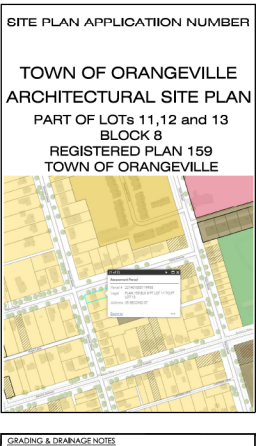
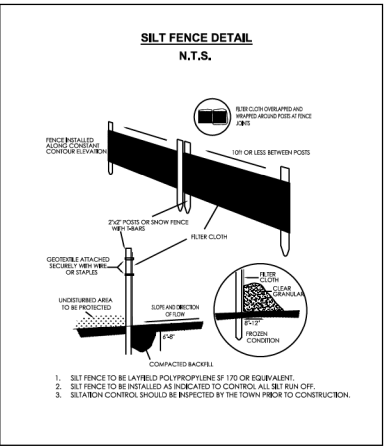
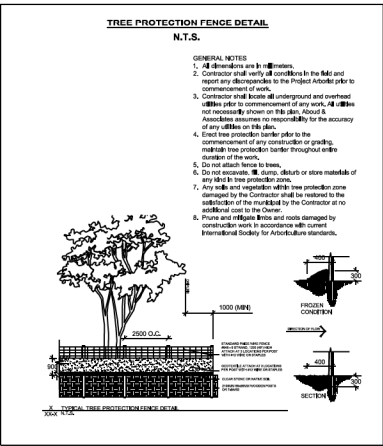


ZONING TABLE				
	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
1. MINIMUM LOT AREA	464 m ²	761.1 m ²	761.1 m ²	YES
2. MINIMUM LOT FRONTAGE	15.0 m	13.34 m	13.34 m	YES / EXISTING NON-COMPLIANCE
3. MINIMUM FRONT YARD	6.0 m	10.30 m	10.30 m	YES
4. MINIMUM EXTERIOR SIDE YARD	3.5 m	3.39 m	3.39 m	YES / EXISTING NON-COMPLIANCE
5. MINIMUM INTERIOR SIDE YARD	1.5 m	0.57 m	0.57 m	YES / EXISTING NON-COMPLIANCE
6. MINIMUM REAR YARD	7.0 m	39.28 m	23.82 m	YES
7. MAXIMUM BUILDING HEIGHT	9.2 m	9.2 m	8.80 m	YES
8. MAXIMUM COVERAGE	35%	9.54 % [72.6 m ²]	24.88 % [189.4m ²]	YES



PROJECT NAME
35 SECOND STREET

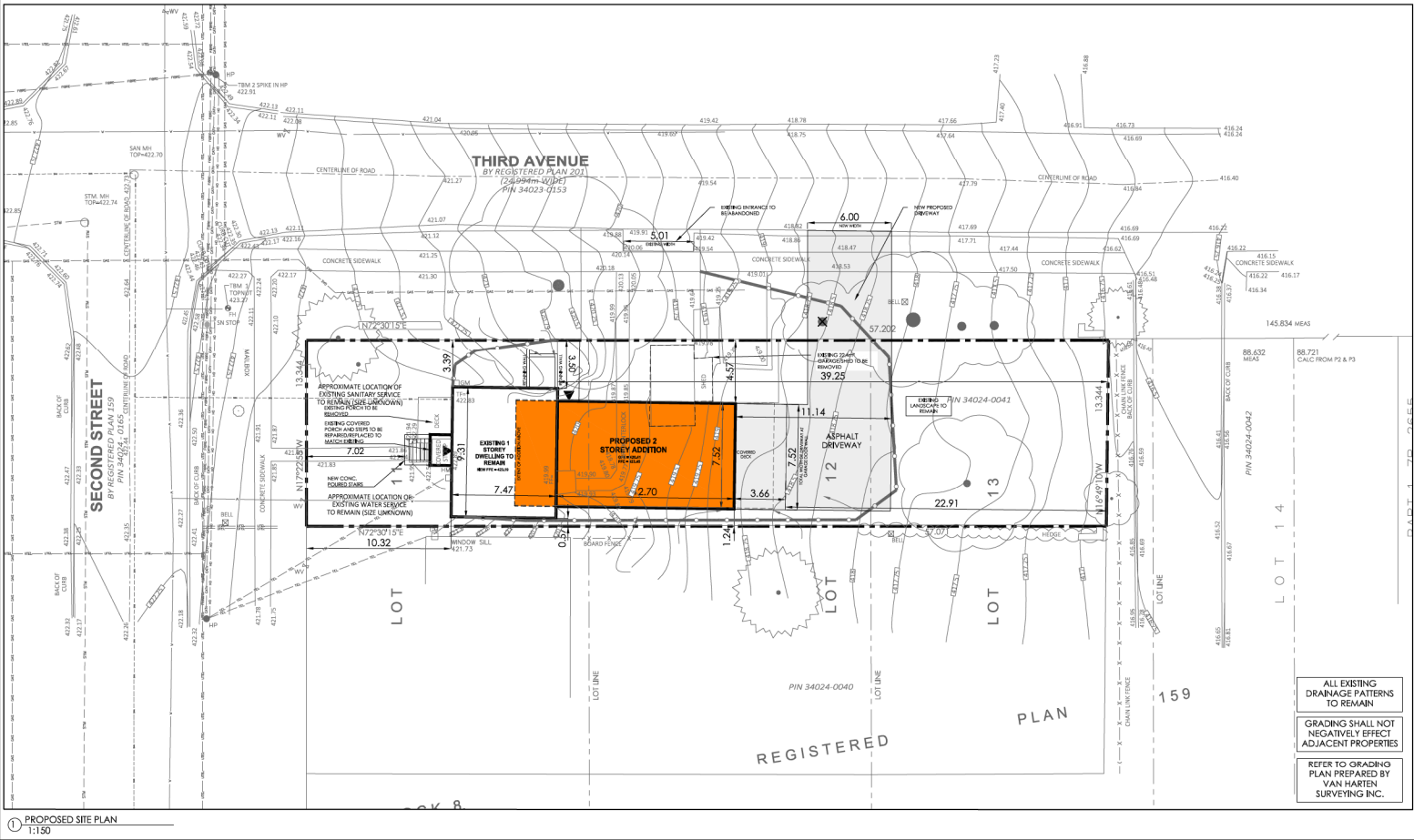
PROJECT ADDRESS
35 SECOND STREET
ORANGEVILLE, ON

