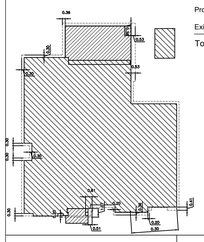
Regional Approval

Region Design Of Water &/or Wastewater Services Approval Subject To Detail Construction Conforming To Halton Region Standards & Specifications & Location Approval From Area Municipality.

Signed: _____ Dated: _____
Infrastructure Planning & Policy

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 Are Met. (The Water And Wastewater Linear Design Manual May Be Obtained On Halton.ca Or By Calling 311) All Water Quality Tests Must Be Completed To The Region Of Halton's Satisfaction Before The Water Supply Can Be Turned On.

Lot Coverage Diagram 1:300



Lot Coverage

House Footprint	322.22 sm	
Proposed Front Porch	4.74 sm	
Proposed Rear Porch	34.75 sm	
Existing Cabana	9.15 sm	
Total Coverage	370.86 sm	19.10%

Base Information:

Base Information Taken From Plan Of Survey
BY: CUNNINGHAM McCONNELL LIMITED
Dated: March 13, 2023

Location

Lot 40
Registered Plan 1522
Town of Oakville
Regional Municipality Of Halton

City Benchmark

Elevations Are Geodetic And Are Referred To The Town Of Oakville Benchmark No.251 Having A Published Elevation Of 118.729 Meters.

*TFW (Top Of Foundation Wall)

Floor Sill Plate On Inside Face Of Foundation.
- See Reduced Thickened Foundation Wall Detail & Reverse Veneer Detail For Foundation Wall Ledge Condition On Outside Face Of Foundation Walls.
- Extent Of Each Type To Be Determined By Contractor On Site During Construction

**U/F (Under Side of Footing)

- U/F Denotes Minimum Depth Of Under Side of Footing.
- Under Side of Footing May Differ Depending On Basement Conditions. See Floor Plans And Elevations For Specific Under Side Of Footing Conditions
- Footings To Be Min 1.2m Below Grade

General Notes:

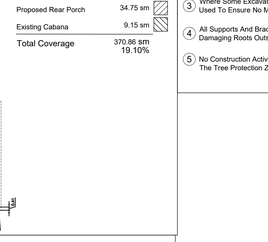
1. Do Not Scale Drawings

2. These Plans Are To Remain The Property Of The Designer And Must Be Returned Upon Request. These Plans Must Not Be Used In Any Other Location Without The Written Approval Of The Designer.

3. All Works To Be In Accordance With The Ontario Building Code And All Code References Refer To O.B.C. 2012 Division 'b'

Legend

- 3R ▶ Main Level Entrance/Exit
- 3R ▷ Lower Level Entrance/Exit
- Property Line
- Existing To Be Removed
- 102.05 Existing Spot Elevation
- 102.05 Proposed Spot Elevation
- Rainwater Downspouts
- AC Air Conditioner
- Solid Hoarding
- Framed Hoarding
- ESC Or Silt Fence Hoarding
- AD Area Drain
- 0.300DC Denotes Coniferous Tree (with trunk diameter) To Remain
- 0.300DD Denotes Deciduous Tree (with trunk diameter) To Remain
- 0.300DC Denotes Tree (with trunk diameter) To Be Removed
- R# SPECIES Denoted Replacement Tree Native Species Min 60mm Caliper For Deciduous And 1.8m Height For Coniferous
- (SPECIES) Refers To Type of Replacement Tree As Per Arborist Report
- (R#) Refers To Replacement Tree Number Corresponding w/ Arborist Report
- # Denotes Tree Number Corresponding w/ Arborist Report



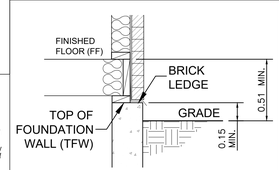
Minimum Depth = 150mm
Maximum Depth = 250mm

Typical Swale Detail nts

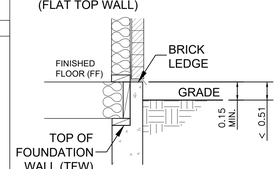
Downspouts:

Downspouts shall discharge to grade via concrete splash pads, directed away from the building to prevent erosion and percolation to the weeping tile. Downspouts shall not typically discharge in between houses, only to the front and rear yards.

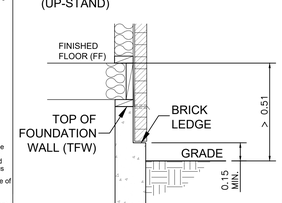
Top of Foundation Wall Conditions 1:20



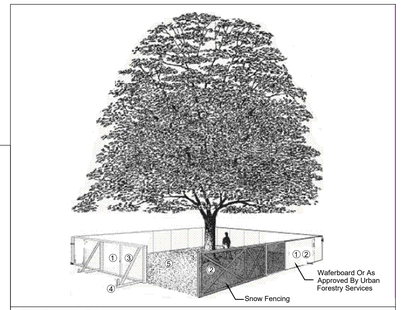
TFW - Typ. Condition
(FLAT TOP WALL)



TFW - Reverse Veneer
(UP-STAND)

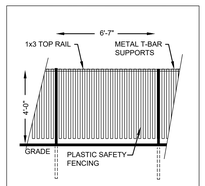


TFW - Reduced Thickness
(DROPPED VENEER)



Tree Protection Barriers

1. Tree Protection Barriers Must Be 1.2m (4ft.) High, Waterboard 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 (4ft.) High And Consist Of Orange Plastic Web Snow Fencing On A Wood Frame Made Of 2x4'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 Excavation Of Any Kind Is Permitted Within The Tree Protection Zone.



Tree Protection Barriet Detail nts

Underground Utilities:

The Location Of Underground Services Shown On This Plan Is Only Approximate And Is For 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. David W. Small Designs Inc. Accepts No Responsibility For Any Claims Or Losses Due To Improper Use Of This Information.

Notes:

There Are To Be No Grad Changes Within 0.3m Of Common Property Lines

The Existing Sanitary Lateral Must Be Inspected at The property Line By Regional Inspector, And Televised By Regional Forces Prior To Connection. A Lateral That Does Not Meet Current Regional Standards Must Be Disconnected At The Main. A Revision To The Service Permit Drawings And Payment Of Applicable Fees Is Required.

Existing Services Must Be Disconnected At The Main By The Contractor

All Water And Sanitary Main Taps Are To Be Preformed By Region Of Halton Forces Only

Contractor To Determine Existing Inverts And Report Any Discrepancies To The Engineer

Contractor To Determine San. Inverts On Site And Determine If San. Ejector Pump Is Required

STORM INVERT @ MAIN UNKNOWN. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE GRAVITY FLOW FROM PROPOSED BASEMENT FLOOR ELEVATION. IF A GRAVITY CONNECTION CANNOT BE ACHIEVED FROM THE PROPOSED BASEMENT FLOOR ELEVATION A SUMP PUMP IS TO BE INSTALLED AS PER OBC + MUNICIPAL REQUIREMENTS.

THE EXISTING SANITARY SERVICE LATERAL MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR AND TELEVISED BY REGIONAL FORCES PRIOR TO CONNECTION

NOTE: CONTRACTOR TO DETERMINE EXISTING INVERTS AND REPORT ANY DISCREPANCIES TO THE ENGINEER

ALL WATER AND SANITARY TAPS ARE TO BE PREFORMED BY REGION OF HALTON FORCES ONLY

EXISTING SERVICES MUST BE DISCONNECTED AT THE MAIN BY CONTRACTOR

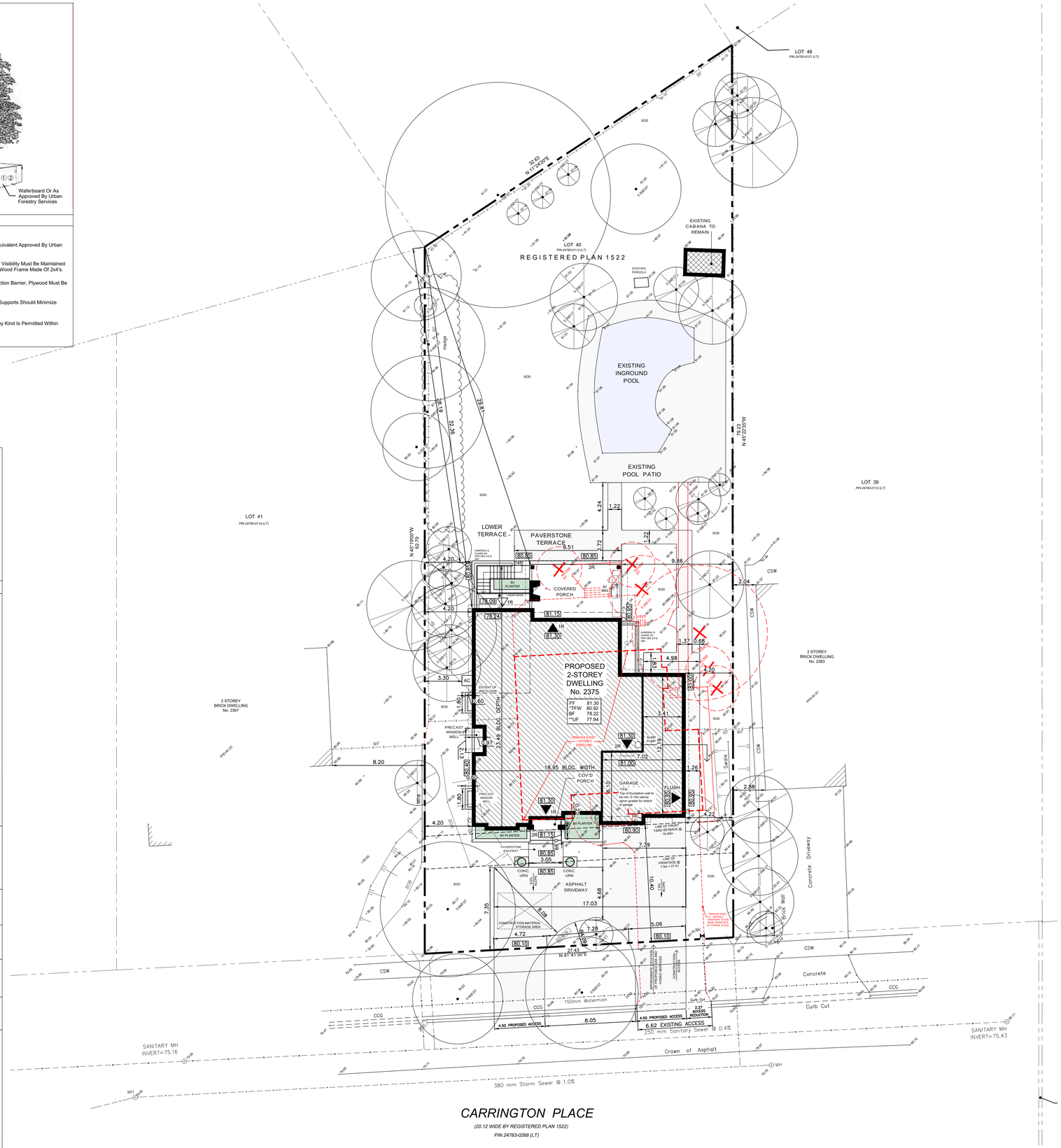
Sump Pump Notes:

a) Sump pumps shall discharge via pipe directly to a storm sewer as indicated on site plan.

b) Air gap and back flow preventer required for the storm service.

c) Storm service to be made of 150mm Dia. PVC pipe from house to storm sewer main.

d) Storm inverts as noted on site plan.



