1/4"=1'-0"

REAR ELEVATION

1/4"=1'-0"

RIGHT ELEVATION

WINDOW SUMMARY		
PER O.B.C TABLE 9.10.15.4		
LEFT ELEVATION		
QUAN.	GLAZED OPENING SIZE	
1.	27.47 SF.	
1.	12.46 SF.	
1.	7.31 SF.	
SPATIAL CALCULATION		
WALL AREA:	1269.11 SF.	
LIMITING DISTANCE	1.2 m	
MAX. % OPENING	7%	
OPENING ALLOWED	88.84 SF.	
OPENING PROVIDED	47.24 SF.	

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GENERAL NOTES

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QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

KURTIS VAN KEULEN	21373
NAME	B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

HUIS DESIGN STUDIO	118545
FIRM NAME	B.C.I.N.

REVISION LIST

1	REVISED AS PER CLIENT COMMENTS	02.17.2025
2	REVISED AS PER CITY COMMENTS	03.24.2025
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

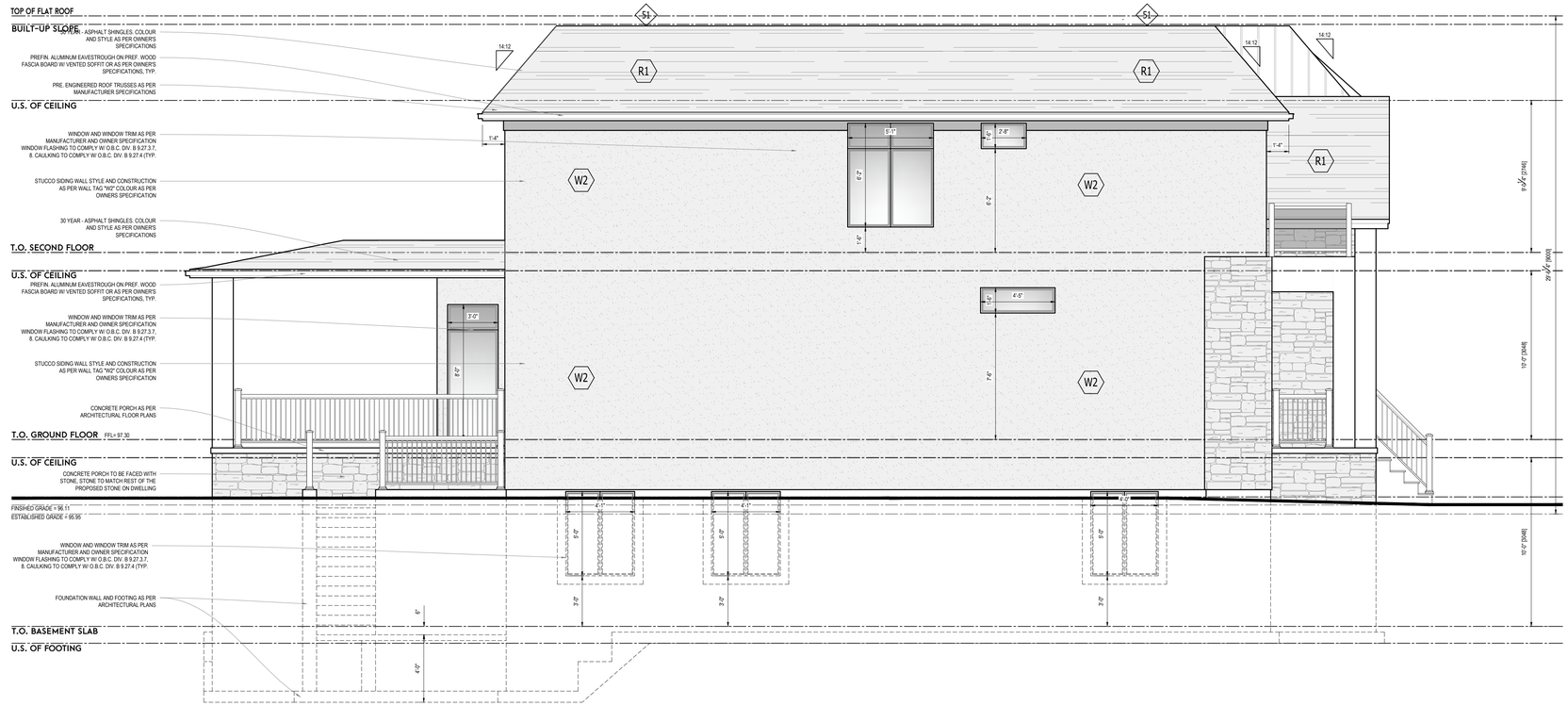
1	ISSUED FOR REVISION PERMIT	12.05.2024
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: **TRUE NORTH:**

DRAWING TITLE:	ARCHITECTURAL ELEVATIONS
DRAWN BY:	INITIALS **CHECKED BY:** K.V.K.
PROJECT ADDRESS:	316 WOODLAE AVE
PROJECT NO.	2023-086 **SCALE:** 1/4" : 1'-0"
SHEET NO.	**A202**

1/4"=1'-0"

FRONT ELEVATION



1/4"=1'-0"

LEFT ELEVATION

WINDOW SUMMARY		
PER O.B.C TABLE 9.10.15.4		
LEFT ELEVATION		
QUAN.	GLAZED OPENING SIZE	
1	27.5 SF.	
1	26.44 SF.	
1	19.76 SF.	
1	3.9 SF.	
1	2.13 SF.	
SPATIAL CALCULATION		
WALL AREA	1153.75 SF.	
LIMITING DISTANCE	1.2 m	
MAX. % OPENING	7%	
OPENING ALLOWED	80.76 SF.	
OPENING PROVIDED	79.75 SF.	

