

BLOCK A REGISTERED PLAN 5590
PIN 03335-0183

PART 1, PLAN 65R - 33760
PIN 03335-0184

PART 2, PLAN 65R - 33760
PIN 03335-0174

PART 1, PLAN 65R - 27582
PIN 03335-0374

- GENERAL NOTES:**
- BUILDER / CONTRACTOR TO VERIFY ALL STREET FURNITURE, HYDRO, GAS TELEPHONE & ANY OTHER UTILITIES LOCATIONS & DIMENSIONS PRIOR TO CONSTRUCTION.
 - IT IS THE BUILDERS / CONTRACTORS RESPONSIBILITY TO CONFIRM ALL STORM / SEWER LOCATES & ELEVATIONS PRIOR TO CONSTRUCTION TO DETERMINE IF SEWER INJECTOR PUMPS ARE REQUIRED.
 - UNLESS NOTED HEREIN, NO PREPARATIONS HAVE BEEN MADE FOR THE USE OF SUMP PUMPS AND / OR SEWER INJECTOR PUMPS, IF REQUIRED BY SITE CONDITIONS, BUILDER TO CONTACT DESIGNER FOR LOCATION OF PUMPS.
 - EXISTING GRADES ARE TO REMAIN UNCHANGED.
 - ALL DISTURBED AREAS WITHIN THE MUNICIPAL SOLEAVARD ARE TO BE RETURN TO THEIR ORIGINAL STATE TO THE SATISFACTION OF THE LOCAL MUNICIPALITY. ALL DAMAGED & DISTURBED AREAS ON SITE ARE TO BE REINSTATED WITH TOPSOIL & SOO.
 - MAINTAIN GRADES IN AREAS AROUND TREES THAT ARE TO BE PRESERVED.
 - ALL ROOF DOWNSPOUTS FROM EAVES TROUGH ARE TO DISCHARGE TO SURFACE GRADE & DRAIN AWAY FROM BUILDING.
 - ALL DOWNSPOUTS SHALL BE MET WITH A SPLASH PAD & DIRECTED AWAY FROM SIDEWALKS, DRIVEWAYS & PATIO AREAS. FINAL GRADING TO MATCH EXISTING GRADES AT PROPERTY LINES.
 - NO SODDING IS PERMITTED ON LOT UNTIL PRELIMINARY INSPECTION IS COMPLETED BY THE ENGINEER AND/OR MUNICIPAL INSPECTOR & APPROVED.
 - BUILDER / CONTRACTOR TO VERIFY UNDER SIDE OF FOOTINGS & TOP OF FOUNDATION WALL ELEVATIONS WITH SITE CONDITIONS PRIOR TO FORMING.
 - OUT SIDE FINISHED GRADE TO BE A MINIMUM OF 6" BELOW BRICK / STONE VENEER & 8" FOR SIDING / STUCCO FINISH.
 - DRIVEWAY GRADES SHOULD NOT BE LESS THAN 2% AND NOT GREATER THAN 7%.
 - LAWN & SVALES SHALL HAVE A MINIMUM SLOPE OF 2% & A MAXIMUM SLOPE OF 5%. SLOPES IN EXCESS OF 5%, A 3:1 EMBANKMENT SHALL BE USED. VERTICAL GRADE ELEVATION DIFFERENCES GREATER THAN 1.5m SHALL BE DIVIDED BY A RETAINING WALL W/ RAILING.
 - A MINIMUM DEPTH OF 150mm OF CRUSHED STONE SHALL BE PROVIDED ON THE ENTIRE LENGTH OF THE DRIVEWAY & A MINIMUM OF 75mm (COMPACTED) DEPTH OF ASPHALT FOR THE DRIVEWAYS ENTIRE LENGTH.
 - ALL UNDER GROUND SERVICES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY / REGION STANDARDS & SPECIFICATIONS.

