KCHEUNG | TUE OCT 28/25 10:33 AM | K:\PROJECTS\2023\223013.TREASUREHILL\SITE\223013WSP02-ST.DWG

Building Permit Issuance
The City of Niagara Falls requires that all drawings submitted to the Building Division as part of an application for the issuance of a Building Permit shall be certified by the architect or engineer as being in conformity with the site development plan as approved by the City of Niagara Falls.

Damages
All damaged areas are to be reinstated with topsoil and sod prior to the release of securities.
All damaged or disturbed areas within municipal right-of-way are to be reinstated at the applicant's expense.
All landscaping and grading within close proximity to the proposed access points is to be designed to ensure that adequate sight distances are available for all approaching and exiting motorists and pedestrians.
The portion of the driveway within the municipal boulevard is to be paved by the applicant.
Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees.
Any above ground utilities located within 1.5m of a proposed access are to be relocated at the applicant's expense.

Signage
Signage shown on the site development plan is for information purposes only. All signs will be subject to the provisions of the signage By-law and a separate sign application will be required through the Building Division.

Acoustical Consultant
The Acoustical Consultant shall certify to the Planning and Building Department that the 'as constructed' buildings, mechanical equipment, and ventilation systems for buildings on site and the off-site Stationary Noise Sources are in compliance with the acoustical report as prepared for the particular building and in compliance with the Ministry of Environment (MOE) guidelines for Stationary Noise Sources.

Grading and Servicing
Site grading and Site servicing plans are to be associated with the site plan.
Grades will be met within a 33% maximum slope at the property lines and within the site.

Hoarding
The owner will make satisfactory arrangements for the erection and maintenance of hoarding adjacent to all adjoining properties throughout all phases of construction. All Utility Companies will be notified for locates prior to the installation of the hoarding that lies within the limits of the City boulevard area.

Existing and Proposed Walkways
a) pedestrian walkways must be raised approximately 15 cm from vehicular traffic to provide definition and protection for pedestrian traffic; b) standard minimum width of a pedestrian walkway is 1.5 m ; c) standard minimum width of a pedestrian walkway adjacent to the end of parking spaces is 1.8 m (6.0 ft.).

Fencing
Any fencing adjacent to municipal lands is to be located 15cm (6.0 in.) inside the property line.

Retaining Walls
The structural design of any retaining wall over 0.6m in height or any retaining wall located on a property line is to be shown on the Site Grading Plan for this project and is to be approved by the Consulting Engineer for the project.

Exterior Stairs and Handrails
All exterior steps and handrails shall be designed per OBC requirements and V.1.3 of the ____________Standards

Exterior Lighting
All exterior lighting will be directed onto the site and shall not infringe upon the adjacent properties.
All portions of exterior accessible routes shall be equipped to provide a level of illumination in accordance with the Illuminating Engineering Society of North America (IESNA) standards.
All exterior lighting shall meet the ____________ By-Law and City Standards for Design criteria.

Roof Leaders and additional notes
1. The roof leaders are located in accordance with Transportation and Works standards.
2. The roof leaders are not permitted to discharge onto the driveways and walkways.
3. The lowest floor elevation and/or catchbasin(s) within the site are situated at least 1.0m above the obvert of the adjacent municipal storm sewer system.
4. The roof leaders will not be connected directly to the storm sewer system for all units. Roof leaders will discharge onto the lots with the use of moveable concrete splash pads such that the rear yard swales will drain this runoff to the rear lot catchbasins and the front downspouts will drain, where possible, by way of sodded areas to the road.

Rooftop Units
All roof top mechanical units shall be screened from view by the applicant.
NOTE: There are no roof top units for this development

Roadway, driveway & parking surface
Roadway, driveway & parking areas surface materials, refer to site grading and landscape drawings for material finishes.

Fire Access Route
Fire Access Route will be designated as per ________City By law. The Fire Access Route will be designed to support a load of not less than 11,363 kg. per axle and have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15m.

Accessible Routes
All accessible routes shall have a running slope of not more than 1:25 and and a cross slope not more than 1:50
The clear width of accessible routes shall be 1220mm minimum.
Where exterior barrier-free paths of travel lead to a vehicular route and where the pedestrian route is not separated by a curb or other element, a tactile attention indicator shall be installed in accordance with Section IV.4.8 Detectable Warning Surfaces.

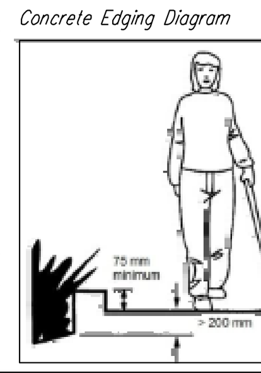
Surface drainage
All surface drainage will be self contained collected and discharged at a location approved by the City of Niagara Falls.
Portions of the driveway within the municipal boulevard will be paved by the applicant. At the entrances to the site, the municipal curb and sidewalk will be continuous through the driveway and a curb depression will be provided for each entrance.

