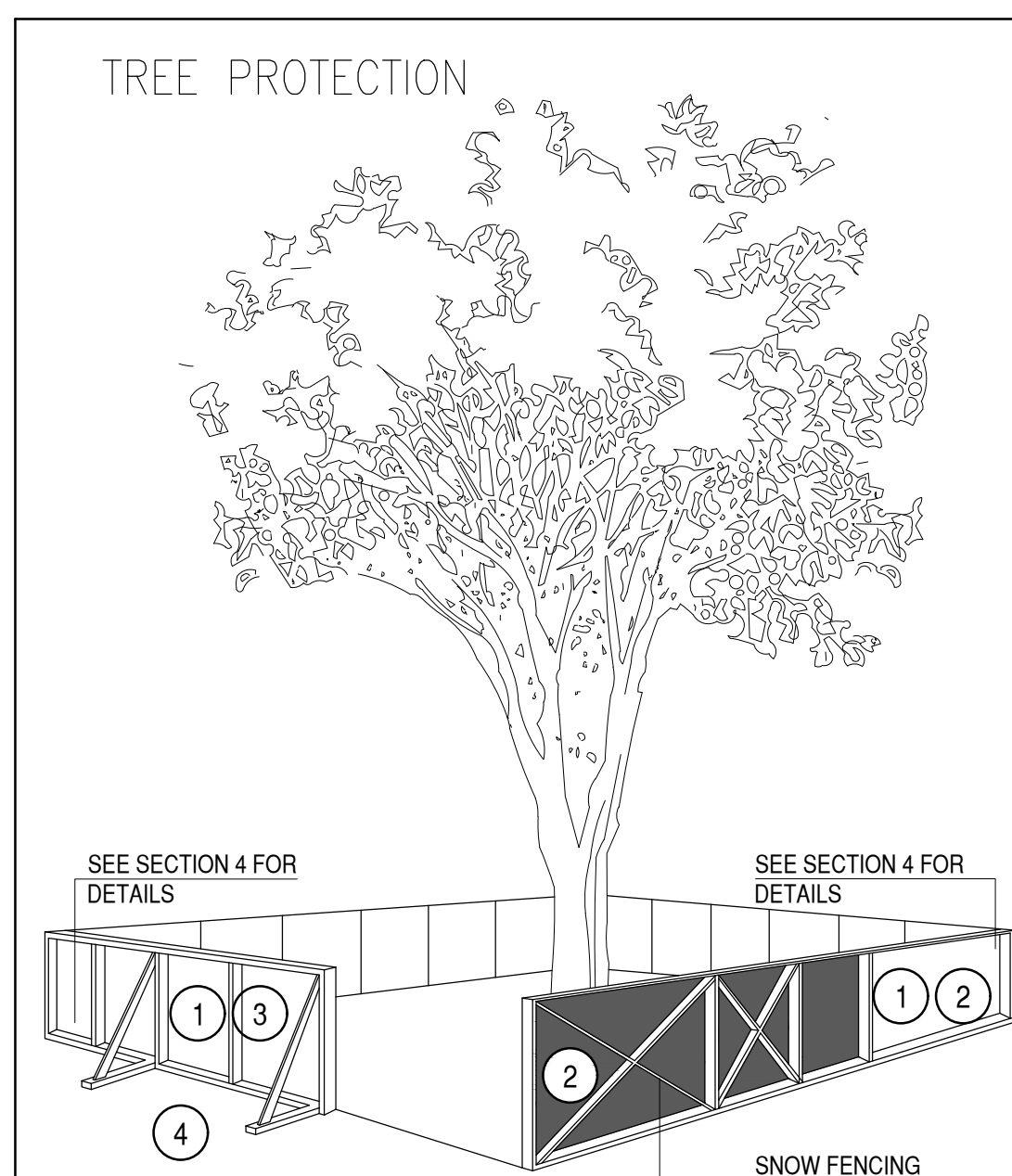


1 SITE PLAN
A1-2 SCALE: 1:150



- ### TREE PROTECTION BARRIERS
- TREE PROTECTION BARRIERS MUST BE 1.2m (4'-0") HIGH, WAFFERBOARD HOARDING OR AN EQUIVALENT APPROVED BY URBAN FORESTRY SERVICES.
 - TREE PROTECTION BARRIERS FOR TREES SITUATED ON THE TOWN ROAD SIDE OF THE PROPERTY WHERE VISIBILITY MUST BE MAINTAINED CAN BE 1.2m (4'-0") HEIGHT AND CONSIST OF ORANGE PLASTIC WEB SNOW FENCING ON A WOOD FRAME MADE OF 2"x4"s.
 - WHERE SOME EXCAVATE OR FILL HAS TO BE TEMPORARILY LOCATED NEAR A TREE PROTECTION BARRIER, PLYWOOD MUST BE USED TO ENSURE NO MATERIAL ENTERS THE TREE PROTECTION ZONE.
 - ALL SUPPORTS AND BRACING SHOULD BE OUTSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS OUTSIDE THE TREE PROTECTION BARRIER.
 - NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATIONS OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
 - ALL LOCATES MUST BE OBTAINED PRIOR TO THE INSTALLATION OF THE PROPOSED HOARDING WITHIN THE MUNICIPAL RIGHT-OF-WAY.

- ### SECTION 4, SIGNAGE
- A SIGN (AS PER BELOW) MUST BE MOUNTED ON ALL SIDES OF A TREE PROTECTION BARRIER FOR THE DURATION OF THE PROJECT. THE SIGN SHOULD BE A MINIMUM OF 40cmx60cm AND MADE OF WHITE GATOR BOARD OR EQUIVALENT MATERIAL.

*TREE PROTECTION ZONE
NO GRADE CHANGE, STORAGE OF MATERIALS OR EQUIPMENT IS PERMITTED WITHIN THIS AREA. THE TREE PROTECTION BARRIER MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE TOWN OF OAKVILLE.*

**TOWN OF OAKVILLE
PARKS AND RECREATION
DEPARTMENT**

NAME: TREE PROTECTION BARRIERS
DATE:
FILE NO.:

2 OAKVILLE SITE REQUIREMENTS
A1/2 SCALE: NTS

TREE PROTECTION ZONE

TREE PROTECTION ZONE (TPZ) FOR ANY TREE SHALL BE DETERMINED AS FOLLOWS:
Trunk Diameter Minimum Protection (DBH) (1) Distances Required (2)

<10cm	1.8 m
11-40 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 DRAIN 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.

- ### TREE PROTECTION NOTE
- ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERECTED BEYOND THEIR DRIP LINE PRIOR TO THE COMMENCEMENT 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 CIRCUMFERENCE 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 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 LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES.
 - 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 DISLOCATION.
 - WHERE NECESSARY, THE TREES WILL BE GIVEN 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 DIRT WELLS, 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.

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: _____

INFRASTRUCTURE, PLANNING & POLICY

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.

3 NOTES
A1-2 SCALE: N.T.S.

SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHIC FEATURES

PLAN OF SURVEY OF
LOT 26
REGISTERED PLAN 358
BEING IN THE
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 150

KNOWN AS MUNICIPAL NO. 1538 BAYVIEW ROAD
(to be read in conjunction with Part 1.)

SURVEY REPORT (PART 2)
LAND REGISTRY OFFICE FILE INFORMATION ON SUBJECT PROPERTY INCLUDING BOUNDARIES, EASEMENTS AND RIGHT OF WAYS - MAY 24, 2016

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
NONE

ADDITIONAL REMARKS:
ELEVATION = 77.602 METRES
REFER TO PART 1 OF SURVEY REPORT FOR THE LOCATION OF STRUCTURES AND FENCING

BENCHMARK NOTE:
TOWN OF OAKVILLE GEODETIC BENCHMARK No. 24 (CGD01908-1978 ADJUSTMENT)
CONCRETE MONUMENT ON THE SOUTH SIDE OF LAKESHORE RD. #. AND ON THE WESTERN SIDE OF CORONATION PARK. THE TABLE IS 1 METRE WEST OF THE PARKING LOT PAVEMENT AT THE WEST END OF THE PARK, 24 METRES FROM THE SOUTH EDGE OF THE PAVEMENT OF LAKESHORE RD., AND 2.8 METRES EAST OF THE CHAINLINK FENCE.

BEARING REFERENCE:
BEARINGS ARE STATIONED AND ARE REFERRED TO THE SOUTHERLY LIMIT OF BAYVIEW ROAD, AS SHOWN ON REGISTERED PLAN 358, HAVING A BEARING OF N44°46'00" E.

