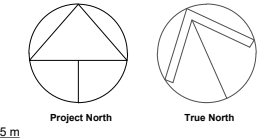


Numerous boundary and neighbouring white spruce trees are dead or in poor and declining condition. Removals are recommended to mitigate risk of failure. Permission of neighbouring landowners required.

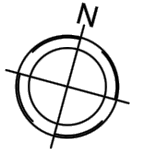
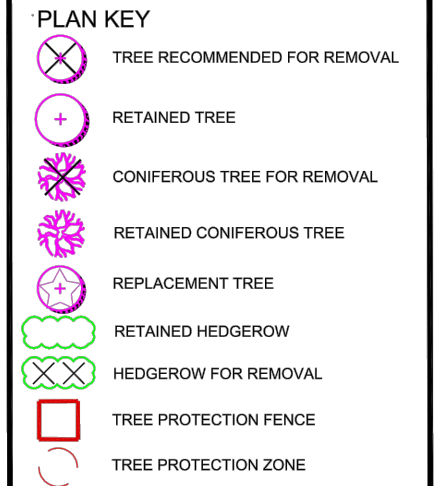
Low-impact root excavation in TPZs of trees #48, 49, 56, 66, 67, 70 for underground parking garage, prune roots by Certified Arborist



- GENERAL NOTES**
- NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL PRECEDE OVER SCALED DIMENSIONS.
 - WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
 - CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
 - ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS WERE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
 - THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST JUDGEMENT IN LIGHT OF THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THE CONTRACT DOCUMENTS OR ANY RELIANCE ON OR DECISIONS TO BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES.
 - THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

NOTES: Tree locations not surveyed, locations are field measured by the arborist. Work location estimated from clients provided site plan.

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No.	Date	Revision
1	09/19/2022	ISSUED FOR OPA/ZEA

sr m
ARCHITECTS INC.

Project No: 21002
 Project Date: _____
 Drawn by: WC/ECB
 Checked by: GG
 Plot Date / Time: 2023-02-02 11:23:31 AM

559 GARNER ROAD, ANCASTER, ONTARIO

LEVEL P1 & LEVEL 1
 14 Large-growing shade trees proposed in compensation for tree removals. Most trees to be removed are undesirable species (Manitoba maple, Willow), or in fair to poor condition. Specific species to be selected and installed by the City of Hamilton Forestry Section for all boulevard plantings. Specific species for planting in private property listed in table at right of plan.

1 UNDERGROUND LEVELS P1-P2

2 LEVEL 1 FLOOR PLAN

- A Verification of Tree Protection Letter is to be provided to the Director of Planning prior to any on-site works. This is to ensure that all tree protection measures have been installed.
- To ensure that the existing trees are adequately protected, a certified arborist is to be on site during excavation within a TPZ.
- If soil compaction occurs within the tree protection zone of any tree, remedial efforts are to take place using non-invasive air excavation techniques.
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- Where possible, the cutting of surface roots of existing trees is to be avoided. However, if these cuts are required, the cuts should be completed under the supervision of a tree management professional (i.e. certified arborist) so that cuts are made appropriately

