MILTON, ONTARIO L9T 1N7
 PHONE (905) 878-7810
 FAX (905) 878-6672

CLIENT: BASK HOMES
 O.L.S. FILE N° 84-14

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- ### STANDARD DEVELOPMENT NOTES
- (A) ENGINEERING AND CONSTRUCTION DEPARTMENT
- DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
 - AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR THE ENTRANCE.
 - THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.
- (B) GENERAL NOTES
- THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
 - THERE IS AN EASEMENT REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.
 - THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE SIDE OF THE PROPOSED DWELLING ON PROPOSED DRIVEWAY.
 - ALL ROOF DOWNSPOUTS FROM EAVESTROUGH TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.
 - ROOF DOWNSPOUT IS LOCATED IN SUCH MANNER AS TO DIRECT DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PATIO AREAS.
 - MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
 - PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD THE EXACT SIZE AND INVERTS OF THE EXISTING WATER SERVICE CONNECTION AND SEWER CONNECTIONS AND REPORT IT TO THE ENGINEER.
 - ALL SURPLUS/EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
 - CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
 - ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF THE TOWN OF OAKVILLE.
 - 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 STREETLINE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
 - ALL CONNECTIONS SHALL BE INSTALLED AS PER REGIONAL 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.
 - OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENEER ELEVATION.
 - PRIOR TO ANY SOODING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED COMPLETELY WITH A MINIMUM DEPTH OF 100 mm OF TOPSOIL AND N° 1 NURSURY SOD AND A MINIMUM DEPTH OF 150 mm 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 75 mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
 - NO SOODING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
 - DRIVEWAY GRADES SHOULD BE NOT LESS THAN 2.0% AND NOT GREATER THAN 7.0%.
 - LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% 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. RET. WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
 - THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
 - ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
 - WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7 m WITH A MINIMUM HORIZONTAL SPACING OF 1.5 m FROM THEMSELVES AND OTHER UTILITIES AND 2.5m MINIMUM FROM ALL SEWERS.
 - SEDMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
 - ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.
- (C) UTILITIES CONNECTION
- SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
 (B) EXISTING CONNECTION TO BE USED SUBJECT TO REGIONAL APPROVAL.
 - STORM: (A) MUNICIPAL STORM SEWER AVAILABLE ON THE SITE.
 (B) STORM WATER TO BE DISCHARGED INTO EXISTING STORM MAIN.
 - WATER: (A) PROPOSED SERVICE CONNECTIONS TO BE 25 mmØ TYPE 'K' SOFT COPPER TUBING (PRIVATE-SIDE) AS PER TOWN OF OAKVILLE STANDARDS.
 (B) EX. 20mmØ TYPE 'K' COPPER SERVICE CONNECTION TO REMAIN SUBJECT TO REGION APPROVAL.

SITE STATISTICS - ZONE RL3-0

ZONING BY-LAW 2014-014

- LOT AREA = 674.3 m² (557.5 m² Minimum).
- LOT FRONTAGE = 18.88 m (18.00m Minimum).
- AREAS FOR COVERAGE: (A) PROPOSED DWELLING (Includes Garage) = 268.14 m².
- LOT COVERAGE = 39.8% (35.0% Maximum).
- ESTABLISHED GRADE = 87.85 m.
- BUILDING HEIGHTS: - ROOF PEAK = 9.00 m (9.00 m Maximum); - FRONT = 9.9 m (9.72 m Min. - 15.22 m Max.); - REAR = 8.2 m (Porch) (7.50 m Minimum); - SIDES = 1.35 m AND 1.6 m (1.20 m & 1.20 m Minimum);
- RESIDENTIAL FLOOR AREA = 293.67 m²
- RFA/LOT RATIO = 43.55% (41% Maximum).

