

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

- 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 1.22m 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 - 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)
1.11 - INFILTRATION TRENCHES NOT TO CROSS BETWEEN LOT LINES. (REFER TO SCS DWG. 906 DETAIL A)
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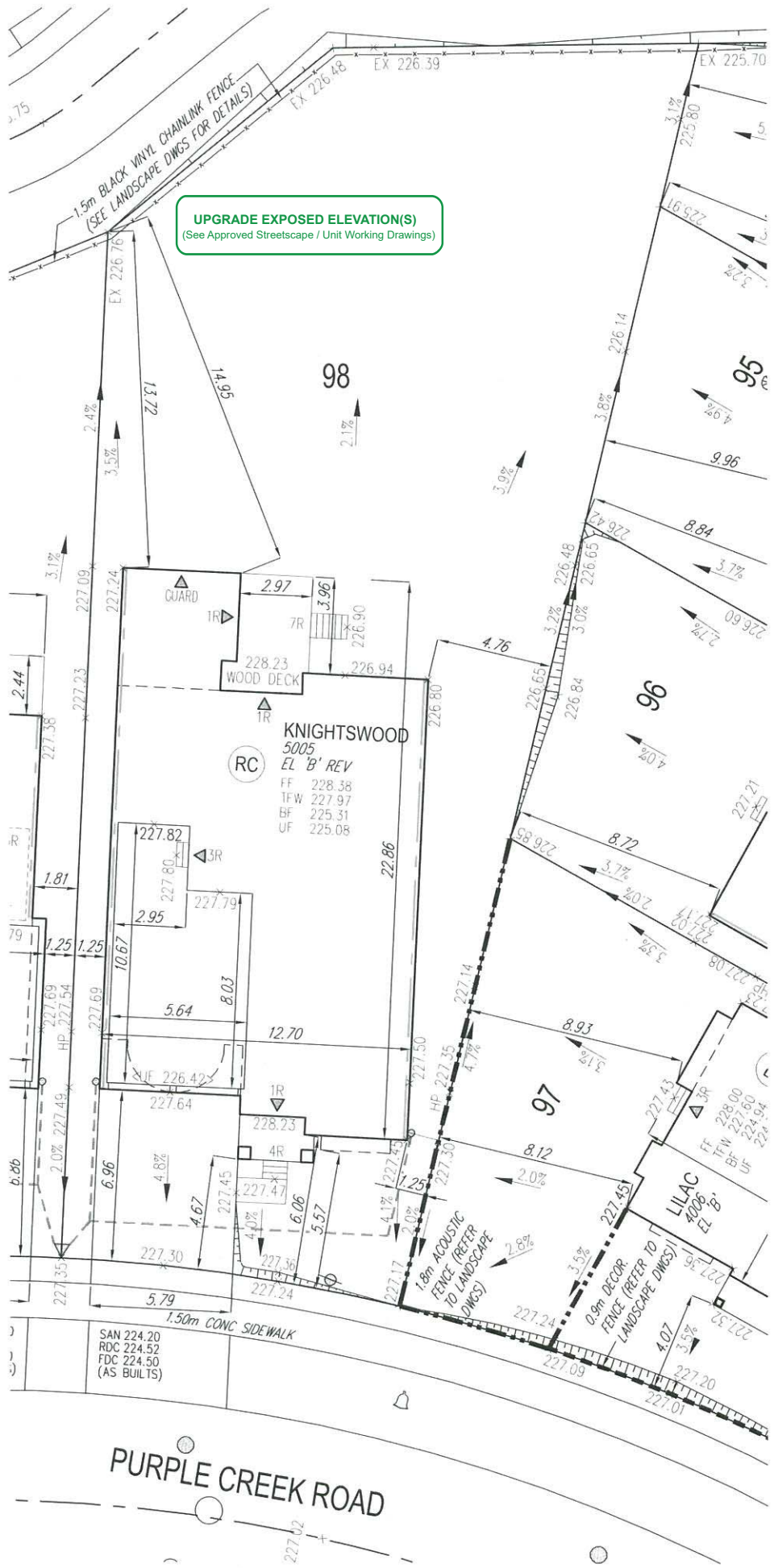
LOT **98**
WE HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED, AND HEREBY CERTIFY THAT:

- The proposed grading and appurtenant drainage works comply with sound engineering principles.
- 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.
- The proposed building is a minimum of 0.6 m side yard setback from a drainage swale.

SCS CONSULTING GROUP LTD.



Date: Feb 6/20 Reviewed By: MRC



AIR CONDITIONER ROUGH IN REQUIRED

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: FEB 10 2020

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

GENERAL NOTES:

- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
- 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.
- 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.
- 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	2020.01.29
ISSUED FOR PRELIMINARY APPROVAL	OF	2019/12/19



- ENGINEERED FILL LOTS
STREET TREE
RETAINING WALL
CATCH BASIN
INFILTRATION TRENCH

- DOUBLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL H1 MODIFIED
SINGLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL H1 MODIFIED
CONNECTION TO RDC LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.1) AND CONNECTION TO REAR LOT INFILTRATION TRENCH WHEN ROOF CONFIGURATION IS RR (SEE NOTE 1.3)
AIR CONDITIONER
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
G - GAS LINE
C - 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
WOB WALKOUT DECK
MOD MODIFIED
REV REVERSED
ND NO DOOR
HIGHLIGHTED GRADE

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
NAME
SIGNATURE
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.

23177
BCIN

19695

HUNT
DESIGN ASSOCIATES INC.
www.hunt-design.ca

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By DM
Checked By OF
Scale 1:250
File Number 217020WSP01
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

Lot / Page Number
98

- RC

COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- 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.
- 1.1

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- 1.2

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- 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.
- 1.5

- ALL FRONT AND REAR YARDS SHALL BE GRADED AT A 2%-5% GRADE WITHIN 6.0m OF THE DWELLING UNIT.
- 1.6

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LOT

99

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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

PROVINCE OF ONTARIO

Date: Feb. 6/20

Reviewed By: MRC

COVERAGE CALCULATION	
LOT NO. :	99
LOT AREA :	607.10 m2
BLDG. AREA : (INCL. PORCH)	207.36 m2
LOT COVERAGE :	34.16 %
LANDSCAPE AREA:	340.84 m2
LANDSCAPE COV. :	56.14 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	227.70
F.F. TO TOP OF ROOF:	11.39 m
F.F. TO MEAN OF ROOF:	8.77 m
PROPOSED BLDG. HGT:	9.51 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	74.90 m2
LANDSCAPE AREA :	46.93 m2
COVERAGE (50% MIN.):	62.66 %
SOFT LANDSCAPE AREA:	44.55 m2
SOFT COVERAGE (60% MIN.):	94.93 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	222.76 m2
SOFT LANDSCAPE AREA :	221.26 m2
COVERAGE (60% MIN.):	99.33 %

	ENGINEERED FILL LOTS		DOUBLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED		CONNECTION TO RDC LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.1) AND CONNECTION TO REAR LOT INFILTRATION TRENCH (SEE NOTE 1.3)		SANITARY MANHOLE		WATER SERVICE		BELL PEDESTAL		PADMOUNTED MOTOR		EXISTING GRADES		PROPOSED GRADES		SWALE DIRECTION		HYDRO TRANSFORMER		SANITARY LINE		STORM WATER LINE		WATERLINE		HYDRO LINE		GAS LINE		CABLE LINE		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		FINISHED FLOOR		TOP OF FOUNDATION WALL		BASEMENT FLOOR		UNDERSIDE OF FOOTING		WOOD WALKOUT DECK		MODIFIED		REVERSED		NO DOOR		HIGHLIGHTED GRADE
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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

Allan Whiting

23177

NAME

SIGNATURE

BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

Plan No.

99

Lot

PURPLE CREEK ROAD

Street Name

PURPLE CREEK ROAD

GOLDPARK HOMES - 217020

PINE VALLEY, VAUGHAN ONT.

