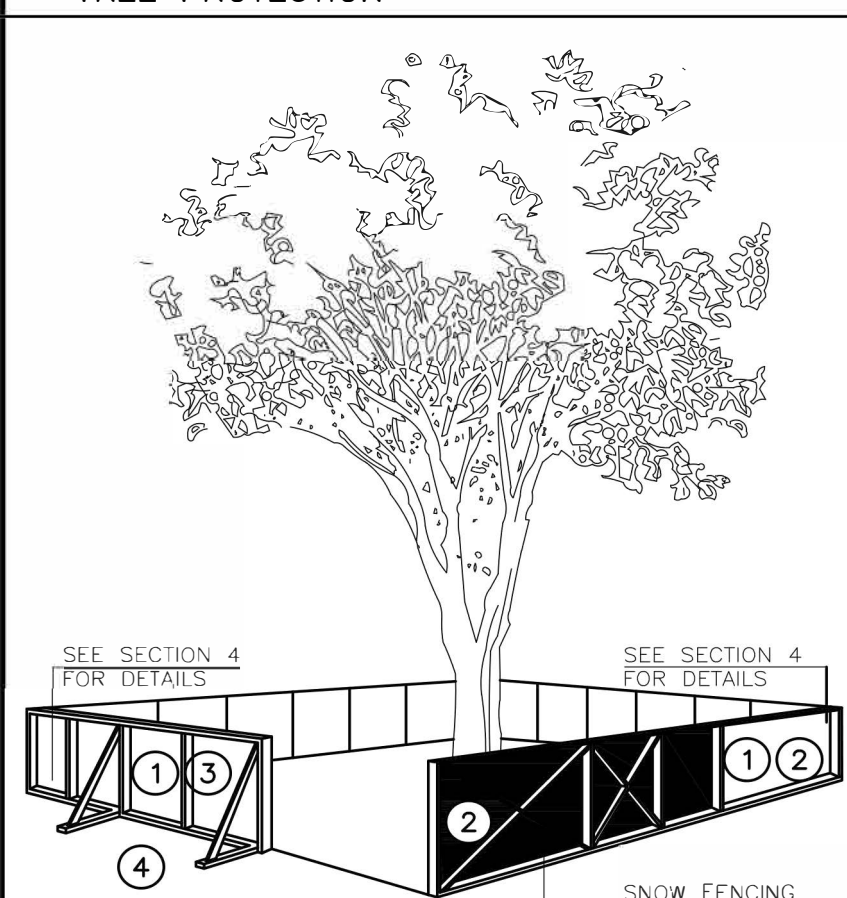


TREE PROTECTION



- TREE PROTECTION BARRIERS MUST BE 1.2m (4'-0") HIGH, WATERBOARD 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 400x250mm 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.:

TREE PROTECTION NOTE

- ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH BARRELS, ERECTED PRIOR TO ANY OTHER WORK. GROUPS OF TREES AND OTHER ISSUING OF THE BUILDING PERMIT. GROUPS OF TREES AND OTHER MAINTAINING THE PROTECTION AROUND THE ENTIRE TREES IN A JARAS WITHIN THE PROTECTION ZONE SHALL REMAIN UNCHANGED 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 SURROUND SOIL. EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE ZONE. NO CONTAMINANTS WILL BE DUMPED OR FLUSHED NEAR FEEDER ROOTS OF TREES EXIST.
- THE DEVELOPER OR HIS/HERS 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 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 DEGRADATION.
- WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO REMOVE THE BALANCE 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 WELLS, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT OF THE TOWN OF OAKVILLE.

TREE PROTECTION ZONE

TREE PROTECTION ZONE (TPZ) FOR ANY TREE SHALL BE DETERMINED AS FOLLOWS (1):

Trunk Diameter (DBH) (1)	Minimum Protection Distances Required (2)
<10cm	1.5 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

- Diameter of breast height (DBH) measurement of tree trunk taken at 1.4 metres above ground.
- 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.
- 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:

SERVICE SIZE, INVERTS AND TYPES ARE DERIVED FROM REGION OF HALTON ENGINEERING DEPARTMENT DWG. NO. THE CONTRACTOR MUST VERIFY INVERTS.

