

AWHITING | FRI FEB 18/22 10:02 AM | K:\PROJECTS\2021\221081.GOLD\SITE\221081WSP01.DWG

- RC

COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- RO

HALF ROOF CONNECTED TO FRONT DOWNSPOUT & DISCHARGE VIA SPASH PAD. ROOF DISCHARGE/OVERLAND FLOW TO BE DIRECTIONED TO FRONT OF THE LOT
- 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.
- RP

COMPLETE ROOF (INCLUDING REAR) TO DISCHARGE VIA SPASH PAD. ROOF DISCHARGE/OVERLAND FLOW TO BE DIRECTIONED TO FRONT OF THE LOT
- 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 1.2m 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

IF ROOF LEADER OVERFLOW TO DISCHARGE VIA SPASH 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.

LOT63

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.

LICENSED PROFESSIONAL ENGINEER

M. R. CATTO

MAR. 8/22

PROVINCE OF ONTARIO

Date: MAR. 8/22

Reviewed By: M.R.C.

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: MAR 10, 2022

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

COVERAGE CALCULATION	
LOT NO. :	63
LOT AREA :	435.200000
BLDG. AREA : (INCL. PORCH)	199.330000
LOT COVERAGE :	45.80 %
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:	231.67
F.F. TO TOP OF ROOF:	9.500000
F.F. TO MEAN OF ROOF:	7.820000
PROPOSED BLDG. HGT:	8.53 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	55.880000
LANDSCAPE AREA :	30.820000
COVERAGE (60% MIN.):	55.15 %
SOFT LANDSCAPE AREA:	27.910000
SOFT COVERAGE (60% MIN.):	90.56 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	125.160000
SOFT LANDSCAPE AREA :	113.500000
COVERAGE (60% MIN.):	90.68 %

ENGINEERED FILL LOTS

STREET TREE

RETAINING WALL

CATCH BASIN

DOUBLE / SINGLE STM & SAN CONNECTION

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

C - GAS LINE

B - CABLE LINE

B - 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

WOD - WALKOUT DECK

WOB - WALKOUT BASEMENT

MOD - MODIFIED

REV - REVERSED

ND - NO DOOR

HIGHLIGHTED GRADE

Plan No.63

LotTERRAVISTA CRESCENT

Street Name

HUNT

DESIGN ASSOCIATES INC.

www.huntdesign.ca

Drawn ByAW

Checked ByAW

Scale1:250

File Number221081WSP01

8966 Woodbine Ave, Markham, ON L3R 0J7

T 905.737.5133 F 905.737.7326

GOLDPARK HOMES - 221081

PINE VALLEY PH2 - VAUGHAN, ON

221081WSP01

63

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

[Signature]

23177

BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

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 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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ISSUED FOR FINAL APPROVAL	AW	2022.02.16
ISSUED FOR PRELIMINARY APPROVAL	AW	2022.02.03

Highpoint shall be setback 2.0m from downspouts to ensure front drainage.