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PROJECT NORTH: TRUE NORTH:

DRAWING TITLE:	ARCHITECTURAL ELEVATIONS		
DRAWN BY:	INITIALS	CHECKED BY:	K.V.K.
PROJECT ADDRESS:	316 WOODLAE AVE		
PROJECT NO.	2023-086	SCALE:	1/4" : 1'-0"
SHEET NO.	A201		

NOTE: DIRECT VENT GAS FIREPLACE UNIT TO COMPLY WITH CAN/ULC-S610-M "FACTORY BUILT FIREPLACES" INSTALLED WITH EXHAUST AS PER MANUFACTURES SPECIFICATIONS

NOTE: ALL CODE REFERENCES REFER TO O.B.C 2012 DIVISION 'B'

TYPICAL WALL STUD CONSTRUCTION:

TYPICAL EXTERIOR WALLS TO BE 2X6 SPF #2 @12" O.C. (UP TO 13' HIGH)

ALL 14' & 16' HIGH EXTERIOR WALLS TO BE (2)2X6 SPF #2 @ 12" O.C.

TYPICAL INTERIOR WALLS TO BE 2X6 SPF #2 @16" O.C. (UP TO 13' HIGH)

ALL 14' & 16' HIGH INTERIOR WALLS TO BE (2)2X6 SPF #2 @ 12" O.C

NOTE: STRUCTURAL ENGINEER TO BE NOTIFIED PRIOR TO POURING OF CONCRETE TO INSPECT RE-BAR SET-UP DURING CONSTRUCTION - ENGINEER WILL NOT CERTIFY WALLS OR FOOTING/SLABS UNLESS PRIOR INSPECTION IS CONDUCTED - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND MAKE ALL ARRANGEMENTS.

NOTE: ADJUSTMENTS OR CHANGES MADE TO THE FLOOR LAYOUT ROOF TRUSS LAYOUT, BEAMS, LINTELS & POINT LOADS OR REQUIRED LOAD BEARING WALLS MUST BE IDENTIFIED PRIOR TO CONSTRUCTION AND C. H.WORLD DESIGN AND STRUCTURAL ENGINEER. MUST BE NOTIFIED FOR FURTHER REVIEW AND APPROVAL

TYPICAL FLAT ROOF SPEC. RUBBER MEMBRANE ROOFING TO MEET O.B.C. 9.26.2.1. (g) REQUIREMENTS CGSB 37-GP-52M ROOFING & WATERPROOFING MEMBRANE, SHEET APPLIED, ELASTOMERIC

FLASHING AT INTERSECTIONS O.B.C. 9.26.4. FLASHING SHALL BE INSTALLED AT THE INTERSECTION BETWEEN ROOFS AND WALLS OR CHIMNEYS

