#### CITY OF VAUGHAN STANDARD NOTES

- 1. STANDARD DRAWINGS OF THE CITY OF VAUGHAN CONSTITUTE PART OF THE SITE PLANS DRAWINGS(S).
- 2. ALL CONSTRUCTION WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- 3. THE OWNER AND/OR HIS REPRESENTATIVE SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE CITY.
- 4. THE LOCATION OF ALL UNDER/ABOVE GROUND UTILITIES AND STRUCTURES IS APPROXIMATE ONLY, AND WHERE SHOWN ON THE DRAWING(S) THE ACCURACY OF THE LOCATION OF SUCH UTILITIES IS NOT GUARANTEED. THE OWNER AND/OR HIS REPRESENTATIVE SHALL DETERMINE THE LOCATION OF SUCH UTILITIES AND STRUCTURES BY CONSULTING THE APPROPRIATE AUTHORITIES OR UTILITY COMPANIES CONCERNED. THE OWNER SHALL PROVE THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE OR RESTORATION TO SAME.
- 5. ANY CONFLICTS WITH EXISTING SERVICES SHALL BE RECTIFIED AT THE OWNER'S EXPENSE.
- 6. DRIVEWAYS TO BE KEPT CLEAR OF ALL STREET CATCHBASINS.

#### CITY OF VAUGHAN RESIDENTIAL LOT GRADING NOTES

- ALL DIMENSIONS AND GRADE ELEVATIONS ARE EXPRESSED IN SI UNITS.
- 2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS AND DRAINAGE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- UNDERSIDE OF FOOTING SHOWN IS TAKEN FROM ARCHITECTURAL PLANS AND MAY NOT REPRESENT ACTUAL FOOTING DEPTH.
- FOOTINGS MUST BEAR ON NATIVE, UNDISTURBED SOIL OR ROCK, AND BE A MINIMUM OF 1.22m BELOW FINISHED GRADE.
- WHERE REAR LOT CATCHBASINS ARE PROVIDED, HOUSE FOOTINGS ADJACENT TO THE RLCB LEAD MUST BE LOWER THAN THE LEAD. RLCB SHALL HAVE A MINIMUM 150mm CONCRETE ENCASEMENT FROM SEWER TO CB.
- 6. PERMISSIBLE SIDEYARD ENCROACHMENTS (ie PERMISSIBLE SIDEYARD ENCROACHMENIS (Ie. A.C. UNITS, CHIMNEYS, GAS OR HYDRO METERS, WATER SPIGOTS, ETC.) MAY NOT ENCROACH BY MORE THAN 0.5m (ENTRY STEPS AND BAY WINDOWS 0.3m) NOR BE WITHIN 1.2m OF ANY LOT LINE (EXCLUDING EAVES AND GUTTERS).
- 7. EXTERIOR CLADDING, THRESHOLDS, AND WINDOW SILLS SHALL BE A MINIMUM OF 150mm ABOVE FINISHED GRADE. WHERE WINDOW WELLS ARE PROVIDED, THEY MUST BE PROPERLY DRAINED AND CONNECTED TO THE FOUNDATION DRAIN.
- SLOPE PARAMETERS: SLOPE PARAMETERS:
  DRIVEWAYS — MIN. 1.5% — MAX. 8.0%
  SWALES — MIN. 2.0% — MAX. 5.0%
  EMBANKMENTS — MAX. 3H:1V — MAX.
  ELEVATION DIFF. 600mm
  FRONT AND REAR YARDS —MIN. 2.0%—MAX. 5.0%
  MIN. 6.0m AT 2.0% TO 5.0%
- 9. DRIVEWAYS GRAN. 'A' MIN. 200mm