Utilities:
The applicant will be responsible for the cost of any utilities relocations necessitated by the Site plan.

Concrete Curbing
Continuous 152 mm high (or greater) barrier type poured concrete curbing will be required in the following areas: a) vehicular access from roads; b) landscaped traffic islands; c) between paved and landscaped areas; and d) between all driveways and service areas.

Concrete Edging (Accessible Routes)
A 75mm concrete edge is required where the change in level from the walkway is 100mm to 600mm below the walkway. The edge shall be installed with a colour contrasting curb (refer to Figure IV.1.4.4). Where the change in level is greater than 600mm, a guard shall be installed per OBC and Brampton Standards.

Concrete Edging Diagram



CMB NOTE:
Concrete pad for community mailboxes as per canada post specifications - pad to be at level of sidewalk and be wheelchair accessible.

THE HYDRO TRANSFORMER
Ultimate location to be coordinated with electrical / utility consultants.

SNOW STORAGE
In the case of heavy snow falls, over capacity of the snow storage space provided and available on the property may make it necessary to truck snow off the site at the sole cost of the owner.

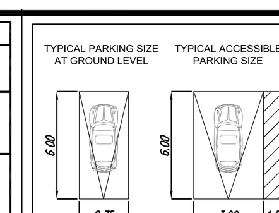
FIRE ROUTE
Ensure road is constructed to support expected load imposed by fire trucks. The fire route can only be asphalt or concrete.

Disabled Parking signs
Parking spaces reserved for people with disabilities must comply to the current By-Law and Legislation and must be identified by a sign, installed at the applicant' expense, in accordance with the design specifications of R.R.O. 1990, Regulation 581 under the Highway Traffic Act as amended from time to time.

GENERAL SITE NOTES:
1) INFORMATION SHOWN ON THIS PLAN IS TAKEN FROM PLAN .... PRODUCED BY .... DATED ON THE ....
2) REFER TO TENANT STANDARDS FOR ALL BUILDING'S EXTERIOR SITE FURNITURE, ASH RECEPTACLES, WASTE RECEPTACLE, BIKE RACK AND ALL OTHER SITE FURNITURE - SEE ARCHITECTURAL STANDARDS (LATEST RELEASE)
3) REFER TO DRAWINGS PRODUCED BY .... FOR HARD LANDSCAPING, SOFT LANDSCAPING AND SITE DETAILS. ANY DUPLICATED INFORMATION SHOWN ON THIS PLAN IS PROVIDED AS A MATTER OF COURTESY. LANDSCAPE DRAWINGS SHALL GOVERN.
4) REFER TO DRAWINGS PRODUCED BY .... FOR SITE SERVICING, WATER MANAGEMENT AND SERVICE CONNECTIONS. ANY DUPLICATED INFORMATION SHOWN ON THIS PLAN IS PROVIDED AS A MATTER OF COURTESY. ENGINEERING DRAWINGS SHALL GOVERN.
5) REFER TO DRAWINGS PRODUCED BY MECHANICAL AND ELECTRICAL ENGINEER FOR SITE LIGHTING, EXHAUST GRATE SIZES AND TRANSFORMER LOCATIONS. ANY DUPLICATED INFORMATION SHOWN ON THIS PLAN IS PROVIDED AS A MATTER OF COURTESY. ENGINEERING DRAWINGS SHALL GOVERN.
6) ALL SPOT ELEVATIONS AND DATUM REFERENCE TAGS INDICATED ARE IN METRIC SCALE AND ESTABLISHED BASED ON GEODETIC ELEVATION INFORMATION PROVIDED BY THE SURVEYOR OF RECORD FOR THE PROJECT.
7) UNDERSIDE FOOTING HAS BEEN SET TO THE DEEPEST FOOTING FOR PARKADE STRUCTURE (SEE STRUCTURAL ENGINEER PLANS). THE CONTRACTOR MAY STEP FOOTINGS AT HIS DISCRETION, SO LONG AS A MINIMUM OF 1.22M FROM UNDERSIDE FOOTING TO THE PROPOSED GRADE IS MAINTAINED THROUGHOUT FOR THE PERIMETER OF THE BUILDING.

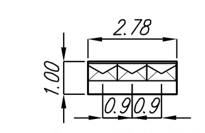
NOTES:
Gas meters shall not be located on building facades that face streets and shall be located discreetly, away from pedestrian travel routes and screened from public view.
Gas pipes servicing roof top mechanical equipment shall not be visible to any public view and shall be installed within the wall construction
To ensure that the users have a suitable level of control and less disturbance caused by glare from headlights between the perpendicular residential parking and building #6, residential parking in front of each of units in block #6 shall be assigned to the same owners of these unit facing them.

