22 131491 EP NHITING | WED AUG 24/22 03:58 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 DISCHARGEOVERLAND FLOW TO BE DIRECETED TO FRONT OF THE LOT 1.1 - ROOF DRAINS TO BE CONNECTED AT THE FRONT TO RDC SERVICE CONNECTION FOR ROOF CONFIGURATIONS RC, RF, & RR (REFER TO SCS DWG, 996 DETAIL B) 1.2 - IF ROOF CONFIGURATION S RF, OR RC, FRONT ROOF DRAINS TO BE CONNECTED TO FRONT DOWNSPOUT & CONNECTED TO ROOF DEAINS TO BE CONNECTED TO FRONT DOWNSPOUT & CONNECTED TO ROOF SERVICE CONNECTION. (REFER TO SCS DWG, 996 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, 996 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. COMPLETE ROOF (INCLUDING REAR) TO DISCHARGE VIA SPASH PAD. ROOF (7) $\mathbb{F}_{\mathbb{A}}$ 60.052 **元**▶ 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%. 230.05 **4**₩ 1.7 - THE MAXIMUM, ALLOWABLE SLOPE IS 3:1 (HORIZONTAL AND VERTICAL)
WITH A MAXIMUM ELEVATION DIFFERENCE OF 600mm. I.8 - DRIVEWAYS TO BE SET BACK A MINIMUM OF 1.0m, FROM ABOVE GROUND JEE/ 1.8 - DHIVEWAYS 10 BE SET BACK A MINIMUM OF 1.0M, FHOM ABOVE GH 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. 306 DETAIL A FOR ROOF

CONFIGURATION RR AND DETAIL B FOR ROOF CONFIGURATION RC & RF) 96.62 \$8.622 230.20 230.18 RLCB 1.8m HIGH PRIVACY FENCE 2.1% HP 230.05 230.03 15.20 15.20 19.10 I.11 - INFILTRATION TRENCHES NOT TO CROSS BETWEEN LOT LINES. REFER TO SCS DWG. 906 DETAIL A) INV 228 26 (SEE LANDSCAPE DWG.) 24 1.12 - IF ROOF CONFIGURATION IS RR, REAR ROOF DOWNSPOUTS CONNECTED TO 100mm0 CAP. REMOVE CAP AND CONNECT TO REAR LOT INFILTRATION TRENCH. BUILD FIR RESPONSIBLE TO BUILD THE REAR YADR DROOF LEADER CONNECTION TO THE CAP AT THE TRENCHES (TYP.) REFER TO SCS DWG. 906 HP 229.95 **№** 25 26 229.62 TR UPGRADE IS 1.13 - BUILDER TO REFER TO SCS DWG. 906 DETAILS A & B FOR DETAILS ON THE INFILTRATION TRENCH. 3.4% 3.0% HP_229.82 LOGGIA W/ 230.06 🗐 3R COLD CELLAR 229.77 229.90 2R WE HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED, AND HEREBY LOGGIA W/ 28 80 230.51 COLD CELLAR 229.92 **≜** 1R 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 230.10 (RP) (RP) **TIMBERLAND** adjacent lands. SPEN 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. 5011 EL 'A' REV 109 UPGRADE-LOT 26 KNIGHTSWOO 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. 229.56 5005 EL B 230.48 229.51 1R**▶** W 230.07 227.41 230.66 229.49* **₫**3R 6. The proposed building is a minimum of 0.6 m side yard setback FF 230.25 TFW 229.84 522 35.00 SUNK 4R TFW 230.25 230.09 TFV SUNK 3R BF PROFESSIONAL CLOSEER from a drainage swale. 227.59 227.36 SCS CONSULTING GROUP LTD. "] UF 227.18 UF 226.95 5.64 12.67 12.70 F 13.6 229,41 6.05 228.14> AUG. 25/22 229.36 POVINCE OF ONT ARO 230.32 TLIF_228.09> 5R 229.31 1R 229.37 230.47 230.10 6R Date: AUG. 25/22 Reviewed By: 6R 5.0% 1 229.21 11111111 :46 228.96 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. 228.97 A=7.79 228.88 SAN 225.84 STM 225.99 FDC 5.79 1.50m CONC SIDEWALK R=60.00 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: WYNCREST ROAD AUG 26, 2022 DATE: _ This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility. COVERAGE CALCULATION OT AREA 529.88000 BLDG. AREA: (INCL. PORCH) 0.000000 OT COVERAGE 0.00 % GENERAL NOTES: ANDSCAPE AREA: 0.000000 ATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO BELOCATE AT BUILDER'S EXPENSE. ANDSCAPE COV.: 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. **BUILDING HEIGHT** 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 MAX BUILDING HEIGHT: 11.000000 OM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN STABLISHED GRADE: 229.26 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 F. TO TOP OF ROOF: 0.000000 City of Vaughan .F. TO MEAN OF ROOF: 9.090000 GRADING REVIEWED BY PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED. PROPOSED BLDG. HGT: 10.49 m **Jason Pham** FRONT YARD LANDSCAPE AREA FRONT YARD AREA: 57.760000 ANDSCAPE AREA: 36,300000 September 01 2022 COVERAGE (50% MIN.): 62.85 % ISSUED FOR FINAL APPROVAL AW 2022.08.2 ISSUED FOR PRELIMINARY APPROVAL

SOFT LANDSCAPE AREA: 31,300000 SOFT COVERAGE (60% MIN.) 86.23 % REAR YARD LANDSCAPE AREA

ENGINEERED FILL LOTS STREET TREE RETAINING WALL DOUBLE / SINGL STM & SAN CONN

SANITARY MANHOLE -WATER SERVICE → HYDRO SERVICE STORM MANHOLE → SHEET DRAINAGE STREET LIGHT PEDESTAL VALVE & BOX → STREET LIGHT TRAFFIC SIGNA POWER PEDES

 BELL PEDESTAL CABLE PEDESTAL → HYDRO POLE O- HYDRO POLE GUY STREET SIGN COMMUNITY MAILBOX

HYDRO TRANSFORMER — SAN — SANITARY LINE PADMOUNTED MOTOR ეგ^{ე,გე} EXISTING GRADES 190.10 PROPOSED GRADES — G — GAS LINE ---- CABLE LINE 2.0% SWALE DIRECTION EMBANKMENT / BERM

WINDOWS PERMITTED 45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS EXTERIOR DOOR LOCATION EXTERIOR DOOR LOCATION IF GRADE PERMITS ACOUSTIC FENCE

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

AW 2022.08.1 FINISHED FLOOR TOP OF FOUNDATION WAI BASEMENT FLOOR UNDERSIDE OF FOOTING WALKOUT DECK WALKOUT BASEMENT MODIFIED

25

SITING AND GRADING PLAN

EAR YARD AREA:

SOFT LANDSCAPE AREA :

COVERAGE (60% MIN.):

HUNT DESIGN ASSOCIATES INC

147.830000

147.830000

100.00 %

19695

QUALIFICATION INFORMATION Allan Whiting

WYNCREST ROAD **GOLDPARK HOMES - 221081** PINE VALLEY PH2 - VAUGHAN, ON

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