

- (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 SERV 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 CONNECTED TO FRONT DOWNSPOUT & CONNECTED TO RDC SERV CONNECTION. (REFER TO SCS DWG. 906 DETAIL B).
1.3 - IF ROOF CONFIGURATION IS RR, REAR ROOF DRAINS TO BE CC TO REAR ROOF DOWNSPOUT AND CONNECTED TO INFILTRATION TF (REFER TO SCS DWG. 906 DETAIL A).
1.4 - THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FOOT BEAR ON NATURAL UNDISTURBED SOIL OR ROCK AND TO BE A MIN 1.22m BELOW FINISHED GRADE.
1.5 - ALL FRONT AND REAR YARDS SHALL BE GRADED AT A 2%-5% C 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 V WITH A MAXIMUM ELEVATION DIFFERENCE OF 600mm).
1.8 - DRIVEWAYS TO BE SET BACK A MINIMUM OF 1.0m, FROM ABOVE 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).
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 C TO 100mm CAP, REMOVE CAP AND CONNECT TO REAR LOT INFILTRATION TRENCH. BUILDER IS RESPONSIBLE TO BUILD THE REAR YARD ROOF CONNECTION TO THE CAP AT THE TRENCHES (TYP.). REFER TO SCS DETAIL A.
1.13 - BUILDER TO REFER TO SCS DWG. 906 DETAILS A & B FOR DETAILS ON THE INFILTRATION TRENCH.

LOT 108

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

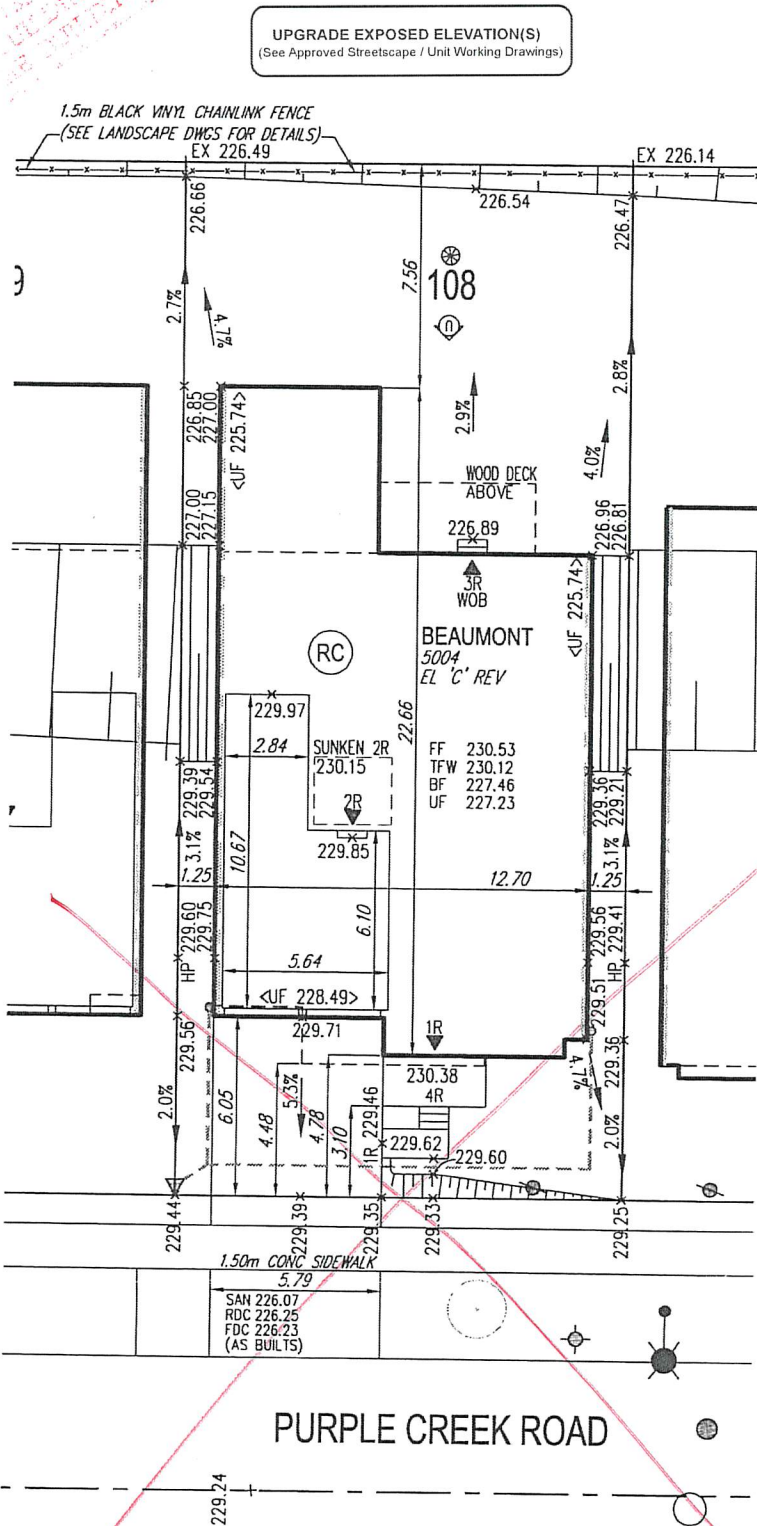
- The proposed grading and appurtenant drainage works conform with sound engineering principles.
- The proposed grading is in conformity with the grading plan approval for this subdivision and will not adversely affect adjacent lands.
- The proposed building is compatible with the proposed grading.
- 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: March 13/20 Reviewed By: C.C.

Notwithstanding the issuance of this Permit pursuant to the Building Code Act, Ontario Regulation 82/20, as amended, made pursuant to the Emergency Management and Civil Protection Act, orders the closure of all places of non-essential business, including certain construction projects. It is the responsibility of those involved in any business to comply with this Order and the Emergency Management and Civil Protection Act, Ontario Regulation 82/20, as amended.



AIR CONDITIONER ROUGH IN REQUIRED

COVERAGE CALCULATION	
LOT NO.:	108
LOT AREA:	532.00 m ²
BLDG. AREA: (ENCL. PORCH)	251.02 m ²
LOT COVERAGE:	47.18 %
LANDSCAPE AREA:	252.11 m ²
LANDSCAPE COV.:	47.39 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE @ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	229.55
F.F. TO TOP OF ROOF:	10.24 m
F.F. TO MEAN OF ROOF:	8.19 m
PROPOSED BLDG. HGT:	9.17 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA:	47.17 m ²
LANDSCAPE AREA:	29.20 m ²
COVERAGE (60% MIN.):	61.90 %
SOFT LANDSCAPE AREA:	26.20 m ²
SOFT COVERAGE (60% MIN.):	89.73 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA:	114.96 m ²
SOFT LANDSCAPE AREA:	114.96 m ²
COVERAGE (60% MIN.):	100.00 %

FOR OFFICE USE ONLY

CITY OF VAUGHAN
BUILDING STANDARDS DEPARTMENT
PLANS EXAMINATION

RECEIVED APR 03 2020

ZONING	DATE REVIEWED	INITIAL
GRADING	see review	
BUILDING		
MECHANICAL		
PLUMBING		
FIRE		

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:

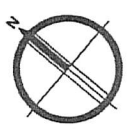
DATE: MAR 20, 2020

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.

ISSUED FOR FINAL APPROVAL	AW	2020.03.11
ISSUED FOR PRELIMINARY APPROVAL		



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

NAME SIGNATURE BCIN

HUNT DESIGN ASSOCIATES INC. 19695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By: OF
Checked By: OF
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Lot / Page Number

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