

- (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.

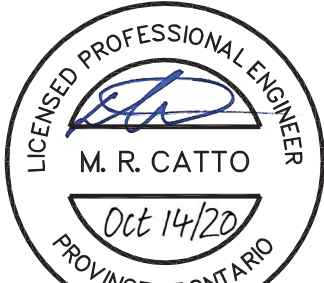
- 1.1 - ROOF DRAINS TO BE CONNECTED AT THE FRONT TO RDC SERVICE CONNECTION FOR ROOF CONFIGURATIONS RC, RF, & RR (REFER TO SCS DWG. 906 DETAIL B)  
1.2 - IF ROOF CONFIGURATION IS RF OR RC, FRONT ROOF DRAINS TO BE CONNECTED TO FRONT DOWNSPOUT & CONNECTED TO RDC SERVICE CONNECTION. (REFER TO SCS DWG. 906 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 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 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 155 (Re-site)

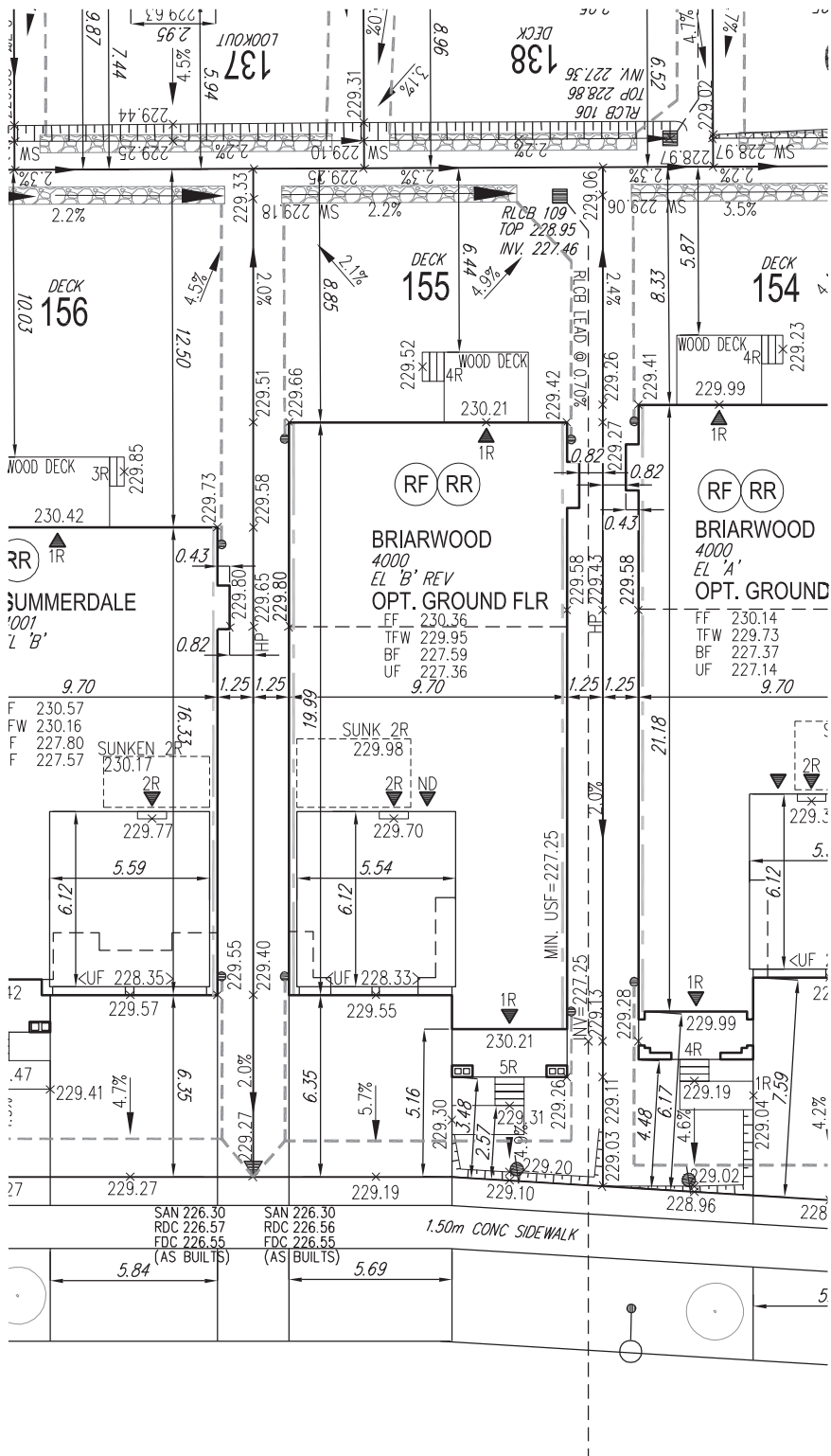
WE HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED, AND HEREBY CERTIFY THAT:

- 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 grassed 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: Oct 14, 2020 Reviewed By: M.R.C.



PINE HEIGHTS DRIVE

COVERAGE CALCULATION

LOT NO. :	155
LOT AREA :	430.500000
BLDG. AREA : (INCL. PORCH)	0.000000
LOT COVERAGE :	0.00 %
LANDSCAPE AREA:	0.000000
LANDSCAPE COV. :	0.00 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.000000
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	229.37
F.F. TO TOP OF ROOF:	0.000000
F.F. TO MEAN OF ROOF:	8.350000
PROPOSED BLDG. HGT:	9.34 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	43.300000
LANDSCAPE AREA :	23.520000
COVERAGE (60% MIN.) :	54.32 %
SOFT LANDSCAPE AREA:	18.490000
SOFT COVERAGE (60% MIN.) :	78.61 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	108.290000
SOFT LANDSCAPE AREA :	0.000000
COVERAGE (60% MIN, IF YARD>135m2) :	0.00 %

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.

JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY: [Signature]  
DATE: OCT 16, 2020

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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 U/S 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.
- 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.

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ADDED OPT. GROUND FLOOR LAYOUT PER BUILDER REQUEST	AW	2020.10.14
ISSUED FOR FINAL APPROVAL	AW	2020.09.22
ISSUED FOR PRELIMINARY APPROVAL	AW	2020.09.16



- ENGINEERED FILL LOTS  
STREET TREE  
RETAINING WALL  
CATCH BASIN  
DOUBLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL H1 MODIFIED.  
SINGLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL H1 MODIFIED.  
INFILTRATION TRENCH  
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  
PROPOSED GRADES  
SWALE DIRECTION  
EMBANKMENT / BERM MAX 3:1 SLOPE  
SANITARY LINE  
STORM WATER LINE  
WATERLINE  
HYDRO LINE  
GAS LINE  
CABLE LINE  
BELL  
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  
WOB WALKOUT DECK  
MOD MODIFIED  
REV REVERSED  
ND NO DOOR  
XXX.XX HIGHLIGHTED GRADE

Title

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

Allan Whiting  
NAME  
SIGNATURE  
23177  
BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.  
19695

HUNT  
DESIGN ASSOCIATES INC.  
www.huntdesign.ca

Plan No. 155  
PINE HEIGHTS DRIVE

GOLDPARK HOMES - 217020  
PINE VALLEY, VAUGHAN ONT.

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

Lot / Page Number  
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