- LEGEND:**
- CATCH BASIN
 - CORNER PROPERTY MARKER
 - TRANSFORMER
 - SERVICE CONNECTION DBL.
 - SERVICE CONNECTION
 - WATER CONNECTION
 - STREET LIGHT
 - BELL BOX
 - CABLE BOX
 - TREE
 - SHRUBS
 - MAIL BOX
 - AIR CONDITIONER
 - DOOR
 - WINDOW (S) ON WALL
 - DOWN SPOUT TO SPLASH PAD
 - DN DOWN
 - UP UP
 - R RISER
 - FFE FINISHED FLOOR ELEVATION
 - TFW TOP OF FOUNDATION WALL
 - TBS TOP OF BASEMENT SLAB
 - USF UNDER SIDE FOOTING
 - USFG UNDERSIDE FOOTING GARAGE
 - USFR UNDERSIDE FOOTING PORCH
 - EW/EH EGRESS WINDOW ELEVATION HEIGHT
 - WUB WALK UP BASEMENT
 - CHAIN LINK FENCE
 - WOOD FENCE
 - EXISTING WALLS
 - 240.35 PROPOSED GRADE ELEV.

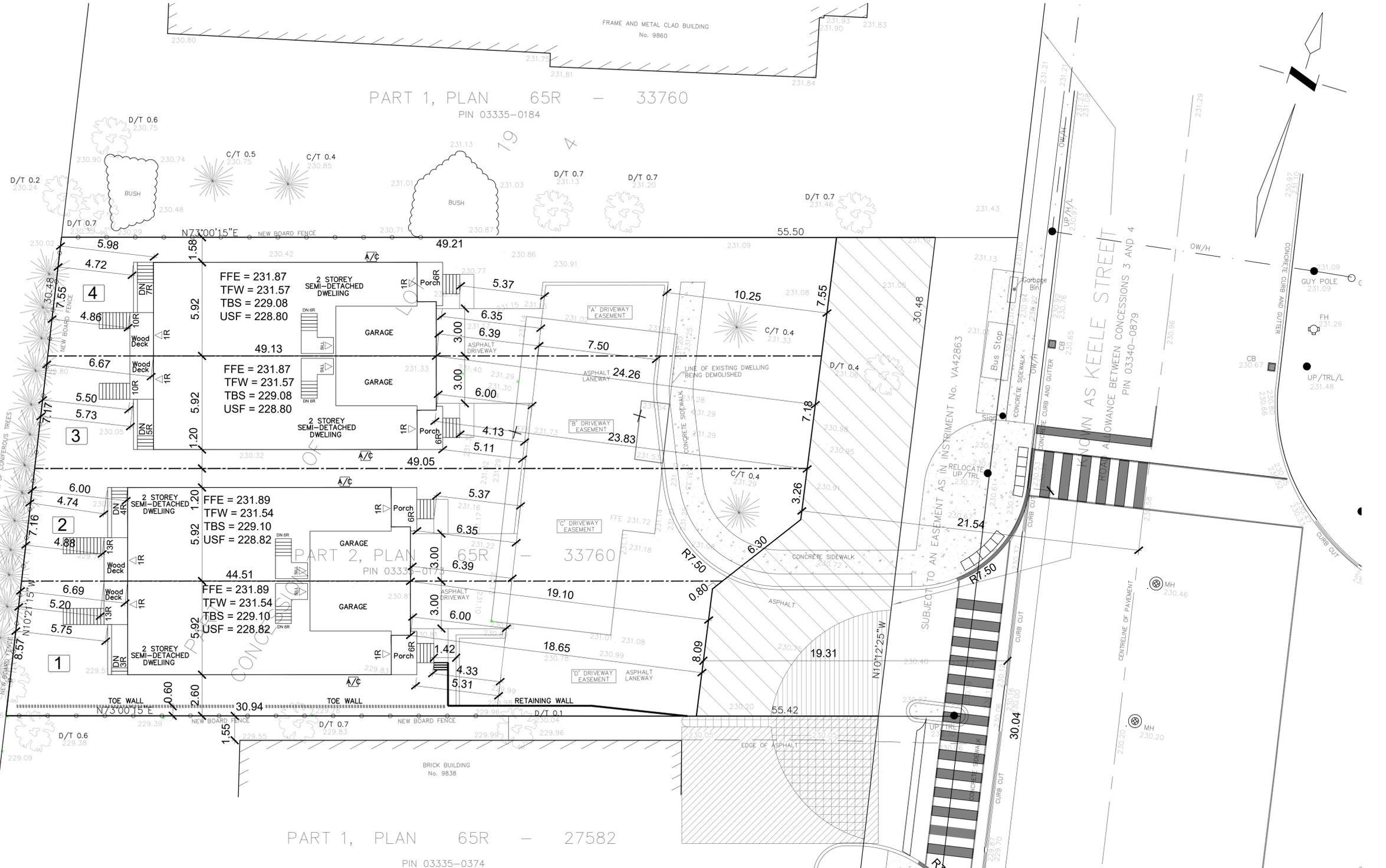
- INTERIM EASEMENT IN FAVOUR OF NEIGHBOUR TO SOUTH PORTION WHICH IS ALSO LANDS TO BE DEDICATED TO REGION
- LANDS TO BE DEDICATED TO REGION
- INTERIM EASEMENT IN FAVOUR OF NEIGHBOUR TO SOUTH
- PROPOSED ACCESS EASEMENT ON LANDS OWNED BY OTHERS