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.

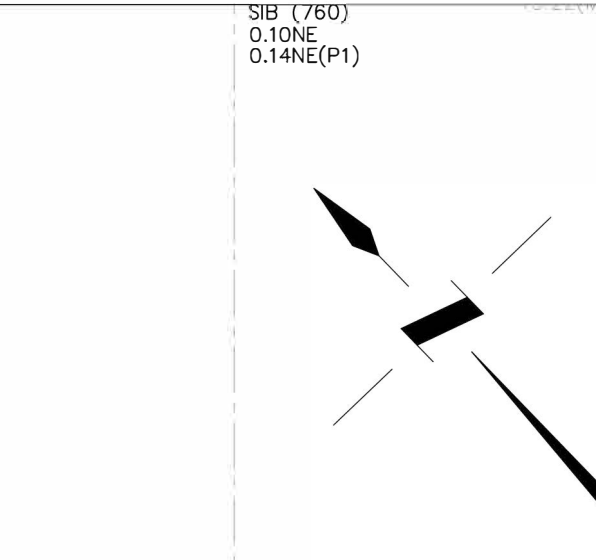
SIGNED: _____ DATED: _____

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 Design Criteria, Standard Drawings & Specifications manual may be obtained thru Capital Planning & Data Technologies Department 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

Erosion and Siltation Notes

- All erosion and sediment controls are to be installed according to approved plans prior to commencement of any earth moving work on the site and shall remain in place until all disturbed areas are stabilized with the intended final ground cover.
- Erosion and sediment controls shall be inspected by the builder/developer:
 - Weekly
 - Before and after any predicted rainfall event
 - Following an unexpected rainfall event
 - Daily, during extended duration rainfall events
 - After significant snow melt events
- Erosion and Sediment controls shall be maintained in proper working order at all times. Damaged or clogged devices shall be repaired within 48 hours.
- Where a site requires dewatering and where the expelled water can be freely released to a suitable receiver, the expelled water shall be treated to capture suspended particles greater than 40micron in size. The captured sediment shall be disposed of properly per MOECC guidelines. The clean expelled water shall be freely released to a suitable receiver in a manner that does not create downstream issues including but not limited to erosion, flooding - nuisance or otherwise, interference issues, etc.
- Existing storm sewers and drainage ditches adjacent to the works shall be protected at all times from the entry of sediment/silt that may migrate from the site. For storm sewers: all inlets (rear lot catchbasins, road catchbasins, pipe inlets, etc) must be secured/ fitted with siltation control measures. For drainage ditches, the installation of rock check dams, siltation fencing, sediment containment devices must be installed to trap and contain sediment. These siltation control devices shall be inspected and maintained per items 2 and 3 above.
- In the event of a spill (release of deleterious material) on or emanating from the Site, the Owner or Owners agent shall immediately notify the MOECC and follow any prescribed clean up procedure. The Owner or Owners agent will additionally immediately notify the Town.



