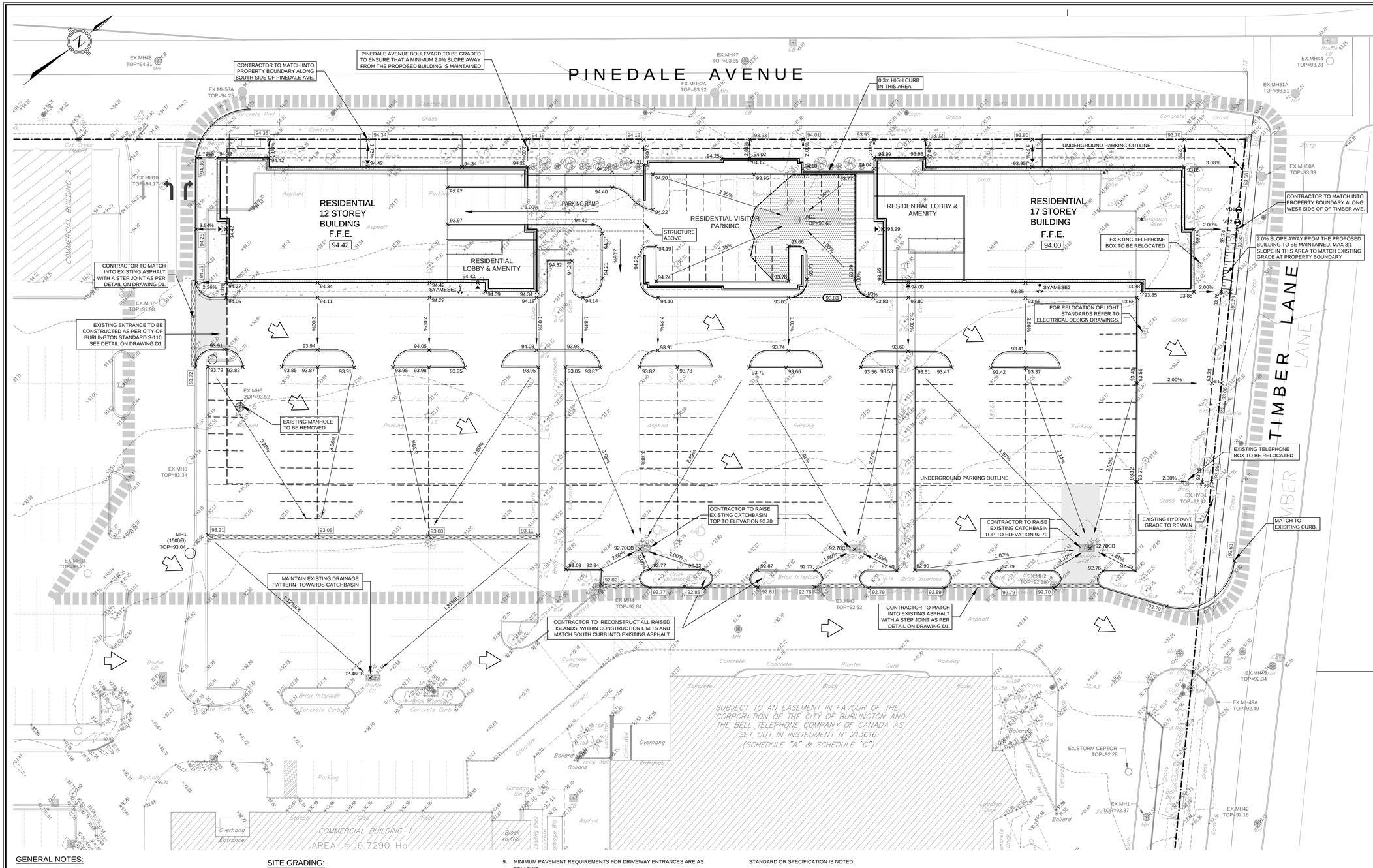
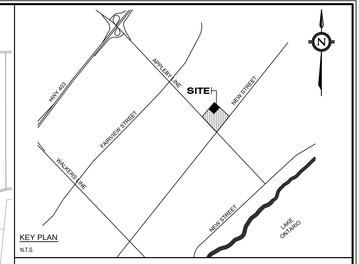




LEGEND

- SITE PROPERTY LINE
- U/G PARKING BELOW
- BUIDING ABOVE OUTLINE
- LIMIT OF CONSTRUCTION
- CONCRETE CURB
- CONCRETE PAVING
- ENTRANCE WAY
- PROPOSED BUILDING WALL \ EXISTING BUILDING
- x 174.40 — EXISTING ELEVATIONS TO MATCH
- x 174.40 — PROPOSED ELEVATIONS
- x 174.40 TC/BC ...TW/BW — TOP/BOTTOM OF CURB/WALL ELEVATIONS
- 2.19% — OVERLAND FLOW ROUTE
- PROPOSED SLOPES
- EX.HYD — EXISTING HYDRANT
- VALVE AND BOX
- EXISTING CATCHBASIN
- UP — EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- QUALITY CONTROL MH
- HEAVY DUTY ASPHALT

GENERAL NOTES:

1. THE LOCATION OF ALL UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THESE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE LOCATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
2. ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THE WORKS SHOWN HEREIN SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER AS DETERMINED BY PLANNING AND PUBLIC WORKS DEPARTMENT. ALL GRASS AND VEGETATION COVERED AREAS SHALL BE RESTORED BY PLACING 100MM OF TOPSOIL AND NO. 1 NURSERY SOD TO ESTABLISH A GRASS COVER TO THE SATISFACTION OF THE CITY UNLESS NOTED OTHERWISE.
3. CITY OF BURLINGTON AND REGION OF HALTON STANDARD DRAWINGS AND O.P.S.D. WITH REGIONAL AMENDMENTS FOR SANITARY SEWERS AND WATERMAINS SHALL CONSTITUTE PART OF THE ENGINEERING DESIGN AND CONSTRUCTION CONTRACT.
4. ALTERNATIVE MATERIALS MAY BE ACCEPTABLE, PROVIDED APPROVAL HAS FIRST BEEN OBTAINED FROM THE CITY ENGINEER AND/OR THE REGIONAL COMMISSIONER OF PLANNING AND PUBLIC WORKS.
5. NO BLASTING IS PERMITTED.
6. ANY AREAS WITHIN R.O.W. WHICH REQUIRE FILL IN EXCESS OF 0.30M ARE SUBJECT TO COMPACTION TESTS AND SUCH TESTS MUST SHOW A MIN. COMPACTION OF 95% S.P.D. AT ALL DEPTHS.
7. MANHOLE AND VALVE CHAMBER COVERS ARE TO BE SET FLUSH WITH BASE COURSE ASPHALT AND ADJUSTED TO FINAL
8. ALL TRENCHES WITHIN EXISTING RIGHT-OF-WAY ARE TO BE BACKFILLED IN ACCORDANCE WITH CITY OF BURLINGTON REQUIREMENTS.

