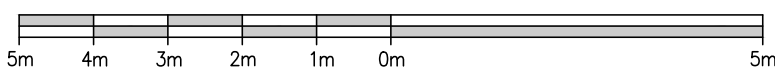


SITE PLAN & BUILDING STATISTICS

Lot 83

REG. PLAN 65M-2511  
CITY of VAUGHAN  
MUNICIPALITY of YORK

SCALE 1 : 100



METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GRADE CONDITION

PLEASE NOTE:  
ALL EXISTING CONTROL GRADES TO REMAIN UNCHANGED

CURB CUT NOTE

A SEPARATE PERMIT WILL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, PRIOR TO INSTALLATION AND/OR EXTENSION OF THE CURB CUT.

CONSTRUCTION NOTE

THE LOCATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE LOCATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE WORK COMMENCES, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL SUCH UTILITIES AND SHALL ASSUME THE LIABILITY FOR ALL DAMAGES.

CITY OF VAUGHAN

RESIDENTIAL LOT GRADING NOTES

1. ALL SITE PLANS, DRAWINGS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF VAUGHAN LOT GRADING CRITERIA, ENGINEERING STANDARDS, AND APPLICABLE PROVINCIAL STANDARDS, THE ONTARIO BUILDING CODE, SUBDIVISION AGREEMENT & BY-LAW'S UNLESS OTHERWISE APPROVED.
2. APPROVAL OF THIS SITE PLAN DOES NOT RELEASE THE BUILDER/APPLICANT/OWNER OF THEIR RESPONSIBILITIES TO ENSURE THE PROPOSED DRAINAGE WORKS ARE COMPATIBLE WITH THE OVERALL DRAINAGE WITHIN THE SUBDIVISION. PROPOSED LOT DRAINAGE SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
3. ALTERATIONS TO EXISTING GRADES SHALL NOT BE PERMITTED WITHIN 600mm OF LOT LINES UNLESS SPECIFICALLY APPROVED AS PART OF THIS PERMIT. THE APPROVED GRADING/DRAINAGE PATTERN FOR THIS LOT/BLOCK SHALL BE MAINTAINED AND ALTERATIONS NOT APPROVED AS PART OF THIS PERMIT SHALL BE RESTORED BY THE PROPERTY OWNER TO THE SATISFACTION OF THE CITY OF VAUGHAN.
4. SEDIMENTATION/SILTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND OFFSET A MIN. OF 600mm FROM LOT LINES. THESE MEASURES SHALL BE MAINTAINED IN ORDER TO PREVENT ADVERSELY TO ADJACENT LANDS. REFER TO ATTACHED SAMPLE DRAWING.
5. BUILDER SHALL VERIFY EXISTING AND PROPOSED GRADE ELEVATIONS PRIOR TO CONSTRUCTION. FOOTINGS MUST BEAR ON NATIVE, UNDISTURBED SOIL OR ROCK, AND BE A MIN. OF 1.22m BELOW FINISHED GRADE.
6. PROVIDE ELEVATION FOR: TOP OF FOUNDATION WALL, UNDERSIDE OF FOOTING, TOP OF BASEMENT FLOOR AND FINISHED FLOOR.
7. SHOW REVERSE VENEER WALL WHERE APPLICABLE.
8. SANITARY AND STORM INVERT ELEVATIONS SHALL BE SHOWN AT MAIN LATERAL CONNECTION AND AT PROPERTY LINE. CITY ENGINEERING DEPARTMENT/YORK REGION APPROVAL IS REQUIRED FOR SANITARY, STORM AND WATER BOX LOCATION AND INSTALLATION TO THE LOT LINE PRIOR TO CONSTRUCTION.
9. WATER, STORM AND SANITARY SERVICES THAT ARE TO BE REUSED OR DECOMMISSIONED ARE TO BE IDENTIFIED ON THE DRAWING.
10. DOWNSPOUTS OF RAIN WATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AND DRAIN TOWARDS THE STREET. SPLASH PADS SHALL OUTLET OVER SLOPED LAND WHERE POSSIBLE TO ENCOURAGE INFILTRATION OF SURFACE RUNOFF.
11. HIGH POINT ON SPLIT LOT DRAINAGE TO BE A MIN. OF 2.0m BEHIND FRONT DOWNSPOUT LOCATION TO ENSURE DRAINAGE OUTLETS TO STREET.
12. TOP OF FOUNDATION WALLS, EXTERIOR CLADDING, WINDOW AND DOOR SILLS SHALL BE A MIN. OF 150mm ABOVE FINISHED GRADE.
13. THE DESIGNER/CONSULTANT/ENGINEER/ARCHITECT IS RESPONSIBLE TO ENSURE THAT HEIGHT THICKNESS, LATERAL BRACING, ETC. OFF ALL FOUNDATION WALLS CONFORM TO OBC. OBC SUBSECTION 9.15.4 SHALL APPLY.
