COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION. 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) CONNECTED TO INFILTRATION TRENCH.

1.1 - ROOF DRAINS TO BE CONNECTED AT THE FRONT TO RDC SERVICE
CONNECTION FOR FOOF CONFIGURATIONS RC, RF, & RR
(REFER TO SCS DWG. 906 DETAIL B)

(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 ADD 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.

SERVICES ON OTHER OBSTINCTION.

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

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

## LOT 46 (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.

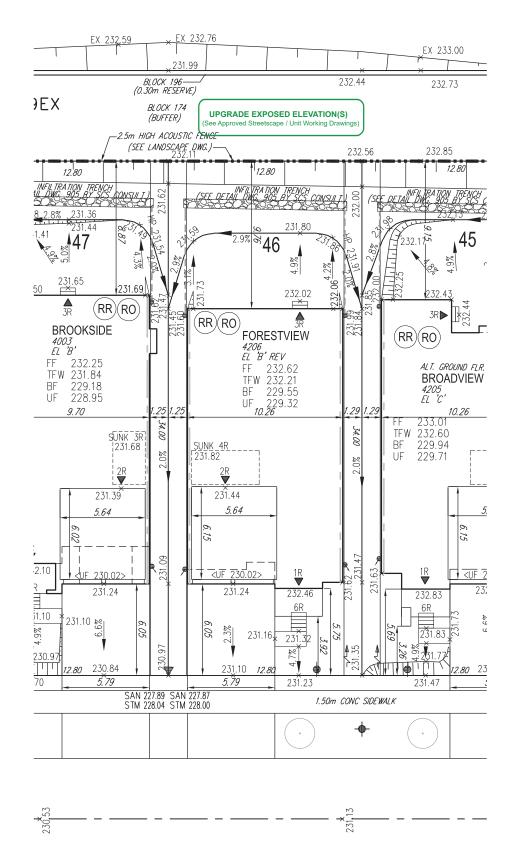
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.

JOHN G. WILLIAMS LTD., ARCHITECT ARCHITECTURAL CONTROL REVIEW AND APPROVAL FEB <u>08. 2022</u>

COVERAGE CALCULATION							
LOT NO. :	46						
LOT AREA :	435.200000						
BLDG. AREA: (NCL. 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 BUIL	DING TO MEAN						
ESTABLISHED GRADE:	231,82						
F.F. TO TOP OF ROOF:	0.000000						
F.F. TO MEAN OF ROOF:	7.820000						
PROPOSED BLDG. HGT:	9.01 m						
FRONT YARD LANDSCAPE AREA							
FRONT YARD AREA :	49.480000						
LANDSCAPE AREA:	26.920000						
COVERAGE (50% MIN.)	54.41 %						
SOFT LANDSCAPE AREA:	23.300000						
SOFT COVERAGE (60% MIN.):	86.55 %						
REAR YARD LANDSCAPE AREA							
REAR YARD AREA :	117.140000						
SOFT LANDSCAPE AREA :	117.140000						
COVERAGE (60% MIN.):	100.00 %						

22 102224 EP

## **TESTON ROAD**



## TERRAVISTA CRESCENT

**GRADING APPROVED BY** 

**February 11 2022** 

BELL PEDESTAL

CABLE PEDESTAL

O- HYDRO POLE GUY

COMMUNITY MAILBOX

→ HYDRO POLE

STREET SIGN

── WATER SERVICE

→ HYDRO SERVICE

→ SHEET DRAINAGE

● STREET LIGHT

TRAFFIC SIGNA POWER PEDES

STREET LIGHT PEDESTAL

SANITARY MANHOLE

STORM MANHOLE

VALVE & BOX

City of Vaughan

**Jason Pham** 

GENERAL NOTES: CATION 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 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.

1. 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.

	REVISED PER CITY ENGINEERING COMMENTS		AW	2022.02.04	1	
REVISED TO 9FT BSMT			AW	2022.01.13		\
	ISSUED FOR FINAL APPROVAL			2021.01.07	1	
	ISSUED FOR PRELIMINARY APPROVAL		AW	2021.12.15		,
	— SANITARY LINE    DOWNSPOUTS  STORM WATER LINE    WINDOWS PERMITTED	ďā	SUMP PUMP AN DISCHARGE L		FF TFW	FINISHED FLOOR TOP OF FOUNDATION WALL
	— STORM WATER LINE —— — WINDOWS PERMITTED  — WATERLINE 45 MINUTE FIRE RATED WALL	4	UPGRADE ELEVATION  CHAIN LINK FENCE		BF UF	BASEMENT FLOOR UNDERSIDE OF FOOTING
	HYDRO LINE     SIDEYARD DISTANCE IS LESS     THAN 1.2m TO LOT LINE.	×_			WOD	WALKOUT DECK WALKOUT BASEMENT
	— GAS LINE (NO WINDOWS PERMITTED)  — CABLE LINE		FENCE AND G	4.70.00	MOD	MODIFIED

PRIVACY FENCE

ACOUSTIC FENCE

**▼** EXTERIOR DOOR LOCATION

EXTERIOR DOOR LOCATION IF GRADE PERMITS

SITING AND GRADING PLAN

QUALIFICATION INFORMATION Allan Whiting 23177 DESIGN ASSOCIATES INC. HUNT DESIGN ASSOCIATES INC. 19695

ENGINEERED FILL LOTS

STREET TREE

RETAINING WALL

DOUBLE / SINGLI STM & SAN CONN

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

-- STM -

AW AW 1:250 221081WSP01 8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326 Lot / Page Num 46

REV REVERSED

HYDRO TRANSFORMER — SAM

PADMOUNTED MOTOR

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_EXISTING GRADES

190.10 PROPOSED GRADES

2.0% SWALE DIRECTION

EMBANKMENT / BERM