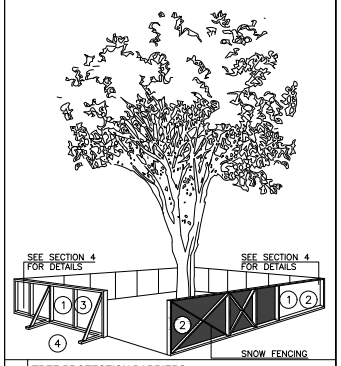
TREE PROTECTION



TREE PROTECTION BARRIERS

1. TREE PROTECTION BARRIERS MUST BE 1.2m (4'-0") HIGH, WAFERBOARD HOARDING OR AN EQUIVALENT APPROVED BY URBAN FORESTRY SERVICES.
2. 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.
3. 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.
4. ALL SUPPORTS AND BRACING SHOULD BE OUTSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS OUTSIDE THE TREE PROTECTION BARRIER.
5. NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATIONS OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
6. ALL LOCATES MUST BE OBTAINED PRIOR TO THE INSTALLATION OF THE PROPOSED HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.

SECTION 4, SIGNAGE

1. 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 A1.2 TREE PROTECTION
SCALE: NTS

CLIENT:
MR. & MRS. YANG
188 Gloucester Avenue
OAKVILLE, ON

ARCHITECT:
HDS Dwell INC.
89 Gilmour Road
Pusinch, Ontario N0B 2J0
ATTENTION: Jason Huether
PH: (226)975-4463