DENOTES EXTENT OF 9 ft CEILING 18" OFFSET FROM WALL

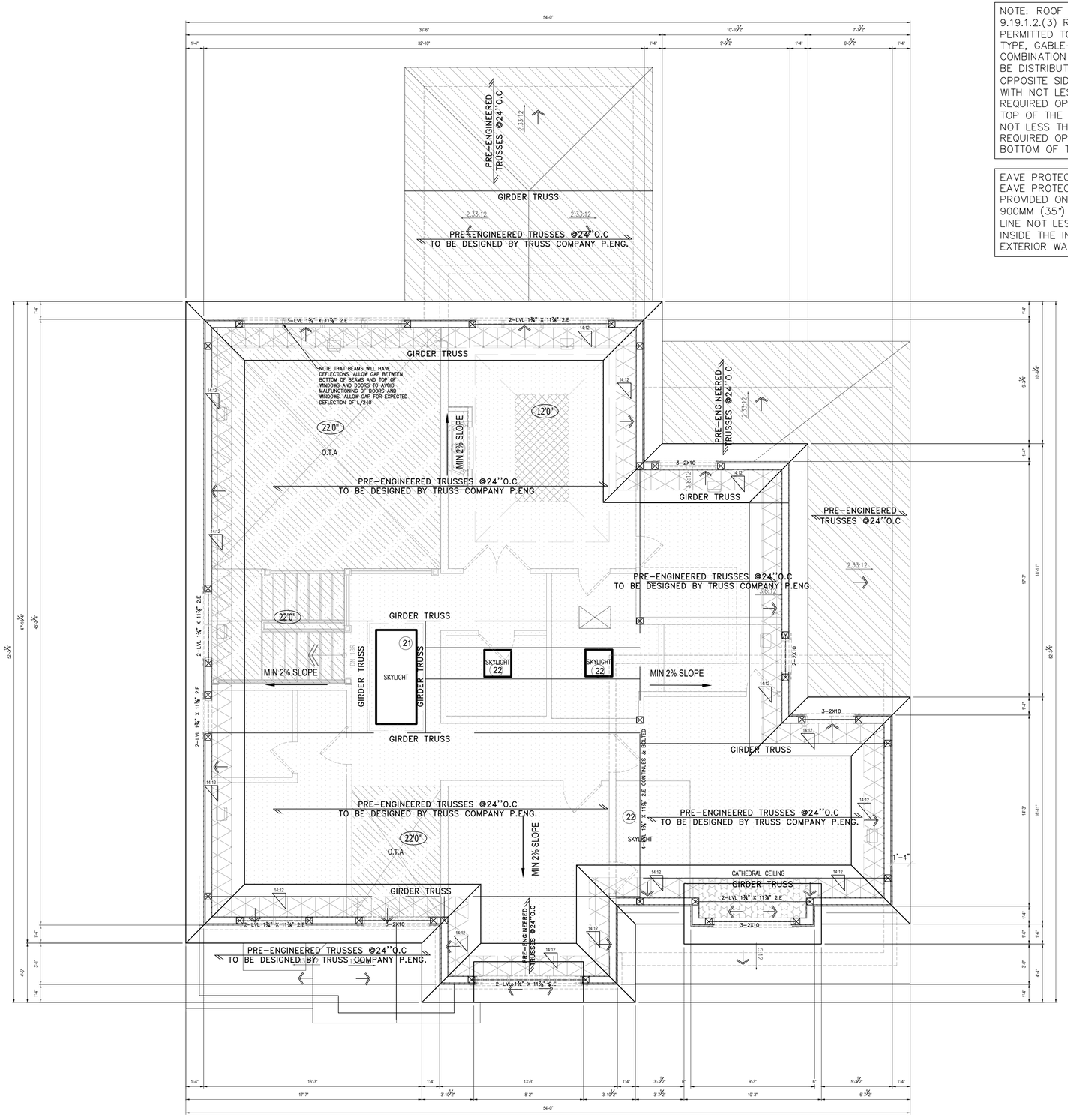
DENOTES EXTENT OF COPPER ROOF

DENOTES EXTENT OF 22 FT CEILING

DENOTES EXTENT OF HAND CRAFT ROOF

DENOTES EXTENT OF FLAT ROOF

DENOTES EXTENT OF 12 FT SLOPED CEILING



ROOF PLAN

1/4"=1'-0"

NOTE: ROOF SPACE VENTING O.B.C. 9.19.1.2.(3) REQUIRED VENTS ARE PERMITTED TO BE ROOF TYPE, EAVE TYPE, GABLE-END TYPE OR ANY COMBINATION OF THEM, AND SHALL BE DISTRIBUTED, (A) UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING, (B) WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF THE SPACE, AND (C) WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.

EAVE PROTECTION -O.B.C. 9.26.5. EAVE PROTECTION SHALL BE PROVIDED ON ROOFS, EXTENDING MIN. 900MM (35") FROM ROOF EDGE TO A LINE NOT LESS THAN 300MM (11 ¾") INSIDE THE INNER FACE OF THE EXTERIOR WALL

NOTE: CAN/CSSB -12.2-M89 -7.3 SLOPED GLAZING AND SKYLIGHTS FOR SLOPED GLAZING AND SKYLIGHTS OVER AREAS NORMALLY OCCUPIED BY PEOPLE, WIRED GLASS, OR LAMINATED GLASS WITH A MIN. 0.76 MM THICK POLYVINYL BUTYRAL (PVB) INTERLAYER IS REQUIRED AS A RESTRAINING SYSTEM TO PREVENT GLASS PARTICLES FROM FALLING IN EVENT OF BREAKAGE.

NOTE: COORDINATE ROOF TRUSS SHOP DRAWINGS WITH ROOF FRAMING PLAN, LOAD FROM GIRDER TRUSS SHALL BE TRANSFERRED TO STRUCTURAL MEMBERS BELOW. IF DISCREPANCIES EXIST, ENGINEER TO RECALCULATE AND VERIFY STRUCTURAL ADEQUACY OF PROPOSED STRUCTURAL SYSTEM

NOTE: ROOF VENTING -O.B.C. 9.19.1.3. PROVIDE MIN. 63MM (2 1/2") CLEARANCE BETWEEN THE TOP OF THE INSULATION AND THE ROOF SHEATHING TO VENT THE ROOF JOIST SPACE

NOTE: ROOF SPACE VENTING O.B.C. 9.19.1.2.(1) ROOFS WITH SLOPE NOT LESS THAN 1 IN 6 REQUIRE UNOBSTRUCTED VENT AREA NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA

NOTE: ROOF SPACE VENTING O.B.C. 9.19.1.2.(1) ROOFS WITH SLOPE NOT LESS THAN 1 IN 6 REQUIRE UNOBSTRUCTED VENT AREA NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA

NOTE: ROOF SPACE VENTING O.B.C. 9.19.1.2.(2) OF THE TRUSS. -OBC 9.23.5.5.(1) ROOFS WITH SLOPE LESS THAN 1 IN 6 OR ROOFS CONSTRUCTED WITH ROOF JOISTS REQUIRE UNOBSTRUCTED VENT AREA NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA.

LEGEND:

FLOOR DRAIN FD

ROOF VENTS PER OBC 9.19

20"X28" ATTIC ACCESS HATCH

CARBON MONOXIDE ALARM

INTERCONNECTED SMOKE ALARM

FAN

COMPLY WITH ALL NOTES SHOWN ON ALL DRAWINGS

NOTE: BEAMS ARE DESIGNED BASED ON DIRECTION OF TRUSSES / GIRDERS TRUSSES SHOWN ON THE ROOF PLAN. BEAMS SHALL BE CHECKED AND REDESIGNED IN CASE DIRECTION AND CONFIGURATION OF TRUSSES / GIRDER TRUSSES ARE CHANGED BY TRUSS COMPANY. TRUSS COMPANY AND CONTRACTOR SHALL PROVIDE STRUCTURAL ENGINEER WITH ROOF TRUSSES DRAWINGS AND ASK FOR REVISED STRUCTURAL DRAWINGS IF TRUSS LAYOUT IS CHANGED.

FOLLOWING MAXIMUM LOADS HAVE BEEN CONSIDERED FOR DESIGN OF STRUCTURES BELOW. ROOF TRUSS COMPANY ENGINEER TO DEFINE AND SPECIFY THE LOADS FOR DESIGN OF TRUSSES BASED ON ROOF CONSTRUCTION MATERIALS AND CODES AND ADVISE IF MUST CONSIDER LOADS HIGHER THAN WHAT LISTED IN BELOW.

TOP CHORDS: MAX LL 23.4 PSF
MAX DL= 10 PSF

BOTT. CHORDS: MAX LL= 11 PSF
MAX DL= 7.0 PSF

LICENSED PROFESSIONAL ENGINEER V. SRIVASTAVA 100106980 20.02.2025 PROVINCE OF ONTARIO

FOR STRUCTURAL REVIEW ONLY. FLOOR AND ROOF TRUSS FRAMING DESIGN BY MANUFACTURER

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KURTIS VAN KEULEN — 21373
NAME — B.C.I.N.

