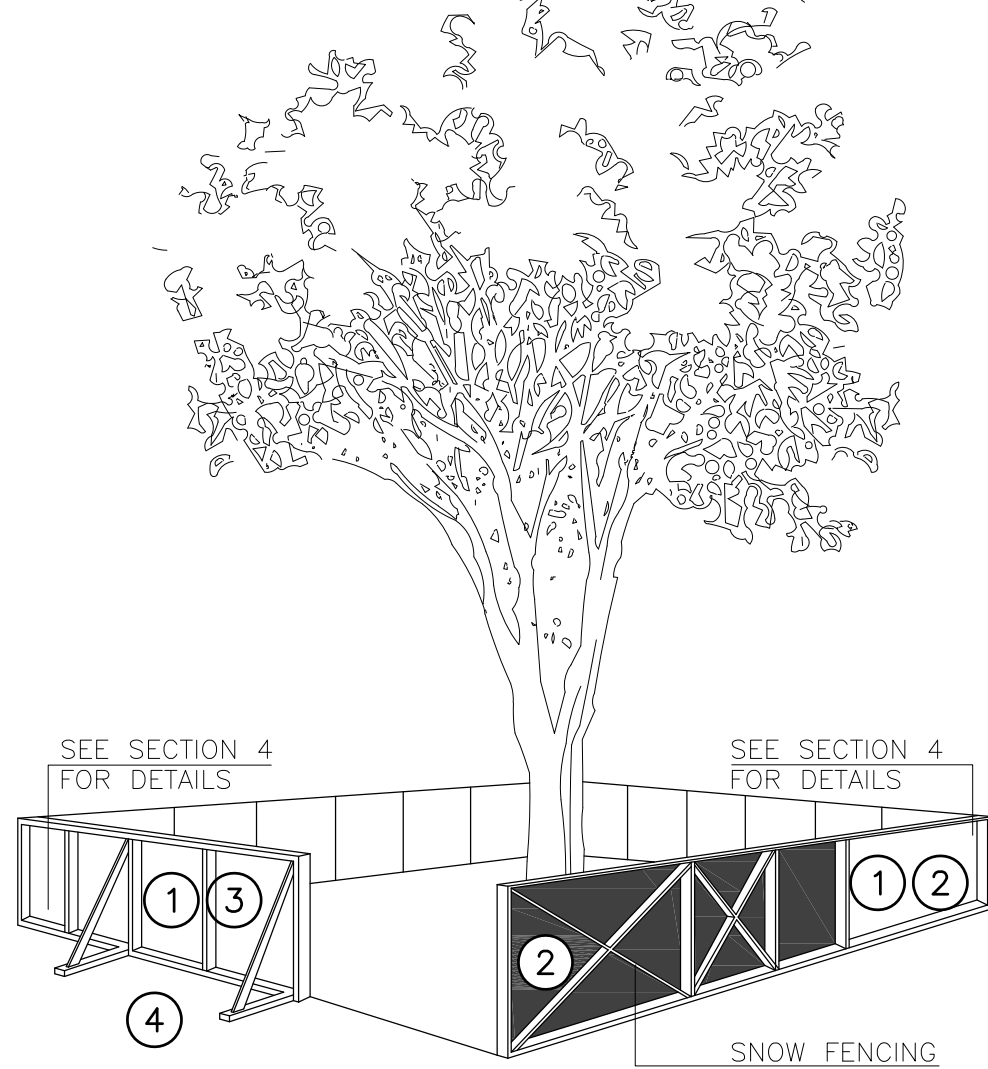


TREE PROTECTION



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."

TOWN OF OAKVILLE
PARKS AND RECREATION
DEPARTMENT

NAME: TREE PROTECTION BARRIERS
DATE:
FILE NO.:

SOLID HOARDING (PLYWOOD BOARDS)

FRAMED HOARDING (PLASTIC SAFETY FENCING)