Drawn By

DM

Checked By

OF

Scale

1:250

File Number

217020WSP01

8966 Woodbine Ave, Markham, ON L3R 0J7

T 905.737.5133 F 905.737.7326

Lot / Page Number

99

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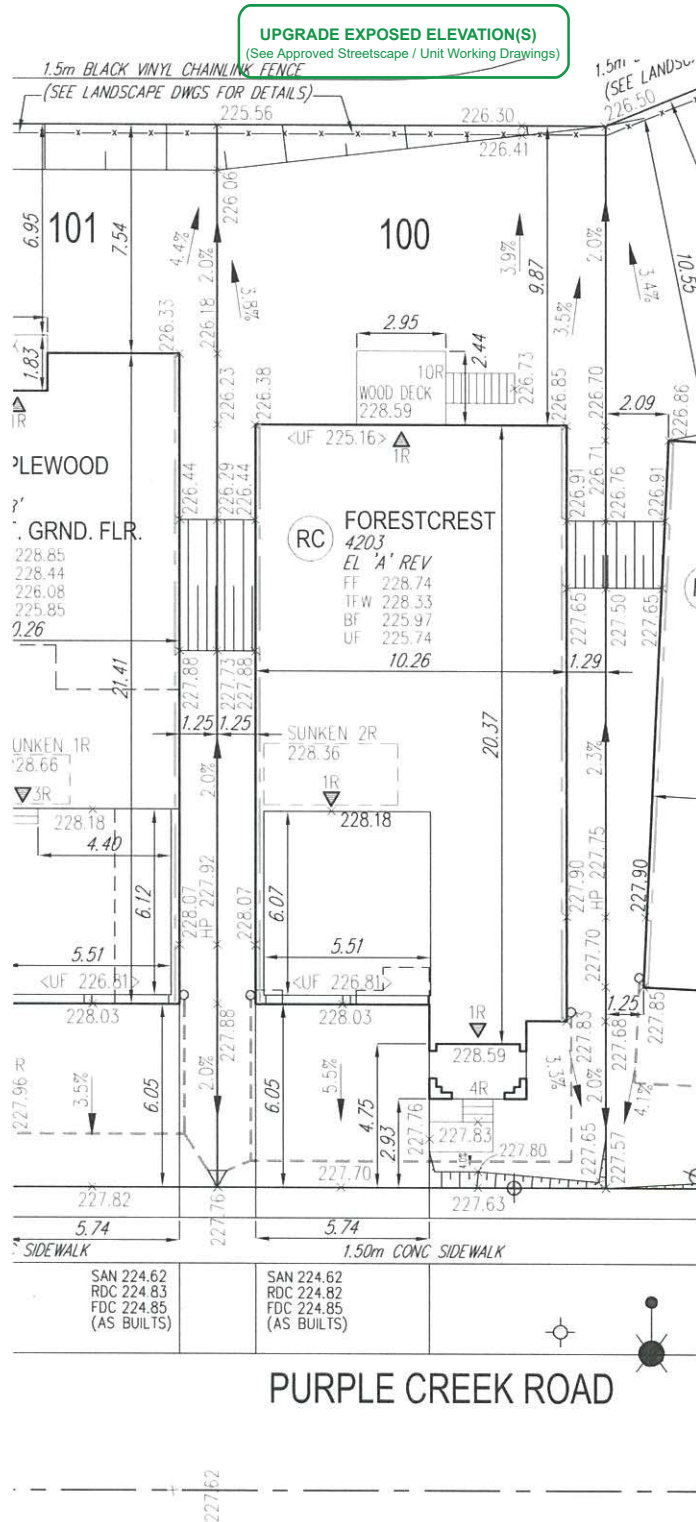
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SCS CONSULTING GROUP LTD.



Date: Feb. 6/20 Reviewed By: MRC



AIR CONDITIONER ROUGH
IN REQUIRED

COVERAGE CALCULATION	
LOT NO. :	100
LOT AREA :	448.00 m2
BLDG. AREA : (INCL. PORCH)	206.43 m2
LOT COVERAGE :	46.08 %
LANDSCAPE AREA:	199.64 m2
LANDSCAPE COV. :	44.56 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	227.93
F.F. TO TOP OF ROOF:	10.73 m
F.F. TO MEAN OF ROOF:	8.44 m
PROPOSED BLDG. HGT:	9.25 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	37.45 m2
LANDSCAPE AREA :	20.66 m2
COVERAGE (50% MIN.) :	55.17 %
SOFT LANDSCAPE AREA:	17.81 m2
SOFT COVERAGE (60% MIN.) :	86.21 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	95.18 m2
SOFT LANDSCAPE AREA :	95.18 m2
COVERAGE (60% MIN.):	100.00 %

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AND APPROVAL

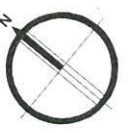
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ISSUED FOR FINAL APPROVAL	AW	2020/01/29
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ENGINEERED FILL LOTS	DOUBLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL H1 MODIFIED	CONNECTION TO RDC LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.1) AND CONNECTION TO REAR LOT INFILTRATION TRENCH WHEN ROOF CONFIGURATION IS RR (SEE NOTE 1.3)	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE	OWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF - FINISHED FLOOR
STREET TREE			STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	SW - STORM WATER LINE	WINDOWS PERMITTED		TFW - TOP OF FOUNDATION WALL
RETAINING WALL	SINGLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL H1 MODIFIED		VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	H - HYDRO LINE	45 MINUTE FIRE RATED WALL SIDEWAY DISTANCE IS LESS THAN 12m TO LOT LINE (NO WINDOWS PERMITTED)	UP - UPGRADE ELEVATION	BF - BASEMENT FLOOR
CATCH BASIN			VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	G - GAS LINE	CHAIN LINK FENCE	UF - UNDERSIDE OF FOOTING	WOB - WALKOUT DECK
			HYDRANT	STREET LIGHT	STREET SIGN	SWALE DIRECTION	C - CABLE LINE	FENCE AND GATE	WOD - WALKOUT BASEMENT	MOD - MODIFIED
	INFILTRATION TRENCH	AIR CONDITIONER		TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE	B - BELL	EXTERIOR DOOR LOCATION IF GRADE PERMITS	REV - REVERSED	NO - NO DOOR
							HC - HYDRO, GAS, BELL, GAS LINE	PRIVACY FENCE		XXX - HIGHLIGHTED GRADE
								ACOUSTIC FENCE		

Title

SITING AND GRADING PLAN

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QUALIFICATION INFORMATION

NAME	SIGNATURE	BCIN
Allan Whiting		23177

HUNT DESIGN ASSOCIATES INC.	19695
-----------------------------	-------

Plan No.	Lot	Street Name
-	100	PURPLE CREEK ROAD

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By	Checked By	Scale	File Number
DM	OF	1:250	217020WSP01

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

100

- RC

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HALF ROOF CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
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- 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)
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- 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 - 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)
- 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.

LOT

110

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.

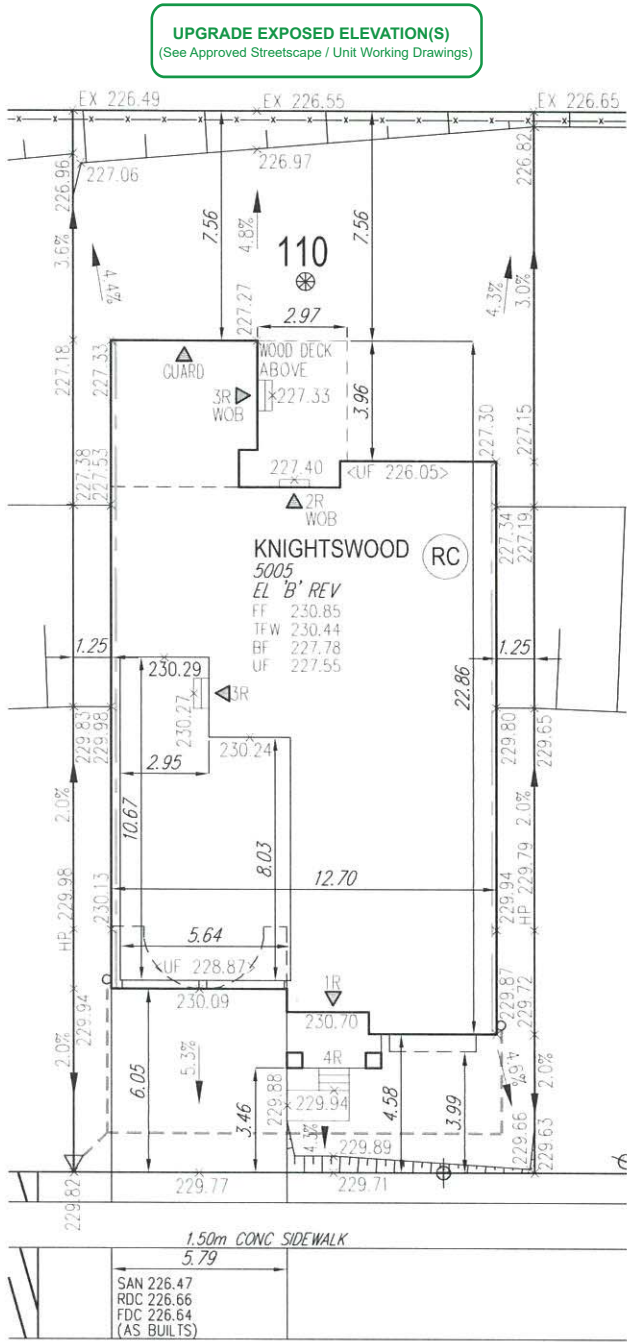
LICENSED PROFESSIONAL ENGINEER

M. R. CATTO

Feb 6/20

PROVINCE OF ONTARIO

Date: Feb 6/20 Reviewed By: MRC



COVERAGE CALCULATION	
LOT NO. :	110
LOT AREA :	532.00 m2
BLDG. AREA : (INCL PORCH)	250.93 m2
LOT COVERAGE :	47.17 %
LANDSCAPE AREA:	231.13 m2
LANDSCAPE COV. :	43.45 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	229.97
F.F. TO TOP OF ROOF:	11.29 m
F.F. TO MEAN OF ROOF:	8.98 m
PROPOSED BLDG. HGT:	9.86 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	52.58 m2
LANDSCAPE AREA :	32.55 m2
COVERAGE (50% MIN.) :	61.91 %
SOFT LANDSCAPE AREA:	29.75 m2
SOFT COVERAGE (60% MIN.) :	91.40 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	114.96 m2
SOFT LANDSCAPE AREA :	114.96 m2
COVERAGE (60% MIN.):	100.00 %

ENGINEERED FILL LOTS

STREET TREE

RETAINING WALL

CATCH BASIN

INFILTRATION TRENCH

DOUBLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED

SINGLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED

AIR CONDITIONER

CONNECTION TO RDC LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.1) AND CONNECTION TO REAR LOT INFILTRATION TRENCH WHEN ROOF CONFIGURATION IS RR (SEE NOTE 1.3)

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

190.10 PROPOSED GRADES

2.0% SWALE DIRECTION

EMBANKMENT / BERM MAX 3:1 SLOPE

SAN - SANITARY LINE

STM - STORM WATER LINE

W - WATERLINE

H - HYDRO LINE

C - 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

MOD MODIFIED

REV REVERSED

ND NO DOOR

XXX.XX HIGHLIGHTED GRADE

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

AWHITING

NAME

SIGNATURE

23177

BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

Plan No.