REGISTRATION INFORMATION

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HUIS DESIGN STUDIO — 118545
FIRM NAME — B.C.I.N.

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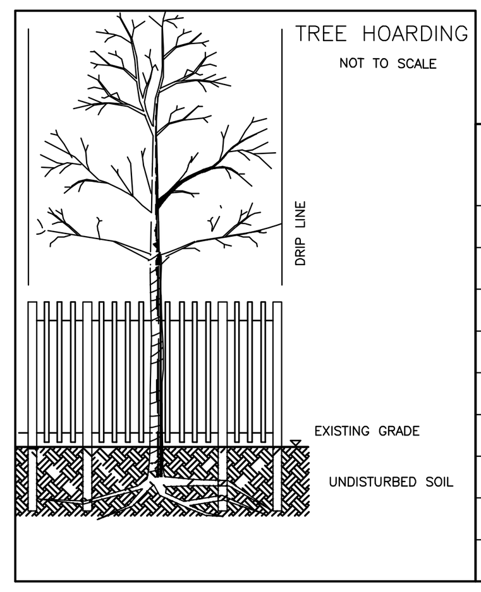
PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: ROOF PLAN
DRAWN BY: CHECKED BY: K.V.K.
PROJECT ADDRESS: 318 WOODALE AVE
PROJECT NO. 2023-086 SCALE: 1/4" - 1'-0"
SHEET NO. A104

TREE PROTECTION NOTE

1. ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERECTED BEYOND THEIR DRIP LINE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED, SHALL BE TREATED IN A LIKE MANNER, WITH THE HOARDING AROUND THE ENTIRE CLUMP(S). AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF THE BUILDING MATERIAL AND EQUIPMENT.
2. NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES AND SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS WILL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
3. THE DEVELOPER OR HIS/HER/ITS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
4. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE.
5. WHERE ROOT SYSTEMS OF PROTECTED TREES ARE EXPOSED DIRECTLY TO, OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION.
6. WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREES.
7. IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLING, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT OF THE TOWN OF OAKVILLE.
8. GRADE CHANGES WILL NOT OCCUR WITHIN THE TREE PROTECTION ZONE (TPZ)
9. UTILITY ACCESS CORRIDOR MUST BE OUTSIDE THE TPZ AND/OR NO OPEN TRENCH METHOD OF CONSTRUCTION BELOW-GROUND AS WELL AS NO ABOVE-GROUND LINES WITHIN THE TPZ.



NOTE: TREE PROTECTION ZONES FOR THE PURPOSES OF THIS BY-LAW, THE TREE PROTECTION ZONE (TPZ) FOR ANY TREE SHALL BE DETERMINED AS FOLLOWS:

TRUNK DIAMETER (DBH)[1]	MINIMUM PROTECTION DISTANCES REQUIRED[2]
<10 CM	1.8 M
11–30 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 DIAMETER AT BREAST HEIGHT (DBH) MEASUREMENT OF TREE TRUNK TAKEN 1.4 METERS ABOVE GROUND

2 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 THAT SURFACE REMAINS INTACT THROUGHOUT SITE ALTERATION

OPEN TRENCHING WILL NOT BE PERMITTED WITHIN TREE PRESERVATION AREA

PROPOSED CONNECTIONS TO BE HORIZONTALLY BORED ONLY NO OPEN TRENCHING

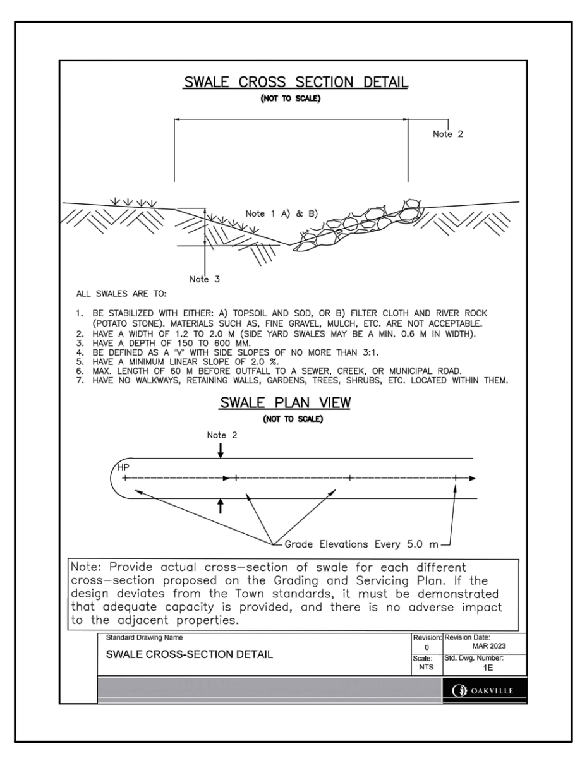
STANDARD DEVELOPMENT NOTES:

(A) TRANSPORTATION AND WORKS DEPARTMENT

1. MUNICIPAL BOULEVARD TO BE RESTORED TO THE SATISFACTION OF ENGINEERING CONSTRUCTION STAFF.
2. RESTORE THE PUBLIC ROADWAY TO TOWN STANDARDS AND CLEARLY INDICATE ON THE ENGINEERING DRAWINGS ALL RESTORATION, TO THE SATISFACTION OF THE ENGINEERING & CONSTRUCTION DEPARTMENT.
3. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
4. 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.
5. 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 FRONT OF THE PROPOSED DWELLING ON THE EXISTING 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 REGION OF HALTON 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 200 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 1.0% AND NOT GREATER THAN 7.0%.
19. LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0% AND HAVE A MINIMUM DEPTH OF 150mm.
20. WHERE GRADES IN EXCESS OF 5.0% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0 m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6 m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
21. THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELLED 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 2.5 m FROM THEMSELVES AND OTHER SERVICES.
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.


