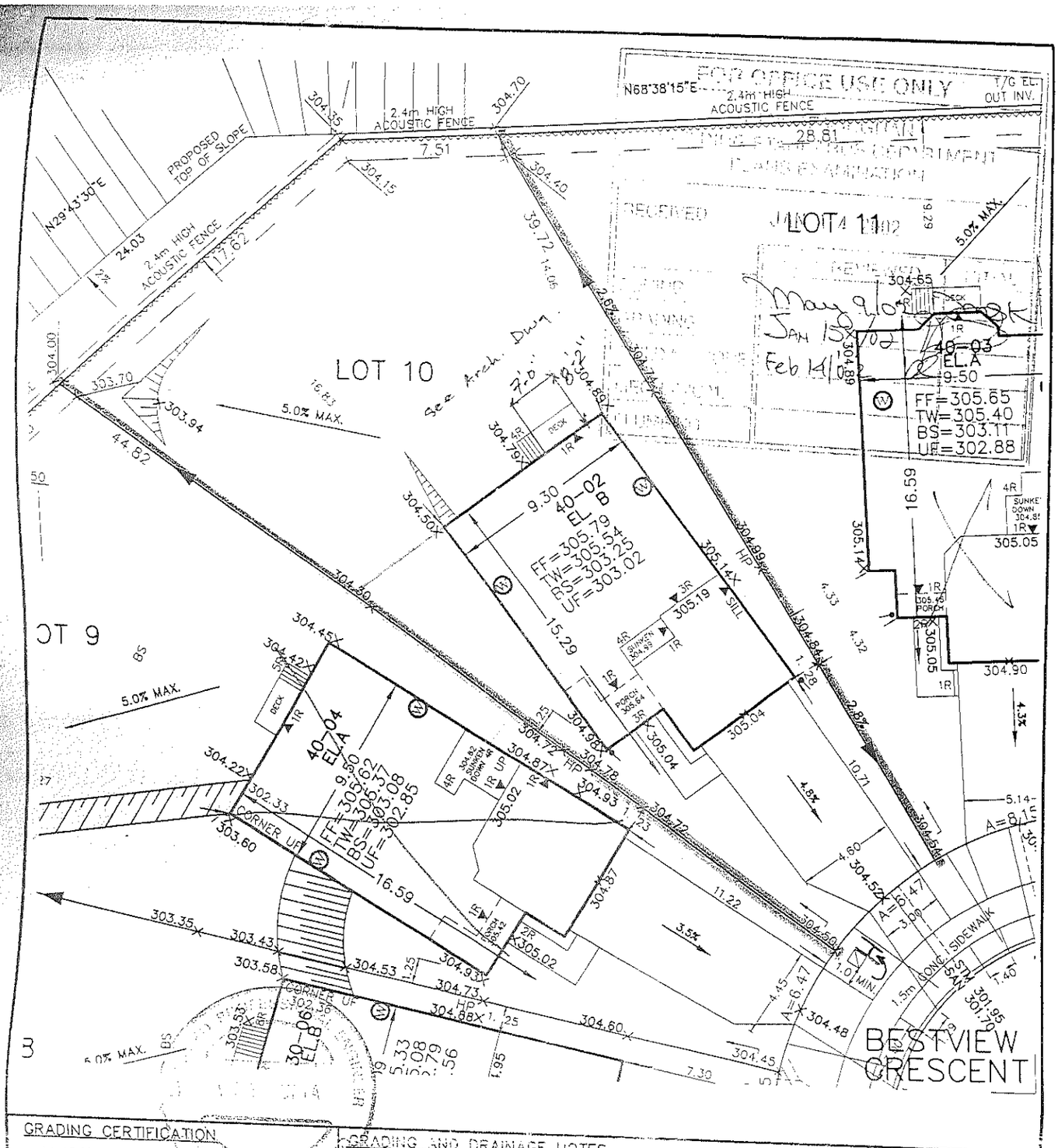

GRADING CERTIFICATION

I HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED AND HEREBY CERTIFY THAT:

1). THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING PRINCIPLES.

2). THE PROPOSED GRADING IS IN CONFORMITY WITH THE GRADING PLANS APPROVED FOR THIS SUBDIVISION AND WILL NOT ADVERSELY AFFECT ADJACENT LANDS.

3). THE PROPOSED BUILDING IS COMPATIBLE WITH THE PROPOSED GRADING.

