

- (RC)** COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- (RF)** HALF ROOF CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- (RR)** HALF ROOF CONNECTED TO REAR DOWNSPOUT AND CONNECTED TO INFILTRATION TRENCH.
- 1.1 - ROOF DRAINS TO BE CONNECTED AT THE FRONT TO RDC SERVICE CONNECTION FOR ROOF CONFIGURATIONS RC, RF, & RR (REFER TO SCS DWG. 906 DETAIL B)
- 1.2 - IF ROOF CONFIGURATION IS RF OR RC, FRONT ROOF DRAINS TO BE CONNECTED TO FRONT DOWNSPOUT & CONNECTED TO RDC SERVICE CONNECTION. (REFER TO SCS DWG. 906 DETAIL B)
- 1.3 - IF ROOF CONFIGURATION IS RR, REAR ROOF DRAINS TO BE CONNECTED TO REAR ROOF DOWNSPOUT AND CONNECTED TO INFILTRATION TRENCH (REFER TO SCS DWG. 906 DETAIL A)
- 1.4 - THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FOOTINGS TO BEAR ON NATURAL UNDISTURBED SOIL OR ROCK AND TO BE A MINIMUM OF 1.2m BELOW FINISHED GRADE.
- 1.5 - ALL FRONT AND REAR YARDS SHALL BE GRADED AT A 2%-5% GRADE WITHIN 6.0m OF THE DWELLING UNIT.
- 1.6 - MAXIMUM DRIVEWAY SLOPE SHALL BE 8%.
- 1.7 - THE MAXIMUM ALLOWABLE SLOPE IS 3:1 (HORIZONTAL AND VERTICAL) WITH A MAXIMUM ELEVATION DIFFERENCE OF 600mm.
- 1.8 - DRIVEWAYS TO BE SET BACK A MINIMUM OF 1.0m FROM ABOVE GROUND SERVICES OR OTHER OBSTRUCTION.
- 1.9 - LOT HIGH POINT (HP) TO BE 2.0m UPSTREAM OF DOWNSPOUTS
- 1.10 - ROOF LEADER EMERGENCY OVERFLOW TO DISCHARGE VIA SPLASH PAD. (REFER TO SCS DWG. 906 DETAIL A FOR ROOF CONFIGURATION RR AND DETAIL B FOR ROOF CONFIGURATION RC & RF)
- 1.11 - INFILTRATION TRENCHES NOT TO CROSS BETWEEN LOT LINES. (REFER TO SCS DWG. 906 DETAIL A)
- 1.12 - IF ROOF CONFIGURATION IS RR, REAR ROOF DOWNSPOUTS CONNECTED TO 100mm CAP. REMOVE CAP AND CONNECT TO REAR LOT INFILTRATION TRENCH. BUILDER IS RESPONSIBLE TO BUILD THE REAR YARD ROOF LEADER CONNECTION TO THE CAP AT THE TRENCHES (YP.) REFER TO SCS DWG. 906 DETAIL A
- 1.13 - BUILDER TO REFER TO SCS DWG. 906 DETAILS A & B FOR DETAILS ON THE INFILTRATION TRENCH.

LOT 89

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

- The proposed grading and appurtenant drainage works comply with sound engineering principles.
- The proposed grading is in conformity with the grading plan approval for this subdivision and will not adversely affect adjacent lands.
- The proposed building is compatible with the proposed grading.
- The proposed water service curb stop is to be located in the graded portion of the front yard.
- The driveway conforms with the City of Vaughan By-Law 1-88 as amended and is a minimum 1.0 metre clear of all street landscape catch basins.
- The proposed building is a minimum of 0.6 m side yard setback from a drainage swale.

SCS CONSULTING GROUP LTD.



Date: Nov 5/18 Reviewed By: E.R.

COVERAGE CALCULATION	
LOT NO.:	89
LOT AREA:	514.60 m ²
BLDG. AREA:	203.36 m ²
LOT COVERAGE:	39.52 %
LANDSCAPE AREA:	261.84 m ²
LANDSCAPE COV.:	50.88 %

BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	226.79
F.F. TO TOP OF ROOF:	10.98 m
F.F. TO MEAN OF ROOF:	8.56 m
PROPOSED BLDG. HGT:	9.43 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA:	52.08 m ²
LANDSCAPE AREA:	28.50 m ²
COVERAGE (60% MIN.):	54.72 %
SOFT LANDSCAPE AREA:	25.63 m ²
SOFT COVERAGE (60% MIN.):	89.93 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA:	171.81 m ²
SOFT LANDSCAPE AREA:	170.13 m ²
COVERAGE (60% MIN.):	99.02 %

ENGINEERED FILL LOTS	DOUBLE SW (SAN / FDC) / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.
STREET TREE	REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.
RETAINING WALL	REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.
CATCH BASIN	REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.

SITING AND GRADING PLAN

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.

