

TREE PROTECTION BARRIERS

- TREE PROTECTION BARRIERS MUST BE 1.2m (4'-0") HIGH, WAFERBOARD 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

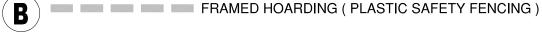
A SIGN (AS PER BELOW) MUST BE MOUNTED ON ALL SIDES OF A TREE PROTECTION BARRIER FOR THE DURATION OF THE PROJECT. THE SIGN SHOULD BE A MINIMUM OF 40cmX60cm AND MADE OF WHITE GATOR BOARD OR EQUIVALENT MATERIAL

"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 CITY OF BURLINGTON

NAME: TREE PROTECTION BARRIERS

FILE NO.:

SOLID HOARDING (PLYWOOD BOARDS)



→ 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.
- B) IF CONSTRUCTION IS INTERRUPTED AND/OR INACTIVITY EXCESS 30 DAYS, STRIPPED/ BASE AREAS SHALL BE STABILIZED BY SEEDING.
- C) THE SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AFTER EVERY RAINFALL AND/ OR EVERY WEEK.
- D) THE SEDIMENT CONTROL DEVICES MUST BE REPAIRED, CLEANED AND/ OR REPLACED IF NECESSARY OR AS DIRECTED BY THE ENGINEER. CONSERVATION AUTHORITY OR THE CITY.
- E) ALL SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION, GRADING, TOPSOILING AND SODDING ARE COMPLETE.
- F) WHEN ALL CONSTRUCTION, GRADING AND SODDING IS COMPLETED. THE SEDIMENT CONTROL DEVICES SHALL BE REMOVED AND THE DISTURBED AREAS REINSTATED.
- 2. ALL CATCH BASINS ON SITE SHALL HAVE PROPER SEDIMENT CONTROLS AS NOTED HEREON.
- 3. THE EROSION & SEDIMENT CONTROL FENCE SHALL BE AS DETAILED.
- 4. CONTRACTOR TO OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FOR PROPOSED WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCES.

A2.1 SCALE: 1:150

<u> EROSION AND SEDIMENT CONTROL</u> A2.1 SCALE: DNS



LAND SURVEYORS

PLAN SUBMISSION FORM 2040205

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED

ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3) PROPERTY DESCRIPTION: 517 LEES LANE, BEING LOT 1, REGISTERED PLAN 806, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, PIN 24846-0074

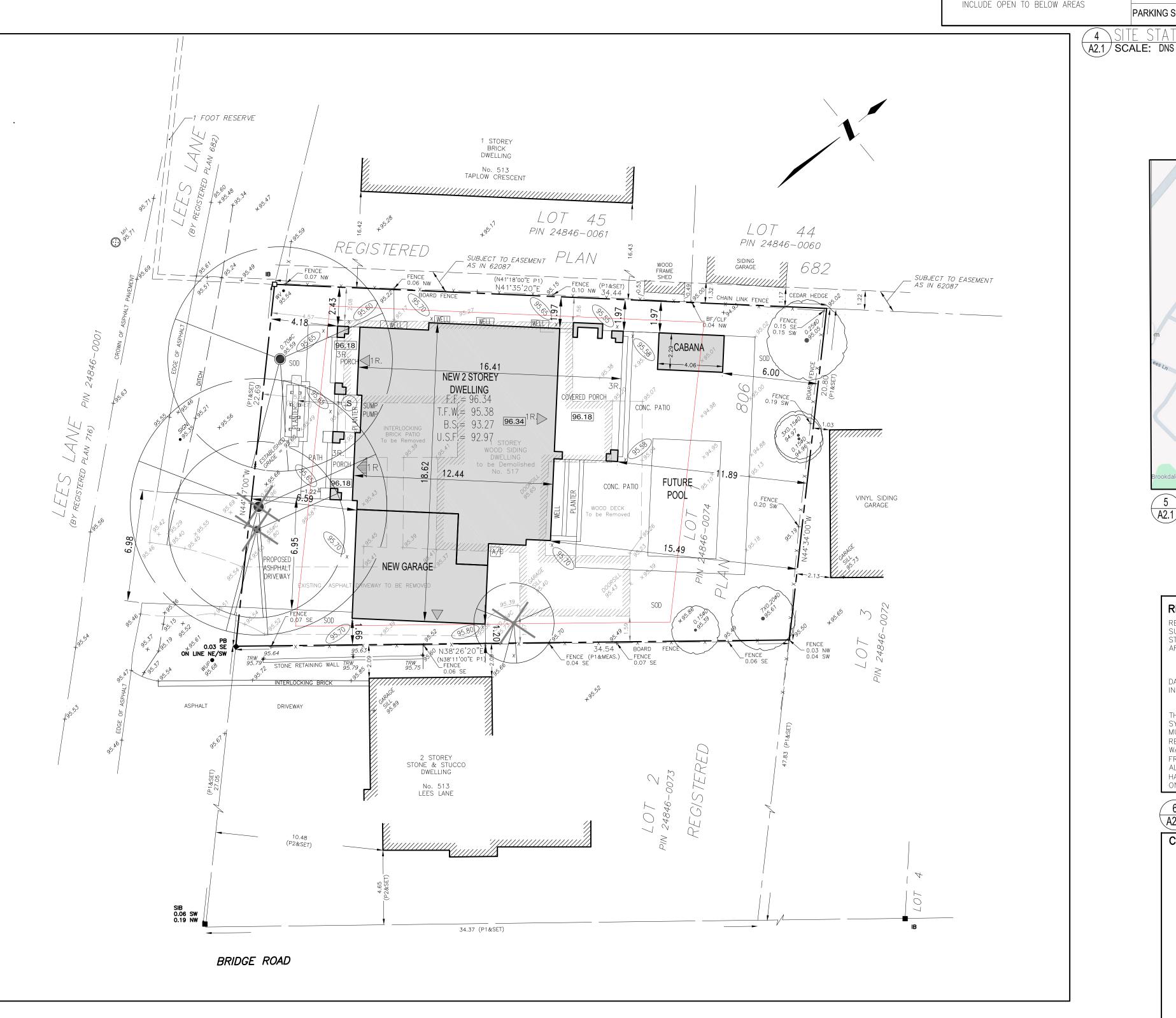
EASEMENTS/RIGHTS-OF-WAY: NONE REGISTERED ON TITLE COMMENTS: NOTE LOCATION OF FENCES