TYPICAL PARKING SIZE AT GROUND LEVEL — TYPICAL ACCESSIBLE PARKING SIZE



COMPLY TO CITY OF NIAGARA FALLS PARKING STANDARDS BY-LAW 2019-44.

COMMUNITY MAILBOX
3 MODULES



DEVELOPER SLAB
1000 x 2775

COMPLY TO CANADA POST ENGINEERING DRAWINGS E201-ENG-07

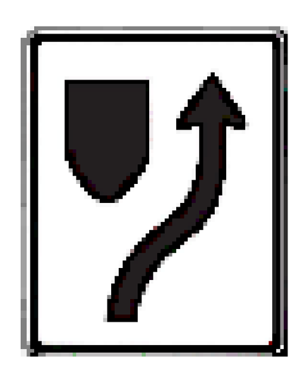
AFRZ

VAN ACCESSIBLE PARKING SIGN N.T.S.
NOTES:
SIGNS TO BE PLACED TO BE VISIBLE AND CLEARLY DIRECT USERS TO ACCESSIBLE PARKING AREAS (VAN ACCESSIBLE) THROUGHOUT THE SITE

Rb-93

ACCESSIBLE PARKING SIGN N.T.S.
NOTES:
SIGNS TO BE PERMANENTLY INSTALLED AT THE FRONT AND CENTRE OF THE PARKING STALL AND MOUNTED AT A HEIGHT OF 1.0M TO 1.5M FROM THE GROUND TO THE BOTTOM OF THE SIGN.

Rb-25



KEEP RIGHT SIGN N.T.S.
NOTES:
SIGNS TO BE PERMANENTLY INSTALLED, PLACED TO THE LEFT OF APPROACHING TRAFFIC.

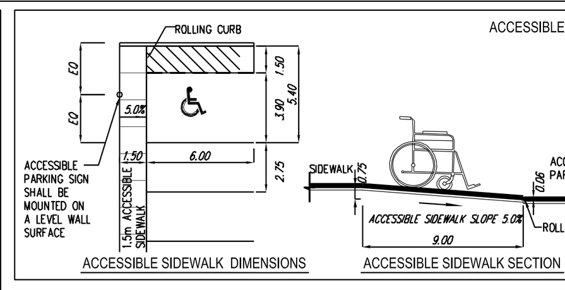
WA-33L

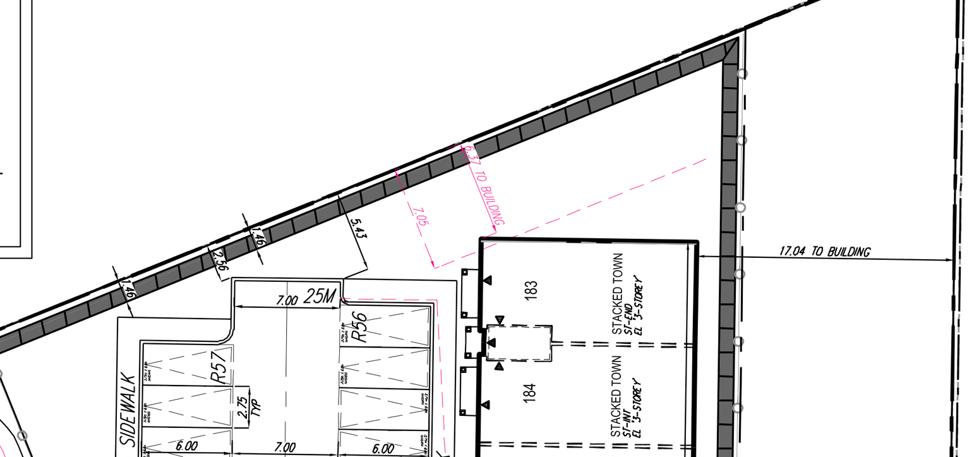
OBJECT MARKER SIGN N.T.S.
NOTES:
SIGNS TO BE PERMANENTLY INSTALLED, PLACED TO THE LEFT OF APPROACHING TRAFFIC.