APPLICANT:
HDS Dwell INC.
ATTENTION: CYNTHIA GIBSON
PH: 905-339-1212 EXT. 233

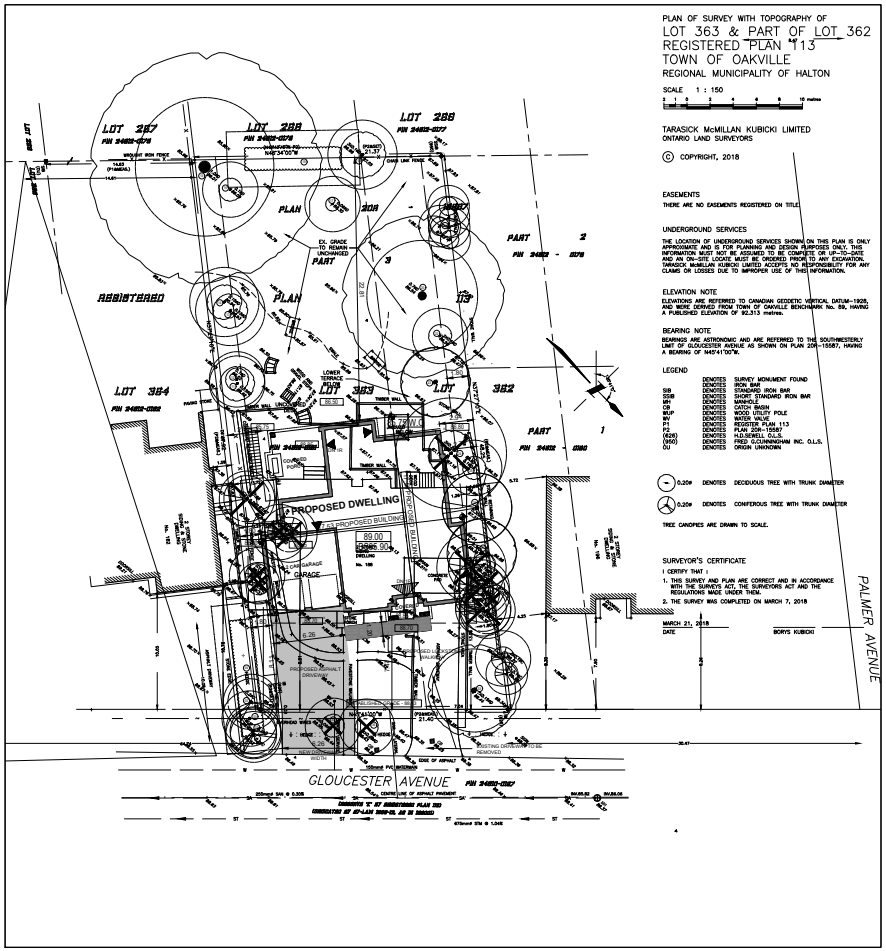
SITE STATISTICS

ADDRESS: 188 GLOUCESTER AVE, OAKVILLE, ONTARIO

LEGAL DESCRIPTION: LOT 363 & 362 REG'D PLAN 113

188 Gloucester Ave. Oakville	Required	Proposed	Variance Required [*]
Zoning	RL3-0		
Minimum Lot Area (m^2)	557.5	1021.640	
Minimum Lot Frontage (m)	18	21.4	
Minimum Lot Depth (m)	30	47.92	
Minimum Front Yard (m)	7.67	8.11	
Minimum Flankage Yard (m)	3.5	n/a	
Minimum Interior Side Yard (m)	1.8 and 1.8	1.8 and 1.92	
Minimum Rear Yard (m)	7.5	22.81	
Maximum number of storeys (m)	2	2	
Maximum Height (m)	9	8.92	
Total Floor Area for a Private Garage (m^2)	38	38.96 *	
Maximum Dwelling Depth (m)	n/a	n/a	
Maximum Residential Floor Area Ratio (%)	38%	Ground Floor Area (m^2) 179.3 Second Floor Area (m^2) 203.39 Total (m^2) 382.69 Lot Area (m^2) 1021.640 Residential Floor Area Ratio (%) 37.46	
Maximum Lot Coverage for the Dwelling (%)	26%	Dwelling Area (m^2) 222.57 Front Porch Area (m^2) 5.38 Back Patio Area (m^2) 26.51 Total (m^2) 254.41 Lot Area (m^2) 1021.64 Lot Coverage for the Dwelling (%) 24.96 *	

2 A1.2 SITE STATISTICS
SCALE: NTS



3 A1.2 SITE PLAN
SCALE: 1 : 200

PLAN OF SURVEY WITH TOPOGRAPHY OF
LOT 363 & PART OF LOT 362
REGISTERED PLAN 113
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 150

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

© COPYRIGHT, 2018

EASEMENTS
THERE ARE NO EASEMENTS REGISTERED ON TITLE

UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR GENERAL PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE AND AN ON-SITE LOCATE MUST BE ORDERED PRIOR TO ANY EXCAVATION. TARASICK McMILLAN KUBICKI LIMITED ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 89, HAVING A PUBLISHED ELEVATION OF 92.313 metres.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF GLOUCESTER AVENUE AS SHOWN ON PLAN 20R-15587, HAVING A BEARING OF N45°41'00"W.

LEGAL

SIB	DENOTES	SURVEY MONUMENT FOUND
SSIB	DENOTES	IRON BAR
IB	DENOTES	STANDARD IRON BAR
SB	DENOTES	SHORT STANDARD IRON BAR
CB	DENOTES	CATCH BASIN
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
P1	DENOTES	REGISTER PLAN 113
(R20)	DENOTES	R.M.P. 20R-15587
(W60)	DENOTES	H.J.McMILLAN, O.L.S.
(W60)	DENOTES	FRED G.CUNNINGHAM INC. O.L.S.
(U)	DENOTES	ORIGIN UNKNOWN