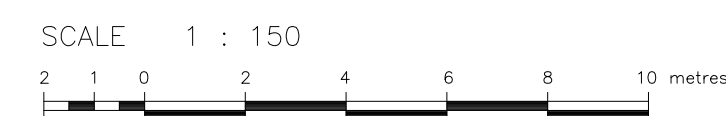
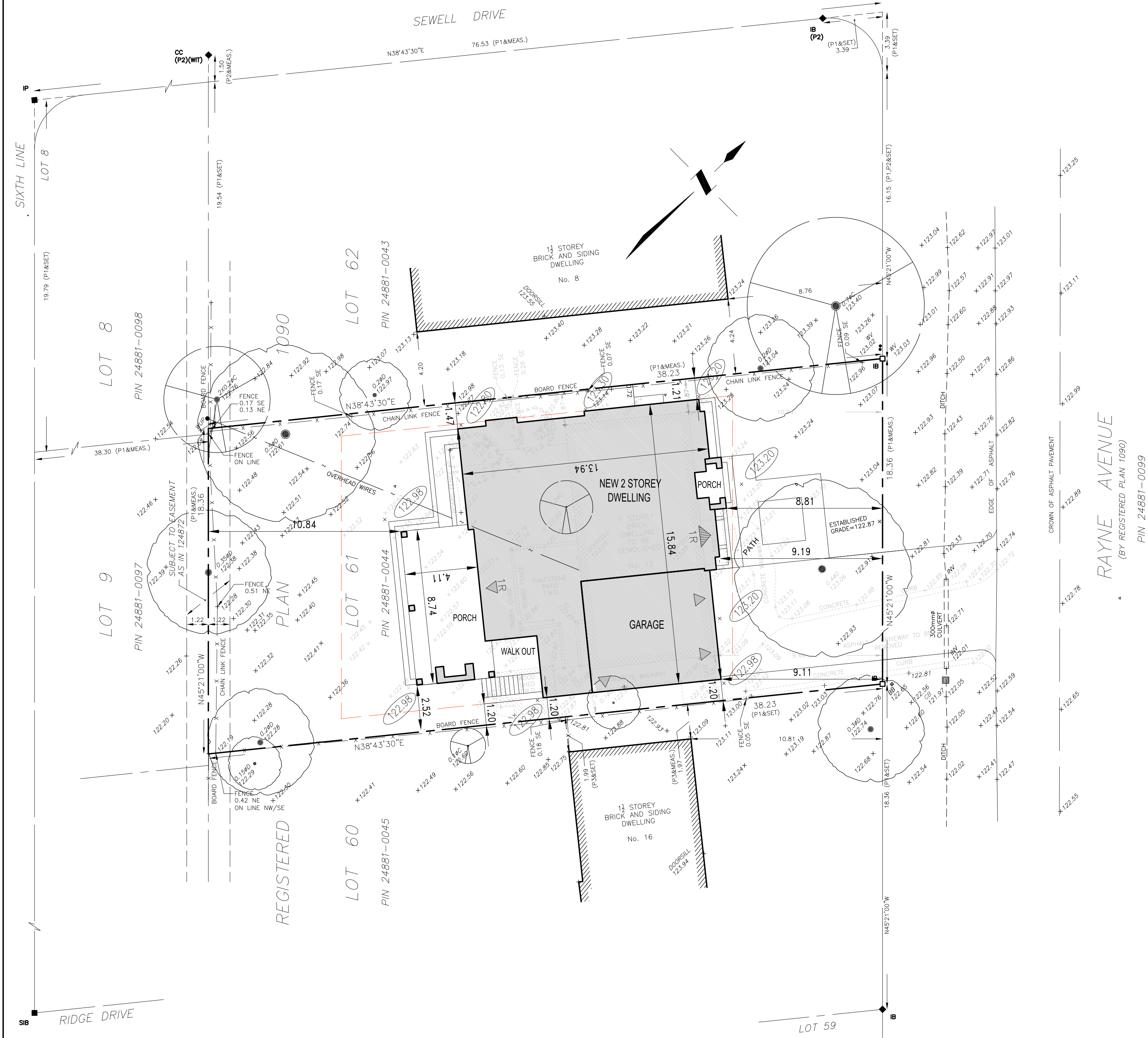
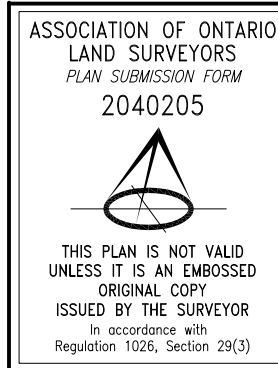
1 OAKVILLE SITE REQUIREMENTS

