

- (RC) COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- (RC) HALF ROOF CONNECTED TO FRONT DOWNSPOUT & DISCHARGE VIA SPASH PAD, ROOF DISCHARGE OVERLAND FLOW TO BE DIRECTED TO FRONT OF THE LOT.
- (RP) HALF ROOF CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- (RR) HALF ROOF CONNECTED TO REAR DOWNSPOUT AND CONNECTED TO INFILTRATION TRENCH.
- (RP) COMPLETE ROOF (INCLUDING REAR) TO DISCHARGE VIA SPASH PAD, ROOF DISCHARGE OVERLAND FLOW TO BE DIRECTED TO FRONT OF THE LOT.
- 1.1 - ROOF DRAINS TO BE CONNECTED AT THE FRONT TO RDC SERVICE CONNECTION FOR ROOF CONFIGURATIONS RC, RP, & RR (REFER TO SCS DWG, 906 DETAIL B).
- 1.2 - IF ROOF CONFIGURATION IS RP 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 1.2m BELOW FINISHED GRADE.
- 1.5 - ALL FRONT AND REAR YARDS SHALL BE GRADED AT A 2%-5% GRADE WITHIN 5.0m 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 LEAKAGE EMERGENCY OVERFLOW TO DISCHARGE VIA SPASH PAD, (REFER TO SCS DWG, 906 DETAIL A FOR ROOF CONFIGURATION RR AND DETAIL B FOR ROOF CONFIGURATION RC & RP).
- 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 100MM 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 13 (RESITE)

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: 2023-09-26 Reviewed By: C.J.C.

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 (dotted) 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.

JOHN G. WILLIAMS LTD., ARCHITECT

ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: [Signature]

DATE: SEP 26, 2023

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

## COVERAGE CALCULATION

LOT NO.:	13
LOT AREA:	448,000,000
BLDG. AREA: (INCLUDES):	0.000000
LOT COVERAGE:	0.00 %
LANDSCAPE AREA:	0.000000
LANDSCAPE COV.:	0.00 %
<b>BUILDING HEIGHT</b>	
MAX BUILDING HEIGHT:	11.000000
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	232.99
F.F. TO TOP OF ROOF:	0.000000
F.F. TO MEAN OF ROOF:	8.440000
PROPOSED BLDG. HGT:	9.52 m
<b>FRONT YARD LANDSCAPE AREA</b>	
FRONT YARD AREA:	42.570000
LANDSCAPE AREA:	23.880000
COVERAGE (MIN.):	56.10 %
SOFT LANDSCAPE AREA:	19.500000
SOFT COVERAGE (MIN.):	81.66 %
<b>REAR YARD LANDSCAPE AREA</b>	
REAR YARD AREA:	121.270000
SOFT LANDSCAPE AREA:	121.270000
COVERAGE (60% MIN.):	100.00 %