CARRINGTON PLACE
(20.12 WIDE BY REGISTERED PLAN 1522)
PIN 24783-0268 (LT)

Existing Cabana	0.47%	9.15 sm

no.	date	revision / comment
3	Jan 16/25	Driveway Dimension Added Per Zoning Comments
2	Nov 26/24	Site Data - Cabana Coverage Revised
1	Oct 09/24	Issued To Owner For Zoning Approvals

Project:

2375 Carrington Place

Lot 40
Registered Plan 1522
Town of Oakville,
Regional Municipality of Halton

Drawing:

Site Plan

Scale: 1:150
Date: Oct 2024
Dwn by: SE
Proj. no.: 24 - 2103

SP

David Small Designs
Architecture + Interior Design

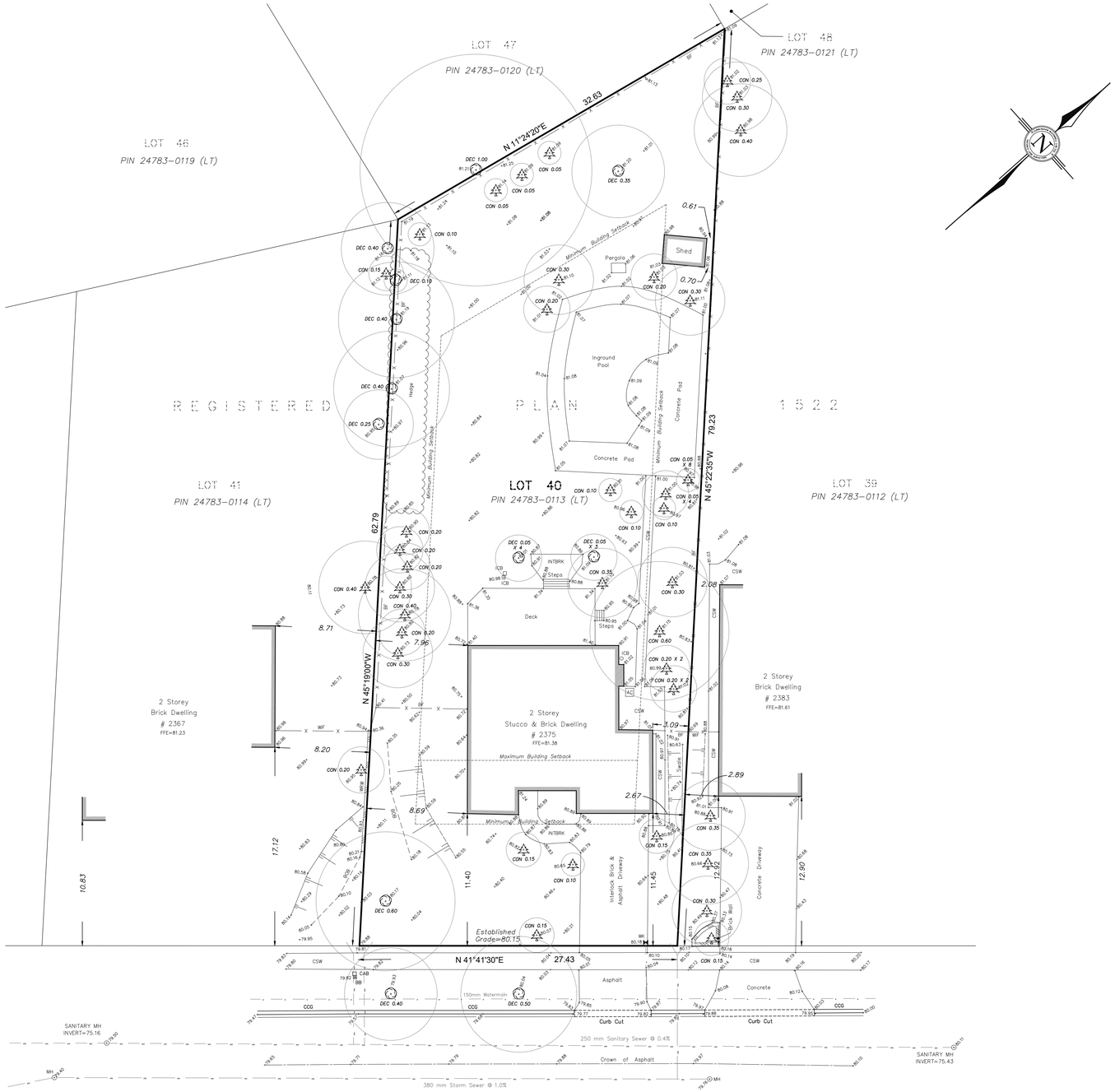
TOPOGRAPHIC SKETCH OF

LOT 40
REGISTERED PLAN 1522
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

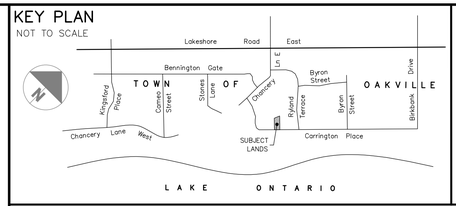
SCALE 1 : 200

4 0 4 8 12

GRAPHIC SCALE – METRES



KEY PLAN
NOT TO SCALE



(Professional Seal)

STANDARD DEVELOPMENT NOTES

(A) ENGINEERING AND CONSTRUCTION DEPARTMENT

1. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
2. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR THE ENTRANCE.
3. THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.

(B) GENERAL NOTES

1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
2. THERE IS NO EASEMENTS REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.
3. THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE SIDE OF THE PROPOSED DWELLING ON PROPOSED DRIVEWAY.
4. ALL ROOF DOWNSPOUTS FROM EAVESTROUGH TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.
5. ROOF DOWNSPOUT IS LOCATED IN SUCH MANNER AS TO DIRECT DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PATIO AREAS.
6. MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
7. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD THE EXACT SIZE AND INVERTS OF THE EXISTING WATER SERVICE CONNECTION AND SEWER CONNECTIONS AND REPORT IT TO THE ENGINEER.
8. ALL SURPLUS/EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
9. CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
10. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF THE TOWN OF OAKVILLE.
11. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
13. ALL CONNECTIONS SHALL BE INSTALLED AS PER REGIONAL STANDARDS AND SPECIFICATIONS.
14. BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
15. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENEER ELEVATION.
16. PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 100 mm OF TOPSOIL AND N° 1 NURSERY SOD AND A MINIMUM DEPTH OF 150 mm CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75 mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
17. NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
18. DRIVEWAY GRADES SHOULD BE NOT LESS THAN 2.0% AND NOT GREATER THAN 7.0%.
19. LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0%.
20. WHERE GRADES IN EXCESS OF 5% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RET. WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
21. THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAIN.
22. ALL WATERMAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
23. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7 m WITH A MINIMUM HORIZONTAL SPACING OF 1.5 m FROM THEMSELVES AND OTHER UTILITIES AND 2.5m MINIMUM FROM ALL SEWERS.
24. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
25. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.

(C) UTILITIES CONNECTION

1. SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
   (B) EXISTING CONNECTION MAIN TO PROPERTY LINE TO BE USED SUBJECT TO REGION OF HALTON APPROVAL.
   (C) NEW LATERAL 125mm SDR-28, PVC TO BE CONSTRUCTED PROPERTY LINE TO DWELLING.
2. STORM: (A) MUNICIPAL STORM SEWER NOT AVAILABLE ON THE SITE.
   (B) STORM WATER TO BE DISCHARGED ONTO GROUND AND INTO THE EXISTING DITCHES.
3. WATER: (A) EXISTING 19mm SERVICE CONNECTION MAIN TO P/L TO BE USED SUBJECT TO REGION OF HALTON APPROVAL.
   (B) NEW 25mm WATER SERVICE, SOFT COPPER, TYPE "K" TO BE CONSTRUCTED P/L TO DWELLING.
   (C) 20mm WATER METER TO BE INSTALLED WHERE SERVICE ENTERS BUILDING.

SITE STATISTICS – ZONE RL1-0

1. LOT AREA = 1,940.7 m2 (1,393.5 m2 Minimum).
2. LOT FRONTAGE = 27.41 m (30.5 m Minimum).
3. AREAS FOR COVERAGE =
   (A) MAIN DWELLING = _____ m2
   (Includes Garage & Porches)
4. LOT COVERAGE = % (25.0% Maximum).
5. ESTABLISHED GRADE = 80.15 m.
6. BUILDING HEIGHTS:
   – ROOF RIDGE = _____ m (9.00 m Maximum);
7. SETBACKS:
   – FRONT = ___ m (Between 10.40 m And 15.90 m);
   – REAR = _____ m (Porch) (10.50 m Minimum);
   – SIDES = ___ m AND ___ m (4.20 m & 4.20 m Min);
8. FLOOR AREA = ____ m2
9. FA/LOT RATIO = ___% (29% Maximum).
10. DWELLING DEPTH = _____ m

REGIONAL APPROVAL

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

SIGNED: _____ DATED: _____

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 be obtained on Halton.ca or by calling 311) all water quality tests must be completed to the Region of Halton's satisfaction before the water supply can be turned on.

ARBORIST'S REPORT NOTE

TREE NUMBERING SHOWN HEREON WAS DERIVED FROM THE ARBORIST'S REPORT PREPARED BY

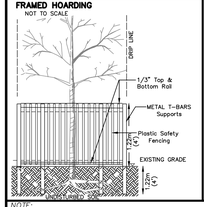
REPLACEMENT TREE NOTE

DENOTES MINIMUM 30mm CALIPER DECIDUOUS TREE

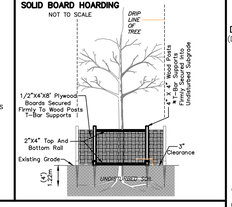
DENOTES MINIMUM 150cm IN HEIGHT CONIFEROUS TREE

RT-# DENOTES REPLACEMENT TREE #

FRAMED HOARDING
NOT TO SCALE



SOLID BOARD HOARDING
NOT TO SCALE



NOTE:
1. HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.
2. HOARDING TO BE APPROVED BY DEVELOPMENT AND DESIGN.
3. HOARDING MUST BE SUPPLIED, INSTALLED AND MAINTAINED BY THE APPLICANT THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL APPROVAL TO REMOVE IS OBTAINED FROM DEVELOPMENT AND DESIGN.
4. DO NOT ALLOW WATER TO COLLECT AND POND BEHIND OR WITHIN HOARDING.
* T-BAR SUPPORTS FOR SOLID HOARDING WILL ONLY BE ALLOWED WITH THE APPROVAL FROM DEVELOPMENT AND DESIGN.

TREE PROTECTION ZONE

Diameter of Trunk (DBH)(2) in centimeters	Tree Protection Zone(3) Distances From Trunk Measured in Metres
<10cm	1.8 m
10–30 cm	2.4 m
31–50 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

(1) For Trees over 100cm, add 10cm to the TPZ for every one centimeter of DBH.
(2) Roots can extend from the trunk to 2–3 times the distance of the drip line (see Detail TP–1 Schedule 4 for further information.
(3) Diameter at breast (DBH) measurement of tree trunk taken at 1.37m above ground.
(4) 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.

http://www.oakville.ca/townhall/en-tre-001-001.html

SURVEYOR'S NOTE

I CERTIFY THAT:
1. THIS PLAN WAS PREPARED FOR DESIGN PURPOSES ONLY AND IS NOT SUITABLE FOR ANY LEGAL TRANSACTIONS.
2. THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON FEBRUARY 13, 2023.

DATE: MARCH 13, 2023

ROBERT D. McCONNELL
ONTARIO LAND SURVEYOR

BOUNDARY NOTE

ALL BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM THE REGISTRY OFFICE RECORDS ROTATED TO UTM NAD 83 CSRS (2010) AND WAS VERIFIED IN THE FIELD.