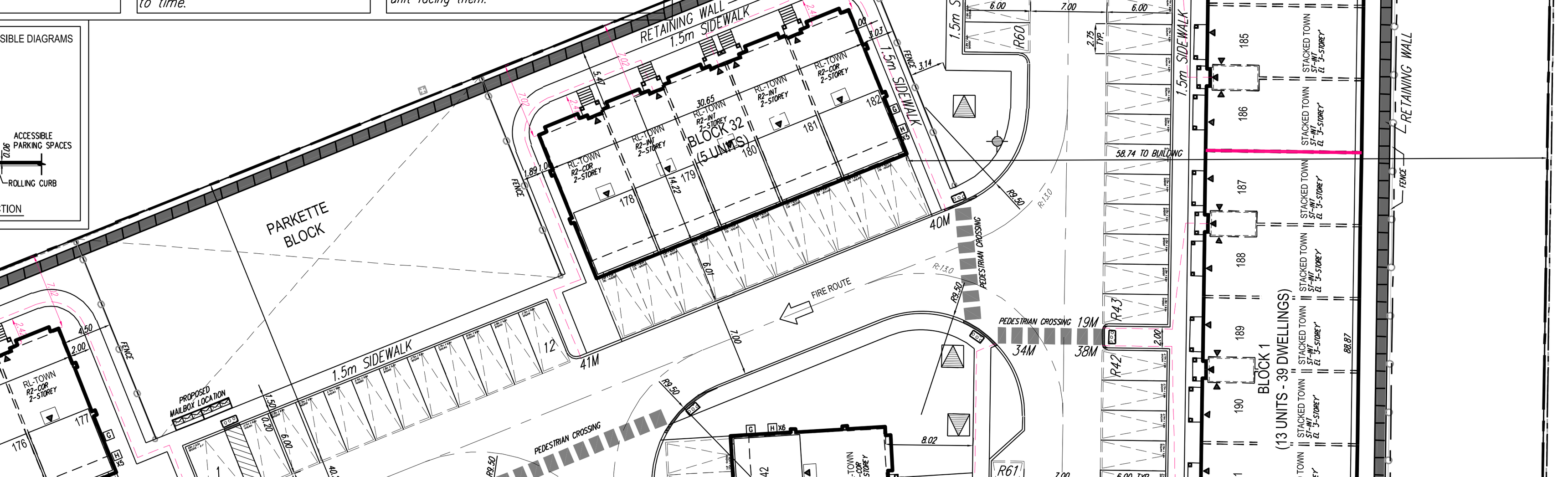
PS-02

VISITOR PARKING ONLY SIGN N.T.S.
NOTES:
SIGNS TO BE PERMANENTLY INSTALLED, PLACED BY VISITOR PARKING STALLS.

ACCESSIBLE DIAGRAMS







SITE STATISTICS

PARENT BYLAW: ZONING BY-LAW NO. 79-200
SITE SPECIFIC BYLAW: 2022-088
PROPOSED ZONING DESIGNATION: R4(H)1187

STANDARDS REFLECT PARENT BYLAW REQUIREMENTS UNLESS DENOTED OTHERWISE. NUMBERS IN SQUARE BRACKETS INDICATES ZONING BYLAW ASSOCIATED WITH SPECIFIED STANDARD.

1.0 SITE STANDARDS

SITE AREA (LESS BUFFER)	APPROX. 51 266.47 sq.m. (12.67 ac) [5.13 ha]
14m BUFFER AREA	APPROX. 3 254.39 sq.m. (0.8 ac) [0.32 ha]
TOTAL SITE AREA	APPROX. 54 520.86 sq.m. (13.47 ac) [5.45 ha]

	BLOCK	UNITS	GFA (sq.m.)	BUILDING AREA (sq.m.)	AVERAGE GRADE	AVG. GRADE @ FRONT
STACKEDTOWNS (20')	1	13 (x3)	3566	405/502/405	196.29	195.90
	2	12 (x3)	3293	405/402/405	196.08	195.89
REAR-LANE TOWNS (20')	3	5	820	452	196.02	196.20
	4	8	1307	360 / 360	195.99	196.28
	5	6	982	541	196.01	196.30
	6	6	982	541	195.92	196.02
	7	6	982	541	195.99	196.09
	8	5	820	452	195.63	195.59
	9	4	657	362	195.80	195.76
	10	5	820	452	195.79	195.89
	11	4	657	362	195.87	195.88
	12	5	820	452	195.68	195.74
	13	6	982	541	195.67	195.74
	14	6	982	541	195.72	195.83
	15	7	1145	270 / 360	195.79	195.80
	16	8	1307	360 / 360	195.77	195.83
	17	5	820	452	195.79	195.80
	18	4	657	362	195.86	195.91
	19	6	982	541	195.86	195.88
	20	5	820	452	195.84	195.88
	21	8	1307	360 / 360	195.79	196.11
	22	8	1307	360 / 360	195.87	196.11
	23	6	982	541	195.88	196.35
	24	6	982	541	195.99	196.43
	25	7	1145	270 / 360	195.85	196.24
	26	7	1145	270 / 360	195.92	196.15
	27	8	1307	360 / 360	195.75	196.00
	28	8	1307	360 / 360	195.84	196.00
	29	7	1145	270 / 360	196.05	196.36
	30	6	982	541	196.05	196.34
	31	5	820	452	196.04	196.21
	32	5	820	452	196.04	196.35
TOTAL:		207	36649	18923		
PROPOSED DWELLINGS:		257				
PROPOSED DENSITY (PER DWELLING):	SITE AREA	20.28 units / ac [50.1 units / ha]				
	TOTAL AREA	19.1 units / ac [47.2 units / ha]				

