

GENERAL NOTES

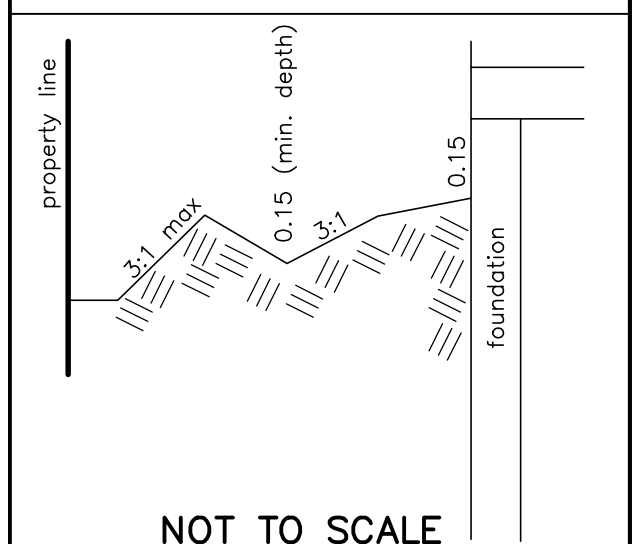
1. GENERALLY, DRIVEWAY TO BE LOCATED TO MAXIMIZE SHEET FLOW DRAINAGE FROM HOUSE, DRIVEWAY, ETC.
2. GENERALLY, DRIVEWAYS TO BE GRADED WITH 2.0% MIN. CROSS FALL.
3. GENERALLY, HOUSE TO BE CONSTRUCTED UPON A 300MM, (MIN. VERTICAL) APRON WITH THE TOE OF THE APRON MEETING EXISTING GRADE OF LOT.
4. GRADING OF THE APRON (I.E. WITHIN 2.4 M OF THE BUILDING) SHOULD BE MAINTAINED AT STANDARD GRADE OF BETWEEN 2% AND 5%. (MIN.)
5. AREAS DISTURBED BY LOT GRADING SHALL BE LIMITED TO THOSE AREAS NECESSARY TO CONSTRUCT HOME & DRIVEWAY.
6. DOWNSPOUTS TO BE CONSTRUCTED TO SPLASH BLOCKS.
7. MAINTAIN MINIMUM 1.22M COVER FOR FOOTINGS.
8. STEP FOOTINGS WHERE REQUIRED.
9. DRIVEWAYS TO DRAIN TO STREET.

UNDERSIDE OF FOOTING MAY BE LOWER THAN ELEVATION NOTED DUE TO EXISTING CONDITIONS, EXACT DEPTH OF FOOTING TO BE DETERMINED ON SITE DURING EXCAVATION FOR FOOTING

PLAN NOTES

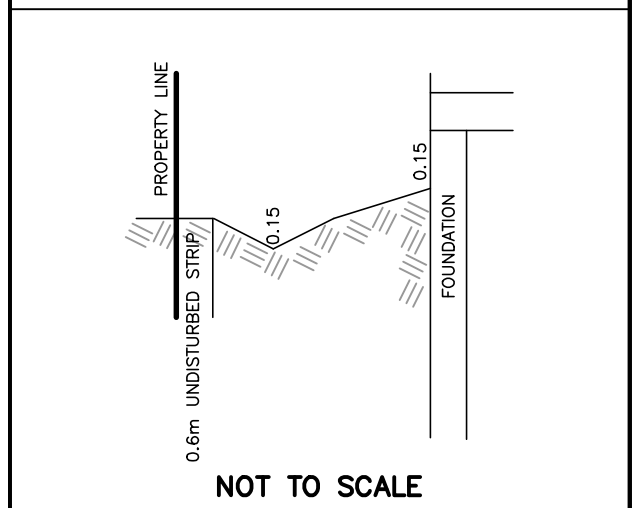
1. ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD28) BY DIRECT MEASUREMENT TO A REAL TIME NETWORK.
2. DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE METRIC AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048.
3. PROPERTY DIMENSIONS SHOWN HEREON ARE IN ACCORDANCE WITH IBW SURVEYORS RECORDS. (PROJECT NUMBER A-036606)
4. CONTOURS SHOWN ARE DRAWN AT 0.20 METRE INTERVALS.
5. SILT FENCE TO BE USED ALONG PERIMETER OF CONSTRUCTION IN ACCORDANCE WITH OPSD 219.110
6. THIS GRADING PLAN IS TO BE INTERPERETED ALONG WITH A STORMWATER MANAGEMENT REPORT BY PHOENIX ENGINEERING SERVICES. SEE REPORT FOR INFILTRATION GALLERY CALCULATIONS
7. PERMEABLE PAVERS AS NOTED ON THIS PLAN ARE TO BE EASYPAVE PRO (HEAVY LOADS) OR AN APPROVED EQUIVALENT
8. SEE SITE SERVICING PLAN BY D.G. BIDDLE & ASSOCIATES FOR SITE SERVICING DETAILS (123807)

