MTE FILE PATH: P:\P\48247\100\48247-100-C2

June 30, 2023 – 11:51:44 AM – Plotted By: Chirag Mariya

NOTE: CITY OF BURLINGTON'S DESIGN AND CONSTRUCTION GROUP IS TO BE CONTACTED PRIOR TO ANY SURFACE COURSE WORKS BEING COMPLETED.

MATCH INTO EX. MAINTENANCE ROAD

PROP. 4.5m WIDE MAINTENANCE ACCESS @ 7.0% SLOPE

AREA TO BE REGRADED

PROPOSED GATE

MATCH INTO EX. GRADES WITH MAX. 3:1 SLOPE

PROPOSED 9.0m–500mmø @ 0.5% CSP CULVERT UNDER ROAD TO MAINTAIN EXISTING SWALE AND MATCH EXISTING GRADES AND SLOPE OF SWALE. CONTRACTOR TO CONFIRM INFORMATION ON SITE AND REPORT BACK TO ENGINEER.

EXPOSED PROPOSED BUILDING STRUCTURE C/W GUARD RAILS (DESIGNED BY OTHERS). TFW=105.00 BFW=101.75EX+/– BOTTOM OF FOUNDATION WALL TO MATCH INTO EX. GRADES. MAX HEIGHT=4.35m

RETAINING WALLS 1m OR GREATER IN HEIGHT ARE REQUIRED TO BE DESIGNED, STAMPED AND SIGNED BY A STRUCTURAL ENGINEER

EX. SWALE @ 0.5%

END OF EXPOSED PROPOSED BUILDING STRUCTURE. EXISTING EXTERNAL GRADES TO BE MATCHED AT THE PROPERTY LINE

PROPOSED DROP CURB AS PER OPSD 600.110

MATCH INTO EXISTING GRADE HERE.

SUPER ELEVATED DROP CURB PER OPSD 600.060

PROPOSED DROP CURB AS PER OPSD 600.110

EX. LP TO BE RELOCATED

MATCH INTO EX. GRADES WITH MAX. 3:1 SLOPE

PROPOSED GATE

TW=107.65 BW=103.00

TW=108.68 BW=106.50EX

TW=105.00 BW=101.75EX

TW=105.00 BW=101.40EX

4m @ 6.0%

TW=108.68 BW=106.65EX

TW=107.65 BW=103.50EX

TW=107.05 BW=104.91

TW=108.00 BW=106.25EX

22.0m

PROPOSED CANOPY

12.0%

TRENCH DRAIN T/G=101.90

UNDERGROUND PARKING LIMIT

INTAKE SHAFT

ENTRANCE TO UNDERGROUND PARKING

AD1 T/G=104.70

MH1A T/G=104.80

ACCESS HATCH

MH1–EF08 T/G=104.86

MH2A T/G=104.60

AD2 T/G=104.50

PROPOSED BUILDING
FFE=105.06

BUILDING A
PHASE 1

PROPOSED BIKE RACK (TYP.)

PROPOSED FIRE DEPARTMENT CONNECTION @ GROUND FLOOR

PROPOSED DROP CURB AS PER OPSD 600.110

CAR SHARE

PROPOSED CURB TO MATCH INTO EX. CURB AND GRADES HERE.

TRENCH DRAIN T/G=102.19

MATCH INTO EX. SLOPE

EXPOSED PROPOSED BUILDING STRUCTURE C/W GUARD RAIL (DESIGNED BY OTHERS) TFW=106.80 BFW=102.99m+/– BOTTOM OF FOUNDATION WALL TO MATCH INTO EX. GRADES. MAX. HEIGHT=3.81m

PHASE 1
PHASE 2
PHASE 3

AD3 T/G=104.72

AD4 T/G=104.55

AD5 T/G=104.72

AD6 T/G=104.66

AD7 T/G=104.64

ASPHALT

SOD

GARBAGE BIN (TYP.)

EX. SWALE

PROPOSED DROP CURB AS PER OPSD 600.110

PROPOSED FIRE DEPARTMENT CONNECTION @ GROUND FLOOR

PROPOSED BIKE RACK (TYP.)

PROPOSED CANOPY (TYP.)

EX. SIGN TO BE RELOCATED DURING CONSTRUCTION AND RE–INSTALLED AFTER CONSTRUCTION.

MH3A T/G=105.02

PROPOSED BUILDING
FFE=104.95

BUILDING C
PHASE 3

PROPOSED BUILDING
FFE=105.06

BUILDING B
PHASE 2

RETAIL/AMENITY PLAZA

MH4A T/G=107.18

MH5A T/G=106.95

CB1 T/G=105.22

CB2 T/G=107.36

MH3 T/G=108.92

CB3.1 T/G=108.88

CB2.1 T/G=108.86

EX. LP TO BE RELOCATED

PROP. ROAD CURB & GUTTER PER OPSD 600.040 (TYP.)

EX. CB TO BE RELOCATED

MATCH INTO EXISTING SIDEWALK AND GRADES

EX. ENTERANCE TO SALES OFFICE TO BE REMOVED AND SIDEWALK, BOULEVARD, AND CURB TO BE REINSTATED AS PER REGION OF HALTON STANDARDS. SIDEWALK TO BE REINSTATED AS PER REGION OF HALTON STD. S–121.

SAW CUT AND REMOVE EX. ASPHALT AND REPLACE TO EXISTING CONDITION OR BETTER AND TO THE SATISFACTION OF THE CITY OF BURLINGTON PER STD. S–114–B. REFER TO ASPHALT LAP JOINT DETAIL ON C2.4 RESTORATION LIMITS TO BE DETERMINED ON SITE AFTER CONSTRUCTION WITH THE CITY OF BURLINGTON.

PROPOSED MASONRY COURT ROAD WIDENING PROPOSED AS PER BA GROUP PLANS FUNCTIONAL DESIGN

WATERDOWN ROAD

COOKE BLVD

MASONRY COURT

±3.90 ROAD WIDENING REQUIRED

LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- EASEMENT
- EXISTING SPOT ELEVATIONS/CONTOURS
- EXISTING DIRECTION OF DRAINAGE/SWALE
- EXISTING CURB
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING EMBANKMENT (SLOPE AS NOTED)
- EXISTING OVERHEAD WIRE
- EXISTING TACTILE WALKING STRIP

LEGEND OF PROPOSED FEATURES

- PROPOSED SPOT ELEVATIONS
- EX =MAINTAIN EXISTING
- T/G =TOP OF CASTING/GRATE
- INV =INVERT ELEVATION
- FFE =FINISHED FLOOR ELEVATION
- SPOT ELEVATIONS (BY OTHERS)
- SPOT ELEVATIONS ON RAMP
- DIRECTION OF DRAINAGE
- DRAINAGE SPLIT
- EMBANKMENT (SLOPE AS NOTED)
- PROPOSED BUILDING
- OVERHEAD DOOR
- MAN DOOR
- CONCRETE CURB
- RETAINING WALL
- OVERLAND FLOW ROUTE (MAJOR STORM)
- PHASING LINE
- AREA DRAIN
- CAISSON (BY OTHERS)
- UNDERGROUND PARKING LIMIT
- CANOPY
- ROAD CUT C/W LAP JOINT (SEE DETAIL ON C2.4)
- GRAVEL AREA REMOVALS
- CONCRETE AREA REMOVALS
- SOD AREA REMOVALS
- TRENCH DRAIN
- TACTILE WALKING STRIP

PROPOSED UNDERGROUND PHASING
SCALE 1:1000

CITY OF BURLINGTON
C.N.R.
SITE
MASONRY CRT
EMERY AVE
WATERDOWN RD
COOKE BLVD
CLEARVIEW AVE
QUEEN MARY AVE
ST MATTHEWS AVE
BEDFORD AVE
DALEWOOD AVE
WHITE OAK DR
PLAINS RD E

KEY PLAN N.T.S.

GEODETIC BM ELEV. = 100.718m
ELEVATIONS ARE REFERRED TO THE CITY OF BURLINGTON BENCHMARK NO. 0011922u2445.

SITE BENCHMARK ELEV. = m

NOTE TO CONTRACTOR :

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NOTE:

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No.	REVISION	BY	YYYY–MM–DD
8.			
7.			
6.			
5.			
4.			
3.	RE–ISSUED FOR CITY COMMENTS	GPB	2023–06–16
2.	RE–ISSUED FOR ZBA	GPB	2023–02–17
1.	ISSUED FOR ZBA	GPB	2021–11–22

MTE
Engineers, Scientists, Surveyors
905-639-2552

LICENSED PROFESSIONAL ENGINEER G.P. BERENYI 100058712 2023-06-30 Digital Original PROVINCE OF ONTARIO
48247-100

NOT FOR CONSTRUCTION

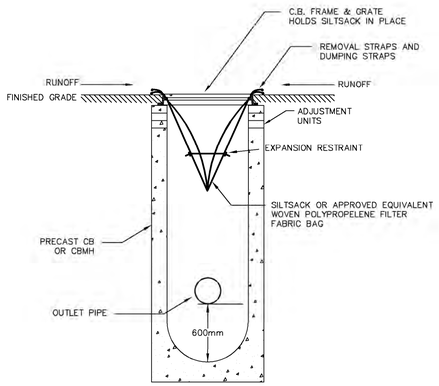
CLIENT
ADI DEVELOPMENT (MASONRY INC)
1100 BURLOAK DR SUITE 700 BURLINGTON, ON

PROJECT
1120 COOKE BLVD
THREE MULTI–STOREY BUILDING
1120 COOKE BLVD BURLINGTON, ON

DRAWING
SITE GRADING PLAN

Project Manager G. BERENYI	Project No. 48247-100
Design By EXK	Checked By GPB
Drawn By LXQ/DXC	Checked By LXQ
Surveyed By OTHERS	Drawing No. C2.1
Date Jun.23/21	
Scale 1:300	Sheet 4 of 9

P:\P\48247\100\48247-100-C2
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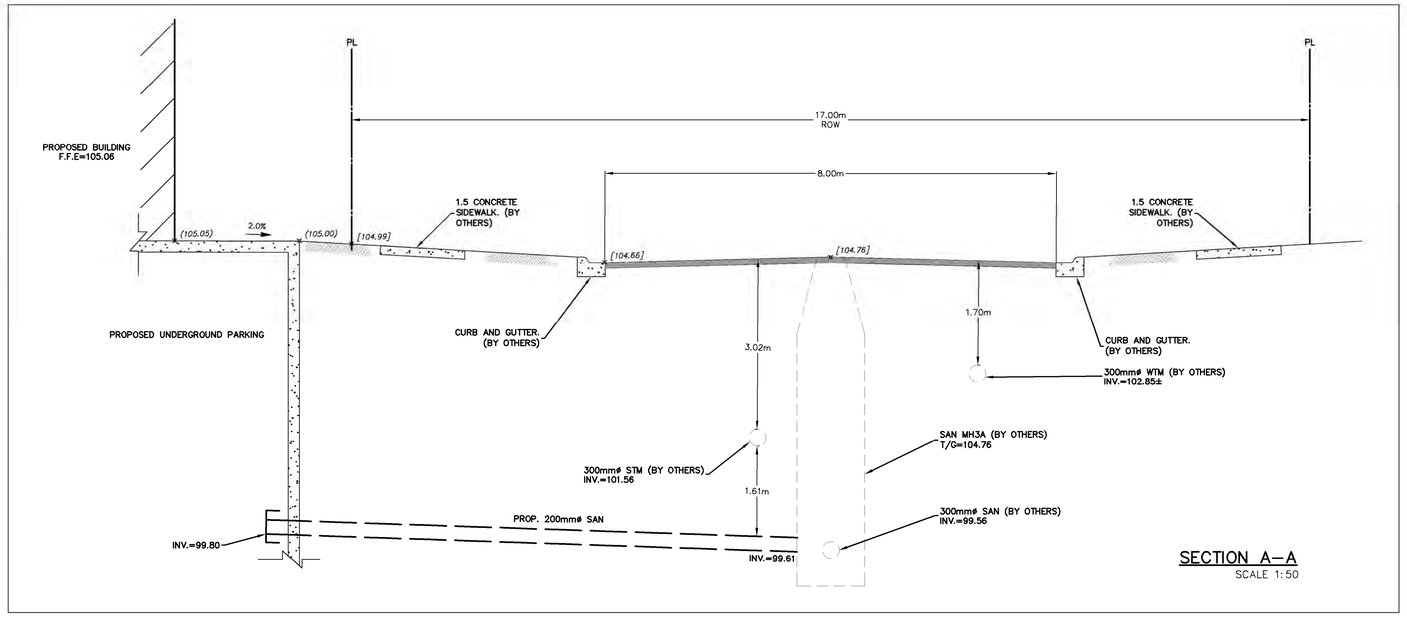


MAINTENANCE SCHEDULE

–INSPECT AFTER EVERY MAJOR RAIN EVENT.
–INSPECT EVERY 3 WEEKS MINIMUM.
–SILTSACK SHOULD NEVER BE OVER HALF FULL.
–FULL BAG CAN BE REMOVED, DUMPED, CLEANED AND REUSED
(TO REMOVE INSERT 25mm REBAR INTO REMOVAL FLAP POCKETS)
(TO DUMP INSERT 25mm REBAR INTO BOTH DUMPING STRAPS)

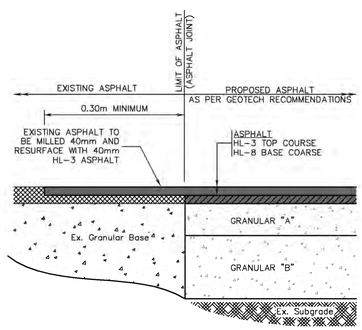
TEMPORARY SILTSACK SILTATION CONTROL IN CB

N.T.S.



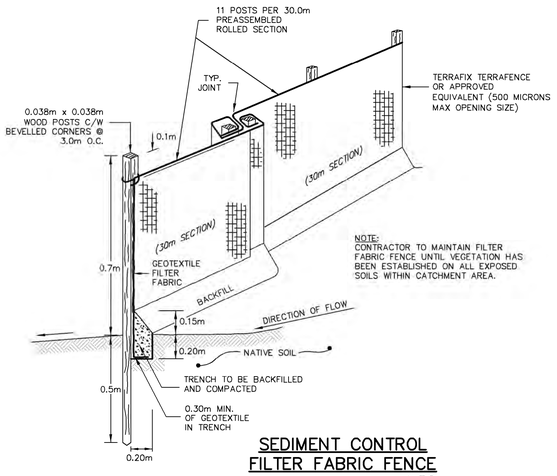
SECTION A–A

SCALE 1:50



ASPHALT LAP JOINT DETAIL

N.T.S.



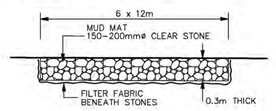
NOTE:
CONTRACTOR TO MAINTAIN FILTER FABRIC FENCE UNTIL VEGETATION HAS BEEN ESTABLISHED ON ALL EXPOSED SOILS WITHIN CATCHMENT AREA.

SEDIMENT CONTROL FILTER FABRIC FENCE

N.T.S.

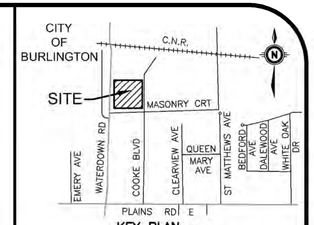
DESIGNATED ACCESS FOR ALL CONSTRUCTION TRAFFIC.

INSTALL 'MUD MAT', AS PER DETAIL BELOW, PRIOR TO ANY OTHER CONSTRUCTION. MAT TO BE MAINTAINED IN GOOD WORKING ORDER UNTIL GRADING WORKS ARE COMPLETED AND GRANULAR "A" & "B" HAVE BEEN PLACED.



CONSTRUCTION ACCESS DETAIL

N.T.S.



KEY PLAN N.T.S.

GEODETIC BM **ELEV. = 100.718m**
ELEVATIONS ARE REFERRED TO THE CITY OF BURLINGTON BENCHMARK NO. 0011922u2445.

SITE BENCHMARK **ELEV. = m**

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2.	RE-ISSUED FOR ZBA	GPB	2023-02-17
1.	ISSUED FOR ZBA	GPB	2021-11-22

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Engineers, Scientists, Surveyors
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LICENSED PROFESSIONAL ENGINEER G.P. BERENYI 100058712 2023-06-30 Digital Original PROVINCE OF ONTARIO 48247-100

NOT FOR CONSTRUCTION

CLIENT
ADI DEVELOPMENT (MASONRY INC)
1100 BURLOAK DR SUITE 700 BURLINGTON, ON

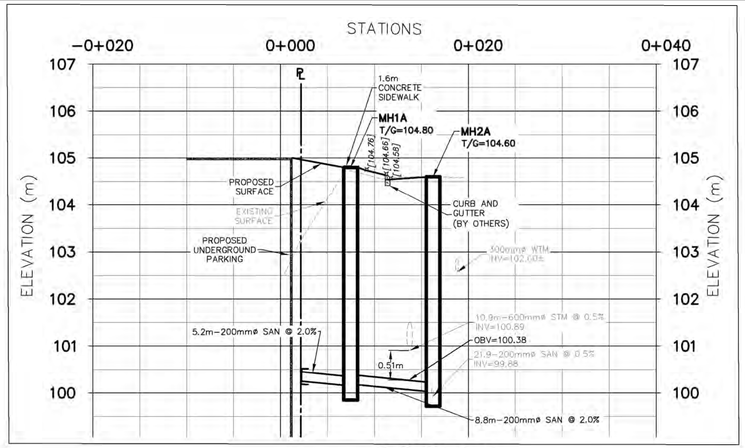
PROJECT
1120 COOKE BLVD
THREE MULTI–STOREY BUILDING
1120 COOKE BLVD BURLINGTON, ON

DRAWING
DETAILS PLAN

Project Manager G. BERENYI	Project No. 48247-100
Design By EXK	Checked By GPB
Drawn By LXQ/DXC	Checked By LXQ
Surveyed By OTHERS	Drawing No. C2.4
Date Jun.23/21	
Scale AS SHOWN	Sheet 7 of 9

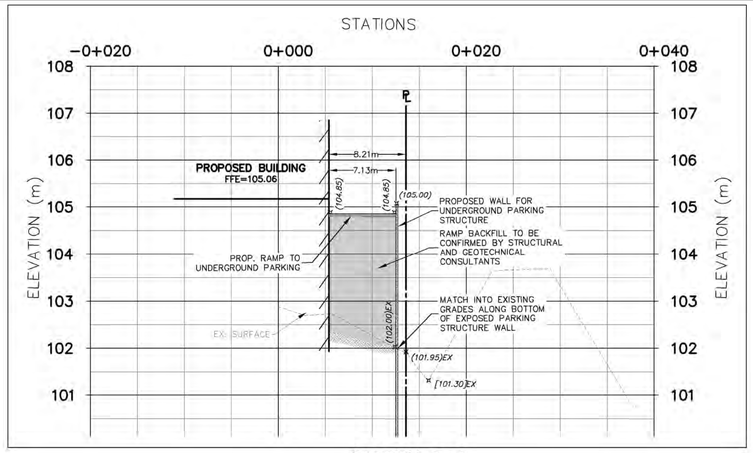
June 30, 2023 – 11:54:19 AM – Plotted By: Chirag Mariya

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MTE FILE PATH:



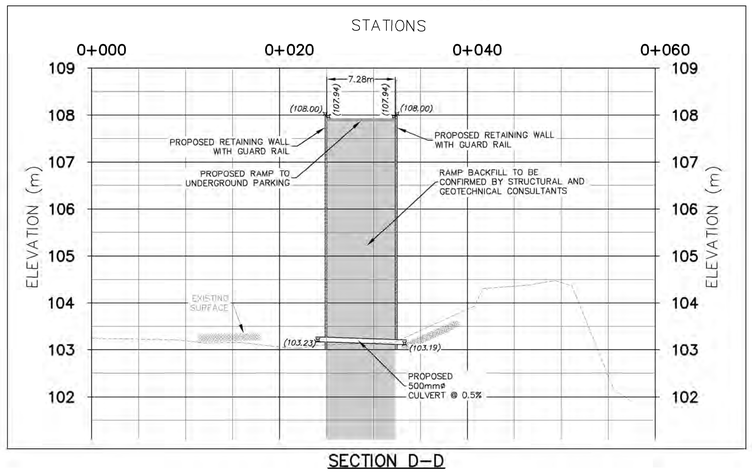
SECTION B–B

SCALE H 1:300
V 1:60



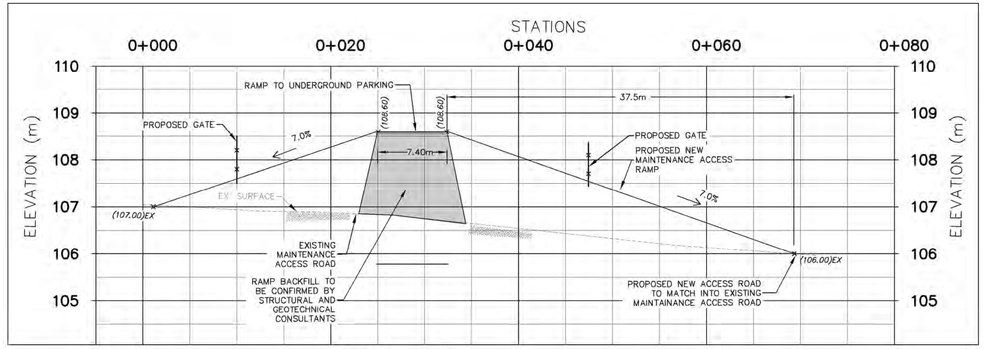
SECTION C–C

SCALE H 1:300
V 1:60



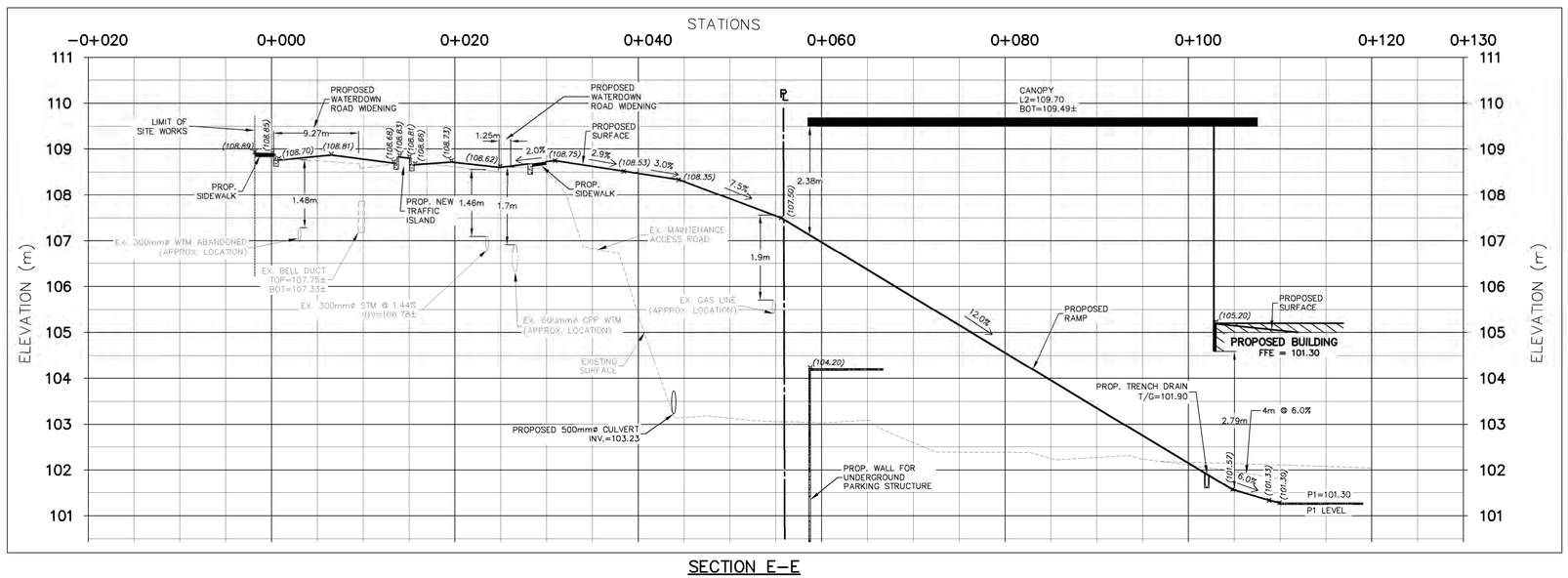
SECTION D–D

SCALE H 1:300
V 1:60



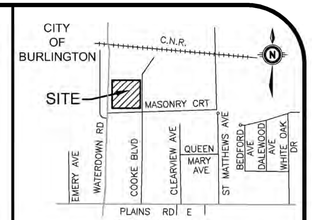
SECTION F–F

SCALE H 1:300
V 1:60



SECTION E–E

SCALE H 1:300
V 1:60



KEY PLAN N.T.S.

GEODETIC BM ELEV. = 100.718m
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SITE BENCHMARK ELEV. = m

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905-639-2552

LICENSED PROFESSIONAL ENGINEER G.P. BERENYI 100058712 2023-06-30 Digital Original PROVINCE OF ONTARIO
48247-100

NOT FOR CONSTRUCTION

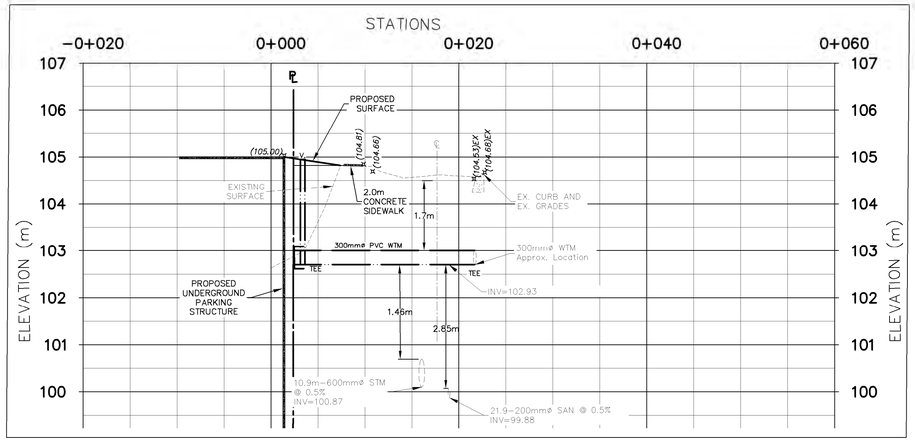
CLIENT
ADI DEVELOPMENT (MASONRY INC)
1100 BURLOAK DR SUITE 700 BURLINGTON, ON

PROJECT
1120 COOKE BLVD
THREE MULTI–STOREY BUILDING
1120 COOKE BLVD BURLINGTON, ON

DRAWING
CROSS SECTIONS
PLAN #1

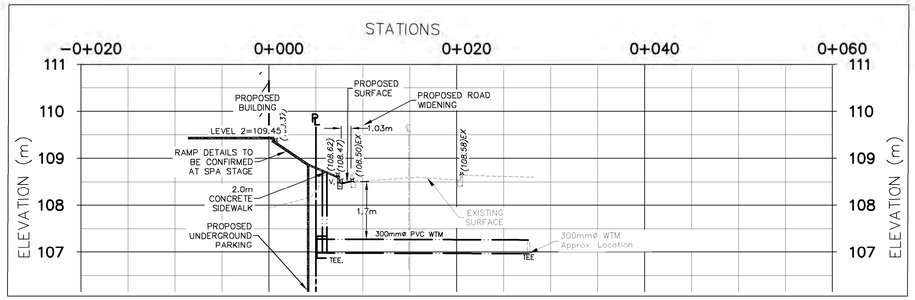
Project Manager: G. BERENYI	Project No.: 48247-100
Design By: EXK	Checked By: GPB
Drawn By: LXQ/DXC	Checked By: LXQ
Surveyed By: OTHERS	Drawing No.: C2.5
Date: Jun.23/21	
Scale: AS SHOWN	Sheet 8 of 9

June 30, 2023 – 11:54:33 AM – Plotted By: Chirag Maniya



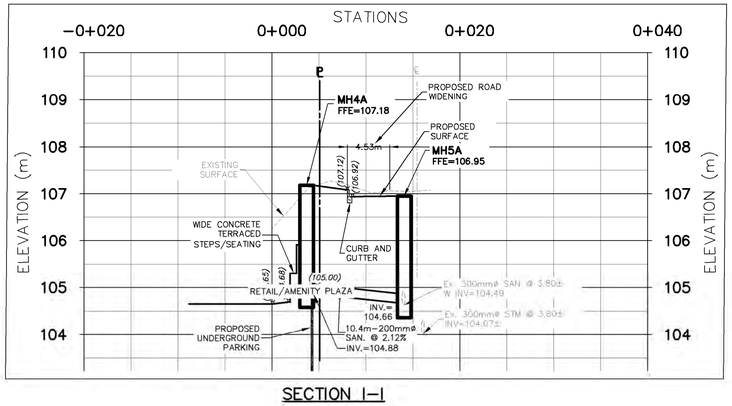
SECTION G−G

SCALE H 1:300
V 1:60



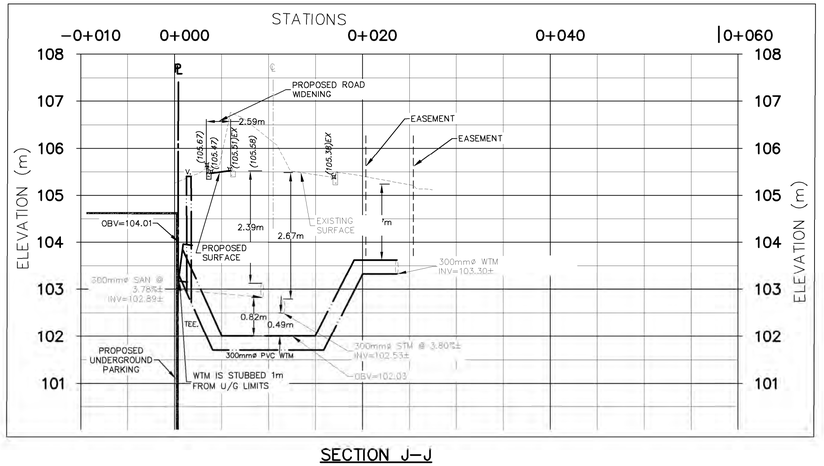
SECTION H−H

SCALE H 1:300
V 1:60



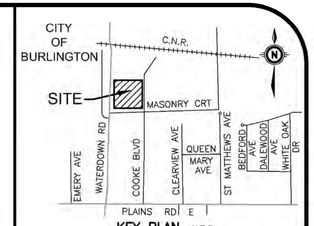
SECTION I−I

SCALE H 1:300
V 1:60



SECTION J−J

SCALE H 1:300
V 1:60



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Engineers, Scientists, Surveyors

905−639−2552

LICENSED PROFESSIONAL ENGINEER G.P. BERENYI 100058712 2023−06−30 Digital Original PROVINCE OF ONTARIO 48247−100

NOT FOR CONSTRUCTION

CLIENT
ADI DEVELOPMENT (MASONRY INC)
1100 BURLOAK DR SUITE 700 BURLINGTON, ON

PROJECT
1120 COOKE BLVD
THREE MULTI−STOREY BUILDING
1120 COOKE BLVD BURLINGTON, ON

DRAWING
CROSS SECTIONS
PLAN #2

Project Manager: G. BERENYI	Project No.: 48247−100
Design By: EXK	Checked By: GPB
Drawn By: LXQ/DXC	Checked By: LXQ
Surveyed By: OTHERS	Drawing No.: C2.6
Date: Jun.23/21	
Scale: AS SHOWN	Sheet 9 of 9

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June 30, 2023 − 11:54:51 AM − Plotted By: Chirag Maniya