  AFTER COMPACTION

   HL8 MIN. 50mm AFTER COMPACTION

  PLACED WITHIN 9 MONTHS OF OCCUPANCY

   HL3 MIN. 25mm AFTER COMPACTION

  PLACED WITHIN ONE WINTER AFTER THE HL8

   MAXIMUM WIDTH 6.0m
- WATER SERVICE BOXES SHOULD NOT BE LOCATED WITHIN 1.0m OF THE EDGE OF THE DRIVEWAY. FROST COLLARS ARE TO BE PROVIDED AND INSTALLED TO CITY STANDARDS WHERE A WATER SERVICE VALVE BOX IS STANDARDS LOCATED IN THE DRIVEWAY.
- THE FIRM OR PERSON HIRING THE SOD CONTRACTOR MUST ENSURE THAT ALL WATER BOXES ARE ADJUSTED TO SOD LEVEL AND ARE OPERATIONAL FOLLOWING COMPLETION OF THE WORKS.
- 12. TOP SOIL MIN. 100mm UNDER ALL TURF
- 13. REFER TO VAUGHAN LOT GRADING DESIGN CRITERIA AND BYLAWS 1-88 AND 353-90 FOR COMPLETE REQUIREMENTS.
- BUILDER IS TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS, AND OTHER SERVICES. IF MINIMUM DIMENSIONS ARE NOT MAINTAINED, THE BUILDER IS TO RELOCATE THEM AT HIS OWN EXPENSE.

It is the builder's complete responsibility to ensure that all plans submitted for approval ensure that all plans submitted for applioval 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 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.



# SITE INFORMATION

THIS PLAN IS BASED ON PLAN OF SUBDIVISION OF PART OF LOT 25, CONCESSION 6 (GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK) CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK

SURVEY PREPARED BY SCHAEFFER DZALDOV BENNETT LTD., O.L.S. DATED AUGUST 19, 2022



ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT

DRAWINGS MUST NOT BE SCALED

## GRADING AND DRAINAGE NOTES

1. STANDARD DRAWING AND LOT GRADING CRITERIA OF THE CITY OF VAUGHAN AND THE REGIONAL MUNICIPALITY OF YORK CONSTITUTE PART OF THE PROJECT DRAWINGS FOR THE SUBDIVISION.

2. MINIMUM GRADIENT OF GRASS SWALES ALONG SIDE AND REAR LOT LINES SHALL BE 2.0%. THE PROPOSED ELEVATION OF THE SIDE YARD SWALE SHALL BE A MINIMUM OF 0.15 METRES BELOW THE FINISHED GRADE AT THE BUILDING LINE.

3. TAKE UP REAR YARD GRADE DIFFERENCES USING 3. IARE UP REAR YARD GRADE DIFFERENCES USIN SLOPES BETWEEN 2.0% AND 5.0% FOR A MAXIMUM OF 75% OF THE REAR YARD LENGTH AND SLOPES OF 3:1 TO THE REAR LOT LINE. USE RETAINING WALLS IF GRADE DIFFERENCE IS MORE THAN 0.6 METRES. CONSTRUCT RETAINING WALL WITHIN REAR

4. ROOF LEADERS SHALL NOT BE CONNECTED TO THE STORM SEWER BUT SHALL DISCHARGE TO THE GROUD ONTO A SPLASH PAD AND SHALL DRAIN TO THE FRONT OF THE HOUSE. ROOF DOWNSPOUTS ARE NOT PERMITTED AT THE REAR OF THE HOUSE.

5. FOOTINGS CONSTRUCTED NEXT TO A CATCHBASIN LEAD PIPE OR OTHER MUNICIPAL SERVICES SHALL BE INSTALLED BELOW THE LEAD PIPE EXCAVATION. FOOTINGS MUST BE CONSTRUCTED ON UNDISTURBED SOIL. SOIL CONSULTANT'S VERIFICATION IS REQUIRED.

6. EDGE OF DRIVEWAYS ARE TO BE A MINIMUM OF 1.2 METRE FROM EDGE OF STREET CATCHBASIN ANI STREET FURNITURE. THE BUILDER IS TO VERIFY THE LOCATIONS AND INFORM THE ENGINEER IF THIS DIMENSION CANNOT BE MAINTAINED PRIOR TO EXCAVATION FOR THE FOOTINGS.

7. IF THE DISTANCE BETWEEN THE WALLS OF ADJACENT UNITS IS LESS THAN 1.8 METRES, A SIDE YARD DRAINAGE SWALE SHALL BE CONSTRUCTED AND SURFACED WITH 0.13 METRE LIMESTONE SCREENINGS, OVERLAID BY A PATIO SLAB WALKWAY.

