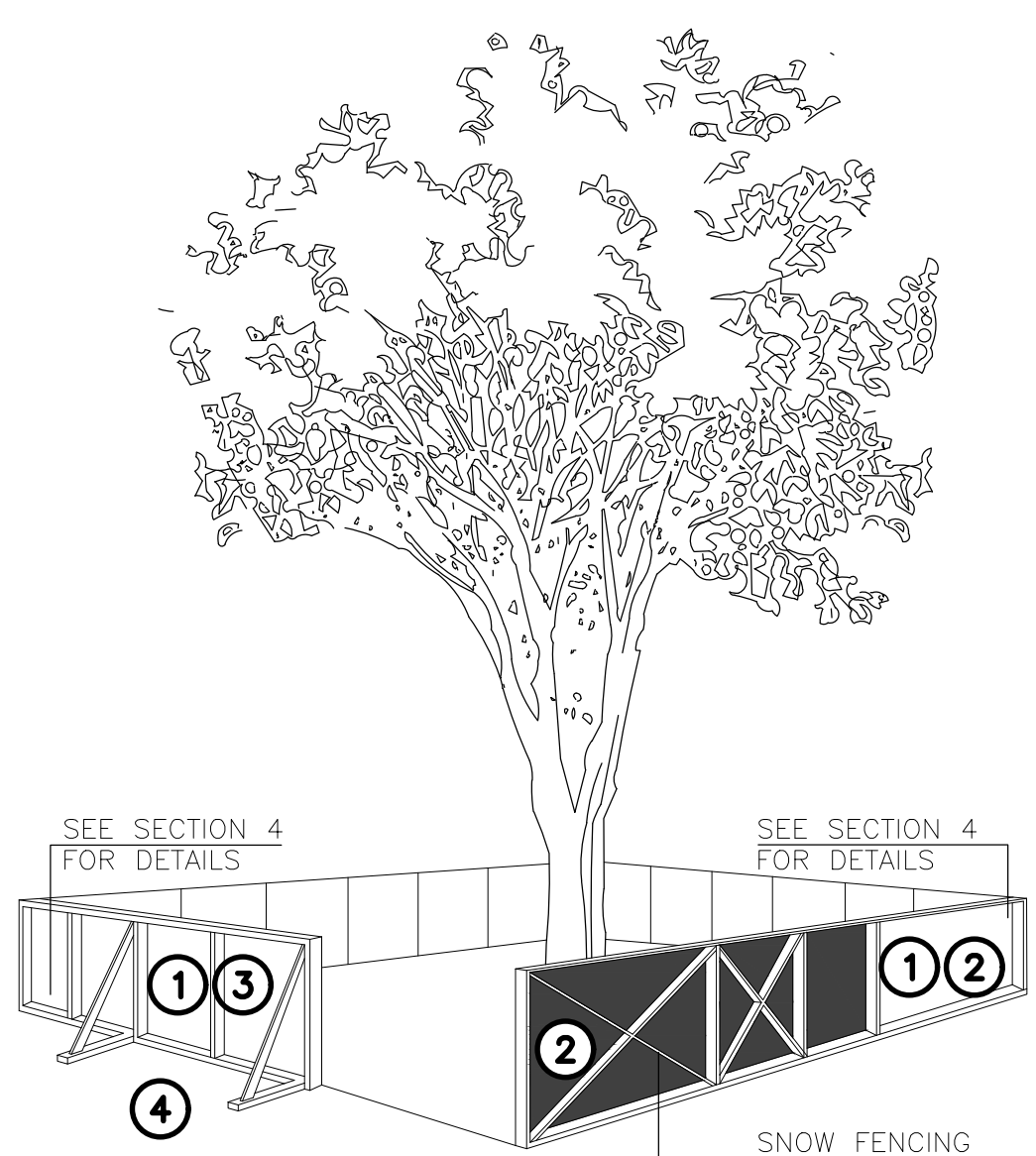


TREE PROTECTION



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 ALLOWANCE 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."

