

- (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.

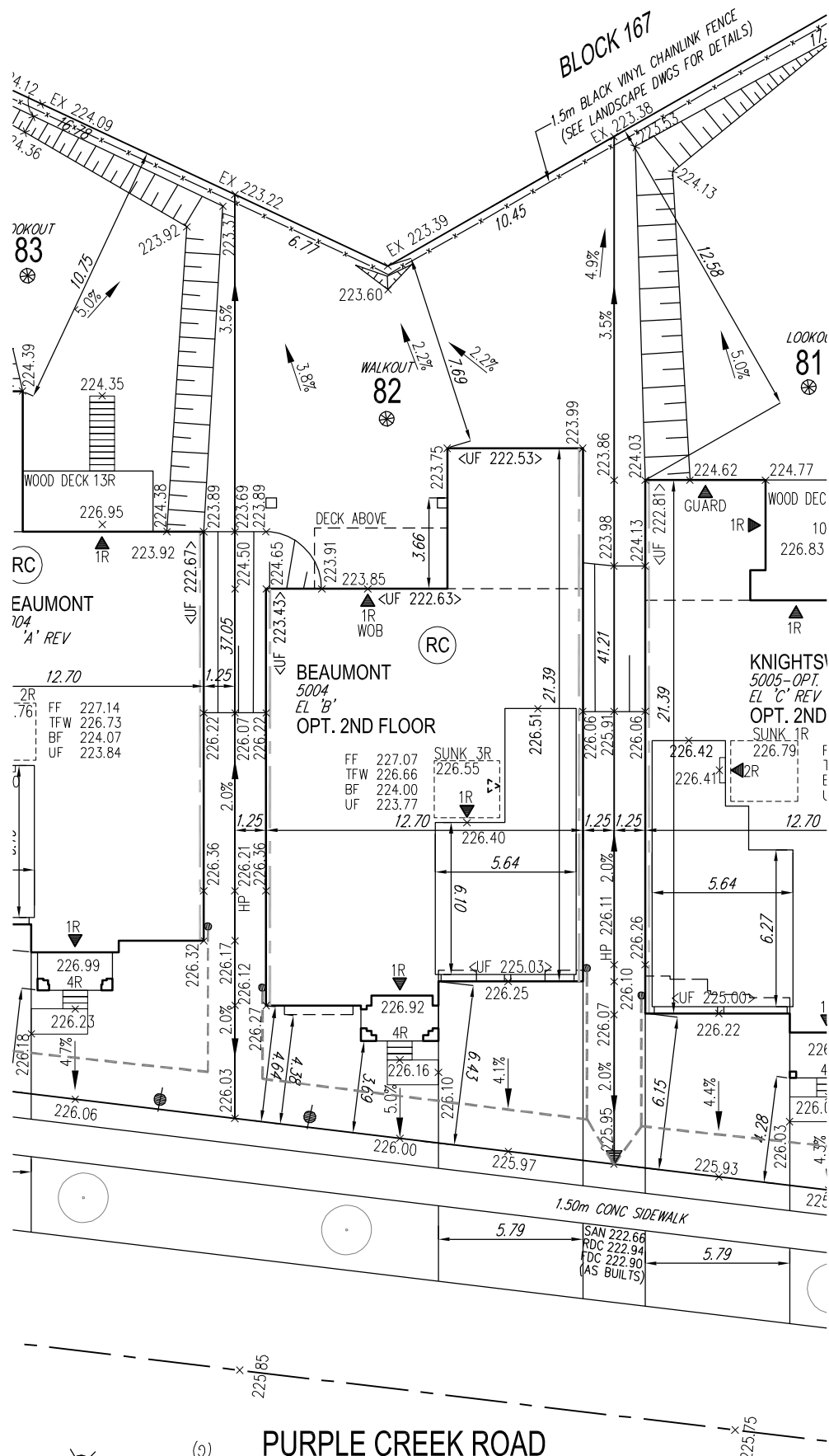
LOT

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: _____ Reviewed By: _____



COVERAGE CALCULATION	
LOT NO. :	82
LOT AREA :	565.910000
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:	226.23
F.F. TO TOP OF ROOF:	0.000000
F.F. TO MEAN OF ROOF:	8.850000
PROPOSED BLDG. HGT:	9.69 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	61.120000
LANDSCAPE AREA :	35.420000
COVERAGE (50% MIN.):	57.95 %
SOFT LANDSCAPE AREA:	31.830000
SOFT COVERAGE (60% MIN.):	89.86 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	143.420000
SOFT LANDSCAPE AREA :	143.420000
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.

- 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 US 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.

REVISION	DESCRIPTION	DATE
1	REMOVED OPT. LOGGIA PER BUILDER REQUEST	AW 2021.04.28
2	ADDED OPT. LOGGIA PER BUILDER REQUEST	AW 2021.03.12
3	ISSUED FOR FINAL APPROVAL	AW 2021.01.15
4	ISSUED FOR PRELIMINARY APPROVAL	AW 2021.01.05

<ul style="list-style-type: none"> ENGINEERED FILL LOTS STREET TREE RETAINING WALL CATCH BASIN INFILTRATION TRENCH AIR CONDITIONER 	<ul style="list-style-type: none"> 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) SANITARY MANHOLE STORM MANHOLE VALVE & CHAMBER VALVE & BOX HYDRANT BELL PEDESTAL CABLE PEDESTAL STREET LIGHT PEDESTAL STREET LIGHT TRAFFIC SIGNAL POWER PEDESTAL HYDRO TRANSFORMER PADMOUNTED MOTOR EXISTING GRADES 190.10 PROPOSED GRADES 2.0% SWALE DIRECTION EMBANKMENT / BERM MAX 3:1 SLOPE 	<ul style="list-style-type: none"> 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 FFW 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
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Title: **SITING AND GRADING PLAN** Plan No.: **82** Lot: **82** Street Name: **PURPLE CREEK ROAD**

GOLDPARK HOMES - 217020 PINE VALLEY, VAUGHAN ONT.

Drawn By: **AW** Checked By: **AW** Scale: **1:250** File Number: **217020WSP01** Lot / Page Number: **82**

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