- Trees on the property above 45cm and not consisting of excepted species are regulated under the Town of Ancaster By-law (By-law 2000-118). If such trees are being removed, it is advised that the City's Municipal Law Enforcement section be contacted to determine if permits are required for the removal of trees.
 - The Owner is to be aware of the Migratory Birds Convention Act, 1994 that protects birds and their nests. The Migratory Birds Convention Act is implemented by Environment Canada. It is advised that every effort be made to avoid the removal of vegetation from the period of March 31st to August 31st.
 - All areas protected by tree protection fencing are to remain undisturbed and are not to be used for temporary storage, placement of excavation of fill, top soil, construction materials or equipment
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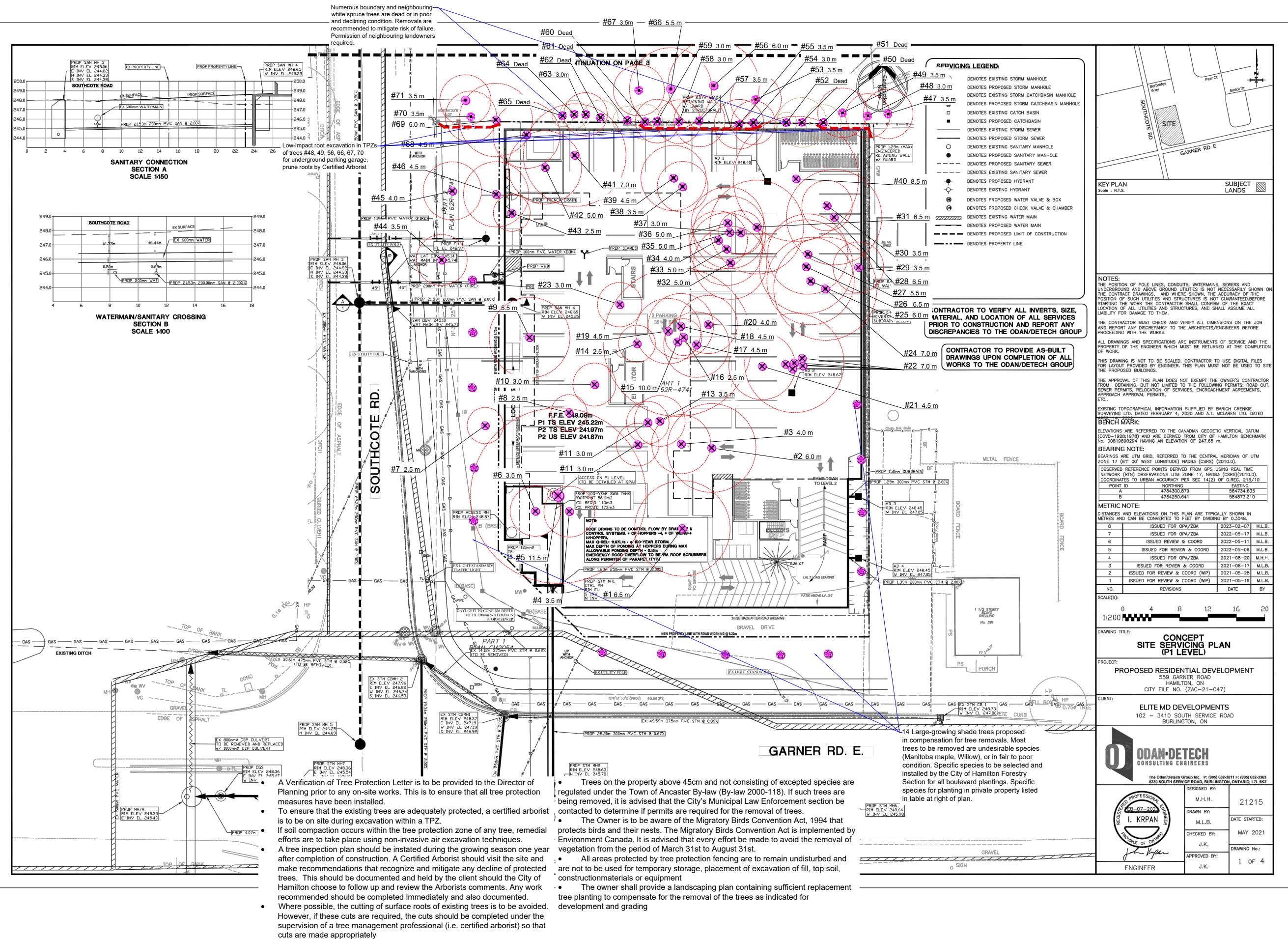
No.	DATE	BY	REVISIONS
1	09/19/2022	JCS	Tree Protection Plan
2	01/24/2023	JCS	City Comments
3	02/07/2023	JCS	Site Plan Updates



TITLE:
Tree Protection Plan
559 Garner Rd E
Ancaster, ON

CLIENT:
Garner South M.D. Developments Inc.