ELEVATION NOTE:

ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK N° 251 HAVING AN ELEVATION OF 118.729 METRES (CGVD 1928, 1978 Re-adjustment)

METRIC NOTE

ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

DESIGN LEGEND

- (85.85) • DENOTES PROPOSED GRADE
- 85.85 • DENOTES EXISTING GRADE
- ▶ DENOTES DOOR ENTRANCE
- ---c>- DENOTES DRAINAGE DIRECTION
- Ⓦ DENOTES PROPOSED WATER METER
- Ⓢ DENOTES PROPOSED SUMP PIT
- DENOTES PROPOSED TREE HOARDING
- DENOTES PROPOSED DOWNSPOUT

TOPOGRAPHIC LEGEND

BB	DENOTES BELL BOX
BF	DENOTES BOARD FENCE
BOB	DENOTES BOTTOM OF BANK
CAB	DENOTES CABLE BOX
CCG	DENOTES CONCRETE CURB & GUTTER
CON–0.20	DENOTES CONIFEROUS TREE 0.20 DIA
DEC–0.20	DENOTES DECIDUOUS TREE 0.20 DIA
FFE	DENOTES FINISHED FLOOR ELEVATION
–G–	DENOTES U/G GAS MAIN
–H–	DENOTES U/G HYDRO CABLE
ICB	DENOTES MANHOLE
INTBRK	DENOTES INTERLOCKING BRICK
MH	DENOTES MANHOLE
–SAN–	DENOTES SANITARY SEWER
–STM–	DENOTES STORM SEWER
WK	DENOTES WATER KEY
–W–	DENOTES U/G WATER MAIN
WIF	DENOTES WROUGH IRON FENCE
WRW	DENOTES WOOD RETAINING WALL
	DENOTES TOP OF BANK

UNDERGROUND SERVICES NOTE

ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN.

THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

TREE NOTE

ONLY TREES OF A DIAMETER GREATER THAN 0.15 m WERE LOCATED FOR THIS PLAN.

CUNNINGHAM McCONNELL LIMITED
ONTARIO LAND SURVEYORS

1200 SPEERS ROAD, UNIT 3B
OAKVILLE, ONTARIO L6L 2X4
PHONE (905) 845-3497
FAX (905) 845-3519
infooak@cmlsurveyors.ca

205 MAIN STREET
MILTON, ONTARIO L9T 1N7
PHONE (905) 878-7810
FAX (905) 878-6672
milton.office@cmlsurveyors.ca

PLOT PAPER SIZE = 914mm BY 609mm

DATE:	REVISIONS	INITIAL
03/13/2023	ISSUED FOR DESIGN	RDM

2375 CARRINGTON PLACE
TOWN OF OAKVILLE
SITE PLAN
SITE GRADING AND SERVICING PLAN

DATE: MARCH 13, 2023 | SCALE 1 : 200

DESP | *PLAN 138–22–1*

Front Elevation - 3D Render

The [redacted] Home

2375 Carrinfton Place, Oakville ON

Proj #2105 REV: 02

SCALE: NTS
JULY 31, 2024

David Small Designs
Architecture + Interior Design

Right Elevation - 3D Render

The Home

2375 Carrinfton Place, Oakville ON

Proj #: [illegible] REV: 00

SCALE: NTS
JULY 31, 2024

David Small Designs
Architecture + Interior Design

Rear Elevation - 3D Render

The Home

2375 Carrinfton Place, Oakville ON

Proj #: RTV: 00

SCALE: NTS
JULY 31, 2024

David Small Designs
Architecture + Interior Design

Left Elevation - 3D Render

The [redacted] Home

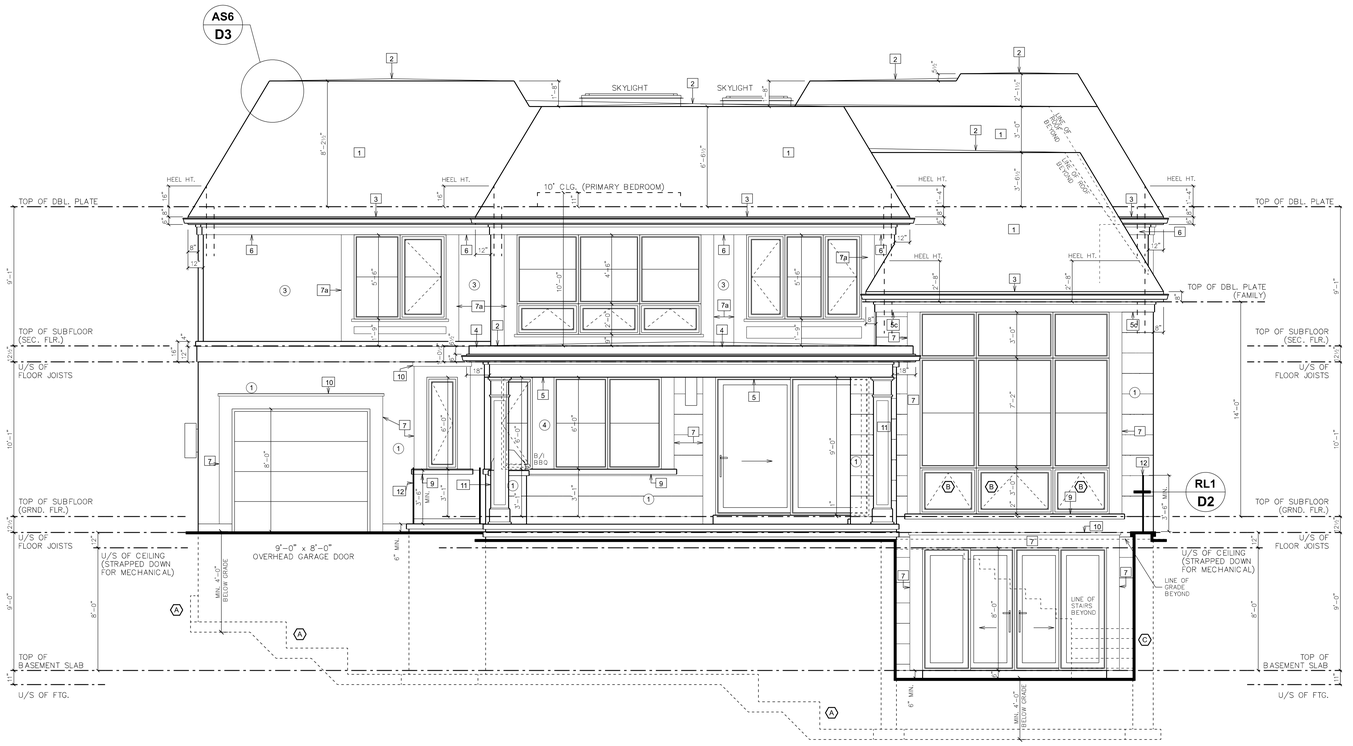
2375 Carrinfton Place, Oakville ON

Proj #: [illegible] REV: 02

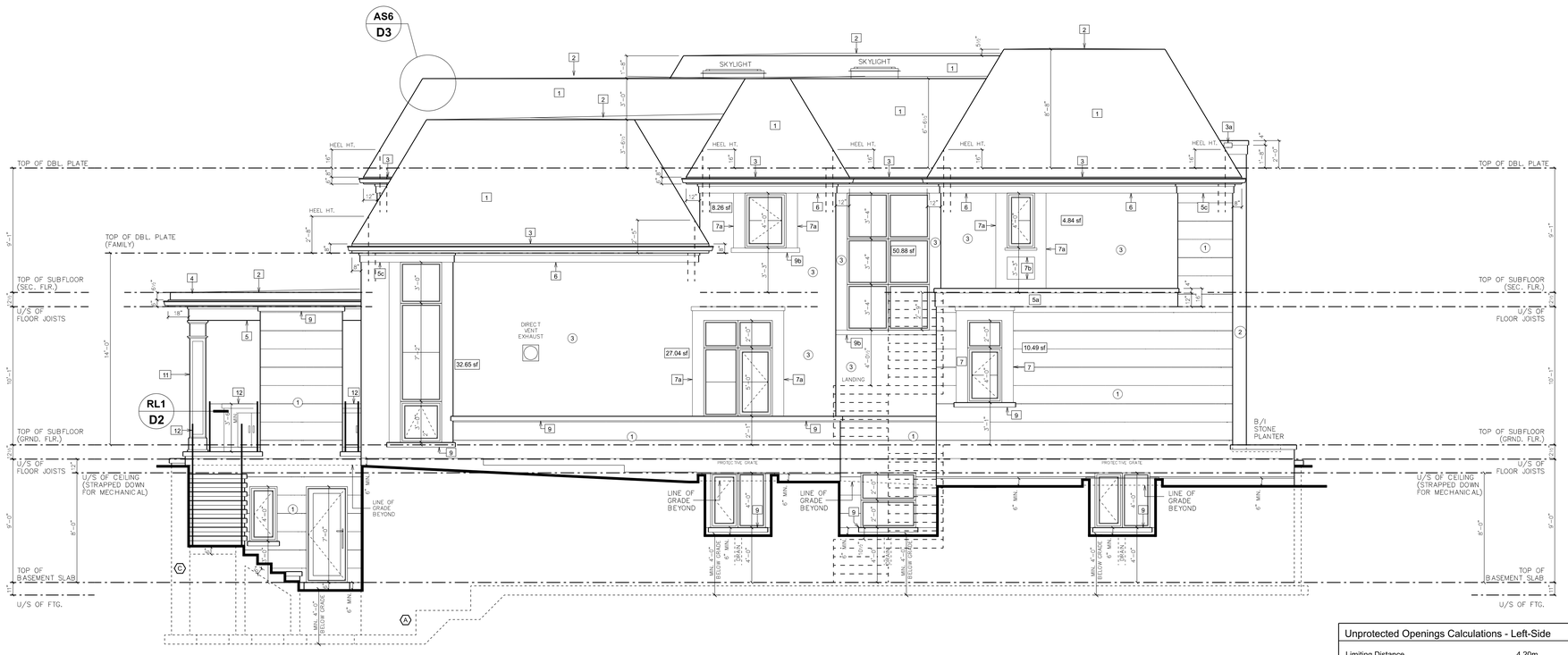
SCALE: NTS
JULY 31, 2024

David Small Designs
Architecture + Interior Design

www.davidsmalldesigns.com PH 905.271.9100



Rear (North) Elevation



Left-Side (West) Elevation

Unprotected Openings Calculations - Left-Side		
Limiting Distance	4.20m	
Wall Area	1252.7 sf	(116.4 sm)
Opening Area Allowed	159.1 sf	(12.7 %)
Opening Area Proposed	134.1 sf	(10.7 %)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.

Drawing Legend

1.0 Materials

1. Smooth Face Cut Stone
2. Cut Stone Panel
3. Pigmented Epoxy Stucco
4. Prefinished Aluminum Panel - Corner Window

2.0 Roofing

1. 40 Year Asphalt Shingles
2. 2-Ply Torched On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joists

3.0 Trim, Cornice, Moulding, & Gutter Notes

3. Prefinished Aluminum Gutter on 6" Prefinished Aluminum Fascia
3a. Prefinished Metal Scupper Collector
4. 12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 6" Prefinished Aluminum Gutter
5. 12" Cut Stone Trim w/ 2" Top Edge Reveal
5a. 16" Cut Stone Trim w/ 4" Top Edge Reveal
5b. 12" Cut Stone Trim w/ 4" Top Edge Reveal
5c. 8" Cut Stone Trim w/ 2" Top Edge Reveal
6. 8" Stucco Trim w/ 2" Top Edge Reveal
7. 10" Cut Stone Trim
7a. 10" Stucco Trim
7b. 8" Stucco Trim
8. 4" Stucco Trim Recessed 1 1/2"
8a. 6" Cut Stone Trim Recessed 1 1/2"
9. 4" Cut Stone Sill c/w 2" Projection
9a. 4" Cut Stone Coping Cap w/ 2" Projection
9b. 4" Stucco Sill c/w 2" Projection
10. 2" Cut Stone Sill Projected 2"

4.0 Railing, Post

11. 12"x12" Cut Stone Clad Post As Shown
12. Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC. 9.8. & SB-13 Of The Supplement

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the ontario building code to be a designer.
Qualification information required unless the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano — Name — Signature — 25061 BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc. — Firm Name — 29999 BCIN

no.	date	revision / comment
1	Oct 9/24	Issued To Owner For Zoning Approvals

Project:

2375 Carrington Place

Part of Lot 40
Registered Plan 1522
Town of Oakville,
Regional Municipality of Halton

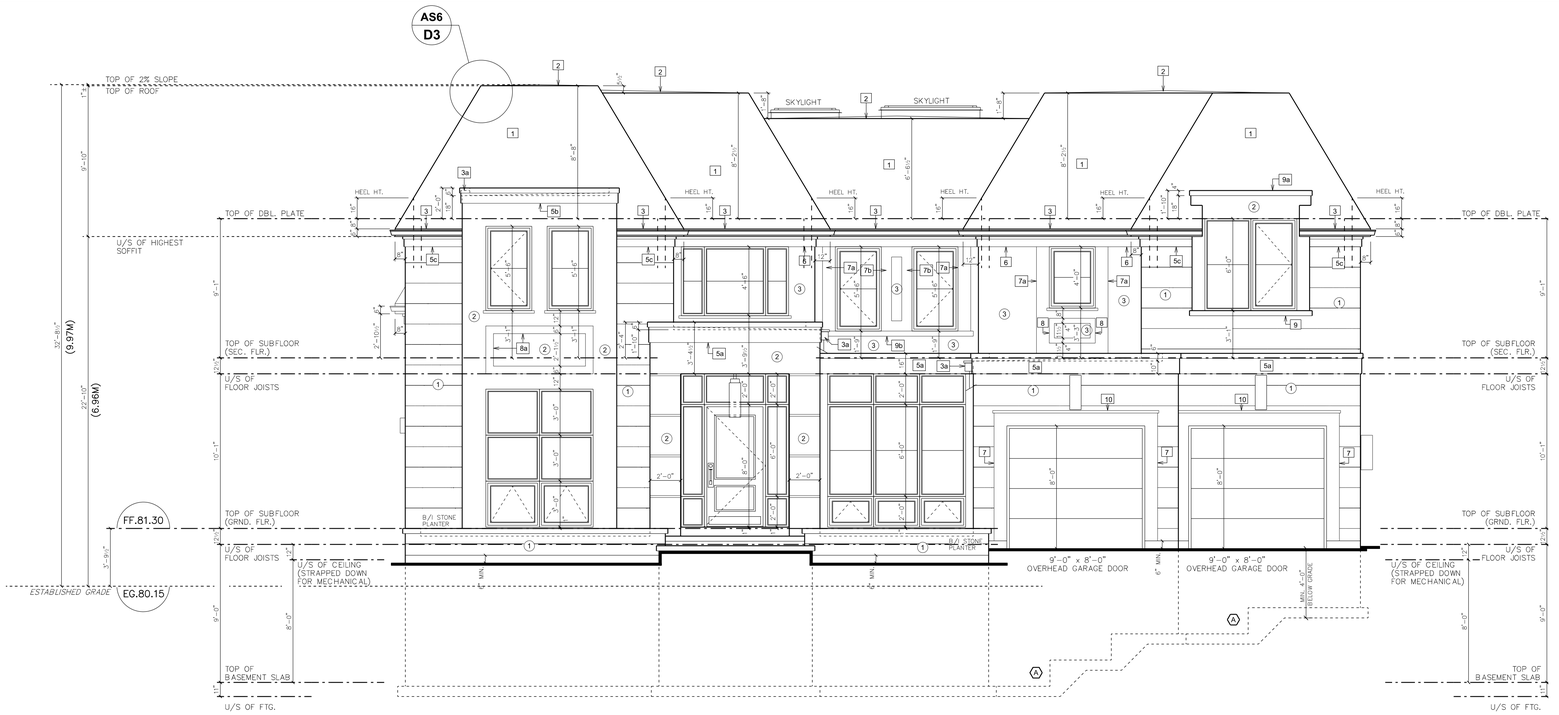
Drawing:

Rear & Left-Side Elevations

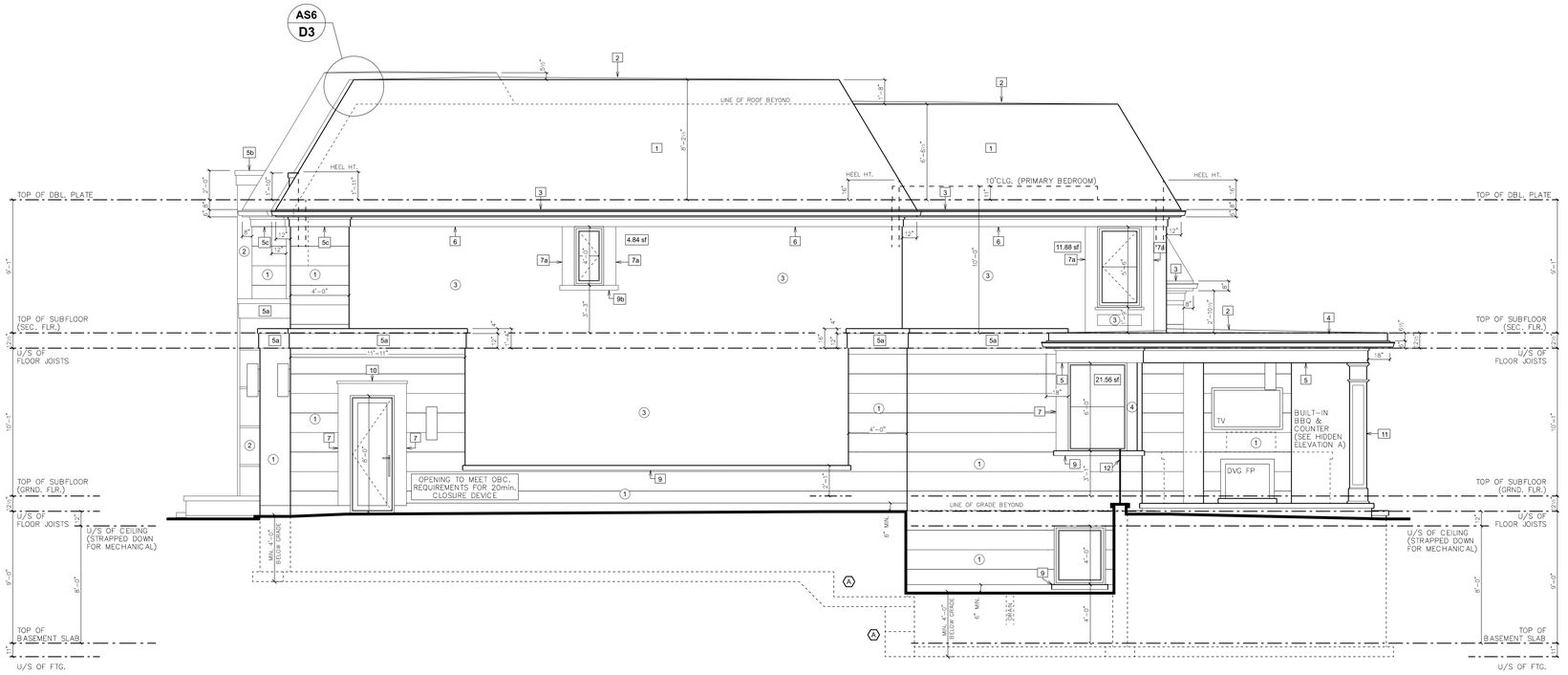
Scale: 1/4"=1'-0"
Date: Oct 2024
Dwn by: BS
Proj no.: 24-2103

A6

David Small Designs
Architecture + Interior Design



Front (South) Elevation



Right-Side (East) Elevation

Unprotected Openings Calculations - Right-Side		
Limiting Distance	4.20m	
Wall Area	1312.9 sf	(122.0 sm)
Opening Area Allowed	166.7 sf	(12.7 %)
Opening Area Proposed	38.3 sf	(2.9 %)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.

Drawing Legend

1.0 Materials

1. Smooth Face Cut Stone
2. Cut Stone Panel
3. Pigmented Epoxy Stucco
4. Prefinished Aluminum Panel - Corner Window

2.0 Roofing

1. 40 Year Asphalt Shingles
2. 2-Ply Torched On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joists

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5c. 8" Cut Stone Trim w/ 2" Top Edge Reveal
6. 8" Stucco Trim w/ 2" Top Edge Reveal
7. 10" Cut Stone Trim
7a. 10" Stucco Trim
7b. 8" Stucco Trim
8. 4" Stucco Trim Recessed 1 1/2"
8a. 6" Cut Stone Trim Recessed 1 1/2"
9. 4" Cut Stone Sill c/w 2" Projection
9a. 4" Cut Stone Coping Cap w/ 2" Projection
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Peter Giordano — Name — Signature — 25061 BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc. — Firm Name — 29999 BCIN

no.	date	revision / comment
1	Oct 9/24	Issued To Owner For Zoning Approvals

Project:

2375 Carrington Place

Part of Lot 40
Registered Plan 1522
Town of Oakville,
Regional Municipality of Halton

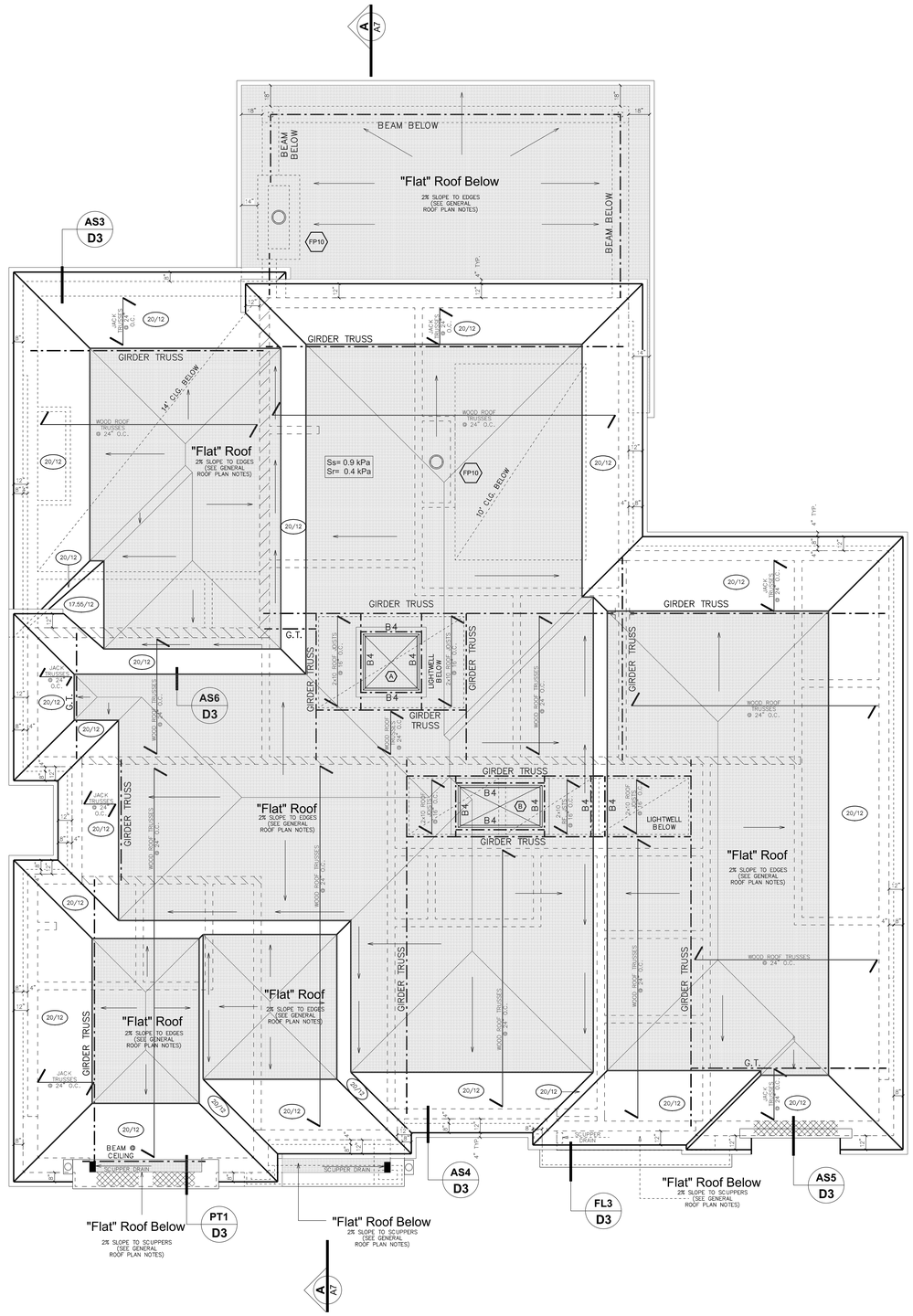
Drawing:

Front & Right-Side Elevations

Scale: 1/4"=1'-0"
Date: Oct 2024
Dwn by: BS
Proj. no.: 24-2103

A5

David Small Designs
Architecture + Interior Design



Percentage Flat Roof Area

Total Roof Area	- 3,623.20 sf.
Flat Roof Area	- 2,260.20 sf.
% Flat Roof Area	- 62.38%

For Structural Design Only

REGISTERED PROFESSIONAL ENGINEER
L. W. K TSE
OCT 03/24
PROVINCE OF ONTARIO

TSE TAG No. OS 1481

Structural Engineering Design By:
Tse Consultants Inc. 416 543-3088

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the ontario building code to be a designer. Qualification information required unless the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano	Signature	25951
Name		BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc.	27999
Firm Name	BCIN

Roof Notes

Note: all over-hangs are 4" inset from stone facing on ground floors (typical)

Note: all upper roof overhangs are to be 1'-0" U.N.O.