STANDARD DEVELOPMENT NOTES

LOT GRADING NOTES

- MAX DRIVEWAY SLOPE SHALL BE A MINIMUM OF 1.0% AND A MAXIMUM OF 7.0%
- MINIMUM 200mm OF UNCONSOLIDATED NATIVE TOPSOIL IS TO BE PLACED OVER THE ENTIRE LOT WHERE SOD IS TO BE PLACED AND LAWN IS TO BE ESTABLISHED.
- ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATIONS WITH SODDED SLOPES (MIN. 3H TO 1V) AND/OR RETAINING WALLS AS SPECIFIED.
- ALL RETAINING WALLS, WALKWAYS, CURBS, ECT., SHALL BE PLACED A MIN OF 0.45m OFF THE PROPERTY LINE. ALL WALLS 1.0m OR HIGHER SHALL BE DESIGNED BY A P.Eng.
- SHOULD A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150mm ABOVE THE PROPOSED SIDE YARD SWALES.
- RETAINING WALLS 0.6m IN HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF WALL. GUARDS FOR RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EXTERIOR GUARDS AS CONTAINED IN THE ONTARIO BUILDING CODE.
- SLOPES OF SWALES FOR BOTH "BACK TO FRONT" AND "SPLIT" DRAINAGE SHALL BE NO LESS THAN 2.0% GRADE AND NO GREATER THAN 3.3% GRADE (3:1 SLOPES)
- WHEN MATCHING TO EXISTING PROPERTIES WHERE A 2% GRADE CAN NOT BE ACHIEVED, A 1.5% GRADE IS PERMITTED PROVIDED A 150mm SUB-DRAIN IS INSTALLED BELOW THE BOTTOM OF THE SWALE AND DRAINED TO A SUITABLE OUTLET, (WITH A MINIMUM 0.3m COVER OVER THE SUB-DRAIN), OR OTHER MITIGATION MEASURES.
- UNLESS OTHERWISE NOTED, GROUND BETWEEN PROPOSED ELEVATIONS ON DIDE LOTS SHALL BE GRADED AS A STRAIGHT LINE.
- TOP OF FOUNDATION WALLS FOR BUILDING SHALL BE 150mm (MIN) ABOVE FINISHED GRADE.
- DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2% REVERSED SLOPE DRIVEWAYS ARE NOT PERMITTED IN NEW DEVELOPMENTS.
- ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM 95% SPD (UNLESS OTHERWISE RECOMMENDED BY GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS.
- LOT GRADING SHALL CONFORM STRICTLY WITH THIS PLAN. ANY CHANGES, UNLESS APPROVED PRIOR TO CONSTRUCTION BY THE TOWN, SHALL RESULT IN NON ACCEPTANCE OF THE LOT BY THE TOWN.
- IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED.
- THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE OBTAINED PRIOR TO ENTERING THE LANDS. SHOULD PERMISSION NOT BE OBTAINED OR IS WITHDRAWN PRIOR TO COMMENCING THE WORK, THEN DEVELOPER SHALL LIMIT HIS ACTIVITIES TO THE LIMITS OF THE SITE DEVELOPMENT SITE.
- SLOPES AND SLOPE HEIGHTS SHOULD BE AS FOLLOWS:

HEIGHT	SLOPE
0.6m-0.6m	2:1
0.6m-1.25m	3:1
ABOVE 1.25m	4:1

EROSION AND SEDIMENT CONTROL NOTES

ALL MATERIAL SPECIFICATION AND CONSTRUCTION DETAIL SHALL BE AS PER THE MOST RECENT TOWN OF OAKVILLE STANDARD SPECIFICATIONS AND STANDARD DRAWINGS.

