20 112464 EP

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

CONNECTED TO INFILTRATION TRENCH.

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 DETAL, 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 FRONT DOWNSPOUT & CONNECTED TO RDC SERVICE
CONNECTED TO FRONT DOWNSPOUT & CONNECTED TO BRAINS TO BE
CONNECTED TO SERVICE 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 SHAALL CHECK AND VERIFY ALL GIVEN GRADE

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 .22m BELOW FINISHED GRADE.

.5 - ALL FRONT AND REAR YARDS SHALL BE GRADED AT A 2%-5% GRADE

1.5 - ALL FHONI AND HEAR YARDS SHALL BE GRADED AT A 2%-5% GHADE 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 UN GITHER OBSTRUCTION.

1.9 - LOT HIGH POINT (HP) TO BE 2.0m UPSTREAM OF DOWNSPOUTS

1.10 - RODE 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 BR. BEAR BOOF DOWNSEROUTE COMMISSION.

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

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.
- 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

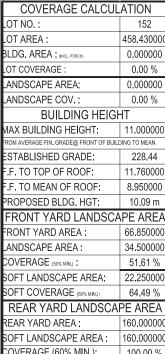
SCS CONSULTING GROUP LTD.



Date: July 29, 2020 Reviewed By:

M.R.C.

## 100X001 07l TOP 228.06 INV. 226.64 8.89 DECK 152 151 153 3R WOOD DECK 96 228. 228. 229.67 228.98 <del>×</del> 128 (RF)(RR)(RF)(RR)BROOKSIDE VALLEYVIEW 435 4003 EL 'B' REV 4002 EL 'A USF = 226.1.25 1.25 9.70 9.70 FF 229.56 TFW 229.17 BF 226.81 UF 226.58 FF 229.86 TFW 229.45 BF 227.09 . MIN. 226.86 <u>SUNK\_3R</u> 229.01 228.64 17 <u>5.64</u> 5.64 4R 229.43 29.02 8 5R 228.44 Ž 228.48 ₹, 228..74 ,228.6 228.38 228.27 5.79 1.50m CONC SIDEWALK (AS BUILTS) abla



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

**October 26 2020** 

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.

PINE HEIGHTS DRIVE

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of

JOHN G. WILLIAMS LTD., ARCHITECT DATE: OCT 13, 2020 is stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

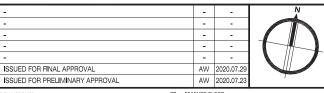
CATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT

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.

228.

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.



COVERAGE (60% MIN.): 100.00 % ENGINEERED FILL LOTS DOUBLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. DETAIL I-1 MODIFIED. · STREET TREE S DWG, 902 SINGLE STM / SAN / FDC / RDC RETAINING WALL REFER TO SCS DWG. S DWG. 902

IS RR (SEE NOTE 1.3) AIR CONDITIONER **\rightarrow** 

19695

── WATER SERVICE → HYDRO SERVICE → SHEET DRAINAGE √TRENCH IGURATION ♦ VALVE & CHAMBER STREET LIGHT PEDESTAL VALVE & BOX ● STREET LIGHT TRAFFIC SIGNAL POWER PEDESTA

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

A HYDRO TRANSFORMER — SAN — SANITARY LINE PADMOUNTED MOTOR — STM — STORM WATER LINE — W— WATERLINE √89.65 EXISTING GRADES x190.10 PROPOSED GRADES ---- GAS LINE ---- CABLE LINE 2.0% SWALE DIRECTION EMBANKMENT / BERM MAX 3:1 SLOPE

**●** DOWNSPOUTS 雪 WINDOWS PERMITTED 45 MINUTE FIRE RATED WALL FENCE AND GATE EXTERIOR DOOR LOCATION PRIVACY FENCE EXTERIOR DOOR LOCATION IF GRADE PERMITS ACOUSTIC FENCE

UPGRADE ELEVATION CHAIN LINK FENCE

FINISHED FLOOR
TOP OF FOUNDATION WALL
BASEMENT FLOOR
UNDERSIDE OF FOOTING
WALKOUT DECK WALKOUT BASEMENT MODIFIED REV REVERSED

SITING AND GRADING PLAN

HUNT DESIGN ASSOCIATES INC

INFILTRATION TRENCH

QUALIFICATION INFORMATION <u> M</u> Allan Whiting 23177 DESIGN ASSOCIATES INC.

152 PINE HEIGHTS DRIVE **GOLDPARK HOMES - 217020** PINE VALLEY, VAUGHAN ONT.

AW AW 1:250 217020WSP01

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