1 TREE PROTECTION

A1/2 SCALE: NTS

DESCRIPTION	REQUIRED METRIC	IMPERIAL	(%)	PROPOSED METRIC	IMPERIAL
LOT AREA	836.690	8,395		837.515	8,951
LOT FRONTAGE	22.5	74		22.90	75
LOT DEPTH	37.36	122		37.36	122
LOT COVERAGE				282.235	3,179
COVERED ENTRY PORCHES				2,891	29
TOTAL	289.379	2,254		286.937	2,287
COVERAGE (%)			34.4%		
GRASS FLOOR AREA:					
GROUND FLOOR	160.722	1,730			
SECOND FLOOR	165.822	1,783			
TOTAL	326.544	3,513			
RESIDENTIAL FLOOR AREA RATIO					
TOTAL	326.544	3,513		326.544	3,513
G.C.A. (%)	38.9%			38.9%	
SWIMMING DEPTH					
BASEMENT					
FINISHED AREA	192.216	2,060			
UNFINISHED AREA	5,665	61			
TOTAL BASEMENT	200.856	2,142			
PARKING GARAGE					
FLOOR AREA (INC STORAGE)	41	44		37.161	40
DRIVEWAY WIDTH	6.9			6.685	21.9
YARDS:					
MINIMUM FRONT YARD	6.0	20.0		9.00	29.5
FRONT YARD	7.5	24.6		7.87	25.8
REAR YARD	2.4	7.9		2.38	7.8
SIDE YARD - INTERIOR	1.3	4.3		1.3	4.3
SIDE YARD - EXTERIOR	2.4	7.9		2.38	7.8
MAXIMUM HEIGHT					
MAXIMUM HEIGHT TO RIDGE	9.00	29.5		6.685	21.9

2 SITE STATISTICS

A1/2 SCALE: NTS

REGION OF HALTON CERTIFICATE

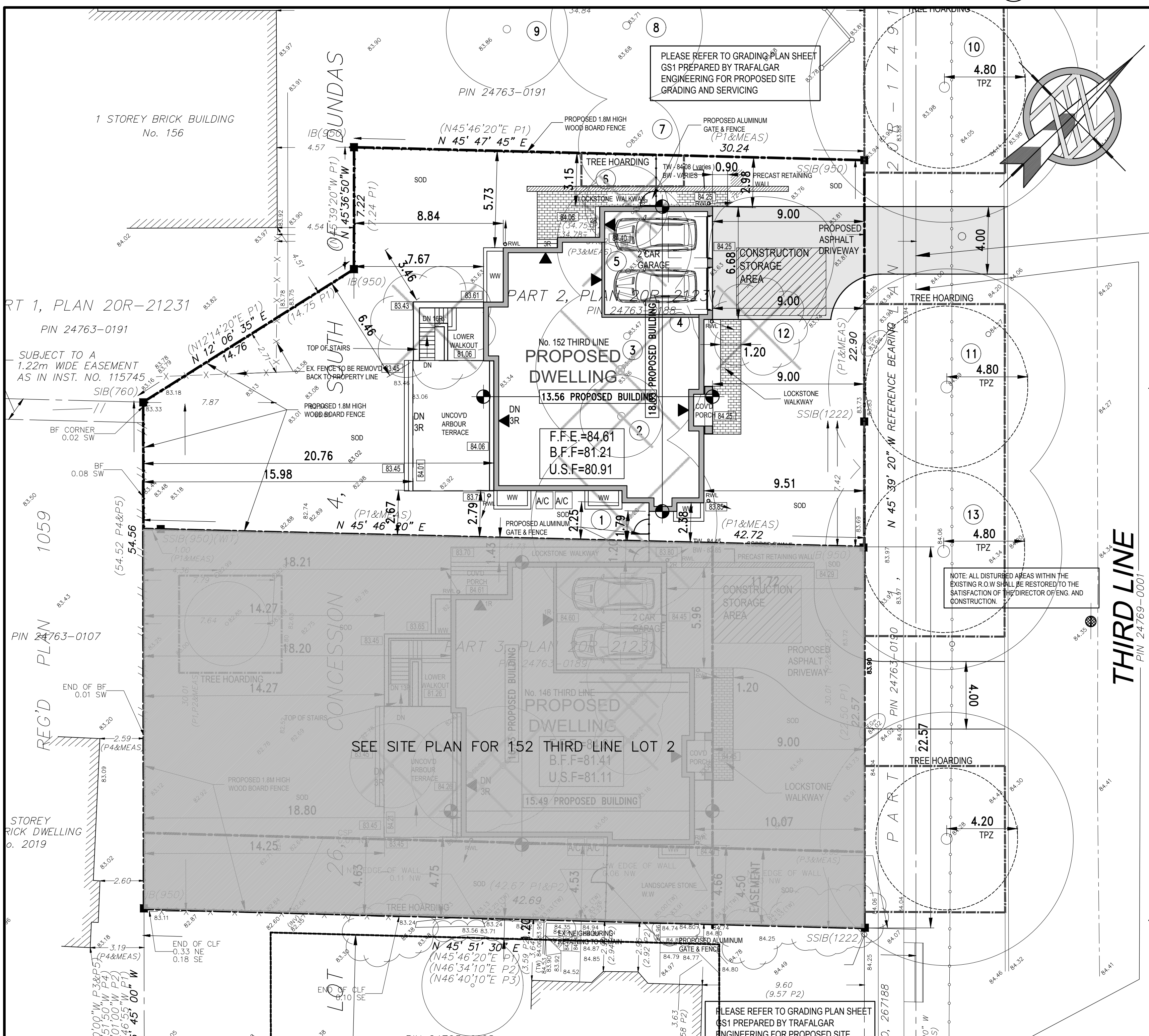
REGIONAL APPROVAL
REGION DESIGN OF WATER &/OR WASTEWATER SERVICES
APPROVED SUBJECT TO DETAIL CONSTRUCTION
CONFORMING TO HALTON REGION STANDARDS &
SPECIFICATIONS & LOCATION APPROVAL FROM AREA
MUNICIPALITY.