SITE GRADING:

1. ALL AREA GRADING AND RESULTING DRAINAGE PATTERNS SHALL NOT ADVERSELY AFFECT ADJACENT LANDS.
2. THE STORM DRAINAGE SHALL BE SELF CONTAINED WITHIN THE SUBJECT PROPERTY UNTIL IT CAN BE DISCHARGED, REUSED, INFILTRATED AND/OR EVAPOTRANSPIRED IN A MANNER ACCEPTABLE TO THE CITY BURLINGTON.
3. MINIMUM GROUND SLOPE TO BE 1.5%, ASPHALT SURFACES 0.5%. MAXIMUM PERMITTED SLOPE IS 8.0%.
4. NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE UNDERTAKEN UNLESS WRITTEN AGREEMENT WITH THE ADJACENT PROPERTY OWNER IS OBTAINED AND SUBMITTED IN A FORMAT ACCEPTABLE TO THE CITY.
5. THE MINIMUM GRADIENT ON ANY DRIVEWAY SHALL BE 2.0%. THE MAXIMUM DRIVEWAY GRADIENT IS 6.0%.
6. PROPOSED SPOT ELEVATIONS SHOWN ARE ON ASPHALT, LANDSCAPE OR CONCRETE AREAS. UNLESS OTHERWISE NOTED TOP OF CURB ELEVATIONS ARE 0.15M ABOVE ASPHALT ELEVATIONS EXCEPT AT CURB DEPRESSIONS AND WHEEL CHAIR RAMPS.
7. FLEXIBLE PAVEMENT EXCAVATION REINSTATEMENT TO BE AS PER STANDARD DETAILS S-114 AND S-114A.
8. THE CONCRETE CURB, CONCRETE SIDEWALK (IF APPLICABLE) AND ALL RESTORATION ALONG FRONTING ROADWAYS TO THE SITE MUST BE RECONSTRUCTED TO THE NEAREST CONTROL JOINT.
9. MINIMUM PAVEMENT REQUIREMENTS FOR DRIVEWAY ENTRANCES ARE AS FOLLOWS:

   LIGHT DUTY ASPHALT PAVEMENT
   - 40mm HL3
   - 40mm HL8
   - 150mm GRANULAR 'A' MATERIAL
   - 200mm GRANULAR 'B' TYPE ii MATERIAL

   HEAVY DUTY ASPHALT PAVEMENT
   - 40mm HL3
   - 65mm HL8
   - 150mm GRANULAR 'A' MATERIAL
   - 350mm GRANULAR 'B' TYPE ii MATERIAL

   CAR PARK AREA ABOVE UNDERGROUND PARKING
   - 35mm HL3
   - 40mm HL8
   - 1.65mm - MEL-BEK WATER PROOFING MEMBRANE
10. UNLESS INDICATED OTHERWISE, ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE UNDERTAKEN IN ACCORDANCE WITH CITY OF BURLINGTON DESIGN STANDARDS AND SPECIFICATIONS. ONTARIO PROVINCIAL STANDARDS MAY, SUBJECT TO THE APPROVAL OF THE CITY OF BURLINGTON, BE USED WHERE NO STANDARD OR SPECIFICATION IS NOTED.
11. ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND THE DRAWINGS MUST BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCEMENT OF CONSTRUCTION AND APPROPRIATE ACTION TAKEN TO THE SATISFACTION OF THE CITY OF BURLINGTON.
12. ALL SURVEY POINTS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE LAYOUT SHALL BE REPORTED TO THE CONSULTANT AND THE CONSULTANT SHALL NOTIFY THE CITY BURLINGTON OF THE NECESSARY CHANGES.
13. ALL AREAS DISTURBED DURING CONSTRUCTION WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
14. ANY DAMAGE TO PROPERTY ADJACENT TO THE CONSTRUCTION SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
15. EXISTING OVERLAND FLOW ROUTES TO BE MAINTAINED.

Survey and Legal Information:

TOPOGRAPHIC & LEGAL

PREPARED BY:R. G. MCKIBBON LIMITED
TOPO DATE: NOVEMBER 02, 2004

SITE PLAN

PREPARED BY: SMV ARCHITECTS PLANNERS DATE: OCTOBER 24, 2013

Benchmark Information:

BENCHMARK NOTES

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF BURLINGTON ELEVATION DATUM BENCHMARK N° 226 ELEVATION = 91.921. BRASS CAP IN TOP OF CONCRETE CURB ON THR CENTRE LINE ISLAND OF NEW STREET ON THE EAST SIDE OF INTERSECTION OF APPLEBY LINE AND NEW STREET, SOUTH SIDE OF THE ISLAND 3.3M FROM THE WEST END. (HORIZONTAL CONTROL MONUMENT N° 143780055)

Notes

1. This drawing is the exclusive property of R. J. Burnside & Associates Limited. The reproduction of any part without prior written consent of this office is strictly prohibited.
2. The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction.
3. This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.
4. Drawings not to be issued for construction until all required permits have been issued.

0 2 4 6 8 10 12 14 16 18 20 22 24
METERS 1:300

No	Issue / Revision	Date	Auth.
1	CLIENT REVIEW AND APPROVAL	JAN 11, 2014	BD
2	ISSUED FOR OFFICIAL PLAN AND ZONING AMENDMENT	MAR 07, 2014	BD

LICENSED PROFESSIONAL ENGINEER
B.P. DAVIES
100009086
March 07, 2014
PROVINCE OF ONTARIO

BURNSIDE
R.J. Burnside & Associates Limited
1465 Pickering Parkway
Pickering, Ontario, L1V 7G7
Telephone: (905) 420-5777
Fax: (905) 420-5247
web www.rjburnside.com

