

**LEGEND**

MFG	Mid Point Grade
F.F.	Finished Floor
CW	Guy Wire
UP	Utility Pole
DEC.	Deciduous
Ø	Diameter
TOC	Top of Curb
BOC	Bottom of Curb
BF	Board Fence
CB	Catch Basin
MH	Maintenance Hole
OHW	Over head Wire
WV	Water Valve
X <sub>92.13</sub>	Elevations
(M)	Water meter
(G)	Gas meter

**TREE PROTECTION PLAN**  
Hoarding denotes high visibility snow fence installed as per Town Standard.

X Denotes tree to be removed

**Removals**  
3 Globe Maples 24 cm DBH  
1 Norway Maple 20 cm DBH  
1 Silver Maple 70.38 cm DBH

**Pruning**  
1 Norway Maple 33 cm DBH  
1 Locust 28.34 cm DBH  
1 Norway Maple 35.03 cm DBH

**Protect**  
1 Red Oak 100cm DBH

**REFERENCE BEARING**  
Bearings are Astronomic and are Referred to the Southwesterly limit of Robinson Street being N 39° 05' 00" E as shown on Reg'd Plan 1.

**METRIC**  
Distance shown on this plan are in metric and can be converted to feet by dividing by 0.3048.

**BENCHMARK**  
Elevations are Geodetic and are Referred to the Town of Oakville Benchmark No. 85 having an Elevation of 88.537 m.  
Topographic Survey completed on the 25th day of June, 2009.  
Topographic Survey up-dated on October 21, 2010.  
Updated Topographic Survey on June 6, 2013.

**NOTE:** RETAINING WALL DETAIL REFER TO SHEET SP-2 DETAIL RW-01

**NOTE:** HANDRAIL ON RETAINING WALL REFER TO SHEET SP-2 DETAIL RW-02

**NOTE:** HANDRAIL AT STAIR REFER TO SHEET SP-2 DETAIL RW-03

**NOTE:** CEDAR FENCE DETAIL REFER TO SHEET SP-2 DETAIL RW-05

**NOTE:** OAKVILLE HYDRO ANY RESULTING CONFLICTS WITH EXISTING HYDRO FACILITIES DUE TO CONSTRUCTION ARE TO BE REFLECTED AT THE OWNERS EXPENSE

**NOTE:** FOR TREE #9 NO CURB TO BE INSTALLED & ALL EXCAVATION IN THIS AREA SHALL BE AIR-SPADE OR SIMILAR UNDER DIRECTION OF THE OF THE PROJECT ARBORIST

**NOTE:** FOR TREE #4 & 6 EXCAVATION WITHIN THE TPZ SHALL BE COMPLETED USING USING AIR-SPADE/DRY-VAC TECHNOLOGY, UNDER SUPERVISION OF THE PROJECT ARBORIST

**NOTE:** THIS DRAWING TO BE READ IN CONJUNCTION WITH TRAFALGAR ENGINEERING LTD. SERVICING & GRADING PLAN

**NOTE:** MUNICIPAL BOULEVARD WILL BE RESTORED TO THE SATISFACTION OF TOWN OF OAKVILLE ENGINEERING & TRANSPORTATION

**IMPORTANT NOTE**  
CONSTRUCTION SHALL NOT EXTEND PAST PROPERTY BOUNDARIES

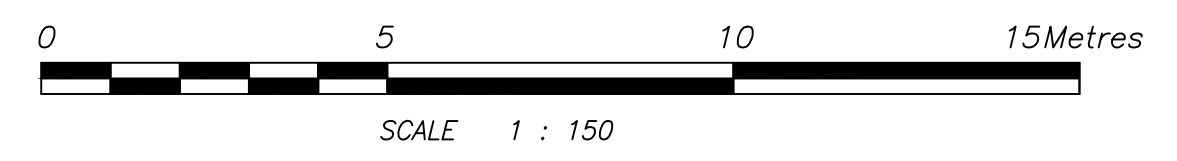
**Excavation Note**  
Every excavation shall be undertaken in such a manner as to prevent movement which would cause damage to adjacent property, existing structures, utilities, roads, and sidewalks at ALL STAGES OF CONSTRUCTION.

**Storm Drainage**  
All storm water shall be directed in such a manner that water will not accumulate at or near a building including foundation walls, windows, entrances and walkways. Where the existing grade is altered due to grading, excavation, filling or any other related work, such work shall be undertaken and completed in accordance with good engineering practice to ensure stable conditions, and so as not to adversely affect or damage public or private property.

**THE TOWN OF OAKVILLE BUILDING DEPARTMENT**  
NO CONSTRUCTION SHALL PROCEED BEYOND THE FOUNDATION STAGE UNTIL A SURVEY IS SIGNED BY AN ONTARIO LAND SURVEYOR, IS FILED AND APPROVED BY AN INSPECTOR. THE SURVEY MUST SHOW THE POSITION AND ELEVATION OF THE TOP OF FOUNDATION ON LOT.