SWALE CROSS SECTION DETAIL
(NOT TO SCALE)
ALL SWALES ARE TO:
1. BE STABILIZED WITH EITHER: A) TOPSOIL AND SOD, OR B) FILTER CLOTH AND RIVER ROCK (POTATO STONE). MATERIALS SUCH AS, FINE GRAVEL, MULCH, ETC. ARE NOT ACCEPTABLE.
2. HAVE A WIDTH OF 1.2 TO 2.0 M (SIDE YARD SWALES MAY BE A MIN. 0.6 M IN WIDTH).
3. HAVE A DEPTH OF 150 TO 600 MM.
4. BE DEFINED AS A 'V' WITH SIDE SLOPES OF NO MORE THAN 3:1.
5. HAVE A MINIMUM LINEAR SLOPE OF 2.0 %.
6. MAX. LENGTH OF 60 M BEFORE OUTFALL TO A SEWER, CREEK, OR MUNICIPAL ROAD.
7. HAVE NO WALKWAYS, RETAINING WALLS, GARDENS, TREES, SHRUBS, ETC. LOCATED WITHIN THEM.

SWALE PLAN VIEW
(NOT TO SCALE)

Note: Provide actual cross-section of swale for each different cross-section proposed on the Grading and Servicing Plan. If the design deviates from the Town standards, it must be demonstrated that adequate capacity is provided, and there is no adverse impact to the adjacent properties.

SWALE CROSS-SECTION DETAIL — Revision: 0 — Revision Date: MAR 2023 — Scale: NTS — Std. Dwg. Number: 1E — OAKVILLE

EROSION AND SILTATION NOTES

1. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL A DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND COVER.
2. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER.
   A. WEEKLY
   B. BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
   C. FOLLOWING AN UNPREDICTED RAINFALL EVENT
   D. DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
   E. AFTER SIGNIFICANT SNOW MELT EVENTS
3. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BR REPAIRED WITH 48 HOURS.
4. WHERE A SITE REQUIRES DEWATERING AND WHERE THE EXPELLED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPELLED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40 MICRON IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOECC GUIDELINES. THE CLEAN EXPELLED WATER SHALL BE FREELY RELEASE TO A SUITABLE RECEIVER IN MANNER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO EROSION, FLOODING– NUISANCE OR OTHERWISE, INTERFERENCE ISSUES, ETC.
5. EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT/SILL THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS: ALL INLETS(REAR LOT CATCHBASINS, ROAD CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURED/FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES: THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCING. SEDIMENT CONTAINMENT DEVISES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 AND 3 ABOVE.
6. IN THE EVENT OF A SPILL(RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

(C) UTILITIES CONNECTION

1. SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
2. WATER: (A) SERVICE CONNECTIONS TO BE 25mm DIA. TYPE 'K' SOFT COPPER TUBING UNLESS OTHERWISE NOTED AS PER REGION OF HALTON STANDARDS.
3. STORM: (A) A SUMP PUMP WILL BE REQUIRED TO DRAIN THE BASEMENT FACILITIES.

REGIONAL APPROVAL

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

SIGNED: ____________ DATED: ________
Development Services

The approval of the water system on private property 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 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.

WOODALE AVENUE
(BY REG'D PLAN 576)
PIN 24832-0001

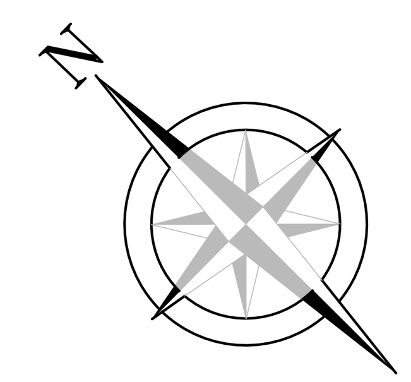
EXISTING 15MM WATER TO BE DISCONNECTED AT THE MAIN BY THE CONTRACTOR AS PER REGION OF HALTON STANDARDS