4). THE BUILDER IS RESPONSIBLE FOR THE RELOCATION OF ALL UTILITIES ON SITE.

5). ROOF LEADER DOWNSPOUTS MUST DRAIN TO FRONT OF HOUSE.

6). WATER SERVICE TO BE LOCATED IN THE GRASSED PORTION OF THE YARD.

7). TOP SOIL TO BE 450 mm DEPTH IN BOULEVARDS.

SCHAEFFER AND ASSOCIATES LIMITED

SIGNATURE OF ENGINEER — DATE: JAN 0 8 2002

GRADING AND DRAINAGE NOTES:

1. STANDARD DRAWINGS AND LOT GRADING CRITERIA OF THE CITY OF VAUGHAN AND THE REGIONAL MUNICIPALITY OF YORK CONSTITUTE PART OF THE PROJECT DRAWINGS FOR THE SUBDIVISION.
2. MINIMUM GRADIENT OF GRASS SWALES ALONG THE SIDE AND REAR LOT LINES SHALL BE 2.0%. THE PROPOSED ELEVATION OF THE SIDE YARD SWALE SHALL BE A MINIMUM OF 0.15 m BELOW THE FINISHED GRADE AT THE BUILDING LINE. THE MAXIMUM SWALE GRADIENT SHALL BE 5.0%.
3. TAKE UP REAR YARD GRADE DIFFERENCE USING SLOPES BETWEEN 2% AND 5% FOR A MAXIMUM OF 75% OF THE REAR YARD LENGTH AND SLOPES OF 3:1 TO THE REAR LINE. USE RETAINING WALLS IF GRADE DIFFERENCE IS MORE THAN 0.60 m. CONSTRUCT RETAINING WALLS WITHIN THE REAR LOT LINE.
4. ROOF LEADERS SHALL NOT BE CONNECTED TO THE STORM SEWER BUT SHALL DISCHARGE TO THE GROUND ONTO A SPLASH PAD AND SHALL DRAIN TO FRONT OF HOUSE. ROOF DOWNSPOUTS ARE NOT PERMITTED AT THE REAR OF THE HOUSE. EAVES AND DOWNSPOUTS TO BE SIZED ACCORDINGLY.
5. FOOTINGS CONSTRUCTED NEXT TO A CATCHBASIN LEAD PIPE OR OTHER MUNICIPAL SERVICES SHALL BE INSTALLED BELOW LEAD PIPE EXCAVATION. FOOTINGS MUST BE CONSTRUCTED ON UNDISTURBED SOIL. SOIL CONSULTANTS VERIFICATION REQUIRED.
6. EDGE OF DRIVEWAYS ARE TO BE A MINIMUM OF 1.0m FROM EDGE OF STREET CATCHBASIN AND STREET FURNITURE. THE BUILDER IS TO VERIFY THE LOCATION AND INFORM THE ENGINEER IF THIS DIMENSION CANNOT BE MAINTAINED PRIOR TO EXCAVATION OF THE FOOTINGS.
7. IF THE DISTANCE BETWEEN THE MAIN WALLS OF ADJACENT UNITS IS LESS THAN 1.8m, A SIDE YARD DRAINAGE SWALE SHALL BE CONSTRUCTED AND BE SURFACED WITH MINIMUM 130mm OF LIMESTONE SCREENING OVERLAID BY A PATIO SLAB WALKWAY.
8. BRICK LINE SHALL BE 0.15m ABOVE SOD ELEVATION.
9. 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 0.30 RESERVE.
10. SOIL CONSULTANTS VERIFICATION IS REQUIRED FOR FOOTINGS CONSTRUCTED ON ENGINEERED FILL LOTS. IN CASE OF BASE CLAIMS, BUILDER NOT TO EXCAVATE BELOW DESIGN USF ELEVATION UNTIL SOIL CONSULTANT HAS VERIFIED CLAIM.
11. BUILDER TO STAKE OUT CURB DEPRESSION ON ALL LOTS.
12. IN LOTS WITH REAR-LOT CATCHBASINS, THE MINIMUM SIDE YARD WIDTH SHALL BE 1.2m ALONG CATCHBASIN LEAD

THE BUILDING PERMIT IS ISSUED ON THE EXPRESS CONDITION THAT THE WORKS SHALL BE COMPLETED IN ACCORDANCE WITH THE PLANS APPROVED, FILED WITH THE CITY OF VAUGHAN BUILDING STANDARDS