8. BRICK LINE SHALL BE A MINIMUM OF 0.15 METRES ABOVE SOD ELEVATION.

9. ALL FENCES ABUTTING PUBLIC LANDS AND OR EXISTING PROPERTIES SHALL BE CONSTRUCTED WITH MATERIAL (INCLUDING FOUNDATIONS) COMPLETELY ON PRIVATE LANDS AND TOTALLY CLEAR OF 0.3 METRE

10. SOIL CONSULTANT'S VERIFICATION IS REQUIRED FOR FOOTINGS CONSTRUCTED ON ENGINEERED FILL LOTS. 11. IN LOTS WITH REAR LOT CATCHBASINS, THE MINIMUM SIDE YARD WIDTH SHALL BE 1.2 METRES ALONG THE CATCHBASIN LEAD.

12. BUILDER TO STAKE OUT CURB DEPRESSIONS ON ALL LOTS.

13. THE BUILDER MUST VERIFY THE EXISTING SANITARY AND STORM LATERAL SEWER INVERTS AND TO INFORM THE ENGINEER IF THE MINIMUM 2% SLOPE CANNOT BE MAINTAINED PRIOR TO PLACING OF CONCRETE FOOTINGS.

### SITE STATISTICS BY-LAW 001-2021 **R3 ZONING**

471.90 m<sup>2</sup> BUILDING AREA 234.53 m<sup>2</sup> LOT COVERAGE, MAXIMUM 50.00 % **PROPOSED** 49.70 % 9.50 m HEIGHT, MAXIMUM **PROPOSED** 9.49 m

NOTE: BUILDING AREA INCLUDES ALL COVERED PORCHES AND GARAGE

REGISTERED PLAN NUMBER

65M - 4771

# ARCHITECTURAL DESIGN INC.



56 PENNSYLVANIA AVE. UNIT 1 CONCORD, ONT. L4K 3V9 TEL 905 660-9393 FAX 905 660-9419

**PROJECT** 

PROPOSED DWELLING FOR: LORMEL HOMES AT: SILVER CREEK DRIVE VAUGHAN

DRAWING

SITE PLAN FOR LOT 11

PROJECT NO DATE OCT '23 18 - 22

T.P. DRAWING NO SCALE 1:250 A-1 **LEGEND** 

SINGLE CATCHBASIN DOUBLE CATCHBASIN

SANITARY MH

O STORM MH SANITARY SERVICE

-- STORM SERVICE WATER SERVICE H HYDRO SERVICE

FLOW DIRECTION - HYDRANT & VALVE

ALVE AND BOX ☆ LIGHT STANDARD

BELL BOX

△ GRADE LEVEL CABLE BOX

**▼** HYDRO TRANSFORMER \* ENGINEERED FILL LOT

MB SUPER MAILBOX 000.00 EXISTING ELEVATION

000.00 PROPOSED ELEVATION SW SWALE

FFF FINISHED 1ST FLOOR TW TOP FOUNDATION WALL

FS FINISHED SLAB

USF UNDERSIDE FOOTING USFG GARAGE U/S OF FOOTING TWG GARAGE TOP OF WALL

SP) SUMP PUMP ROOF DOWNSPOUT

THE BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MINIMUM DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE

THE BUILDER SHALL BE RESPONSIBLE FOR VERIFICATION OF HOUSE TYPE AND FRONT ELEVATION PRIOR TO COMMENCEMENT OF CONSTRUCTION

## FRONT YARD LANDSCAPING

TOTAL YARD AREA 66.87 m<sup>2</sup>

REQUIRED PROPOSED 33.44 m² 40.98 m² 50.00 % 61.28 % 20.06 m² 37.87 m² 60.00 % 92.41 % MINIMUM LANDSCAPED AREA PERCENTAGE MINIMUM SOFT LANDSCAPING PERCENTAGE

**REVISIONS** 

NEVISIONS		
1	ISSUED	OC 20 23
2	REVISED PER T.Y. LIN REVIEW	OC 30 23
3	REVISED PER T.Y. LIN REVIEW	OC 31 23
4	REVISED STEPS	JA 22 24





