

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

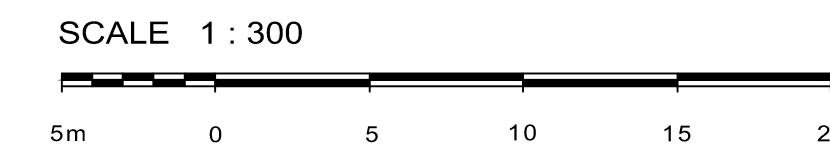
**CONSULTANT'S CERTIFICATION**

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF THE PROPOSED BUILDING TO BE CONSTRUCTED ON LOT 13, PLAN M-1731 AND HEREBY CERTIFY THAT:

- ADHERENCE TO THE PROPOSED ELEVATIONS AND GRADIENTS AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

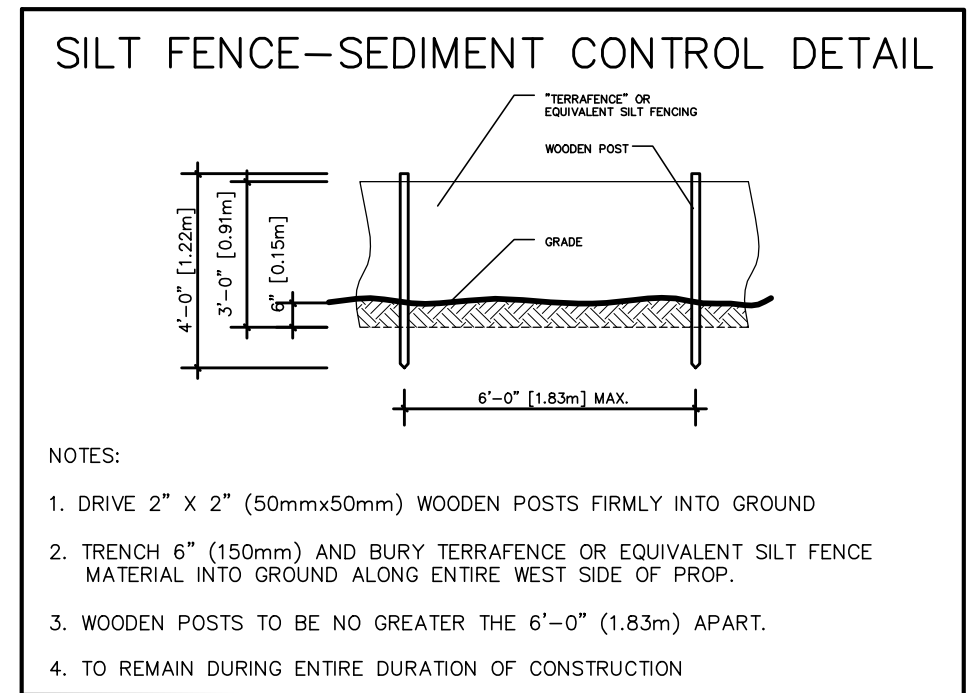
*[Signature]*  
FOO YIP NG, ONTARIO LAND SURVEYOR  
DATE: DECEMBER 28, 2012

SKETCH TO ILLUSTRATE PROPOSED GRADING ON  
**LOT 13**  
**REGISTERED PLAN M-1731**  
**CITY OF VAUGHAN**  
REGIONAL MUNICIPALITY OF YORK