14. ALL FRONT AND REAR YARDS SHALL BE GRADED AT A 2%-5% GRADIENT WITHIN 5.0m OF THE BUILDING.
15. DRAINAGE SWALES SHALL BE GRADED WITH A 2%-5% GRADIENT. DESIRABLE SWALE DEPTH IS 250mm. MIN. SWALE DEPTH IS 150mm. MAX. SWALE DEPTH IS VARIABLE AND DEPENDS ON LOCATION AND SAFETY CONSIDERATIONS, BUT MUST NOT EXCEED 450mm.
16. CENTERLINE OF SWALES SHALL BE LOCATED 600mm FROM LOT LINES UNLESS OTHERWISE APPROVED.
17. CENTERLINE OF SWALES MUST NOT BE LOCATED LESS THAN 600mm FROM ANY FOUNDATION WALL.
18. ARTIFICIAL EMBANKMENTS AND/OR RETAINING WALLS SHALL NOT BE PERMITTED UNLESS APPROVED AS PART OF THIS PERMIT. THE MAX. EMBANKMENT SLOPE SHALL BE 3:1 (HORIZONTAL TO VERTICAL) WITH A MAX. GRADE DIFFERENTIAL OF 600mm.
19. PROPOSED RETAINING WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VAUGHAN LOT GRADING CRITERIA AND BY-LAW'S. RETAINING WALLS EXCEEDING 1.0m IN HEIGHT SHALL BE DESIGNED, INSPECTED AND CERTIFIED BY A PROFESSIONAL ENGINEER AND SHALL BE SERVED BY GUARDS OR OTHERWISE TREATED TO REDUCE ANY PUBLIC HAZARD. ALL RETAINING WALLS SHALL BE CONSTRUCTED OF STONE, PRECAST BLOCKS OR CONCRETE. A RETAINING WALL THAT EXCEEDS 1.0m IN HEIGHT MUST BE SETBACK FROM THE NEAREST PROPERTY LINE OR DISTANCE OR DISTANCE EQUAL TO ITS HEIGHT.
20. DRIVEWAY GRADES SHALL BE 1.5%-8% AND COMPATIBLE WITH APPROVED SIDEWALK GRADES. BOULEVARD GRADES SHALL BE 2%-5%.
21. DRIVEWAYS SHALL BE A MIN. 1.0m FROM ANY TREE, CATCH BASIN OR ABOVE GROUND UTILITY OR OTHER OBSTRUCTION.
22. WATER SERVICE STOPS ARE TO BE LOCATED IN THE GRASS PORTION OF THE FRONT YARD, AS PER TOWN STANDARDS.
23. DRIVEWAYS, CURB CUTS AND DRIVEWAY CULVERTS SHALL BE LOCATED, APPROVED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY ENGINEERING DEPARTMENT, YORK REGION AND BY-LAW'S. A SEPARATE PERMIT IS REQUIRED FROM THE CITY'S ENGINEERING/PUBLIC WORKS DEPARTMENT FOR CURB CUTS AND/OR PROPOSED CULVERTS.
24. FOOTINGS CONSTRUCTED NEXT TO CATCH BASIN LEAD PIPE OR OTHER MUNICIPAL SERVICE SHALL BE INSPECTED BELOW LEAD PIPE EXCAVATION. FOOTINGS MUST BE CONSTRUCTED ON UNDISTURBED SOIL OR SOIL CONSULTANTS VERIFICATION REQUIRED.
25. IF THE PROPOSED CONSTRUCTION IS IN THE AREA OF FILL A PROFESSIONAL ENGINEER IS TO INSPECT THE EXCAVATION AND CERTIFY THE STABILITY AND BEARING CAPACITY OF THE SOIL PRIOR TO CONSTRUCTION.
26. PRIOR TO LETTER OF CREDIT RELEASE THE OWNER SHALL SUBMIT AN AS-BUILT SURVEY ILLUSTRATING BOTH PROPOSED AND AS CONSTRUCTED GRADE ELEVATIONS. A STORM WATER MANAGEMENT REPORT AUTHORED BY PROFESSIONAL ENGINEER AND/OR LOT GRADING CERTIFICATION BY A PROFESSIONAL ENGINEER OR ONTARIO LAND SURVEYOR SHALL BE SUBMITTED TO THE CITY UPON THEIR REQUEST.
27. POST CONSTRUCTION FLOWS, FROM A 5 YEAR STORM FREQUENCY, SHALL NOT EXCEED THE FLOWS FOR THE PRECONSTRUCTION CONDITIONS, FOR THE SAME STORM, UNLESS IT IS DEMONSTRATED TO THE SATISFACTION OF THE CITY THAT CONTROLLED FLOWS WILL NOT ADVERSELY AFFECT THE EXISTING DRAINAGE PATTERNS (THESE FLOWS SHALL BE COMPUTED USING THE RATIONAL METHOD ONLY).
28. "THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THAT THE WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES." OBC 9.14.6.1.(1)
29. TRCA APPROVAL REQUIRED WHERE GRADE CHANGES WILL OCCUR THAT ABOUT REGULATED AREAS; EXISTING NATURAL OR ARTIFICIAL WATERCOURSE, OPEN CHANNEL, SWALE OR DITCH USED TO DRAIN LAND.

