

AWHITING | THU JUL 21/22 09:20 AM | K:\PROJECTS\2017\217020.GOLD\SITE\217020WSP01.DWG

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)
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)
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)
4. - THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FOOTINGS TO BE ON NATURAL UNDISTURBED SOIL OR ROCK AND TO BE A MINIMUM OF .22m BELOW FINISHED GRADE.
5. - ALL FRONT AND REAR YARDS SHALL BE GRADED AT A 2%-5% GRADE WITHIN 6.0m OF THE DWELLING UNIT.
6. - MAXIMUM DRIVEWAY SLOPE SHALL BE 8%.
7. - THE MAXIMUM, ALLOWABLE SLOPE IS 3:1 (HORIZONTAL AND VERTICAL) WITH A MAXIMUM ELEVATION DIFFERENCE OF 600mm.
8. - DRIVEWAYS TO BE SET BACK A MINIMUM OF 1.0m, FROM ABOVE GROUND SERVICES OR OTHER OBSTRUCTION.
9. - LOT HIGH POINT (HP) TO BE 2.0m UPSTREAM OF DOWNSPOUTS
10. - ROOF LEADER EMERGENCY OVERFLOW TO DISCHARGE VIA PLASH PAD, (REFER TO SCS DWG. 906 DETAIL A FOR ROOF CONFIGURATION RR AND DETAIL B FOR ROOF CONFIGURATION RC & RF)
11. - INFILTRATION TRENCHES NOT TO CROSS BETWEEN LOT LINES. REFER TO SCS DWG. 906 DETAIL A)
12. - IF ROOF CONFIGURATION IS RR, REAR ROOF DOWNSPOUTS CONNECT TO 100mm² 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.
13. - BUILDER TO REFER TO SCS DWG. 906 DETAILS A & B FOR DETAILS ON THE INFILTRATION TRENCH.

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

- SCS CONSULTING GROUP LTD.



COVERAGE CALCULATION	
LOT NO. :	1
LOT AREA :	844.000000
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:	230.73
F.F. TO TOP OF ROOF:	0.000000
F.F. TO MEAN OF ROOF:	8.560000
PROPOSED BLDG. HGT:	9.75 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	102.300000
LANDSCAPE AREA :	63.600000
COVERAGE (50% MIN.) :	62.17 %
SOFT LANDSCAPE AREA:	59.300000
SOFT COVERAGE (50% MIN.) :	93.24 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	412.600000
SOFT LANDSCAPE AREA :	412.600000
COVERAGE (60% MIN.):	100.00 %



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.

APPROVED BY: _____
DATE: JUL 29, 2022

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

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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

NAME	SIGNATURE	BCIN
Allan Whiting		23177

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.	19695
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Plan No.

Lo

Street Name

PURPLE CREEK ROAD

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By	Checked By	Scale	File Number
JR	AW	1:250	217020WSP01
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Lot / Page Number
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