110

Lot

110

Street Name

PURPLE CREEK ROAD

HUNT DESIGN ASSOCIATES INC.

DESIGN ASSOCIATES INC.

www.huntdesign.ca

GOLDPARK HOMES - 217020

PINE VALLEY, VAUGHAN ONT.

Drawn By

DM

Checked By

OF

Scale

1:250

File Number

217020WSP01

Lot / Page Number

110

8966 Woodbine Ave, Markham, ON L3R 0J7

T 905.737.5133

F 905.737.7326

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- RC

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

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

LOT **115**

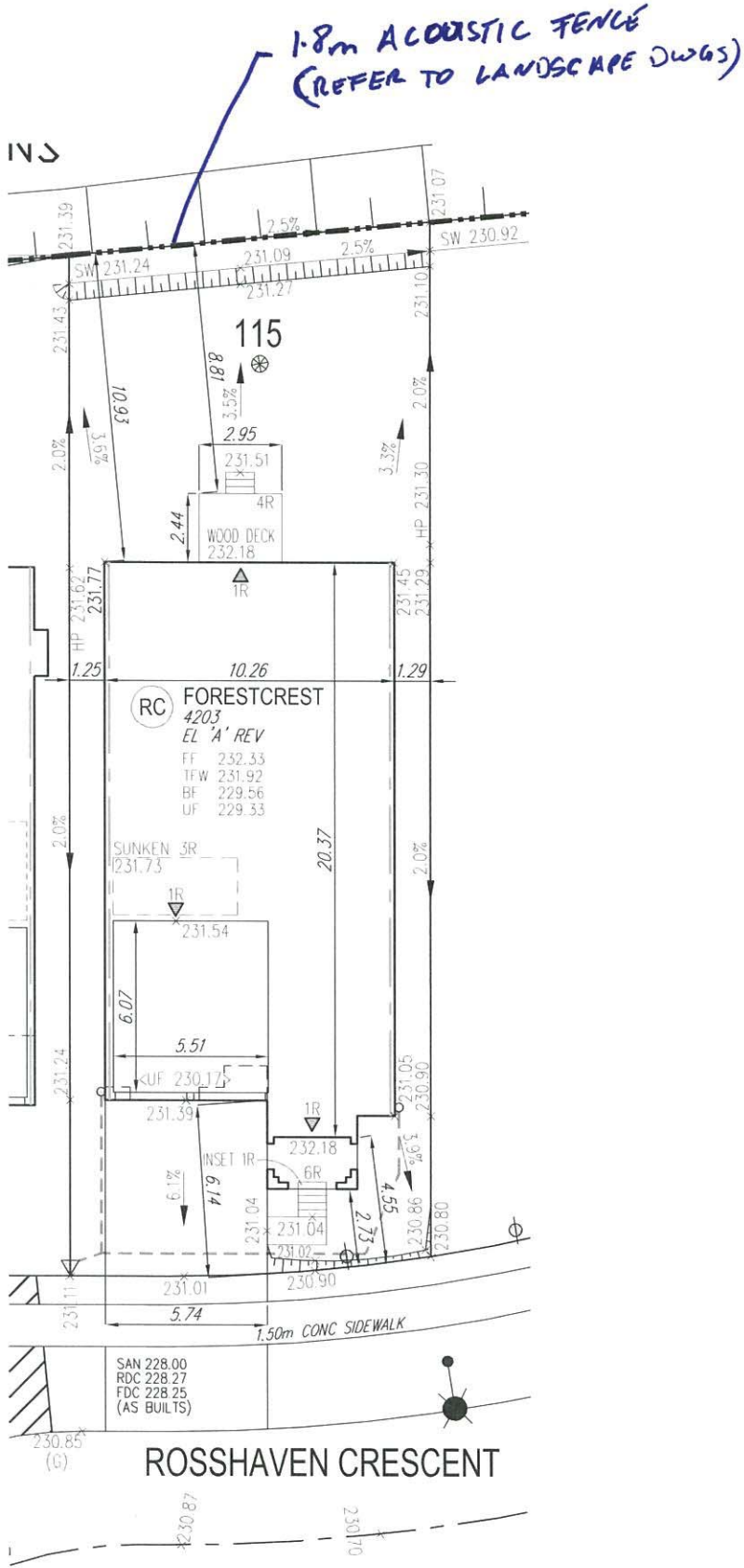
WE HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED, AND HEREBY CERTIFY THAT:

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- The proposed building is compatible with the proposed grading.
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- 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.
- The proposed building is a minimum of 0.6 m side yard setback from a drainage swale.

SCS CONSULTING GROUP LTD.



Date: **FEB 06/20** Reviewed By: **MRC**



AIR CONDITIONER ROUGH
IN REQUIRED

COVERAGE CALCULATION	
LOT NO. :	115
LOT AREA :	468.62 m ²
BLDG. AREA : (INCL. PORCH)	206.43 m ²
LOT COVERAGE :	44.05 %
LANDSCAPE AREA:	218.95 m ²
LANDSCAPE COV. :	46.72 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE @ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	231.16
F.F. TO TOP OF ROOF:	10.73 m
F.F. TO MEAN OF ROOF:	8.44 m
PROPOSED BLDG. HGT:	9.61 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	37.77 m ²
LANDSCAPE AREA :	19.95 m ²
COVERAGE (50% MIN.) :	52.82 %
SOFT LANDSCAPE AREA:	16.85 m ²
SOFT COVERAGE (60% MIN.) :	84.46 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	115.48 m ²
SOFT LANDSCAPE AREA :	111.84 m ²
COVERAGE (60% MIN.):	96.85 %

Title

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
NAME
SIGNATURE
23177
BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695

HUNT
DESIGN ASSOCIATES INC.
www.hunt-design.ca

Plan No.

-

Lot

115

Street Name

ROSSHAVEN CRESCENT

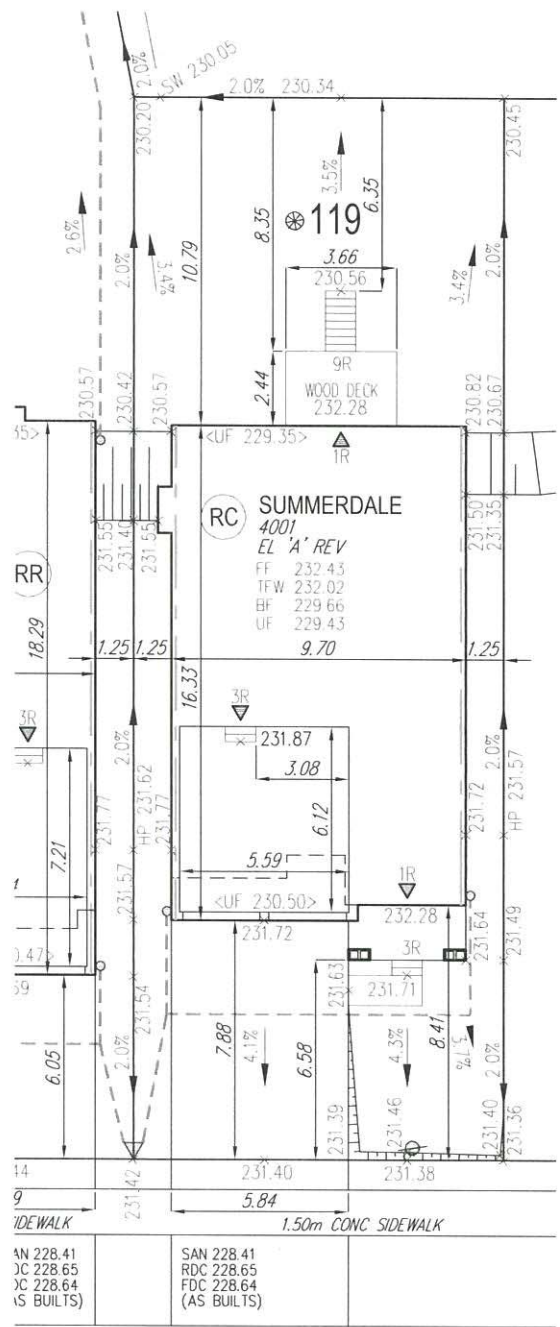
GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By
DM
Checked By
OF
Scale
1:250
File Number
217020WSP01