All roof slopes to be 20/12 unless noted otherwise

(A) 4'-0"x4'-0" skylight installed w/ curb & flashing as req'd by manuf. specs.

(B) 3'-0"x6'-0" skylight installed w/ curb & flashing as req'd by manuf. specs.

= Interior Load-Bearing Walls

= Flat Roof - 2% Slope to Edges (See General Roof Plan Notes)

= Flush Lintel - See Detail

Drawing Legend

- Joist direction
- P.A. Post above
- Floor drain
- 20"X28" Attic access hatch
- Interconnected smoke alarm w/ visual indicator
- Typical 'P3' post UNO
- CO Alarm

no.	date	revision / comment
1	Oct 9/24	Issued To Owner For Zoning Approvals

Project:

2375 Carrington Place

Part of Lot 40
Registered Plan 1522
Town of Oakville,
Regional Municipality of Halton

Drawing:

Roof Plan

Scale: 1/4"=1'-0"
Date: Oct 2024
Dwn by: MF
Proj. no.: 24-2103

A4

David Small Designs

Architecture + Interior Design

2375 Carrington Place – Why It Is Not Possible To Comply

This rationale addresses the proposed minor variances for 2375 Carrington Place, detailing the reasons why each variance is appropriate, minor, and in keeping with the character of the neighbourhood. The requested variances include:

1. **Overall Height Variance**
    - **Variance Requested**: The proposed dwelling exceeds the maximum permitted height of 9.00 metres by 0.97 metres, resulting in a proposed height of 9.97 metres.
    - **Rationale**: The French Chateau architectural style requires specific design features, including a proportional façade-to-roof ratio, which necessitates a slightly higher building height. **The Soffits have been lowered with the ceiling heights pushed up into the truss heel to lessen the impact of height**. It is consistent with the scale of other dwellings in the area. The variance is minor and does not have a negative impact on the streetscape or the surrounding neighbourhood.
2. **Dwelling Depth Variance**
    - **Variance Requested**: The proposed dwelling exceeds the maximum permitted dwelling depth of 20.00 metres, with a proposed depth of 23.49 metres.
    - **Rationale**: The additional depth is due to a one-storey covered porch that extends beyond the main dwelling. The building itself, from the front exterior wall to the rear exterior wall, complies with the 20-metre depth requirement. The longest depth of the 'true footprint' represents only 1/3rd of the floor footprint while the remaining 2/3rd of the footprint is significantly shorter. This variance is related to a minor design feature and does not result in a significant increase in the overall mass of the dwelling. The impact on neighbouring properties is negligible.
3. **Garage Area Variance**
    - **Variance Requested**: The proposed garage exceeds the maximum permitted area of 56.00 square metres, with a proposed area of 63.38 square metres.
    - **Rationale**: The increased garage area is designed to accommodate two garage bays and one tandem space, offering ample parking and storage. From the street perspective the Garage appears to be only a 2-car garage. The garage is well-integrated into the dwelling, maintaining the aesthetic harmony of the neighbourhood. Given the context of other large homes with substantial garages in the area, this variance is appropriate and minor.
4. **Driveway Separation Distance Variance**
    - **Variance Requested**: The proposed circular driveway does not meet the minimum separation distance between two driveway entrances of 15.00 metres, with a separation distance of 7.28 metres.

- **Rationale**: The proposed separation distance is required to preserve two mature municipal trees that flank the driveway access. These trees are an important part of the streetscape, and their preservation enhances the natural beauty of the area. The variance requested is necessary to avoid damage to these trees and is consistent with the principle of maintaining landscaping features in the neighbourhood.

5. **Walkway Width Variance**

   - **Variance Requested**: The proposed walkway exceeds the maximum permitted width of 1.80 metres where it meets the driveway, with a proposed width of 3.05 metres.

   - **Rationale**: The walkway is designed to provide a comfortable and visually pleasing path from the driveway to the front covered porch, aligning with the entry stairs. The increased width ensures safe and convenient pedestrian access, particularly when accommodating guests or family members. The variance is minor and does not significantly alter the character of the front yard.

6. **Driveway Width Variance**

   - **Variance Requested**: The proposed driveway exceeds the maximum permitted cumulative width of 9.00 metres for a circular driveway, with a total cumulative width of 9.78m (4.72 + 5.06).

   - **Rationale**: The circular driveway configuration is typical of the architectural style and design of large homes in the neighbourhood. It allows for easier vehicle access and parking without requiring vehicles to back out onto the street, enhancing both safety and convenience. The circular design is common in this area and does not detract from the character of the streetscape. The driveway access at the curb is 4.5m at each access point (in compliance with the cumulative 9m). The variance is a result of the driveway access opening up at the property line to accommodate the circular layout.

Conclusion:
The requested variances are minor in nature, and their approval will not result in any negative impact on the character of the neighbourhood. The design considerations behind each variance—ranging from architectural style to the preservation of mature trees—are reasonable and consistent with the existing built form in the area. We believe the variances, as proposed, will improve the functionality, aesthetic appeal, and overall quality of the property while maintaining compatibility with the surrounding community. Therefore, we respectfully request approval of these minor variances.

COHEN & MASTER™

TREE AND SHRUB SERVICES

ARBORIST REPORT
&
TREE PROTECTION PLAN

2375 CARRINGTON PLACE
OAKVILLE, ON
L6J 5P5

Date created: November 04, 2024

Date revised: December 11, 2024

Cohen and Master Tree and Shrub Services Ltd.
42 Guardsman Road
Thornhill, Ontario, L3T 6L4
416-932-0622

Sebastian Bravo, B.E.S
ISA Certified Arborist – ON 1852A
sebastian@cmtrees.com

METHODOLOGY

Tree Diameter Measurements: All relevant trees were sized by measuring their trunk diameter at 1.4 meters above existing grade, diameter at breast height (DBH) as per accepted arboricultural standards.

Tree Condition: A generalized assessment system was employed to describe the overall condition of tree health categories for each inventoried tree. A three (3) level scale from "Good", "Fair", and "Poor", was used to quantify the range of tree conditions. "Good" condition refers to the tree health category being greater than eighty (80) percent of a perfect specimen. "Fair" condition refers to a category condition that is less than eighty (80) percent but more than twenty (20) percent. "Poor" refers to a tree health category that is less than twenty (20) percent.

Tree #: Refers to the tree number on the tree assessment plan.

Common Name: The common name for each tree inventoried.

Botanical Name: The botanical name for each tree inventoried.

Diameter: Refers to diameter (in centimeters) measured at 1.4m (diameter at breast height (DBH)) above finished grade.

Root Zone (R.Z.): This is a tree health category to assess the growing conditions within the root zone of the tree. It is measured on a scale of Good, Fair, Poor.

Trunk Integrity (T.I.): This is a tree health category to assess the trunk condition of the tree for any defects or weaknesses or other notable issues. It is measured on a scale of Good, Fair, Poor.

Canopy Structure (C.S.): This is a tree health category to assess the overall shape and condition of the tree canopy, including scaffold and other branch conditions. This is also measured on a scale of Good, Fair, Poor.

Canopy Vigour (C.V.): This is a tree health category to assess the canopy health of the tree, including the amount of deadwood, dieback and live growth in the canopy as compared to a 100% healthy tree. The size, colour and amount of foliage are also considered in this category. It is measured on a scale of Good, Fair, Poor.

Tree Protection Zone (TPZ): Tree Protection Zone (TPZ) as recommended by the Town of Oakville. This distance is based on the diameter of the tree at breast height and the tree protection zone is measured from the trunk outwards.

Site Plan Recommendations

preserve: The TPZ of the tree will be fully protected (based on the TPZ requirements) during demolition and construction activities and will remain unaltered throughout the duration of demolition and construction. No permit is required.

INJURY (P): Any situation where the TPZ of the tree cannot be maintained and will be encroached upon, but the tree will not sustain injuries severe enough to compromise long-term health and structural stability. This includes situations where the movement of machinery or storage of materials would require disturbance within the TPZ. Measures to mitigate damage to the root zone and canopy (pruning, root exploration, soil de-compaction, mulching, fertilizing, etc.) may be recommended. A tree injury permit is required.

REMOVE (P): Any tree that is over 15cm in diameter but is not dead, that requires a permit from the Town for removal. This includes trees significantly impacted by proposed construction which would sustain an unacceptable level of injury that would be unavoidable and likely cause long-term health and structural defects. A tree removal permit is required.

remove: Any tree that is dead, or that does not required a permit for removal. This also applies to trees less than 15cm in diameter that do not require a permit for removal.

Categories (as per Town of Oakville guidelines)

0. Trees with diameters of less than 15cm, situated on private property on the subject site.
1. Trees with diameters of 15cm or more, situated on private property on the subject site.
2. Trees with diameters of 15cm or more, situated on private property, within 6m (non-ravine), or 12m (ravine) of the subject site.
3. Trees of all diameters situated on Town owned parkland within 6m of the subject site.
4. Trees of all diameters situated within lands designated under Conservation Protection.
5. Trees of all diameters situated within the Town road allowance adjacent to the subject site.

Specifications for Tree Protection Hoarding/Fencing

It is necessary to protect all trees designated for preservation during both demolition and construction activities. This tree protection can be accomplished by installing tree protection hoarding or tree protection fencing (TPH or TPF).

Tree Protection Hoarding should be comprised of plywood mounted on 2 x 4” wood frame. Tree Protection Fencing should be comprised of orange plastic construction web fencing on 2 x 4” wood frame. Horizontal Root Protection Hoarding should be comprised of plywood sheets (for soft surfaces), steel plate (for hard surfaces), coarse wood chips, and 4 x 4” wood frame (or equivalent) to retain wood chips.

Trunk Diameter (DBH) Measured @ 1.4m Above Grade	Minimum Protection Distances Required For:	
	Trees on Town Property	Trees on Private Property
< 10cm	1.8m	
10-30cm	2.4m	
31-50cm	3.0m	3.0m
51-60cm	3.6m	3.6m
61-70cm	4.2m	4.2m
71-80cm	4.8m	4.8m
81-90cm	5.4m	5.4m
91-100cm	6.0m	6.0m
> 100cm	10cm protection for each 1cm of diameter	10cm protection for each 1cm of diameter

Tree Protection Signs

A Tree Protection sign should be displayed on the tree protection fencing/hoarding to inform/remind the contractors and public of the tree protection measures in place.

