

- (RC) COMPLETE ROOF INCLUDING REAR CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO ROOF SERVICE CONNECTION.
- (RF) HALF ROOF CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO ROOF 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 ROOF SERVICE CONNECTION FOR ROOF CONFIGURATIONS HC, 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 ROOF 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 1'23" BE LOW 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 5% (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 - LOW HIGH POINT (HP) TO BE 5.0m UPSTREAM OF DOWNSPOUTS
- 1.10 - ROOF LEADER EMERGENCY OVERFLOW TO DISCHARGE VIA SPASH 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. BALDWIN IS RESPONSIBLE TO BUILD THE REAR YARD ROOF LEADER CONNECTION TO THE CAP AT THE TRENCHES (N/A) (REFER TO SCS DWG. 906 DETAIL A).
- 1.13 - BUILDER TO REFER TO SCS DWG. 906 DETAIL A & B FOR DETAILS FOR DETAILS FOR INFILTRATION TRENCH.

107 125

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

1. The proposed grading and apparent 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 lanes.
3. The proposed grading is compatible with the proposed grading plan.
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 1-08 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 easement.

SCS CONSULTING GROUP LTD.



Date: March 6/20 Reviewed By: M.R.C.

COVERAGE CALCULATION	
LOT NO.:	125
LOT AREA:	539.83 m ²
BLDG. AREA: (see notes)	0.00 m ²
LOT COVERAGE:	0.00 %
LANDSCAPE AREA:	0.00 m ²
LANDSCAPE COV.:	0.00 %

BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE TEN GROUND FLOOR FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	230.02
F.F. TO TOP OF ROOF:	0.00 m
F.F. TO MEAN OF ROOF:	8.75 m
PROPOSED BLDG. HGT:	9.82 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA:	61.08 m ²
LANDSCAPE AREA:	39.30 m ²
COVERAGE (MIN. MAX.) :	64.34 %
SOFT LANDSCAPE AREA:	35.60 m ²
SOFT COVERAGE (MIN. MAX.) :	90.59 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA:	183.82 m ²
SOFT LANDSCAPE AREA:	183.82 m ²
COVERAGE (60% MIN.):	100.00 %

SITING AND GRADING PLAN

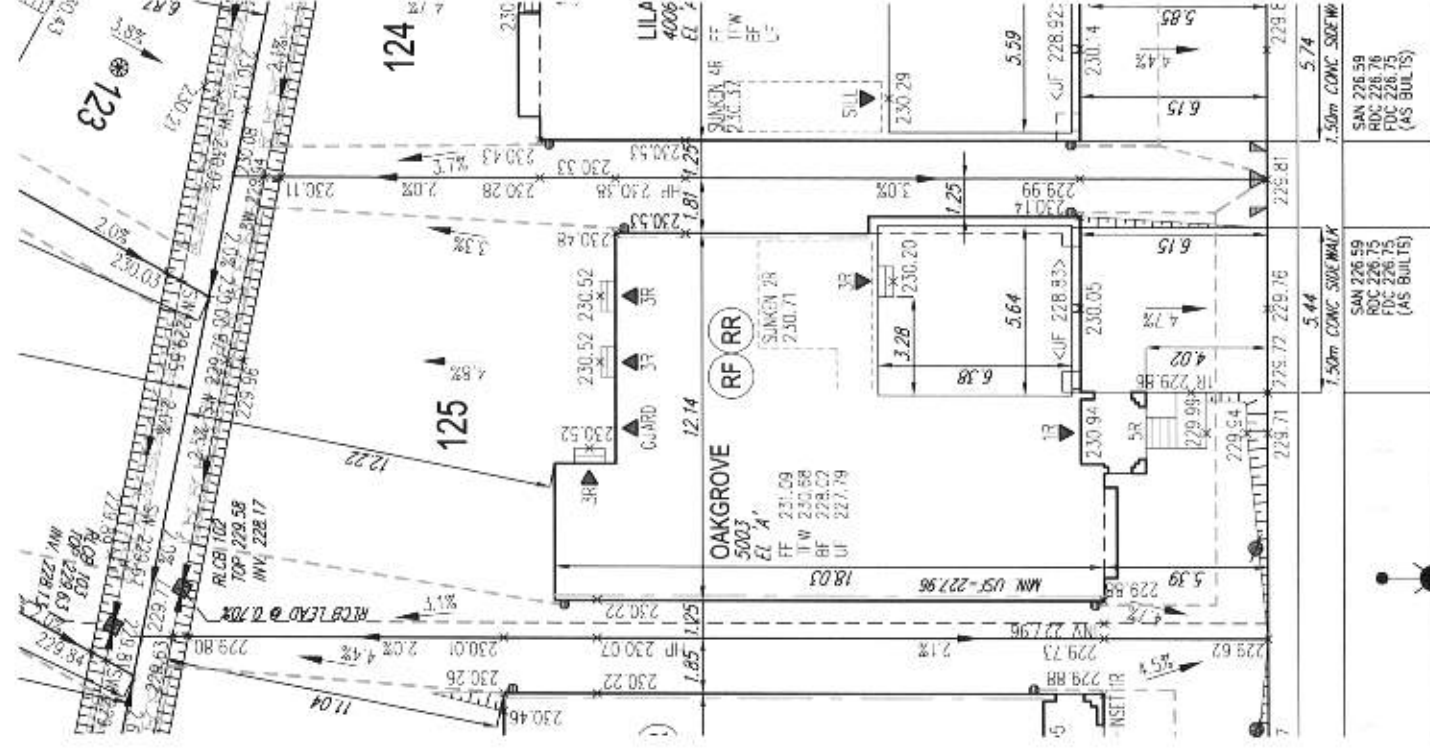
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

23177	SCN	19896
SIGNATURE		
QUALIFICATION INFORMATION	NAME	REGISTRATION INFORMATION
Alvan Whiting		HINT DESIGN ASSOCIATES INC

HUNT DESIGN ASSOCIATES INC. 19696

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

Lot: Page Number
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PURPLE CREEK ROAD

STANDARD AIR
CONDITIONER REQUIRED
EXTERIOR WALLS TO
HAVE STC RATING OF 54

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 VALIUGHAN.

CONCLUSION

MAR 10 2011

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 S&C LATERALS IN RELATION TO BASEMENT J/S OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
3. APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED ON SITE 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 TYP ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A RETENTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

[illegible]

ISSUED FOR FINAL APPROVAL

[illegible]

Flat No.	Let	Street Name
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125 PURPLE CREEK ROAD
GUEST NAME _____

GOLDPARK HOMES - 2170200
PINE VALLEY VAUGHAN ONT.

Drawn By	Checked By	Scale	File Number
IR	AW	1:250	217020WSP01

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

HUNT
DESIGN ASSOCIATES INC.
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