A1.2 SCALE: DNS

- GENERAL NOTES:
 - SILTATION CONTROL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF SITE GRADING WORKS. TO SATISFACTION OF THE CITY AND HALTON CONSERVATION.
 - IF CONSTRUCTION IS INTERRUPTED AND/OR INACTIVITY EXCESS 30 DAYS, STRIPPED/ BASE AREAS SHALL BE STABILIZED BY SEEDING.
 - THE SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AFTER EVERY RAINFALL AND/ OR EVERY WEEK.
 - THE SEDIMENT CONTROL DEVICES MUST BE REPAIRED, CLEANED AND/ OR REPLACED IF NECESSARY OR AS DIRECTED BY THE ENGINEER. CONSERVATION AUTHORITY OR THE CITY.
 - ALL SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION, GRADING, TOPSOILING AND SODDING ARE COMPLETE.
 - WHEN ALL CONSTRUCTION, GRADING AND SODDING IS COMPLETED. THE SEDIMENT CONTROL DEVICES SHALL BE REMOVED AND THE DISTURBED AREAS REINSTATED.
- ALL CATCH BASINS ON SITE SHALL HAVE PROPER SEDIMENT CONTROLS AS NOTED HEREON.
- THE EROSION & SEDIMENT CONTROL FENCE SHALL BE AS DETAILED.
- CONTRACTOR TO OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FOR PROPOSED WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCES.

2 EROSION AND SEDIMENT CONTROL

A2.1 SCALE: DNS

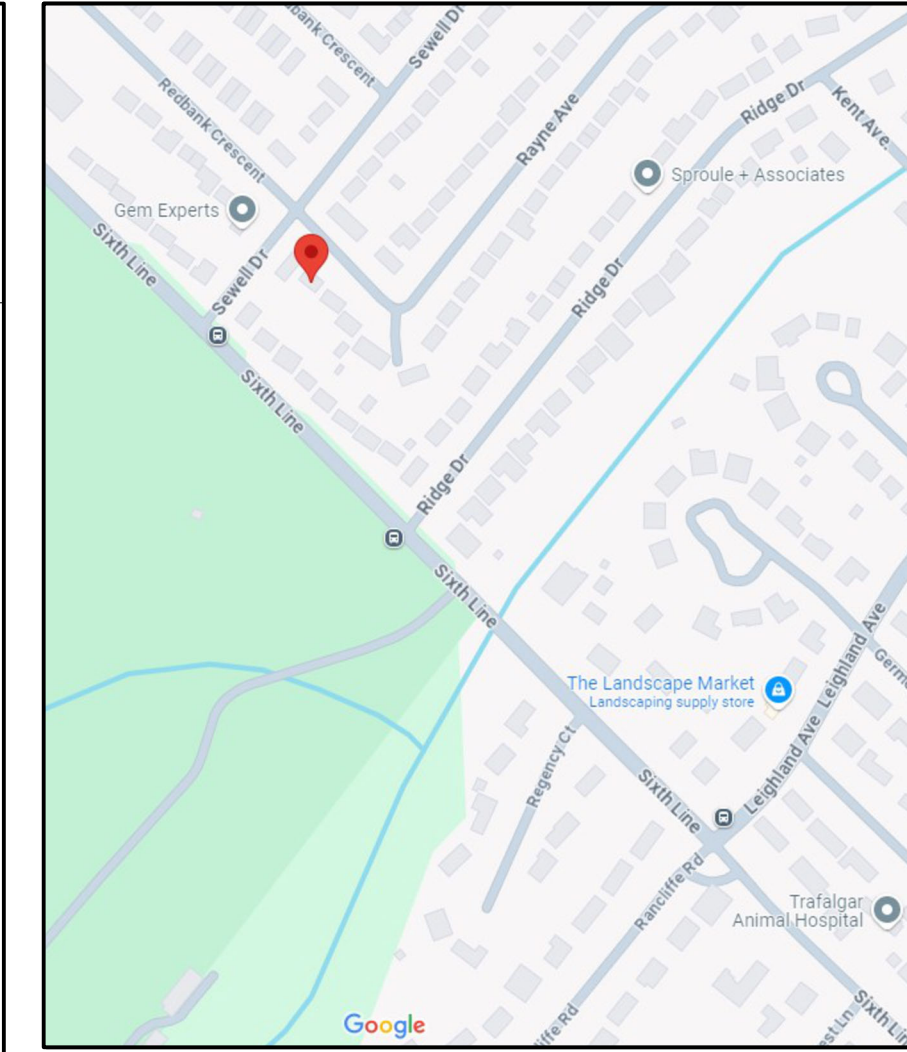


3 SITE PLAN

A2.1 SCALE: 1:150

REPORT SUMMARY

PROPERTY DESCRIPTION: 12 RAYNE AVENUE, BEING LOT 61, REGISTERED PLAN 1090, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, PIN 24881-0044
EASEMENTS/RIGHTS-OF-WAY: SUBJECT TO EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF CANADA AS IN 124872
COMMENTS: NOTE LOCATION OF FENCES.