TYPICAL BERM SWALE DETAIL



NOT TO SCALE

TYPICAL SWALE DETAIL



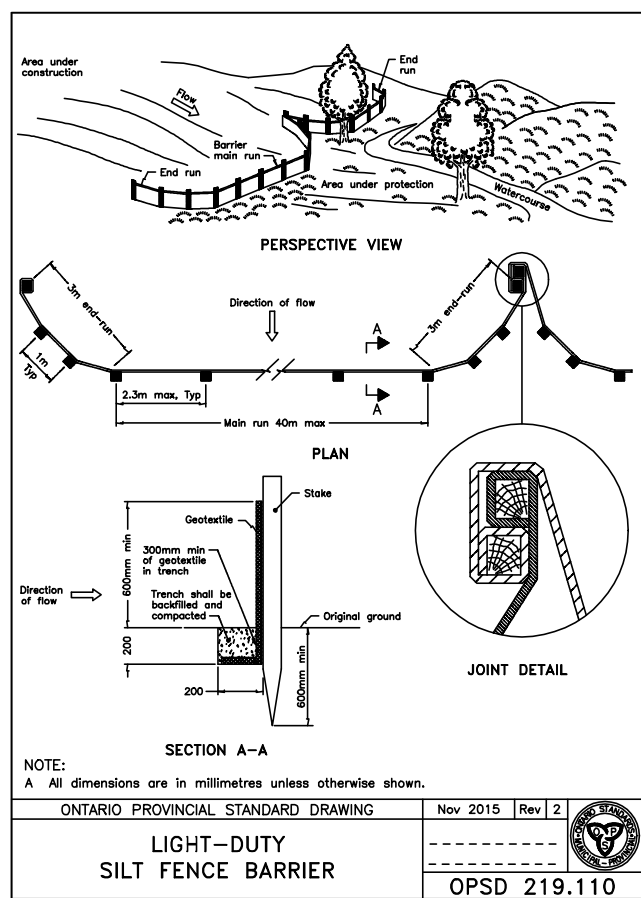
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LEGEND