Client
FIRST CAPITAL
85 HANNA AVE.
TORONTO
M6K 3S3

Shopping For Everyday Life
A FIRST CAPITAL PROPERTY

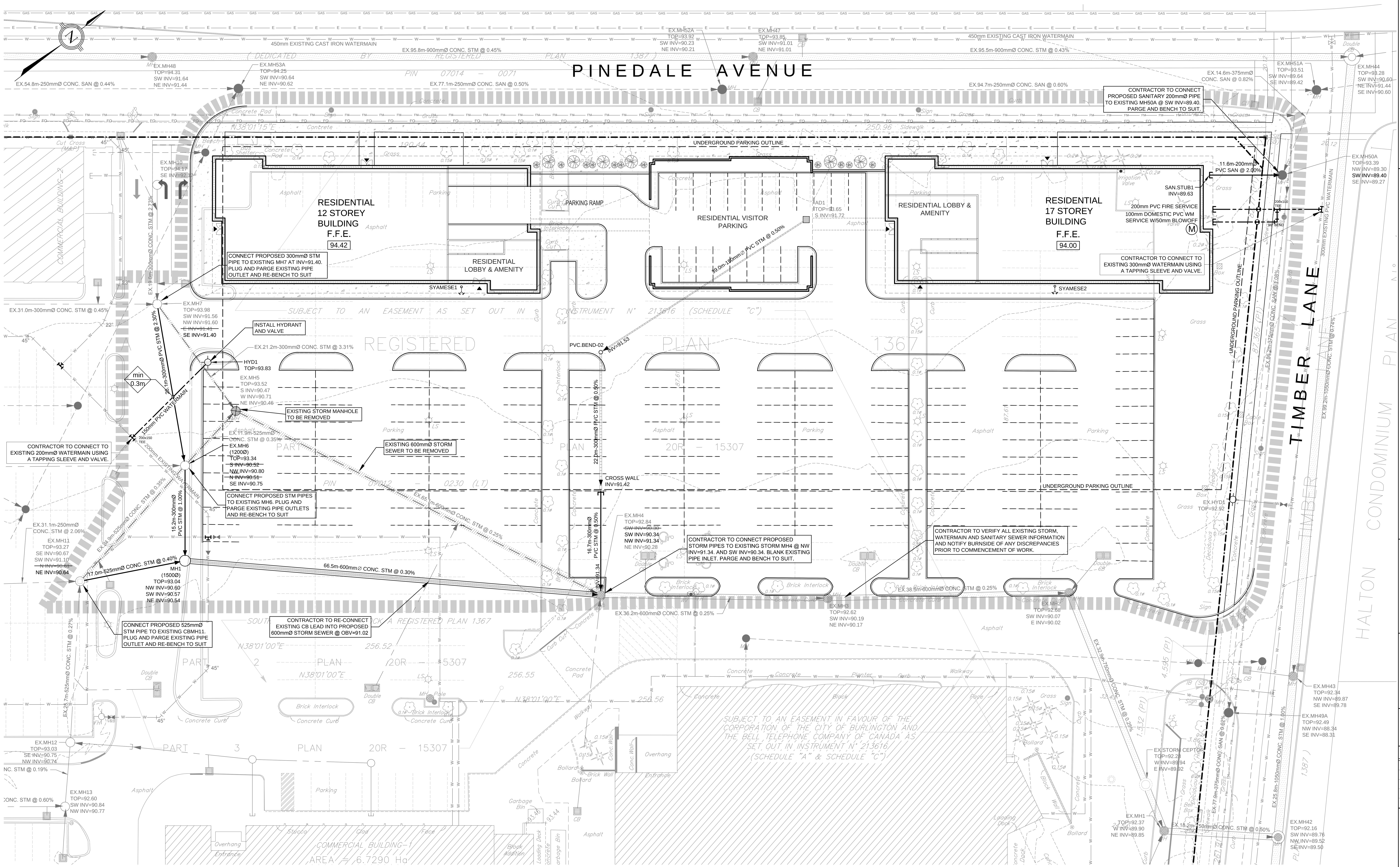
Drawing Title

APPLEBY MALL RESIDENTIAL
5111 NEW STREET
BURLINGTON, ONTARIO

GRADING PLAN

Drawn	Checked	Designed	Checked	Date	Drawing No.
BB	BD	BB	BD	13/11/11	G1
Scale		Project No.		Revision No.	
1:300		300034551			

Plotted by:Bbabayan Paper size: ARCH Full Bleed D (36.00 X 24.00 Inches) Plot table: Rjb Full Scale-pickering 2013.ctb
File Name: 034551_G1.dwg Date Plotted: March 05, 2014 - 9:24am





KEY PLAN
N.T.S.

LEGEND

- SITE PROPERTY LINE
- U/G PARKING BELOW
- BUIDING ABOVE OUTLINE
- LIMIT OF CONSTRUCTION
- CONCRETE CURB
- CONCRETE PAVING
- ENTRANCE WAY
- PROPOSED BUILDING WALL \ EXISTING BUILDING
- PROPOSED STORM SEWER (BELOW 600mm)
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER TO BE REMOVED
- PROPOSED STM RUNNING ACROSS U/G PARKING
- PROPOSED WATERMAIN W/ VALVE BOX
- LARGE STORM SEWER (OVER 600mm)
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN AND VALVE AND BOX
- EXISTING GAS MAIN
- EXISTING TORONTO HYDRO ELECTRICAL SERVICES
- EXISTING FIBER OPTIC CABLE
- EXISTING FORCEMAIN
- EXISTING HYDRANT
- EXISTING CATCHBASIN
- PROPOSED SIAMESE CONNECTION
- PROPOSED AREA DRAIN

Survey and Legal Information:

TOPOGRAPHIC & LEGAL

PREPARED BY:R. G. McKIBBON LIMITED
TOPO DATE: NOVEMBER 02, 2004

SITE PLAN

PREPARED BY: SMV ARCHITECTS
PLANNERS DATE: OCTOBER 24, 2013

Benchmark Information:

BENCHMARK NOTES

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF BURLINGTON ELEVATION DATUM BENCHMARK N° 226 ELEVATION = 91.921. BRASS CAP IN TOP OF CONCRETE CURB ON THR CENTRE LINE ISLAND OF NEW STREET ON THE EAST SIDE OF INTERSECTION OF APPLEBY LINE AND NEW STREET, SOUTH SIDE OF THE ISLAND 3.3M FROM THE WEST END. (HORIZONTAL CONTROL MONUMENT N° 143780055)

Notes

1. This drawing is the exclusive property of R. J. Burnside & Associates Limited. The reproduction of any part without prior written consent of this office is strictly prohibited.
2. The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction.
3. This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.
4. Drawings not to be issued for construction until all required permits have been issued.

0 2 4 6 8 10 12 14 16 18 20 22 24
METERS 1:300

No	Issue / Revision	Date	Auth.
1	CLIENT REVIEW AND APPROVAL	JAN 11, 2014	BD
2	ISSUED FOR OFFICIAL PLAN AND ZONING AMENDMENT	MAR 07, 2014	BD

LICENSED PROFESSIONAL ENGINEER
B.P. DAVIES
100009086
March 07, 2014
PROVINCE OF ONTARIO

R.J. Burnside & Associates Limited
1465 Pickering Parkway
Pickering, Ontario, L1V 7G7
Telephone: (905) 420-5777
Fax: (905) 420-5247
web www.rjburnside.com

Client
FIRST CAPITAL
85 HANNA AVE.
TORONTO
M6K 3S3

Shopping For Everyday Life
A FIRST CAPITAL PROPERTY

Drawing Title

APPLEBY MALL RESIDENTIAL
5111 NEW STREET
BURLINGTON, ONTARIO

SERVICING PLAN

Drawn	Checked	Designed	Checked	Date	Drawing No.
BB	BD	BB	BD	13/11/11	S1
Scale		Project No.		Revision No.	
1:300		300034551			

GENERAL NOTES:

1. THE LOCATION OF ALL UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THESE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE LOCATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
2. ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THE WORKS SHOWN HEREIN SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER AS DETERMINED BY PLANNING AND PUBLIC WORKS DEPARTMENT. ALL GRASS AND VEGETATION COVERED AREAS SHALL BE RESTORED BY PLACING 100MM OF TOPSOIL AND NO. 1 NURSERY SOD TO ESTABLISH A GRASS COVER TO THE SATISFACTION OF THE CITY UNLESS NOTED OTHERWISE.
3. CITY OF BURLINGTON AND REGION OF HALTON STANDARD DRAWINGS AND O.P.S.D. WITH REGIONAL AMENDMENTS FOR SANITARY SEWERS AND WATERMAINS SHALL CONSTITUTE PART OF THE ENGINEERING DESIGN AND CONSTRUCTION CONTRACT.
4. ALTERNATIVE MATERIALS MAY BE ACCEPTABLE, PROVIDED APPROVAL HAS FIRST BEEN OBTAINED FROM THE CITY ENGINEER AND/OR THE REGIONAL COMMISSIONER OF PLANNING AND PUBLIC WORKS.
5. NO BLASTING IS PERMITTED.
6. ANY AREAS WITHIN R.O.W. WHICH REQUIRE FILL IN EXCESS OF 0.30M ARE SUBJECT TO COMPACTION TESTS AND SUCH TESTS MUST SHOW A MIN. COMPACTION OF 95% S.P.D. AT ALL DEPTHS.
7. MANHOLE AND VALVE CHAMBER COVERS ARE TO BE SET FLUSH WITH BASE COURSE ASPHALT AND ADJUSTED TO FINAL
8. ALL TRENCHES WITHIN EXISTING RIGHT-OF-WAY ARE TO BE BACKFILLED IN ACCORDANCE WITH CITY OF BURLINGTON REQUIREMENTS.

