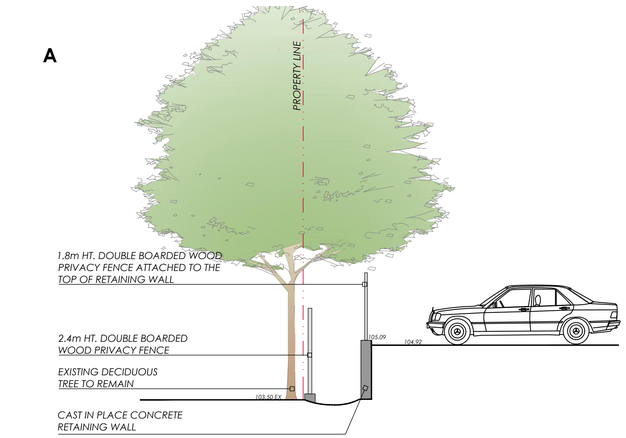
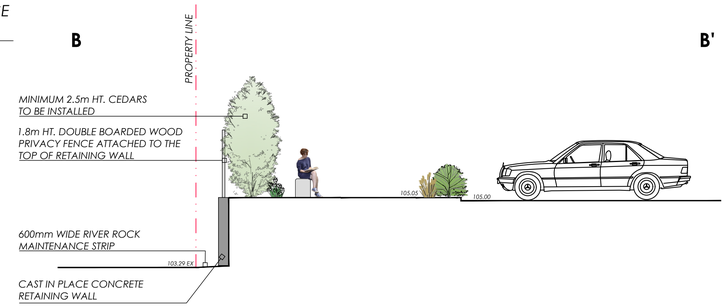
NOTE:
AS PER THE CITY OF BURLINGTON SUSTAINABLE BUILDING AND DEVELOPMENT GUIDELINES:
- AUGMENT TOPSOIL TO MAINTAIN A MINIMUM OF 15cm (6") OF QUALITY TOPSOIL

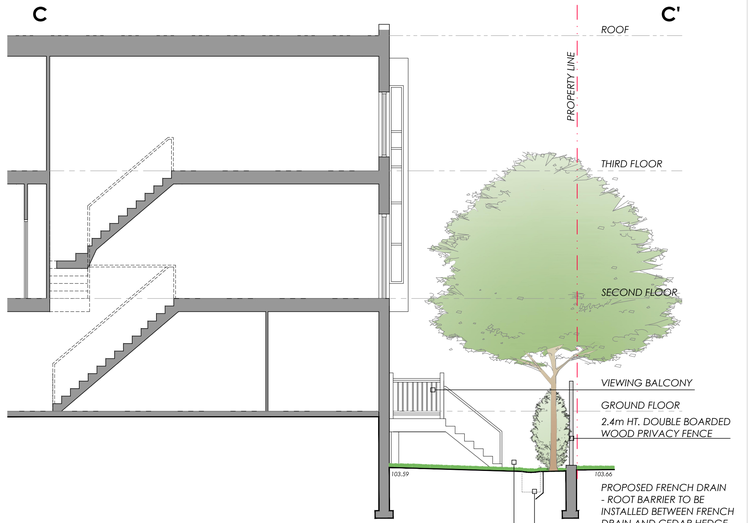




SECTION A - A' (WEST PROPERTY LINE)
SCALE: 1:75



SECTION B - B' (SOUTH PROPERTY LINE)
SCALE: 1:75



SECTION C - C' (EAST PROPERTY LINE)
SCALE: 1:75

project
Proposed Condominiums
2294-2300 Queensway Drive
Burlington
client
Goldcourt Developments Inc.
municipal file number
505-05/19, 520-10/19 & 510-02/19

stamp
ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
MARIO PATITUCCI
OALA
MEMBER

LC-1

LANDSCAPE CONCEPT PLAN
November 2, 2021

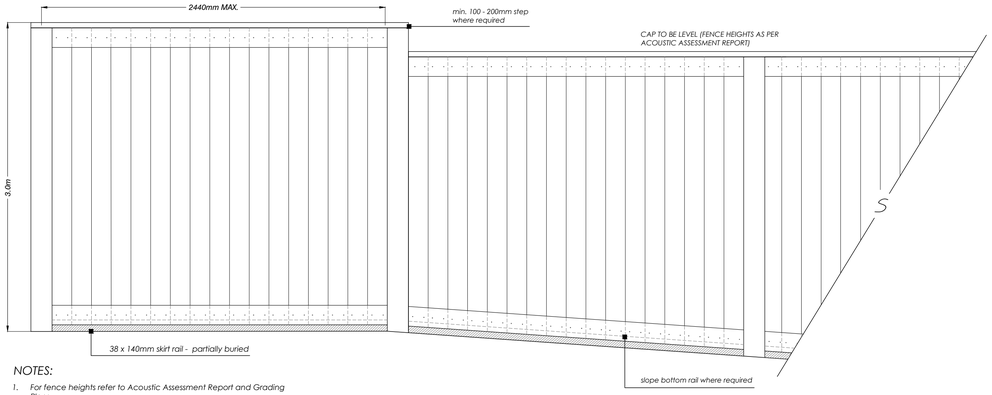
adesso design inc.
landscape architecture
218 Locke Street South, 2nd Floor
Hamilton, ON L8P 4B4
t. 905.526.8876
www.adessodesigninc.ca