LEGEND

- X308.58 PROPOSED GRADE
- STORM MANHOLE
- SANITARY MANHOLE
- SINGLE CATCHBASIN
- DOUBLE CATCHBASIN
- HYDRANT & VALVE
- DENOTES VALVE AND CHAMBER
- WATER SERVICE
- DOUBLE STORM & SANITARY SERVICES
- SINGLE STORM & SANITARY SERVICES
- LOTS REQUIRING ENGINEERED FILL
- FOOTINGS AND FOUNDATION WALLS TO BE REINFORCED AS PER THE GEOTECHNICAL ENGINEERS RECOMMENDATION.
- EAVESTROUGH DOWN SPOUT LOCATION
- HYDRO CONNECTION
- HYDRO TRANSFORMER
- PADMOUNT PEDESTAL
- BELL PEDESTAL
- HIGH POINT
- DENOTES WOOD PRIVACY FENCE
- DENOTES ACOUSTIC FENCE
- DENOTES BLACK VINYL CHAIN LINK FENCE
- MB COMMUNITY MAILBOX
- W WINDOW LOCATION

SITE AND GRADING PLAN

LOT: 10
PLAN: 65M-
19T-99V05
FOR: LAKEVIEW HOMES
MAPLEWOOD VILLAGES

SCALE: 1:250

CONTRACTOR/BUILDER IS RESPONSIBLE FOR CONFIRMING ALL EXISTING GRADES AND ELEVATIONS, THE LOCATION OF ALL EXISTING SERVICES AND UTILITIES, AND THE INVERT ELEVATIONS OF ALL SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHOULD BE REPORTED IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

01-0941

RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
765 WILSON AVENUE, DOWNSVIEW, ONTARIO
Tel.(416)635-5000 Fax (416)635-5001
E-Mail:pesurvey@rogers.com

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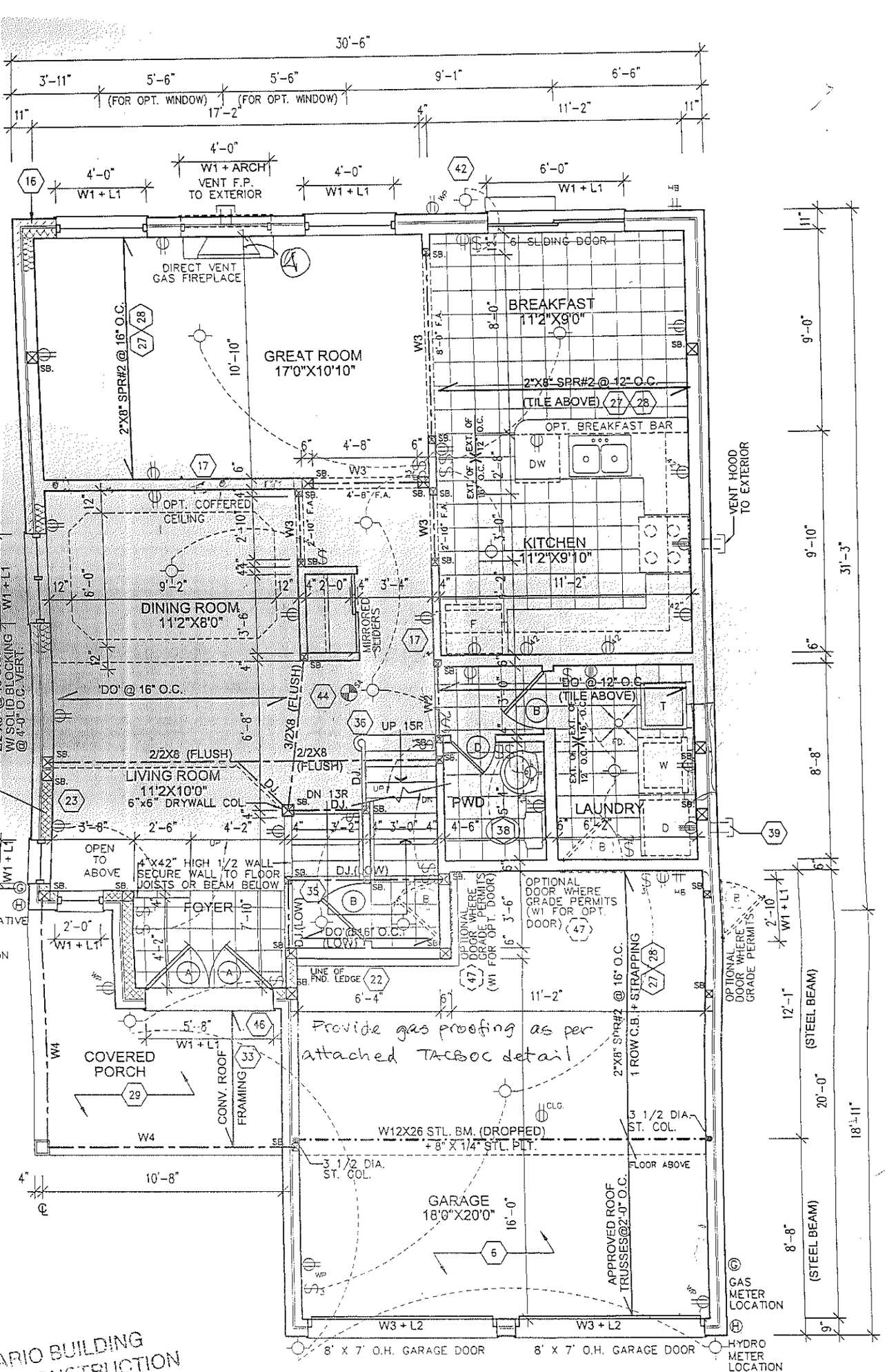
STRUCTURAL COLUMN [illegible] THAN 2'-0"(600mm), PROVIDED IT CONFORMS [illegible]



