

- 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 40

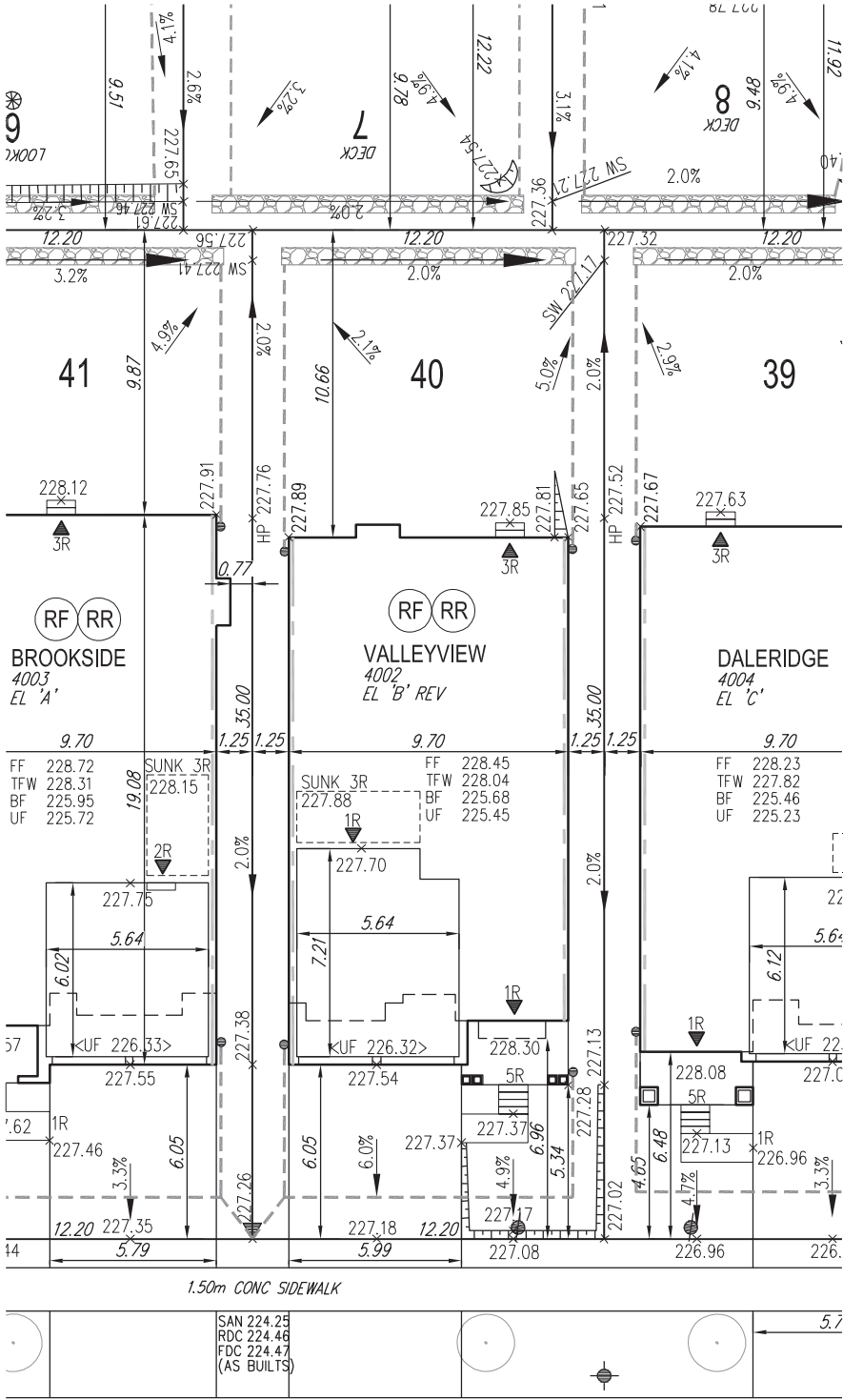
WE HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED, AND HEREBY CERTIFY THAT:

- 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: Dec. 3, 2020 Reviewed By: M.R.C.



DEERHAVEN CRESCENT

COVERAGE CALCULATION	
LOT NO. :	40
LOT AREA :	427.000000
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:	227.40
F.F. TO TOP OF ROOF:	0.000000
F.F. TO MEAN OF ROOF:	8.500000
PROPOSED BLDG. HGT:	9.55 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	65.130000
LANDSCAPE AREA :	33.130000
COVERAGE (50% MIN.):	50.87 %
SOFT LANDSCAPE AREA:	28.530000
SOFT COVERAGE (60% MIN.):	86.12 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	130.080000
SOFT LANDSCAPE AREA :	130.080000
COVERAGE (60% MIN.):	100.00 %

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.

40

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

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

Street Name
DEERHAVEN CRESCENT

Lot / Page Number

40

- | | |
|----|--|
| 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. |
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- 1.13 - BUILDER TO REFER TO SCS DWG. 906 DETAILS A & B FOR DETAILS ON THE INFILTRATION TRENCH.