0.20ø DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER

0.20ø DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

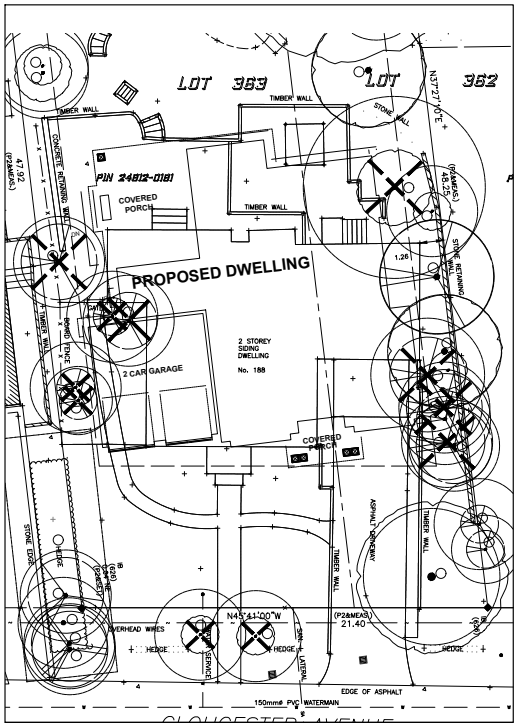
SURVEYOR'S CERTIFICATE
I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MARCH 7, 2018

MARCH 21, 2018
DATE

BORYS KUBICKI

5 A1.2 DEVELOPMENT NOTES
SCALE: NTS

6 A1.2 KEYPLAN
SCALE: NTS



4 A1.2 DEMO SITE PLAN
SCALE: NTS

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
- 83.37 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 GRADE CONC. PAVER
- 14.08 PROPOSED DIMENSIONS TO NEW STRUCTURES
- 14.08 (14.07) EXISTING DIMENSIONS TO EXISTING STRUCTURES
- NEW SUMP WITH DISCHARGE DIRECTION
- TREE HOARDING
- TR 7 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.

TOPOGRAPHIC SKETCH OF
LOT 363 AND PART LOT 362
REGISTERED PLAN 113

TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

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. (Per 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.

REF.	DATE:	DESCRIPTION:

REVISIONS / ISSUANCE:

H.D.S. DWELL

HDS DWELL INC.
26 GILMOUR ROAD, PUSLINCH ON. CAN N0B 2J0
WWW.HDSDESIGNBUILD.CA T (226)975-4463

CLIENT:
Mr. & Mrs. Yang

ADDRESS: 188 Gloucester Ave.
CITY: Oakville

DRAWING TITLE:
Site Plan

DRAWN: DI
DATE: 3.17.2021 SCALE: 1:150
JOB NUMBER: 008 SHEET NUMBER: A102

3/17/2021 D:\HDS DWELL\HDS DWELL - HD S. DWELL\HDS DWELL PROJECTS\2020\008 - YANG RESIDENCE - 188 GLOUCESTER AVE. OAKVILLE\YANG 008 SITE & CN GLOSTER SITE PLAN WITH TPZ ADJUSTED FOOTPRINT - V1.DWG

1 NORTH ELEVATION
1/4" = 1'-0"

The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.17.5.1 of the building code

JARON HUETHER		39381
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 3.17.5.1 of the building code

HDS Dwell Inc.	118699
FIRM NAME	BCIN

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.

PRELIMINARY, NOT FOR CONSTRUCTION

NO	DATE:	DESCRIPTION

REVISIONS/ISSUANCE:

H.D.S. DWELL

HDS DWELL Inc.
20 GILMOUR ROAD, PUSLINCH, ON N0B 2J0
WWW.HICKSDESIGNSTUDIO.CA T.(226)979-4493

CLIENT:
YANG RESIDENCE

ADDRESS: 188 GLOUCESTER AVENUE,
CITY: OAKVILLE, ON.

DRAWING TITLE:
NORTH ELEVATION

DRAWN: DI
DATE: 02/02/21 | SCALE: 1/4" = 1'-0"
JOB NUMBER: 0001 | SHEET NUMBER: A401

2021-03-17 1:59:14 PM D:\HDS Dwell\HDS Dwell - HDS_Dwell\HDS Dwell Projects\20-008 - Yang Residence - 188 Gloucester Ave, Oak\Drawings\Revit\188 Gloucester Design Drawings 03182114.rvt

1 SOUTH ELEVATION
1/4" = 1'-0"

The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.17.5.1 of the building code

JARON HUETHER		39381
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 3.17.5.1 of the building code

HDS Dwell Inc.	118699
FIRM NAME	BCIN

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.