GROUND FLOOR PLAN EL 'A' & 'B'

CITY OF VAUGHAN
FOR BUILDING PERMIT ONLY

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NOTE: ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY. TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL DRAWINGS BY THE CONTRACTOR.

REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT.

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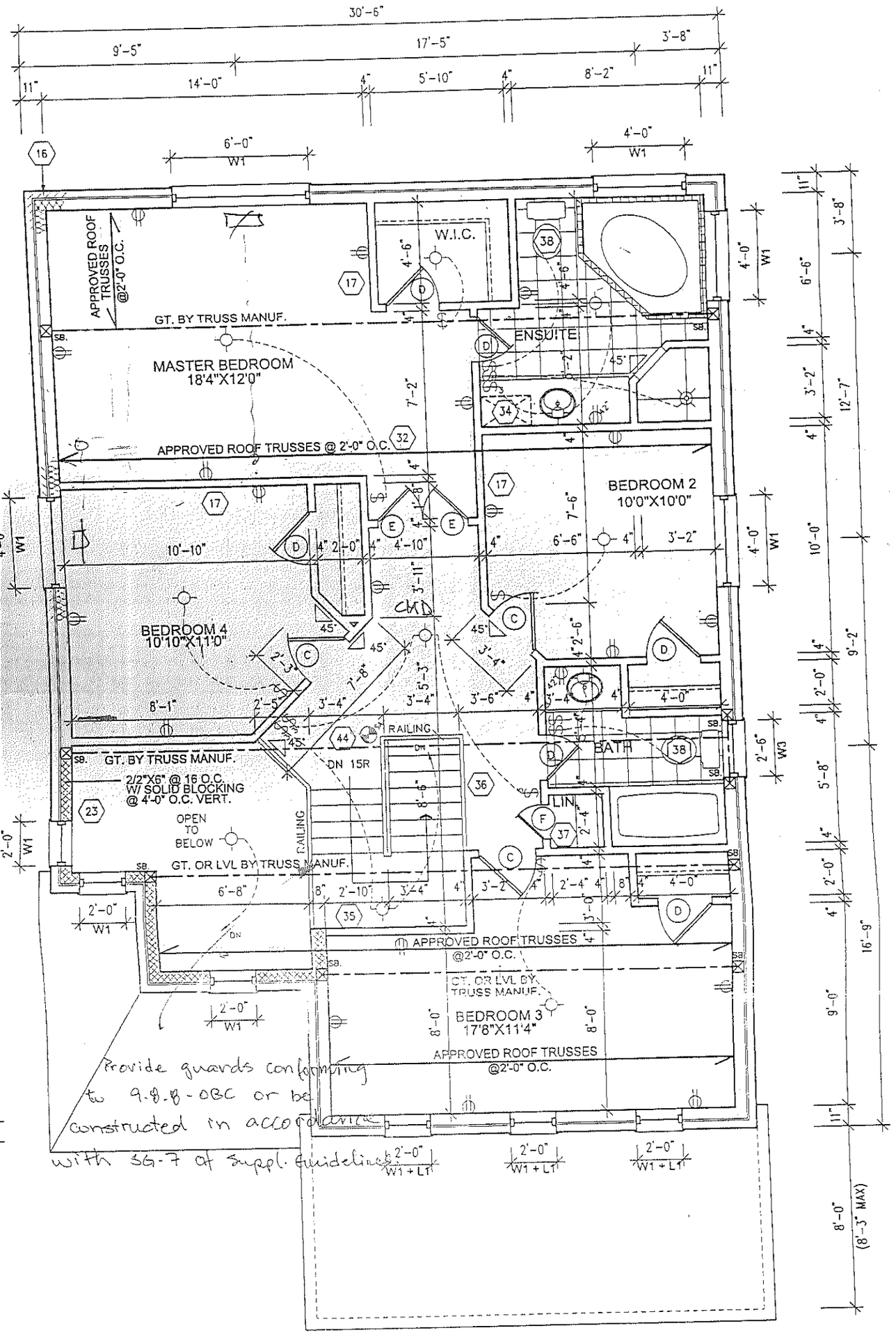

