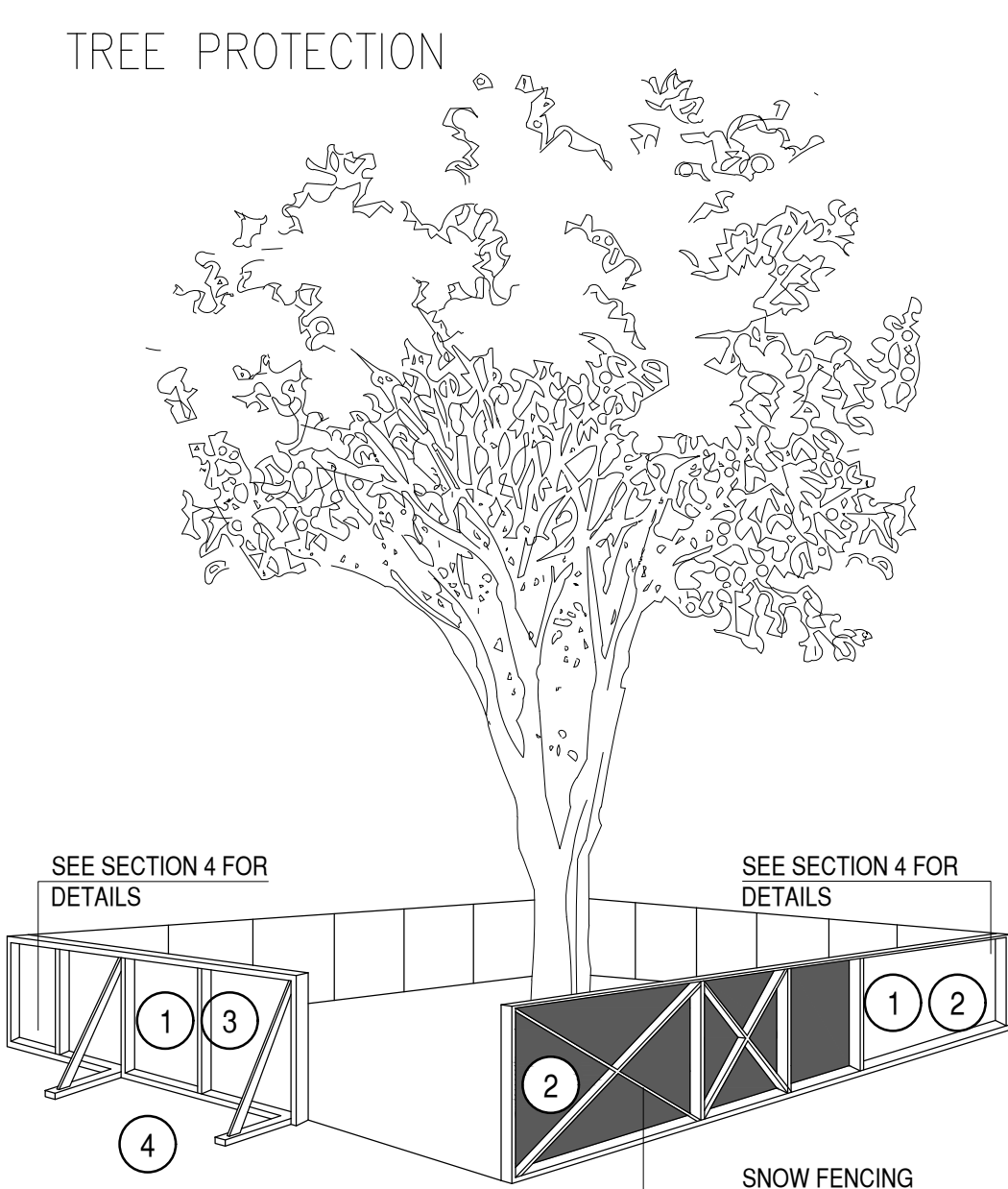


1 SITE PLAN
A1-2 SCALE: 1:150



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 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.

**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) (cm) Distances Required (m)

| | |
|------------|-------|
| <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 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 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 DIRT WALLING, 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 (CGD01028-1978 ADJUSTMENT)
CONCRETE MONUMENT ON THE SOUTH SIDE OF LAKESHORE RD. #. AND ON THE WESTERLY 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 REFERRED TO THE SOUTHERLY LIMIT OF BAYVIEW ROAD, AS SHOWN ON REGISTERED PLAN 306, 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 DIVING BY 0.3048