DRAWING NO.:	001	SCALE:	1:500
JOB NO.:		SHEET:	1 OF 5



NOTES: Tree locations not surveyed, locations are field measured by the arborist. Work location estimated from clients provided site plan.

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PLAN KEY

- TREE RECOMMENDED FOR REMOVAL
- RETAINED TREE
- CONIFEROUS TREE FOR REMOVAL
- RETAINED CONIFEROUS TREE
- REPLACEMENT TREE
- RETAINED HEDGEROW
- HEDGEROW FOR REMOVAL
- TREE PROTECTION FENCE
- TREE PROTECTION ZONE

BEARING NOTE:
BEARINGS ARE UTM GRID, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° 00' WEST LONGITUDE) NAD83 (CSRS) (2011.0).

OBSERVED REFERENCE POINTS DERIVED FROM GPS USING REAL TIME NETWORK (RTN) OBSERVATIONS UTM ZONE 17, NAD83 (CSRS) (2010.0), COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF REG. 216/10

POINT ID	NORTHING	EASTING
A	4784300.879	584734.633
B	4784250.641	584673.210

METRIC NOTE:
DISTANCES AND ELEVATIONS ON THIS PLAN ARE TYPICALLY SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

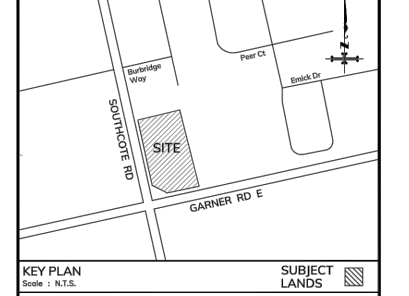
NO.	ISSUED FOR	DATE	BY
7	ISSUED FOR OPA/ZBA	2023-02-07	M.L.B.
6	ISSUED FOR OPA/ZBA	2022-05-17	M.L.B.
5	ISSUED REVIEW & COORD	2022-05-11	M.L.B.
4	ISSUED FOR REVIEW & COORD	2022-05-06	M.L.B.
3	ISSUED FOR OPA/ZBA	2021-08-20	M.H.H.
2	ISSUED FOR REVIEW & COORD	2021-06-17	M.L.B.
1	ISSUED FOR REVIEW & COORD (WIP)	2021-05-28	M.L.B.
	ISSUED FOR REVIEW & COORD (WIP)	2021-05-19	M.L.B.



TITLE:
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559 Garner Rd E
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DRAWING NO.:	001	SCALE:	1:500
JOB NO.:		SHEET:	2 OF 5



CONTRACTOR TO VERIFY ALL INVERTS, SIZE, MATERIAL, AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ODAN/DETECH GROUP

CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS UPON COMPLETION OF ALL WORKS TO THE ODAN/DETECH GROUP

NOTES:
THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND UNDERGROUND AND ABOVE GROUND UTILITIES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED BEFORE STARTING THE WORK. THE CONTRACTOR SHALL CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE ARCHITECTS/ENGINEERS BEFORE PROCEEDING WITH THE WORKS.

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ENGINEER WHICH MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE SCALED. CONTRACTOR TO USE DIGITAL FILES FOR LAYOUT PROVIDED BY ENGINEER. THIS PLAN MUST NOT BE USED TO SITE THE PROPOSED BUILDINGS.

THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S CONTRACTOR FROM OBTAINING, BUT NOT LIMITED TO THE FOLLOWING PERMITS: ROAD CUT, SEWER PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS, ETC.

