

- TREE PROTECTION BARRIERS**
- TREE PROTECTION BARRIERS MUST BE 1.2m (4ft) HIGH, WATERBOARD HOARDING OR AN EQUIVALENT APPROVED BY URBAN FORESTRY SERVICES.
 - TREE PROTECTION BARRIERS FOR TREES SITUATED ON THE TOWN ROAD ALLOWANCE WHERE VISIBILITY MUST BE MAINTAINED CAN BE 1.2m (4ft) HIGH AND CONSIST OF ORANGE PLASTIC WEB SNOW FENCING ON A WOOD FRAME MADE OF 2x4'S.
 - WHERE SOME EXCAVATE OR FILL HAS TO BE TEMPORARILY LOCATED NEAR A TREE PROTECTION BARRIER, PLYWOOD MUST BE USED TO ENSURE NO MATERIAL ENTERS THE TREE PROTECTION ZONE.
 - ALL SUPPORTS AND BRACING SHOULD BE OUTSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS OUTSIDE THE TREE PROTECTION BARRIER.
 - NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATION OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.

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 DEVELOPER'S EXPENSE.

SEWERS
EXISTING SANITARY SEWER WILL BE USED.
DEPTH OF SANITARY SEWER CONNECTION AT THE STREET LINE TO BE CONFIRMED IN FIELD PRIOR TO CONSTRUCTION TO ENSURE GRAVITY FLOW.

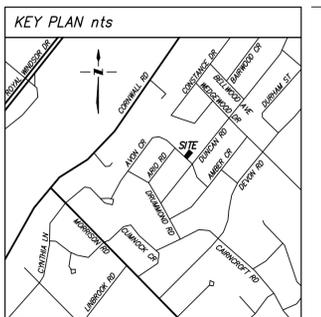
SUMP PUMP
FOUNDATION WEEPERS AND FLOOR DRAINS WILL BE SUMPED AND PUMPED TO THE SURFACE AND WILL DISCHARGE TO GRADE AT THE FRONT OF THE HOUSE.

*** NOTE:**
TFW = FLOOR SILL PLATE ON INSIDE FACE OF FOUNDATION.
- SEE REDUCE THICKNESS 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.

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

SIGNED: _____ DATED: _____
INFRASTRUCTURE PLANNING & POLICY

The Applicant should be aware that the approval of the water system on private property is the responsibility of the Local Municipality. Regardless, the Applicant must ensure that the Region of Halton's standards and specifications are met. (The Water and Wastewater Linear Design Manual may be obtained thru the Data Management Group of 905-825-6032) Furthermore, all water quality tests must be completed to the Region of Halton's satisfaction, before the water supply can be turned on.



BASE INFORMATION
BASE INFORMATION TAKEN FROM PLAN OF SURVEY BY YOUNG & YOUNG SURVEYING (O.S.) DATED JULY 27, 2016

LOCATION
LOT 32 & PART OF LOT 31
REGISTERED PLAN 592
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

CITY BENCHMARK INFORMATION
ELEVATIONS ARE GEODETIC AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 75, HAVING A PUBLISHED ELEVATION OF 95.24m.

NOTE: FOR REVERSE VENEER SEE DETAIL 12/D1

DO NOT SCALE DRAWINGS

NOTE:

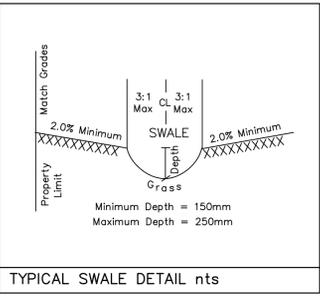
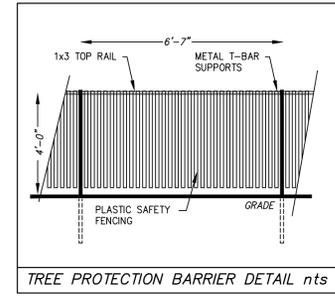
- Contractor to check all dimensions, specifications, etc. on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.
- These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
- All works to be in accordance with the ONTARIO BUILDING CODE.

no.	date	revision / comment
3	JAN 04/17	SUMP PUMP NOTE
2	SEP 26/16	LOT GRADING COORDINATION
1	SEP 7/16	ISSUED FOR APPROVALS

project:
Custom Residence:
443 Avon Crescent
LOT 32 & PART OF LOT 31
REGISTERED PLAN 592
TOWN OF OAKVILLE, REGION OF HALTON

drawing:
Site Plan

scale: 1:150
date: AUG 2016
dwn by: DO
proj. no.: 16-1401-74



SURVEYOR'S CERTIFICATE

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF THIS PROPERTY AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OF ADJACENT PROPERTIES.

DATE _____ CHRIS BERESNIEWICZ
ONTARIO LAND SURVEYOR

SITE DATA

ZONING: RL2-0 / R02
LOT AREA: 1071.33 sm (0.107 ha)
ESTABLISHED GRADE: 97.05

BUILDING DATA (INCLUDING EXT. WALLS - RL2-0)

GROUND FLOOR (EXCLUDES 2.74 OF O.I.B.)	178.06 sm (1916.7 sf)
SECOND FLOOR (EXCLUDES 85.34 OF STAIRS & EXCLUDES 39.64 OF O.I.B.)	186.91 sm (2012.0 sf)
TOTAL GFA (EXCLUDING GARAGE)	364.98 sm (3928.7 sf)
GARAGE AREA	40.88 sm (440.0 sf)
ALLOWABLE GFA - 37%	396.39 sm (4266.7 sf)

BUILDING DATA (EXCLUDING EXT. WALLS - R02)

GROUND FLOOR (EXCLUDES 2.74 OF O.I.B.)	160.08 sm (1723.1 sf)
SECOND FLOOR (EXCLUDES 39.64 OF O.I.B. & 85.34 OF STAIRS)	162.98 sm (1754.4 sf)
TOTAL GFA	323.06 sm (3477.5 sf)
ALLOWABLE GFA - 32%	342.83 sm (3690.2 sf)

MAXIMUM COVERAGE: 267.83 sm 25.00%
TOTAL PROPOSED COVG: 265.63 sm 24.79%
(COVERAGE INCLUDES HOUSE FOOTPRINT, GARAGE, & COVD PORCHES)

EXISTING SERVICE MUST BE DISCONNECTED AT THE MAIN BY THE CONTRACTOR

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

AVON CRESCENT
(By Registered Plan 592)

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

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

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.

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 - 3.2.4.1. OF THE 2006 ONTARIO BUILDING CODE.

Peter Giordano
NAME: Peter Giordano SIGNATURE: [Signature] BCIN: 25061

REGISTRATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C - 3.2.4.1. OF THE 2006 ONTARIO BUILDING CODE.

DAVID W. SMALL DESIGNS INC.
FIRM NAME: David W. Small Designs Inc. BCIN: 29999