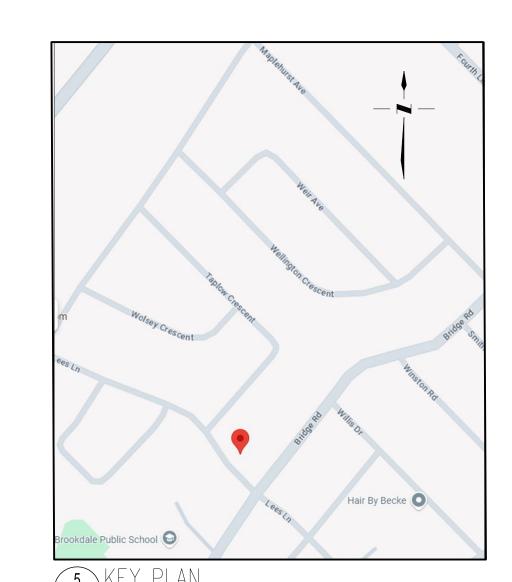
BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEASTERLY LIMIT OF LEES LANE AS SHOWN ON REGISTERED PLAN 682, HAVING A BEARING OF N44°47'00"W.

SIT	E STATISTI	CS							
ZONING		LOT NO:	PLAN NO:		LOT AREA:		LOT FRONTAGE: LOT		T DEPTH:
RL3-0		1	806		746.04m		22.69m 34.		4.54m
DESCRIPTION		EXISTING	PROPOSED	%	REQUIRED	%	SETBACKS	REQUIRED	PROPOSED
LOT COVERAGE (1)		172.24m2	261.10m2	35%	261.10m2	35%	FRONT	3.57m	4.18m
ACCESSORY BUILDING COVERAGE		25.49m2	9.29m2				REAR	7.5m	11.89m
FLOOR	1ST FLOO	R 146.75m2	156.72m2				SIDE (NORTH)	1.20m	1.97m
AREA (2)	2ND FLOC)R	159.79 m2				SIDE		
	TOTAL	146.75m2	316.51m2	42.42%	298.40m2	40%	(SOUTH)	1.20m	1.20m
MAX. BUILDING DEPTH			16.49m		n/a				
COVERED PORCHES			44.87m2						
GARAGE AREA (INTERIOR AREA)			44.87m2		45m2				
GARAGE AREA (EXTERIOR AREA)			50.22m2		n/a				
(1) COVERAGE CALCULATION INCLUDES COVERED					REQ'D.	PROP.	HEIGHT	9.0m	9.0m
PORCHES AND GARAGE (2) GROSS FLOOR AREA CALCULATION DOES NOT BLDG. STOREYS					3	2			

PARKING SPACES





12.08..24 ISSUED FOR C.O.A. REF. DATE: DESCRIPTION:

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:

FINISHED FLOOR ELEVATION FINISHED BASEMENT ELEVATION

FINISHED DECK ELEVATION

PROPOSED ADDITION AREA

EXISTING TREE TO REMAIN

REGISTERED PLAN 806

REGIONAL MUNICIPALITY OF HALTON

TARASICK McMILLAN KUBUCKI LTD.