EXISTING TOPOGRAPHICAL INFORMATION SUPPLIED BY BARICH GRENIKE SURVEYING LTD. DATED FEBRUARY 4, 2020 AND A.T. MCLEAREN LTD. DATED FEBRUARY 4, 2020 AND A.T. MCLEAREN LTD. DATED FEBRUARY 4, 2020 AND A.T. MCLEAREN LTD. DATED FEBRUARY 4, 2020

BENCH MARK:
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928/1978) AND ARE DERIVED FROM CITY OF HAMILTON BENCHMARK No. 00818890294 HAVING AN ELEVATION OF 247.65 m.

METRIC NOTE:
DISTANCES AND ELEVATIONS ON THIS PLAN ARE TYPICALLY SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NO.	ISSUED FOR	DATE	BY
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1	ISSUED FOR REVIEW & COORD (WIP)	2021-05-28	M.L.B.
	ISSUED FOR REVIEW & COORD (WIP)	2021-05-19	M.L.B.

DRAWING TITLE:
CONCEPT SITE SERVICING PLAN (P1 LEVEL)

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
559 GARNER ROAD
HAMILTON, ON
CITY FILE NO. (ZAC-21-047)

CLIENT:
ELITE MD DEVELOPMENTS
102 - 3410 SOUTH SERVICE ROAD
BURLINGTON, ON

ODAN-DETECH CONSULTING ENGINEERS
The Odan/Detech Group Inc. P. (905) 632-3811 F. (905) 632-3383
5228 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 9G2

DESIGNED BY: M.H.H. 21215
DRAWN BY: M.L.B.
CHECKED BY: J.K.
APPROVED BY: J.K.
DATE STARTED: MAY 2021
DRAWING No.: 1 OF 4

ENGINEER

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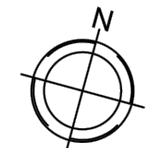
Table of Appraised Values for
Neighbouring and Boundary Trees
(CTLA 10th Edition)

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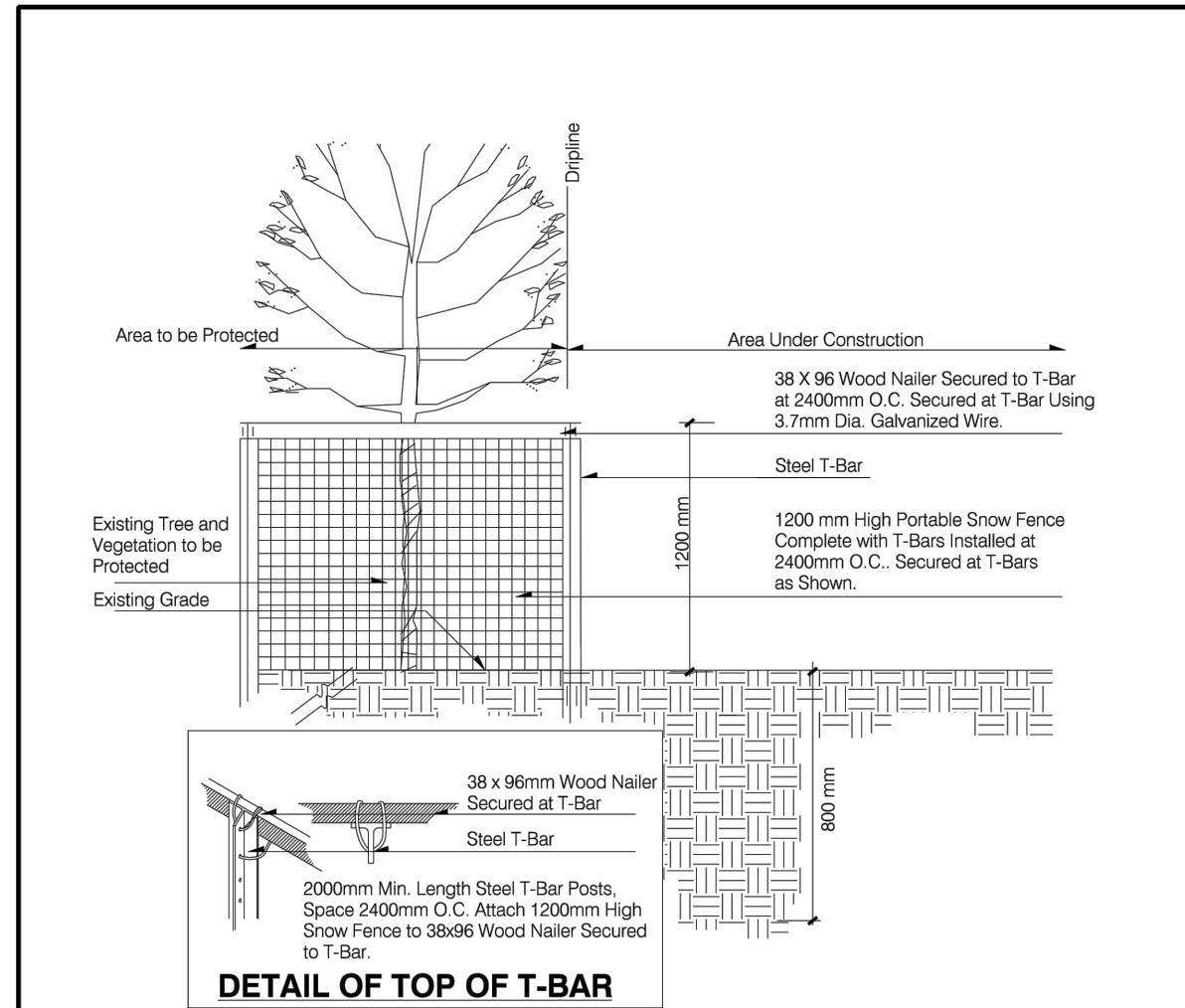