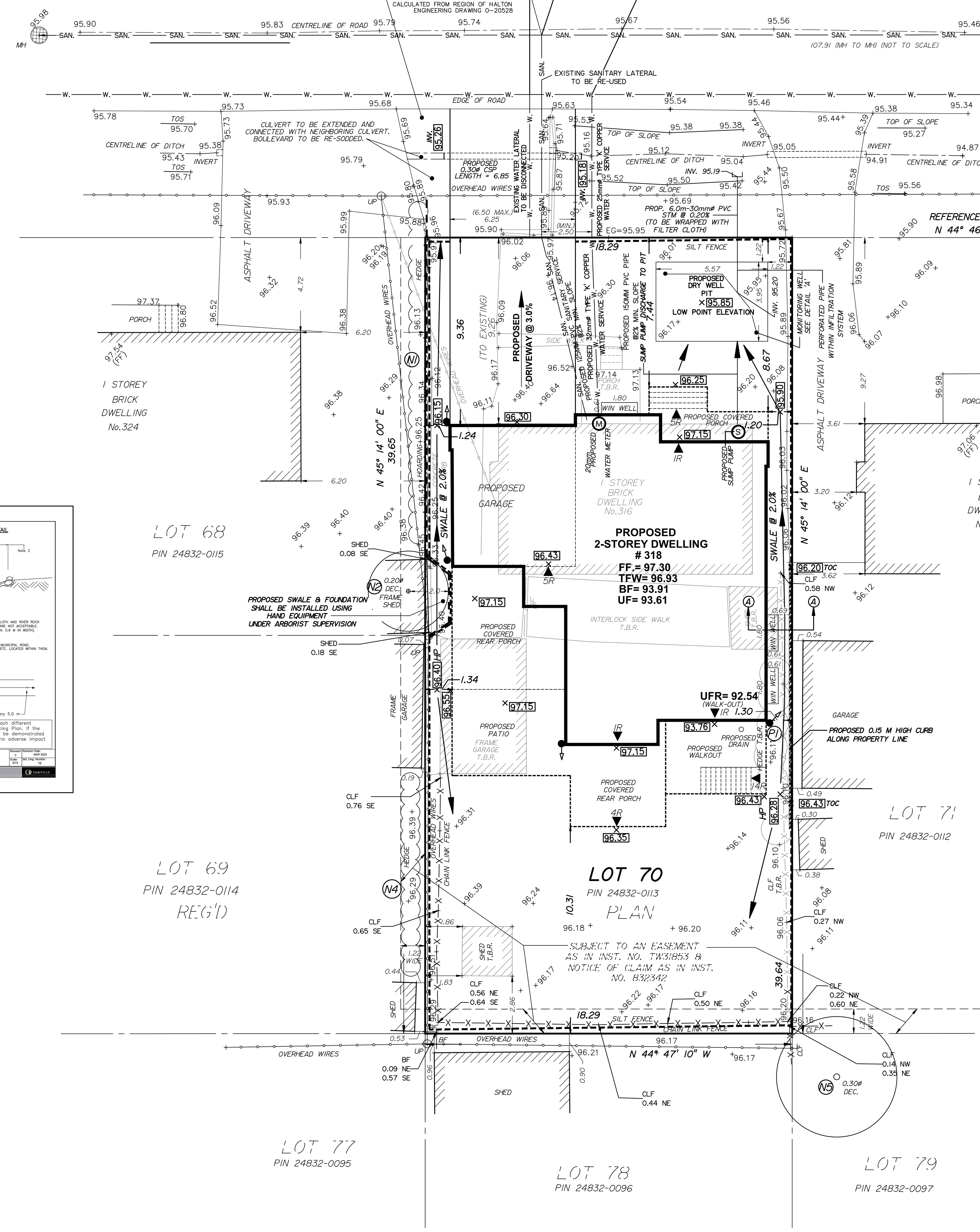
EXISTING DRIVEWAY TO BE RESTORED AND SODDED. THE BOULEVARD IS TO BE RESTORED TO THE SATISFACTION OF THE ENGINEERING AND TRANSPORTAION DEPARTMENT

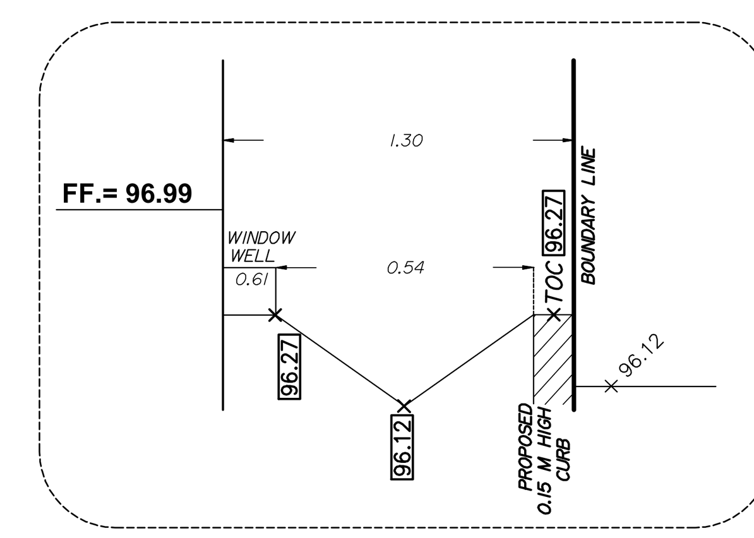
The existing sanitary lateral must be inspected at the property line by the Regional Inspector, and televised by Regional forces PRIOR to connection.