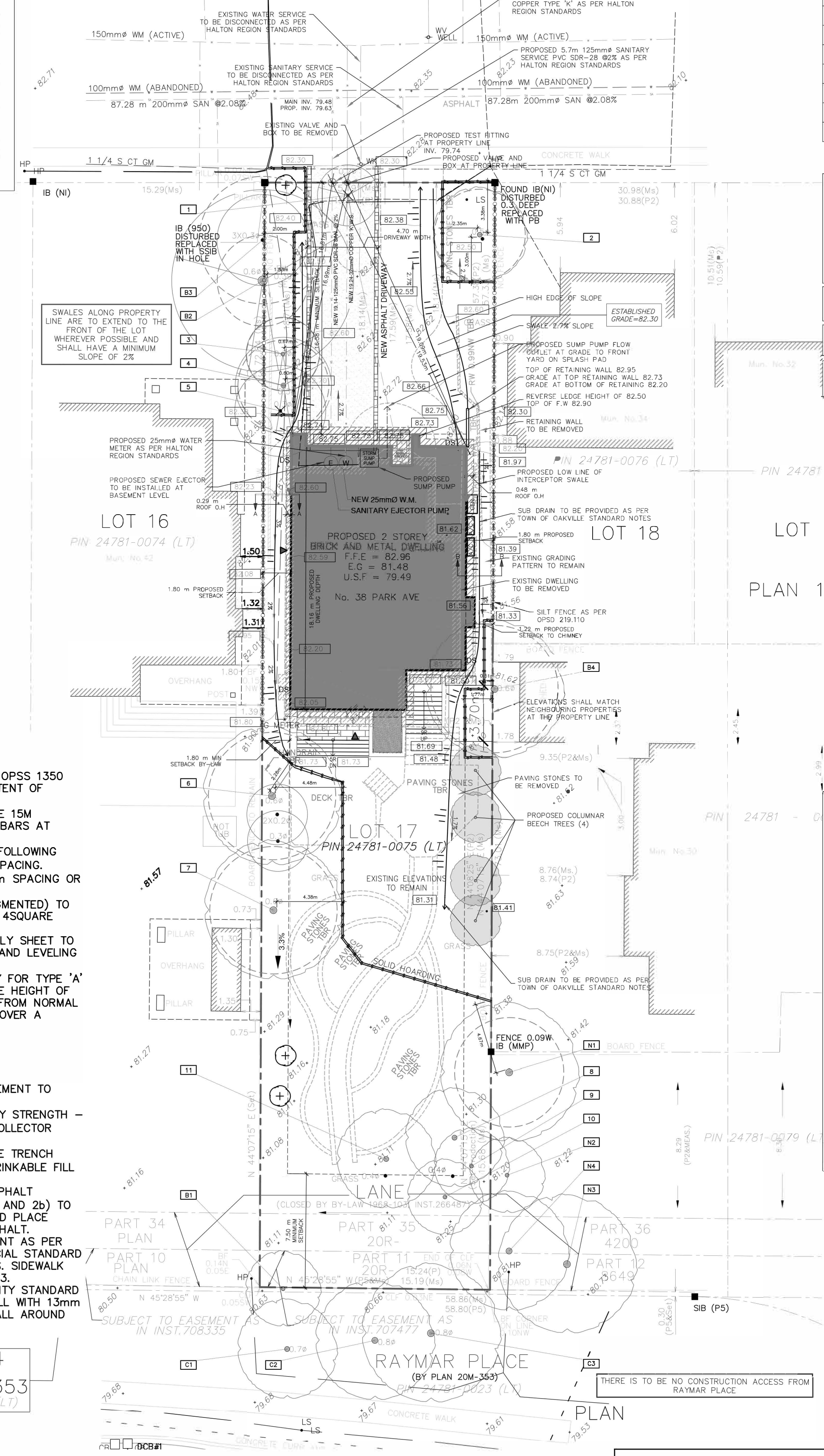
- PROTECT ALL EXPOSED SURFACE AND CONTROL ALL RUNOFF DURING CONSTRUCTION
- ALL EROSION CONTROL MEASURES TO BE IN PLACE BEFORE STARTING CONSTRUCTION AND REMAIN IN PLACE UNTIL RESTORATION/CONSTRUCTION IS COMPLETE
- MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION IN GOOD WORKING ORDER
- MINIMIZE ARE DISTURBED DURING CONSTRUCTION
- PROTECT ALL CATCHBASINS, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION.
- KEEP ALL SUMPS CLEAN DURING CONSTRUCTION
- PREVENT WIND BLOWN BY DUST AND WATERING. SEEDING DISTURBED AREAS AND/OR STABILIZATION, AS REQUIRED.
- SILT FENCE TO BE USED IN LOCALIZED AREAS IF REQUIRED BY ENGINEER DURING CONSTRUCTION.
- ALL EROSION CONTROL FEATURES SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TOWN OF OAKVILLE REQUIREMENTS.