No.	DATE	BY	REVISIONS
1	09/19/2022	JCS	Tree Protection Plan
2	01/24/2023	JCS	City Comments
3	02/07/2023	JCS	Site Plan Updates



TITLE:	
Tree Protection Plan 559 Garner Rd E Ancaster, ON	
CLIENT:	
Garner South M.D. Developments Inc.	
DRAWING NO.:	SCALE:
001	1:500
JOB NO.:	SHEET:
	3 OF 5

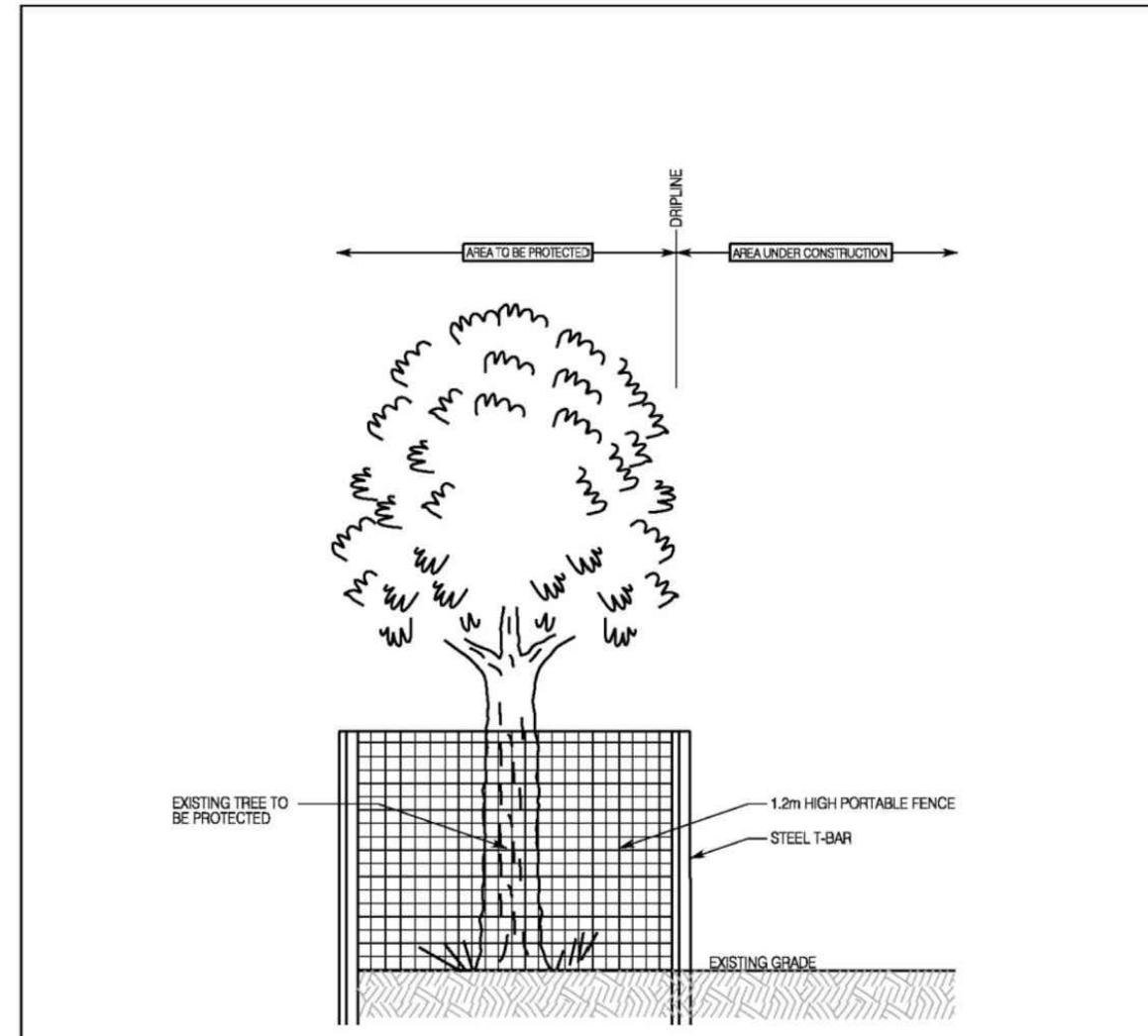
Tree Preservation Fencing



SECTION

- NOTES:
1. Attachment of Fence to Trees to be Preserved is Not Allowed.
 2. Ensure Fence is Located Beyond the Drip Line of Trees to be Preserved.
 3. Fencing to be Installed Prior to Start of Construction and Remain in Place Until the Completion of All Work.

	City of Hamilton Public Works Department		
	TREE HOARDING - STREETS		
DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE NOTED (N.T.S.)	DATE January 2007	REV No FORMERLY: OSD 1100.01	HAMILTON STD No PK-1100.01



NOTE:
TREE PRESERVATION ZONE SIGN TO BE INSTALLED AS REQUIRED.

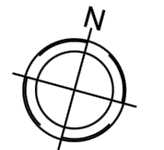
City of Hamilton Public Works Department			
TREE PRESERVATION FENCE			
DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE NOTED (N.T.S.)	DATE June 2013	REV No	HAMILTON STD No F1

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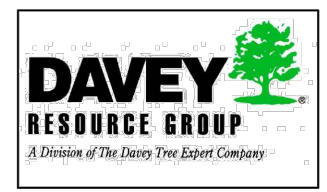
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Garner South M.D. Developments Inc.

DRAWING NO.:	001	SCALE:	1:500
JOB NO.:		SHEET:	4 OF 5

Tree Protection Zone

No grade change, storage of materials or equipment is permitted within this area. This tree protection barrier must not be removed without the written authorization of the City of Hamilton Report any contraventions to

Contact Name-Davey Resource Group Tel No. (647) 465-4901
 Unauthorized removal of the tree protection barrier or other contraventions may result in prosecution.










Laminated and Posted In visible areas along Tree Protection Fencing

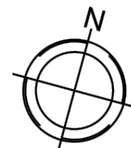
To Remain in Good Repair throughout Construction

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