Lot / Page Number

115

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326



ROSSHAVEN CRESCENT

STANDARD AIR
CONDITIONER REQUIRED

EXTERIOR WALLS TO
HAVE STC RATING OF 54

COVERAGE CALCULATION	
LOT NO. :	119
LOT AREA :	427.00 m2
BLDG. AREA : (INCL. PORCH)	163.51 m2
LOT COVERAGE :	38.29 %
LANDSCAPE AREA:	208.58 m2
LANDSCAPE COV. :	48.85 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	231.67
F.F. TO TOP OF ROOF:	10.91 m
F.F. TO MEAN OF ROOF:	8.53 m
PROPOSED BLDG. HGT:	9.26 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	80.32 m2
LANDSCAPE AREA :	41.86 m2
COVERAGE (50% MIN.) :	52.12 %
SOFT LANDSCAPE AREA:	38.93 m2
SOFT COVERAGE (60% MIN.):	93.00 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	101.88 m2
SOFT LANDSCAPE AREA :	99.88 m2
COVERAGE (60% MIN.):	98.04 %

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: _____
DATE: FEB 10, 2020

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

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.

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
ISSUED FOR FINAL APPROVAL	AW	2020.01.29
ISSUED FOR PRELIMINARY APPROVAL	OF	2019/12/19



ENGINEERED FILL LOTS	DOUBLE STM / SAN / FDC / RDC CONNECTION TO RDC LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.1) AND CONNECTION TO REAR LOT INFILTRATION TRENCH WHEN ROOF CONFIGURATION IS RR (SEE NOTE 1.3)	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE	OWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF - FINISHED FLOOR
STREET TREE	REFER TO SCS DWG 902 DETAIL L-1 MODIFIED	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	SW - STORM WATER LINE	WINDOWS PERMITTED		TF - TOP OF FOUNDATION WALL
RETAINING WALL		VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	W - WATERLINE	45 MINUTE FIRE RATED WALL SIDEWALK DISTANCE IS LESS THAN 12m TO LOT LINE (NO WINDOWS PERMITTED)	UB - BASEMENT FLOOR	UF - UNDERSIDE OF FOOTING
CATCH BASIN	SINGLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG 902 DETAIL L-1 MODIFIED	VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	H - HYDRO LINE	CHAIN LINK FENCE	WOB - WALKOUT DECK	WOD - WALKOUT BASEMENT
		HYDRANT	STREET LIGHT	STREET SIGN	SWALE DIRECTION	G - GAS LINE	FENCE AND GATE	MOD - MODIFIED	REV - REVERSED
INFILTRATION TRENCH	AIR CONDITIONER		TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE	C - CABLE LINE	EXTERIOR DOOR LOCATION IF GRADE PERMITS	PRIVACY FENCE	NO - NO DOOR
						B - BELL		ACOUSTIC FENCE	XXXXXX - HIGHLIGHTED GRADE
						HYDR. GAS BELL, CABLE LINE			

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

NAME SIGNATURE

23177
BCIN

HUNT DESIGN ASSOCIATES INC.

19695

Plan No.

119

ROSSHAVEN CRESCENT

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By	Checked By	Scale	File Number
DM	OF	1:250	217020WSP01
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.73			

Lot / Page Number
110

- RC

COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- 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.
- 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 1.22m 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 - 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)

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.

LOT

128

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

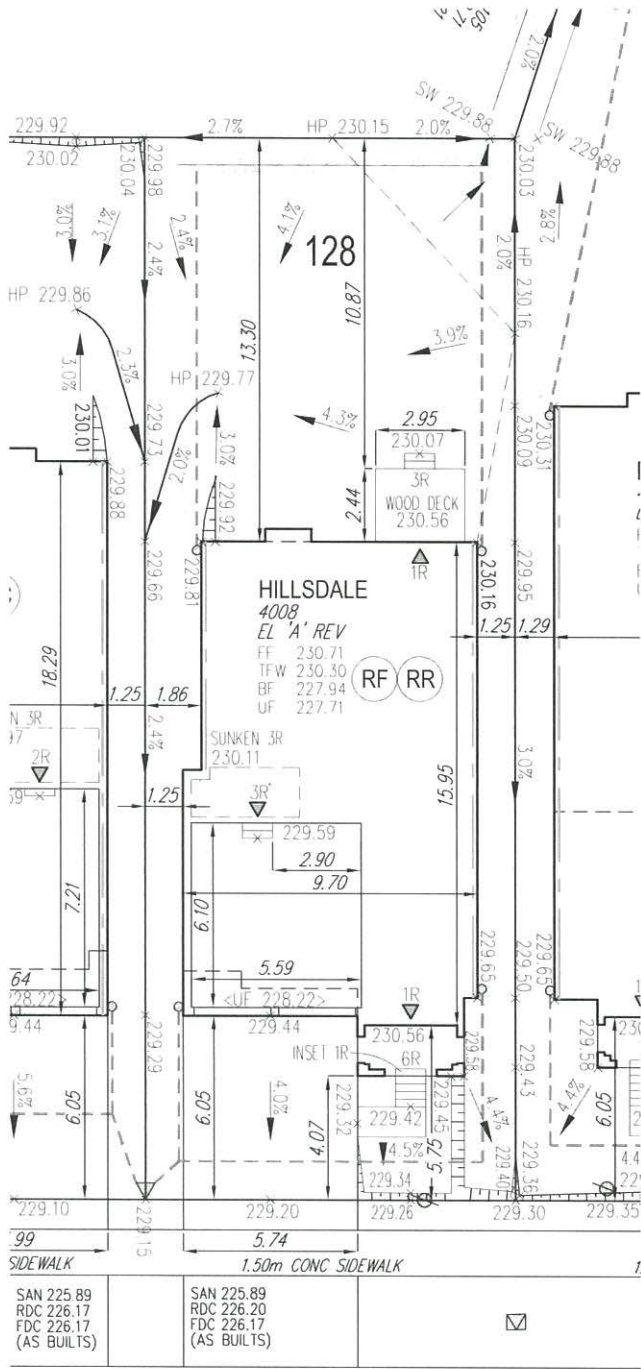
M. R. CATTO

Feb 6/20

PROVINCE OF ONTARIO

Date: Feb 6/20

Reviewed By: MRC



PURPLE CREEK ROAD

AIR CONDITIONER ROUGH
IN REQUIRED

COVERAGE CALCULATION	
LOT NO. :	128
LOT AREA :	427.00 m2
BLDG. AREA : (INCL. PORCH)	154.50 m2
LOT COVERAGE :	36.18 %
LANDSCAPE AREA:	230.53 m2
LANDSCAPE COV. :	53.99 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	229.51
F.F. TO TOP OF ROOF:	9.79 m
F.F. TO MEAN OF ROOF:	7.97 m
PROPOSED BLDG. HGT:	9.17 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	49.64 m2
LANDSCAPE AREA :	26.28 m2
COVERAGE (50% MIN.) :	52.94 %
SOFT LANDSCAPE AREA:	23.03 m2
SOFT COVERAGE (60% MIN.) :	87.63 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	132.56 m2
SOFT LANDSCAPE AREA :	132.06 m2
COVERAGE (60% MIN.):	99.62 %

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JOHN G. WILLIAMS LTD., ARCHITECT

ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: [Signature]

DATE: FEB 10, 2020

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

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.		
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ISSUED FOR FINAL APPROVAL	AW	2020.01.29
ISSUED FOR PRELIMINARY APPROVAL	OF	2019/12/19

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

NAME

23177

BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

HUNT DESIGN ASSOCIATES INC.

DESIGN ASSOCIATES INC.

www.hunt-design.ca

Plan No.

128

Lot

PURPLE CREEK ROAD

GOLDPARK HOMES - 217020

PINE VALLEY, VAUGHAN ONT.

Drawn By

DM

Checked By

OF

Scale

1:250

File Number

217020WSP01

Lot / Page Number

128

8966 Woodbine Ave, Markham, ON L3R 0J7

T 905.737.5133

F 905.737.7326

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- RC

COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- 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.
- 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 1.22m 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 - 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)
- 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.