4 KEY PLAN

A2.1 SCALE: DNS

ZONING 12 RAYNE AVE.

ZONE RL7-0	
LOT AREA:	697.7 m ² (7,509 SQ.FT.)
MIN. LOT FRONTAGE:	
MAXIMUM HEIGHT:	9.0m.
MAX. LOT COV. 35% :	244.19m ² (2,628 s.f.)
MAX. R.F.A. 41% :	286.05m ² (3,078 s.f.)
MIN FRONT SETBACK:	APROX. 8.46m.
MIN SIDE SETBACK:	1.2m.
MIN REAR SETBACK:	7.5m.
PROPOSED GROUND FLOOR	(154.31m ²) 1,661 s.f.
SECOND FLOOR	(153.84m ²) 1,656 s.f.
EXT. GARAGE	(45.98m ²) 495 s.f.
INT. GARAGE	(42.08m ²) 453 s.f.
COVERED PORCHES (& COVD AREAS)	(40.22m ²) 433 s.f.
PROPOSED LOT COV.: 34.47%	(240.52m ²) 2,589 s.f.
(GARAGE & PORCHES INCL'D.)	
PROPOSED R.F.A. (44.17%) :	(308.15m ²) 3,317 s.f. ✖
PROPOSED ROOF HEIGHT	9.0 m

5 SITE STATISTICS

A2.1 SCALE: DNS

REGIONAL APPROVAL

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

DATED..... SIGNED.....
INFRASTRUCTURE PLANNING AND 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 THE 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.

6 REGION OF HALTON

A2.1 SCALE: DNS

CERTIFICATION FOR PROPOSED GRADING

7 GRADING CERTIFICATE

A2.1 SCALE: NA

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
	PROPOSED ADDITION AREA
	TREE HOARDING
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	RAIN WATER DOWNSPOUT

SITE ACCREDITATION:

PLAN OF TOPOGRAPHY OF
LOT 61
REGISTERED PLAN 1090
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
INFORMATION TAKEN FROM A SURVEY PREPARED BY:
TARASIOK McMILLAN KUBICKI LIMITED 9438-SRPR-T
ONTARIO LAND SURVEYORS
AUGUST 15, 2024 ©COPYRIGHT, 2024
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
BENCHMARK
ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM TOWN OF OAKVILLE, BENCHMARK No. 227, HAVING A PUBLISHED ELEVATION OF 131.8305 metres.

1	09.21.24	ISSUED FOR GRADING DESIGN
REF.	DATE:	DESCRIPTION:

www.keystonehomedesigns.com

INFO@KEYSTONEHOMEDESIGNS.COM
905.616.2221

251 NORTH SERVICE RD. ©2024
SUITE 303
OAKVILLE, ON.
L6M 3E7
905-616-2221
info@keystonehomedesigns.com
www.keystonehomedesigns.com

CLIENT:
WALIA RESIDENCE

ADDRESS: 12 RAYNE AVENUE
CITY: OAKVILLE, ON.

DRAWING TITLE:
SITE PLAN

DRAWN: G.C.	SCALE: AS SHOWN
DATE: 09/15/24	SHEET NUMBER:
JOB NUMBER: 24-06	A2.1

DESIGNED APPROVED BY:

DATE:



4 FRONT ELEVATION 'B3'



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www.keystonehomedesigns.com

NOT FOR CONSTRUCTION

PROJECT:
WALIA
RESIDENCE

12 RAYNE AVENUE,
OAKVILLE, ON.

ELEVATION 'B3'

PROJECT: 24-06
DATE: SEP.08.24
SCALE: N.T.S.
DRAWN BY: G. CASTILLO

A4.1

DESIGNED APPROVED BY:
DATE:



5

LEFT ELEVATION 'B3'

NOT FOR CONSTRUCTION



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PROJECT:
WALIA
RESIDENCE
12 RAYNE AVENUE.
OAKVILLE, ON.