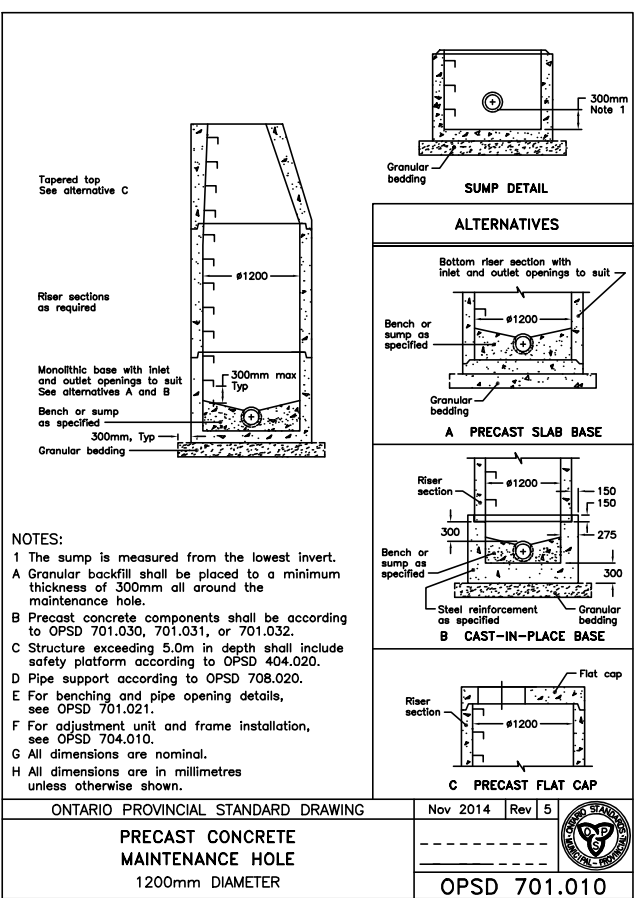
- | | | |
|------------|--------------------------------|-----------------------------------|
| FFE | FIRST FLOOR ELEVATION | SWALE DRAINAGE |
| TFE | TOP OF FOUNDATION ELEVATION | SHEET DRAINAGE |
| BFE | BASEMENT FLOOR ELEVATION | EXISTING DRAINAGE |
| UFE | UNDERSIDE OF FOOTING ELEVATION | ROOF LEADER |
| 100.00 | PROPOSED ELEVATION | SUMP OUTLET |
| EX. 100.00 | EXISTING ELEVATION | AIR CONDITIONER |
| 100.00 | SILT FENCE | MH MAINTENANCE HOLE |
| Ø | ROUND | POOLS UTILITY/LIGHT STANDARD POLE |
| BF | BOARD FENCE | TB TERMINAL BOX |
| CSP | CORRUGATED STEEL PIPE | WK WATER KEY |
| DB | TOP OF DITCH | OH- OVERHEAD UTILITY WIRES |
| DSE | DOOR SILL ELEVATION | CONFEROUS TREE W/TRUNK DIAMETER |
| DT | BOTTOM OF DITCH | SAPLING CONFEROUS SAPLING |
| CSE | GARAGE SILL ELEVATION | DECIDUOUS TREE W/TRUNK DIAMETER |
| INV | INVERT ELEVATION AT CENTRE | ACCESSIBLE PARKING |
| BF | BOARD FENCE | |
| WF | WIRE FENCE | |
| WRW | WOOD RETAINING WALL | |
| GSE | GARAGE SILL ELEVATION | |

