(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 1.22m 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 OD 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 100mmØ 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 (TYP.) 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 3

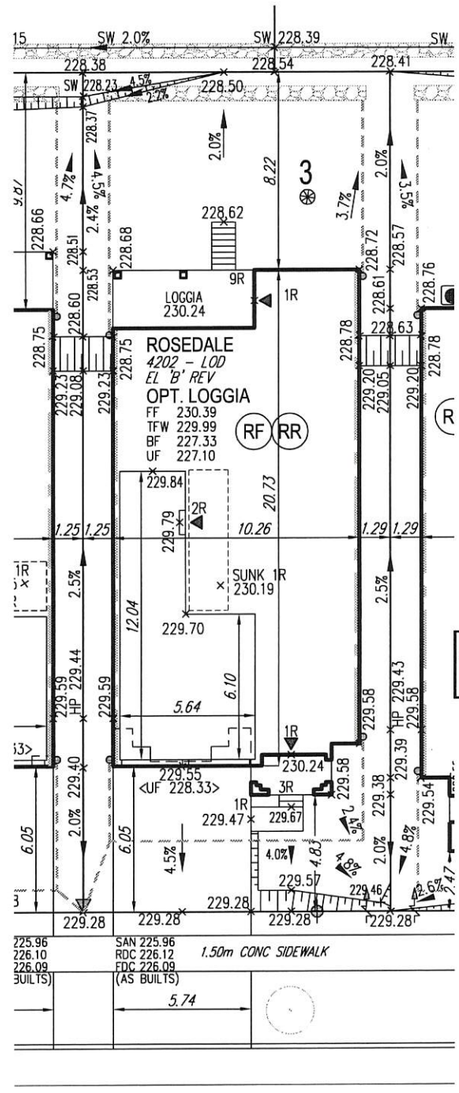
WE HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED, AND HEREBY CERTIFY THAT:

1. The proposed grading and appurtenant drainage works comply with sound engineering principles.
2. The proposed grading is in conformity with the grading plan approval for this subdivision and will not adversely affect adjacent lands.
3. The proposed building is compatible with the proposed grading.
4. The proposed water service curb stop is to be located in the grassed portion of the front yard.
5. 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.
6. The proposed building is a minimum of 0.6 m side yard setback from a drainage swale.

SCS CONSULTING GROUP LTD.

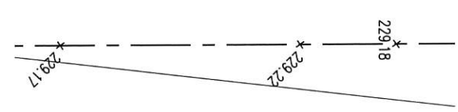
LICENSED PROFESSIONAL ENGINEER
E. RAMIREZ CORTES
100186424
Oct 2/18
PROVINCE OF ONTARIO

Date: Oct 2/18 Reviewed By: E.R.



AIR CONDITIONER ROUGH IN REQUIRED

PINE HEIGHTS DRIVE



COVERAGE CALCULATION	
LOT NO. :	3
LOT AREA :	448.00 m2
BLDG. AREA : (INCL. PORCH)	215.69 m2
LOT COVERAGE :	48.15 %
LANDSCAPE AREA:	197.57 m2
LANDSCAPE COV. :	44.10 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	229.16
F.F. TO TOP OF ROOF:	10.98 m
F.F. TO MEAN OF ROOF:	8.56 m
PROPOSED BLDG. HGT:	9.79 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	61.83 m2
LANDSCAPE AREA :	34.10 m2
COVERAGE (50% MIN.) :	55.15 %
SOFT LANDSCAPE AREA:	31.18 m2
SOFT COVERAGE (60% MIN.)	91.44 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	105.26 m2
SOFT LANDSCAPE AREA :	103.26 m2
COVERAGE (60% MIN.):	98.10 %

*This lot may contain engineered fill

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements 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
OCT 04 2018
John G. Williams Limited, Architect

GENERAL NOTES:
1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
2. BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
3. 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.
4. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TFW 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'S COMMENTS	OF	2018/09/12
REVISED AS PER ENGINEER'S COMMENTS	OF	2018/09/05
ISSUED FOR PRELIMINARY APPROVAL	OF	2018/08/30

N

ENGINEERED FILL LOTS
STREET TREE
RETAINING WALL
CATCH BASIN
DOUBLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.
SINGLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.
CONNECTION TO RDC LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.1), AND CONNECTION TO REAR LOT INFILTRATION TRENCH WHEN ROOF CONFIGURATION IS RR (SEE NOTE 1.3)
AIR CONDITIONER
SANITARY MANHOLE
STORM MANHOLE
VALVE & CHAMBER
VALVE & BOX
HYDRANT
WATER SERVICE
HYDRO SERVICE
SHEET DRAINAGE
STREET LIGHT PEDESTAL
STREET LIGHT
TRAFFIC SIGNAL POWER PEDESTAL
BELL PEDESTAL
CABLE PEDESTAL
HYDRO POLE
HYDRO POLE GUY
STREET SIGN
COMMUNITY MAILBOX
HYDRO TRANSFORMER
PADMOUNTED MOTOR
EXISTING GRADES
190.10 PROPOSED GRADES
2.0% SWALE DIRECTION
EMBANKMENT / BERM MAX 3:1 SLOPE
SAN SANITARY LINE
STM STORM WATER LINE
W WATERLINE
H HYDRO LINE
G GAS LINE
C CABLE LINE
B BELL
HGBC HYDRO, GAS, BELL, CABLE LINE
DOWNSPOUTS
WINDOWS PERMITTED
45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE. (NO WINDOWS PERMITTED)
EXTERIOR DOOR LOCATION
EXTERIOR DOOR LOCATION IF GRADE PERMITS
SUMP PUMP AND SURFACE DISCHARGE LOCATION
UPGRADE ELEVATION
CHAIN LINK FENCE
FENCE AND GATE
PRIVACY FENCE
ACOUSTIC FENCE
FF FINISHED FLOOR
TFW TOP OF FOUNDATION WALL
BF BASEMENT FLOOR
UF UNDERSIDE OF FOOTING
WOD WALKOUT DECK
WOB WALKOUT BASEMENT
MOD MODIFIED
REV REVERSED
ND NO DOOR
XXX.XX HIGHLIGHTED GRADE

Title: SITING AND GRADING PLAN

Plan No.	Lot	Street Name
-	3	PINE HEIGHTS DRIVE

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
Orin Fairbarn		20201
REGISTRATION INFORMATION		
HUNT DESIGN ASSOCIATES INC.		19695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By	Checked By	Scale	File Number	Lot / Page Number
OF	OF	1:250	217020WSP01-ModelRow	3

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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