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: _____

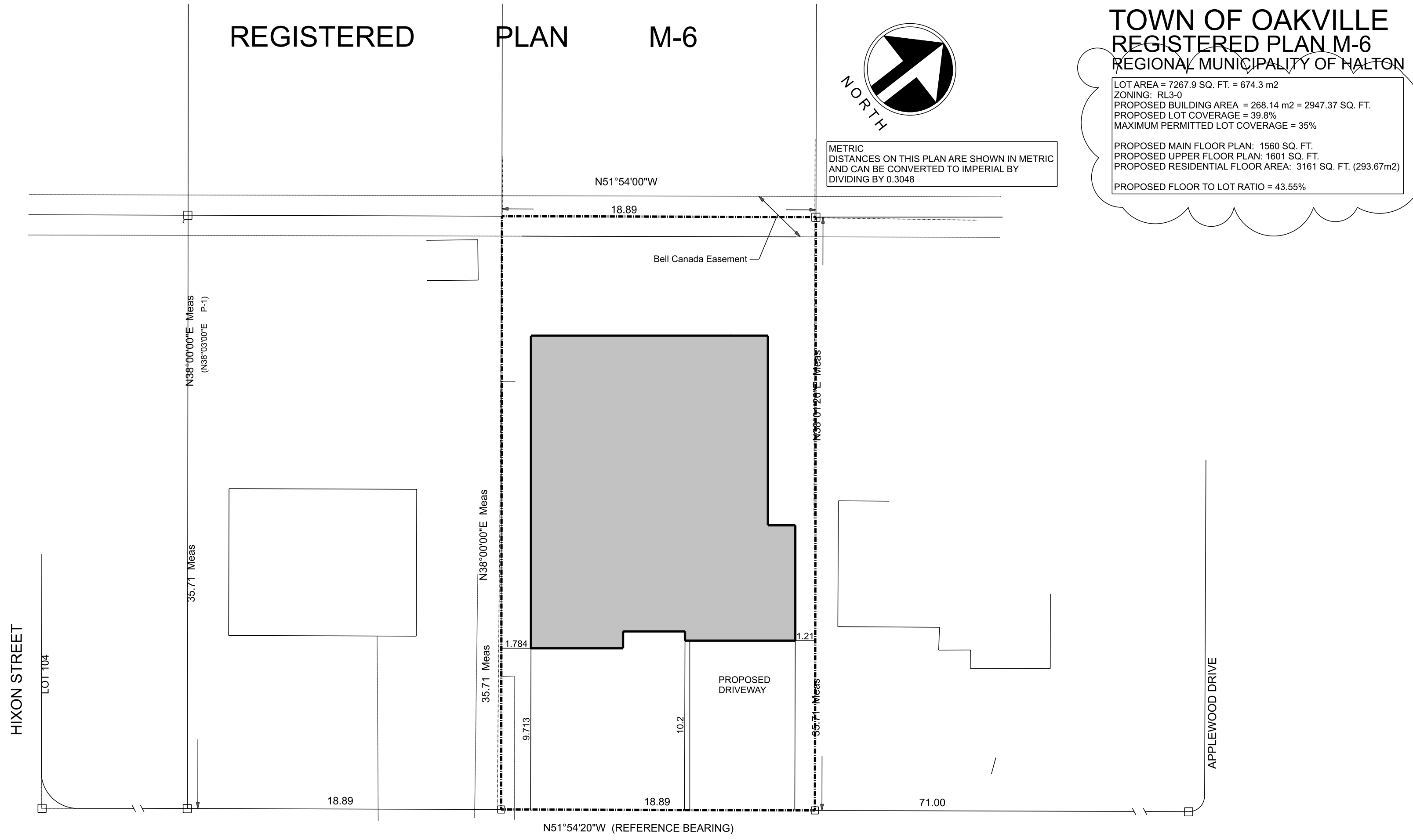
Business & Technical Services

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's standards and specifications are met. (The Water and Wastewater Linear Design Manual 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.

N° 246 JONES STREET, OAKVILLE		SITE PLAN	
SITE GRADING AND SERVICING PLAN			
2026/02/04	ISSUED FOR COMMITTEE OF ADJUSTMENT	RDM	DATE: FEB. 4, 2026
DATE:	REVISIONS	INITIAL	REGIONAL DRAWING N°
			PLAN 84-14-2

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MODEL_SPACE
SCALE: 1:200

JONES STREET



DRAWING TO BE CONSIDERED AS PRELIMINARY UNTIL SIGNED BY HARRISON LOYTON.