SECOND FLOOR PLAN EL. 'A'

CITY OF VAUGHAN
FOR BUILDING PERMIT ONLY

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NOTE: ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY. TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL

REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT.

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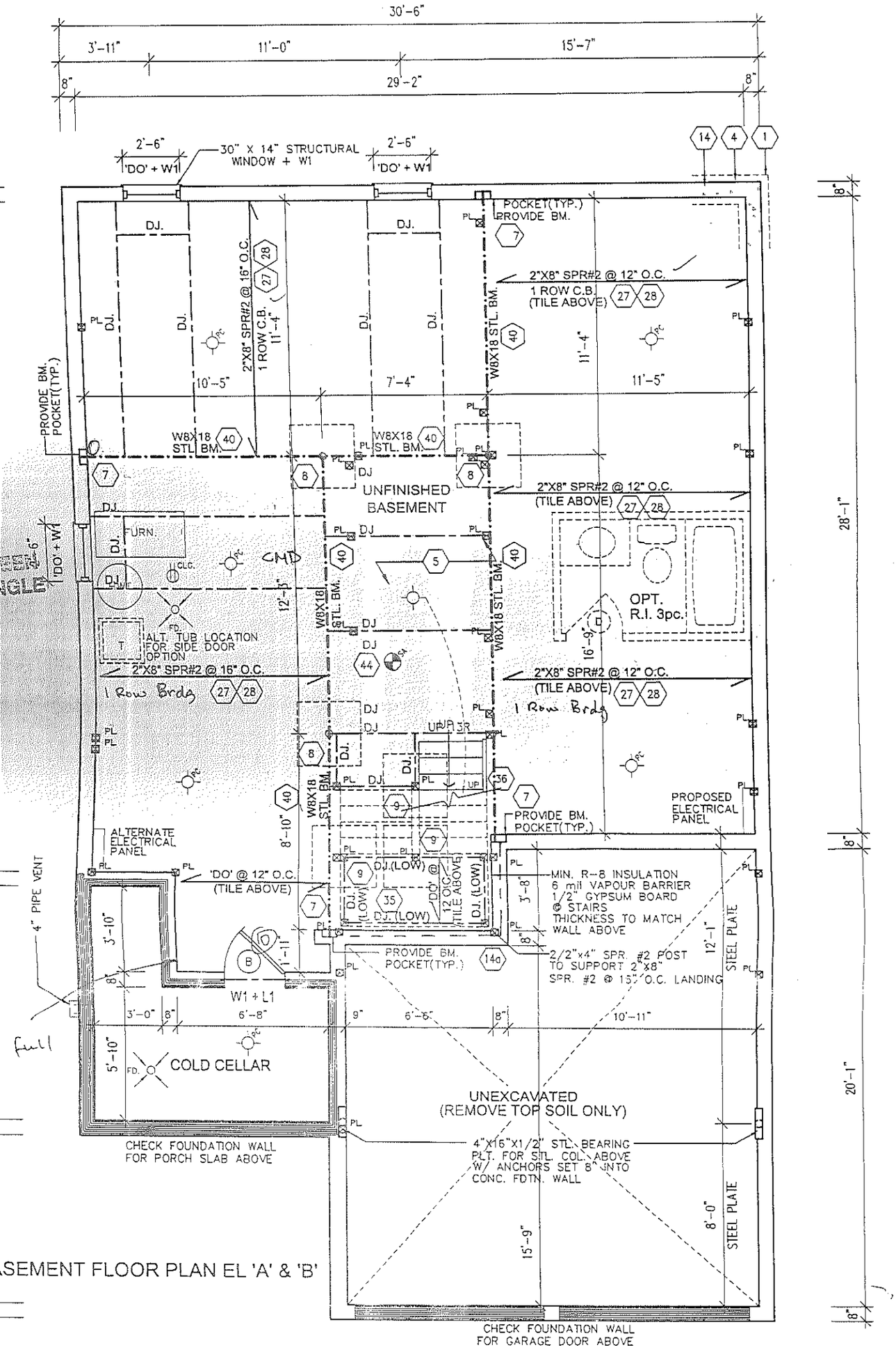