2.0 BUILDING STANDARDS

ZONING STANDARD			REQUIRED	PROPOSED
MINIMUM LOT AREA:		(STACKED TOWNS 75 DWELLINGS)	@ 74 sq.m. / unit = 5 550 sq.m.	15 910.5 sq.m. (~212.14 sq.m./unit - whole site)
		(TOWNHOUSES 182 UNITS)	@ 189 sq.m. / unit = 34 398 sq.m.	38 609.48 sq.m. (~212.14 sq.m./unit - whole site)
		TOTAL (257 UNITS)	39 948 sq.m.	54 520.86 sq.m. (site) (~212.14 sq.m./unit - whole site)
MAXIMUM BUILDING HEIGHT			14.0 m	TBD - 14.0 m
SETBACKS — STACKED	FRONT YARD (Assuming 13.1m From Centre Line To PL)	(MONTROSE ROAD)	3.0 m + 13.1m	251.63 m (Blk 2, #207)
	INTERIOR SIDE YARD	@NORTH	Greater Of 1/2 Bldg. Ht. or 5.5m	6.37 m (Blk 1, #183)
		@SOUTH		40.36 m (Blk 2, #207)
	REAR YARD	(QUEEN ELIZABETH WAY)	17.0 m	17.04 m (Blks 1-2)
SETBACKS — TOWNS	FRONT YARD (Assuming 13.1m From Centre Line To PL)	(MONTROSE ROAD)	36.0 m + 13.1m	5.63m+13.1m (Blk 10)
	INTERIOR SIDE YARD		North 33.0m	6.9 m (Blk 11, #159)
			South 36.5m	6.0 m (Blk 8, #142)
	REAR YARD	(QUEEN ELIZABETH WAY)	55.0 m	17.79 m (Blk 3, #111)
MINIMUM PRIVACY YARD DEPTH:		TOWNHOUSE	5.5 m @FRONT	2.4m (Blks 29-32)
MINIMUM LANDSCAPE OPEN SPACE		257 UNITS	75 sq.m. / UNIT (19,275 sq.m.)	72.52 sq.m. / UNIT (18,638 sq.m.)
MINIMUM SETBACK FROM Q.E.W.			14.0 m	17.04 m (Blks 1-2)
MAX. COV. (INCL. ALL BLDG'S & PORCHES):		TOTAL SITE	35%	34.7%
PARK AREA:		PARKETTE BLOCK		791.29 sq.m.
		URBAN PARKETTE		246.96 sq.m.
		TOTAL PARK AREA		1038.25 sq.m.
PROJECTION OF ROOFED OVER PORCHES/DECK			2.5 m into Front, Rear, Privacy Yard	Porch Proj. 0.91m From Front Wall
PROJECTION OF BALCONY			2.5 m into Front, Rear, Side Yard	Balcony Proj. 1.22m From Front Wall

3.0 SITE CIRCULATION

ZONING STANDARD	REQUIRED	PROPOSED
VEHICULAR PARKING REQUIREMENTS		
STACKED TOWNS (23 units - 75 dwellings)	105 (@1.4 / unit)	75 (@1.0 / unit)
TOWNHOUSES (182 units)	255 (@1.4 / unit)	364 (@2 / unit)
VISITOR PARKING	N/A	34
TOTAL PARKING SPACE	360	473
MIN. PARKING SPACE DIMENSIONS	2.75 m X 6.0 m	2.75 m X 6.0 m
MIN. PARKING SPACE DIMENSIONS - PARALLEL	2.75 m X 6.7 m	3.0 m X 6.7 m
MIN. ACCESSIBLE PARKING SPACE DIMENSIONS	3.9 m X 6.0 m	3.9 m X 6.0 m
MIN. ACCESS AISLE WIDTH	1.5 m	1.5 m
MINIMUM NUMBER OF ACCESSIBLE PARKING	2 (@ 4% of 34)	2
MIN. WASTE COLLECTION PAD DIMENSIONS	1.0 m X 2.5 m	1.1 m X 2.5 m