LOT

129

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

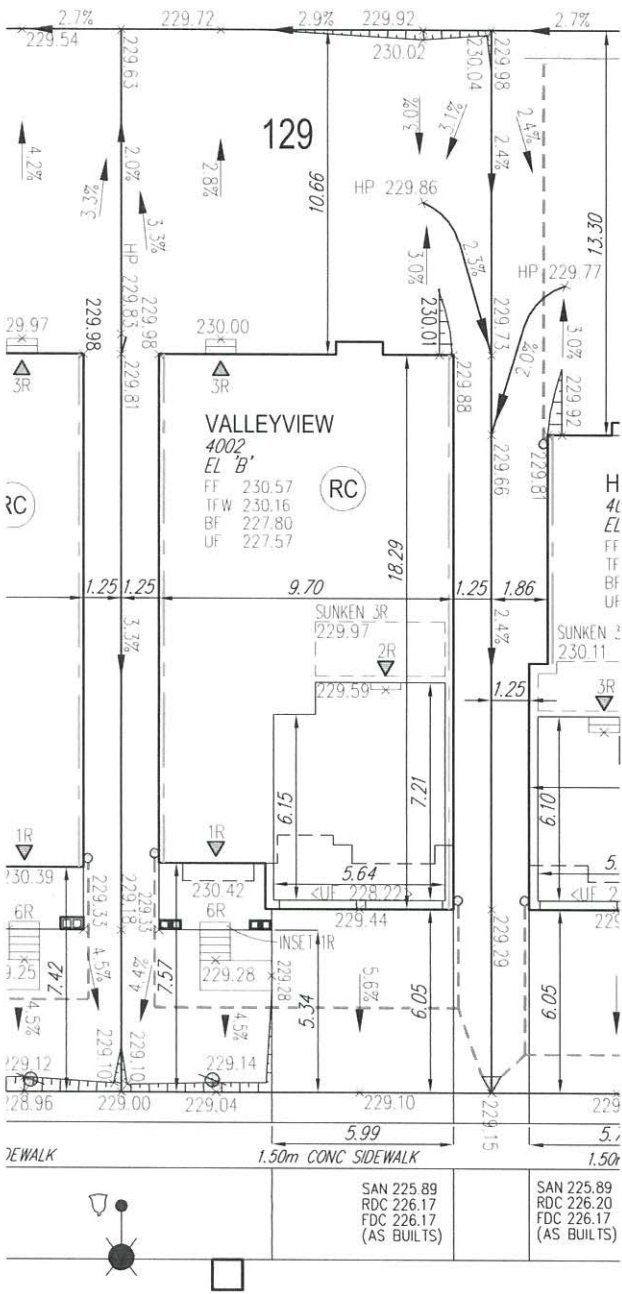
M. R. CATTO

Feb 6/20

PROVINCE OF ONTARIO

Date: Feb. 6/20

Reviewed By: MRC



PURPLE CREEK ROAD

AIR CONDITIONER ROUGH
IN REQUIRED

COVERAGE CALCULATION	
LOT NO. :	129
LOT AREA :	427.00 m2
BLDG. AREA : (INCL. PORCH)	169.64 m2
LOT COVERAGE :	39.73 %
LANDSCAPE AREA:	210.02 m2
LANDSCAPE COV. :	49.19 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	229.35
F.F. TO TOP OF ROOF:	10.49 m
F.F. TO MEAN OF ROOF:	8.32 m
PROPOSED BLDG. HGT:	9.54 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	65.13 m2
LANDSCAPE AREA :	33.13 m2
COVERAGE (50% MIN.) :	50.87 %
SOFT LANDSCAPE AREA:	29.78 m2
SOFT COVERAGE (60% MIN.) :	89.89 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	130.08 m2
SOFT LANDSCAPE AREA :	128.92 m2
COVERAGE (60% MIN.):	99.11 %

	ENGINEERED FILL LOTS
	STREET TREE
	RETAINING WALL
	CATCH BASIN
	INFILTRATION TRENCH
	DOUBLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL I-H MODIFIED
	SINGLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL I-H MODIFIED
	CONNECTION TO RDC LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.1) AND CONNECTION TO REAR LOT INFILTRATION TRENCH WHEN ROOF CONFIGURATION IS RR (SEE NOTE 1.3)
	AIR CONDITIONER

	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
	COMMUNITY MAILBOX
	HYDRO TRANSFORMER
	PADMOUNTED MOTOR
	EXISTING GRADES
	PROPOSED GRADES
	SWALE DIRECTION
	EMBANKMENT / BERM
	MAX 3:1 SLOPE

	SANITARY LINE
	STORM WATER LINE
	WATERLINE
	HYDRO LINE
	GAS LINE
	CABLE LINE
	BELL
	HYDRO, GAS, BELL, CABLE LINE

	DOWNSPOUTS
	WINDOWS PERMITTED
	45 MINUTE FIRE RATED WALL
	EXTERIOR DOOR LOCATION
	EXTERIOR DOOR LOCATION IF GRADE PERMITS
	SANITARY LINE
	STORM WATER LINE
	WATERLINE
	HYDRO LINE
	GAS LINE
	CABLE LINE
	BELL
	HYDRO, GAS, BELL, CABLE LINE

	SUMP PUMP AND SURFACE DISCHARGE LOCATION
	UPGRADE ELEVATION
	CHAIN LINK FENCE
	FENCE AND GATE
	PRIVACY FENCE
	ACOUSTIC FENCE

	FINISHED FLOOR
	TOP OF FOUNDATION WALL
	BASEMENT FLOOR
	UNDERSIDE OF FOOTING
	WALKOUT DECK
	MODIFIED BASEMENT
	REVERSED
	NO DOOR
	HIGHLIGHTED GRADE

	SANITARY LINE
	STORM WATER LINE
	WATERLINE
	HYDRO LINE
	GAS LINE
	CABLE LINE
	BELL
	HYDRO, GAS, BELL, CABLE LINE

	SANITARY LINE
	STORM WATER LINE
	WATERLINE
	HYDRO LINE
	GAS LINE
	CABLE LINE
	BELL
	HYDRO, GAS, BELL, CABLE LINE

	SANITARY LINE
	STORM WATER LINE
	WATERLINE
	HYDRO LINE
	GAS LINE
	CABLE LINE
	BELL
	HYDRO, GAS, BELL, CABLE LINE

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

AWHITING

SIGNATURE

23177

BOIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

Plan No.

129

Lot

129

Street Name

PURPLE CREEK ROAD

GOLDPARK HOMES - 217020

PINE VALLEY, VAUGHAN ONT.

Drawn By

DM

Checked By

OF

Scale

1:250

File Number

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Lot / Page Number

129

8966 Woodbine Ave, Markham, ON L3R 0J7

T 905.737.5133 F 905.737.7326

- RC

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

- 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)
- 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.

LOT

130

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

1.

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2.

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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

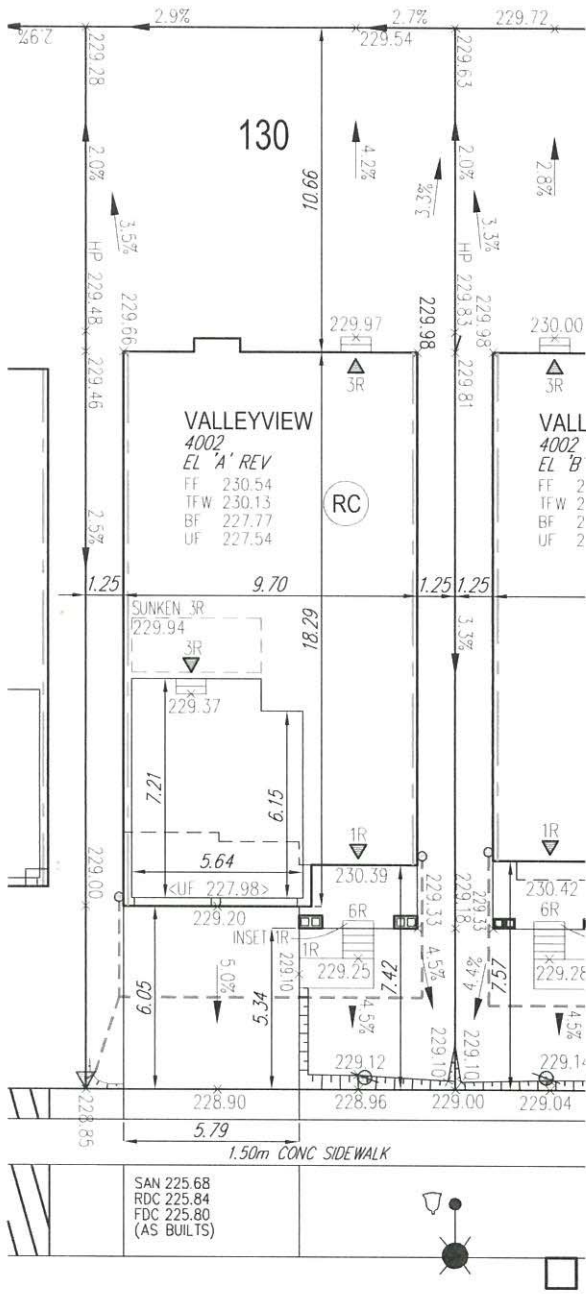
M. R. CATTO

Feb 6/20

PROVINCE OF ONTARIO

Date: Feb. 6/20

Reviewed By: MRC



PURPLE CREEK ROAD

AIR CONDITIONER ROUGH
IN REQUIRED

COVERAGE CALCULATION	
LOT NO. :	130
LOT AREA :	427.00 m2
BLDG. AREA : (INCL PORCH)	169.55 m2
LOT COVERAGE :	39.71 %
LANDSCAPE AREA:	211.08 m2
LANDSCAPE COV. :	49.43 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	229.26
F.F. TO TOP OF ROOF:	11.43 m
F.F. TO MEAN OF ROOF:	8.79 m
PROPOSED BLDG. HGT:	10.07 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	65.13 m2
LANDSCAPE AREA :	34.22 m2
COVERAGE (60% MIN.) :	52.54 %
SOFT LANDSCAPE AREA:	30.76 m2
SOFT COVERAGE (60% MIN.) :	89.89 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	130.07 m2
SOFT LANDSCAPE AREA :	128.91 m2
COVERAGE (60% MIN.):	99.11 %