INFORMATION TAKEN FROM A SURVEY PREPARED BY:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES

AND CAN BE CONVERTED TO FEET BY DIVIDING BY

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC

VERTICAL DATUM-1928, AND WERE DERIVED FROM

TOWN OF OAKVILLE BENCHMARK No. 152, HAVING

KEYSTONE

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905.616.2221

A PUBLISHED ELEVATION OF 93,755 metres.

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EXISTING TREE TO BE REMOVED

SITE ACCREDITATION:

SECONDARY ENTRANCE

EXISTING GRADE

MAIN ENTRANCE

TREE HOARDING

RAIN WATER DOWNSPOUT

PLAN OF TOPOGRAPHY OF

TOWN OF OAKVILLE

Ontario Land Surveyor

JULY 12, 2024

METRIC

0.3048.

BENCHMARK

LOT 1

─- PROPERTY LINE

96.00 FINISHED GRADE

REGIONAL APPROVAL

A2.1 SCALE: DNS

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.

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) FURTHERMOR ALL WATER QUALITY TESTS MUST BE COMPLETED TO THE REGION OF HALTON'S SATISFACTION BEFORE THE WATER SUPPLY CAN BE TURNED

6 REGION OF HALTON A21/SCALE: DNS

7 GRADING CERTIFICATE

A2.1 SCALE: NA

CERTIFICATION FOR PROPOSED GRADING DA FONSECA **RESIDENCE**

ADDRESS: 517 LEES LANE. OAKVILLE, ON.

251 NORTH SERVICE RD.

info@keystonehomedesigns.com

www.keystonehomedesigns.com

SUITE 303

L6M 3E7

CLIENT:

OAKVILLE, ON.

905-616-2221

DRAWING TITLE:

SITE PLAN

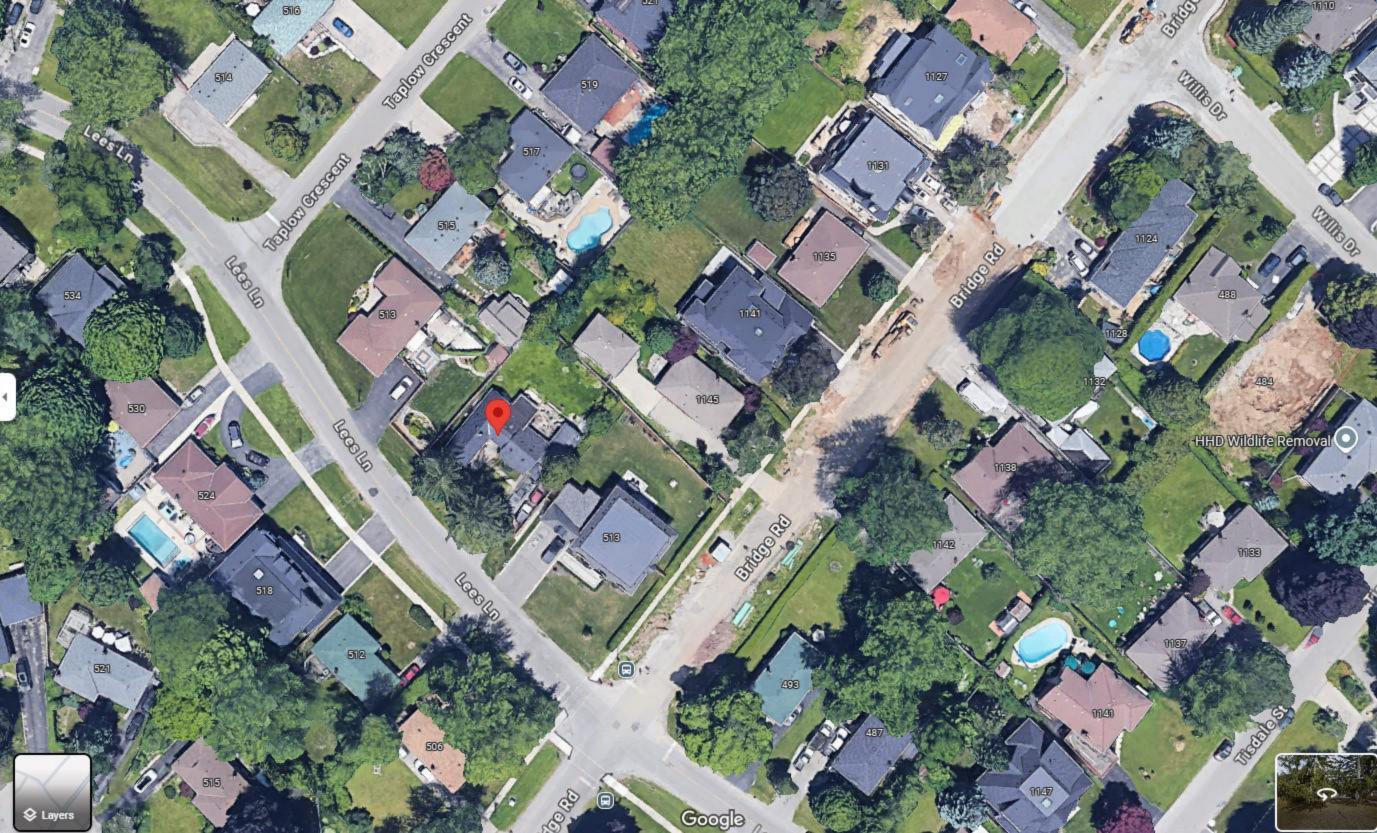
DRAWN: G.C. DATE: 11/08/24 SCALE: AS SHOWN JOB NUMBER: 24-07