LOT 80

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

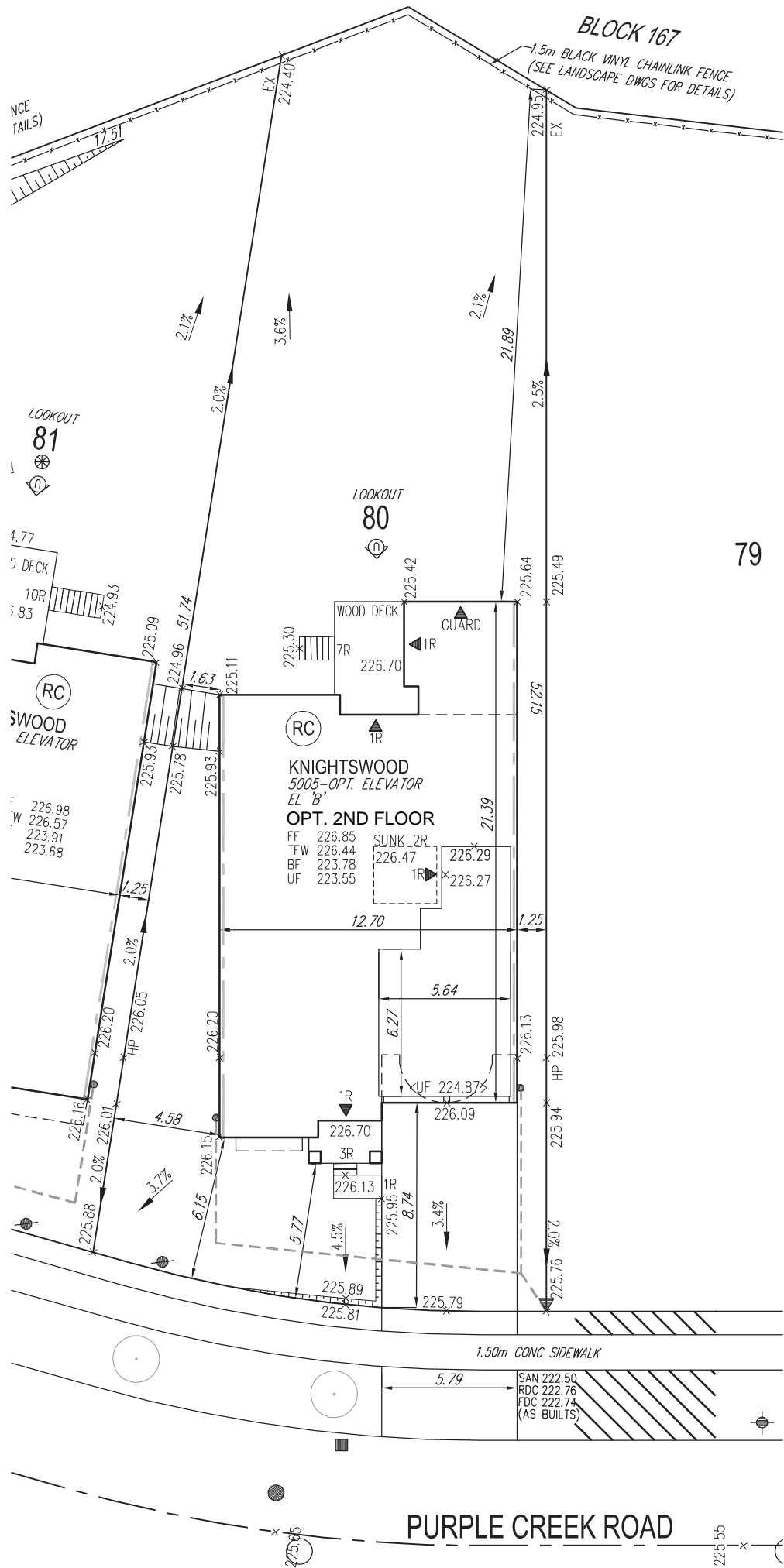
1. The proposed grading and appurtenant drainage works comply with sound engineering principles.
2. The proposed grading is in conformity with the grading plan approval for this subdivision and will not adversely affect adjacent lands.
3. The proposed building is compatible with the proposed grading.
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.



Date: Dec. 2, 2020 Reviewed By: M.R.C.

