HALF ROOF CONNECTED TO FRONT DOWNSPOUT AND DISCHARGE VIA SPASH PAD. ROOF DISCHARGE/OVERLAND FLOW TO BE DIRECETED TO FRONT OF THE LOT

HALF ROOF CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION. HALF ROOF CONNECTED TO REAR DOWNSPOUT AND

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.

1.22III DELOW FINDRED GRADEY 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) I.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 100mm0 CAP. REMOVE CAP AND CONNECT TO REAR LOT INFILTRATION TRENCH. BUILD FIR RESPONSIBLE TO BUILD THE REAR YADR DROOF 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 44 (RESITE)

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

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.

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. 6. The proposed building is a minimum of 0.6 m side vard setback

from a drainage swale.

## SCS CONSULTING GROUP LTD.



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.

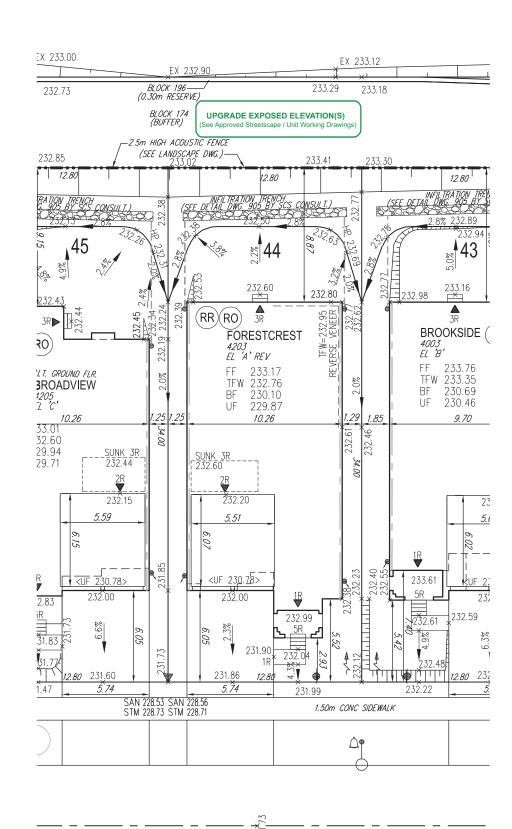
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL FEB 08, 2022 is stamp certifies compliance with the applica Design Guidelines only and bears no further professional responsibility.

| COVERAGE CALCULATION                               |            |  |  |  |
|--|------------|--|--|--|
| LOT NO. :  | 44         |  |  |  |
| LOT AREA :   | 435.200000 |  |  |  |
| BLDG. AREA: (NGL. PORCH)                           | 0.000000   |  |  |  |
| LOT COVERAGE :                                     | 0.00 %     |  |  |  |
| LANDSCAPE AREA:                                    | 0.000000   |  |  |  |
| ANDSCAPE COV. :                                    | 0.00 %     |  |  |  |
| BUILDING HEIGHT                                    |            |  |  |  |
| MAX BUILDING HEIGHT:                               | 11.000000  |  |  |  |
| FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN |            |  |  |  |
| ESTABLISHED GRADE:                                 | 232,02     |  |  |  |
| F.F. TO TOP OF ROOF:                               | 0.000000   |  |  |  |
| F.F. TO MEAN OF ROOF:                              | 8.440000   |  |  |  |
| PROPOSED BLDG. HGT:                                | 9.59 m     |  |  |  |
| FRONT YARD LANDSCA                                 | PE AREA    |  |  |  |
| FRONT YARD AREA:                                   | 37.450000  |  |  |  |
| LANDSCAPE AREA:                                    | 20.660000  |  |  |  |
| COVERAGE (50% MIN.)                                | 55.17 %    |  |  |  |
| SOFT LANDSCAPE AREA:                               | 16.980000  |  |  |  |
| SOFT COVERAGE (60% MIN.):                          | 82.19 %    |  |  |  |
| REAR YARD LANDSCA                                  | PE AREA    |  |  |  |
| REAR YARD AREA :                                   | 113.590000 |  |  |  |
| SOFT LANDSCAPE AREA :                              | 113.590000 |  |  |  |
| COVERAGE (60% MIN.):                               | 100.00 %   |  |  |  |

22 102222 EP

## **TESTON ROAD**



## TERRAVISTA CRESCENT

GENERAL NOTES:

ATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO BELOCATE AT BUILDER'S EXPENSE.

2. BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT US 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.

INDIVIDUAL DESIGN ASSOCIALED INC.

LUNLESS 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.

| -                                     | -              | -          |     | N              |
|---------------------------------------|----------------|------------|-----|----------------|
| -                                     | -              | -          |     |                |
| -                                     | -              | -          | ] . |                |
| REVISED PER CITY ENGINEERING COMMENTS | AW             | 2022.02.04 | 1   |                |
| REVISED TO 9FT BSMT                   | AW             | 2022.01.13 |     |                |
| ISSUED FOR FINAL APPROVAL             | AW             | 2021.01.07 |     |                |
| ISSUED FOR PRELIMINARY APPROVAL       | AW             | 2021.12.15 | L   | ′              |
| SANITARY LINE   DOWNSPOUTS            | SLIMP PLIMP AN | ID SURFACE | FF  | FINISHED FLOOR |



ENGINEERED FILL LOTS STREET TREE RETAINING WALL DOUBLE / SINGL STM & SAN CONN

SANITARY MANHOLE ── WATER SERVICE → HYDRO SERVICE ✓── SHEET DRAINAGE STREET LIGHT PEDESTAL VALVE & BOX ● STREET LIGHT TRAFFIC SIGNA POWER PEDES



AW

City of Vaughan **GRADING APPROVED BY** 

**Jason Pham** 

**February 10 2022** 

A HYDRO TRANSFORMER — STM — STORM WATER LINE — PADMOUNTED MOTOR -w--- WATERLINE \_EXISTING GRADES 190.10 PROPOSED GRADES — G— GAS LINE ---- CABLE LINE 2.0% SWALE DIRECTION EMBANKMENT / BERM

WINDOWS PERMITTED 45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS EXTERIOR DOOR LOCATION EXTERIOR DOOR LOCATION IF GRADE PERMITS

PRIVACY FENCE

DISCHARGE LOCATION UPGRADE ELEVATION CHAIN LINK FENCE ACOUSTIC FENCE

TOP OF FOUNDATION WAI BASEMENT FLOOR UNDERSIDE OF FOOTING WALKOUT DECK WALKOUT BASEMENT MODIFIED

Lot / Page Numb

44

SITING AND GRADING PLAN

HUNT DESIGN ASSOCIATES INC.

QUALIFICATION INFORMATION Allan Whiting 23177

19695

DESIGN ASSOCIATES INC.

TERRAVISTA CRESCENT **GOLDPARK HOMES - 221081** PINE VALLEY PH2 - VAUGHAN, ON

AW 1:250 221081WSP01 8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326