SHEET NUMBER: A1.2

SCALE 1 : 150



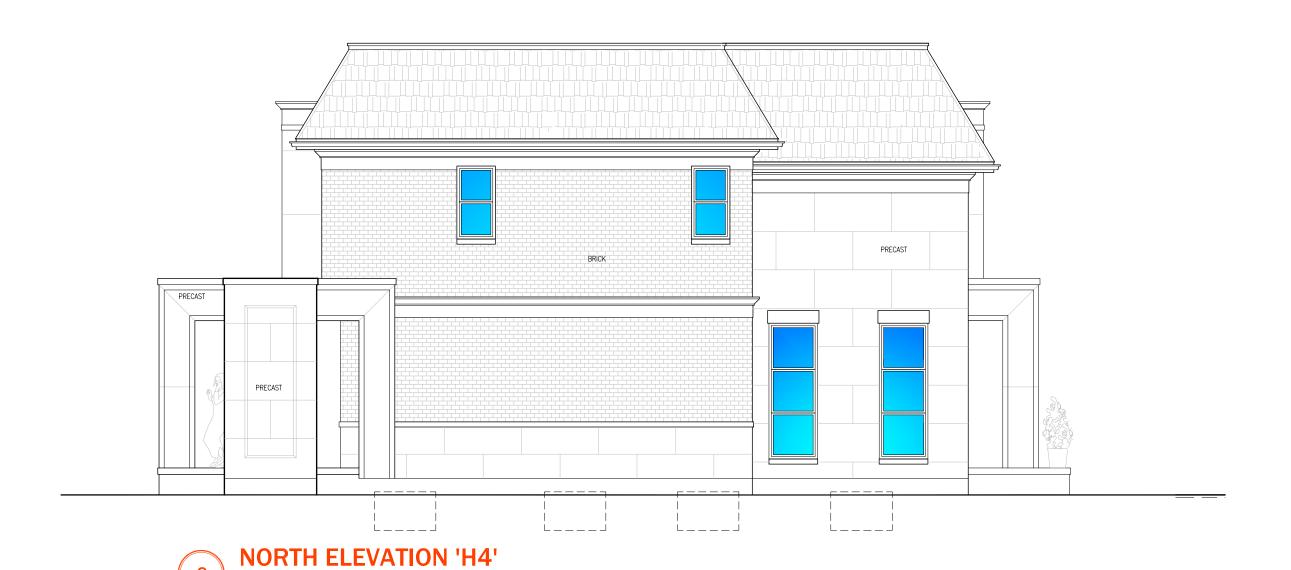




DESIGNED APPROVED BY: DATE: TOP OF PLATE 9'-1" SECOND FLOOR PRECAST 10'-1" PRECAST PRECAST 96.17 GROUND FLOOR PRECAST 95.60 **EAST ELEVATION 'H4'** BASEMENT FLOOR 24-08 ©2024 **KEYSTONE** 251 NORTH SERVICE RD. DEC. 06.24 SUITE 303 **ELEVATION** 517 LEES LANE. OAKVILLE, ON. OAKVILLE, ON. SCALE: L6M 3E7 N.T.S. HOME DESIGNS 905-616-2221 info@keystonehomedesigns.com www.keystonehomedesigns.com DRAWN BY: G. CASTILLO

DESIGNED APPROVED BY:

DATE:





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

NUI FUR CUNSTRUCTIUN

517 LEES LANE. OAKVILLE, ON. ELEVATION

PROJECT: 24-08

DATE: DEC. 06.24

SCALE: N.T.S.

DRAWN BY: G. CASTILLO

A4.2



DESIGNED APPROVED BY:
DATE:



SOUTH ELEVATION 'H4'



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

NOT FOR CONSTRUCTION

517 LEES LANE. OAKVILLE, ON. ELEVATION

PROJECT: 24-08

DATE: DEC. 06.24

SCALE: N.T.S.

DRAWN BY: G. CASTILLO

A4.3