SITE STATISTICS

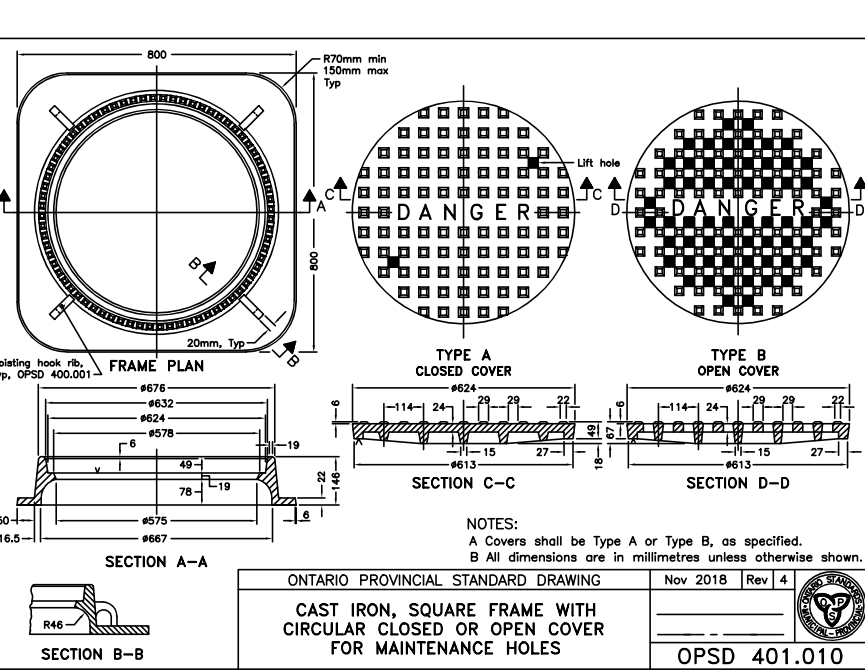
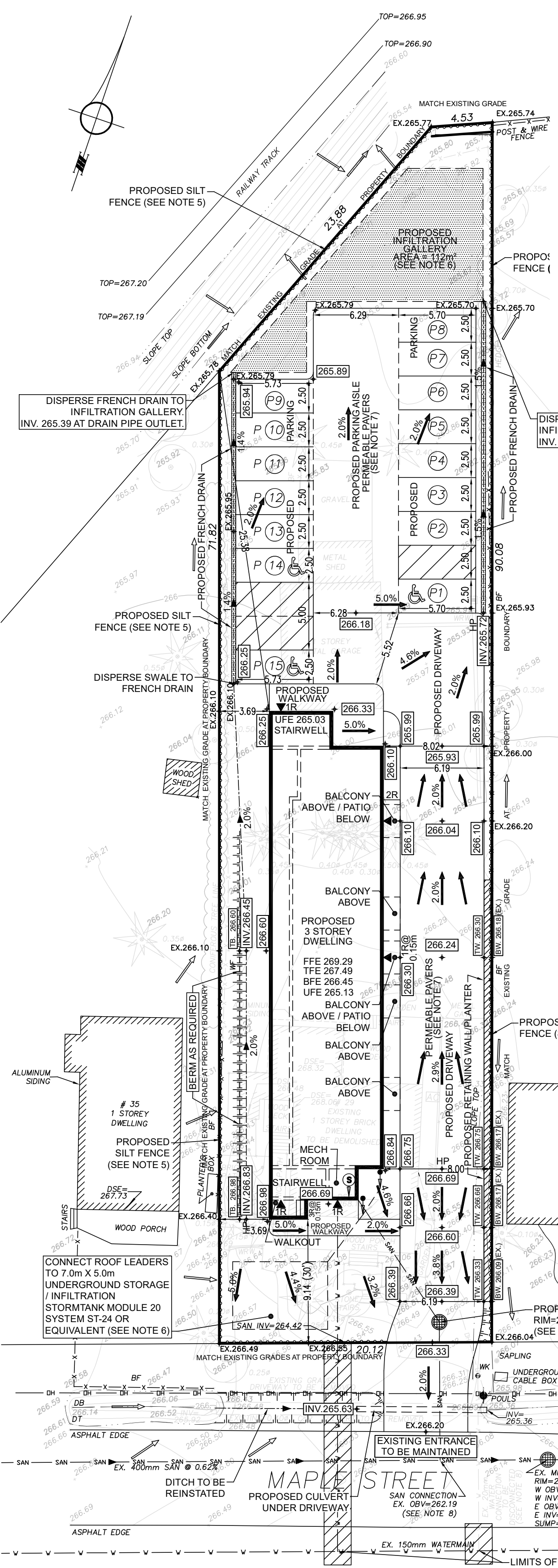
ZONING	RM
LOT AREA	1668.3 m ²
BUILDING AREA	294.6 m ²
LOT COVERAGE	17.7 %
BUILDING HEIGHT	±8.5 m
NUMBER OF STOREYS	2



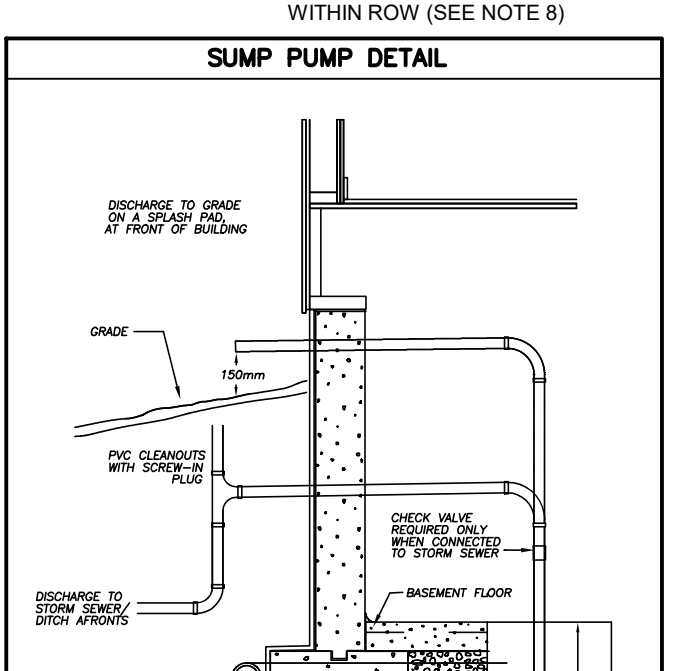
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 (Rev 2) OPSD 219.110