FR-1

BY-LAW 2019-97

NOTES:
- SIGNS TO BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES, TO A LINE PARALLEL TO THE FLOW OF TRAFFIC AND SHOULD ALWAYS BE VISIBLE TO APPROACHING TRAFFIC
- SIGNS TO BE PLACED ON EITHER SITE (STAGGERED) OF THE FIRE ACCESS ROUTE AT INTERVALS OF NOT MORE THAN 30.0 METRES (100 FEET) APART.
- SIGNS SHALL NOT EXCEED 2.0 METRES (7 FEET) AND NOT LESS THAN 1.5 METRES (5 FEET) IN HEIGHT MEASURED FROM THE BOTTOM OF THE SIGN TO THE FINISHED PAVEMENT/GRADE.
- SIGNS SHALL BE INSTALLED AT MAXIMUM OF 3 METRES (10 FEET) AND A MINIMUM OF 1.0 METRE (3 FEET) MEASURED HORIZONTALLY FROM THE CURB
- SIGNS SHALL BE INSTALLED SO THAT THERE ARE NO OBSTRUCTIONS WITHIN 6.0 METRES (20 FEET) OF THE SIGN AND BE VISIBLE TO APPROACHING TRAFFIC.
- SIGNS SHALL DISPLAY SINGLE HEADED ARROWS POINTING IN THE DIRECTION WHICH THE REGULATION IS IN EFFECT. AT INTERMEDIATE POINTS THROUGHOUT THE REGULATED AREA, DOUBLE-HEADED ARROWS SHALL INDICATE THAT THE PROHIBITION OR RESTRICTION EXISTS IN EACH DIRECTION.
- ALL SIGNAGE AND INSTALLATION OF THE FIRE ACCESS ROUTE SIGN(S) MUST ALSO CONFORM TO THE REQUIREMENTS AS OUTLINED IN THE CITY OF NIAGARA FALLS BY-LAW #2019-97 AS AMENDED (PARKING BY-LAW).

*** REFER TO CITY OF NIAGARA FALLS FIRE ROUTE SIGNAGE AND INSTALLATION SPECIFICATIONS (CURRENT VERSION) FOR A COMPLETE LIST OF REQUIREMENTS ***

RA-1

STOP SIGN N.T.S.
NOTES:
- SIGNS TO BE PLACED TO BE VISIBLE AND CLEARLY DIRECT USERS TO ASSIGN RIGHT-OF-WAY BETWEEN VEHICLES APPROACHING AN INTERSECTION FROM DIFFERENT DIRECTIONS.

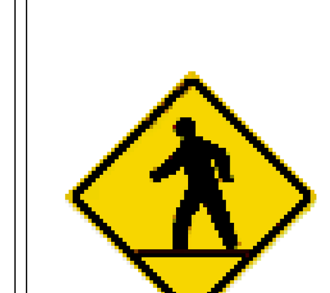
SIGNS:
FR-1 FIRE ROUTE
RA-1 STOP SIGN
AS-VA VAN ACCESSIBLE PARKING
AFRZ ACCESS FOR RESIDENTIAL ZONE

CP-1

COLLECTION PAD
UNIT ##

DESIGNATED COLLECTION PAD SIGN
NOTES:
SIGNS TO BE PERMANENTLY INSTALLED, PLACED IN FRONT OF DESIGNATED COLLECTION PAD.

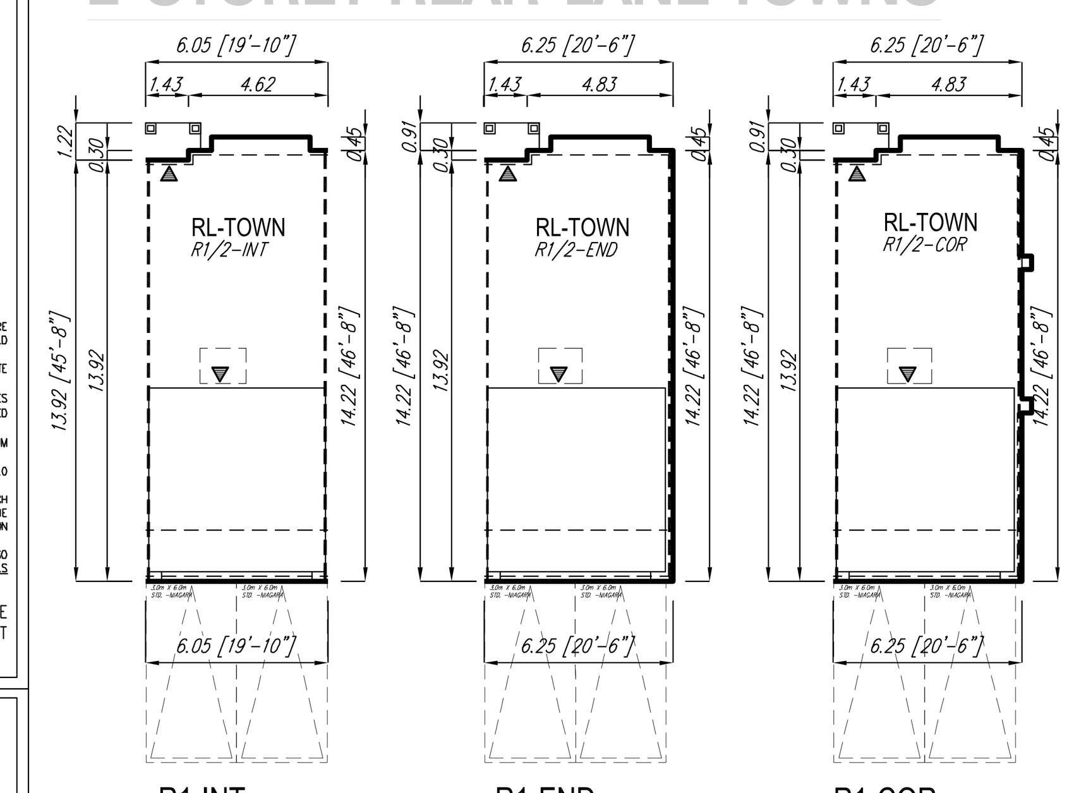
WC-7



PEDESTRIAN AHEAD SIGN N.T.S.
NOTES:
SIGNS TO BE PERMANENTLY INSTALLED, PLACED IN FRONT OF PEDESTRIAN CROSSINGS.

