

SURVEY NOTE:
EXISTING TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY CUNNINGHAM MCCONNELL LIMITED.

GRADING NOTE:
REFER TO GRADING PLAN FOR DETAILS PREPARED BY A&K SURVEYING

SCHEDULE 1 TREE PROTECTION BARRIER

Tree Protection Barriers

- Tree protection barriers must be 1.2m (4ft) 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 (4ft) high and consist of plastic web snow fencing on a wood frame made of 2" x 4".
- 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.

SITE PLAN APPLICATION NO.

LOT 111
REGISTERED PLAN 716
TOWN OF OAKVILLE
REGION OF HALTON

GRADING & DRAINAGE NOTES

- MINIMUM GRADIENT OF GRASS SWALES ALONG SIDE AND REAR LOT LINES SHALL BE 2.0%. THE PROPOSED ELEVATION OF THE SIDE YARD SHALL BE A MINIMUM OF 0.15m BELOW THE FINISHED GRADE AT THE BUILDING LINE. THE MAXIMUM SWALE GRADIENT SHALL BE 5.0%.
- TAKE UP REAR YARD GRADE DIFFERENCE USING SLOPES BETWEEN 2.0% AND 5.0% FOR A MAXIMUM OF 25% OF THE REAR YARD AND SLOPES OF 3 HORIZONTAL AND 1 VERTICAL MAXIMUM TO THE REAR LOT LINE.
- EDGE OF THE DRIVEWAYS ARE A MINIMUM OF 1.0m FROM EDGE OF STREET CATCH BASIN AND STREET FURNITURE. THE BUILDER IS TO VERIFY THE LOCATION AND TO INFORM THE ENGINEER IF THE DIMENSION CANNOT BE MAINTAINED PRIOR TO EXCAVATION FOR THE FOOTINGS.
- BRICK LINE SHALL BE 0.15m ABOVE SOD ELEVATION.
- ALL NEW FENCES REQUIRED ADJACENT PUBLIC LANDS AND OR EXISTING PROPERTIES SHALL BE CONSTRUCTED WITH MATERIAL INCLUDING FOUNDATIONS COMPLETELY ON PRIVATE LANDS AND TOTALLY CLEAR OF ANY 0.3m RESERVES.
- SOIL CONSULTANTS VERIFICATION REQUIRED FOR FOOTINGS CONSTRUCTED ON ENGINEERED FILL LOTS.
- THE BUILDER MUST VERIFY THE AS CONSTRUCTED ON SANITARY AND STORM SERVICES INVERTS AND INFORM THE ENGINEER IF THE MINIMUM 2.0% GRADE CANNOT BE MAINTAINED PRIOR TO PLACING OF CONCRETE FOOTINGS.
- BUILDER TO VERIFY LOCATION ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MINIMUM DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
- BUILDER TO STAKE OUT DRIVEWAY CURB DEPRESSION AT TIME OF TOP CURB INSTALLATION.
- THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING PRINCIPALS.
- THE PROPOSED GRADING IS IN CONFORMITY WITH THE GRADING PLANS APPROVED FOR THIS LOT SPECIFIC AND WILL NOT ADVERSELY AFFECT ADJACENT LANDS.
- THE PROPOSED BUILDING IS COMPATIBLE WITH THE PROPOSED GRADING.
- THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL UTILITIES ON THE SITE, WHICH ARE NOT 1.0 METERS CLEAR FROM EDGE OF DRIVEWAY, INCLUDING STREET CATCH BASIN.
- APPROVED PERMIT DRAWINGS AND CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE STAKES AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF KHALSA DESIGN INC.
- UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS AND CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS, INCLUDING GARAGE WALLS ARE TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR THE FTM ON STING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION IN THICKNESS FOR MASONRY VENEER AS REQUIRED.