NOTE:
BUILDING TIES SHOWN HEREON ARE TO OUTSIDE FACE OF STRUCTURES, UNLESS OTHERWISE NOTED.
*METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND:

■	DENOTES A SURVEY MONUMENT FOUND	CM	DENOTES GAS METER
□	DENOTES A SURVEY MONUMENT PLANTED	BF	DENOTES BOARD FENCE
▨	DENOTES STORMWATER MANHOLE	RF	DENOTES RETAINING WALL
IB	DENOTES IRON BAR	SMWH	DENOTES STORM SEWER MANHOLE
PM	DENOTES PROPERTY IDENTIFICATION NUMBER	SBMH	DENOTES SANITARY SEWER MANHOLE
OU	DENOTES ORIGIN UNKNOWN	SB	DENOTES CATCH BASIN
P1	DENOTES REGISTERED PLAN 358	B	DENOTES BOLLARD
P2	DENOTES PLAN BY McDONNELL MAUGHAN	RS	DENOTES ROAD SIGN
P3	DENOTES REGISTERED PLAN 376	HPW	DENOTES HYDRA PILE (WOOD)
G1	DENOTES CALCULATED USING P1 & P3	AW	DENOTES ANCHOR WIRE
A	DENOTES AIR CONDITIONER	WV	DENOTES WATER SERVICE VALVE
DS	DENOTES DOOR SILL ELEVATION	CS	DENOTES AIR CONDENSER
WT	DENOTES WITNESS	DT	DENOTES DOWNSPOUT (SCALED TO CANOPY)
		TR	TRUNK SIZE NOTER
		ST	DENOTES TREE STAMP, DIAMETER NOTED

3 NOTES
A1-2 SCALE: N.T.S.

CLIENT:
CAM MILANI
1538 BAYVIEW ROAD
OAKVILLE ON L6L 1A1
(647) 321-9151

DESIGNER:
AJM DESIGNS INC.
85 CAMDEN SQUARE RD.
OAKVILLE, ONTARIO L6L 5M2
ATTENTION: JARRET MCNAMEE
PH: 905-825-0433

SITE STATISTICS

ADDRESS: 1538 BAYVIEW ROAD
OAKVILLE, ON.

LEGAL DESCRIPTION: LOT 26 PLAN 358
ZONING: RL2-0

LOT AREA:	%	METRIC	IMPERIAL
		1,428.00	15,371.37

LOT FRONTAGE:
AT STREET 23.16 75.98
AS PER DEFINITION 23.19 76.08
(7.5m back from property line)

PROPOSED RESIDENTIAL FLOOR AREA:

GARAGE	63.17	680.00
GROUND FLOOR	224.82	2,420.00
SECOND FLOOR	211.81	2,280.00
TOTAL (NOT INC. BASEMENT OR GARAGE)	499.80	5,380.00

PERMITTED: 29.00 414.12 4,457.70
PROPOSED: 30.58 436.63 4,700.00

BASEMENT AREA: 240.15 2,585.00
UNFINISHED AREA: 31.12 335.00
TOTAL BASEMENT: 271.27 2,920.00

LOT COVERAGE:
(Includes porches & decks more than 10sq.m. & more than 0.6m above grade)

PERMITTED	25.00	367.00	3,842.84
PROPOSED DWELLING FOOTPRINT	20.56	293.57	3,160.00
PROPOSED COVERED PORCHES	2.96	42.74	460.00
PROPOSED TOTAL	23.55	336.31	3,620.00

MAXIMUM HEIGHT TO RIDGE:
PERMITTED = 9.000 29.53
PROPOSED = 10.570 34.68

8	03.25.22	ISSUED FOR SITE PLAN APPROVAL
7	12.10.21	REVISED FOR CLIENT REVIEW
6	12.02.21	REVISED FOR CLIENT REVIEW
5	11.25.21	REVISED FOR CLIENT REVIEW
4	11.18.21	ISSUED FOR CLIENT REVIEW
3	11.01.21	AS PER CLIENT REVISIONS
2	10.26.21	AS PER CLIENT REVISIONS
1	10.13.21	ISSUED FOR REVIEW

REF. DATE: DESCRIPTION:
REVISIONS / ISSUANCE:

4 SITE STATS.
A1-2 SCALE: N.T.S.

CERTIFICATION FOR PROPOSED GRADING

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A BUILDING LOCATED AT 447 CAMDEN SQUARE AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE DRAINAGE AND PROPER FACILITY OF MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

DATE: _____
OAKVILLE, ONTARIO

ROY C. MAYO
ONTARIO LAND SURVEYOR
FOR MCKAY MADRY & PETERS LTD.
ONTARIO LAND SURVEYORS
3380 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO L7N 3J5
PHONE: (905) 638-1275
FAX: (905) 333-9544
e-mail: halsord@mackaym.com
Records of Sewell & Sewell
and Yates & Yates LTD.