COVERAGE CALCULATION	
LOT NO. :	80
LOT AREA :	825.710000
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:	226.12
F.F. TO TOP OF ROOF:	0.000000
F.F. TO MEAN OF ROOF:	8.980000
PROPOSED BLDG. HGT:	9.71 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	107.270000
LANDSCAPE AREA :	70.910000
COVERAGE (50% MIN.) :	66.10 %
SOFT LANDSCAPE AREA:	67.810000
SOFT COVERAGE (60% MIN.) :	95.63 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	313.920000
SOFT LANDSCAPE AREA :	313.920000
COVERAGE (60% MIN.):	100.00 %



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

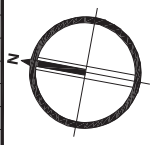
APPROVED BY: _____
DATE: DEC 07, 2020

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

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 FTW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
ISSUED FOR FINAL APPROVAL	AW	2020.11.30
ISSUED FOR PRELIMINARY APPROVAL	AW	2020.11.10



- | | | | | | | | | | | | |
|----------------------|---|--|------------------|-------------------------------|-------------------|---------------------------------|------------------------------|--|--|-------------------|-------------------------|
| ENGINEERED FILL LOTS | DOUBLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL 1-1 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) | SANITARY MANHOLE | WATER SERVICE | BELL PEDESTAL | HYDRO TRANSFORMER | SAN — SANITARY LINE | DOWNSPOUTS | SUMP PUMP AND SURFACE DISCHARGE LOCATION | FF FINISHED FLOOR | TF FINISHED FLOOR WALL |
| STREET TREE | | | STORM MANHOLE | HYDRO SERVICE | CABLE PEDESTAL | PADMOUNTED MOTOR | STM — STORM WATER LINE | 45 MINUTE FIRE RATED WALL | UPGRADE ELEVATION | BF BASEMENT FLOOR | UF UNDERSIDE OF FOOTING |
| RETAINING WALL | SINGLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL 1-1 MODIFIED. | | VALVE & CHAMBER | SHEET DRAINAGE | HYDRO POLE | EXISTING GRADES | W — WATERLINE | SIDEWAY DISTANCE IS LESS THAN 1.2m TO LOT LINE. (NO WINDOWS PERMITTED) | CHAIN LINK FENCE | WOB WALKOUT DECK | WDB WALKOUT BASEMENT |
| CATCH BASIN | | | VALVE & BOX | STREET LIGHT PEDESTAL | HYDRO POLE GUY | PROPOSED GRADES | H — HYDRO LINE | | FENCE AND GATE | MOD MODIFIED | REV REVERSED |
| | | | HYDRANT | STREET LIGHT | STREET SIGN | SWALE DIRECTION | G — GAS LINE | EXTERIOR DOOR LOCATION | | ND NO DOOR | XXXXX HIGHLIGHTED GRADE |
| | INFILTRATION TRENCH | AIR CONDITIONER | | TRAFFIC SIGNAL POWER PEDESTAL | COMMUNITY MAILBOX | EMANKBMENT / BERM MAX 3:1 SLOPE | C — CABLE LINE | EXTERIOR DOOR LOCATION IF GRADE PERMITS | PRIVACY FENCE | | |
| | | | | | | | B — BELL | | ACOUSTIC FENCE | | |
| | | | | | | | HYDRO, GAS, REFU, CABLE LINE | | | | |

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  23177
 NAME SIGNATURE BCIN

HUNT DESIGN ASSOCIATES INC.	19695
-----------------------------	-------

HUNT 
DESIGN ASSOCIATES INC.
www.huntdesign.ca

Lot	Street Name
80	PURPLE CREEK ROAD

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By	Checked By	Scale	File Number
AW	AW	1:250	217020WSP01
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326			

Lot / Page Number

- 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)

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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)

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1.13 - BUILDER TO REFER TO SCS DWG. 906 DETAILS A & B FOR DETAILS ON THE INFILTRATION TRENCH.

LOT 81

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.

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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



M. R. CATTO

Dec 2/20

PROVINCE OF ONTARIO

Date: Dec. 2, 2020

Reviewed By: M.R.C.

COVERAGE CALCULATION	
LOT NO. :	81
LOT AREA :	706.440000
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:	226.15
F.F. TO TOP OF ROOF:	0.000000
F.F. TO MEAN OF ROOF:	8.030000
PROPOSED BLDG. HGT:	8.86 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	66.510000
LANDSCAPE AREA :	43.590000
COVERAGE (60% MIN.) :	65.54 %
SOFT LANDSCAPE AREA:	39.960000
SOFT COVERAGE (60% MIN.) :	91.67 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	275.460000
SOFT LANDSCAPE AREA :	275.460000
COVERAGE (60% MIN.):	100.00 %

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

SAN - SANITARY LINE

STM - STORM WATER LINE

W - WATERLINE

H - HYDRO LINE

G - GAS LINE

C - CABLE LINE

B - BELL

HGC - 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

MOD - MODIFIED

REV - REVERSED

XXX - NO DOOR


XXXXXX - HIGHLIGHTED GRADE

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



23177

BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

Plan No.

-

Lot

81

Street Name

PURPLE CREEK ROAD

HUNT

DESIGN ASSOCIATES INC.

www.huntdesign.ca

GOLDPARK HOMES - 217020

PINE VALLEY, VAUGHAN ONT.

Drawn By

Checked By

Scale

File Number

Lot / Page Number

AW

AW

1:250

217020WSP01

81

8966 Woodbine Ave, Markham, ON L3R 0J7

T 905.737.5133

F 905.737.7326

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