No.	Date	Description

BAYVIEW DESIGN GROUP
 1808 LONDON LINE
 SARNIA, ON N7W1A1
 P. 519.332.8439
 info@BAYVIEWDESIGN.ca
 www.BAYVIEWDESIGN.ca

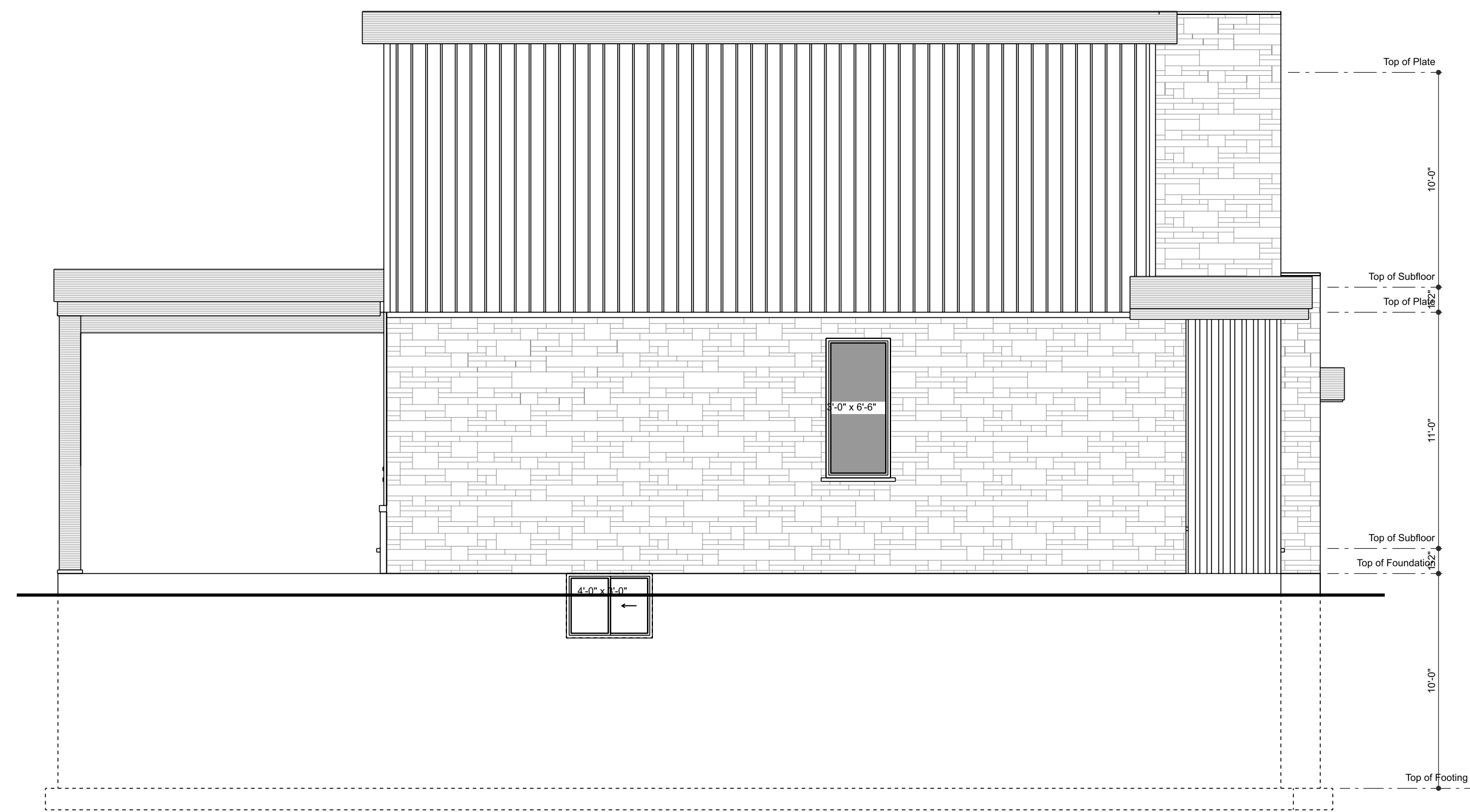


CLIENT / PROJECT INFORMATION:
 BASK Construction
 246 Jones Street
 Oakville, ON

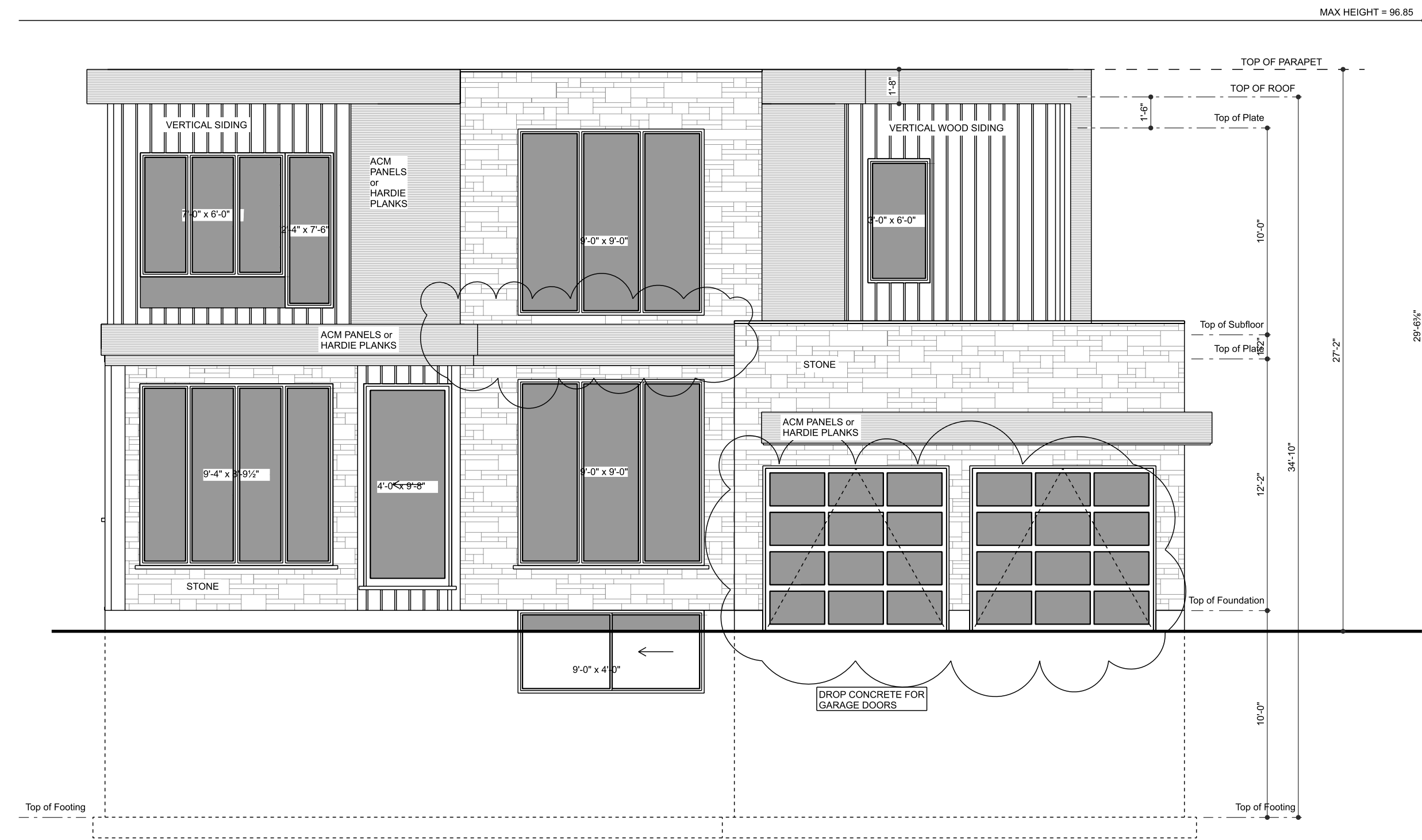
SITE PLAN
 February 5, 2026
 SCALE: 1/200
 DRAWN BY: HARRISON (TED) LOYTON
 ISSUED FOR: REVISED HEIGHT AS PER SURVEYOR