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

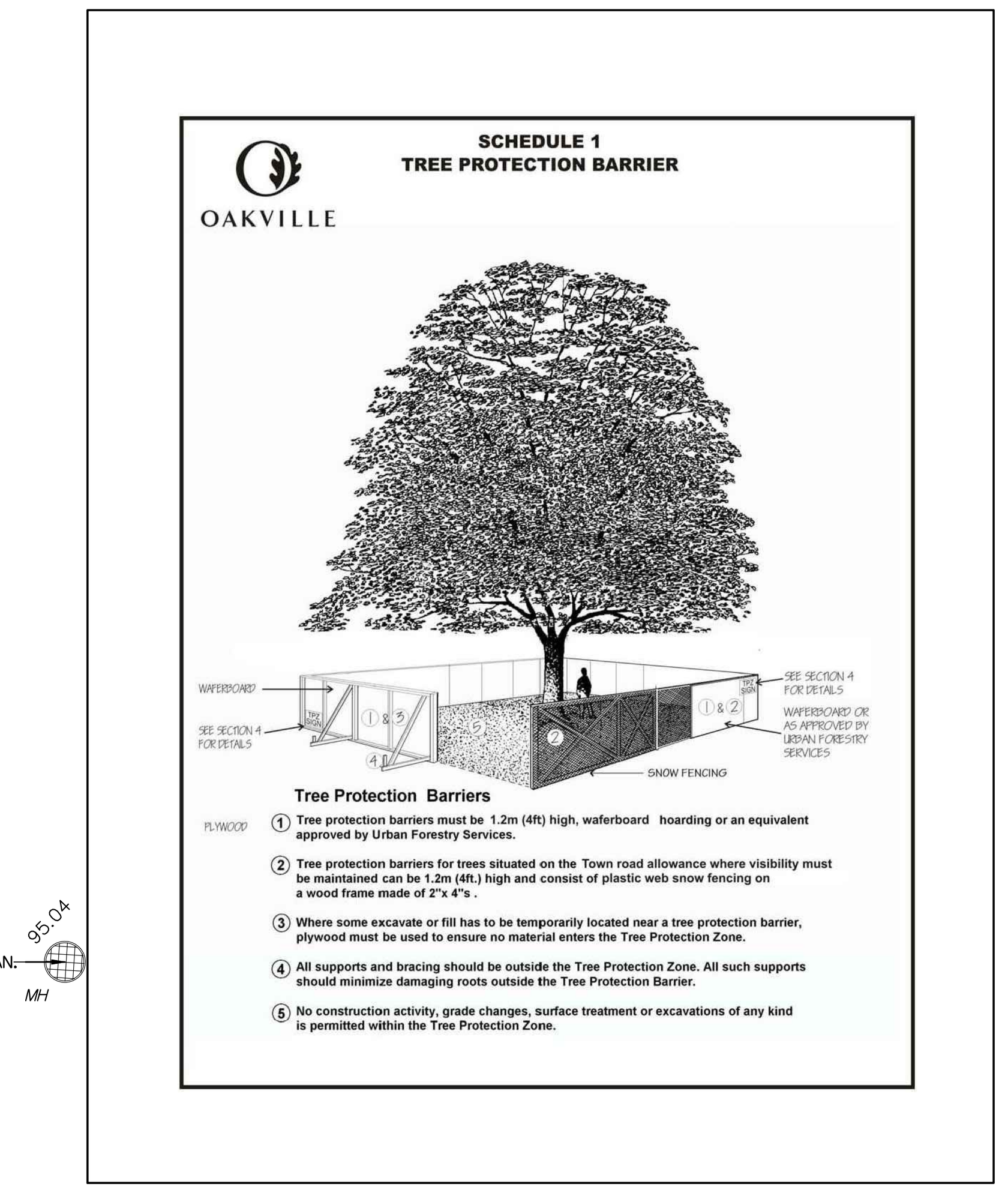
PROPOSED 25MM COPPER 'K' WATER SERVICE, TAP BY REGION OF HALTON FORCES ONLY



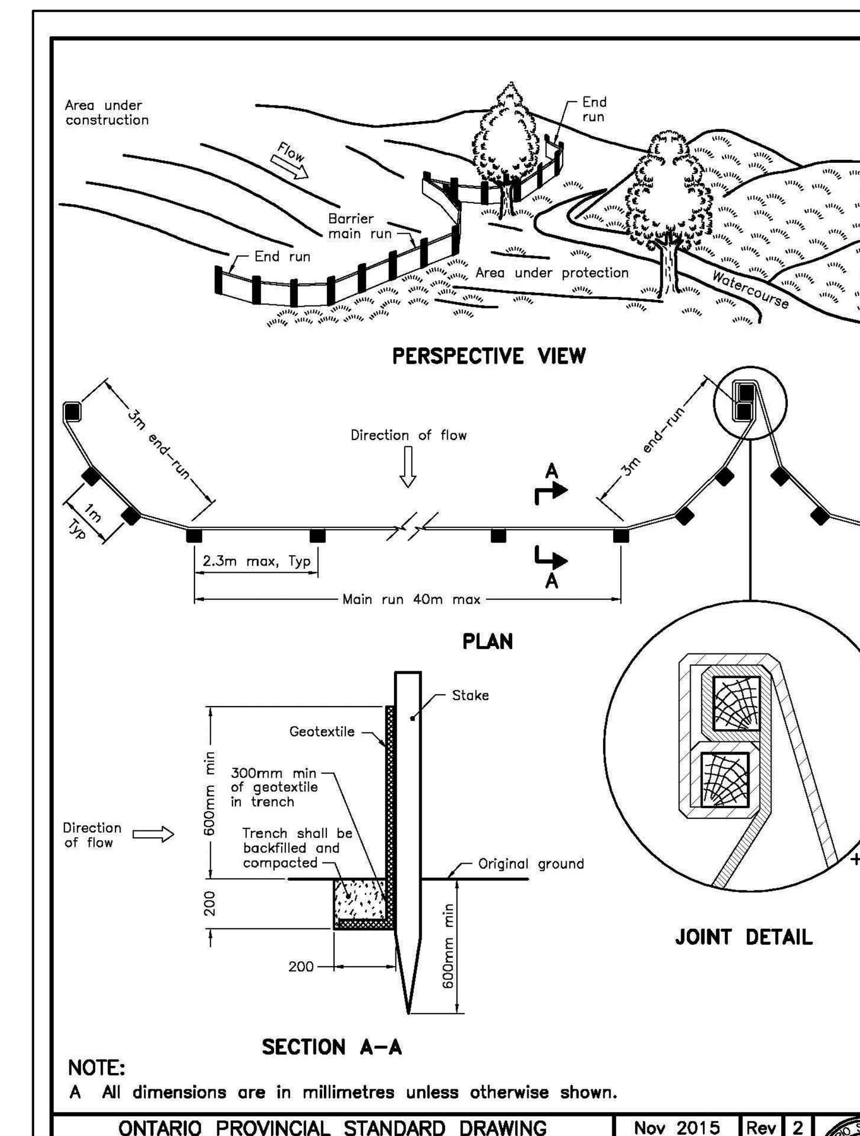




SECTION A-A
(NOT TO SCALE)


SCHEDULE 1
TREE PROTECTION BARRIER
OAKVILLE

Tree Protection Barriers
1. Tree protection barriers must be 1.2m (4ft) high, waferboard 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 plastic web snow fencing on a wood frame made of 2"x 4"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 excavations of any kind is permitted within the Tree Protection Zone.



NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING — Nov 2015 — Rev 2
LIGHT-DUTY SILT FENCE BARRIER
OPSD 219.110

KEY PLAN (NOT TO SCALE)

SITE, SERVICE & GRADING PLAN

LOT 70
REGISTERED PLAN 576
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

0 5 10 15 Metres

SCALE 1 : 150

J.H. Gelbloom Surveying Limited
Ontario Land Surveyor
2025

METRIC
Distances shown on this plan are in metres and can be converted to feet dividing by 0.3048.