Permit Posting

All approved tree removal/injury permits must be posted on the property during the time of tree work and must be visible from the street.

SUMMARY

Cohen and Master Tree and Shrub Services have been retained to prepare this Arborist Report and Tree Protection Plan for the demolition of existing structures and the proposed construction at 2375 Carrington Place, Oakville, Ward 3. The tree assessment was completed on October 21, 2024 according to the requirements set forth by the Town of Oakville Urban Forestry Department.

The purpose of this report is to assess trees at and adjacent to the subject property that are 15cm DBH or larger on private property and within 6m of proposed construction. In addition, any town trees on municipal lands within 6m, regardless of size will be inventoried and assessed. A total of forty four (44) trees were inventoried as part of the scope of work.

Construction Impact on Trees

Due to the proposed landscape alterations proposed at the sides of the property, fourteen (14) privately owned trees are proposed for removal at this time. In addition, due to the proposed reconfigured driveway, one (1) privately owned tree, located near the front of the property is proposed for injury and will require an injury permit due to proposed encroachment into the TPZ due to the proposed driveway and the excavation required for the proposed works.

Tree Removals

Due to the proposed construction of the proposed new dwelling and the excavation and foundational overdig required to construct it, along with construction access to the site, Fourteen (14) privately owned trees are proposed for removal. These trees will require removal permits, as well as the replanting of approved tree(s) on private and public property. For any trees not able to be planted, a cash-in-lieu payment per tree will be required to be paid to the Town of Oakville. Additionally, my client may exercise their option of removing trees in the inventory spreadsheet listed under 15DBH and located on the subject private property at 2375 Carrington Place.

Tree #	Tree Species	DBH (cm)	Overall Condition	TPZ (m)	Category	Action
4	White Spruce	55	Fair	3.6m	1	REMOVE (P) - due to re-grading measures occurring within TPZ
11	Cedar	25	Fair	2.4m	1	REMOVE (P) - due to construction occurring within TPZ, along with construction access
12	Cedar	26	Fair	2.4m	1	REMOVE (P) - due to construction occurring within TPZ, along with construction access

13	Austrian Pine	62	Fair	4.2m	1	REMOVE (P) - due to construction occurring within TPZ, along with construction access
14	White Spruce	34	Fair/Good	3.0m	1	REMOVE (P) - due to construction occurring within TPZ, along with construction access
15	Norway Spruce	38	Fair/Good	3.0m	1	REMOVE (P) - due to construction occurring within TPZ, along with construction access
17	Red Bud	17	Fair	2.4m	1	REMOVE (P) - due to construction occurring within TPZ, along with construction access
18	Austrian Pine	37	Fair/Good	3.0m	1	REMOVE (P) - due to construction occurring within TPZ, along with construction access
19	White Spruce	37	Fair/Good	3.0m	1	REMOVE (P) - due to construction occurring within TPZ, along with construction access
20	White Spruce	27	Fair/Good	2.4m	1	REMOVE (P) - due to construction occurring within TPZ, along with construction access
22	White Spruce	32	Fair/Good	3.0m	1	REMOVE (P) - due to construction occurring within TPZ, along with construction access
23	White Spruce	20	Fair/Good	2.4m	1	REMOVE (P) - due to construction occurring within TPZ, along with construction access
24	White Spruce	21	Fair/Good	2.4m	1	REMOVE (P) - due to construction occurring within TPZ, along with construction access
25	White Spruce	25	Fair/Good	2.4m	1	REMOVE (P) - due to construction occurring within TPZ, along with construction access

Tree Injuries

Due to the proposed demolition and construction activities, specifically the proposed driveway reconfigurations, one (1) privately owned tree, Tree #01 (Colorado Blue Spruce, 18cm DBH) 2.4m TPZ will require an injury permit. This permit is required due to the construction of the reconfigured driveway along with new landscape elements.

Tree #	Tree Species	DBH (cm)	Overall Condition	TPZ (m)	Category	Action
01	Colorado Blue Spruce	18	Good	2.4m	1	INJURY (P) - due to construction of driveway

Air Spade & Air Vac

Cohen and Master Tree and Shrub Services recommend the Best Management Practice of day-lighting the tree roots using the Air Spade soil excavation system. Typically for an Air Spade excavation around tree roots, a maximum air stream pressure of 100 pounds per square inch (PSI) is utilized to minimize damage to the root bark. Furthermore, it is also recommended that an Air Vac be used in conjunction with the Air Spade, in order to remove loose soil as part of the root exploration to the desired depth. The Air Vac is a portable compressed air powered vacuum system designed for safe and sensitive removal of excavated soil around tree roots and buried objects. The excavated parent soil should then be re-used to backfill the excavated areas. Using the Air Spade and Air Vac system is our preferred method to daylight roots without causing damage to the bark of the roots, and in order to minimize impact to the tree. All work should be done in the presence and under the supervision of an ISA Certified Arborist.

Tree Protection

All remaining by-law protected trees will be protected as per Tree Protection Plan TPP-1. Trees located at the rear that are at or over 15cm DBH will be protected with 1.2m high plywood fencing tree protection hoarding on 2 x 4" wood frame.

Tree Protection Hoarding/Fencing should be installed prior to any demolition or construction activities as outlined on Tree Protection Plan TPP-1.

Amenity Values

Amenity values for trees 2 & 3 are provided in spreadsheet attached to this document.

PRIVATE TREE PROPOSED FOR REMOVAL IN FRONT YARD

Tree #4 – White Spruce (55cm DBH) – REMOVAL PERMIT REQUIRED

Tree	Tree Species	Botanical Name	DBH (cm)	Root Zone	Trunk Integrity	Crown Structure	Crown Vitality	Overall Condition	TPZ (m)
04	White Spruce	*Picea glauca*	55	Fair	Fair	Fair	Fair	Fair	3.6

Tree #04, a 55cm DBH White Spruce (*Picea glauca*) is a privately owned evergreen tree growing at the front of the property at 2375 Carrington Place. This tree is leaning and has an asymmetrical and sparse canopy, with dieback noted as well. Overall, this tree is considered to be in fair condition.

Due to the proposed regrading measures and the excavation required to facilitate this work occurring within the 3.6m TPZ of this tree, my client is looking to remove this tree at this time. Therefore, a removal permit is required for the removal of Tree #04. Replacement trees chosen from a list of town approved species are required on private property as compensation for the removal of Tree #04. Tree Protection Hoarding/Fencing should be installed prior to any demolition or construction activities as outlined on Tree Protection Plan TPP-1.

Tree #04 – PHOTOS

PRIVATE TREES PROPOSED FOR REMOVAL ON EAST SIDE OF PROPERTY

Trees #11 - #15 – REMOVAL PERMITS REQUIRED

Tree	Tree Species	Botanical Name	DBH (cm)	Root Zone	Trunk Integrity	Crown Structure	Crown Vitality	Overall Condition	TPZ (m)
11	White Cedar	*Thuja occidentalis*	25	Fair	Fair	Fair	Fair	Fair	2.4
12	White Cedar	*Thuja occidentalis*	26	Fair	Fair	Fair	Fair	Fair	2.4
13	Austrian Pine	*Pinus nigra*	62	Fair	Fair	Fair	Fair	Fair	4.2
14	White Spruce	*Picea glauca*	34	Fair	Good	Fair	Fair	Good/Fair	3.0
15	Norway Spruce	*Picea abies*	38	Fair	Good	Fair	Fair	Good/fair	3.0

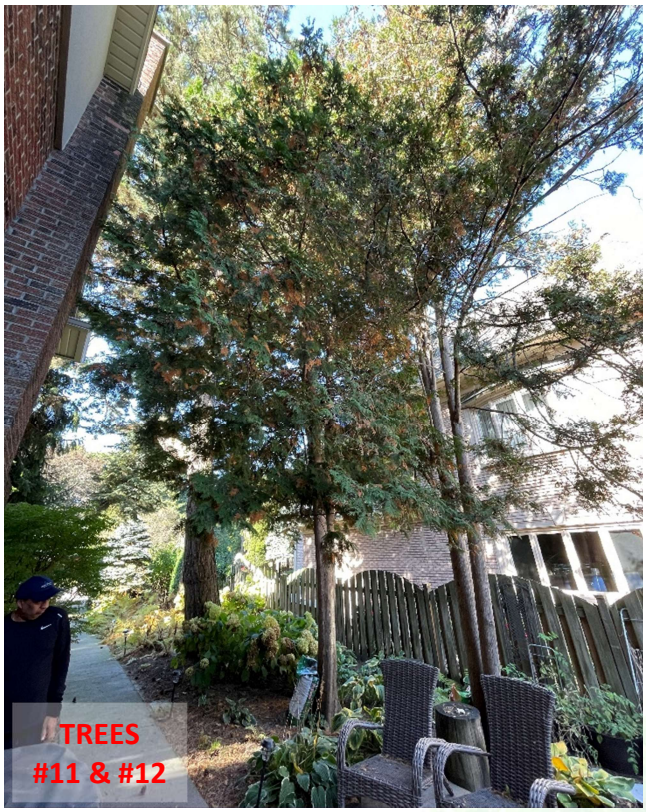
Trees #11-#15 are privately owned evergreen trees growing at the Eastern side of the property at 2375 Carrington Place.

Due to the excavation required for the proposed demolition and construction activities, along with construction access, these trees require removal in order to facilitate the proposed works. It is important to note that these are shallow rooted trees, and due to the one metre minimum required foundational overdig occurring in close proximity to the base of these trees, there is no possibility of retaining these trees, post construction.

Removal permits are required for the removal of Tree #11-#15. Replacement trees chosen from a list of town approved species are required on private property as compensation.

Tree Protection Hoarding/Fencing should be installed prior to any demolition or construction activities as outlined on Tree Protection Plan TPP-1.

Trees #11 – #15 PHOTOS



PRIVATE TREES PROPOSED FOR REMOVAL ON WEST SIDE OF PROPERTY

Trees #17 - #20, #22- #25 – REMOVAL PERMITS REQUIRED

Tree	Tree Species	Botanical Name	DBH (cm)	Root Zone	Trunk Integrity	Crown Structure	Crown Vitality	Overall Condition	TPZ (m)
17	Red Bud	*Cercis canadensis*	25	Fair	Fair	Fair	Fair	Fair	2.4
18	White Cedar	*Thuja occidentalis*	26	Fair	Good	Fair	Fair	Good/Fair	2.4
19	Austrian Pine	*Pinus nigra*	62	Fair	Good	Fair	Fair	Good/Fair	4.2
20	White Spruce	*Picea glauca*	34	Fair	Good	Fair	Fair	Good/Fair	3.0
22	Norway Spruce	*Picea abies*	38	Fair	Good	Fair	Fair	Good/Fair	3.0
23	White Spruce	*Picea glauca*	20	Fair	Good	Fair	Fair	Good/Fair	2.4
24	White Spruce	*Picea glauca*	21	Fair	Good	Fair	Fair	Good/Fair	2.4
25	White Spruce	*Picea glauca*	25	Fair	Good	Fair	Fair	Good/Fair	2.4

Trees #17 - #20, #22- #25 are privately owned trees growing at the Western side of the property at 2375 Carrington Place.

Due to the excavation required for the proposed demolition and construction activities, along with construction access, these trees require removal in order to facilitate the proposed works. It is important to note that these are shallow rooted trees, and due to the one metre minimum required foundational overdig occurring in close proximity to the base of these trees, there is no possibility of retaining these trees, post construction.

Removal permits are required for the removal of Tree #17 - #20, #22- #25 Replacement trees chosen from a list of town approved species are required on private property as compensation.

Tree Protection Hoarding/Fencing should be installed prior to any demolition or construction activities as outlined on Tree Protection Plan TPP-1.