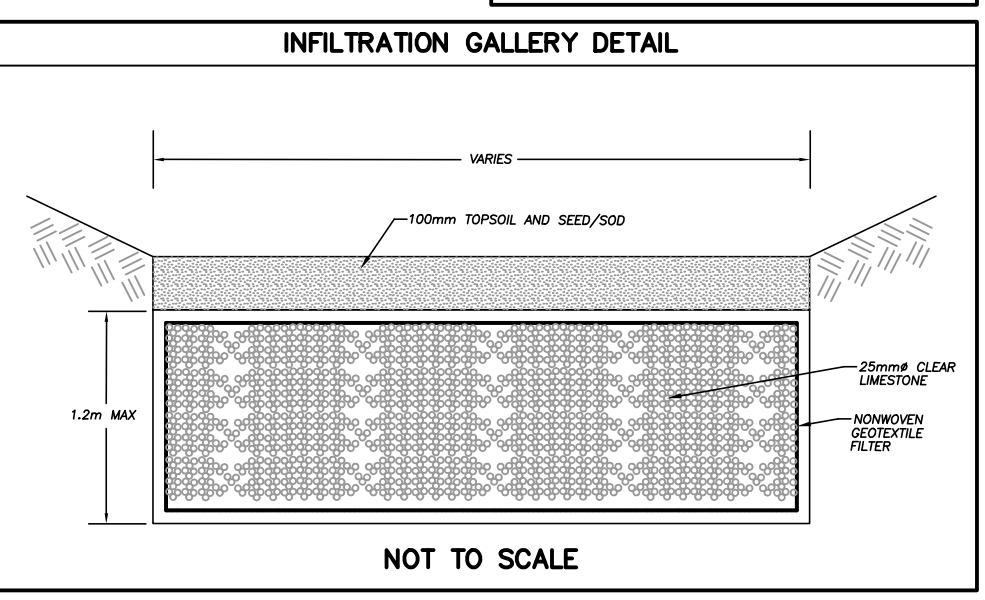
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2014 (Rev 5) OPSD 701.010



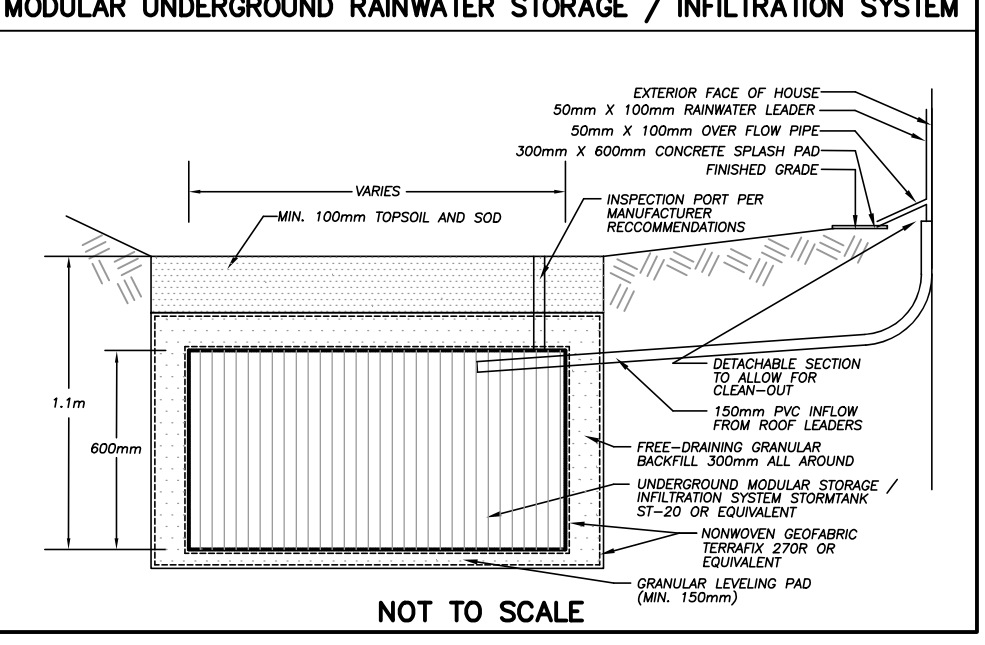
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2018 (Rev 4) OPSD 401.010



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