22 131501 EP HITING | WED AUG 24/22 03:59 PM | K:\PROJECTS\2021\221081.GOLD\SITE\221081WSP01.DWG COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION. HALF ROOF CONNECTED TO FRONT DOWNSPOUT & DISCHARGE VIA SPASH PAROOF 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 CONNECTED TO INFILTRATION TRENCH. COMPLETE ROOF (INCLUDING REAR) TO DISCHARGE VIA SPASH PAD. ROOF DISCHARGE/OVERLAND FLOW TO BE DIRECTED TO FRONT OF THE LOT 1.1 - ROOF DRAINS TO BE CONNECTED AT THE FRONT TO ROC SERVICE CONNECTION FOR ROOF CONFIGURATIONS RG, RF, & RR (REFER TO SCS DWG, 906 DETAIL B) 1.2 - IF ROOF CONNEGURATION IS RF OR RC, FRONT ROOF DRAINS TO BE CONNECTED TO FRONT DOWNSPOUT & CONNECTED TO RIOS SERVICE CONNECTED TO FRONT DOWNSPOUT & CONNECTED TO RIOS SERVICE CONNECTED TO 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 1.22 M BELOW FINISHED GRADE. COMPLETE ROOF (INCLUDING REAR) TO DISCHARGE VIA SPASH PAD. ROOF

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

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 INFILITATION 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.

71

SERVICES OR OTHER OBSTRUCTION.

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.

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.

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.

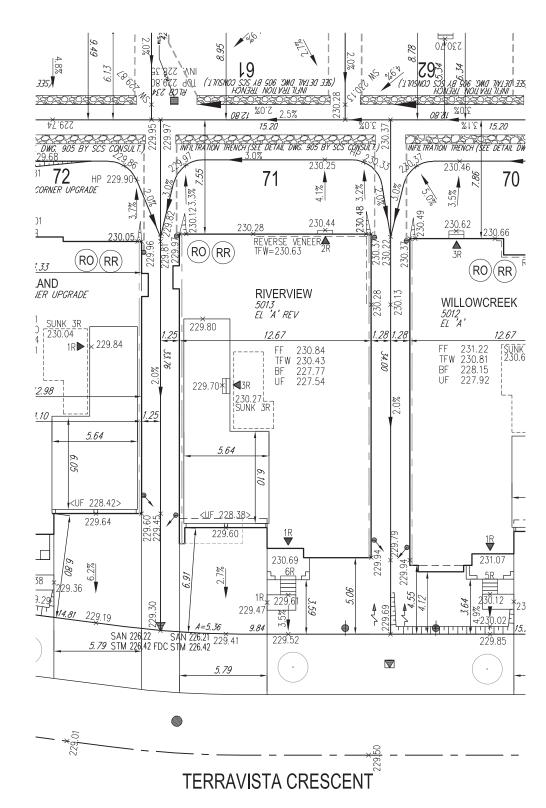


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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 AND APPROVAL APPROVED BY: AUG 26, 2022 DATE: This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

COVERAGE CALCULATION					
LOT NO. :	71				
LOT AREA :	516.370000				
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:	229.72				
F.F. TO TOP OF ROOF:	0.000000				
F.F. TO MEAN OF ROOF:	9.480000				
PROPOSED BLDG. HGT:	10.60 m				
FRONT YARD LANDSCA	PE AREA				
FRONT YARD AREA:	54.140000				
LANDSCAPE AREA :	33.600000				
COVERAGE (50% MIN.) :	62.06 %				
SOFT LANDSCAPE AREA:	29.800000				
SOFT COVERAGE (60% MIN.):	88.69 %				
REAR YARD LANDSCAPE AREA					
REAR YARD AREA :	114.760000				
SOFT LANDSCAPE AREA :	114.760000				
COVERAGE (60% MIN.):	100.00 %				



City of Vaughan **GRADING REVIEWED BY Jason Pham**

September 01 2022

71

GENERAL NOTES: ATION OF UTILITIES AND OTHER SERVICES, IF MIN, DIMENSIONS ARE NOT

MAINTAINED, BUILDER IS TO BELOCATE AT BUILDER'S EXPENSE. WANTIVATED, BUILDER IS TO A STEEL 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.

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ISSUED FOR FINAL APPROVAL	AW	2022.08.23		
ISSUED FOR PRELIMINARY APPROVAL	AW	2022.08.18		, –
	IP PUMP AN CHARGE LO	ID SURFACE OCATION	FF TFW BF	FINISHED FLOOR TOP OF FOUNDATION WALL BASEMENT FLOOR
WATERLINE 45 MINUTE FIRE RATED WALL HYDRO LINE SIDEYARD DISTANCE IS LESS	RADE ELE		UF	UNDERSIDE OF FOOTING

Lot / Page Number 71

ENGINEERED FILL LOTS SANITARY MANHOLE - WATER SERVICE A HYDRO TRANSFORMER BELL PEDESTAL -stw-STREET TREE → HYDRO SERVICE CABLE PEDESTAL PADMOUNTED MOTOR STORM MANHOLE ეგ^{ე,გე} EXISTING GRADES → SHEET DRAINAGE → HYDRO POLE RETAINING WALL THAN 1.2m TO LOT LINE. (NO WINDOWS PERMITTED) CHAIN LINK FENCE WOD WALKOUT BASEMENT
MOD MODIFIED
REV REVERSED STREET LIGHT PEDESTAL 190.10 PROPOSED GRADES — G — GAS LINE O- HYDRO POLE GUY FENCE AND GATE ---- CABLE LINE VALVE & BOX ● STREET LIGHT 2.0% SWALE DIRECTION EXTERIOR DOOR LOCATION STREET SIGN --- BELL PRIVACY FENCE DOUBLE / SINGL STM & SAN CONN TRAFFIC SIGNA POWER PEDES EMBANKMENT / BERM EXTERIOR DOOR LOCATION IF GRADE PERMITS COMMUNITY MAILBOX ACOUSTIC FENCE TERRAVISTA CRESCENT

SITING AND GRADING PLAN

HUNT DESIGN ASSOCIATES INC

QUALIFICATION INFORMATION Allan Whiting 23177 NAME REGISTRATION INFORMATION

19695

DESIGN ASSOCIATES INC.

GOLDPARK HOMES - 221081 PINE VALLEY PH2 - VAUGHAN, ON

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