**CITY OF VAUGHAN LOT GRADING NOTES**

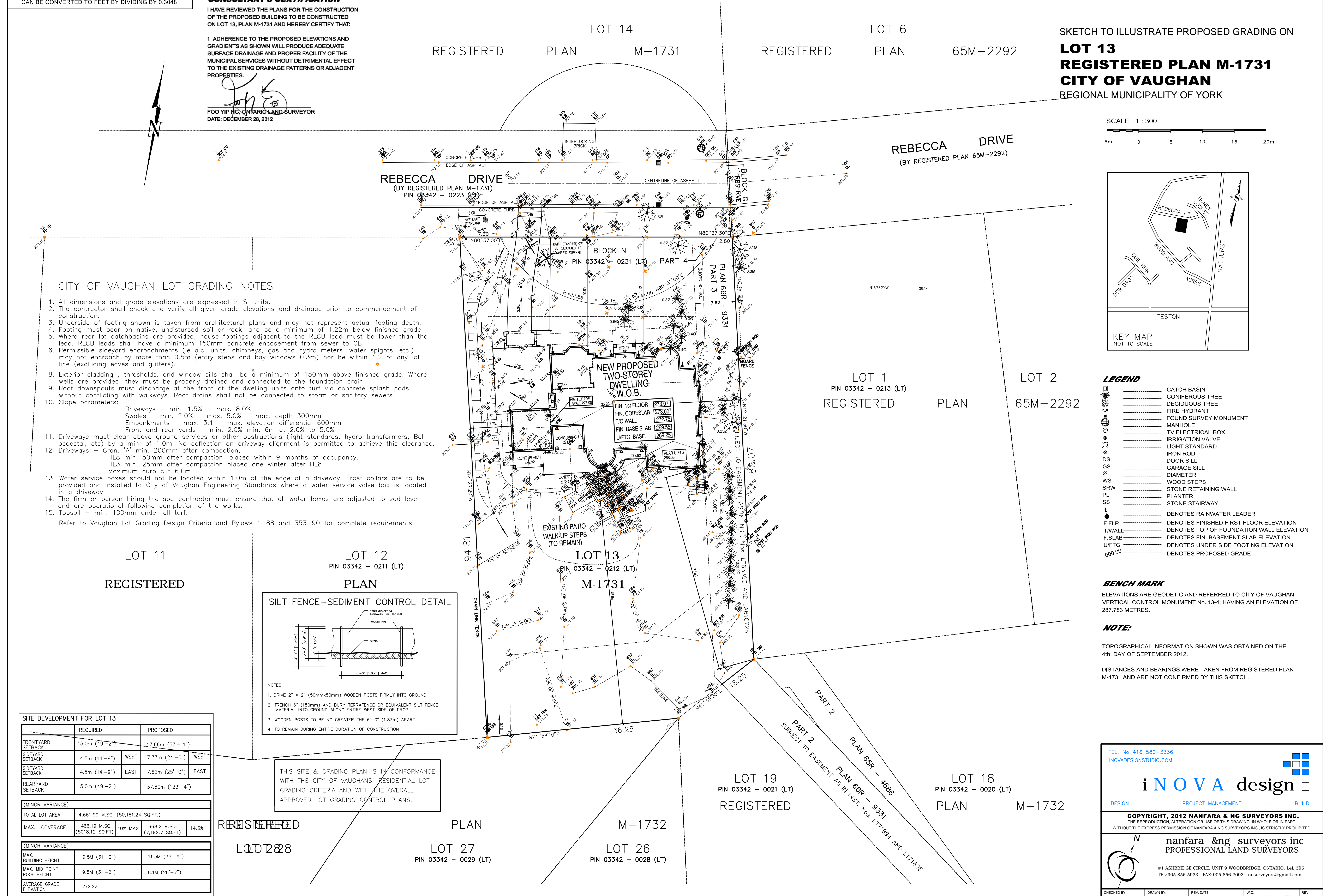
- All dimensions and grade elevations are expressed in SI units.
  - The contractor shall check and verify all given grade elevations and drainage prior to commencement of construction.
  - Underside of footing shown is taken from architectural plans and may not represent actual footing depth.
  - Footing must bear on native, undisturbed soil or rock, and be a minimum of 1.22m below finished grade.
  - Where rear lot catchbasins are provided, house footings adjacent to the RLCB lead must be lower than the lead. RLCB leads shall have a minimum 150mm concrete encasement from sewer to CB.
  - Permissible sideyard encroachments (ie a.c. units, chimneys, gas and hydro meters, water spigots, etc.) may not encroach by more than 0.5m (entry steps and bay windows 0.3m) nor be within 1.2 of any lot line (excluding eaves and gutters).
  - Exterior cladding, thresholds, and window sills shall be a minimum of 150mm above finished grade. Where wells are provided, they must be properly drained and connected to the foundation drain.
  - Roof downspouts must discharge at the front of the dwelling units onto turf via concrete splash pads without conflicting with walkways. Roof drains shall not be connected to storm or sanitary sewers.
  - Slope parameters:  
Driveways - min. 1.5% - max. 8.0%  
Swales - min. 2.0% - max. 5.0% - max. depth 300mm  
Embankments - max. 3:1 - max. elevation differential 600mm  
Front and rear yards - min. 2.0% min. 6m at 2.0% to 5.0%
  - Driveways must clear above ground services or other obstructions (light standards, hydro transformers, Bell pedestal, etc) by a min. of 1.0m. No deflection on driveway alignment is permitted to achieve this clearance.
  - Driveways - Gran. 'A' min. 200mm after compaction,  
HL8 min. 50mm after compaction, placed within 9 months of occupancy.  
HL3 min. 25mm after compaction placed one winter after HL8.  
Maximum curb cut 6.0m.
  - Water service boxes should not be located within 1.0m of the edge of a driveway. Frost collars are to be provided and installed to City of Vaughan Engineering Standards where a water service valve box is located in a driveway.
  - The firm or person hiring the sod contractor must ensure that all water boxes are adjusted to sod level and are operational following completion of the works.
  - Topsoil - min. 100mm under all turf.
- Refer to Vaughan Lot Grading Design Criteria and Bylaws 1-88 and 353-90 for complete requirements.