**SITE STATISTICS - ZONE RM1sp:50**

- LOT AREA = 135.0 m<sup>2</sup>/UNIT (624.57 m<sup>2</sup> TOTAL)
- LOT FRONTAGE = 31.86m (30.50m Minimum).
- AREAS FOR COVERAGE = 247.3 m<sup>2</sup>.  
(A) EX. MAIN DWELLING = 247.3 m<sup>2</sup>;
- LOT COVERAGE = 40% (40.0% Maximum).
- ESTABLISHED GRADE = 85.95m.
- BUILDING HEIGHTS:  
- ROOF RIDGE = 12.97m (12.0m Maximum);
- SETBACKS:  
- FRONT = 1.35m (4.50m Minimum);  
- FLANKAGE = 2.72m (3.00m Minimum);  
- REAR = 5.50m (6.00m Minimum);  
- SIDES: 7.50m (1.20m Minimum);
- FLOOR AREA = 711.35 m<sup>2</sup>.  
UNIT-1 FLOOR AREA = 238.20 m<sup>2</sup>.  
UNIT-2 FLOOR AREA = 241.08 m<sup>2</sup>.  
UNIT-3 FLOOR AREA = 232.07 m<sup>2</sup>.
- FA/LOT RATIO = 114.8% (42% Maximum)



THE ARCHITECT / DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL OR ANY ENGINEERING INFORMATION SHOWN ON THE DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. REPORT ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

THIS DRAWING IS NOT TO BE SCALED.

**SITE ACCREDITATION:**

PLAN OF TOPOGRAPHY OF PART OF LOT C, BLOCK 16 REGISTERED PLAN 1 TOWN OF OAKVILLE (REGIONAL MUNICIPALITY OF HALTON) INFORMATION TAKEN FROM A SURVEY PREPARED BY: J.H. GELBLOOM SURVEYING LTD. ONTARIO LAND SURVEYORS

**METRIC**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SITE LEGEND:**

---	PROPERTY LINE
---	EXISTING GRADE
---	FINISHED GRADE
F.F.E.	FINISHED FLOOR ELEVATION
F.B.E.	FINISHED BASEMENT ELEVATION
T.F.W.	TOP OF FOUNDATION WALL
F.P.E.	FINISHED PORCH ELEVATION
▲	MAIN ENTRANCE
▲	SECONDARY ENTRANCE
■	EXISTING BUILDING
---	OUTLINE OF EXISTING STRUCTURES
---	TREE HOARDING
○	EXISTING TREE TO REMAIN
○	EXISTING TREE TO BE REMOVED

19	18.06.24	GAS METERS RELOCATED
18	09.06.23	HEATED DRIVEWAY REMOVED

**EXTERIOR LIGHTING SCHEDULE**

☼	POT LIGHT (GARAGE)
☼	WALL MOUNTED LANTERN
☼	CANISTER WALL MOUNTED LIGHT UP & DOWN
☼	CEILING MOUNTED LANTERN
☼	LANDSCAPE ADJUSTABLE FLOOD LIGHT (UP TO THE BUILDING)
☼	LANDSCAPE BALLARD 360
☼	LANTERN ON METAL POST
☼	WALL MOUNTED CANISTER (DOWN)

**EXTERIOR LIGHTING NOTE:**  
"ALL LIGHTING DEVICES SHALL BE FULL CUT OFF AND NIGHT SKY FRIENDLY, AND SHALL BE MITIGATED AT THE SOURCE SO THAT NO LIGHT (0.0 fc) WILL BE DIRECTLY PROJECTED ONTO ADJACENT PROPERTIES"

19	18.06.24	GAS METERS RELOCATED	17	19.04.23	BANK METER LOCATION
16	03.30.23	BANK METER LOCATION	15	01.31.23	BANK METER LOCATION
14	10.09.22	AS PER CITY COMMENTS	14	10.09.22	AS PER CITY COMMENTS
13	09.28.22	AS PER CITY COMMENTS	13	09.28.22	AS PER CITY COMMENTS
12	09.03.15	AS PER CITY COMMENTS	12	09.03.15	AS PER CITY COMMENTS
11	05.03.15	REVISED DRIVEWAY WIDTH	11	05.03.15	REVISED DRIVEWAY WIDTH
10	10.02.15	REVISED DRIVEWAY WIDTH	10	10.02.15	REVISED DRIVEWAY WIDTH
9	28.05.14	REVISED	9	28.05.14	REVISED
8	14.05.14	REVISED FOR SPA	8	14.05.14	REVISED FOR SPA
7	05.03.14	REVISED FOR SPA	7	05.03.14	REVISED FOR SPA
6	03.02.14	REVISED FOR SPA	6	03.02.14	REVISED FOR SPA
5	10.01.14	REVISED FOR SPA	5	10.01.14	REVISED FOR SPA
4	11.11.13	REVISED FOR SPA	4	11.11.13	REVISED FOR SPA
3	24.09.13	REVISED FOR SPA	3	24.09.13	REVISED FOR SPA
2	10.08.13	REVISED FOR SPA	2	10.08.13	REVISED FOR SPA
1	25.06.13	ISSUED FOR SPA APPLICATION	1	25.06.13	ISSUED FOR SPA APPLICATION
No.	Date	Revision/Issue	No.	Date	Revision/Issue

**JRCP DESIGNS INC.**  
ARCHITECTURAL DESIGN CONSULTANT

BLOOR STREET, MISSISSAUGA, ONTARIO  
(416) 655-0245  
email: jrpedesigns@yahoo.ca  
www.jrpedesigns.com

Project Name and Address  
**78-80-82 TRAFALGAR RD. OAKVILLE, ON. (PROPOSED 78, 80 & 82 TRAFALGAR RD.)**

DRAWING TITLE  
**SITE PLAN & TREE PROTECTION PLAN S.P.1713.040/02**

Project	Sheet
DRAWN BY: RRR	<b>SP-1</b>
Date: JULY 19, 2013	
Scale: 1:150	