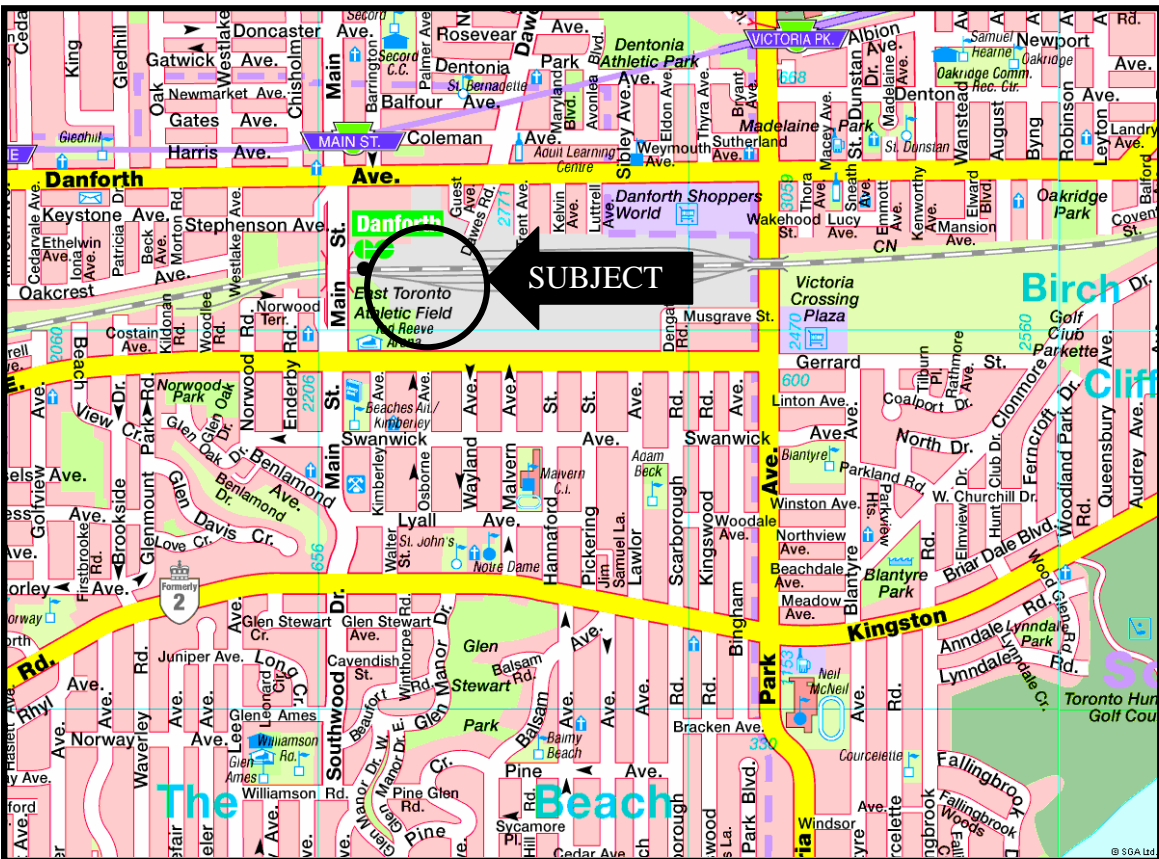
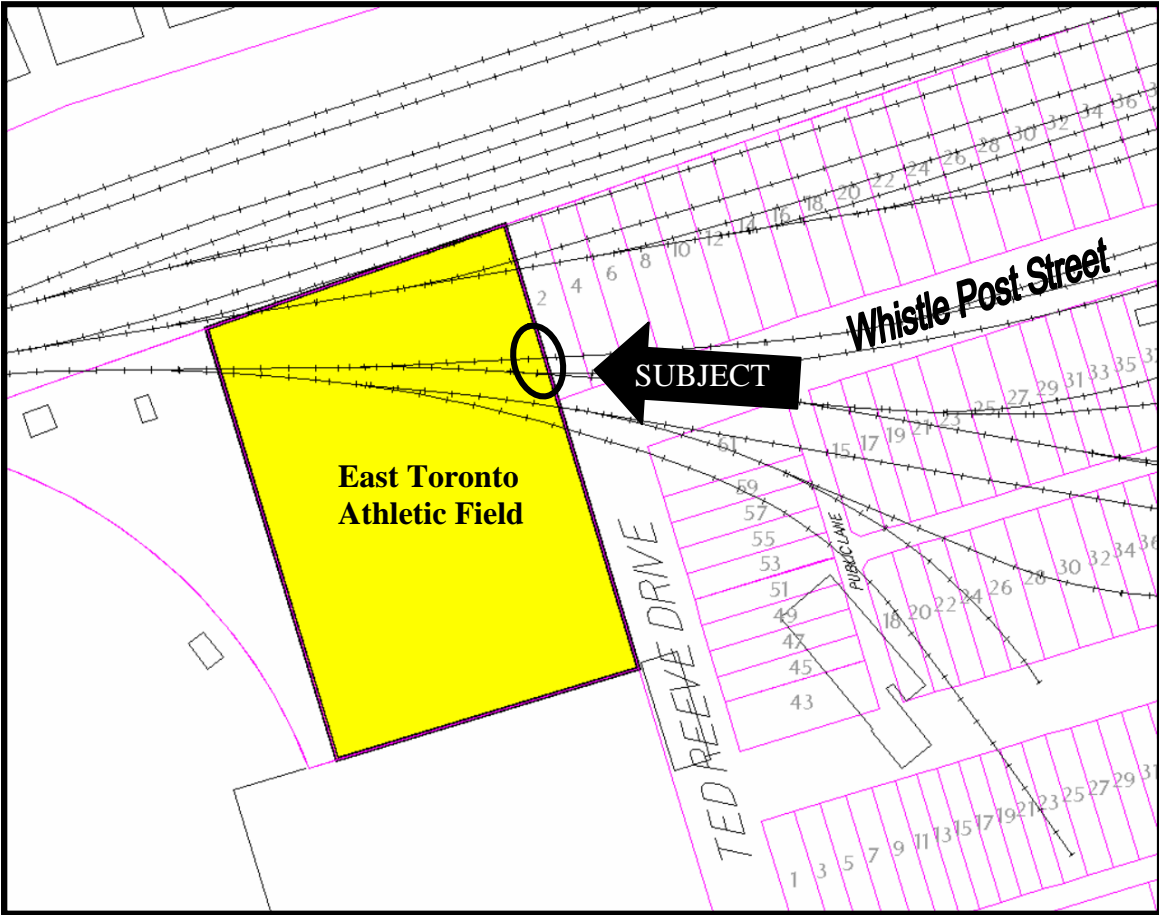