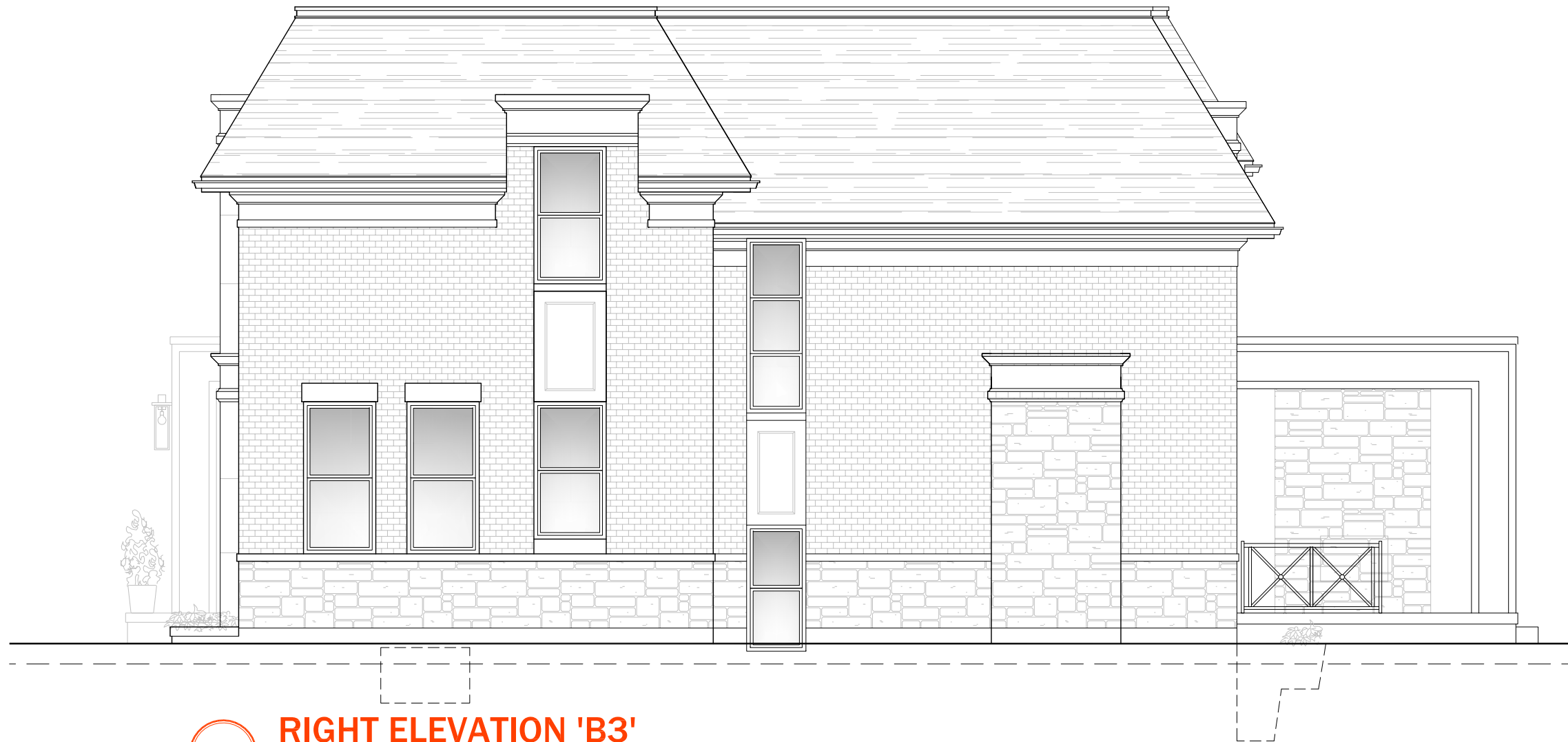
ELEVATION 'B3'

PROJECT: 24-06
DATE: SEP.09.24
SCALE: N.T.S.
DRAWN BY: G. CASTILLO

A4.2

DESIGNED APPROVED BY:

DATE:



6 RIGHT ELEVATION 'B3'



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NOT FOR CONSTRUCTION

PROJECT:

**WALIA
RESIDENCE**

12 RAYNE AVENUE.
OAKVILLE, ON.

ELEVATION 'B3'

PROJECT:

24-06

DATE:

SEP.09.24

SCALE:

N.T.S.