THIS SITE & GRADING PLAN IS IN CONFORMANCE WITH THE CITY OF VAUGHAN'S RESIDENTIAL LOT GRADING CRITERIA AND WITH THE OVERALL APPROVED LOT GRADING CONTROL PLANS.

**SITE DEVELOPMENT FOR LOT 13**

	REQUIRED	PROPOSED
FRONTYARD SETBACK	15.0m (49'-2")	17.66m (57'-11")
SIDEYARD SETBACK	4.5m (14'-9") WEST	7.33m (24'-0") WEST
SIDEYARD SETBACK	4.5m (14'-9") EAST	7.62m (25'-0") EAST
REARYARD SETBACK	15.0m (49'-2")	37.60m (123'-4")
<b>(MINOR VARIANCE)</b>		
TOTAL LOT AREA	4,661.99 M.SQ. (50,181.24 SQ.FT.)	
MAX. COVERAGE	466.19 M.SQ. (5018.12 SQ.FT.) 10% MAX	668.2 M.SQ. (7,192.7 SQ.FT.) 14.3%
<b>(MINOR VARIANCE)</b>		
MAX. BUILDING HEIGHT	9.5M (31'-2")	11.5M (37'-9")
MAX. MID POINT ROOF HEIGHT	9.5M (31'-2")	8.1M (26'-7")
AVERAGE GRADE ELEVATION	272.22	



- LEGEND**
- CATCH BASIN
  - CONIFEROUS TREE
  - DECIDUOUS TREE
  - FIRE HYDRANT
  - FOUND SURVEY MONUMENT
  - MANHOLE
  - TV ELECTRICAL BOX
  - IRRIGATION VALVE
  - LIGHT STANDARD
  - IRON ROD
  - DOOR SILL
  - GARAGE SILL
  - DIAMETER
  - WOOD STEPS
  - STONE RETAINING WALL
  - PLANTER
  - STONE STAIRWAY
  - DENOTES RAINWATER LEADER
  - DENOTES FINISHED FIRST FLOOR ELEVATION
  - DENOTES TOP OF FOUNDATION WALL ELEVATION
  - DENOTES FIN. BASEMENT SLAB ELEVATION
  - DENOTES UNDER SIDE FOOTING ELEVATION
  - DENOTES PROPOSED GRADE

**BENCH MARK**  
ELEVATIONS ARE GEODETIC AND REFERRED TO CITY OF VAUGHAN VERTICAL CONTROL MONUMENT No. 13-4, HAVING AN ELEVATION OF 287.783 METRES.

**NOTE:**  
TOPOGRAPHICAL INFORMATION SHOWN WAS OBTAINED ON THE 4th. DAY OF SEPTEMBER 2012.

DISTANCES AND BEARINGS WERE TAKEN FROM REGISTERED PLAN M-1731 AND ARE NOT CONFIRMED BY THIS SKETCH.

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INOVADESIGNSTUDIO.COM

**iNOVA design**

DESIGN PROJECT MANAGEMENT BUILD

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CHECKED BY: FYN DRAWN BY: MRD/FYN REV. DATE: 2012/09/07 W.C.I. 20120461T1 REV. A