ITEM DESCRIPTION	PERMITTED (METERS)	ACTUAL OR PROPOSED (METERS)
OAKVILLE BY-LAW	2014-014	
ZONING DESIGNATION	RL3-0	
LOT AREA (MINIMUM)	557.50 SQ.M.	725.07 SQ.M.
LOT FRONTAGE (MINIMUM)	18.00	18.29
LOT COVERAGE (MAXIMUM)	253.77 SQ.M.	279.88 SQ.M.*
LOT COVERAGE % (MAXIMUM)	35.00%	38.60%*
RFA (MAXIMUM)	297.28 SQ.M.	297.01 SQ.M.
RFA/LOT RATIO (MAXIMUM)	41.00%	40.96%
FRONT YARD SETBACK (MINIMUM)	8.26	8.67
SIDE YARD SETBACK (MINIMUM)	1.20 & 1.20	1.20 & 1.24
REAR YARD SETBACK (MINIMUM)	7.50	10.31
OVERALL HEIGHT	9.00	8.86

DESP PERMIT NUMBER 22-115028

LEGEND

CLF	Chain Link Fence	INV.	Invert Elevation
BF	Board Fence	EG	Established Grade
TFW	Top of Foundation Wall	92.56	Proposed Elevation
MH	Maintenance Hole	T.B.R.	To Be Removed
FF	Finished Floor	TOS	Top of Slope
UP	Utility Pole	BOS	Bottom of Slope
DEC.	Deciduous Tree	CSP	Corrugated Steel Pipe
CON.	Coniferous Tree	WV	Water Valve
ø	Diameter		Hoarding
TOC	Top of Curb	×90.33	Existing Elevation
BOC	Bottom of Curb		Rain Water Leader
▼	Entrance		Embankment
HP	High Point	×	Tree to be Removed
TRW	Top of Retaining Wall		
BRW	Bottom of Retaining Wall		
③	Arborist's Tree Number		

SITE ADDRESS
318 WOODALE DRIVE
OAKVILLE, ONTARIO

APPALOSSA GROUP
255-7025 TOMKEN ROAD
MISSISSAUGA, ONTARIO

No.	Date	Description	By
1	AUG. 2, 2023	SITE & GRADING	M.K.
2	FEB. 19, 2025	REVISED BUILDING PLAN	R.H.
3	FEB. 26, 2025	TOWN COMMENTS	M.A.
4	MARCH 26, 2025	REVISED SITE STATISTICS	R.H.

R E V I S I O N S

NOTE
EAVES DO NOT PROJECT MORE THAN 0.60M INTO PROPOSED SETBACKS.

All NEW water and sanitary main taps are to be performed by Region of Halton forces only

NOTE
DOWN SPOUT DISCHARGE LOCATIONS ARE TO BE DISCHARGED ONTO SPLASH PADS.

ANY WATER OR SANITARY SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT THE MAIN, AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPERS EXPENSE.

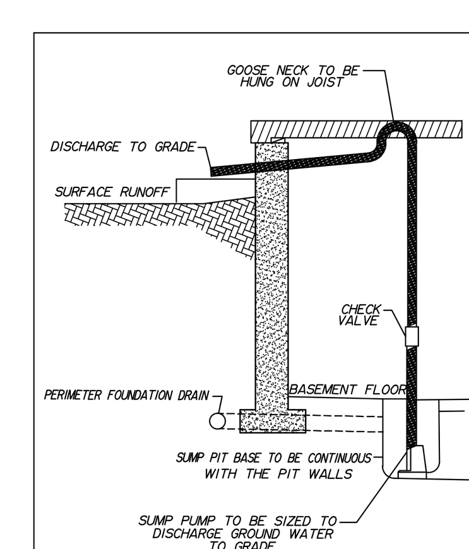
INFORMATION TAKEN FROM A SURVEY PREPARED BY J.H. GELBLOOM SURVEYING LTD., O.L.S.
DATED : JULY 13, 2021

NOTE
Sewer contractor to verify in the field and provide 2.5m (MIN.) separation between the Water and Sanitary Lines.
Contractor to use existing services.

NOTE
If the existing sanitary service lateral is used, it must be inspected at the property line by the Regional Inspector, and televised by Regional forces PRIOR to connection

NOTE
THIS LOT REQUIRES A SUMP PUMP FOR THE FOUNDATION DRAINS AND SHALL DISCHARGE TO THE PIT. COMPLETE WITH BACKFLOW PREVENTER.

NOTE
Service sizes, inverts and types are derived from the Region of Halton Engineering Department Dwg. No. O-20528
The contractor must verify inverts.



SUMP PUMP INSTALLATION DETAIL
(NOT TO SCALE)

BENCHMARK
Elevations are Referred to the Town of Oakville Benchmark No. 79 having an Elevation of 96.430 m.

SURVEYOR'S CERTIFICATE
I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A TWO STOREY DWELLING LOCATED AT 318 WOODALE DRIVE AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL WITH ALL ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED ELEVATIONS AND GRADIENTS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

I HEREBY CERTIFY THAT THE DIMENSIONS AND SET-BACKS ARE CORRECTLY SHOWN.

MARCH 26, 2025
DATE

Andrew Musil, O.L.S.
(Stamp: ASSOCIATION OF ONTARIO LAND SURVEYORS — ANDREW MUSIL — 2030)

J. H. Gelbloom Surveying Limited
Ontario Land Surveyor
476 Morden Road, Unit 102, Oakville, Ont., L6K 3W4
office@jhgsurveying.ca
Phone:(905) 338-8210

Project: 23-150	Checked By: A.M.
Drawn By: M.K.	Party Chief: L.K.