WATERMAINS:

1. WATERMAINS 150MM TO 300MM DIAMETER TO BE P.V.C. CL150 (DR-18) WITH GASKETED JOINTS.
2. WATER SERVICE CONNECTIONS TO BE AS PER O.P.S.D. 1104.01. PIPE FOR ALL SERVICE CONNECTIONS UP TO 50MM DIA. SHALL BE TYPE K SOFT COPPER TUBING.
3. A MIN. HORIZONTAL SEPARATION OF 2.5M MUST BE MAINTAINED BETWEEN WATERMAINS AND SANITARY OR STORM SEWERS, INCLUDING SERVICE LATERALS.
4. A MIN. VERTICAL SEPARATION OF 0.15M BETWEEN WATERMAINS AND SEWERS MUST BE MAINTAINED IF WATERMAIN IS INSTALLED ABOVE SEWER OR 0.50M IF SEWER IS ABOVE WATERMAIN.
5. WATERMAIN BEDDING TO BE SUITABLE GRANULAR BEDDING MATERIAL AS PER O.P.S.D. 1102.01, CLASS "B.
6. ALL HYDRANTS AS PER O.P.S.D. 1105.01 TO HAVE STEAMER CONNECTIONS. HYDRANTS SHALL BE INSTALLED SUCH THAT THE ROD STEM LENGTH SHALL NOT EXCEED 1.7M MEASURED FROM THE BREAK-OFF FLANGE.
7. ALL METALLIC WATERMAINS, FITTINGS, HYDRANTS AND RESTRAINERS TO HAVE CATHODIC PROTECTION IN ACCORDANCE WITH REGION OF HALTON STANDARD DRAWINGS RH 420.01 AND RH 420.02.
8. ALL SACRIFICIAL ANODES SHALL CONFORM TO A.S.T.M. B-418 TYPE II AND SHALL BE MADE OF HIGH GRADE ELECTROLYTIC ZINC, 99.99% PURE.
9. ANODE INSTALLATION IS NOT REQUIRED WITHIN VALVE-CHAMBERS, DRAIN CHAMBERS OR AIR RELEASE CHAMBERS.
10. ALL WELD CONNECTIONS TO BE COATED WITH "TC MASTIC" OR APPROVED EQUIVALENT.
11. FOR ALL ANODES CONNECTED TO NEW PIPE, FITTINGS OR TO EXISTING METALLIC WATERMAINS, A CADWELDER AND CA-15 OR EQUIVALENT CARTRIDGE SHALL BE USED. ANODE INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
12. WHERE NEW PIPE IS TO BE CONNECTED TO EXISTING DUCTILE IRON OR CAST IRON PIPE A 14.5KG MAGNESIUM ANODE IS TO BE CONNECTED TO THE FIRST LENGTH OF EXISTING PIPE, AS PER REGION OF HALTON STANDARD DRAWING RH 420.01.
13. ALL VALVES TO OPEN LEFT (COUNTER-CLOCKWISE) AND SHALL HAVE 50MM SQUARE STANDARD AWWA OPERATING NUT.
14. ALL PLUGS, CAPS, TEES, AND BENDS SHALL BE MECHANICALLY RESTRAINED AS PER MANUFACTURERS SPECIFICATIONS. RESTRAINTS SHALL MEET UNI-B-13-92.
15. WHERE WATERMAIN IS PLACED IN FILL OR IN PREVIOUSLY DISTURBED GROUND ALL JOINTS TO BE MECHANICALLY RESTRAINED.
16. MINIMUM DEPTH OF COVER OVER WATERMAIN SHALL BE 1.70M MEASURED FROM THE ROAD CENTRELINE ELEVATION.
17. THE DEPTH OF WATER SERVICES AT PROPERTY LINE SHOULD BE A MINIMUM OF 1.7M AND A MAXIMUM OF 2.0M.THE DISTANCE BETWEEN THE GROUND ELEVATION AND THE TOP OF THE ROD SHOULD BE BETWEEN 0.5M AND 1.0M.
18. WATER SERVICES CROSSING THE STORM SEWER TO HAVE MIN. 1.70M OF COVER. WHERE THIS CANNOT BE ACHIEVED, WATER SERVICE IS TO CROSS UNDER STORM SEWER.
19. GATE VALVES CONFORMING TO A.W.W.A. C500 STANDARDS ARE REQUIRED ON WATERMAINS 300MM AND UNDER. LINE GATE VALVES SHALL HAVE AUGER OF SCREW TYPE VALVE BOXES.
20. ALL WATERMAIN FITTINGS SHALL HAVE MECHANICAL JOINTS.
21. VERTICAL AND HORIZONTAL ALIGNMENT OF WATERMAIN TO BE ACHIEVED BY DEFLECTION OF JOINTS AS PER MANUFACTURER'S SPECIFICATIONS. DEFLECTION IN THE BARREL IS NOT PERMITTED.
22. ALL WATER CUSTOMERS SUPPLIED BY A WATERMAIN TO BE SHUT DOWN SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 24 HOURS IN ADVANCE OF THE SHUT DOWN AS PER REGION OF HALTON SPECIFICATIONS. NOTIFICATION SHALL TAKE PLACE UNDER THE ENGINEER'S DIRECTION.
23. OPERATION OF EXISTING WATERMAINS SHALL BE BY REGION OF HALTON STAFF ONLY.

SANITARY SEWERS:

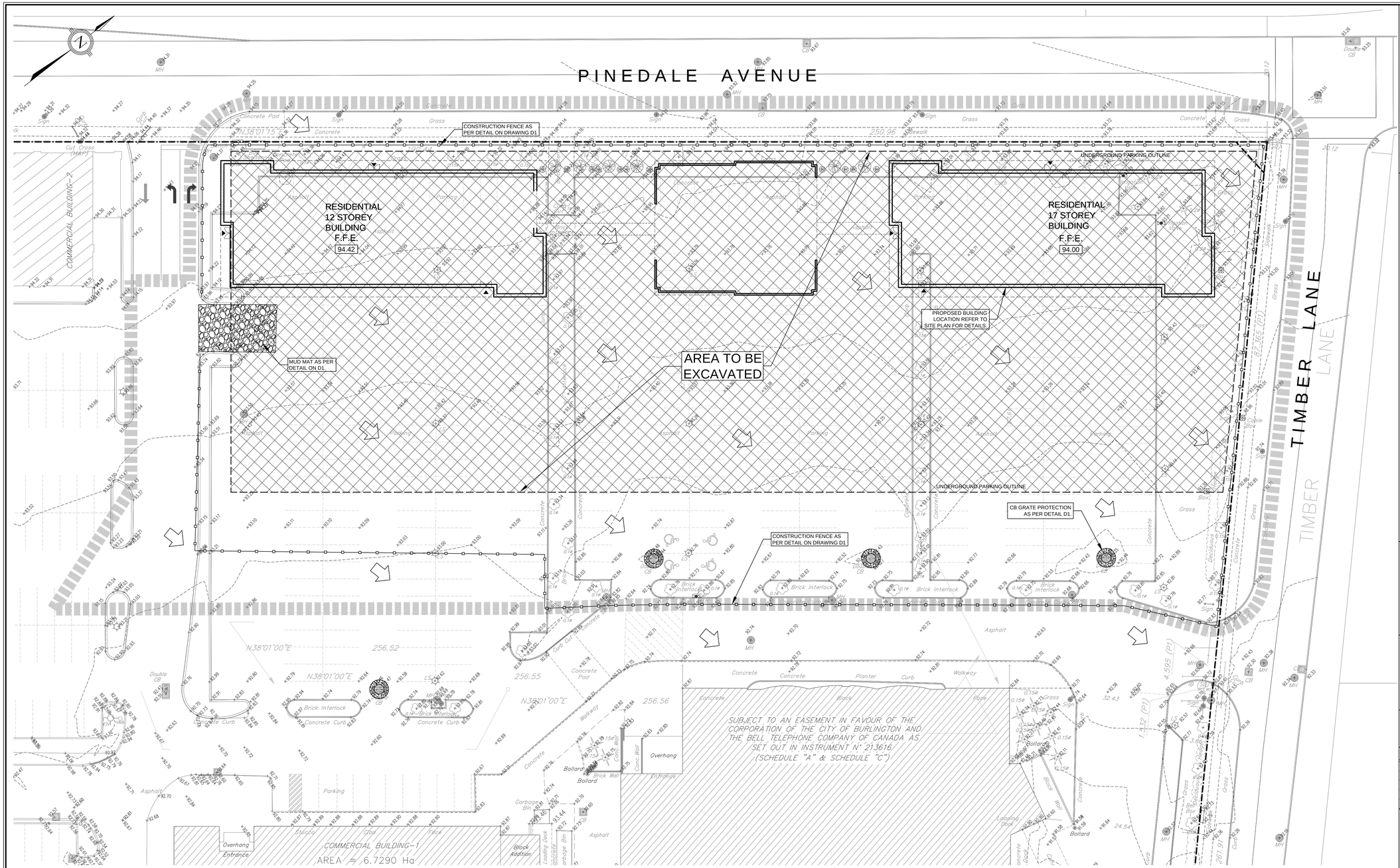
1. SANITARY MANHOLES AS PER O.P.S.D 701.010 WITH FRAMES AND COVERS AS PER O.P.S.D. 401.01 TYPE "A" UNLESS OTHERWISE NOTED ON THE DRAWINGS.
2. BENCHING IN MANHOLES TO BE AS PER O.P.S.D. 701.021 AS AMENDED BY THE REGION OF HALTON. BENCHING IN SANITARY MANHOLES TO BE TO THE OBVERT OF THE PIPE.
3. SAFETY PLATFORMS AS PER O.P.S.D. 404.020 TO BE INSTALLED ONLY IN MANHOLES WHERE DEPTHS EXCEED 10.0M AS DIRECTED BY THE REGION AND AS INDICATED ON THE PROFILE DRAWINGS.
4. SANITARY SEWER PIPE SHALL BE PVC SDR35 CONFORMING TO A.S.T.M. D3034 UNLESS OTHERWISE NOTED.
5. SANITARY SERVICE CONNECTIONS TO BE 125MM DIA FOR SINGLE RESIDENTIAL CONNECTIONS AND 150MM DIA FOR DUAL RESIDENTIAL AND SINGLE NON-RESIDENTIAL CONNECTIONS. SANITARY SERVICE CONNECTIONS TO BE MINIMUM 2% GRADE AND SHALL BE NON-WHITE IN COLOUR.
6. SERVICES TO BE MIN. 2.15M AND MAX. 2.75M DEEP AT PROPERTY LINE. RISERS SHALL BE USED WHERE NOTED AS PER OPSD 1006.01.
7. CLASS "B" BEDDING ON ALL SEWERS AND CONNECTIONS TO BE AS PER O.P.S.D. 1005.02 UNLESS NOTED OTHERWISE.
8. GRANULAR BACKFILL AROUND MANHOLES SHALL BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 95% S.P.D.

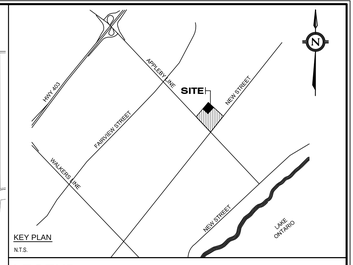
STORM SEWER:

1. MAIN LINE PVC PIPE AS PER SDR-35 CSA B182.2-06 CERTIFIED ASTM D3034-04A, F679-03. SERVICE CONNECTION PVC PIPE TO BE AS PER SDR-28 CSA B 182.2-06 CERTIFIED ASTM D3034-04A.
2. BEDDING FOR FLEXIBLE PIPE SHALL BE AS PER OPSD 802.010, 802.013 OR 802.014.
3. NON-REINFORCED CONCRETE PIPE 150MM TO 250MM SHALL BE AS PER CSA A257.1-03 CLASS 3. HEIGHT OF FILL TO BE VERIFIED USING OPSD TABLES 807.040. BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSD 802.030, 802.031, 802.032 OR 802.033
4. BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSD 802.030, 802.031, 802.032 OR 802.033
5. SINGLE CATCHBASINS SHALL BE AS PER OPSD-400.070. (NOTE OPSD 400.070 FRAME AND COVER IS REQUIRED WITHIN THE MUNICIPAL RIGHT OF WAY. ON SITE FRAME AND COVERS MAY BE DIFFERENT. THE PROPER OPSD SHOULD BE LISTED)
6. SERVICE CONNECTIONS AND UTILITY CUTS WITHIN THE EXISTING MUNICIPAL RIGHT OF WAY TO BE BACKFILLED WITH UNSHRINKABLE FILL.
7. CATCH BASIN LEADS TO BE 200MM PVC SDR-35 FOR SINGLE CATCHBASINS UNLESS OTHERWISE NOTED.

Plotted by:Bbabayan Paper size: ARCH Full Bleed D (36.00 X 24.00 Inches) Plot table: Rjb Full Scale-pickering 2013.ctb

File Name: 034551_S1.dwg Date Plotted: March 05, 2014 - 9:24am





KEY PLAN
N.T.S.

LEGEND

- SITE PROPERTY LINE
- U/G PARKING BELOW
- BUIDING ABOVE OUTLINE
- LIMIT OF CONSTRUCTION
- CONCRETE CURB
- CONCRETE PAVING
- ENTRANCE WAY
- PROPOSED BUILDING WALL \ EXISTING BUILDING
- TEMPORARY GRAVEL ACCESS PAD (AS PER DETAIL ON D1)
- CONSTRUCTION FENCE (AS PER DETAIL ON D1)
- OVERLAND FLOW ROUTE
- CB PROTECTION AS PER DETAIL ON D1
- AREA TO BE EXCAVATED

GENERAL NOTES:

1. THE LOCATION OF ALL UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THESE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE LOCATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
2. ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THE WORKS SHOWN HEREIN SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER AS DETERMINED BY PLANNING AND PUBLIC WORKS DEPARTMENT. ALL GRASS AND VEGETATION COVERED AREAS SHALL BE RESTORED BY PLACING 100MM OF TOPSOIL AND NO. 1 NURSERY SOD TO ESTABLISH A GRASS COVER TO THE SATISFACTION OF THE CITY UNLESS NOTED OTHERWISE.
3. CITY OF BURLINGTON AND REGION OF HALTON STANDARD DRAWINGS AND O.P.S.D. WITH REGIONAL AMENDMENTS FOR SANITARY SEWERS AND WATERMAINS SHALL CONSTITUTE PART OF THE ENGINEERING DESIGN AND CONSTRUCTION CONTRACT.
4. ALTERNATIVE MATERIALS MAY BE ACCEPTABLE, PROVIDED APPROVAL HAS FIRST BEEN OBTAINED FROM THE CITY ENGINEER AND/OR THE REGIONAL COMMISSIONER OF PLANNING AND PUBLIC WORKS.
5. NO BLASTING IS PERMITTED.
6. ANY AREAS WITHIN R.O.W. WHICH REQUIRE FILL IN EXCESS OF 0.30M ARE SUBJECT TO COMPACTION TESTS AND SUCH TESTS MUST SHOW A MIN. COMPACTION OF 95% S.P.D. AT ALL DEPTHS.
7. MANHOLE AND VALVE CHAMBER COVERS ARE TO BE SET FLUSH WITH BASE COURSE ASPHALT AND ADJUSTED TO FINAL.
8. ALL TRENCHES WITHIN EXISTING RIGHT-OF-WAY ARE TO BE BACKFILLED IN ACCORDANCE WITH CITY OF BURLINGTON REQUIREMENTS.