**NEW MECHANICAL SHED**  
65.0sq.ft. (6.0sq.m.) (1-88)  
103.3sq.ft. (9.6sq.m.) (2021)  
T.O.S.=196.18

**NEW STORAGE SHED**  
100.0sq.ft. (9.3sq.m.) (1-88)  
144.0sq.ft. (13.4sq.m.) (2021)  
T.O.S.=196.03

**EXISTING POOL**  
T.O.C.=196.05

**EXISTING DETACHED DWELLING NO. 24**

FF: 196.29  
TW: 196.04  
TS: 193.79  
UF: 193.54  
2073.2sq.ft. (192.6sq.m.) (1-88)  
2271.0sq.ft. (211.0sq.m.) (2021)

**NEW ATTACHED CABANA**  
641.0sq.ft. (59.6sq.m.) (1-88)  
777.0sq.ft. (72.2sq.m.) (2021)

Received 07/27/22

PLANS PREPARED BY APPLICANT

SITING INFORMATION

ALL INFORMATION TAKEN FROM SITE PLAN DATED:  
AUGUST 5TH 1987. ISSUED BY:  
**JOSEPH RADY-PENTEK LTD.**  
678 SHEPPARD AVE. WEST  
DOWNSVIEW, ONTARIO  
L4K 3P3  
PH. 416.635.5885

SUMP PUMP NOTE

SUMP PUMP TO DISCHARGE TO CONCRETE SPLASH PAD OR OTHER APPROVED SOLID LANDSCAPE SURFACE.