DEVELOPMENT ENGINEERING NOTES

- DRIVEWAY ON THE MUNICIPAL RIGHT OF WAY SHALL BE PAVED BY THE APPLICANT.
- AT THE ENTRANCE 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 BOARDING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AT ROAD CURB.

PARK AVENUE

(BY REGISTERED PLANS 105 & 110)
PIN 24781-0086 (LT)
PART 1 PLAN 20R-19450
SUBJECT TO EASEMENT AS IN INST. No. 8 769677, 720762, 711698, 633455, 143194, 96310, 426297, 172142, 512298, 416810, 172170, 144370, 507294 & 344047



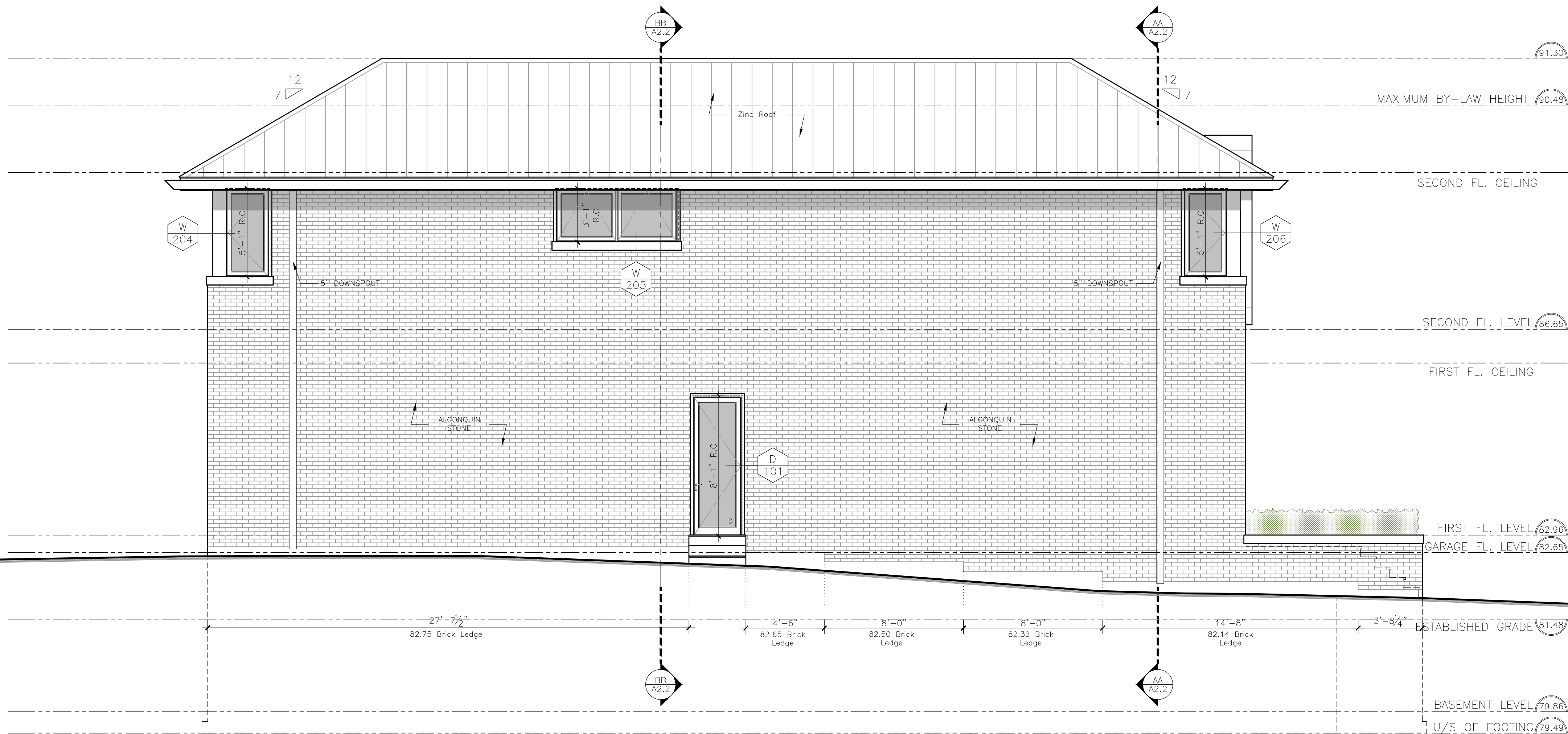
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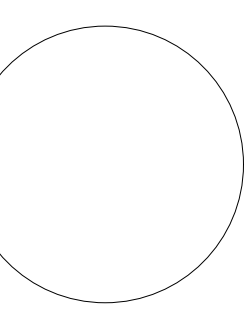
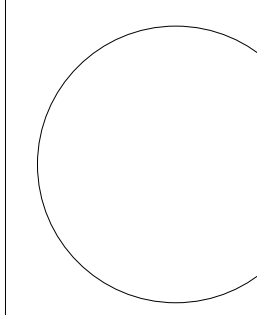
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LOT 305 PIN 24781-0364 (LT)
LOT 306 PIN 24781-0365 (LT)
LOT 307 PIN 24781-0366 (LT)
LOT 308 PIN 24781-0367 (LT)
LOT 309 PIN 24781-0368 (LT)
LOT 310 PIN 24781-0369 (LT)
LOT 311 PIN 24781-0370 (LT)
LOT 312 PIN 24781-0371 (LT)
LOT 313 PIN 24781-0372 (LT)
LOT 314 PIN 24781-0373 (LT)
LOT 315 PIN 24781-0374 (LT)
LOT 316 PIN 24781-0375 (LT)
LOT 317 PIN 24781-0376 (LT)
LOT 318 PIN 24781-0377 (LT)
LOT 319 PIN 24781-0378 (LT)
LOT 320 PIN 24781-0379 (LT)
LOT 321 PIN 24781-0380 (LT)
LOT 322 PIN 24781-0381 (LT)