F:\LES\Projects\Active Projects\2019\19-060_Queensway Dr, Burlington\01 Current Drawings\19-060LS.dwg, LAYOUT3, Print
Last Modified by mcdonald, November 2, 2021 - 10:22:20 PM, F:\LES\Projects\Active Projects\2019\19-060_Queensway Dr, Burlington\01 Current Drawings\19-060LS.dwg, LAYOUT3, Print
Last Modified by mcdonald, November 2, 2021 - 10:11:10 PM

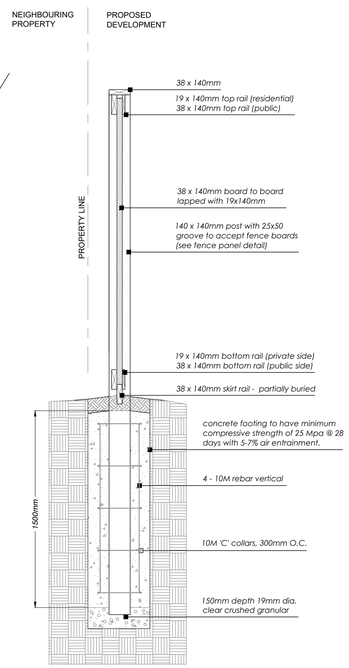
3.0m Height Wood Noise Fence

SCALE: NTS

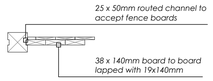
ELEVATION



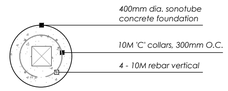
SECTION



FENCE PANEL DETAIL



FOOTING DETAIL (PLAN)



NOTES:

1. For fence heights refer to Acoustic Assessment Report and Grading Plans.
2. All materials, components and workmanship to conform to building and local by-laws.
3. All wood to be Pressure Treated (Spruce, Pine Fir) selected mainly for good appearance, all members shall be free of wane and bark pockets. All torn grain shall be eliminated by sanding and planning. Members exhibiting moderate to heavy knots shall be well distributed throughout the site.
4. All wood to bear lumber grading stamp.
5. All fasteners shall have exterior grade finishes suitable for use with cedar.
6. All galvanizing to be hot dipped in conformance to CSA standard C164.
7. Drive all fastener heads below surface of wood. Use sufficient size and quantity of fasteners to ensure a stable, secure structure.
8. Step fence panels minimum of 100 - 200mm at posts as required by grade conditions. Sloping of panels may be required for certain grade conditions - Consultant's approval required.
9. Lumber sizes are actual sizes rather than nominal sizes.
10. Concrete to have minimum compressive strength of 25 Mpa @ 28 days with 5-7% air entrainment.
11. See Landscape Plans for fence locations.
12. Surface density min. 20 kg/m² to meet M.O.E. standards.

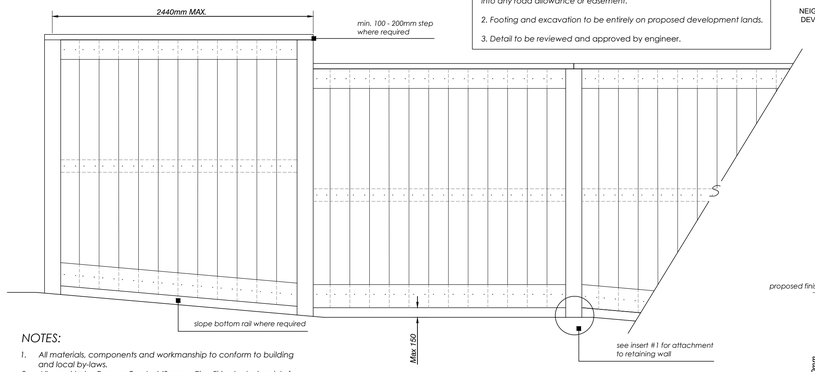
GENERAL LAYOUT NOTES

1. All fences adjacent to road allowances and walkways to be erected 0.15m onto private property. Fencing is not to be erected on the lot line or into any road allowance or easement.
2. Footing and excavation to be entirely on proposed development lands unless noted otherwise.
3. Detail to be reviewed and approved by engineer.