CLIENT
MASON WILMOT

ARCHITECT
KHALSA DESIGN INC.

DESIGN
KHALSA

RRAMPTON, ON
TELEPHONE: 647-685-2940



- GRADING & DRAINAGE NOTES**
1. MINIMUM GRADIENT OF GRASS SWALES ALONG SIDE AND REAR LOT LINES SHALL BE 0.3%.
 2. MINIMUM GRADIENT OF GRASS SWALES AT THE BUILDING LINE SHALL BE 0.3%.
 3. TAKE UP REAR YARD GRADE DIFFERENCE USING SLOPES BETWEEN 2.0% AND 5.0% FOR A MAXIMUM OF 75% OF THE REAR YARD AND SLOPES OF 3.0% HORIZONTAL AND 1.0% VERTICAL MAXIMUM TO THE REAR LOT LINE.
 4. BRICK LINE SHALL BE 0.10m UP ABOVE SOIL ELEVATION.
 5. ALL NEW FENCES REQUIRED ADJACENT PUBLIC LANDS AND EXISTING PROPERTIES SHALL BE CONSTRUCTED WITH MATERIAL INCLUDING FOUNDATIONS COMPLYING WITH PRIVATE LANS AND TOWNSHIP CLEAR OF 0.3m RESERVE.
 6. SOLE CONSULTANTS VERIFICATION REQUIRED FOR FOOTINGS CONSTRUCTED ON ENGINEERED FILL LOTS.
 7. THE BUILDING MUST VERIFY THE AS CONSTRUCTED ON SANITARY AND STORM SERVICES INVERTS AND FROM THE ENGINEER IF THE MAXIMUM 2.0% GRADE CANNOT BE MAINTAINED PRIOR TO PLACING OF CONCRETE FOOTING.
 8. BUILDER TO VERIFY LOCATION ALL HYDRAULIC STREET BOTS, TRANSFORMERS AND OTHER SERVICES. IF MINIMUM DIMENSIONS ARE NOT MAINTAINED BUILDER TO RELOCATE AT HIS OWN RISK.
 9. BUILDER TO STATE OUT DRIVEWAY CURB DEPRESSION AT TIME OF TOP CURB INSTALLATION.
 10. THE PROPOSED GRADING AND APPROPRIATE DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING PRINCIPLES.
 11. THE PROPOSED GRADING IS IN CONFORMITY WITH THE GRADING PLANS APPROVED FOR THE LOT SPECIFIC AND WILL NOT ADVERSELY AFFECT ADJACENT LANDS.
 12. THE PROPOSED BUILDING IS COMPATIBLE WITH THE PROPOSED GRADING.
 13. THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL UTILITIES ON THE SITE, WHICH ARE NOT 1.0 METERS CLEAR FROM EDGE OF DRIVEWAY, INCLUDING STREET CATCH BASIN.
 14. APPROVED PERMITS DRAWINGS AND CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITE AND GRADING PLAN. BUILDER TO VERIFY BUREAU ENVELOPE ON BEL PLAN MATCHES APPROVED PERMITS DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES THEY ARE TO BE BROUGHT TO THE ATTENTION OF KHALSA DESIGN INC.
 15. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMITS DRAWINGS AND CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS ARE TO BE CONSIDERED WITH THE ELEVATION PROVIDED FOR THE TYPICAL GRADING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION IN THE THICKNESS FOR MASONRY VENEER AS REQUIRED.
 16. THE BUILDER / APPLICANT AGREES THAT BY REQUESTING THE LOT GRADING CERTIFICATION BEFORE THE AVAILABILITY OF INVERT CONNECTION, THE BUILDER / APPLICANT ASSUMES ALL RESPONSIBILITIES, OR ANY POTENTIAL COMPLICATIONS DUE TO THE ULTIMATE SEWER CONNECTION ELEVATIONS AT THE STREET LINE.

SUMP PUMP TO BE CONNECTED TO THE STORM SERVICE WITH A 50mm AIR GAP AS PER TOWN STANDARDS.

LEGEND:

- (395.70) - PROPOSED ELEVATION
- 394.82 - EXISTING ELEVATION
- SLOPE
- DIRECTION OF FLOW
- PERFORATED PIPE
- TP - TEST PIT
- WELL
- AREA OF SAND
- AREA OF STONE
- TREE
- TREE LINE
- RAINWATER LEADER
- BELL - BELL PEDESTAL
- UP - UTILITY POLE
- HP - HYDRO POLE
- CB - CATCHBASIN
- MH - MANHOLE
- FH - FIRE HYDRANT
- BOLLARD
- GW - GUY WIRE
- LS - LIGHT STANDARD
- GV - GAS VALVE
- GM - GAS METER
- MON - MONITORING WELL
- WV - WATER VALVE
- W - WELL
- TP - TYPICAL
- R - RAINWATER LEADER

PROPOSED SITE PLAN
ASP-1
35 SECOND STREET