ENGINEERED FILL LOTS	DOUBLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.	CONNECTION TO RDC LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.1) AND CONNECTION TO REAR LOT INFILTRATION TRENCH WHEN ROOF CONFIGURATION IS RR (SEE NOTE 1.3)	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	SINGLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.	AIR CONDITIONER	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STM - STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL			VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	W - WATERLINE	45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)	CHAIN LINK FENCE	BF BASEMENT FLOOR
CATCH BASIN			VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	SWALE DIRECTION	H - HYDRO LINE		FENCE AND GATE	UF UNDERSIDE OF FOOTING
			HYDRANT	STREET LIGHT	STREET SIGN	EMBANKMENT / BERM MAX 3:1 SLOPE	G - GAS LINE	EXTERIOR DOOR LOCATION	ACOUSTIC FENCE	WOB WALKOUT DECK
				TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX		C - CABLE LINE	EXTERIOR DOOR LOCATION IF GRADE PERMITS		MOD MODIFIED BASEMENT
							B - BELL			REV REVERSED
							HYDRO, GAS, BELL, CABLE LINE			ND NO DOOR
										XXXXXX HIGHLIGHTED GRADE

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: FEB 10, 2020

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

GENERAL NOTES:

- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
- 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.
- 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.
- 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.

ISSUED FOR FINAL APPROVAL	AW	2020.01.29
ISSUED FOR PRELIMINARY APPROVAL	OF	2019/12/19

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	23177
NAME	BCIN
REGISTRATION INFORMATION	
HUNT DESIGN ASSOCIATES INC.	19695

HUNT

DESIGN ASSOCIATES INC.

www.huntdesign.ca

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By	Checked By	Scale	File Number	Lot / Page Number
DM	OF	1:250	217020WSP01	130

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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- RC

COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- 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.
- 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 1.22m 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

- 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)
- 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.

LOT

135

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

1.

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2.

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4.

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SCS CONSULTING GROUP LTD.

LICENSED PROFESSIONAL ENGINEER

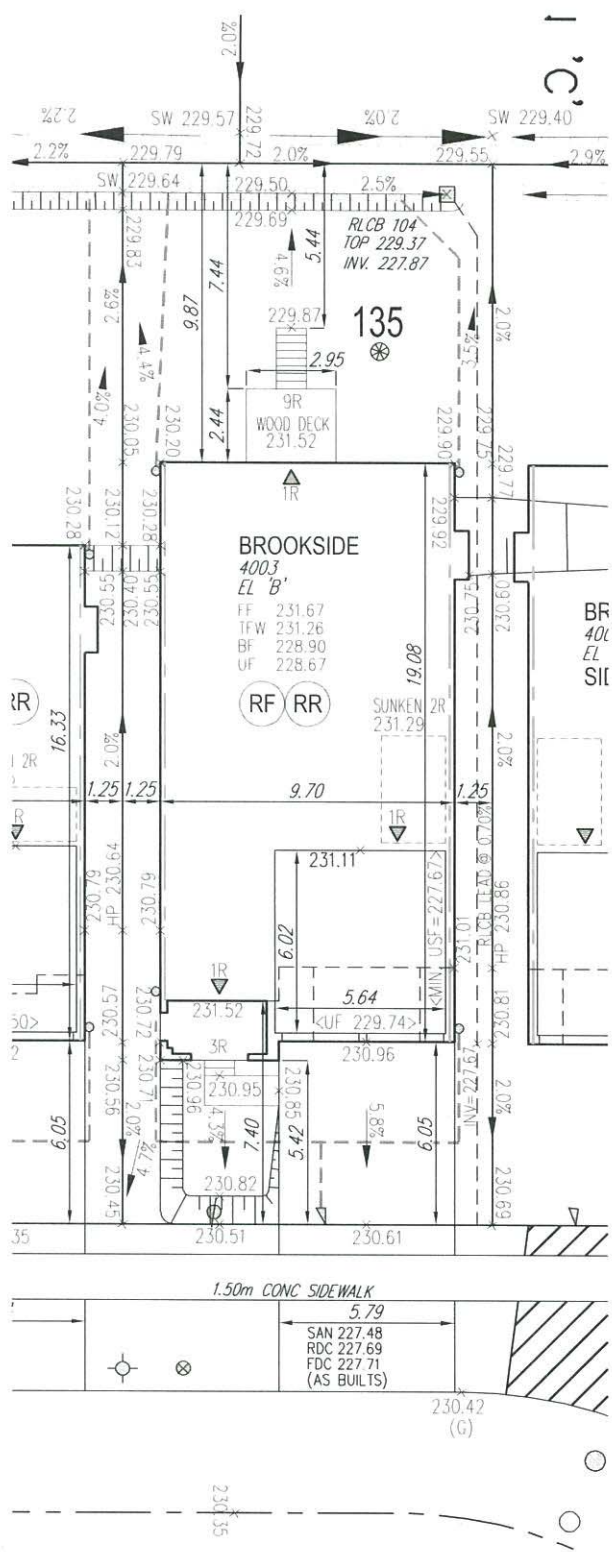
M. R. CATTO

Feb 6/20

PROVINCE OF ONTARIO

Date: Feb. 6/20

Reviewed By: MRC



ROSSHAVEN CRESCENT

AIR CONDITIONER ROUGH
IN REQUIRED

EXTERIOR WALLS TO
HAVE STC RATING OF 54

COVERAGE CALCULATION	
LOT NO. :	135
LOT AREA :	427.00 m ²
BLDG. AREA : (INCL. PORCH)	187.48 m ²
LOT COVERAGE :	43.91 %
LANDSCAPE AREA:	196.43 m ²
LANDSCAPE COV. :	46.00 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	230.90
F.F. TO TOP OF ROOF:	9.65 m
F.F. TO MEAN OF ROOF:	7.75 m
PROPOSED BLDG. HGT:	8.52 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	66.06 m ²
LANDSCAPE AREA :	34.70 m ²
COVERAGE (50% MIN.) :	52.53 %
SOFT LANDSCAPE AREA:	31.75 m ²
SOFT COVERAGE (60% MIN.) :	91.50 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	90.72 m ²
SOFT LANDSCAPE AREA :	88.72 m ²
COVERAGE (60% MIN.):	97.80 %

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.

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JOHN G. WILLIAMS LTD., ARCHITECT

ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: [Signature]

DATE: FEB 10, 2020

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 - 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.

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

AWHITING

23177

NAME

SIGNATURE

BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

Plan No.

135

Lot

ROSSHAVEN CRESCENT

GOLDPARK HOMES - 217020

PINE VALLEY, VAUGHAN ONT.

HUNT DESIGN ASSOCIATES INC.

8966 Woodbine Ave, Markham, ON L3R 0J7

www.huntdesign.ca

Drawn By

DM

Checked By

OF

Scale

1:250

File Number

217020WSP01

Lot / Page Number

135

AWHITING

2020.01.29

OF

2019/12/19

8966 Woodbine Ave, Markham, ON L3R 0J7

T 905.737.5133

F 905.737.7326

- RC

COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- 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.
- 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 1.22m 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

- 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)
- 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.

