SITE PLAN GENERAL NOTES:

1. WHERE POSSIBLE, NO EXCAVATION SHOULD BE CARRIED OUT WITHIN THE DRIP LINES OF THE TREES TO BE SAVED, ROOT LOSS MUST BE MINIMAL

2. THE CONTRACTOR (BUILDER) TO CHECK AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES (CONNECTIONS) PRIOR TO CONSTRUCTION.

3. ALL DISTURBED AREAS WITHIN EXISTING ROADS AND BOULEVARDS TO BE RECONSTRUCTED TO THE SATISFACTION OF THE CITY OF BURLINGTON WORKS DEPARTMENT.

4. ROOF DOWN SPOUTS TO SPILL ONTO GROUND VIA SPLASH PADS.

5. A SNOW FENCE OR OTHER BARRIER SHOULD BE ERECTED AROUND THE TREE TO AT LEAST THE DRIP LINE. THE SMALL FIBROUS ROOTS, WHICH FEED THE TREE ARE IN MOST CASES LOCATED PRIMARILY AT THE EXTREMITIES OF THE ROOT SYSTEM AND THEREFORE, MUST BE PROTECTED.

6. DO NOT BURN WASTE OF FLUSH CONCRETE TRUCKS OR CEMENT MIXERS OVER NEAR THE ROOT SYSTEM. ANY AND ALL DAMAGED TREES MUST BE IMMEDIATELY REPAIRED AT THE CONTRACTORS EXPENSE.

7. THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 600 mm. IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.

8. THE OWNER IS RESPONSIBLE FOR ENSURING THAT THE TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. NO MATERIALS (CONSTRUCTION MATERIALS, SOIL, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED, OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL BE CAUSE FOR THE TREE PRESERVATION LETTER OF CREDIT TO BE HELD FOR 2 (TWO) YEARS FOLLOWING COMPLETION OF SITE WORKS.

SIGNATURE OF HOMEOWNER:

9. SEDIMENT CONTROLS AS PER CITY STANDARD ARE TO BE IMPLEMENTED DURING CONSTRUCTION.

10. ALL DAMAGED LANDSCAPE AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.

11. ANY EXCESS EXCAVATED MATERIAL IS TO BE REMOVED FROM THE SITE

12. EXISTING DRAINAGE PATTERN IS TO BE MAINTAINED.

13. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.

14. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.

15. ALL PROPOSED CURBING AT THE ENTRANCES TO THE SITE IS TO STOP AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK. CURB RETAINS SHALL MAINTAIN A MINIMUM CLEARANCE OF 1.2M FROM ABOVE GROUND UTILITIES (EG. HYDRO POLES, HYDRANT)

16. PRIOR TO ISSUANCE OF A BUILDING PERMIT, A SECURITY/ LETTER OF CREDIT IS REQUIRED (TREES, SHRUBS, SOD, FENCING) TO BE SUBMITTED TO THE BUILDING OF FINANCE DEPT. ONCE SITE WORK IS DONE, CONTACT ENGINEERING STAFF TO ARRANGE A SITE INSPECTION, TO ALLOW RELEASE OF SECURITIES.

17. ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.

18. IF A WELL IS DISCOVERED, IT WILL BE DECOMMISSIONED IN ACCORDANCE WITH THE ONTARIO WATER RESOURCES ACT REGULATION 903 (formerly 612/84) AND ANY OTHER APPLICABLE REGULATIONS AND GUIDELINES.

19. THE HOARDING MUST BE INSPECTED PRIOR TO REMOVAL OF ANY TREE PROTECTION HOARDING FROM THE SITE.

20. ALL DISTURBED DRIVEWAY AREAS ARE TO BE RE-ASPHALTED PRIOR TO SECURITIES RELEASE.

21. PRIOR TO ANY CONSTRUCTION TAKING PLACE, HOARDING ADJACENT TO EXISTING PROPERTIES TO PROTECT FROM CONSTRUCTION ACTIVITIES AND ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.

22. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY RELOCATIONS NECESSITATED BY THE SITE PLAN.

23. SHOULD THE INSTALLATION OF BELOW GROUND SERVICES REQUIRE HOARDING TO BE REMOVED, PLANNING AND BUILDING STAFF ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK. SHOULD AN ALTERNATE SERVICE ROUTE NOT BE POSSIBLE, STAFF WILL INSPECT AND DOCUMENT THE CONDITION OF VEGETATION AND SERVICING INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO VEGETATION.

24. ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE LIMITS OF THE CITY BOULEVARD AREA.

25. CONSTRUCTION MATERIALS ARE NOT TO BE PUT OUT FOR COLLECTION.

DEVELOPMENT ENGINEERING REQUIRED NOTES:

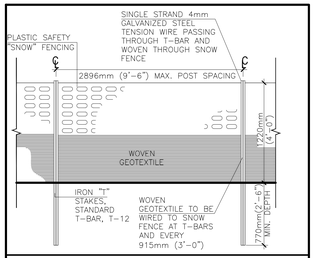
1. ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

2. ALL PROPOSED CURBING WITHIN THE MUNICIPALITY BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS: A) FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING AN STREET TOWNHOUSES, ALL CURBING IS TO STOP A THE PROPERTY LIMIT OR THE BACK OF THE MUNICIPALITY SIDEWALK, WHICHEVER IS APPLICABLE.

3. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED.

4. THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.

1 / A1.2 GENERAL NOTES
SCALE: DNS



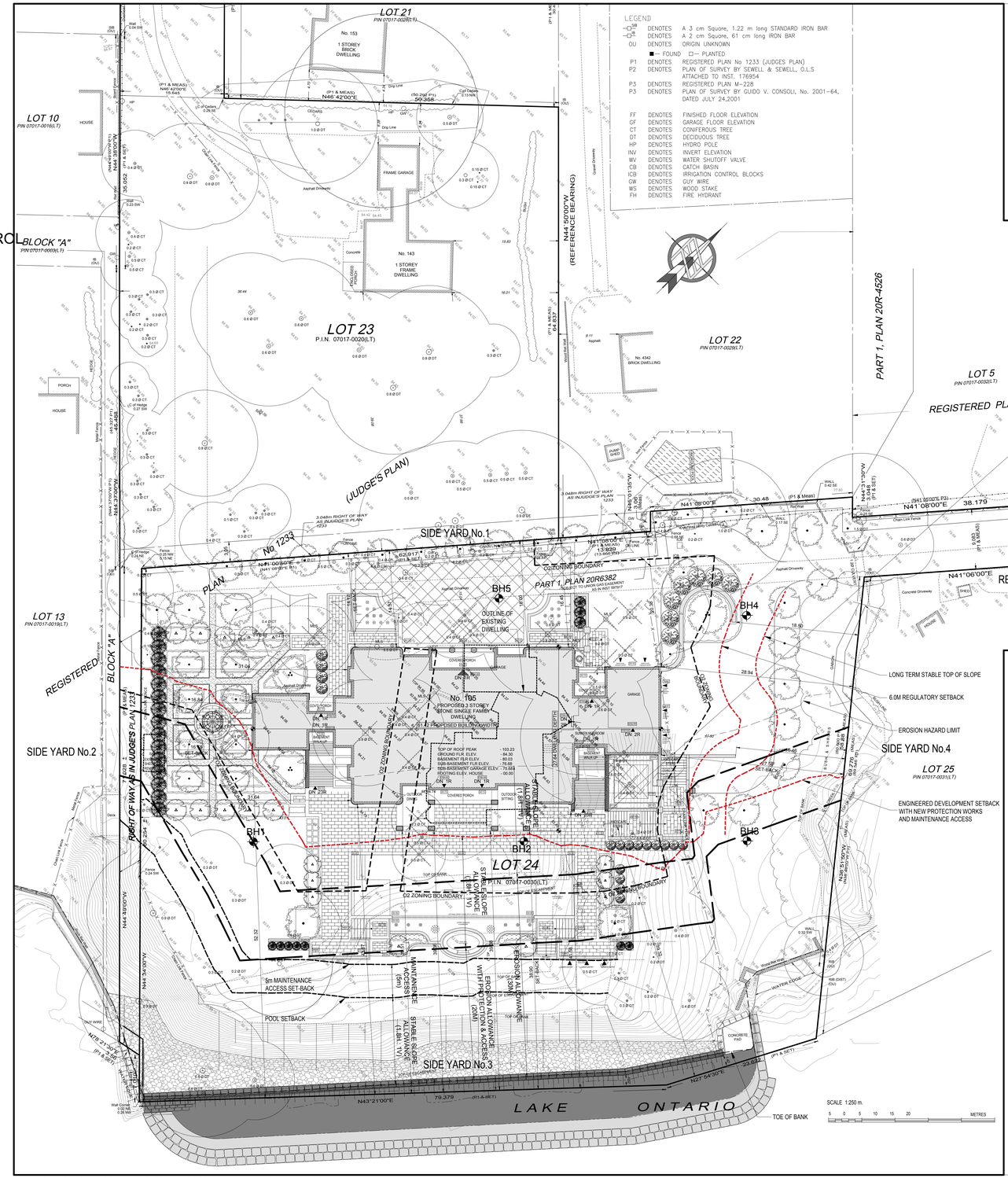
D SEDIMENT CONTROL HOARDING

3 / A1.2 HOARDING - SEDIMENT CONTROL
SCALE: DNS

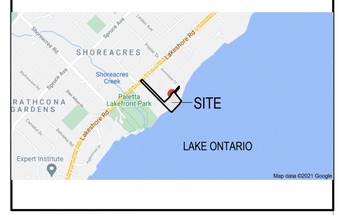
4 / A1.2 RESERVED
SCALE: DNS

2 / A1.2 DETAIL
SCALE: ENTER SCALE

5 / A1.2 DETAIL
SCALE: ENTER SCALE



6 / A1.2 PARTIAL SITE PLAN (SOUTH EAST END)
SCALE: 1:250



8 / A1.2 KEY PLAN
SCALE: DNS

SITE STATISTICS:

ADDRESS:	105 AVONDALE COURT BURLINGTON, ONTARIO L7L 2M8		
LEGAL DESCRIPTION:	LOT 24 JUDGE'S PLAN 1233		
ZONING:	RESIDENTIAL R1.2		
	%	METRIC	IMPERIAL
LOT AREA:		9130.42	98282.24
LOT FRONTAGE:			
AT STREET AS PER DEFINITION (@ 1m back from property line)		16.54	54.27
GROSS FLOOR AREA:			
PERMITTED (35% of total Lot Area)	35	3195.65	34398.78
PROPOSED GFA			
GARAGE		75.30	811
GROUND FLOOR		858.51	9,241
SECOND FLOOR		787.83	8,480
THIRD FLOOR		710.50	7,648
TOTAL	26.64	2432.14	26,180
TOTAL BASEMENT		976.37	10,510
FINISHED AREA		445.57	4,796
LOWER GARAGE		266.44	2,868
UNFINISHED AREA		684.85	7,372
LOT COVERAGE:			
PERMITTED	35	3195.65	34,398.78
PROPOSED DWELLING (INCL. GARAGE)	10.62	968.51	10,425
PROPOSED COVERED PORCHES	1.56	142.84	1,538
PROPOSED STAIRS & SUB-GRADE BSMT. STRUCT.	1.35	123.67	1,331
PROPOSED TOTAL	13.53	1235.03	13,294
MAXIMUM HEIGHT TO RIDGE:			
PERMITTED		11.50	37'-9"
PROPOSED		23.39	76'-8 3/4"
PERMITTED		2-1/2 STOREYS	
PROPOSED		3 STOREYS	
NO. OF STOREYS:			
SETBACK CALCULATIONS:			
FRONT YARD - PERMITTED (DWELLING)	=	9.00	29.53
- PROPOSED (DWELLING)		N/A	N/A
REAR YARD - PERMITTED (DWELLING)	=	9.00	29.53
- PROPOSED (DWELLING)		N/A	N/A
SIDE YARD 1 - PROPOSED DWELLING	=	14.12	46.33
SIDE YARD 2 - PROPOSED DWELLING	=	16.78	55.05
SIDE YARD 3 - PROPOSED DWELLING	=	38.90	127.62
SIDE YARD 4 - PROPOSED DWELLING	=	27.56	90.42
SIDE YARD 5 - PROPOSED DWELLING	=	24.40	80.05

9 / A1.2 SITE STATISTICS
SCALE: ENTER SCALE

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

SITE ACCREDITATION:

SURVEYOR'S REAL PROPERTY REPORT - PART 1

LOT 24
JUDGE'S PLAN 1233
IN THE
CITY OF BURLINGTON

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

REGISTERED EASEMENTS AND /OR RIGHT OF WAY
07017-0020: SUBJECT TO 156350, 238879, 411130 , 818324 AND 844952

07017-0030: SUBJECT TO 113136 (EXCEPT 176954 & PT1, 20R4,559,) AND 597917

THIS SURVEY WAS PREPARED FOR GILLIAN STEVENS AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S REAL PROPERTY REPORT - PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH THE SURVEY REPORT DATED N/A

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF LOT 23 AS SHOWN ON JUDGE'S PLAN No. 1233 HAVING A BEARING OF N44°50'00"W.

BENCHMARK NOTE
CITY OF BURLINGTON BENCHMARK No.380. BRASS PLAQUE ON THE NORTH FACE AT THE TOP NORTHWEST CORNER OF A CONCRETE RETAINING WALL AT THE NORTHEAST CORNER OF THE INTERSECTION OD POPLAR DRIVE AND LAKESHORE ROAD.
ELEVATION 82.57m

SITE LEGEND:

	PROPERTY LINE
83.0	EXISTING GRADE
83.0	FINISHED GRADE
F.F.E.	FINISHED FLOOR ELEVATION
F.B.E.	FINISHED BASEMENT ELEVATION
F.D.E.	FINISHED DECK ELEVATION
	MAIN ENTRANCE
	SECONDARY ENTRANCE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
1	TREE NUMBER PER ARBOURIST REPORT
	TREE HOARDING AS PER ARBORIST REP.
82.67 TR / 82.14 BR	ELEVATION AT TOP OF RETAINING WALL / ELEVATION AT BOTTOM OF RETAINING WALL

REF.	DATE:	DESCRIPTION:
6	24.12.20	ISSUED FOR REZONING SUBMISSION
5	24.10.21	ISSUED FOR GRADING COORDINATION
4	24.06.14	ISSUED FOR PRECONSULT APPLI.
3	23.02.20	ISSUED FOR CLIENT REVISIONS
2	21.05.27	ISSUED FOR CLIENT MEETING
1	21.04.06	ISSUED FOR CLIENT MEETING

REVISIONS / ISSUANCE:

CLIENT:
PRIVATE RESIDENCE

ADDRESS:105 AVONDALE CRT, LOT 24
CITY: CITY OF BURLINGTON, ONTARIO

DRAWING TITLE:
SITE PLAN
SITE STATISTICS

DRAWN: CP
DATE: 21.04.04
SCALE: 1:250
JOB NUMBER:
SHEET NUMBER: A1.2

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