UNIT KEY

2-STOREY REAR-LANE TOWNS



R1-INT
3 STOREY - TOWNHOUSE
6.05m x 14.22m
MAX +/- 1850 SQ.FT.

R1-END
3 STOREY - TOWNHOUSE
6.25m x 14.22m
MAX +/- 1890 SQ.FT.

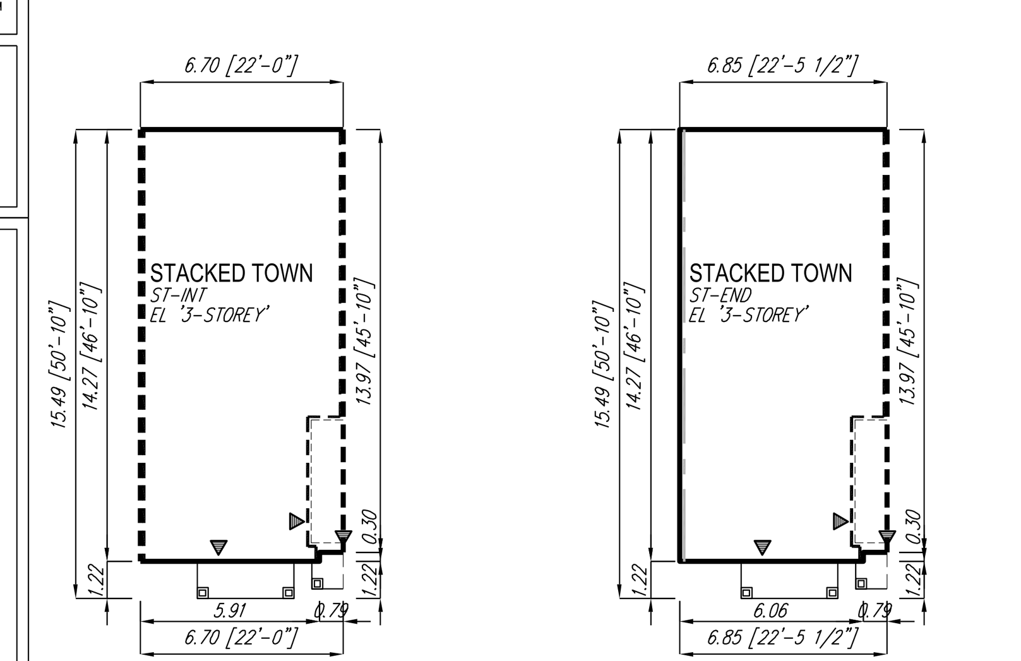
R1-COR
2 STOREY - TOWNHOUSE
6.25m x 14.22m
MAX +/- 1890 SQ.FT.

R2-INT
2 STOREY - TOWNHOUSE
6.05m x 14.22m
MAX +/- 1750 SQ.FT.

R2-END
2 STOREY - TOWNHOUSE
6.25m x 14.22m
MAX +/- 1790 SQ.FT.

R2-COR
2 STOREY - TOWNHOUSE
6.25m x 14.22m
MAX +/- 1790 SQ.FT.

3-STOREY STACKED TOWNS



ST-INT
3 STOREY - STACKED TOWNHOUSE
6.05m x 15.49m
MAX +/- 2940 SQ.FT.

ST-END
3 STOREY - STACKED TOWNHOUSE
6.2m x 15.49m
MAX +/- 3000 SQ.FT.

STACKED @ 25
COUNT W/ 2 BLKS

SCHEME 2-ST

COMMON ELEMENT CONDO

LAST REVISED: OCTOBER 28, 2025 - KC (HDAI)

