

CONNECTED TO INFILTRATION TRENCH.

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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 CONNECTED TO PRONT DOWNSPOUT & CONNECTED TO RDC SERVICE CONNECTED TO PRONT DOWNSPOUT & 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

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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.

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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.

1.8 - DRIVEWAYS TO BE SET BACK A MINIMUM OF 1.0m, FROM ABOVE GROUND SERVICES OR OTHER OBSTRUCTION.

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 - INFLITRATION TRENCHES NOT TO CROSS BETWEEN LOT LINES.
(REFER TO SCS DWG. 906 DETAIL A)
1.12 - IF ROOF CONFIGURATION IS REPEABLED FOR AMERICAL TO COMMISSION.

1.12 - IF ROOF CONFIGURATION IS RR, REAR ROOF DOWNSPOUTS CONNECTED TO 100mm0 CAP, REMOVE CAP AND CONNECT TO REAR LOT INFILITATION 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.

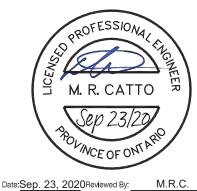
1.13 - BUILDER TO REFER TO SCS DWG. 906 DETAILS A & B.
FOR DETAILS ON THE INFILTRATION TRENCH.

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

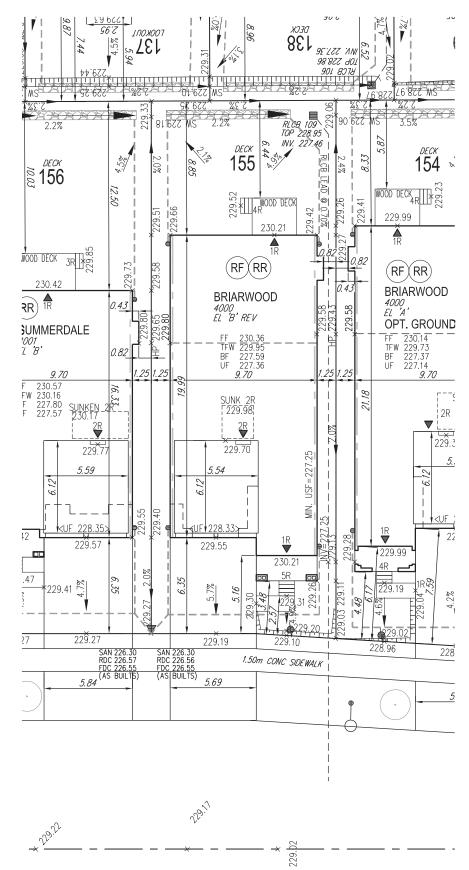
- The proposed grading and appurtenant drainage works comply with sound engineering principles.
 The proposed grading is in conformity with the grading plan
- approval for this subdivision and will not adversely affect adjacent lands.

 3. 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 6. The proposed building is a minimum of 0.6 m side yard setback from a drainage swale

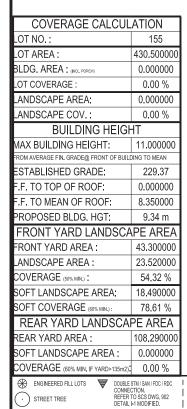
SCS CONSULTING GROUP LTD.



20 111693 EP



PINE HEIGHTS DRIVE



City of Vaughan **GRADING APPROVED BY Jason Pham**

October 08 2020

WATER SERVICE

→ HYDRO SERVICE

→ SHEET DRAINAGE

→ STREET LIGHT

TRAFFIC SIGNAL POWER PEDESTA

STREET LIGHT PEDESTAL

CONNECTION TO ROC LATERAL

SERVICE AT THE FRONT OF

THE HOUSE (SEE NOTE 1.1)

AND CONNECTION TO REAR

LOT INFILTRATION TRENCH

WHEN ROOF COMPRIGNATION.

-

IS RR (SEE NOTE 1.3)

AIR CONDITIONER

19695

√TRENCH IGURATION ♦ VALVE & CHAMBER

VALVE & BOX

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.

--- c --- CABLE LINE

APPROVED BY:

DATE:

x190.10 PROPOSED GRADES

2.0% SWALE DIRECTION

EMBANKMENT / BERM MAX 3;1 SLOPE

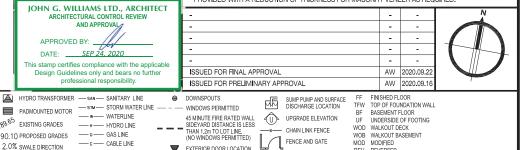
CATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT

MAINTAINED, BUILDER IS TO BELOCATE 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.

> REV REVERSED



PRIVACY FENCE

ACOUSTIC FENCE

SITING AND GRADING PLAN

HUNT DESIGN ASSOCIATES INC.

STREET TREE

RETAINING WALL

INFILTRATION TRENCH

S DWG, 902

SINGLE STM / SAN / FDC / RDC

REFER TO SCS DWG.: DETAIL I-1 MODIFIED. S DWG. 902

<u>aw</u> Allan Whiting 23177



BELL PEDESTAL

CABLE PEDESTAL

O→ HYDRO POLE GUY

COMMUNITY MAILBOX

HYDRO POLE

O STREET SIGN

PINE HEIGHTS DRIVE 154 **GOLDPARK HOMES - 217020**

EXTERIOR DOOR LOCATION

EXTERIOR DOOR LOCATION IF GRADE PERMITS

PINE VALLEY, VAUGHAN ONT. AW AW 1:250 217020WSP01

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