PROJECT NUMBER
17138B

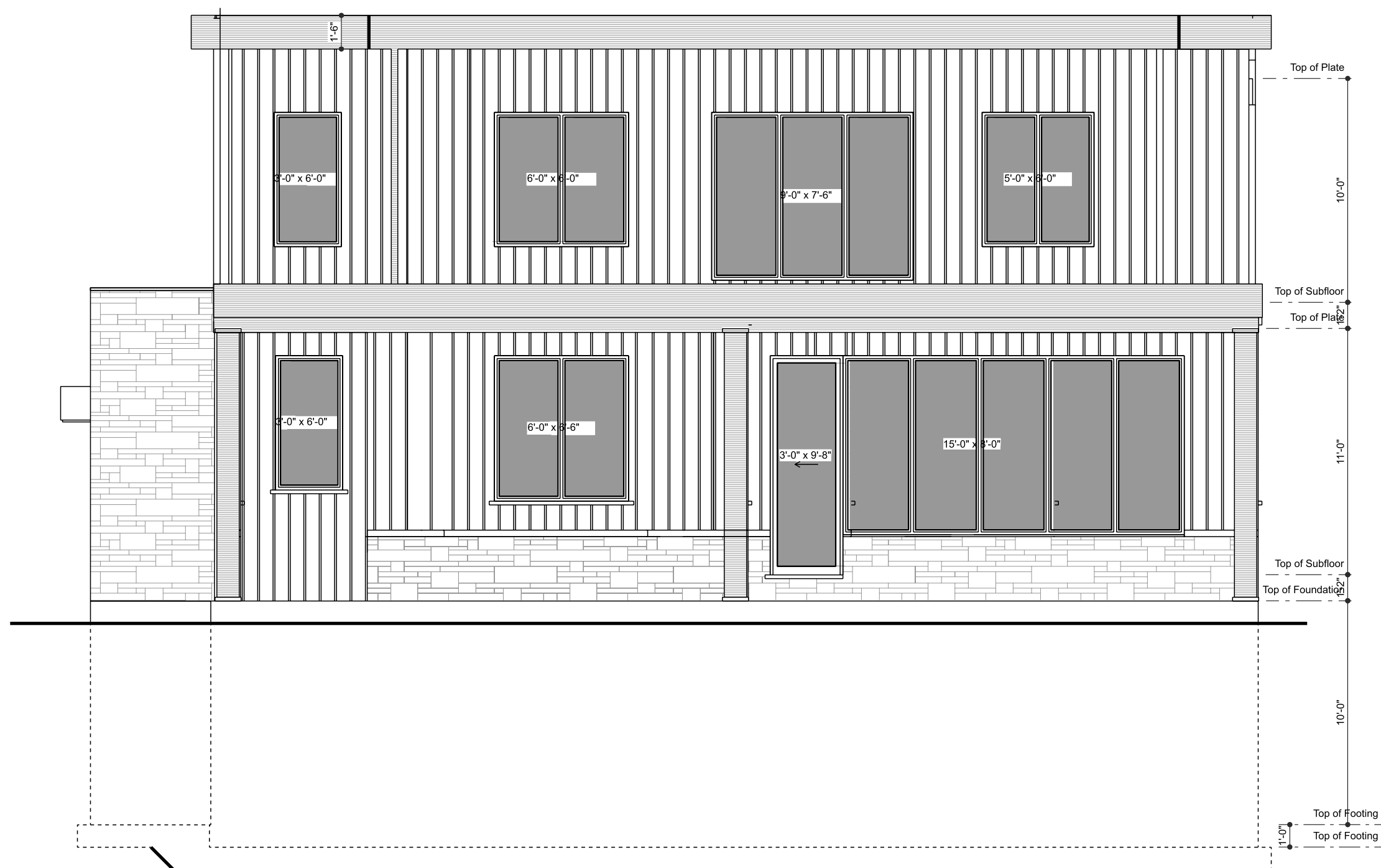
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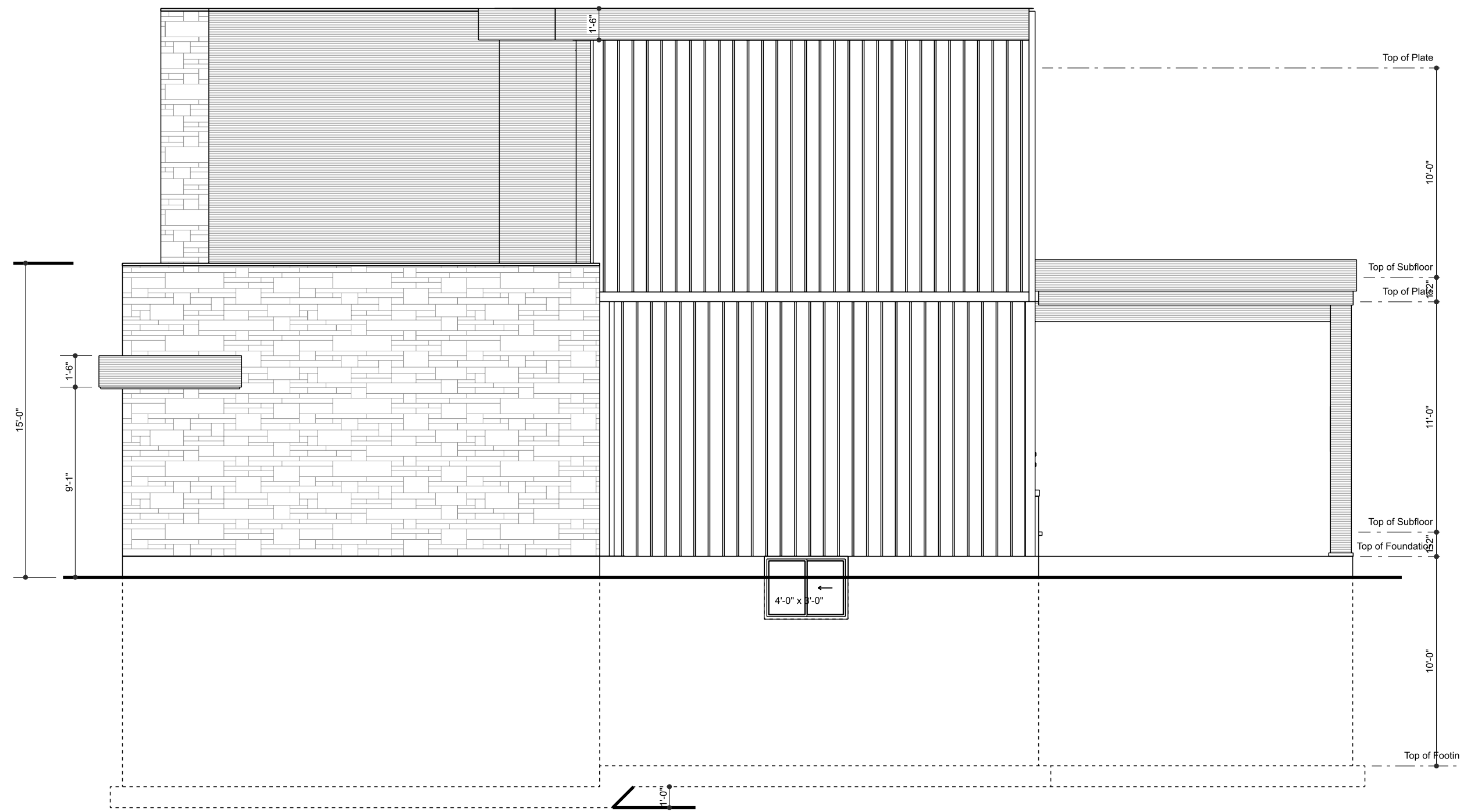
11 LEFT
SCALE: 3/16" = 1'-0"



11 FRONT
SCALE: 3/16" = 1'-0"



11 REAR
SCALE: 3/16" = 1'-0"



11 RIGHT
SCALE: 3/16" = 1'-0"



DRAWING TO BE CONSIDERED AS PRELIMINARY UNTIL SIGNED BY HARRISON LOXTON.