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 from 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 REGION OF HALTON

A1/2 SCALE: NTS

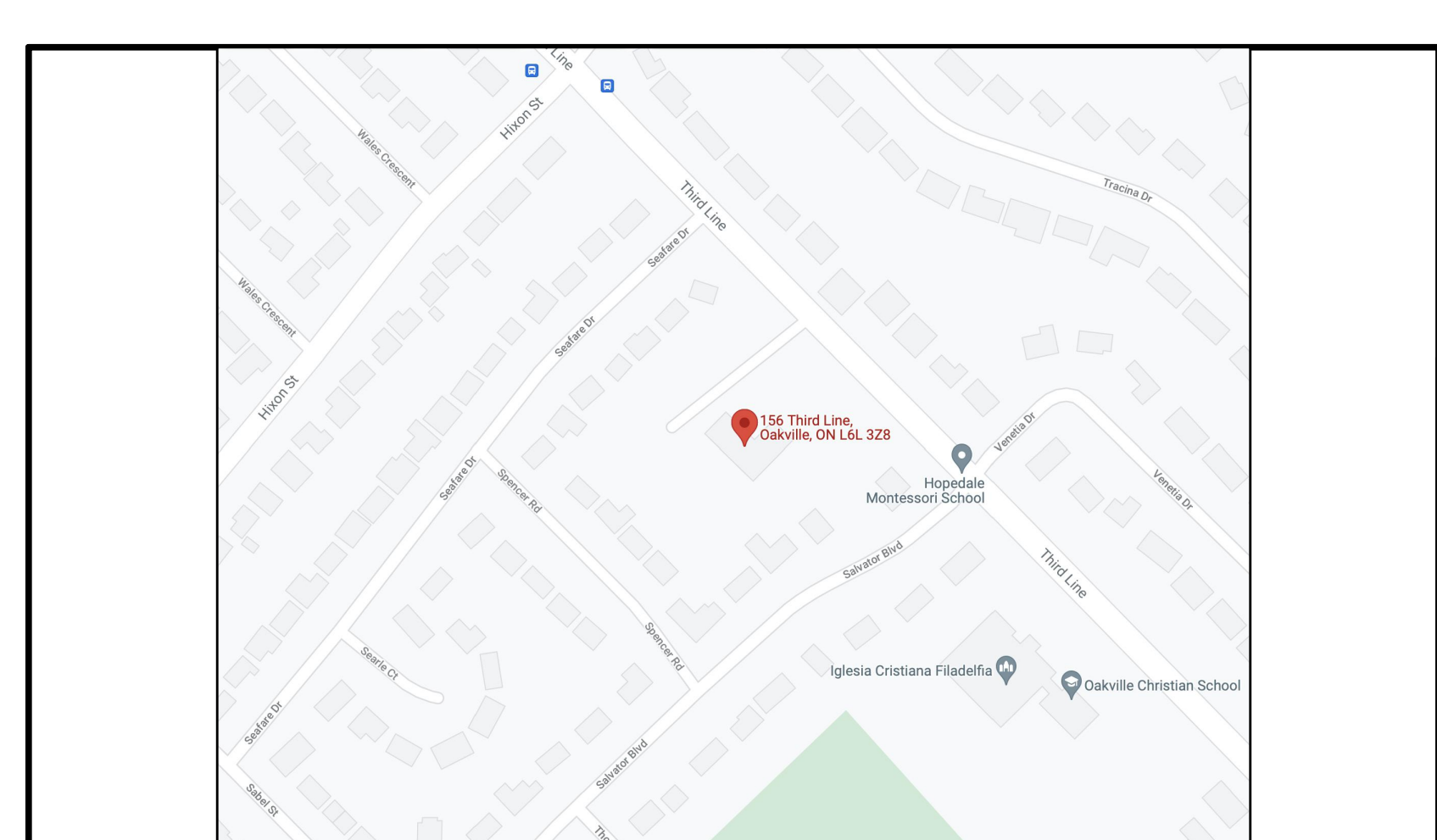


4 SITE PLAN - 146 THRID LINE LOT 3

A1/2 SCALE: 1:150

5 KEYPLAN

A1/2 SCALE: NTS



SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF SURVEY AND TOPOGRAPHY OF
PART OF LOT 26, CONCESSION 4
SOUTH OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