EROSION & SEDIMENT CONTROL:

1. SEDIMENT BARRIERS, CHECK DAMS, AND TEMPORARY CONSTRUCTION ACCESS TO BE INSTALLED PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. ALL SEDIMENT CONTROL DEVICES TO BE ROUTINELY INSPECTED AND MAINTAINED IN PROPER WORKING ORDER UNTIL AREA IS STABILIZED.
3. IF NECESSARY, TRUCKS WILL BE WASHED DOWN BEFORE LEAVING THE SITE.
4. THE SITE WILL BE WET DOWN IF NECESSARY TO CONTROL DUST.
5. ALL CONSTRUCTION EQUIPMENT MUST BE PARKED ON-SITE.
6. ALL CONSTRUCTION ACTIVITY WILL COMPLY WITH CITY OF TORONTO NOISE BYLAW.
7. SEDIMENT CONTROL FENCE TO BE AS PER CITY OF TORONTO STANDARD T-219.130-1
8. ALL CONSTRUCTION VEHICLES TO ENTER AND EXIT SITE FROM TEMPORARY CONSTRUCTION ACCESS.
9. ALL TOPSOIL STOCKPILES TO BE SURROUNDED WITH SEDIMENT CONTROL FENCING.
10. FILTER FABRIC TO BE PLACED UNDER GRATES ON ALL CATCHBASINS TO TRAP SEDIMENT. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL SUCH TIME AS THE CURBS ARE CONSTRUCTED AND THE BOULEVARDS ARE SODDED OR BACKYARDS GRADED AND SODDED. FILTER FABRIC FOR SILT CONTROL TO BE TERRA FIX 270R OR APPROVED EQUIVALENT.
11. FILTER CLOTH WILL BE PLACED ON THE CATCHBASINS ON PUBLIC STREET ACROSS THE PROPERTY'S FRONTAGE.
12. IN THE CASE OF ANY CONFLICT WITH ANOTHER PLAN, THIS PLAN PREVAILS ONLY IN RESPECT TO CONSTRUCTION MEASURES AND ACTIVITIES SUCH AS THE CONSTRUCTION ACCESS, SILT FENCE, SECURITY FENCING, SEDIMENT CONTROL, AND MUD MATS.
13. STREET SWEEPING, CATCH BASIN CLEANING AND DUST CONTROL ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE KEPT UNDER CONTROL ON ALL ROADWAYS TO THE SATISFACTION OF THE CITY.

Survey and Legal Information:

TOPOGRAPHIC & LEGAL

PREPARED BY:R. G. McKIBBON LIMITED
TOPO DATE: NOVEMBER 02, 2004

SITE PLAN

PREPARED BY: SMV ARCHITECTS PLANNERS
DATE: OCTOBER 24, 2013

Benchmark Information:

BENCHMARK NOTES

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF BURLINGTON ELEVATION DATUM BENCHMARK N° 226 ELEVATION = 91.921. BRASS CAP IN TOP OF CONCRETE CURB ON THR CENTRE LINE ISLAND OF NEW STREET ON THE EAST SIDE OF INTERSECTION OF APPLEBY LINE AND NEW STREET, SOUTH SIDE OF THE ISLAND 3.3M FROM THE WEST END. (HORIZONTAL CONTROL MONUMENT N° 143780055)

Notes

1. This drawing is the exclusive property of R. J. Burnside & Associates Limited. The reproduction of any part without prior written consent of this office is strictly prohibited.
2. The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction.
3. This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.
4. Drawings not to be issued for construction until all required permits have been issued.

0 2 4 6 8 10 12 14 16 18 20 22 24
METERS 1:300

No	Issue / Revision	Date	Auth.
1	CLIENT REVIEW AND APPROVAL	JAN 11, 2014	BD
2	ISSUED FOR OFFICIAL PLAN AND ZONING AMENDMENT	MAR 07, 2014	BD

LICENSED PROFESSIONAL ENGINEER
B.P. DAVIES
100009086
March 07, 2014
PROVINCE OF ONTARIO

BURNSIDE
R.J. Burnside & Associates Limited
1465 Pickering Parkway
Pickering, Ontario, L1V 7G7
Telephone: (905) 420-5777
Fax: (905) 420-5247
web www.rjburnside.com

Client
FIRST CAPITAL
85 HANNA AVE.
TORONTO
M6K 3S3

FIRST CAPITAL — Shopping For Everyday Life — A FIRST CAPITAL PROPERTY

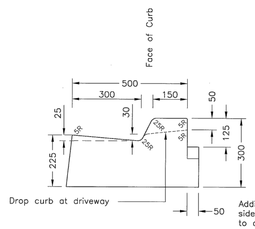
Drawing Title
APPLEBY MALL RESIDENTIAL
5111 NEW STREET
BURLINGTON, ONTARIO
EROSION AND SEDIMENT CONTROL PLAN

Drawn	Checked	Designed	Checked	Date	Drawing No.
BB	BD	BB	BD	13/11/11	ESC1
Scale		Project No.		Revision No.	
1:300		300034551			

File Name: 034551_ESC1.dwg Date Plotted: March 05, 2014 - 9:25am

Plotted by:Bbabayan Paper size: ARCH Full Bleed D (36.00 X 24.00 Inches) Plot table: Rjb Full Scale-pickering 2013.ctb

DATE: OCT. 2004 | REV. 1

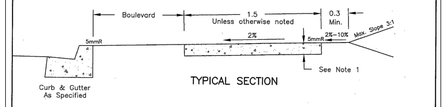


FOR CURB AT SIDEWALK RAMPS SEE STD. S-123

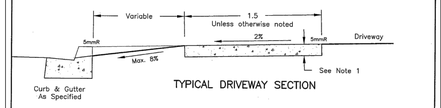
DIMENSIONS IN mm EXCEPT AS NOTED

APPROVED	CITY OF BURLINGTON	METRIC
DIRECTOR OF ENGINEERING DATE: Oct. 14/04	ENGINEERING DEPARTMENT	SCALE: N.T.S.
	MODIFIED CURB	DWG. NO. S-120

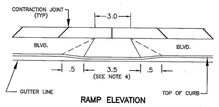
DATE: FEB. 2004 | REV. 8



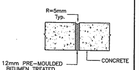
TYPICAL SECTION



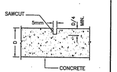
TYPICAL DRIVEWAY SECTION



RAMP ELEVATION (AT DRIVEWAY)



EXPANSION JOINT



CONTRACTION JOINT

NOTES:

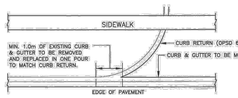
1) SIDEWALK THICKNESS – 125mm
RESIDENTIAL DRIVEWAYS and PEDESTRIAN RAMPS – 150mm
COMMERCIAL AND INDUSTRIAL DRIVEWAYS – 200mm
2) EXPANSION JOINTS TO BE 30.0m c/c MAX.
3) CONTRACTION JOINTS TO BE 2.5m c/c MAX.
4) SINGLE DRIVEWAY – 3.0m MIN. WIDTH FLARING TO 3.5
DOUBLE DRIVEWAY – 5.5m MIN. WIDTH FLARING TO 6.0m
5) ALL JOINTS TO BE PERPENDICULAR TO THE LINE OF THE SIDEWALK
6) FOR SIDEWALK RAMP DETAIL REFER TO DRAWING S-123

DIMENSIONS IN m EXCEPT AS NOTED

APPROVED	CITY OF BURLINGTON	METRIC
DIRECTOR OF ENGINEERING DATE: Oct. 13/04	ENGINEERING DEPARTMENT	SCALE: N.T.S.
	SIDEWALK WITH BOULEVARD	DWG. NO. S-121

DATE: MAY/12 | REV /5



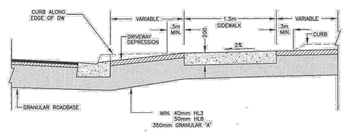


PLAN



ELEVATION

CURB RETURN TIE-IN



SIDEWALK TREATMENT ACROSS DRIVEWAY

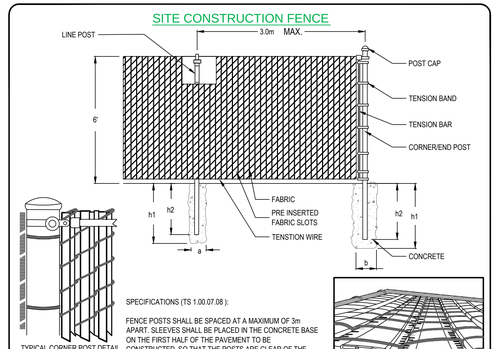
NOTES:

1) CONCRETE AS PER C-2(ITEM 11-CONCRETE) CITY OF BURLINGTON AMENDMENTS TO OPSS

DIMENSIONS IN mm EXCEPT AS NOTED

APPROVED	CITY OF BURLINGTON	METRIC
DIRECTOR OF ENGINEERING DATE: June 5/12	ENGINEERING DEPARTMENT	SCALE: N.T.S.
	COMMERCIAL, INDUSTRIAL, MULTI-RESIDENTIAL ENTRANCES	DWG. NO. S-112

SITE CONSTRUCTION FENCE

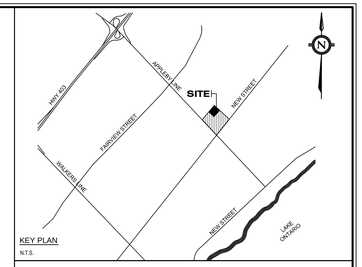


TYPICAL CORNER POST DETAIL
(Fabric wrapped at corner and fastined with wire ties)

SPECIFICATIONS (TS 1.00.07.08):

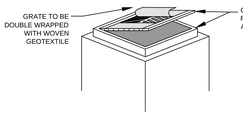
FENCE POSTS SHALL BE SPACED AT A MAXIMUM OF 3m APART. SLEEVES SHALL BE PLACED IN THE CONCRETE BASE ON THE FIRST HALF OF THE PAVEMENT TO BE CONSTRUCTED, SO THAT THE POSTS ARE CLEAR OF THE EXCAVATION FOR THE SECOND HALF. THE SITE FENCE SHALL BE REMOVED FOLLOWING THE COMPLETION OF THE ROAD BASE AND THE SLEEVES SHALL BE FILLED WITH CONCRETE OF THE SAME TYPE AS USED FOR THE CONSTRUCTION OF THE CONCRETE ROAD BASE.

TYPICAL SLAT KNUCKLED SELVEGES DETAIL
(Top and Bottom)



KEY PLAN
N.T.S.

LEGEND

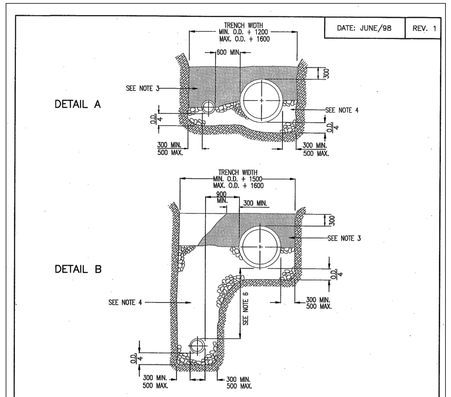


NOTES:

- TO BE USED UNDER APPROPRIATE DRAINAGE CIRCUMSTANCES, BETWEEN APRIL AND DECEMBER.
- WOVEN GEOTEXTILE TO HAVE A MINIMUM EQUIVALENT OPENING SIZE OF 0.15mm AND A MAXIMUM EQUIVALENT OPENING SIZE OF 0.25mm.
- WOVEN GEOTEXTILE TO BE PLACED PERIODICALLY WHEN ACCUMULATED SEDIMENTS INTERFERES WITH DRAINAGE.
- CLEAR STONE TO BE PLACE ON TOP OF WRAPPED CATCHBASIN TO PROTECT GEOTEXTILE FROM LARGE OBJECTS.

INTERNAL CATCHBASIN PROTECTION DETAIL N/TS	BURNSIDE RJB 7.07

DATE: JUNE/98 | REV. 1



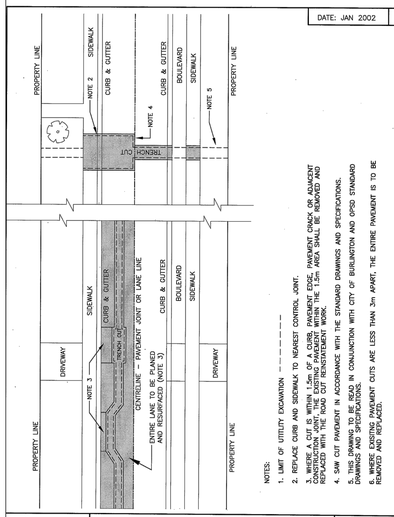
NOTE:

1) O.D. NOT TO INCLUDE BELL
2) TRENCH WIDTH AS SHOWN SHALL BE MAINTAINED TO THE LEVEL OF THE TOP OF PIPE
3) GRANULAR MATERIAL COMPACTED TO 95% STD. PROCTOR DENSITY, STONE SIZE WITHIN 300mm OF PIPE SURFACE SHALL NOT EXCEED 25mm
4) M.T.O. GRANULAR 'A' COMPACTED TO 95% STD. PROCTOR DENSITY
5) GRANULAR BACKFILL MATERIAL COMPACTED TO 95% STD. PROCTOR DENSITY TO BE USED IN ALL TRENCHES UNDER ROADWAYS, CURBS AND EXISTING OR PLANNED DRIVEWAYS.
6) VERTICAL SEPARATION SHALL NOT EXCEED 2.5m

DIMENSIONS IN mm EXCEPT AS NOTED

APPROVED	CITY OF BURLINGTON	METRIC
DIRECTOR OF ENGINEERING DATE: Feb. 17/99	ENGINEERING DEPARTMENT	SCALE: N.T.S.
	COMMON TRENCH FOR STORM & WASTEWATER MAIN	DWG. NO. S-186

DATE: JAN 2002 | NEW

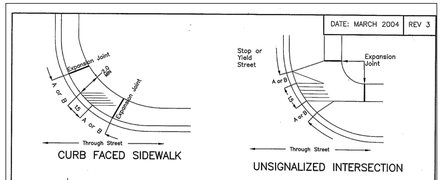


NOTES:

1. LIMIT OF UTILITY EXCAVATION
2. REPLACE CURB AND SIDEWALK TO NEAREST CONTROL JOINT.
3. WHERE A CUT IS WITHIN 1.5m OF A CURB, PAVEMENT EDGE, PAVEMENT CRACK OR ADJACENT REPLACED WITH THE LANE CUT BUT REINSTATEMENT WITHIN THE 1.5m AREA SHALL BE REMOVED AND
4. SAW CUT PAVEMENT IN ACCORDANCE WITH THE STANDARD DRAWINGS AND SPECIFICATIONS.
5. THIS DRAWING TO BE READ IN CONJUNCTION WITH CITY OF BURLINGTON AND OPSD STANDARD DRAWINGS AND SPECIFICATIONS.
6. ASPHALT OVERCUT AND RESTORATION CUTS ARE LESS THAN 3m APART, THE ENTIRE PAVEMENT IS TO BE REMOVED AND REPLACED.