TOPOGRAPHIC SURVEY OF PART OF LOT 19 CONCESSION 4 (GEOGRAPHIC TOWNSHIP OF VAUGHAN) CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK SCALE 1:200

- NOTES**
- CB DENOTES CATCH BASIN
 - MH DENOTES MANHOLE
 - HW DENOTES HAND WELL
 - UP DENOTES UTILITY POLE
 - L DENOTES LIGHT
 - H DENOTES HYDRO
 - OW DENOTES OVERHEAD WIRES
 - TR DENOTES TRAFFIC LIGHT
 - D/T 0.10 DENOTES DECIDUOUS TREE 0.10m dia.
 - C/T 0.10 DENOTES CONIFEROUS TREE 0.10m dia.
 - FH DENOTES FIRE HYDRANT

ALL BOUNDARY AND PLAN INFORMATION SHOWN ON THIS TOPOGRAPHIC PLAN HAS BEEN COMPILED FROM REGISTRY OFFICE RECORDS

BENCHMARK
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF VAUGHAN BENCHMARK: No. 25-6 HAVING A PUBLISHED ELEVATION OF 234.873 METRES CONTOUR INTERVAL 0.50m



9846 KEELE STREET		
ZONING	REQUIRED	PROVIDED
USE	4 SEMI DETACHED DWELLING	4 SEMI DETACHED DWELLINGS
LOT AREA ENTIRE SITE BEFORE ROAD WIDENING	1677.7 SM	1677.7 SM
LOT AREA ENTIRE SITE AFTER ROAD WIDENING	1422.3 SM	1422.3 SM
ROAD WIDENING AREA	255.3 SM	255.3 SM
LOT AREA UNIT 1	225.9 SM MIN	374.2 SM
LOT AREA UNIT 2	225.9 SM MIN	340.1 SM
LOT AREA UNIT 3	225.9 SM MIN	349.4 SM
LOT AREA UNIT 4	225.9 SM MIN	368.5 SM
LOT FRONTAGE UNIT 1	7.5M	8.59M
LOT FRONTAGE UNIT 2	7.5M	7.12M
LOT FRONTAGE UNIT 3	7.5M	7.19M
LOT FRONTAGE UNIT 4	7.5M	7.55M
COVERAGE UNIT 1	50% MAX	107.35M (374.2 SM)- 28.6%
COVERAGE UNIT 2	50% MAX	107.35M (340.1 SM)- 31.5%
COVERAGE UNIT 3	50% MAX	107.35M (349.4 SM)- 30.7%
COVERAGE UNIT 4	50% MAX	107.35M (368.5 SM)- 29.1%
COVERAGE TOTAL		429.25M (1432.2 SM)- 30.0%

9846 KEELE STREET		
ZONING	REQUIRED	PROVIDED
USE	4 SEMI DETACHED DWELLING	4 SEMI DETACHED DWELLINGS
MIN FRONT YARD SETBACK	4.3M	18.89M
MIN INTERIOR SIDE YARD SETBACK	1.2M	1.2M
MIN REAR YARD SETBACK	7.5M	5.98 / 6.0M
PARKING	PARKING REQUIRED = 2 SPACES/UNIT	PARKING PROVIDED = 2 SPACES/UNIT
HEIGHT	9.5 M MAX	9.5 M or LOWER
SITE DENSITY	22 LPH (AS PER OPA 300)	27.91 LPH AFTER ROAD WIDENING
PAVED AREA UNIT 1	130.38 SM	34.8%
PAVED AREA UNIT 2	83.51 SM	24.0%
PAVED AREA UNIT 3	76.73 SM	21.9%
PAVED AREA UNIT 4	58.27 SM	15.8%
UNIT SIZE GFA TOTAL	348.89 SM	24.3%
GROSS FLOOR AREA UNIT 1	270.45M	
GROSS FLOOR AREA UNIT 2	268.35M	
GROSS FLOOR AREA UNIT 3	270.45M	
GROSS FLOOR AREA UNIT 4	270.45M	