Wood Privacy Fence (1.8m - 2.4m height - pressure treated)

SCALE: NTS

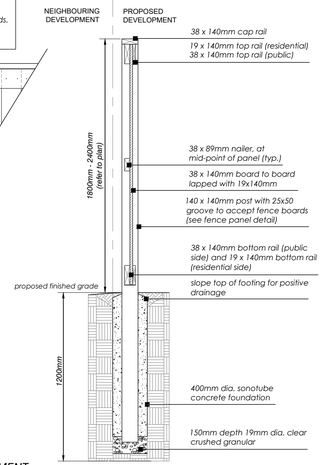
ELEVATION



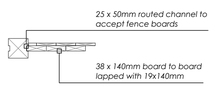
GENERAL LAYOUT NOTES

1. All fences adjacent to road allowances and walkways to be erected 0.15m onto private property. Fencing is not to be erected on the lot line or into any road allowance or easement.
2. Footing and excavation to be entirely on proposed development lands.
3. Detail to be reviewed and approved by engineer.

SECTION

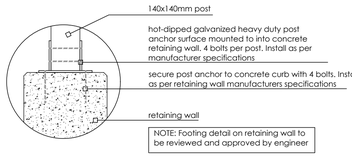


FENCE PANEL DETAIL



INSET #1 - RETAINING WALL ATTACHMENT

NTS



NOTE: Footing detail on retaining wall to be reviewed and approved by engineer

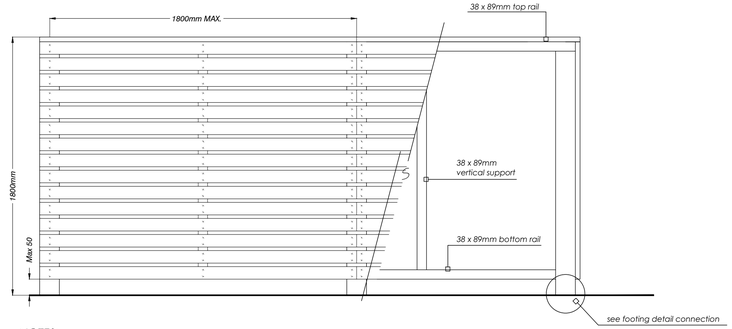
NOTES:

1. All materials, components and workmanship to conform to building and local by-laws.
2. All wood to be Pressure Treated (Spruce, Pine Fir) selected mainly for good appearance all members shall be free of wane and bark pockets. All torn grain shall be eliminated by sanding and planning. Members exhibiting moderate to heavy knots shall be well distributed throughout the site.
3. All cuts and holes that expose untreated wood should be liberally brush-coated with two applications of an end-cut preservative (copper naphthenate in ground contact or zinc naphthenate above ground) before the wood is installed. Follow the manufacturer's recommendations re: the application of suitable preservatives.
4. All wood to bear lumber grading stamp.
5. All fasteners shall have exterior grade finishes suitable for use with Pressure Treated lumber. Stainless steel, galvanized, zinc-dipped or ceramic-coated wood/deck screws are acceptable.
6. All galvanizing to be hot dipped in conformance to CSA standard C164.
7. Drive all fastener heads below surface of wood. Use sufficient size and quantity of fasteners to ensure a stable, secure structure.
8. Step fence panels minimum of 100 - 200mm at posts as required by grade conditions. Sloping of panels may be required for certain grade conditions - Consultant's approval required.
9. Lumber sizes are actual sizes rather than nominal sizes.
10. Concrete to have minimum compressive strength of 25 MPa @ 28 days with 5-7% air entertainment.
11. See landscape plan for fence location.

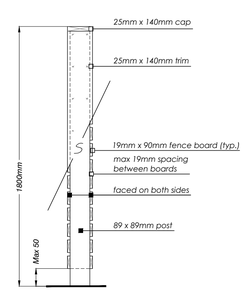
Rooftop Wood Privacy Screen (1.8m height - pressure treated)

SCALE: NTS

ELEVATION

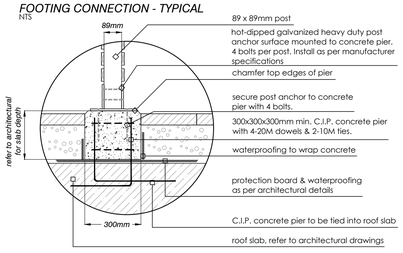


SECTION



FOOTING CONNECTION - TYPICAL

NTS



refer to architectural or structural

NOTE

1. Detail to be reviewed and approved by structural engineer prior to construction.
2. Contractor responsible for stamped structural drawings. Shop drawings to include stamped structural engineering drawings as required.

project

Proposed Condominiums

2294-2300 Queensway Drive
Burlington

client

Goldcourt Developments Inc.

municipal file number

505-05/19, 520-10/19 & 510-02/19

LC-2

stamp

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
MARIO PATRUCCI
OALA
MEMBER

FENCE DETAILS

November 2, 2021

adesso design inc.
landscape architecture

218 Locke Street South, 2nd Floor
Hamilton, ON L8P 4B4
t. 905.526.8876
www.adessodesigninc.ca

FILE:\Project_files\Projects_2019\19-065_Queensway Dr, Burlington\01 Current_Drawings\19-065.dwg, LAYOUT2, Fence Details
LAST SAVED BY: mmacneil, November 2, 2021 - 10:01 AM, PLOTTED: Wednesday, November 3, 2021 - 10:01 AM