APPLICATION NUMBER:
APPLICATION NUMBER
APPLICATION NUMBER:
APPLICATION NUMBER

GRADING & DRAINAGE NOTES

1. MINIMUM GRADIENT OF GRASS SWALES ALONG SIDE AND REAR LOT LINES SHALL BE 2.0%. THE PROPOSED ELEVATION OF THE SIDE YARD SHALL BE A MINIMUM OF 0.15m BELOW THE FINISHED GRADE AT THE BUILDING LINE. THE MAXIMUM SWALE GRADIENT SHALL BE 5.0%.
2. 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 HORIZONTAL AND 1 VERTICAL MAXIMUM TO THE REAR LOT LINE.
3. EDGE OF THE DRIVEWAYS ARE A MINIMUM OF 1.0m FROM EDGE OF STREET CATCH BASIN AND STREET FURNITURE. THE BUILDER IS TO VERIFY THE LOCATION AND TO INFORM THE ENGINEER IF THE DIMENSION CANNOT BE MAINTAINED PRIOR TO EXCAVATION FOR THE FOOTINGS.
4. BRICK LINE SHALL BE 0.15m ABOVE SOD ELEVATION.
5. ALL NEW 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.
6. SOIL CONSULTANTS VERIFICATION REQUIRED FOR FOOTINGS CONSTRUCTED ON ENGINEERED FILL LOTS.
7. THE BUILDER MUST VERIFY THE AS CONSTRUCTED ON SANITARY AND STORM SERVICES INVERTS AND INFORM THE ENGINEER IF THE MINIMUM 2.0% GRADE CANNOT BE MAINTAINED PRIOR TO PLACING OF CONCRETE FOOTING.
8. BUILDER TO VERIFY LOCATION ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MINIMUM DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
9. BUILDER TO STAKE OUT DRIVEWAY CURB DEPRESSION AT TIME OF TOP CURB INSTALLATION.
10. THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING PRINCIPALS.
11. THE PROPOSED GRADING IS IN CONFORMITY WITH THE GRADING PLANS APPROVED FOR THIS SUBDIVISION 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 PERMIT DRAWINGS AND CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPENCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
15. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS AND CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS, INCLUDING GARAGE WALLS ARE TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR THE TFW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION IN THICKNESS FOR MASONRY VENEER AS REQUIRED.

THE BUILDER / APPLICANT AGREES THAT BY REQUESTING THIS 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.

ENGINEERED FILL LOTS	SANITARY LINE
STREET TREE	STORM WATER LINE
RETAINING WALL	WATERLINE
CATCH BASIN	HYDRO LINE
DOUBLE / SINGLE STM & SAN CONNECTION	GAS LINE
SANITARY MANHOLE	CABLE LINE
GAS METER	BELL
HYDRO METER	HYDRO, GAS, BELL, CABLE LINE
STORM MANHOLE	DOWNSPOUTS
VALVE & CHAMBER	WINDOWS PERMITTED
VALVE & BOX	45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE. (NO WINDOWS PERMITTED)
HYDRANT	2HR FIRE RATED WALL
WATER SERVICE	EXTERIOR DOOR LOCATION
HYDRO SERVICE	EXTERIOR DOOR LOCATION IF GRADE PERMITS
SHEET DRAINAGE	SUMP PUMP AND SURFACE DISCHARGE LOCATION
STREET LIGHT PEDESTAL	UPGRADE ELEVATION
STREET LIGHT	CHAIN LINK FENCE
TRAFFIC SIGNAL POWER PEDESTAL	FENCE AND GATE
BELL PEDESTAL	PRIVACY FENCE
CABLE PEDESTAL	ACOUSTIC FENCE
HYDRO POLE	FF FINISHED FLOOR
HYDRO POLE GUY	TFW TOP OF FOUNDATION WALL
STREET SIGN	BF BASEMENT FLOOR
COMMUNITY MAILBOX	UF UNDERSIDE OF FOOTING
HYDRO TRANSFORMER	WOD WALKOUT DECK
PADMOUNTED MOTOR	WOB WALKOUT BASEMENT
x189.65 EXISTING GRADES	MOD MODIFIED
190.10 PROPOSED GRADES	REV REVERSED
	ND NO DOOR
	HIGHLIGHTED GRADE
	2.0% SWALE DIRECTION
	EMBANKMENT / BERM MAX 3:1 SLOPE

REVISIONS

No.	Description	YYYY.MM.DD	By
10.	-	-	-
9.	-	-	-
8.	-	-	-
7.	-	-	-
6.	-	-	-
5.	-	-	-
4.	-	-	-
3.	-	-	-
2.	-	-	-
1.	REVISED AS PER -	-	-

SUBMITTALS

No.	Description	YYYY.MM.DD	By
10.	-	-	-
9.	-	-	-
8.	-	-	-
7.	-	-	-
6.	-	-	-
5.	-	-	-
4.	-	-	-
3.	-	-	-
2.	-	-	-
1.	ISSUED FOR --	-	-

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION

NAME — SIGNATURE — BCIN
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. — 19695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca
8966 Woodbine Ave, Markham, ON L3R 0J7
T 905.737.5133 email: hdai@huntdesign.ca

Title: SITING AND GRADING PLAN
Street Name: MONTROSE ROAD — Plan No. -

TREASURE HILL - 223013
NIAGARA FALLS, ONTARIO

Drawn By	Checked By	Scale	Lot / Page Number
GB	SL	1:500	1

File Number: 223013WSP01.DWG