PRELIMINARY, NOT FOR CONSTRUCTION

NO	DATE:	DESCRIPTION

REVISIONS/ISSUANCE:

H.D.S. DWELL

HDS DWELL Inc.
20 GILMOUR ROAD, PUSLINCH, ON N0B 2J0
WWW.HICKSDESIGNSTUDIO.CA T.(226)979-4493

CLIENT:
YANG RESIDENCE

ADDRESS: 188 GLOUCESTER AVENUE,
CITY: OAKVILLE, ON.

DRAWING TITLE:
SOUTH ELEVATION

DRAWN: DI
DATE: 02/02/21 | SCALE: 1/4" = 1'-0"
JOB NUMBER: 0001 | SHEET NUMBER: A402

2021-03-11 1:50:23 PM D:\HDS Dwell\HDS Dwell - HDS_Dwell\HDS Dwell Projects\20-006 - Yang Residence - 188 Gloucester Ave. (OAK)\Drawings\Revit\188 Gloucester Design Drawings 011821 v41.rvt

1 WEST ELEVATION
1/4" = 1'-0"

The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.17.5.1 of the building code

JARON HUETHER		39381
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 3.17.5.1 of the building code

HDS Dwell Inc.	118699
FIRM NAME	BCIN

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.

PRELIMINARY, NOT FOR CONSTRUCTION

NO	DATE:	DESCRIPTION

REVISIONS/ISSUANCE:

H.D.S. DWELL

HDS DWELL Inc.
20 GILMOUR ROAD, PUSLINCH, ON. N0B 2J0
WWW.HOKSDESIGNSTUDIO.CA T (226)979-4493

CLIENT:
YANG RESIDENCE

ADDRESS: 188 GLOUCESTER AVENUE,
CITY: OAKVILLE, ON.

DRAWING TITLE:
WEST ELEVATION

DRAWN: DI
DATE: 02/02/21 SCALE: 1/4" = 1'-0"
JOB NUMBER: 0001 SHEET NUMBER: A404

2021-03-17 7:09:53 PM D:\HDS Dwell\HDS Dwell - HDS_Dwell\HDS Dwell Projects\20-008 - Yang Residence - 188 Gloucester Ave, Oak\Drawings\Revit\188 Gloucester Design Drawings 031821.rvt

1 EAST ELEVATION
1/4" = 1'-0"

The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.17.5.1 of the building code

JARON HUETHER		39381
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 3.17.5.1 of the building code

HDS Dwell Inc.	118699
FIRM NAME	BCIN

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.

PRELIMINARY, NOT FOR CONSTRUCTION

NO	DATE:	DESCRIPTION

REVISIONS/ISSUANCE:

H.D.S. DWELL
HDS DWELL Inc.
20 GILMOUR ROAD, PUSLINCH, ON. N0B 2J0
WWW.HICKSDESIGNSTUDIO.CA T.(226)979-4493

CLIENT:
YANG RESIDENCE

ADDRESS: 188 GLOUCESTER AVENUE,
CITY: OAKVILLE, ON.

DRAWING TITLE:
EAST ELEVATION

DRAWN: DI
DATE: 02/02/21 | SCALE: 1/4" = 1'-0"
JOB NUMBER: 0001 | SHEET NUMBER: A403

2021-03-17 1:59:34 PM D:\HDS Dwell\HDS Dwell - HDS_Dwell\HDS Dwell Projects\20-005 - Yang Residence - 188 Gloucester Ave, (Oak)\Drawings\Revit\188 Gloucester Design Drawings 011821 v4.rvt