Trees #17 - #20, #22- #25 PHOTOS

PRIVATE TREE PROPOSED FOR INJURY

Tree #1 – Colorado Blue Spruce (18cm DBH) – INJURY PERMIT REQUIRED

Tree	Tree Species	Botanical Name	DBH (cm)	Root Zone	Trunk Integrity	Crown Structure	Crown Vitality	Overall Condition	TPZ (m)
01	Colorado Blue Spruce	*Picea pungens*	18	Fair	Good	Good	Good	Good	2.4

Tree #01, an 18cm DBH Colorado Blue Spruce (*Picea pungens*) is a privately owned evergreen tree growing at the front of the property at 2375 Carrington Place.

This tree is being slightly suppressed by the adjacent vegetation and shows signs of minor needle cast affliction. Overall this tree is considered to be in fair to good condition. Due to the proposed removal of the front yard landscape elements along with excavation required for the proposed reconfigured driveway, there will be an encroachment into the Northern portion of the 2.4m TPZ of this tree.

All work within the TPZ is to be done by hand and in the presence and under the supervision of an ISA Certified Arborist. Within the limits of any proposed excavation, the Best Management Practice of day-lighting the tree roots using the Air Spade system is recommended. It is our preferred method to daylight roots without causing damage to the bark of the roots.

Typically for an Air Spade excavation around tree roots, a maximum air stream pressure of 100 pounds per square inch (PSI) is utilized to minimize damage to the root bark. If a dense mat of roots is encountered, a large number of smaller feeder roots, or significant roots larger than 5cm diameter are encountered, no roots larger than 5cm in diameter are to be cut. Any root pruning requires approval from Oakville Urban Forestry and should follow ISA Best Management Practices.

The 2.4m TPZ of this tree will be protected with 1.2m high orange snow tree protection hoarding on 2 x 4" wood frame. Tree Protection should be installed prior to any demolition or construction activities as outlined on the Tree Protection Plan.

Tree #01 – PHOTOS

ROOT ZONE/SOIL RESTORATION/PLANT HEALTH CARE

Root Zone/Soil Restoration includes soil aeration, decompaction, and the addition of mycorrhizae and other organics. This will increase the likelihood of compensatory roots growing to increase the health/stability of trees and landscape plants, as well as helping newly planted trees and landscape plants health and recovery. The following recommendations are for preparing and remediating soils to promote healthy rooting environments.

Air Spade

The Air Spade System is a specialized pneumatic air tool with a supersonic nozzle that is strong enough to blow away soil from roots, but is gentle enough not to harm the roots. This system can be used for both root exploration and for soil renovation. Typically for Air Spading around tree roots, a maximum air stream pressure of 100 pounds per square inch (PSI) is utilized to minimize damage to the root bark. The process of air spading soil helps with soil decompaction and aeration, while minimizing damage to existing root systems. This results in increased viable rooting areas for existing trees and new landscape plants.

Vertical Mulching

Vertical mulching is process of making a grid pattern of holes and back filling them with our custom compost mix. This will reduce soil compaction and improve soil structure and chemistry and improve water drainage. Tree roots respond very well to this process, having room to grow and nutrients to take advantage of. This is hugely beneficial for overall tree health. This process works well on lawns as it only makes a small hole on the surface and grass will grow in over the top onto the nutrient rich compost.

Inoculating Trees and Landscape Plants

It is recommended that the new topsoil be drenched with ArborGain and mycorrhizal solution. This allows for spores to be transported in the water suspension that comes in contact with new emerging root grow. These spores will germinate and attach to developing root tips and finer roots. The goal of inoculating trees and new landscape plants is to bring the mycorrhizal spores in contact with the root system efficiently, and to promote new root growth.
It may take several applications to successfully inoculate a large/established root system. With large caliper trees, the root system will be at least 25% wider in diameter than the canopy of the tree. This makes inoculating the entirety of an established root system a considerable challenge. However, existing trees and new landscape plants will always benefit from any new mycorrhizal symbiosis, therefore repeated inoculations will always be beneficial.

Construction Activities and Excavation Around Trees and Landscape Plants

Any soil disturbances around existing trees and landscape plants will result in damages to root systems. Damaged roots will begin recovery by producing a new phase of emerging root tips and root hairs where root systems have been stripped of fine roots. These areas of root damage and disturbance are the ideal location where new mycorrhizal symbiosis will be of greatest benefit. A thorough drenching of ArborGain will be of greatest benefit in such circumstances.

Compacted Soils for Established Trees and Landscape Plants

Remediation and decompaction of soils often requires air-spading and vertical mulching. These procedures are both necessary and recommended to help remediate rooting environments. However, both activities will damage/strip fine roots or break lateral roots. Inoculating with ArborGain will assist the roots in their recovery from these necessary but disruptive procedures. When the root systems of established trees and landscape plants do recover, the result is a larger available rooting area for roots to establish and grow.

ArborGain

ArborGain is a custom mix of humates, sea kelp and microbial food sources. Applied to the soil within the landscape, ArborGain stimulates root development, increases drought tolerance and improves soil health. Applied directly to the foliage, ArborGain improves cell structure of the leaf and boosts canopy health.

Kelp: These underwater forests of the ecosystem host a whopping 70 vitamins and minerals at their disposal. Kelp packs a powerhouse of macro & micronutrients, trace elements and natural

growth hormones that allow plants to thrive, grow healthier and stronger with heightened growth rates, and boosts the plants immune system to ward off diseases and pests.

Humic Acid: Comprised of plant and animal matter found deep in the earth's crust, this pre-historic, fossilized by-product is known as Humic Acid. It naturally enhances biomass production (plant growth), increases water holding capacity and optimizes the nutrient supply of plants (especially Iron which is also readily available in ArborGain) just to name a few of its benefits.

Yucca: These hearty desert plants are used to dealing with drought and overall stress on an astronomical level. By feeding your crops, trees and turf the harvested yucca, those benefits of combatting weather stress are passed along to crops, trees and turf. Yucca also makes water more readily available for plants, reduces salt build-up and improves root growth.

TREE PRESERVATION AND PLANT HEALTH CARE FOR CONSTRUCTION AROUND TREES

Current ISA Best Management Practices for preserving trees in close proximity to construction activities indicate that trees should not be fertilized during construction or following the first year of construction activities. This is due to urban soils often being sterile and compacted, reducing water and nutrient uptake and causing a built up of fertilizer salts that may burn roots and reduce water uptake by the tree.

Therefore, we recommend saturating the soils around trees with ArborGain, and applying a layer of wood chips that are soaked with ArborGain to provide a slow release food source to help the tree during and after construction. This will stimulate microbial soil activity and root development, and provide a carbohydrate food source for trees to increase vigor and foliage growth. This will also help alleviate some tree stress due to construction activities, and increase drought tolerance. Individual tree needs should be assessed by a qualified arborist prior to construction and in addition to tree health and condition, soil analysis is also recommended to determine soil health and condition.

Pre-construction Phase

The following tree preservation measures should occur prior to construction:

- Tree Protection Hoarding/Fencing should be installed and be in place prior to demolition and construction activities.
- All contractors should be informed of the tree preservation measures and guidelines and any questions or inquiries should be addressed before demolition and construction begins.
- Trees that are proposed for removal (and after receiving the appropriate removal permits) should be removed prior to demolition and construction activities.
- Trees that are to be preserved should be properly pruned prior to construction.
- Watering within the Tree Protection Zones may be required during drought periods or as the season dictates.
- If injury should occur to retained trees during construction, the consulting arborist should re-evaluate the trees so that appropriate treatments can be recommended and performed.
- No excavation or demolition should occur until all tree preservation requirements have been met.

- These recommendations should be used as a minimum requirement for the survival of the retained trees and the consulting arborist should be included in all decisions regarding activities in and around Tree Protection Zones.

Construction Phase

The following tree preservation measures should occur during construction:

- Maintain and respect Tree Protection Zone (TPZ) fencing and Tree Protection Guidelines throughout each construction phase. Do not store or dump materials in the TPZ area.
- Branches that are required to be pruned during construction for clearance, should be done so by a qualified Arborist.
- Watering within the TPZ's may be required during dry periods.
- Preserved trees should be monitored by a qualified Arborist to evaluate construction injury/stress and make recommendations if necessary.

Post-Construction Phase

The following tree preservation measures should occur after construction:

- Remove Tree Protection Fencing/Hoarding only after receiving permission.
- Continue watering trees if necessary.
- Supplemental soil care and fertilization if required.
- Post-construction monitoring of all trees by a qualified Arborist.

Post-Construction Monitoring

Construction injury to trees may not be immediately apparent and could take several years to become evident. All preserved trees should be inspected by a qualified Arborist on a semi-annual basis for a period of up to 2 years to monitor any tree health related issues as they occur and take appropriate measures.