No.	Date	Description

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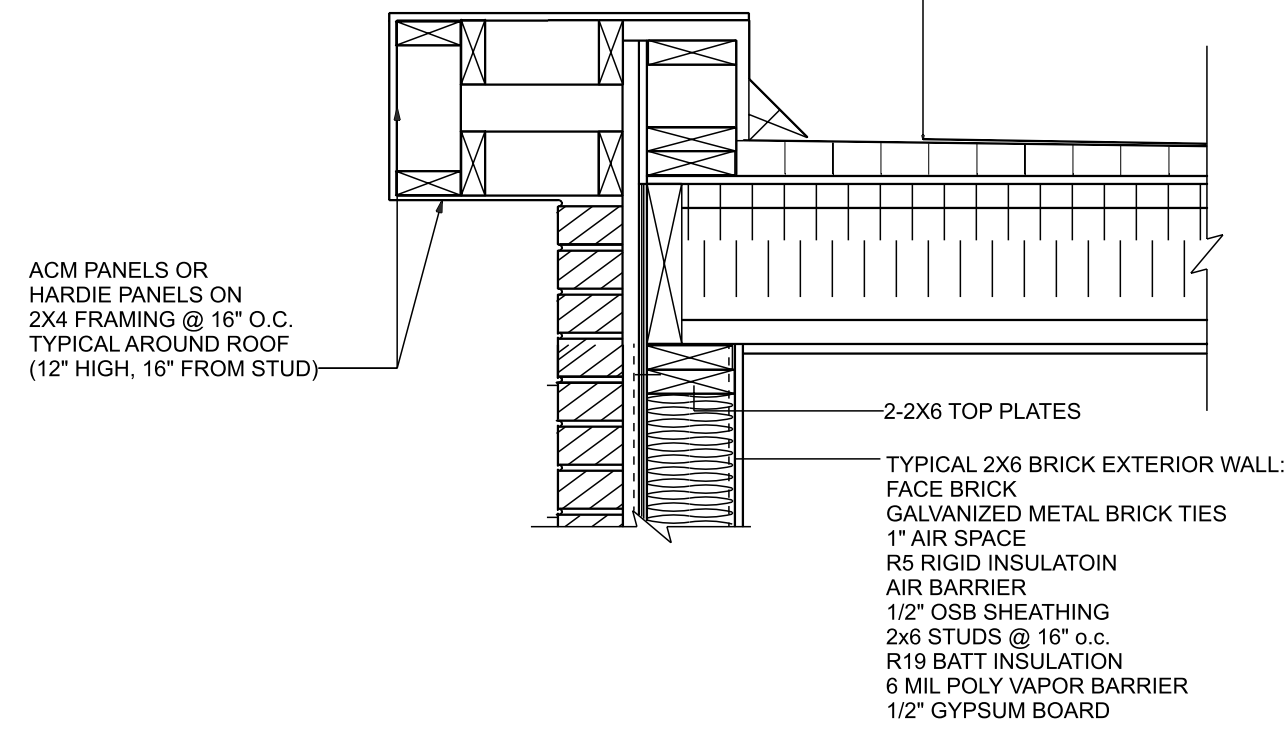
CLIENT / PROJECT INFORMATION:
BASK Construction
246 Jones Street
Oakville, ON

ELEVATIONS
February 5, 2026
SCALE: 3/16" = 1'-0"
ISSUED FOR: HARRISON LOXTON (P.E.)
REVISED HEIGHT AS PER SURVEYOR

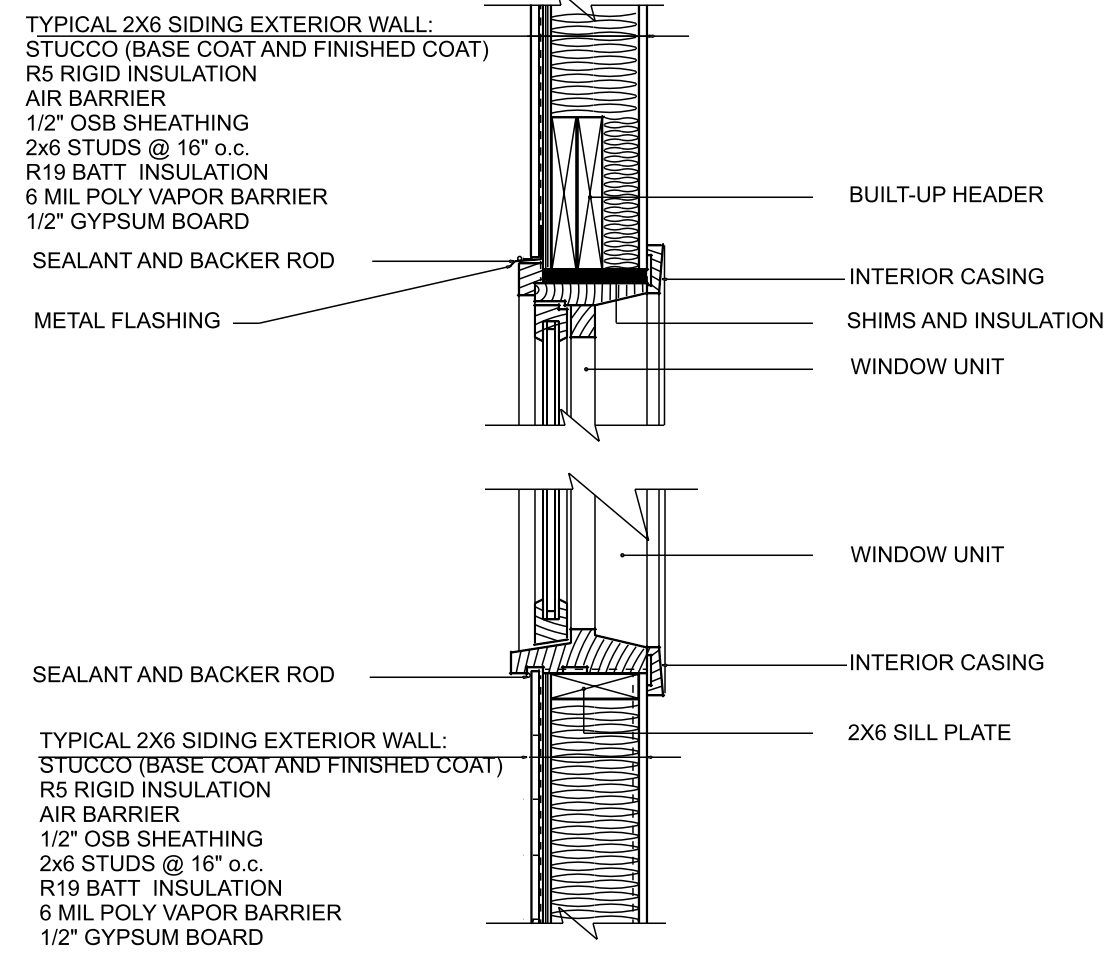
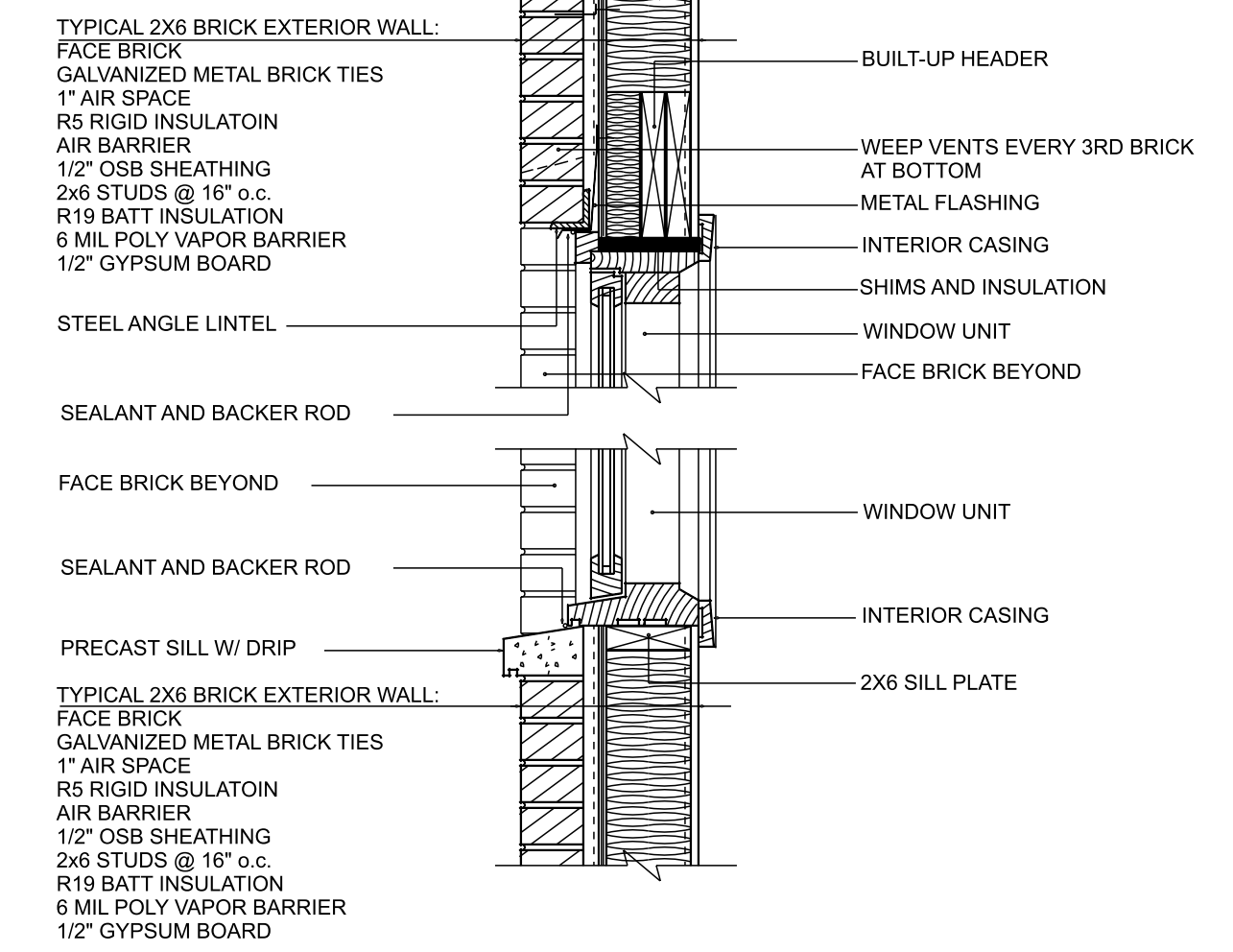
PROJECT NUMBER
17138B