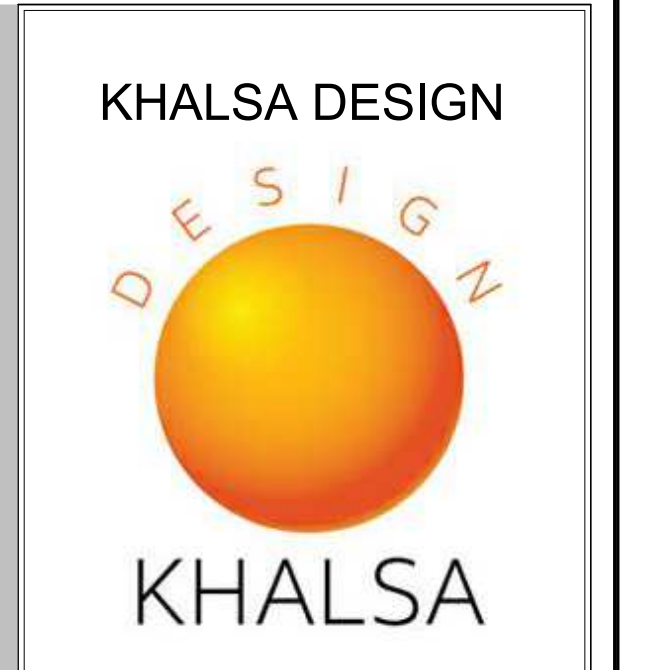
THE BUILDER / APPLICANT AGREES THAT BY REQUESTING THIS LOT GRADING CERTIFICATION BEFORE THE AVAILABILITY OF INVERT CONNECTION, THE BUILDER / APPLICANT ASSUMES ALL RESPONSIBILITIES, OR ANY POTENTIAL COMPLICATIONS DUE TO THE ULTIMATE SEWER CONNECTION ELEVATIONS AT THE STREET LINE.

	SITE STATISTICS	
	PERMITTED	PROPOSED
MIN. LOT AREA	557.5 m ²	815.50 m ²
MIN. LOT FRONTAGE	18 m	18.75 m
FRONT YARD	7.5 m (0)	6.04 m
INTERIOR SIDE YARD	1.2m	1.2 m
REAR YARD	7.5 m	4.89 m TO DECK 7.49m TO BLDG.
MAX. NUMBER OF STORES	n/a (0)	2 STORES
BUILDING HEIGHT	12 m (0)	9 m
MAX. DWELLING DEPTH	n/a	14.53 m
MAX. RESIDENTIAL FLOOR AREA RATIO	n/a (0)	40%
		326.2 m ²
MAX. LOT COVERAGE FOR THE DWELLING	35 % (0)	35%
		30.88 %
DWELLING		172.66 m ²
GARAGE		55.39 m ²
PORCHES		5.26 m ²
DECK		18.58 m ²
TOTAL		231.89 m ²

PROJECT NAME
FRIENDS REAL DESIGN

PROJECT ADDRESS
PART OF LOT 28, CONCESSION 5,
CALEDON ON

CLIENT
**1178 WOOD PLACE,
OAKVILLE ON**



BRAMPTON, ON

TELEPHONE: 647-468-2940

CONSULTANTS:

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PROSECUTION UNDER LAW

Project number 24025
Date 05/14/2024
Drawn by Author
Checked by Checker
Scale As indicated

REVISIONS

No.	Description	Date

SITE PLAN

ASP-1
FRIENDS REAL DESIGN



KHALSA DESIGN INC.
 www.tkgeast.ca abansal@tkgeast.ca 647.468.2940
 www.tkgeast.com

1178 WOOD PLACE, OAKVILLE ON
 FRIENDS REAL DESIGN

24025
 3838 SF EXCLUDING OPEN SPACE

BUILDER

SCALE
 1/8" = 1'-0"
 DATE
 05/14/2024
 DRAWN BY
 KDI

DRAWING TITLE

FRONT ELEVATION

SHEET NO.

A-4

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Key Value	Keynote Text



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DRAWING TITLE
REAR ELEVATION

SHEET NO.
A-5

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DRAWING TITLE

**LEFT SIDE
 ELEVATION**

SHEET NO.

A-6

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24025
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BUILDER

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 KDI

DRAWING TITLE
RIGHT SIDE ELEVATION

SHEET NO.
A-7

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