9846 KEELE STREET		
REQUIRED	PROVIDED	
TOTAL LANDSCAPE AREA UNIT 1	10% MIN	126.9 SM 33.9%
TOTAL LANDSCAPE AREA UNIT 2	10% MIN	155.8 SM 41.1%
TOTAL LANDSCAPE AREA UNIT 3	10% MIN	193.4 SM 52.4%
TOTAL LANDSCAPE AREA UNIT 4	10% MIN	193.4 SM 52.4%
TOTAL LANDSCAPE AREA OVERALL	10% MIN	651.9 SM 43.0%
LANDSCAPE AREA FRONT UNIT 1	33% MIN	TOTAL FRONT YARD 155.8 SM 18.2% HARDSURFACE 127.39 SM 18.2%
LANDSCAPE AREA FRONT UNIT 2	33% MIN	TOTAL FRONT YARD 183.8 SM 51.1% HARDSURFACE 83.36 SM 51.1%
LANDSCAPE AREA FRONT UNIT 3	33% MIN	TOTAL FRONT YARD 183.8 SM 56.2% HARDSURFACE 73.57 SM 56.2%
LANDSCAPE AREA FRONT UNIT 4	33% MIN	TOTAL FRONT YARD 183.8 SM 69.9% HARDSURFACE 95.11 SM 69.9%
LANDSCAPE AREA FRONT TOTAL	33% MIN	TOTAL FRONT YARD 611.2 SM 49.9% HARDSURFACE 336.43 SM 49.9%
SOFT LANDSCAPE FRONT UNIT 1	60% MIN	LANDSCAPE FRONT (P1): 38.41 SM 88.5% HARDSURFACE 3.26 SM 66.1%
SOFT LANDSCAPE FRONT UNIT 2	60% MIN	LANDSCAPE FRONT (P2): 78.11 SM 68.5% HARDSURFACE 3.26 SM 66.1%
SOFT LANDSCAPE FRONT UNIT 3	60% MIN	LANDSCAPE FRONT (P3): 96.41 SM 66.9% HARDSURFACE 3.26 SM 66.1%
SOFT LANDSCAPE FRONT UNIT 4	60% MIN	LANDSCAPE FRONT (P4): 128.56 SM 67.4% HARDSURFACE 3.26 SM 66.1%
SOFT LANDSCAPE FRONT TOTAL	60% MIN	LANDSCAPE FRONT (P1-4): 312.74 SM 96.1% HARDSURFACE 13.04 SM 96.1%

DESIGNER BCIN DECLARATION
I, DANIEL BERRY DECLARE THAT I HAVE REVIEWED & TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK UNDER DIVISION C PART 3 SECTION 3.2 OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CATEGORIES.
FIRM BCIN: 36501
DESIGNER BCIN: 21107
SIGNATURE: DATE: JL 1923

DESIGN FIRM:
VULCAN DESIGN INC.
39 Victoria Street E. Unit 1
Alliston, ON L9R-1T3
PH: 416-868-5000
EMAIL: cberry@vulcandesigninc.com

SCALE: 1:125
PAGE: S1

CLIENT: **PRIVATE BUILD**

PROJECT: **9846 Keele Street
Vaughan, ONTARIO**

NO.	REVISION	DATE	DWN	CHK
1.	ISSUED FOR REVIEW	OCT 11/22	DCB	DCB
2.	REV. PER CITY COMMENT	MAR 27/23	DCB	DCB
3.	REV. PER INTERSECTION REVISION	APR 04/23	DCB	DCB
4.	ISSUED FOR REVIEW	MAY 29/23	DCB	DCB
5.	REVISE DRIVEWAY	JL 19/23	DCB	