Tree #	Common Name	Botanical Name	DBH (cm)	Root Zone	Trunk Integrity	Crown Structure	Canopy Vitality	Aggregate Rating	Category	TPZ (m)	Condition Comments	Site Plan Results
1	Colorado Blue Spruce	*Picea pungens*	18	Fair	Good	Good	Good	Good	1	2.4	Needle cast, slight suppression	**INJURY (P)**
2	Sugar Maple	*Acer saccharum*	49	Fair	Good	Good	Good	Good	5	3.0	Exposed roots, girdled roots, slight lean	**preserve**
3	Sugar Maple	*Acer saccharum*	42	Fair	Good	Good	Good	Good	5	3.0	Exposed roots, girdled roots, unhealed pruning cuts	**preserve**
4	White Spruce	*Picea glauca*	55	Fair	Fair	Fair	Fair	Fair	1	3.6	Asymmetrical canopy, leaning, sparse canopy, dieback	**REMOVE (P)**
5	Colorado Blue Spruce	*Picea pungens*	18	Fair	Good	Good	Good	Good	1	2.4	Needle cast, unhealed pruning cut	**preserve**
6	White Spruce	*Picea glauca*	35	Fair	Good	Good	Good	Good	2	3.0	Exposed roots, Girdled roots	**preserve**
7	White Spruce	*Picea glauca*	32	Fair	Good	Good	Good	Good	2	3.0	Exposed roots, Girdled roots	**preserve**
8	White Spruce	*Picea glauca*	35	Fair	Good	Good	Good	Good	2	3.0	Exposed roots, Girdled roots	**preserve**
9	Emerald Cedar	*Thuja occidentalis*	13						2	NA	Confined by planter, Under permit size	
10	White Cedar	*Thuja occidentalis*	22	Fair	Fair	Fair	Fair	Fair	2	2.4	Codominant at base, die back, stems measuring 19,11	**preserve**
11	White Cedar	*Thuja occidentalis*	25	Fair	Fair	Fair	Fair	Fair	1	2.4	Codominant at base, asymmetrical canopy, slight lean, stems measuring 20,15	**REMOVE (P)**
12	White Cedar	*Thuja occidentalis*	26	Fair	Fair	Fair	Fair	Fair	1	2.4	Codominant at base, asymmetrical canopy, slight lean , suppressed by adjacent vegetation, stems measuring 20,15	**REMOVE (P)**
13	Austrian Pine	*Pinus nigra*	62	Fair	Fair	Fair	Fair	Fair	1	4.2	Codominant at 4m, asymmetrical canopy, sparse canopy, Diplodia tip blight	**REMOVE (P)**
14	White Spruce	*Picea glauca*	34	Fair	Good	Fair	Fair	Fair/Good	1	3.0	Asymmetrical canopy, suppressed by adjacent vegetation, overhanging neighbouring property	**REMOVE (P)**
15	Norway Spruce	*Picea abies*	38	Fair	Good	Fair	Fair	Fair/Good	1	3.0	Asymmetrical canopy, suppressed by adjacent vegetation, die back	**REMOVE (P)**
16	Red Bud	*Cercis canadensis*	12						0	NA	Codominant at base, multi stemmed, stems measuring 8,7,5	
17	Red Bud	*Cercis canadensis*	17	Fair	Fair	Fair	Fair	Fair	1	2.4	Codominant at base, multi stemmed, gridled trunks, stems measuring 13,8,7	**REMOVE (P)**
18	Austrian Pine	*Pinus nigra*	37	Fair	Good	Fair	Fair	Fair/Good	1	3.0	Asymmetrical canopy, sparse canopy, suppressed by adjacent vegetation, diplodia tip blight, overhanging neighbouring property	**REMOVE (P)**
19	White Spruce	*Picea glauca*	27	Fair	Good	Fair	Fair	Fair/Good	1	2.4	Sparse canopy, suppressed by adjacent vegetation, overhanging neighbouring property	**REMOVE (P)**
20	White Spruce	*Picea glauca*	39	Fair	Good	Fair	Fair	Fair/Good	1	3.0	Sparse canopy, suppressed by adjacent vegetation, overhanging neighbouring property	**REMOVE (P)**
21	Austrian Pine	*Pinus nigra*	38	Fair	Good	Fair	Fair	Fair/Good	2	3.0	Asymmetrical canopy, sparse canopy, suppressed by adjacent vegetation	**preserve**
22	White Spruce	*Picea glauca*	32	Fair	Good	Fair	Fair	Fair/Good	1	3.0	Asymmetrical canopy, sparse canopy suppressed by adjacent vegetation, overhanging neighbouring property	**REMOVE (P)**
23	White Spruce	*Picea glauca*	20	Fair	Good	Fair	Fair	Fair/Good	1	2.4	Asymmetrical canopy, sparse canopy, suppressed by adjacent vegetation	**REMOVE (P)**
24	White Spruce	*Picea glauca*	21	Fair	Good	Fair	Fair	Fair/Good	1	2.4	Asymmetrical canopy, sparse canopy, suppressed by adjacent vegetation	**REMOVE (P)**
25	White Spruce	*Picea glauca*	25	Fair	Good	Fair	Fair	Fair/Good	1	2.4	Asymmetrical canopy, sparse canopy, suppressed by adjacent vegetation	**REMOVE (P)**
26	Colorado Blue Spruce	*Picea pungens*	12						0	NA	Under permit size	
27	Colorado Blue Spruce	*Picea pungens*	10						0	NA	Under permit size	
28	Colorado Blue Spruce	*Picea pungens*	13						0	NA	Under permit size, stems measuring 9,9	
29	Grey Birch	*Betula nigra*	25	Fair	Good	Fair	Fair	Fair/Good	2	2.4	Neighbouring tree	**preserve**
30	Norway Maple	*Acer platanoides*	35	Fair	Good	Fair	Fair	Fair/Good	1	3.0	Boundary tree, overhanging adjacent properties	**preserve**
31	Norway Maple	*Acer platanoides*	40	Fair	Fair	Fair	Fair	Fair	1	3.0	Boundary tree, codominant at base	**preserve**
32	Red Oak	*Quercus rubra*	40	Fair	Fair	Fair	Fair	Fair	1	3.0	Boundary tree, leaning, overhanging neighbouring properties	**preserve**
33	Norway Maple	*Acer platanoides*	75	Good	Fair/Poor	Fair	Fair	Fair	2	4.8	Codominant at 1.5m, trunk cavity, water trap, canker, requires further assessment	**preserve**
34	Colorado Blue Spruce	*Picea pungens*	13						0	NA	Deformed trunk, unhealed pruning cuts, under permit size	
35	Colorado Blue Spruce	*Picea pungens*	35	Fair	Good	Fair	Fair	Fair	1	3.0	Asymmetrical canopy, deadwood, die back, needle cast	**preserve**
36	Colorado Blue Spruce	*Picea pungens*	22	Fair	Good	Fair	Fair	Fair	1	2.4	Asymmetrical canopy, needle cast, unhealed pruning cuts	**preserve**
37	White Spruce	*Picea glauca*	27	Fair	Good	Fair	Fair	Fair	1	2.4	Unhealed pruning cuts, die back, needle cast	**preserve**
38	Norway Maple	*Acer platanoides*	42	Good	Good	Fair	Fair	Fair/Good	1	3.0	Exposed roots, girdled roots, unhealed pruning cuts	**preserve**
39	White Spruce	*Picea glauca*	35	Fair	Fair	Fair	Fair	Fair	2	3.0	Drastic lean, asymmetrical canopy, suppressed by adjacent vegetation	**preserve**
40	Colorado Blue Spruce	*Picea pungens*	25	Fair	Fair	Fair	Fair	Fair	2	2.4	Suppressed by adjacent vegetation, sparse canopy, needle cast	**preserve**
41	Yew	*Taxus canadensis*	15	Fair	Good	Fair	Fair	Fair/Good	2	2.4	Boundary tree, suppressed by adjacent vegetation, deadwood, overhanging clients property	**preserve**
42	Austrian Pine	*Pinus nigra*	65	Good	Good	Fair	Fair	Fair/Good	2	4.2	Sparse canopy, deadwood	**preserve**
43	Red Oak	*Quercus rubra*	30	Good	Good	Fair	Fair	Fair/Good	2	2.4	Deadwood in understory, overhanging clients property	**preserve**
44	Japanese Maple	*Acer palmatum*	4	Good	Good	Good	Good	Good	1	1.8	Tree planted as compensation for prior tree removal	**preserve**

Good - refers to the tree health category being greater than eighty (80) percent of a perfect specimen.
Fair - refers to a category condition that is less than eighty (80) percent but more than twenty (20) percent.
Poor - refers to a tree health category that is less than twenty (20) percent.

preserve - tree proposed to be preserved, not being injured or removed
INJURY (P) - tree proposed to be injured - permit required
remove - tree to be removed - no permit required
REMOVE (P) - tree proposed to be removed - permit required

Tree # - this number refers to the number on the tree assessment and plan - only the last three numbers on the tree tag are referenced
Species - the common name and botanical name for each tree are provided
Diameter - refers to diameter (in centimeters) measured at 1.4 m above finished grade
Root Zone (R.Z.) - this is an assessment of the growing conditions within the root zone of the tree. It is measured on a scale of Good, Fair, Poor
Trunk Integrity (T.I.) - this is an assessment of the trunk for any defects or weaknesses. It is measured on a scale of Good, Fair, Poor
Crown Structure (C.S) - this is an assessment of the scaffold branches and the canopy of the tree. This is also measured on a Good, Fair, Poor
Dripline - This is an assessment of the edge of the canopy of the tree. This is also measured on a Good, Fair, Poor

Canopy Vitality (C.V.) - this is an assessment of the health of the tree and assesses the amount of deadwood and live growth in the crown as compared to a 100% healthy tree. The size, colour and amount of foliage are also considered in this category. This is also measured on a Good, Fair, Poor.

Aggregate Rating - this is an assessment of the overall condition of the tree based on all parts of the tree. This is also measured on a Good, Fair, Poor

Tree Protection Zone (TPZ) - minimum Tree Protection Zone as recommended by the City of Markham. This distance is based on the diameter of the tree and the protection zone is measured from the trunk.

Categories
0. Trees with diameters of less than 15 cm, situated on private property on the subject site.
1. Trees with diameters of 15 cm or more, situated on private property on the subject site.
2. Trees with diameters of 15 cm or more, situated on private property, within 6m (non-ravine), 12m (ravine) of the subject site.
3. Trees of all diameters situated on Town owned parkland within 6m of the subject site.
4. Trees of all diameters situated within lands designated under Ravine Protection.
5. Trees of all diameters situated within the Town road allowance adjacent to the subject site.

LEGEND

Deciduous Tree (Preserve)
Tree #
Species
Tree Diameter (cm)
Tree Protection Zone

Evergreen Tree (Preserve)
Tree #
Species
Tree Diameter (cm)
Tree Protection Zone

Evergreen Tree (Injury)
Tree #
Species
Tree Diameter (cm)
Tree Protection Zone

LOT 48
PIN 24783-0121 (LT)

LOT 40
PIN 24783-0113 (LT)

REGISTERED PLAN 1522

LOT 39
PIN 24783-0112 (LT)

EXISTING CABANA TO REMAIN

EXISTING PERGOLA

EXISTING INGROUND POOL

EXISTING POOL PATIO

1.2m (4'-0") HIGH PLYWOOD TREE PROTECTION HOARDING ON 2 x 4" WOOD FRAME

PROPOSED 2-STOREY DWELLING No. 2375

FF	81.30
*TFW	80.92
BF	78.22
**UF	77.94

2 STOREY BRICK DWELLING No. 2383

LOWER TERRACE

PAVERSTONE TERRACE

COVERED PORCH

B/I PLANTER

B/I BBQ

PAVERSTONE WALKWAY

ASPHALT DRIVEWAY

CONSTRUCTION MATERIAL STORAGE AREA

GARAGE

COV'D PORCH

PRECAST WINDOW WELL

REMOVE EXIST. 1-STOREY DWELLING

SUMP PUMP

EXTENT OF 2ND FLOOR

LINE OF FRONT YARD SETBACK @ 10.40m

LINE OF FRONTAGE @ 7.5m = 27.41

4.50 PROPOSED ACCESS

6.62 EXISTING ACCESS

2.27 ACCESS REDUCTION

250 mm Sanitary Sewer @ 0.4%

Crown of Asphalt

Concrete

Curb Cut

SOD

CSW

CCG

BOG

WIF

Swale

Concrete Driveway

Brick Driveway

Project Address	**2375 CARRINGTON PLACE** OAKVILLE, ON L6J 5P5
Title	Tree Protection Plan
Scale	1:250
Drawn	SB
Checked	BF
Date	NOV/2024
Project #	#75391
Sheet	TPP-1

COHEN & MASTER™
TREE AND SHRUB SERVICES

TREE AMENITY VALUE: 2375 Carrington Place DATE: 11 December 2024

Tree #	Common Name	DBH	Overall Condition	Appraised Trunk Area (cm^2)	Unit Tree Cost (RPAC)	Basic Tree Cost ($)	Condition Rating (%)	Functional Limitation Rating (%)	External Limitation Rating (%)	Appraised Tree Value	Minimum Tree Value ($)	Final Appraised Tree Value
02	Sugar Maple	49	Good	1964	6.51	12,782	0.75	0.5	1	4,793.25	744.00	4,793.25
03	Sugar Maple	42	Good	1745	6.51	10,748	0.75	0.5	1	4,030.50	744.00	4,030.50

LIMITATIONS OF ASSESSMENTS

It is the policy of Cohen and Master Tree and Shrub Services to attach the following clause in regards to limitations. This is to ensure that the client is fully aware of what is technically and professionally realistic in the preservation and assessment of trees in the urban environment.

The assessment of the trees in this report has been done in conjunction with and according to accepted arboriculture methods and techniques. These include an examination of the above ground parts of the tree for structural defects, scars, cracks, the overall condition of the root structures, the severity and direction of lean (if any), the general condition of the trees and the surrounding environment, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, symptoms of infestation and pathogens, discoloured foliage, and the proximity of potential targets should a tree fail. Except where specifically noted, the trees were not cored, probed or climbed and there was no detailed inspection of the root crowns involving excavations, or samples taken to be scientifically tested.

Notwithstanding the recommendations and conclusions presented in this report, it must be acknowledged that trees are living organisms. They are not immune to changes in site conditions, dramatic weather events or seasonal variations in climate. Therefore it should always be recognized that trees are ever evolving and their health and vigour constantly vary over time. While all reasonable efforts have been made to ensure that the subject trees are healthy, no guarantees are offered or implied that these trees or part(s) of any trees will remain intact.

It is professionally and practically impossible to predict with absolute certainty the behaviour of any tree or its component parts under all circumstances and variables. Most trees have the potential for failure under adverse weather conditions and the risk can only be completely eliminated if the tree is removed. Inherently, a standing tree will always pose some level of risk. Although every effort has been made to ensure that this assessment is reasonably accurate, trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

This report is property of Cohen and Master Tree and Shrub Services Ltd. and/or its agents and may not be used until payment is made in full unless written permission is granted. Cohen and Master Tree and Shrub Services reserves the right to withdraw this report and its recommendations, if any requirements are not met. All details and graphics are copyright of Cohen and Master Tree and Shrub Services Ltd.

On behalf of **Cohen and Master Tree and Shrub Services**,

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