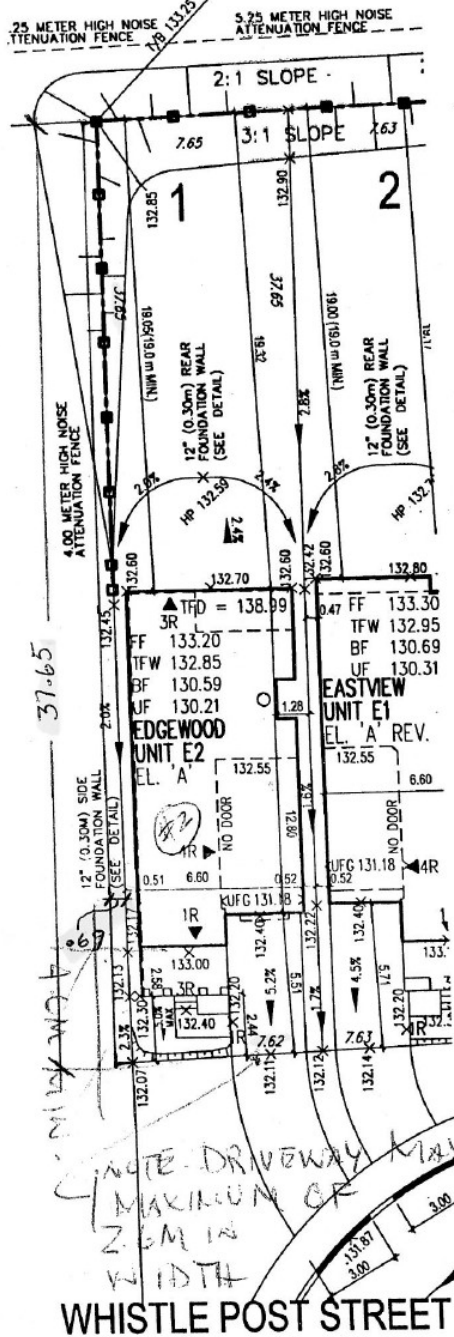