LEGEND:

| | | | |
|----|--|------|---|
| ■ | CM DENOTES CURB MONUMENT FOUND | CM | DENOTES GAS METER |
| □ | DENOTES A SURVEY MONUMENT PLANTED | BF | DENOTES BOARD FENCE |
| ▨ | DENOTES STORM SEWER MANHOLE | RF | DENOTES RETAINING WALL |
| ▩ | DENOTES IRON BAR | SMWH | DENOTES STORM SEWER MANHOLE |
| ▧ | DENOTES PROPERTY IDENTIFICATION NUMBER | SMWH | DENOTES SANITARY SEWER MANHOLE |
| ▦ | DENOTES ORIGIN UNKNOWN | CB | DENOTES CATCH BASIN |
| ▥ | DENOTES REGISTERED PLAN 306 | B | DENOTES BOLLARD |
| P1 | DENOTES PLAN BY McDONNELL MAUGHAN | RS | DENOTES ROAD SIGN |
| P2 | DENOTES PLAN BY McDONNELL MAUGHAN | HPW | DENOTES HORIZONTAL WIRE |
| P3 | DENOTES REGISTERED PLAN 316 | AW | DENOTES ANCHOR WIRE |
| CI | DENOTES CALCULATED USING P1 & P2 | WV | DENOTES WATER SERVICE VALVE |
| A | DENOTES AIR CONDITIONER | CB | DENOTES AIR CONDENSER |
| DS | DENOTES DOOR SILL ELEVATION | DT | DENOTES DOWNSPOUT TREE (SCALED TO CANOPY) |
| GF | DENOTES GARAGE FLOOR ELEVATION | TR | DENOTES TRUNK SIZE NOTED |
| WT | DENOTES WITNESS | ST | DENOTES TREE STUMP, 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 SPENERS RD.
OAKVILLE, ONTARIO L6L 5M2
ATTENTION: JARRET MCNAMEE
PH: 905-825-0433

SITE STATISTICS

ADDRESS: 1538 BAYVIEW ROAD
OAKVILLE, ON.
RL2-0

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
FINISHED AREA: 31.12 335.00
UNFINISHED AREA: 271.27 2,920.00
TOTAL BASEMENT: 511.42 5,505.00

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

| | | | |
|-----------------------------|-------|--------|----------|
| PERMITTED | 25.00 | 357.00 | 3,842.84 |
| PROPOSED DWELLING FOOTPRINT | 22.13 | 316.06 | 3,402.97 |
| PROPOSED COVERED PORCHES | 2.87 | 40.86 | 440.73 |
| PROPOSED TOTAL | 25.00 | 357.00 | 3,842.80 |

MAXIMUM HEIGHT TO RIDGE:

| | | | |
|-----------|---|-------|-------|
| PERMITTED | = | 9.000 | 29.53 |
| PROPOSED | = | 9.960 | 32.68 |

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 DAVE AVENUE AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPLETENESS OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADINGS 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) 638-1323
FAX: (905) 333-9544
e-mail: halton@rnmtd.com
Records of Sewell & Sewell and Yates & Yates LTD.

DATE: _____
OAKVILLE, ONTARIO

MACKAY & PETERS LIMITED
Established 1908

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

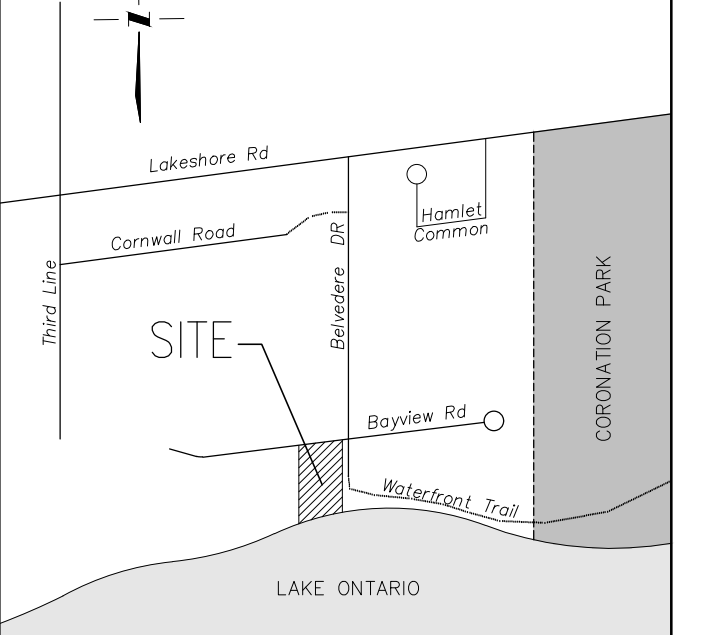
Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the Designer prior to proceeding with any of the work.

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: 38886

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

KEYPLAN: (N.T.S.)



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

| | | |
|----|----------|-------------------------------|
| 11 | 12.14.22 | REVISED AS PER SPA COMMENTS |
| 10 | 08.30.22 | REVISED DRIVEWAY ACCESS |
| 9 | 07.05.22 | REVISED AS PER SPA COMMENTS |
| 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:

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

CLIENT: CUSTOM RESIDENCE

ADDRESS: 1538 BAYVIEW ROAD
CITY: OAKVILLE, ONTARIO

DRAWING TITLE: SITE PLAN SITE STATS.

DRAWN: J.Mc.
DATE: 10.12.21 SCALE: NOTED
JOB NUMBER: 435-21 SHEET NUMBER: A1-2