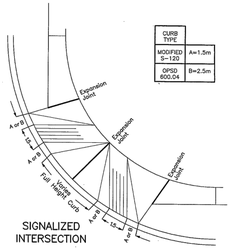
APPROVED	CITY OF BURLINGTON	METRIC
DIRECTOR OF ENGINEERING DATE: Jan. 14/02	ENGINEERING DEPARTMENT	SCALE: N.T.S.
	TRENCH CUT REINSTATEMENT OF FLEXIBLE PAVEMENT STRUCTURES	DWG. NO. S-114

DATE: MARCH 2004 | REV 3

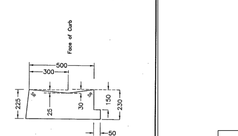


CURB FACED SIDEWALK

UNSIGNALIZED INTERSECTION



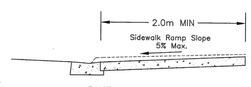
SIGNALIZED INTERSECTION



CURB AT SIDEWALK RAMP

NOTES:
FOR SIDEWALK STANDARD REFER TO S-121

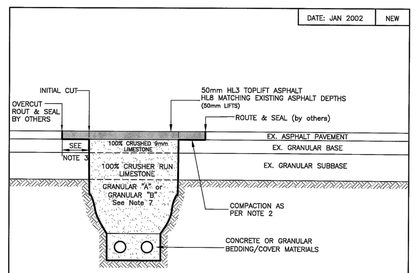
DIRECTIONAL LINES SHALL BE 10x10mmx2.0m LONG MADE WITH GROOVING TOOL HAVING A 15mm RADIUS



DIMENSIONS IN m EXCEPT AS NOTED

APPROVED	CITY OF BURLINGTON	METRIC
DIRECTOR OF ENGINEERING DATE: Oct. 19/04	ENGINEERING DEPARTMENT	SCALE: N.T.S.
	CONCRETE SIDEWALK RAMPS AT INTERSECTIONS	DWG. NO. S-123

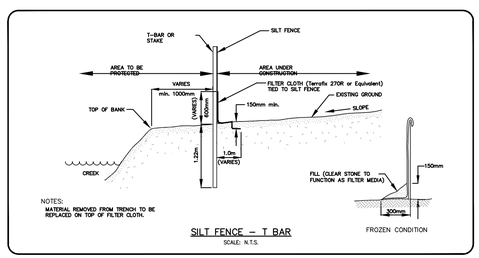
DATE: JAN 2002 | NEW



NOTES:

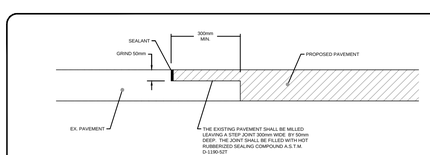
1. TACK COAT AND SEAL ALL VERTICAL ASPHALT SURFACES
2. COMPACT ALL GRANULAR MATERIAL TO AT LEAST 100% OF ITS STANDARD PROCTOR DENSITY.
3. MINIMUM STEP JOINT WIDTH FROM UNDISTURBED EDGE OF EXCAVATION
   300mm FOR EXCAVATIONS LESS THAN 1.5m DEPTH
   600mm FOR EXCAVATIONS GREATER THAN 1.5m DEPTH
4. OVERCUT AND PLACEMENT OF GRANULAR BASE/SUBBASE AND ASPHALT TO BE DONE AFTER PLACEMENT AND COMPACTION OF TRENCH BACKFILL.
5. ASPHALT OVERCUT AND RESTORATION TO BE COMPLETED BETWEEN APRIL 1 AND OCTOBER 31.
6. THIS DRAWING TO BE READ IN CONJUNCTION WITH CITY OF BURLINGTON AND OPSD STANDARD DRAWINGS AND SPECIFICATIONS
7. UNSHRINKABLE FILL SHALL BE USED WHERE DIRECTED BY THE CITY INSPECTOR.

APPROVED	CITY OF BURLINGTON	METRIC
DIRECTOR OF ENGINEERING DATE: Feb. 6/02	ENGINEERING DEPARTMENT	SCALE: N.T.S.
	FLEXIBLE PAVEMENT EXCAVATION REINSTATEMENT	DWG. NO. S-114A

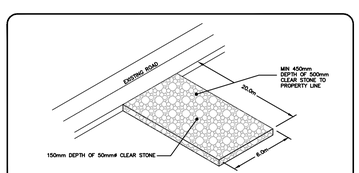


NOTES:
MATERIAL REMOVED FROM TRENCH TO BE REPLACED ON TOP OF FILTER CLOTH.

SILT FENCE – T BAR
SCALE: N.T.S.



MEDIAN/STEP JOINT DETAIL
SCALE: N.T.S.



MUD MAT – CONSTRUCTION ACCESS
SCALE: N.T.S.

Survey and Legal Information:

TOPOGRAPHIC & LEGAL

PREPARED BY:R. G. McKIBBON LIMITED
TOPO DATE: NOVEMBER 02, 2004

SITE PLAN

PREPARED BY: SMV ARCHITECTS
PLANNERS DATE: OCTOBER 24, 2013

Benchmark Information:

BENCHMARK NOTES

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF BURLINGTON ELEVATION DATUM BENCHMARK N° 226 ELEVATION = 91.921, BRASS CAP IN TOP OF CONCRETE CURB ON THR CENTRE LINE ISLAND OF NEW STREET ON THE EAST SIDE OF INTERSECTION OF APPLEBY LINE AND NEW STREET, SOUTH SIDE OF THE ISLAND 3.3M FROM THE WEST END. (HORIZONTAL CONTROL MONUMENT N° 143780055)

Notes

1. This drawing is the exclusive property of R. J. Burnside & Associates Limited. The reproduction of any part without prior written consent of this office is strictly prohibited.
2. The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction.
3. This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.
4. Drawings not to be issued for construction until all required permits have been issued.

0 2 4 6 8 10 12 14 16 18 20 22 24
METERS 1:300

No	Issue / Revision	Date	Auth.
1	CLIENT REVIEW AND APPROVAL	JAN 11, 2014	BD
2	ISSUED FOR OFFICIAL PLAN AND ZONING AMENDMENT	MAR 07, 2014	BD

LICENSED PROFESSIONAL ENGINEER
B.P. DAVIES
100009086
March 07, 2014
PROVINCE OF ONTARIO

BURNSIDE
R.J. Burnside & Associates Limited
1465 Pickering Parkway
Pickering, Ontario, L1V 7G7
Telephone: (905) 420-5777
Fax: (905) 420-5247
web www.rjburnside.com

Client:
FIRST CAPITAL
85 HANNA AVE.
TORONTO
M6K 3S3

FIRST CAPITAL
Shopping For Everyday Life
A FIRST CAPITAL PROPERTY

Drawing Title

APPLEBY MALL RESIDENTIAL
5111 NEW STREET
BURLINGTON, ONTARIO
DETAILS

Drawn	Checked	Designed	Checked	Date	Drawing No.
TB	BD	BB	BD	13/11/11	D1
Scale		Project No.		Revision No.	
N/A		300034551			

Plotted by:Bbabayan Paper size: ARCH Full Bleed D (36.00 X 24.00 Inches) Plot table: Rjb Full Scale-pickering 2013.ctb
File Name: 034551_D1.dwg Date Plotted: March 05, 2014 - 9:25am