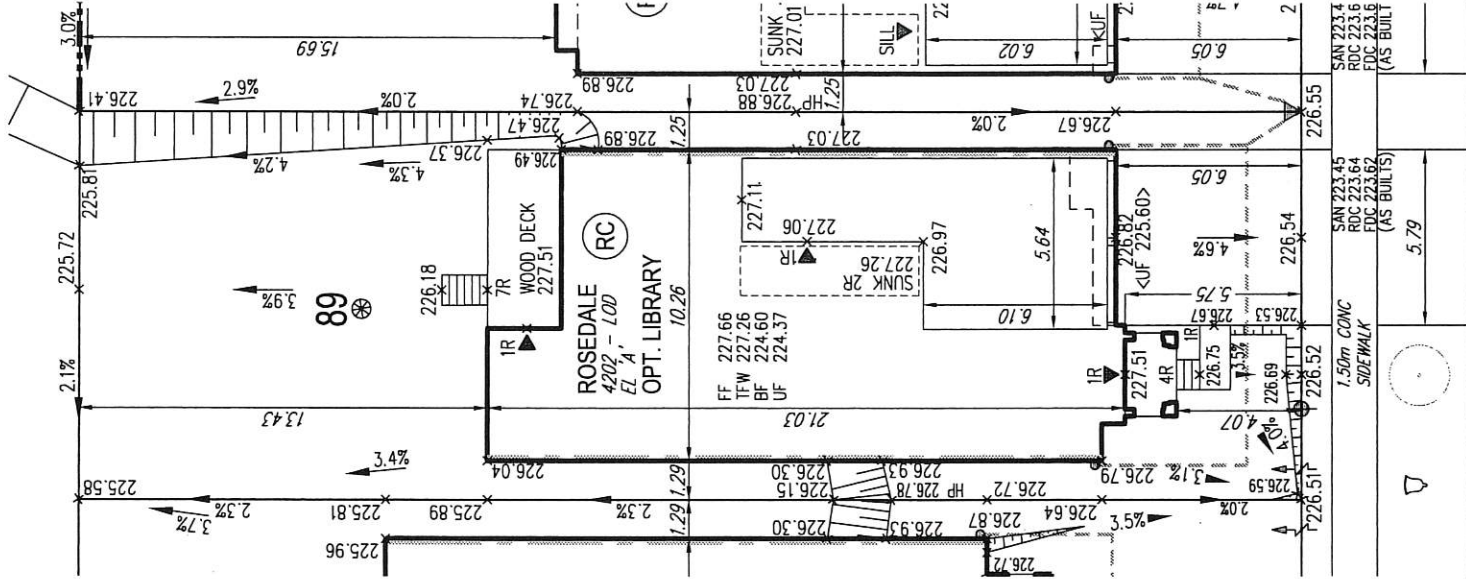
QUALIFICATION INFORMATION
NAME: Orin Fairbairn
SIGNATURE: [Signature]
20201
BCN
19695

REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.



GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By: [Blank]
Checked By: [Blank]
Scale: 1:250
File Number: 217020WSP01
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905-737-5133 F 905-737-7326



SOPHIES COURT



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and any other applicable regulations, including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.

ARCHITECTURAL REVIEW & APPROVAL
NOV 06 2018
John G. Williams Limited, Architect

- GENERAL NOTES:
- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
 - BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT US OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
 - APPROVED PERMIT DRAWINGS & 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 DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
 - ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TFV ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.



REVISED AS PER ENGINEER & REISSUED FOR FINAL	ISSUED FOR PRELIMINARY APPROVAL	OF 2018/10/01	OF 2018/10/15
DOWNSPROUTS	DOWNSPROUTS	DOWNSPROUTS	DOWNSPROUTS
WINDOWS PERMITTED	WINDOWS PERMITTED	WINDOWS PERMITTED	WINDOWS PERMITTED
45 MINUTE FIRE RATED WALL	45 MINUTE FIRE RATED WALL	45 MINUTE FIRE RATED WALL	45 MINUTE FIRE RATED WALL
SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE	SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE	SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE	SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE
(NO WINDOWS PERMITTED)	(NO WINDOWS PERMITTED)	(NO WINDOWS PERMITTED)	(NO WINDOWS PERMITTED)
EXTERIOR DOOR LOCATION	EXTERIOR DOOR LOCATION	EXTERIOR DOOR LOCATION	EXTERIOR DOOR LOCATION
IF GRADE PERMITS	IF GRADE PERMITS	IF GRADE PERMITS	IF GRADE PERMITS
MAX 3:1 SLOPE	MAX 3:1 SLOPE	MAX 3:1 SLOPE	MAX 3:1 SLOPE
HYDRO TRANSFORMER	HYDRO TRANSFORMER	HYDRO TRANSFORMER	HYDRO TRANSFORMER
SAN - SANITARY LINE	SAN - SANITARY LINE	SAN - SANITARY LINE	SAN - SANITARY LINE
ST - STORM WATERLINE	ST - STORM WATERLINE	ST - STORM WATERLINE	ST - STORM WATERLINE
WATERLINE	WATERLINE	WATERLINE	WATERLINE
HYDRO LINE	HYDRO LINE	HYDRO LINE	HYDRO LINE
GAS LINE	GAS LINE	GAS LINE	GAS LINE
BELL	BELL	BELL	BELL
HYDRO GAS	HYDRO GAS	HYDRO GAS	HYDRO GAS
BELL CABLE LINE	BELL CABLE LINE	BELL CABLE LINE	BELL CABLE LINE
MAX 3:1 SLOPE	MAX 3:1 SLOPE	MAX 3:1 SLOPE	MAX 3:1 SLOPE
HYDRO TRANSFORMER	HYDRO TRANSFORMER	HYDRO TRANSFORMER	HYDRO TRANSFORMER
PAVEMENTED MOTOR	PAVEMENTED MOTOR	PAVEMENTED MOTOR	PAVEMENTED MOTOR
EXISTING GRADES	EXISTING GRADES	EXISTING GRADES	EXISTING GRADES
90.10 PROPOSED GRADES	90.10 PROPOSED GRADES	90.10 PROPOSED GRADES	90.10 PROPOSED GRADES
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