LOT 323 PIN 24781-0382 (LT)
LOT 324 PIN 24781-0383 (LT)
LOT 325 PIN 24781-0384 (LT)
LOT 326 PIN 24781-0385 (LT)
LOT 327 PIN 24781-0386 (LT)
LOT 328 PIN 24781-0387 (LT)
LOT 329 PIN 24781-0388 (LT)
LOT 330 PIN 24781-0389 (LT)
LOT 331 PIN 24781-0390 (LT)
LOT 332 PIN 24781-0391 (LT)
LOT 333 PIN 24781-0392 (LT)
LOT 334 PIN 24781-0393 (LT)
LOT 335 PIN 24781-0394 (LT)
LOT 336 PIN 24781-0395 (LT)
LOT 337 PIN 24781-0396 (LT)
LOT 338 PIN 24781-0397 (LT)
LOT 339 PIN 24781-0398 (LT)
LOT 340 PIN 24781-0399 (LT)
LOT 341 PIN 24781-0400 (LT)



Project North:	True North:
	
Key Plan:	

No.	Date:	Issue/Revision	By:
Drawing Issues/Revisions:			

Note:

CONSTRUCTION MUST BE COMPLETED IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE STANDARDS.

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

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USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

	
Architect	Consultant

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GIBBONS RESIDENCE

38 PARK AVENUE
OAKVILLE, ONTARIO

Sheet Title:		
EAST ELEVATION NORTH ELEVATION		
Design By: G.W.	Drawn By: D.P	Approved By: G.W.
Scale: 1/4" = 1'-0"	Drawing Start: 01/20/2021	Project No.: 20.XX
Drawing No:		

A2.0

Aug 8th 2022

Of: