

**SITE PLAN GENERAL NOTES:**

- ALL GRADES TO BE WITHIN 33% MAX. SLOPE AT PROPERTY LINE AND WITHIN THE SITE.
- THE CONTRACTOR (BUILDER) TO CHECK AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES (CONNECTIONS) PRIOR TO CONSTRUCTION.
- ALL DISTURBED AREAS WITHIN EXISTING ROADS AND BOULEVARDS TO BE RECONSTRUCTED TO THE SATISFACTION OF THE CITY OF TORONTO WORKS DEPARTMENT.
- ROOF DOWN SPOUTS TO SPILL ONTO GROUND VIA SPLASH PADS.
- I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF TORONTO

**SIGNATURE & SEAL OF ARCHITECT:**

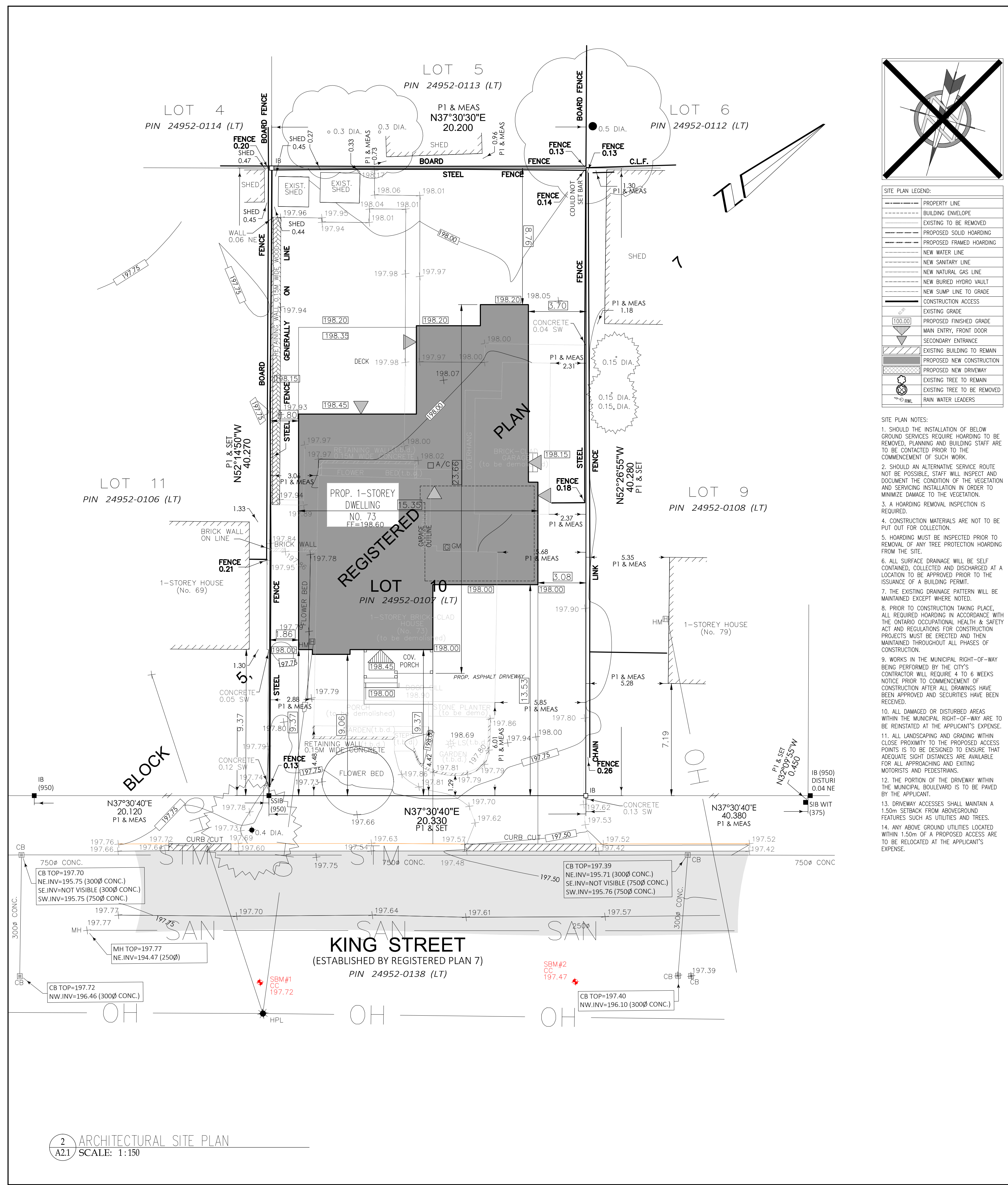
- THE CITY OF TORONTO REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION PLANNING AND BUILDING DEPT. AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF TORONTO.
- 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.
- 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 BUILDING DEPARTMENT. NO MATERIALS (BUILDING 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:**

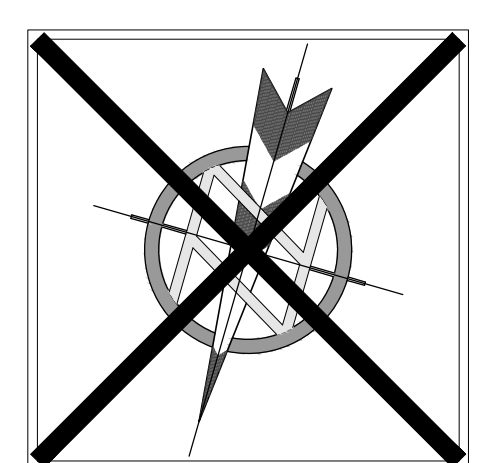
- SEDIMENT CONTROLS AS PER CITY STANDARD ARE TO BE IMPLEMENTED DURING CONSTRUCTION.
- ALL DAMAGED LANDSCAPE AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.
- ANY EXCESS EXCAVATED MATERIAL IS TO BE REMOVED FROM THE SITE.
- EXISTING DRAINAGE PATTERN IS TO BE MAINTAINED.
- ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS:
  - FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON STREET TOWNHOUSES, ALL CURBING IS TO STOP AT THE PROPERTY LIMIT OR THE BACK OF THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE.
- 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.
- THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN.
- THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.
- 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.
- RESERVED
- NO CONSTRUCTION ACCESS WILL BE PERMITTED FROM THE ADJOINING PARK/GREENBELT IF APPLICABLE.
- ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
- 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.

**1 GENERAL NOTES**

A21



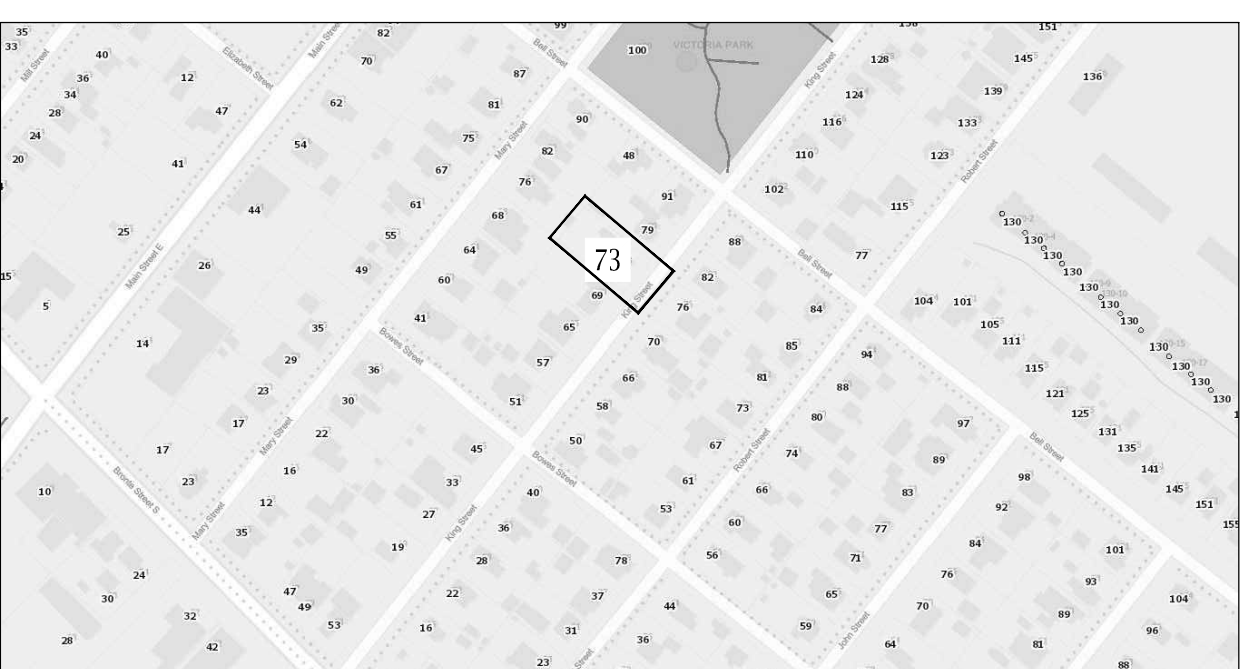
**2 ARCHITECTURAL SITE PLAN**  
A21 SCALE: 1:150



**SITE PLAN LEGEND:**

---	PROPERTY LINE
---	BUILDING ENVELOPE
---	EXISTING TO BE REMOVED
---	PROPOSED SOLID HOARDING
---	PROPOSED FRAMED HOARDING
---	NEW WATER LINE
---	NEW SANITARY LINE
---	NEW NATURAL GAS LINE
---	NEW BURIED HYDRO VAULT
---	NEW SUMP LINE TO GRADE
---	CONSTRUCTION ACCESS
---	EXISTING GRADE
---	PROPOSED FINISHED GRADE
---	MAIN ENTRY, FRONT DOOR
---	SECONDARY ENTRANCE
---	EXISTING BUILDING TO REMAIN
---	PROPOSED NEW CONSTRUCTION
---	PROPOSED NEW DRIVEWAY
---	EXISTING TREE TO REMAIN
---	EXISTING TREE TO BE REMOVED
---	RAIN WATER LEADERS

- SITE PLAN NOTES:**
- 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 ALTERNATIVE SERVICE ROUTE NOT BE POSSIBLE, STAFF WILL INSPECT AND DOCUMENT THE CONDITION OF THE VEGETATION AND SERVICING INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO THE VEGETATION.
  - A HOARDING REMOVAL INSPECTION IS REQUIRED.
  - CONSTRUCTION MATERIALS ARE NOT TO BE PUT OUT FOR COLLECTION.
  - HOARDING MUST BE INSPECTED PRIOR TO REMOVAL OF ANY TREE PROTECTION HOARDING FROM THE SITE.
  - ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  - THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED.
  - PRIOR TO CONSTRUCTION TAKING PLACE, ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH & SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
  - WORKS IN THE MUNICIPAL RIGHT-OF-WAY BEING PERFORMED BY THE CITY'S CONTRACTOR WILL REQUIRE 4 TO 6 WEEKS NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION AFTER ALL DRAWINGS HAVE BEEN APPROVED AND SECURITIES HAVE BEEN RECEIVED.
  - ALL DAMAGED OR DISTURBED AREAS WITHIN THE MUNICIPAL RIGHT-OF-WAY ARE TO BE REINSTATED AT THE APPLICANT'S EXPENSE.
  - ALL LANDSCAPING AND GRADING WITHIN CLOSE PROXIMITY TO THE PROPOSED ACCESS POINTS IS TO BE DESIGNED TO ENSURE THAT ADEQUATE SIGHT DISTANCES ARE AVAILABLE FOR ALL APPROACHING AND EXITING MOTORISTS AND PEDESTRIANS.
  - THE PORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD IS TO BE PAVED BY THE APPLICANT.
  - DRIVEWAY ACCESSES SHALL MAINTAIN A 1.50m SETBACK FROM ABOVEGROUND FEATURES SUCH AS UTILITIES AND TREES.
  - ANY ABOVE GROUND UTILITIES LOCATED WITHIN 1.50m OF A PROPOSED ACCESS ARE TO BE RELOCATED AT THE APPLICANT'S EXPENSE.



