HALF ROOF CONNECTED TO FRONT DOWNSPOUT & DISCHARGE VIA SPASH PAIROOF 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.

RP COMPLETE ROOF (INCLUDING REAR) TO DISCHARGE VIA SPASH PAD. ROOF DISCHARGE(OVERLAND 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 RO, PF, & RR (REFER TO SCS DWG. 996 DETAIL B) 1.2 - IF ROOF CONFIGURATION IS RF OR RC, FRONT ROOF DRAINS TO BE CONNECTED TO FRONT DOWNSPOUT & CONNECTED TO RIDC SERVICE CONNECTED TO FRONT DOWNSPOUT & CONNECTED TO RIDC SERVICE CONNECTED TO ROOF DRAINS TO BE CONNECTED TO 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 1.22 M BELOW FINISHED GRADE. COMPLETE ROOF (INCLUDING REAR) TO DISCHARGE VIA SPASH PAD. ROOF

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%.

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 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) I.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 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.

2

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

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 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.

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 vard setback from a drainage swale.

SCS CONSULTING GROUP LTD.



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.

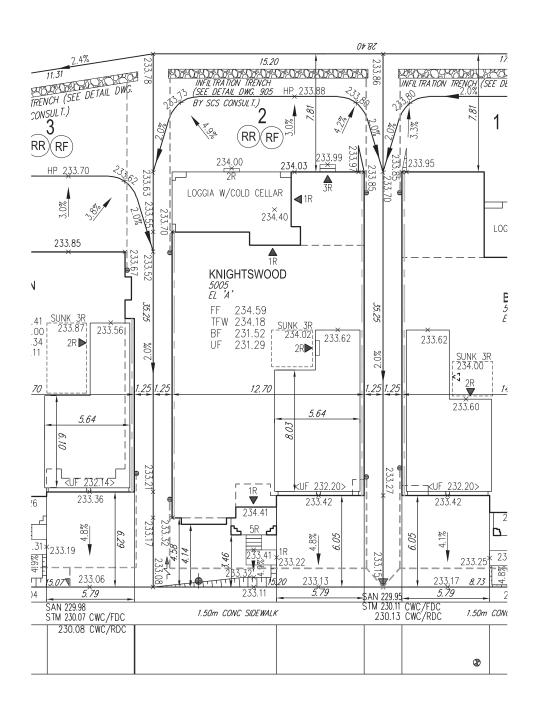
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.

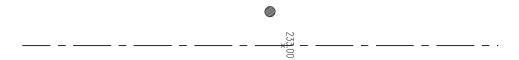
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVALA MAR 10, 2022 This stamp certifies compliance with the applica Design Guidelines only and bears no further professional responsibility.

COVERAGE CALCULATION							
LOT NO. :	2						
LOT AREA :	535.790000						
BLDG, AREA : (INCL PORCH)	286.460000						
LOT COVERAGE :	53.46 %						
LANDSCAPE AREA:	0.000000						
LANDSCAPE COV. :	0.00 %						
BUILDING HEIGHT							
MAX BUILDING HEIGHT:	11.000000						
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN							
ESTABLISHED GRADE:	233.41						
F.F. TO TOP OF ROOF:	11.720000						
F.F. TO MEAN OF ROOF:	8.930000						
PROPOSED BLDG. HGT:	10.11 m						
FRONT YARD LANDSCAPE AREA							
FRONT YARD AREA:	52.590000						
ANDSCAPE AREA :	32.550000						
COVERAGE (50% MIN.) :	61.89 %						
SOFT LANDSCAPE AREA:	29.530000						
SOFT COVERAGE (60% MIN.):	90.72 %						
REAR YARD LANDSCA	PE AREA						
REAR YARD AREA :	118,760000						
SOFT LANDSCAPE AREA:	118.760000						
COVERAGE (60% MIN.):	100.00 %						

22 107615 EP

07





ARBORDALE DRIVE

**City of Vaughan GRADING APPROVED BY** 

March 15 2022

**Jason Pham** 

GENERAL NOTES: ATION OF UTILITIES AND OTHER SERVICES, IF MIN, DIMENSIONS ARE NOT

MAINTAINED, BUILDER IS TO BELOCATE AT BUILDER'S EXPENSE.

2. 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. 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 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 PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

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ISSUED FOR FINAL APPROVAL			AW	2022.02.16	1	
ISSUED FOR PRELIMINARY APPROVAL			AW	2022.02.07	L	,
SANITARY LINE   DOWNSPOUTS	_	SHIMD	DI IMD AN	D STIDEACE	FF	FINISHED FLOOR



ENGINEERED FILL LOTS HYDRO TRANSFORMER SANITARY MANHOLE -WATER SERVICE BELL PEDESTAL TOP OF FOUNDATION WAI BASEMENT FLOOR UNDERSIDE OF FOOTING WALKOUT DECK — STM — STORM WATER LINE — STREET TREE → HYDRO SERVICE CABLE PEDESTAL PADMOUNTED MOTOR \_w\_\_\_ WATERLINE STORM MANHOLE 45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS UPGRADE ELEVATION → SHEET DRAINAGE → HYDRO POLE CHAIN LINK FENCE RETAINING WALL STREET LIGHT PEDESTAL 190.10 PROPOSED GRADES — G— GAS LINE WALKOUT BASEMENT MODIFIED O- HYDRO POLE GUY ---- CABLE LINE VALVE & BOX ● STREET LIGHT 2.0% SWALE DIRECTION EXTERIOR DOOR LOCATION STREET SIGN --- BELL REV REVERSED PRIVACY FENCE DOUBLE / SINGL STM & SAN CONN TRAFFIC SIGNA POWER PEDES EMBANKMENT / BERM EXTERIOR DOOR LOCATION IF GRADE PERMITS COMMUNITY MAILBOX ACOUSTIC FENCE

SITING AND GRADING PLAN

HUNT DESIGN ASSOCIATES INC

QUALIFICATION INFORMATION ÛW Allan Whiting 23177 NAME REGISTRATION INFORMATION

19695



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

AW AW 1:250 221081WSP01 8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

ARBORDALE DRIVE

Lot / Page Number

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