LOT

136

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

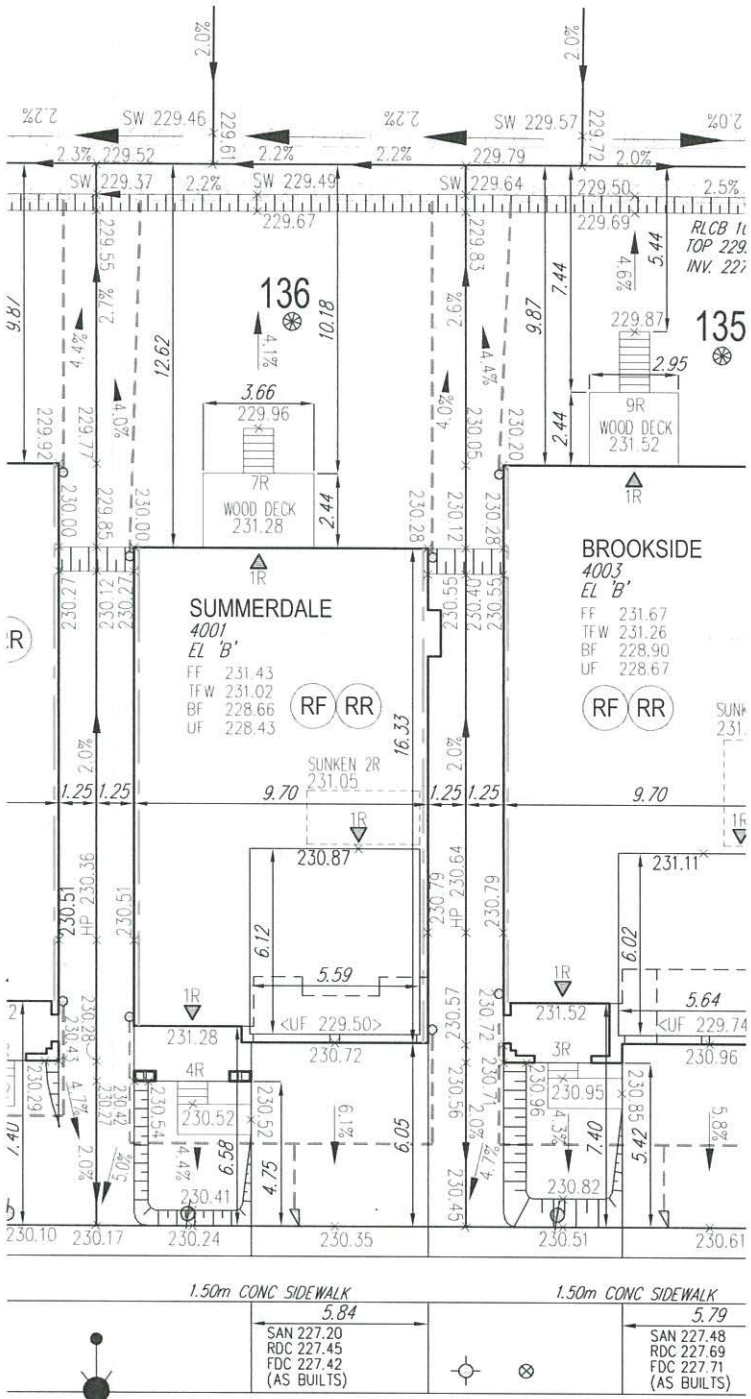
M. R. CATTO

PROVINCE OF ONTARIO

Feb 6/20

Date: Feb 6/20

Reviewed By: MPC



ROSSHAVEN CRESCENT

AIR CONDITIONER ROUGH
IN REQUIRED

EXTERIOR WALLS TO
HAVE STC RATING OF 54

COVERAGE CALCULATION	
LOT NO. :	136
LOT AREA :	427.00 m2
BLDG. AREA : (INCL. PORCH)	163.51 m2
LOT COVERAGE :	38.29 %
LANDSCAPE AREA:	218.61 m2
LANDSCAPE COV. :	51.20 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	230.55
F.F. TO TOP OF ROOF:	10.45 m
F.F. TO MEAN OF ROOF:	8.30 m
PROPOSED BLDG. HGT:	9.18 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	58.01 m2
LANDSCAPE AREA :	30.23 m2
COVERAGE (50% MIN.) :	52.11 %
SOFT LANDSCAPE AREA:	27.05 m2
SOFT COVERAGE (60% MIN.) :	89.48 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	124.19 m2
SOFT LANDSCAPE AREA :	122.69 m2
COVERAGE (60% MIN.):	98.79 %

ENGINEERED FILL LOTS

STREET TREE

RETAINING WALL

CATCH BASIN

DOUBLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.

SINGLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.

INFILTRATION TRENCH

CONNECTION TO RDC LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.1) AND CONNECTION TO REAR LOT INFILTRATION TRENCH WHEN ROOF CONFIGURATION IS RR (SEE NOTE 1.3)

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

BELL

COMMUNITY MAILBOX

HYDRO TRANSFORMER

PADMOUNTED MOTOR

EXISTING GRADES

SWALE DIRECTION

EMBANKMENT / BERM

MAX 3:1 SLOPE

SANITARY LINE

STORM WATER LINE

WATERLINE

HYDRO LINE

GAS LINE

CABLE LINE

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

XXXXXX HIGHLIGHTED GRADE

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

HUNT

DESIGN ASSOCIATES INC.

www.huntdesign.ca

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By

DM

Checked By

OF

Scale

1:250

File Number

217020WSP01

Lot / Page Number

136

8966 Woodbine Ave, Markham, ON L3R 0J7

T 905.737.5133 F 905.737.7326

- RC

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

- 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)
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- 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.
- 1.5 - 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 - 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)
- 1.11 - INFILTRATION TRENCHES NOT TO CROSS BETWEEN LOT LINES. (REFER TO SCS DWG. 906 DETAIL A)
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LOT **137**

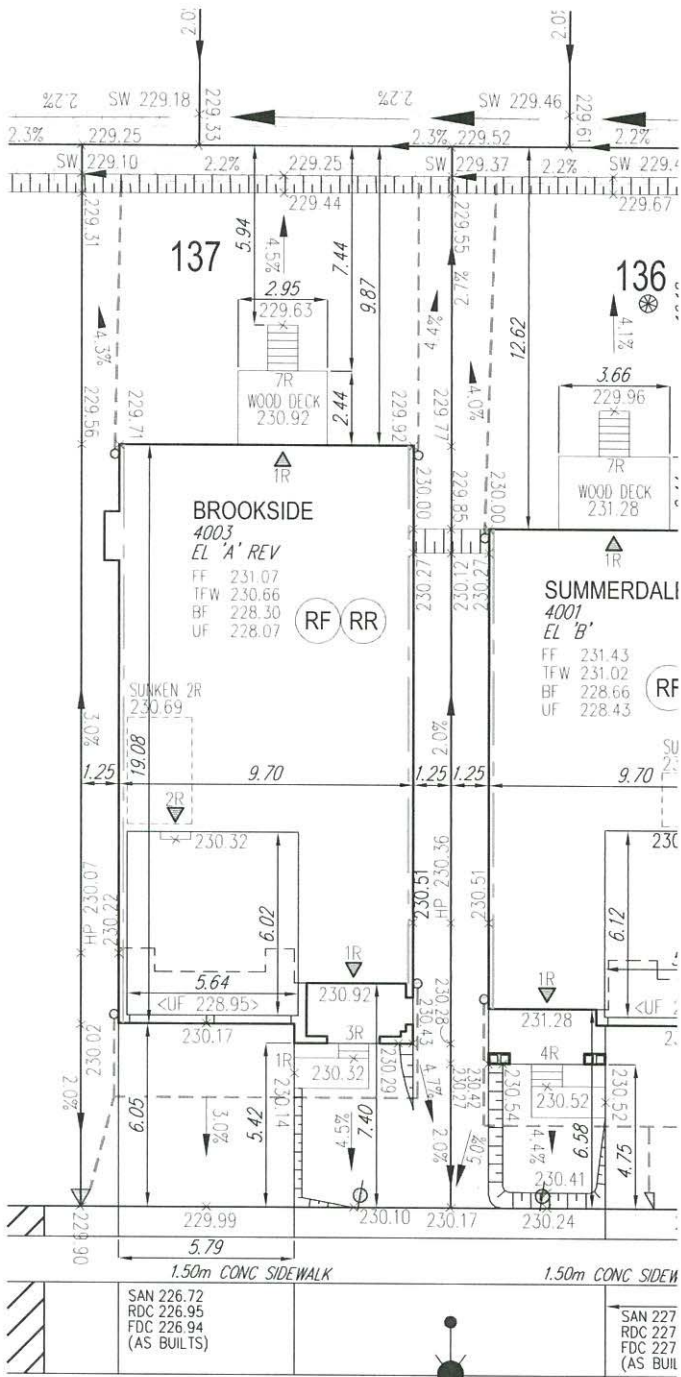
WE HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED, AND HEREBY CERTIFY THAT:

- The proposed grading and appurtenant drainage works comply with sound engineering principles.
- 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.
- The proposed building is a minimum of 0.6 m side yard setback from a drainage swale.

SCS CONSULTING GROUP LTD.