CITY OF VAUGHAN

LOT GRADING NOTES - POOL PERMIT

1. TO INITIATE REVIEW PROCESS, THE LOT MUST BE CERTIFIED FOR GRADING IN UNASSUMED SUBDIVISION. FAILING THE ABOVE, AN APPROVED GRADING PLAN MUST BE SUBMITTED BY THE DEVELOPERS CONSULTING ENGINEER.
2. ALL SITE PLANS, DRAWINGS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF VAUGHAN LOT GRADING CRITERIA, SUBDIVISION AGREEMENT AND BY-LAW'S.
3. ALTERATIONS TO EXISTING GRADES SHALL NOT BE PERMITTED WITHIN 600mm OF LOT LINES. THE APPROVED GRADING/DRAINAGE PATTERN FOR THIS LOT SHALL BE MAINTAINED AND ALTERATIONS NOT APPROVED AS PART OF THIS PERMIT SHALL BE RESTORED BY THE BUILDER/APPLICANT/OWNER TO THE SATISFACTION OF THE CITY. CONSTRUCTION/GRADING NOT IN CONFORMANCE WITH THE CITY OF VAUGHAN LOT GRADING CRITERIA OR APPLICATION SUBDIVISION AGREEMENT SHALL BE RESTORED BY THE PROPERTY OWNER TO THE SATISFACTION OF THE CITY, CONSULTANT, DEVELOPER AND/OR BUILDER.
4. UNLESS SPECIFICALLY APPROVED BY THIS PERMIT, GRADING SHALL NOT BE ALTERED FOR ANY OF THE FOLLOWING: EXISTING NATURAL OR ARTIFICIAL WATERCOURSE, OPEN CHANNEL, SWALE OR DITCH USED TO DRAIN THE LAND, CATCHBASIN OR INFILTRATION TRENCH LOCATED ON THE PRIVATE PROPERTY.
5. NO ALTERATIONS TO CITY PROPERTY IS PERMITTED UNLESS APPROVED BY THE CITY OF VAUGHAN PUBLIC WORKS AND/OR DEVELOPMENT ENGINEERING DEPARTMENTS.
6. PROPOSED RETAINING WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VAUGHAN LOT GRADING CRITERIA AND BY-LAW'S. RETAINING WALLS ARE REQUIRED TO BE SETBACK MIN. 0.6M FROM PROPERTY LINES. IF GREATER THAN 1.0m IN HEIGHT, RETAINING WALLS MUST BE SETBACK A DISTANCE EQUAL TO ITS HEIGHT. WHERE THE WALL IS GREATER THAN 1M AND RETAINS GRADE, A 1.2M HIGH CHAINLINK FENCE OR APPROVED SAFETY GUARD AS PER THE LATEST EDITION OF THE OBC ARE REQUIRED AND THE WALL MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER.
7. POOL DISCHARGE MUST NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
8. SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND OFFSET A MIN. OF 600mm FROM LOT LINES. REFER TO ATTACHED SAMPLE DRAWING.
9. THIS PERMIT HAS NOT BEEN REVIEWED FOR THE CONSTRUCTION OF THE POOL AND FOR ANY POOL DESIGN LOADS EXERTED ONTO NEARBY BUILDINGS OR STRUCTURES (INCLUDING RETAINING WALLS OR DECORATIVE WALLS, DWELLING, CATCHBASIN LEAD PIPE, ETC.). THE OWNER, AT THEIR EXPENSE, IS RESPONSIBLE TO RETAIN A PROFESSIONAL ENGINEER TO DESIGN, INSPECT AND CERTIFY THE SAME, WHERE REQUIRED.
10. AS PART OF THE PERMIT REVIEW PROCESS, CITY OF VAUGHAN STAFF WILL REQUIRE ACCESS TO THE PROPERTY TO TAKE PHOTOS ALONG SIDE AND REAR LOT LINES OF THE PROPERTY BEFORE AND AFTER CONSTRUCTION IN ORDER TO CONFIRM THAT GRADES HAVE REMAINED UNALTERED.
11. FAILING TO THE TERMS AND CONDITIONS OF THE APPROVED PERMIT MAY RESULT IN HOLD BACK OF LETTER OF CREDIT FUNDS.

LOT 84

MONICA COURT

LOT 83

LOT 82

Existing Mechanical Room (To be removed)

Eaves dimension for new mechanical shed is 0.35m

Eaves Dimension for New Cabana

Project:  
**NEW RESIDENTIAL POOL & CABANA**  
24 MONICA COURT, WOODBRIDGE, ONTARIO  
CITY OF VAUGHAN

Title:  
**PROPOSED SITE PLAN**

Scale:  
1:100

Date:  
JULY 21/2021

Drawn By:  
GS

Area:  
N.A.

Drawing No:  
S-1

Ownership:  
**MR. FRANK VARVARO & FRANCES AYALA**



Tel. No. (416) 627-2594  
DESIGN, CONSULT, MANAGE

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the 2012 Ontario Building Code to design the work shown on these attached documents.

QUALIFICATION INFORMATION  
Required unless design is exempt under Div. C, Part 3, Section 3.2.2 of the Building Code

GEORGE SHAMA  
REGISTRATION INFORMATION  
43035

Required unless design is exempt under Div. C, Section 3.2.4 of the Building Code  
GREAT ROOM INC.  
43844