ASEMENT FLOOR PLAN EL 'A' & 'B'

BASEMENT FLOOR PLAN EL 'A' & 'B'

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CITY OF VAUGHAN
FOR BUILDING PERMIT ONLY

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NOTE: ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY. TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL

REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT.

COPYRIGHT

) BOTH SIDES

@ 12"(300mm) O.C. W/
BOTTOM PLATES &
9mm) TOP PLATES
OF STUDS, CONT.
ROOF DECK
E OF WALL
OF CAVITY

RY 6460 S.F.
9.10.11, 3.1.10
ED JOINTS ON
PPING @ 16" (400mm)

OLID. MIN. 2 HOUR

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as per attached
ACE TACSOC detail

IN CONFORMANCE W/

TUDS @ 16" (400mm) O.C.

/4" PLYWOOD SHEATHING

N CONFORMANCE W/

@ 7'-10" (2.4m) O.C.
WASHERS & SHALL
00mm) INTO FDN WALL
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S

2" (38mmX 38mm) CROSS

MAX. 6'-11" (2.1m) O.C.

RADE) OR EQUIVALENT

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HEN CERAMIC TILE USED
QUIRED FOR RESILIENT
NDBOARD, AND
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L COMFORM TO
2.4
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(29) PORCH SLABS ABOVE COLD CELLAR

FOR PORCHES LESS THAN 9'0" DEEP.
-5" (130mm) 4650psi (32 MPa) CONC. SLAB W/ 5-8% AIR ENTRAINMENT
-REINFORCE W/ 10M BARS @ 12" (300mm) O.C. EACH WAY PLACED IN BTM. THIRD OF SLAB
-24" X 24" (600X600mm) DOWELS @ 24" (600mm) O.C. ANCHORED IN PERIMETER OF FDN. WALLS
-SLOPE SLAB MIN. 1.5% TO EXTERIOR
-PROVIDE L1+L7 LINTELS OR BACK TO BACK L7's OVER COLD CELLAR DOORS

ROOF ASSEMBLIES

(31) TYPICAL ROOF

-NO. 210 (30. 5KG/m2) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL
-EAVES PROTECTION LAID BENEATH STARTER STRIP
-STARTER STRIP AS PER OBC- 9.26.7
-STARTER STRIP NOT REQUIRED IF TYPE M ROLL ROOFING IS USED FOR EAVES PROTECTION
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS
-APPROVED WOOD TRUSSES @ 24" (600mm) O.C.
-TRUSS BRACING AS PER TRUSS MANUFACTURER
-METAL EAVESTROUGH ON PREFINISHED ALUMINUM FASCIA AND ALUMINUM VENTED SOFFIT
-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT

(32) CEILING

-R31 (RSI 5.4) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC- 9.25.3 & 9.25.4
-1/2" (13mm) GYPSUM BOARD

(32a) VAULTED OR CATHEDRAL CEILING

-NO. 210 (30. 5KG/m2) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL
-EAVES PROTECTION LAID BENEATH STARTER STRIP
-STARTER STRIP AS PER OBC- 9.26.7
-STARTER STRIP NOT REQUIRED IF TYPE M ROLL ROOFING IS USED FOR EAVES PROTECTION
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS
-2" X 10" (38mmX 235mm) NOTCHED OR
-2" X 8" (38mmX 184mm) W/ 2" (38mm) CROSS PURLINS
-R20 (RSI 3.52) INSULATION
-MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC- 9.25.3 & 9.25.4
-1/2" (13mm) GYPSUM BOARD