Scale 1:200

J. H. Gelbloom Surveying Limited
Ontario Land Surveyor 2019

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SURVEYOR'S REAL PROPERTY REPORT - PART 2
REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY
None

NOTABLES
Note the location of the Fences along the Southwesterly limit of Both Subject Properties.
Note the location of the Overhead Wires crossing through the rear of the Subject Property Shown as Part 2 on Plan 20R-21231.
Note the location of the Asphalt Playground along the Westerly limit of the Subject Property Shown as Part 2 on Plan 20R-21231.
Note the location of the Chain Link Fence and Retaining Walls along the Southeasterly limit of the Subject Property Shown as Part 3 on Plan 20R-21231.
Note the location of the Corrugated Steel Pipe along the Southeasterly limit of the Subject Property Shown as Part 3 on Plan 20R-21231.
Note the location of the Utility Pole, Guy Wires, and Overhead Wires crossing through the rear of the Subject Property Shown as Part 3 on Plan 20R-21231.

LEGEND
SM Survey Monument Found
SIB Standard Iron Bar
SSIB Short Standard Iron Bar
IB Iron Bar
IP Iron Pipe
(760) McConnell Maughan Ltd., O.L.S.
(950) Cunningham McConnell Ltd., O.L.S.
(1222) C. E. Dotterill Ltd., O.L.S.
(1497) Ashenhurst Nouwens Inc., O.L.S.
(WT) Witness
(OU) Origin Unknown
P1 Plan 20R-21231
P2 Plan of Survey by C. E. Dotterill Ltd., O.L.S., dated May 23, 1996
P3 Plan 20R-17491
P4 Plan of Survey by Ashenhurst Nouwens & Associates Inc., O.L.S., dated May 23, 1996
Registered Plan 1059
P5 Chain Link Fence
CLF Chain Link Fence
BF Chain Fence
EG Established Grade Elevation
FF Finished Floor Elevation
TW Top of Wall Elevation
INV Invert Elevation
DEC Deciduous Tree
CON. Coniferous Tree
UP Utility Pole
GW Guy Wire
CSP Corrugated Steel Pipe
MH Maintenance Hole
CB Catch Basin
N North
S South
E East
W West

BENCHMARK
Elevations
No. 24, having an Elevation of 77.602 m.
are Referred to Geodetic Surveys of Canada Benchmark

REVISIONS / ISSUANCE:

NO.	DATE	DESCRIPTION
3	11.28.22	REISSUED FOR SPA
2	07.11.22	REISSUED FOR SPA
1	12.13.21	ISSUED FOR SPA

QUALIFICATION INFORMATION
JASON KUEHLER
REGISTRATION INFORMATION
HDS DWELL INC. 119699

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

SITE LEGEND:

—	PROPERTY LINE
—	EXISTING GRADE
—	FINISHED GRADE
F.F.E.	FINISHED FLOOR ELEVATION
F.B.E.	FINISHED BASEMENT ELEVATION
F.D.E.	FINISHED DECK ELEVATION
▲	MAIN ENTRANCE
▼	SECONDARY ENTRANCE
—	EXISTING STRUCTURES TO BE REMOVED
○	BORE HOLE LOCATION & No. PER SOILS REPORT
○	ROOF DOWNSPOUT LOCATION, DISCHARGE ON 800/600 CONCRETE PAVEMENT
—	PROPOSED DIMENSIONS TO NEW STRUCTURES
—	EXISTING DIMENSIONS TO EXISTING STRUCTURES
—	NEW SUMP WITH DISCHARGE DIRECTION
—	TREE HOARDING
○	TREE NUMBER PER ARBOURIST REPORT
○	EXISTING TREE TO REMAIN - DASHED LINE INDICATES TPZ (TREE PROTECTION ZONE PER ARBOURIST REPORT)
○	EXISTING TREE TO BE REMOVED
○	EXISTING TREE TO BE REMAIN.

H.D.S. DWELL

20 GILMOUR ROAD, PULINCH ON, CAN N0B 2J0
WWW.HKSDSIGNSTUDIO.CA T.226.979.4493

CLIENT:
INVESTBUILD INC.
2819624 ONTARIO INC.

ADDRESS: 152 THIRD LINE
CITY: OAKVILLE

DRAWING TITLE:
SITE PLAN
LOT 2

DRAWN: J.W.H
DATE: 6.28.2022 SCALE: 1:150
JOB NUMBER: 20-014 SHEET NUMBER: A101