**MACKAY MADRY & PETERS
LIMITED**
Established 1908

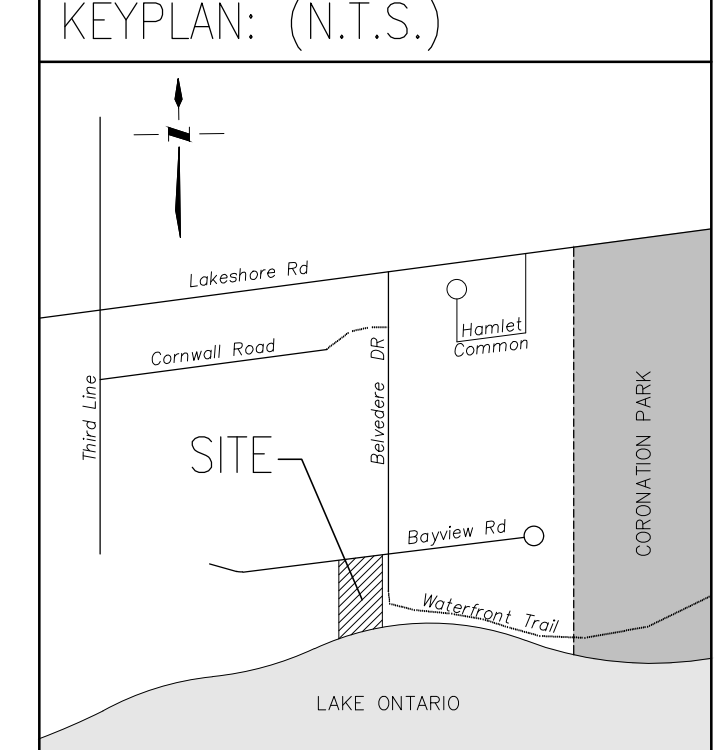
5 SITE STATS.
A1-2 SCALE: N.T.S.

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the Designer prior to proceeding with any of the work.

The undersigned has reviewed and takes responsibility for this design, has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. REGISTRATION AND QUALIFICATION INFORMATION Required unless design is exempt under 2.17.5.1 and/or 2.17.4.1 of the Ontario Building Code

FIRM BCIN: 111071
INDIVIDUAL BCIN: 38866
(to be read in conjunction with Part 1.)

NAME: A. Jarret McNamee
This document must be signed above to be valid. Reproductions should not be accepted.



SITE LEGEND:

---	PROPERTY LINE
---	EXISTING GRADE
---	FINISHED GRADE
---	MAIN ENTRANCE
---	SECONDARY ENTRANCE
---	PROPOSED DWELLING AREA
---	EXISTING TREE TO REMAIN
---	EXISTING TREE TO BE REMOVED
---	HORIZONTAL HOARDING
---	FRAMED HOARDING
---	EXISTING FENCE
---	PROPOSED FENCE
---	TREE NUMBERING AS PER ARBORIST REPORT
---	PROPOSED WATER METER
---	PROPOSED SUMP PIT
---	PROPOSED DRAINAGE DIRECTION

CLIENT:
CUSTOM RESIDENCE

ADDRESS: 1538 BAYVIEW ROAD
CITY: OAKVILLE, ONTARIO

DRAWING TITLE:
SITE PLAN
SITE STATS.

DATE: 10.12.21 SCALE: NOTED
JOB NUMBER: 435-21 SHEET NUMBER: A1-2

AJM DESIGNS INC.
#3 - 2526 Spensers Road, Oakville ON, L6L 5M2
T: 905.825.0433 E: info@ajmdesigns.ca

DATE: _____
OAKVILLE, ONTARIO

**MACKAY MADRY & PETERS
LIMITED**
Established 1908

5 SITE STATS.
A1-2 SCALE: N.T.S.

DATE: 10.12.21 SCALE: NOTED
JOB NUMBER: 435-21 SHEET NUMBER: A1-2

5 SITE STATS.
A1-2 SCALE: N.T.S.