Appendix "A"



Appendix "A"

NOTE: MAXIMUM ELEVATION OF MEAN LEVEL OF RIDGE AND
RAVINE IS 144.31



NOTE: PROPOSED GARAGE FLOOR MUST BE AT OR
ABOVE THE AVERAGE LEVEL OF GROUND
ALONG FRONT WALL

NOTE: DRIVEWAY MAY BE A
MAXIMUM OF
2.6M IN
WIDTH

GRADING AND DRAINAGE NOTES:

1. MINIMUM GRADIENT OF GRASS SWALES ALONG SIDE AND REAR LOT LINE SHALL BE 2%. THE PROPOSED ELEVATION OF THE SIDE YARD SWALE SHALL BE A MINIMUM OF 0.15m BELOW THE FINISHED GRADE AT THE BUILDING LINE. THE MAXIMUM SWALE GRADIENT SHALL BE 5%.
2. MINIMUM GRADIENT OF GRASSED SHIELD DRAINAGE AREAS SHALL BE 2% AND MAXIMUM 5%.
3. ROOF LEADERS SHALL NOT BE CONNECTED TO THE STORM SEWER BUT SHALL DISCHARGE TO THE GROUND ON CONCRETE SPLASH PADS ON GRADE AWAY FROM DWELLING.
4. FOOTINGS CONSTRUCTED NEXT TO CATCH-BASIN LEAD PIPE OR OTHER MUNICIPAL SERVICES SHALL BE INSTALLED BELOW THE LEAD PIPE EXCAVATION. FOOTINGS MUST BE CONSTRUCTED ON UNDISTURBED SOIL. SOIL CONSULTANT'S VERIFICATION REQUIRED.
7. MAXIMUM DRIVEWAY WIDTH SHALL BE EQUAL TO THE OUTSIDE FACE ON FRONT FACING GARAGES TO A MAXIMUM OF 6.0m MEASURED AT THE STREET CURB, WITH THE EXCEPTION OF CIRCULAR DRIVEWAYS.
8. DRIVEWAYS ARE NOT TO BE USED AS OUTLETS FOR SIDE YARD SWALES.
9. DRIVEWAY GRADES SHALL BE 2% MINIMUM AND 5% MAXIMUM.
10. ALL RESIDENTIAL DRIVEWAYS SHALL BE CONSTRUCTED WITH ASPHALT PAVEMENT, OR OTHER HARD SURFACE ACCEPTABLE TO THE CITY, FROM THE CURB TO THE GARAGE DOOR OF THE DWELLING.
11. PAVEMENTS GRADES SHALL BE .5% MINIMUM AND 6% MAXIMUM.
12. BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS TRANSFORMERS AND OTHER SERVICES. IF DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT OWN EXPENSE.
13. SLOPES IN LANDSCAPED AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, OR A RETAINING WALL SHALL BE USED.
14. RETAINING WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND DETAILS PROVIDED IN THESE DOCUMENTS AND, IF THE WALL IS 1.0m OR HIGHER, IT MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER. A HANDRAIL IS REQUIRED WHEN HEIGHT EXCEEDS 1.0m (AS PER STANDARD DRAWING M-403 OR EQUAL).
15. ALL FENCES REQUIRED ABUTTING PUBLIC LANDS AND OR EXISTING PROPERTIES SHALL BE CONSTRUCTED WITH MATERIAL (INCLUDING FOUNDATIONS) COMPLETELY ON PRIVATE LANDS AND TOTALLY CLEAR OF ANY 0.3m RESERVES. SEE LANDSCAPE DRAWINGS FOR DETAILS.
16. SOIL CONSULTANT'S VERIFICATION IS REQUIRED FOR FOOTINGS CONSTRUCTED ON ENGINEERED FILL LOTS.
17. BRICK LINE SHALL BE 0.15m ABOVE SOD ELEVATION.
18. OUTSIDE LIGHTING SHALL BE DIRECTED DOWNWARD AS WELL AS INWARD SO AS NOT TO AFFECT THE ADJACENT PROPERTIES.
19. BUILDER TO LAYOUT CURB DEPRESSIONS ON NONSTANDARD DRIVEWAYS IN ACCORDANCE TO MUNICIPAL STANDARDS.

SERNAS ASSOCIATES
A Member of Sernas Group Inc
110 Spadina Ave., Unit 41
Whitby, ON L1N 8Y7
Phone: (905) 432-7878
MAR 06 2002
LOT GRADING REVIEWED

CONSULTANTS DECLARATION:

DAVID TORONTO Urban Development Services Building

PERMIT REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE

02 124655

ZONING

NOTE: FIRE SERVICES

SEP 1

ITEM	ZONING - R-2, 21.0	REQUIRED	PROPOSED
FRONTAGE (MIN.) (m)		7.30	7.62
SETBACKS (MIN.) (m)			
FRONT YARD		4.00	4.43
INTERIOR SIDE YARD		0.45 + 0.00	0.52
REAR YARD TO MAIN STRUCTURE		7.50	19.32
REAR YARD LENGTH OR DIMENSION		4.00	19.32
FLANK YARD : PUBLIC STREET		1.00	---
LANE		0.45	---
AREAS (MIN.) (m ²)			
LOT AREA			287.4
LANDSCAPED OPEN SPACE AT REAR		28.00	147.21
RESIDENTIAL GROSS (L.R. (LT. AREA) (L.O.)		287.4	155.51

LEGAL DESCRIPTION:

PART OF LOTS 2 AND 3, CONCESSION 1 FROM THE BAY AND PART OF DAVES ROAD (CLOSED BY BY-LAW 926) AND PART OF LOTS 20, 21 AND PART OF PRIVATE ROAD (CLOSED BY REGISTERED PLAN 581) REGISTERED PLAN 482 AND LOTS 1, 2, 3, 4 AND PART OF LOTS 5, 6, 7 AND 8 AND PART OF LOTS H AND L, AND PART OF LANE (CLOSED BY ORDER OF MASTER OF TITLES AS IN 145543) REGISTERED PLAN M-111 CITY OF TORONTO