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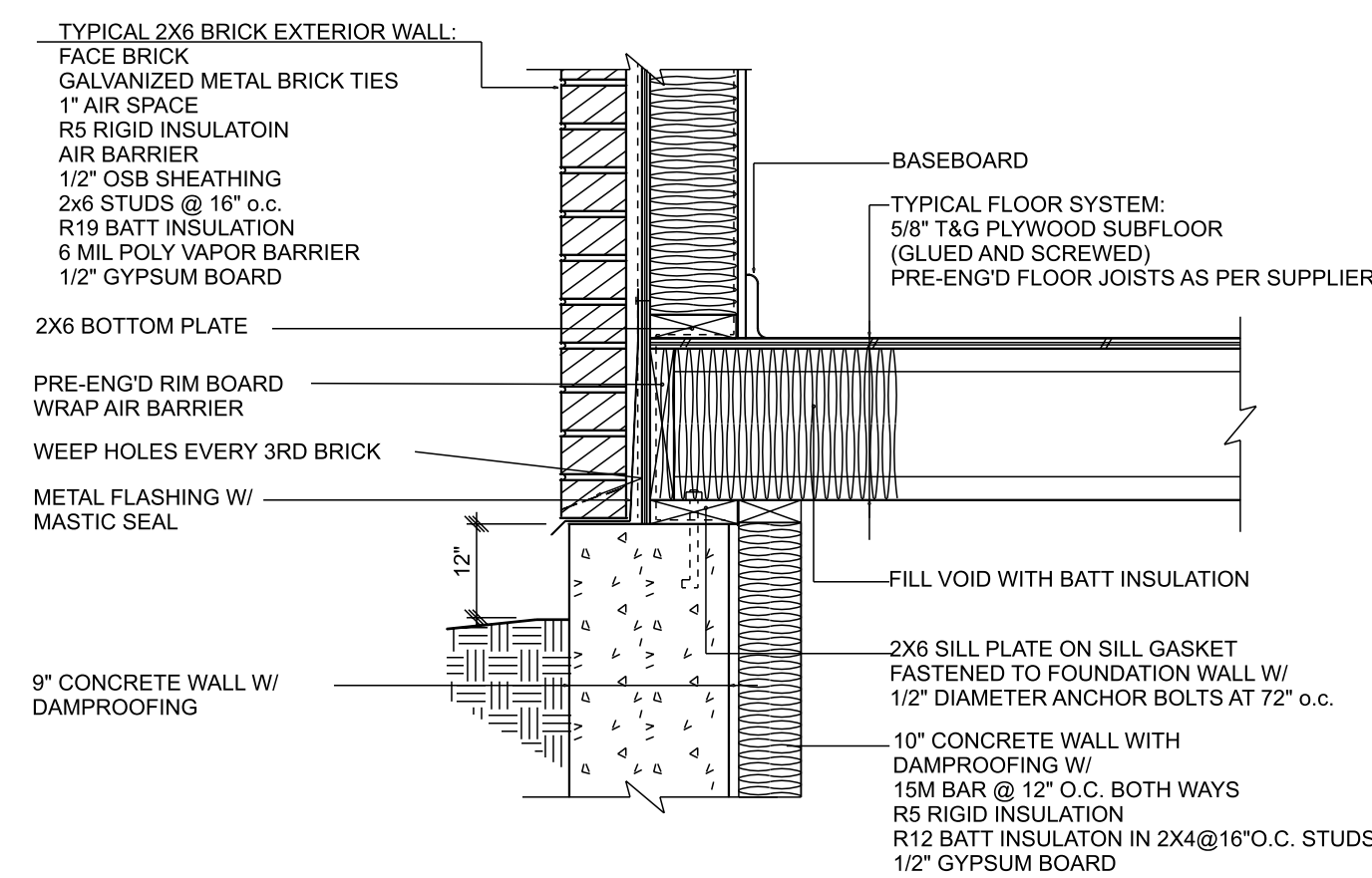
TYPICAL ROOF
 2"x4" TORCH DOWN ROOF
 TAPERED INSULATION TO SCUPPERS AT REAR
 1/2" PLYWOOD SHEATHING C/W H CLIPS
 PRE-ENGINEERED TRUSSES @ 24" o.c.
 R-60 SPRAY FOAM INSULATION
 5/8" DRYWALL