ZONING SUMMARY : R3

	REQUIRED	PROPOSED OR EXISTING
LOT FRONTAGE	12.0M (39'-4")	12.05M (39'-6") (EXISTING @ 6.4M SETBACK)
LOT AREA	360 SQ.M. (3,875.2 SQ.FT.)	702.8 SQ.M. (7,565.1 SQ.FT.) (EXISTING)
FRONT YARD SETBACK (EAST)	4.5M (14'-9")	7.60M (24'-11") (EXISTING)
SIDE YARD SETBACK (NORTH)	1.2M (3'-11")	1.96M (6'-5") (EXISTING)
SIDE YARD SETBACK (SOUTH)	1.2M (3'-11")	1.26M (4'-1") (EXISTING)
REAR YARD SETBACK (WEST)	7.5M (24'-7")	7.36M (24'-1") (EXISTING)
MAX. LOT COVERAGE	40% (281.1 SQ.M.) (3025 SQ.FT.)	67.9M (192.6 SQ.M.) (2073.2 SQ.FT.) (EXISTING)
MAX. BUILDING HEIGHT	9.5M (31'-2")	6.91M (22'-8") (APPROX.-EXISTING)
MIN. FRONT SOFT LANDSCAPE AREA	17.4 SQ.M. (60% x 33% x 87.5 SQ.M.)	37.2 SQ.M.
MIN. REAR SOFT LANDSCAPE AREA	52.2 SQ.M. (60% x (266-44-135))	56.3 SQ.M.
ATTACHED CABANA ZONING SUMMARY : R3		
SIDE YARD SETBACK (SOUTH)	1.2M (3'-11")	1.33M (4'-4") (PROPOSED)
REAR YARD SETBACK (WEST)	7.5M (24'-7")	1.26M (4'-1") (PROPOSED)
MAX. LOT COVERAGE (CABANA + DW)	40% (281.1 SQ.M.) (3025 SQ.FT.)	38.4% (285.3 SQ.M.) (2748.1 SQ.FT.)
MAX. BUILDING HEIGHT	9.5M (31'-2")	4.25M (PEAK) 3.0M (SLOTTED) (PROPOSED)
TOTAL COMBINED LOT COVERAGE	40% (281.1 SQ.M.) (3025 SQ.FT.)	38.5% (270.6 SQ.M.) (2912.8 SQ.FT.) (PROP.)

REVISIONS:

1	7/28/2021	ISSUED FOR CLIENT REVIEW
2	1/14/2022	ISSUED FOR CLIENT REVIEW
3	2/8/2022	REVISED FOR CLIENT REVIEW
4	3/28/2022	REVISED FOR M.V. APPLICATION
5	5/12/2022	REVISED FOR M.V. APPLICATION
6	5/24/2022	REVISED FOR M.V. APPLICATION
7	7/7/2022	REVISED FOR M.V. APPLICATION

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

GREAT ROOM INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR TO FOLLOW THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS PROVIDED BY AND IS THE PROPERTY OF GREAT ROOM INC. THE DRAWING IS NOT TO BE REPRODUCED.

LEGEND

■ DENOTES SURVEY MONUMENT FOUND	MH • MAN HOLE	CTB • CABLE TELEVISION BOX
□ • SURVEY MONUMENT SET	INV. • INVERT	FH • FIRE HYDRANT
SB • STANDARD IRON BAR	CUL. • CULVERT	WV • WATER VALVE
CB • CONCRETE PIN	DS • DOWNSPOUT	WC • WATER CHAMBER
IP • IRON PIPE	LS • LIGHT STANDARD	GV • GAS VALVE
CALC • CALCULATED	UP • UTILITY POLE	SS • STREET SIGN
P.L.N. • PROPERTY IDENTIFIER NUMBER	HV • HYDRO VALVE	DT • DECIDUOUS TREES
WT • WITNESS	HT • HYDRO TRANSFORMER	CT • CONIFEROUS TREES
O.U. • ORIGIN UNKNOWN	BP • BELL POLE	BC • BOTTOM OF CURB
M • MEASURED	BB • BELL BOX	TC • TOP OF CURB
RP • REGISTERED PLAN	GM • GAS METER	DN • DOWNSPOUT
N.S.E.W. • NORTH, SOUTHEAST, WEST	HM • HYDRO METER	• EXISTING ELEVATION (ADD/REMOVE FILL)
WCC • WOOD RAIL FENCE	SPP • SWIM POOL PUMP	• EX. ELEV. TO REMAIN
RCC • REMAINS OF CONCRETE CURB	OW • OVERHEAD WIRES	• NEW PROPOSED ELEV.
FF • FINISHED FLOOR ELEVATION	SW • SWALE (%)	• NEW PROPOSED ELEV. HIGH POINT
TFW • TOP OF FOUNDATION WALL ELEVATION	3:1 SLOPE	
BF • BASEMENT FLOOR ELEVATION	• ENGINEERED FILL	
UF • UNDERSIDE OF FOOTING ELEVATION	LOT	
T.R.E. • TOP OF ROOF ELEVATION		