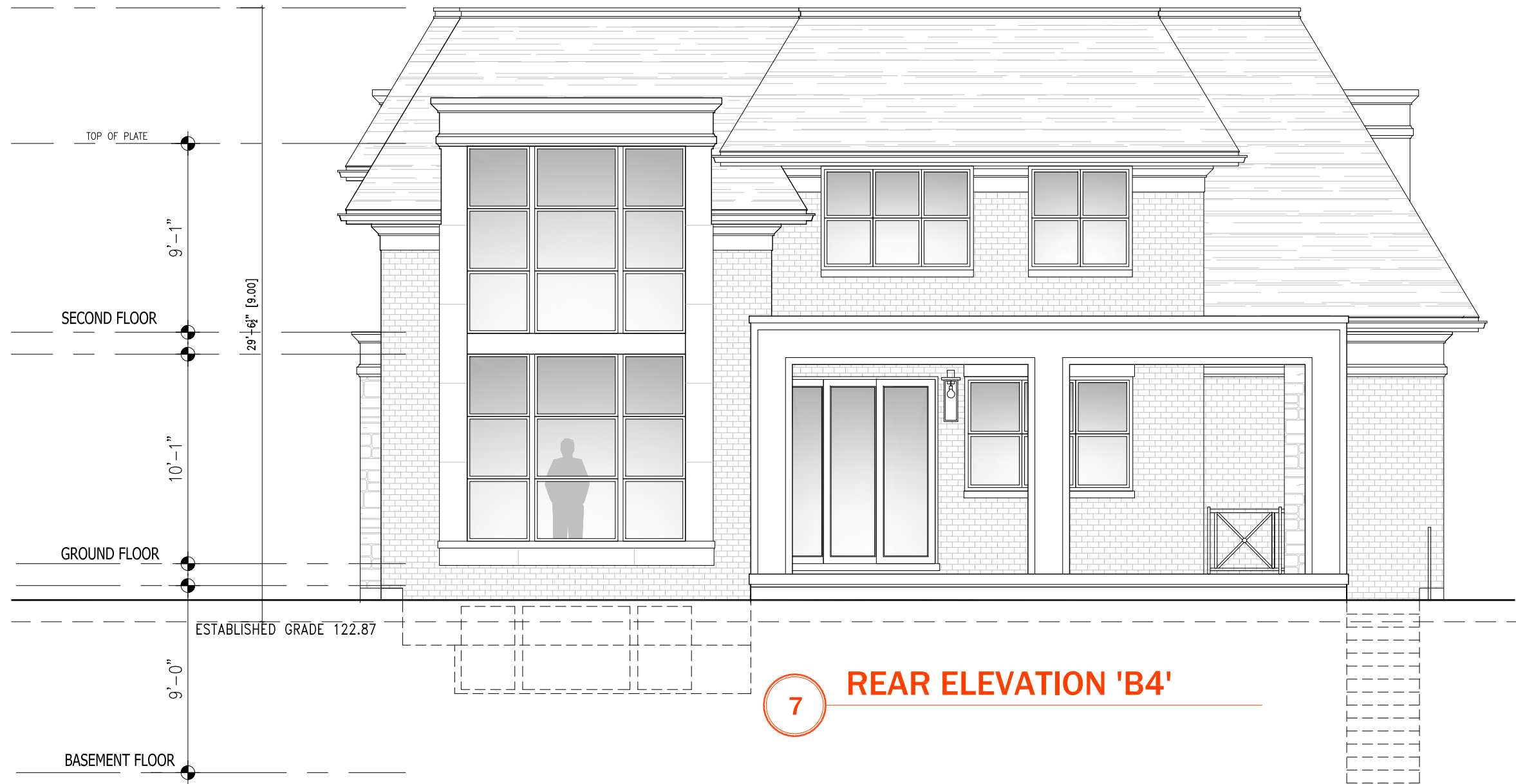
DRAWN BY:

G. CASTILLO

A4.3

DESIGNED APPROVED BY:

DATE:



7 REAR ELEVATION 'B4'



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NOT FOR CONSTRUCTION

PROJECT:

**WALIA
RESIDENCE**

12 RAYNE AVENUE.
OAKVILLE, ON.

ELEVATION 'B4'

PROJECT:

24-06

DATE:

SEP.10.24

SCALE:

N.T.S.

DRAWN BY:

G. CASTILLO

A4.4



12 Rayne Avenue