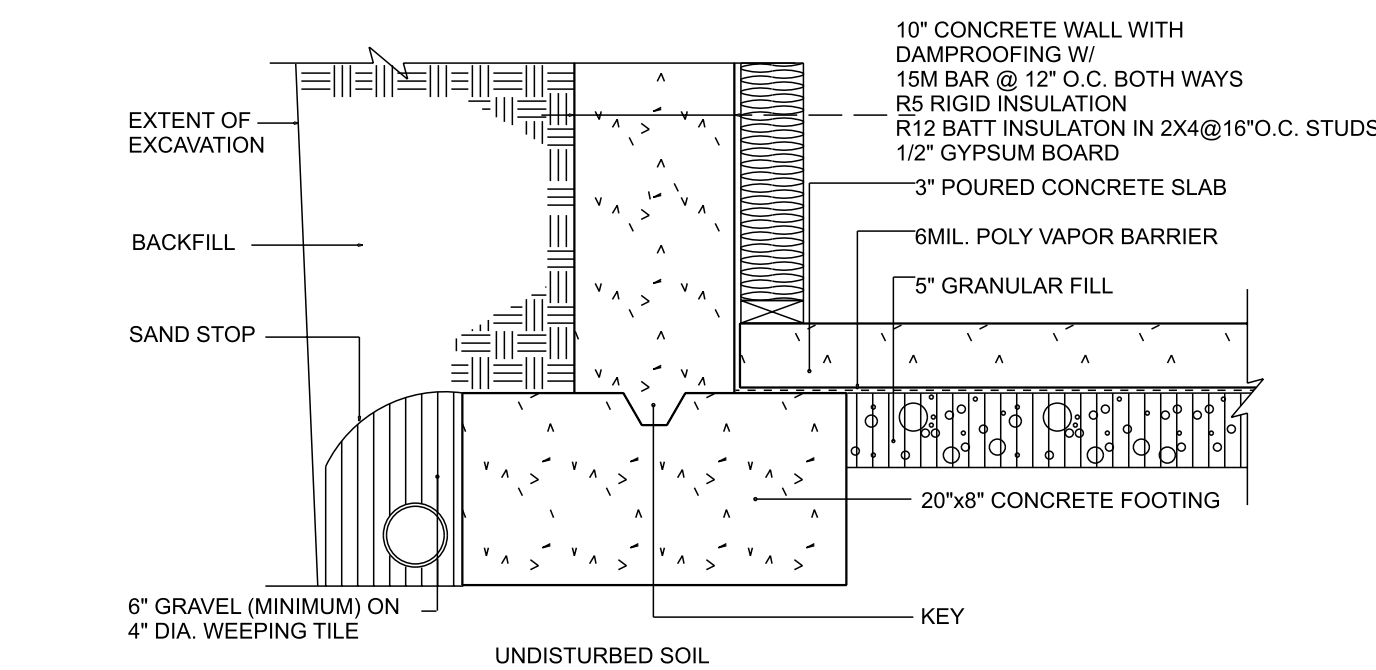
2x6/BRICK EAVE



2x6/BRICK WALL AT FOUNDATION

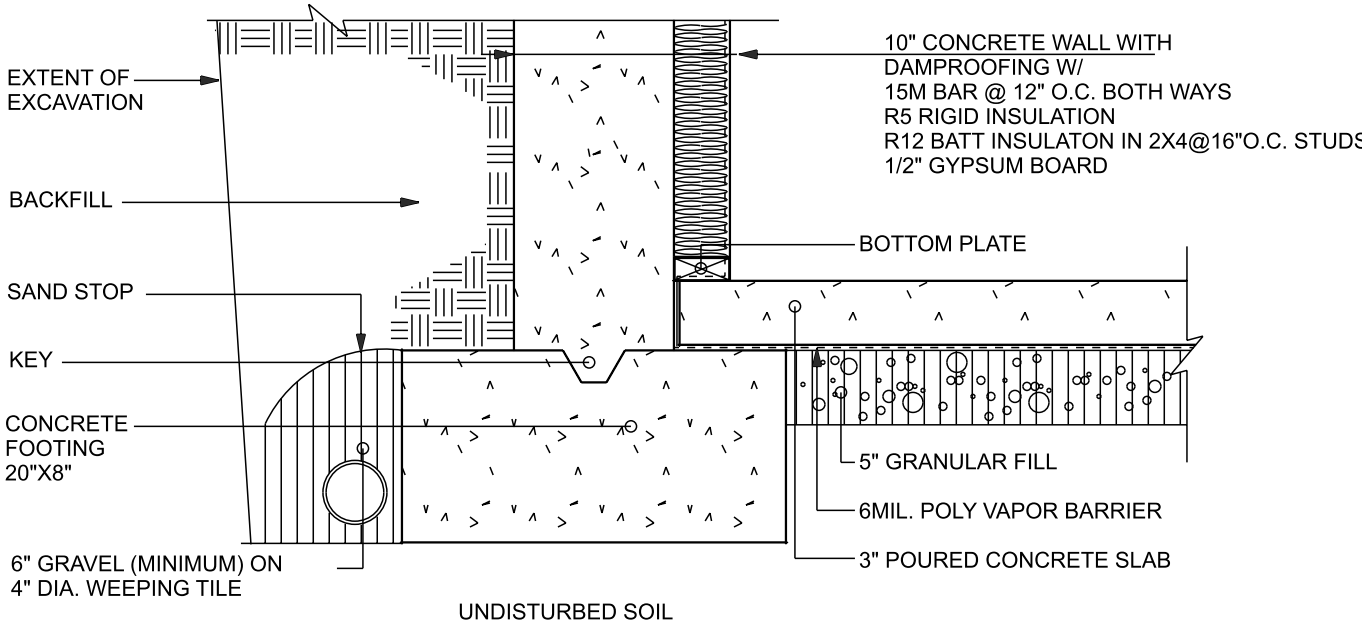
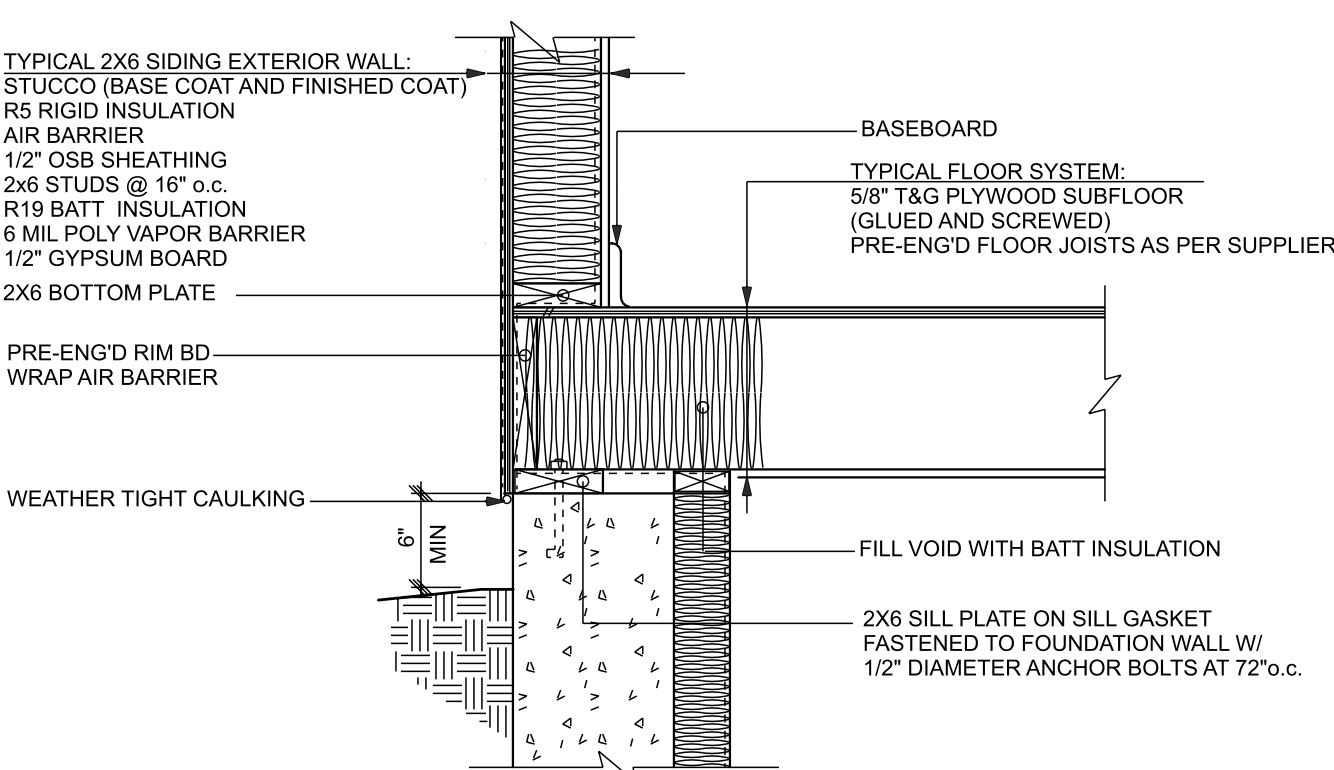


2x6/BRICK WALL AT FOUNDATION



FOOTING WITH SLAB

2x6/STUCCO HEADER & SILL



2x6/STUCCO AT FOUNDATION 2x4 FINISHED BASEMENT

TABLE 3.1.1.2.A(I/P)

COMPONENT	THERMAL VALUES	COMPONENT PACKAGE AS
CEILING W/ ATTIC SPACE	MIN. NOMINAL R	50
CEILING WITHOUT ATTIC SPACE	MIN. NOMINAL R	31
EXPOSED FLOOR	MIN. NOMINAL R	35
WALLS ABOVE GRADE	MIN. NOMINAL R	19-5C.1
BASEMENT WALLS	MIN. NOMINAL R	10-5C.1
WINDOWS AND SLIDING GLASS DOORS	MAX U	0.28
WINDOWS AND SLIDING GLASS DOORS	ENERGY RATING	2B
SKYLIGHTS	MAX U	0.49
SPACE HEATING EQUIPMENT	MIN. AFUE	94%
HV	MIN. SRE	10%
DOMESTIC WATER HEATER	MIN. EF	0.80

- AS PER O.B.C. 9.3.1.6
- THE COMPRESSIVE STRENGTH OF REINFORCED CONCRETE AFTER 28 DAYS SHALL BE NOT LESS THAN,
 - (A) 32MPa FOR GARAGE FLOORS, CARPORTS AND ALL EXTERIOR FLATWORK
 - (B) 20MPa FOR INTERIOR FLOORS OTHER THAN THOSE FOR GARAGES AND CARPORTS, AND