(33) CONVENTIONAL FRAMING

-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C.
-2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS
-CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED
-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1-1/2" (38mm) THICK

(34) ATTIC ACCESS HATCH

-20" X 28" (500mmX 700mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R31 (RSI 31) INSULATION

GENERAL

(35) STAIRS

-MAX. RISE	= 7-7/8" (200mm)
-MIN. RUN	= 8-1/4" (210mm)
-MIN. TREAD	= 9-1/4" (235mm)
-MAX. NOSING	= 1" (25mm)
-MIN. HEADROOM	= 6'-5" (1950mm)
-RAIL @ LANDING	= 2'-7" (800mm)
-RAIL @ STAIR	= 2'-7" (800mm)
-MIN. WIDTH (BETWEEN WALL FACES)	= 2'-10" (860mm)
-MIN. WIDTH (EXIT STAIRS, BETWEEN GUARDS)	= 2'-11" (900mm)
FOR CURVED STAIRS	
-MIN. RUN	= 5-7/8" (150mm)
-MIN. AVG. RUN	= 7-7/8" (200mm)

-FIN. RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS

-EXTERIOR CONC. STEPS TO HAVE 10" (254mm) RUN & 8" (200mm) RISE
-FDN. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
-FTG. FOR FDN. WALL TO BE MIN. 4'-0" (1.22mm) BELOW GRADE

(36) GUARD

-GUARD TO BE 3'-6" (1070mm) HIGH FOR FLOOR TO FLOOR/GRADE HEIGHTS GREATER THAN 5'11" (1.8m)
-GUARDS TO BE 2'-11" (900mm) FOR HEIGHTS LESS THAN 1.8M 5'-11" (1.8m)
-PICKETS TO HAVE 4" (100mm) MAX. SPACING

(37) -LINEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP

(38) -WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR

(39) -CAPPED DRYER VENT OBC- 9.32.1.3(3)

(40) -1" X 2" (19mmX 38mm) BOTH SIDES OF STEEL

(41) -WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE OR No.15 ROLL ROOFING

(42) -PRECAST CONC. STEP
-2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

(43) -STAGGER JOISTS MIN. 4" (100mm) @ PARTY WALLS

(44) SMOKE ALARM, OBC- 9.10.18
-PROVIDE 1 PER FLOOR NEAR THE STAIRS (MAX. 16'-5" (5m) FROM BEDROOMS) CONNECTING THE FLOOR LEVELS
-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS

(45) CARBON MONOXIDE DETECTOR (CMD), OBC- 9.32.3.8
-WHERE THERE IS A SOLID FUEL BURNING APPLIANCE A CMD SHALL BE PROVIDED
-CMD TO BE WIRED SO WHEN ACTIVATED SMOKE ALARM WILL SOUND

(46) -MAIN DOOR TO BE OPERABLE FROM INSIDE W/O KEY
-PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT

(47) -GARAGE MAN DOORS TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEADBOLT

(48) -TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT:
1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY
OR
2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 3'-3" (1.0m) IN HEIGHT AND 21 5/8" (550mm) IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-3" (1.0m) ABOVE FLOOR AND 23'-0" (7.0m) ABOVE ADJACENT GROUND LEVEL

FRAME CONSTRUCTION

-ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED OTHERWISE
-JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING
-BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING
-DOUBLE STUDS @ OPENINGS
-DOUBLE RIM JOISTS WHICH SUPPORT LINTELS IN EXT WALLS
-DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1.2m) AND 10'-6" (3.2m)
-DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2.0m)
-DOUBLE JOISTS UNDER PARALLEL PARTITIONS
-BEAM TO BE PLACED UNDER LOADBEARING WALL WHEN WALL IS PARALLEL TO FLOOR JOISTS
-BEAM MAY BE A MAX. 24" (600mm) FROM A LOADBEARING WALL WHEN THAT WALL IS PERPENDICULAR TO FLOOR JOISTS
-METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm)
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER

CITY OF VAUGHAN
BUILDING PERMIT ONLY