**3 KEY PLAN**  
A21 N.T.S.

<b>PROPERTY OWNER:</b> Babcock Residence 73 King Street Milton, Ontario, L9T 1J8	<b>ARCHITECT:</b> MICHAEL PETTES ARCHITECT INC. 2052 Highpoint Sideroad Caledon, Ontario, L7K 0H9 Attention: Michael Pettes PH: (905)901-1183
<b>SITE STATISTICS:</b>	
<b>ZONING:</b>	RLD1
<b>LOT INFORMATION:</b>	
<b>MIN. LOT AREA AS PER DEFINITION:</b>	N/A
<b>EXIST. LOT AREA:</b>	809.43
<b>MIN. LOT FRONTAGE AS PER DEFINITION:</b>	15.00
<b>ACTUAL LOT FRONTAGE:</b>	20.12
<b>MIN. LOT DEPTH AS PER DEFINITION:</b>	30.00
<b>ACTUAL LOT DEPTH:</b>	40.23
<b>SETBACK INFORMATION:</b>	
<b>MINIMUM FRONT YARD SETBACK:</b>	4.00
<b>PROPOSED:</b>	4.00
<b>MINIMUM REAR YARD SETBACK:</b>	7.50
<b>PROPOSED:</b>	12.27
<b>MIN. L. SIDEYARD SETBACK:</b>	1.80
<b>PROPOSED:</b>	1.80
<b>MIN. R SIDEYARD SETBACK:</b>	1.80
<b>PROPOSED:</b>	2.97
<b>GROSS FLOOR AREA:</b>	
<b>GROUND FLOOR AREA:</b>	200.63
<b>TOTAL GROSS FLOOR AREA:</b>	200.63
<b>COVERAGE CALCULATIONS:</b>	
<b>GROUND FLOOR AREA:</b>	200.63
<b>GARAGE AREA:</b>	46.30
<b>COVERED PORCHES:</b>	7.38
<b>MAX. ALLOWABLE COVERAGE:</b>	25.00%
<b>PROPOSED COVERAGE:</b>	31.42%
<b>HEIGHT CALCULATIONS</b>	
<b>MAX. ALLOWABLE HEIGHT:</b>	9.50
<b>PROPOSED HEIGHT:</b>	8.33
<b>LANDSCAPE CALCULATIONS:</b>	
<b>DWELLING AREA:</b>	254.31
<b>DRIVEWAY &amp; WALKWAY AREA:</b>	72.76
<b>DECK AREA:</b>	42.03
<b>MIN. REQ'D LANDSCAPING:</b>	30.00%
<b>PROPOSED LANDSCAPING:</b>	45.60%

**4 SITE STATISTICS**  
A21



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.

1	04.07.22	ISSUED FOR REVIEW
REF.	DATE:	DESCRIPTION:



**CLIENT:**  
BABCOCK RESIDENCE

**ADDRESS:** 73 KING STREET  
**CITY:** MILTON, ONTARIO, L9T 1J8  
**DRAWING TITLE:**  
SITE PLAN & SITE STATS

<b>DRAWN:</b> CB	<b>SCALE:</b>
<b>DATE:</b> May. 30, 22	<b>AS NOTED</b>
<b>JOB NO.:</b> 20-	<b>SHEET:</b> A2.1