 - (C) 15MPa FOR ALL OTHER APPLICATIONS
 - CONCRETE USED FOR GARAGE AND CARPORT FLOORS AND EXTERIOR STEPS SHALL HAVE AIR ENTRAINMENT OF 5 TO 8%.

STAIRS
 Maximum Rise 7 7/8"
 Minimum Rise 5"
 Maximum Run 14"
 Minimum Run 10"
 Minimum Tread (run + nosing) 11"
 Minimum Head Room 6'-4 3/4"
 Minimum Width 2'-10"

NOTE:
 PRE-ENGINEERED ITEMS (ROOF TRUSSES AND LAYOUT, FLOOR LAYOUT AND BEAMS) TO BE SUBMITTED TO AND APPROVED BY BAYVIEW DESIGN GROUP PRIOR TO PERMIT APPLICATION.
 THE SUBMITTED SHOP DRAWINGS MUST BE FOLLOWED THROUGHOUT CONSTRUCTION. ANY CHANGES FROM THESE SHOP DRAWINGS MUST BE APPROVED IN WRITING BY BAYVIEW DESIGN GROUP AND THE MUNICIPALITY PRIOR TO THE CHANGE BEING MADE.



DRAWING TO BE CONSIDERED AS PRELIMINARY UNTIL SIGNED BY HARRISON LOXTON.

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CLIENT / PROJECT INFORMATION:
 BASK Construction
 246 Jones Street
 Oakville, ON

SECTIONS
 February 5, 2026
 SCALE: 1/4" = 1'-0"
 DRAWN BY: HARRISON LOXTON
 ISSUED FOR: REVISED HEIGHT AS PER SURVEYOR

PROJECT NUMBER
 17138B