Date: **Feb. 6/20** Reviewed By: **MRC**



ROSSHAVEN CRESCENT

AIR CONDITIONER ROUGH
IN REQUIRED

EXTERIOR WALLS TO
HAVE STC RATING OF 54

COVERAGE CALCULATION

LOT NO. :	137
LOT AREA :	427.00 m2
BLDG. AREA : (INCL. PORCH)	187.48 m2
LOT COVERAGE :	43.91 %
LANDSCAPE AREA:	196.43 m2
LANDSCAPE COV. :	46.00 %

BUILDING HEIGHT

MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE @ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	230.29
F.F. TO TOP OF ROOF:	9.57 m
F.F. TO MEAN OF ROOF:	7.72 m
PROPOSED BLDG. HGT:	8.42 m

FRONT YARD LANDSCAPE AREA

FRONT YARD AREA :	66.06 m2
LANDSCAPE AREA :	34.70 m2
COVERAGE (50% MIN.):	52.53 %
SOFT LANDSCAPE AREA:	31.75 m2
SOFT COVERAGE (60% MIN.):	91.50 %

REAR YARD LANDSCAPE AREA

REAR YARD AREA :	90.72 m2
SOFT LANDSCAPE AREA :	89.22 m2
COVERAGE (60% MIN.):	98.35 %

	ENGINEERED FILL LOTS
	STREET TREE
	RETAINING WALL
	CATCH BASIN

	DOUBLE STM / SAN / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED
	SINGLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED
	INFILTRATION TRENCH

	CONNECTION TO RDC LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.1) AND CONNECTION TO REAR LOT INFILTRATION TRENCH WHEN ROOF CONFIGURATION IS RR (SEE NOTE 1.3)
	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

	SANITARY LINE
	STORM WATER LINE
	WATERLINE
	HYDRO LINE
	CABLE LINE
	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

	FINISHED FLOOR
	TOP OF FOUNDATION WALL
	BASEMENT FLOOR
	UNDERSIDE OF FOOTING
	WOOD WALKOUT DECK
	MODIFIED BASEMENT
	MODIFIED
	REVERSED
	NO DOOR
	HIGHLIGHTED GRADE

	SUMP PUMP AND SURFACE DISCHARGE LOCATION
	UPGRADE ELEVATION
	CHAIN LINK FENCE
	FENCE AND GATE
	PRIVACY FENCE
	ACOUSTIC FENCE

	FINISHED FLOOR
	TOP OF FOUNDATION WALL
	BASEMENT FLOOR
	UNDERSIDE OF FOOTING
	WOOD WALKOUT DECK
	MODIFIED BASEMENT
	MODIFIED
	REVERSED
	NO DOOR
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	WOOD WALKOUT DECK
	MODIFIED BASEMENT
	MODIFIED
	REVERSED
	NO DOOR
	HIGHLIGHTED GRADE

Title

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: **Allan Whiting** SIGNATURE: BOIN: **23177**

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695



Plan No.

-

Lot

137

Street Name

ROSSHAVEN CRESCENT

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By: **DM** Checked By: **OF** Scale: **1:250** File Number: **217020WSP01**

Lot / Page Number
137

- RC

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

139

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

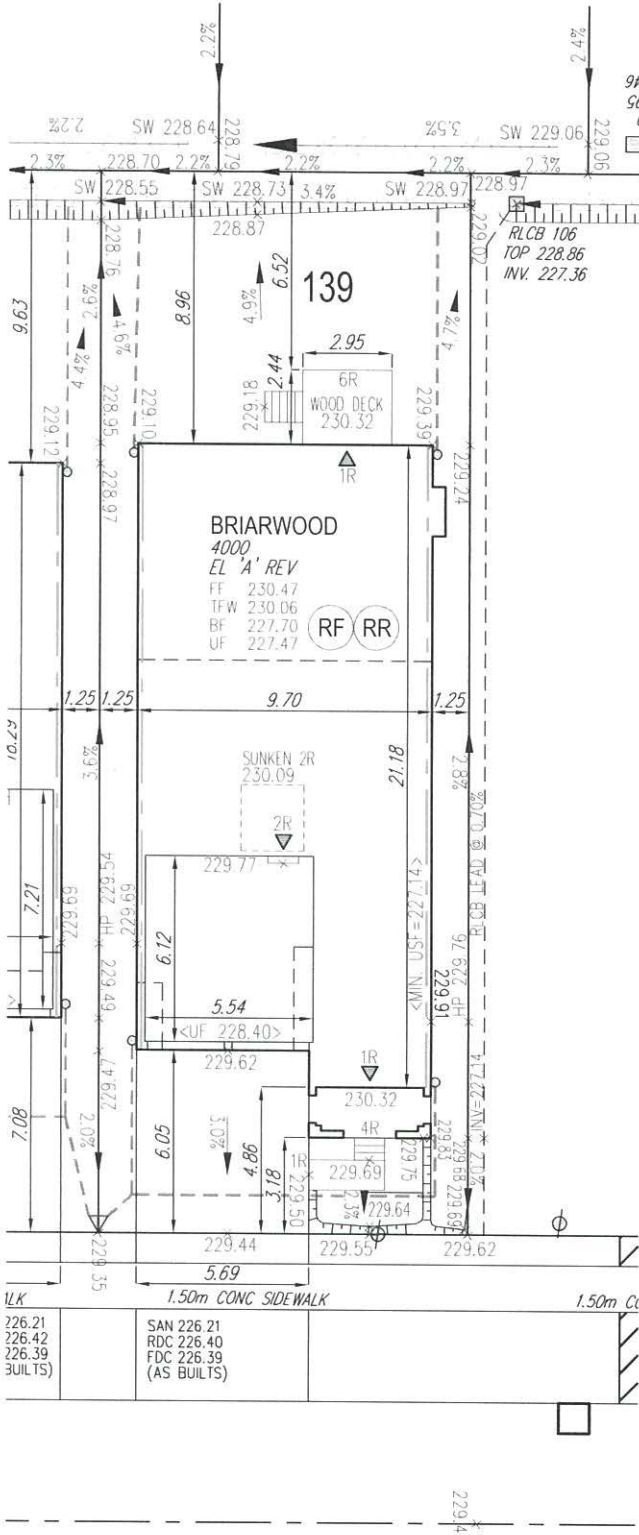
M. R. CATTO

666/20

PROVINCE OF ONTARIO

Date: Feb. 6/20

Reviewed By: MRC



ROSSHAVEN CRESCENT

AIR CONDITIONER ROUGH
IN REQUIRED

EXTERIOR WALLS TO
HAVE STC RATING OF 54

COVERAGE CALCULATION	
LOT NO. :	139
LOT AREA :	427.00 m2
BLDG. AREA : (INCL PORCH)	205.50 m2
LOT COVERAGE :	48.13 %
LANDSCAPE AREA:	179.22 m2
LANDSCAPE COV. :	41.97 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	229.73
F.F. TO TOP OF ROOF:	10.58 m
F.F. TO MEAN OF ROOF:	7.99 m
PROPOSED BLDG. HGT:	8.71 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	38.79 m2
LANDSCAPE AREA :	20.70 m2
COVERAGE (60% MIN.):	53.36 %
SOFT LANDSCAPE AREA:	17.70 m2
SOFT COVERAGE (60% MIN.):	85.51 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	79.57 m2
SOFT LANDSCAPE AREA :	79.57 m2
COVERAGE (60% MIN.):	100.00 %

ENGINEERED FILL LOTS	DOUBLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED	CONNECTION TO RDC LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.1) AND CONNECTION TO REAR LOT INFILTRATION TRENCH WHEN ROOF CONFIGURATION IS RR (SEE NOTE 1.3)	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	SINGLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED		STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STM - STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL			VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	W - WATERLINE	45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)	CHAIN LINK FENCE	BF BASEMENT FLOOR
CATCH BASIN			VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	H - HYDRO LINE	EXTERIOR DOOR LOCATION	FENCE AND GATE	UF UNDERSIDE OF FOOTING
	INFILTRATION TRENCH	AIR CONDITIONER	HYDRANT	TRAFFIC SIGNAL POWER PEDESTAL	STREET SIGN	EMBANKMENT / BERM MAX 3:1 SLOPE	G - GAS LINE	EXTERIOR DOOR LOCATION IF GRADE PERMITS	ACoustic FENCE	WOB WALKOUT BASEMENT
					COMMUNITY MAILBOX		C - CABLE LINE			MOD MODIFIED
							B - BELL			REV REVERSED
							HYDRO GAS BELL CABLE LINE			ND NO DOOR
										XXXXXX HIGHLIGHTED GRADE

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: FEB 10, 2020

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

- 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.

ISSUED FOR FINAL APPROVAL	AW	2020.01.29
ISSUED FOR PRELIMINARY APPROVAL	OF	2019/12/19

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	23177
NAME	BCIN
REGISTRATION INFORMATION	
HUNT DESIGN ASSOCIATES INC.	19695

HUNT

DESIGN ASSOCIATES INC.

www.huntdesign.ca

139 ROSSHAVEN CRESCENT

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By	Checked By	Scale	File Number	Lot / Page Number
DM	OF	1:250	217020WSP01	139

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

Date: Feb. 6/20 Reviewed By: MRC



COVERAGE CALCULATION	
LOT NO. :	142
LOT AREA :	593.36 m2
BLDG. AREA : (INCL. PORCH)	169.55 m2
LOT COVERAGE :	28.57 %
LANDSCAPE AREA:	364.54 m2
LANDSCAPE COV. :	61.44 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	229.09
F.F. TO TOP OF ROOF:	11.43 m
F.F. TO MEAN OF ROOF:	8.79 m
PROPOSED BLDG. HGT:	9.56 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	70.97 m2
LANDSCAPE AREA :	36.38 m2
COVERAGE (50% MIN.) :	51.26 %
SOFT LANDSCAPE AREA:	33.42 m2
SOFT COVERAGE (60% MIN.) :	91.86 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	215.04 m2
SOFT LANDSCAPE AREA :	213.54 m2
COVERAGE (60% MIN.):	99.30 %