HALF ROOF CONNECTED TO REAR DOWNSPOUT AND CONNECTED TO INFILTRATION TRENCH. RPD 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 RC, RF, & RR (REFER TO SCS DWG, 996 DETAIL B) 1.2 - IF ROOF CONFIGURATION S RF OR RC, FRONT ROOF DRAINS TO BE CONNECTED TO FRONT DOWNSPOUT & CONNECTED TO RDC SERVICE CONNECTION. (REFER TO SCS DWG, 996 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, 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 1.22m BELOW FINISHED GRADE. COMPLETE ROOF (INCLUDING REAR) TO DISCHARGE VIA SPASH PAD. ROOF

HALF ROOF CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO

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%.

RDC SERVICE CONNECTION.

1.7 - THE MAXIMUM, ALLOWABLE SLOPE IS 3:1 (HORIZONTAL AND VERTICAL) WITH A MAXIMUM ELEVATION DIFFERENCE OF 600mm.

WITH A MAXIMUM ELEVATION DIFFERENCE OF 600mm.

18. - 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 RC & RF)

1.11 - INPLITATION 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.

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

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.

adjacent lands.

The proposed building is compatible with the proposed grading.

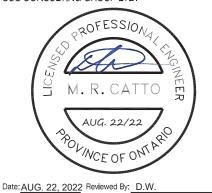
The proposed water service curb stop is to be located in the grassed portion of the front yard.

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.

6. The proposed building is a minimum of 0.6 m side yard 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 APPROVAL AUG 23, 2022 is stamp certifies compliance with the applica Design Guidelines only and bears no further professional responsibility.

COVERAGE CALCULATION								
LOT NO. :	15 456.850000							
LOT AREA :								
BLDG. AREA: (INCL. PORCH)	0.000000							
OT COVERAGE :	0.00 %							
ANDSCAPE AREA:	0.000000							
ANDSCAPE COV.:	0.00 %							
BUILDING HEIGHT								
MAX BUILDING HEIGHT:	11.000000							
FROM AVERAGE FIN. GRADE@ FRONT OF BUIL	FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN							
ESTABLISHED GRADE:	232.09							
F.F. TO TOP OF ROOF:	0.000000							
F.F. TO MEAN OF ROOF:	8.440000							
PROPOSED BLDG. HGT:	9.55 m							
FRONT YARD LANDSCAPE AREA								
FRONT YARD AREA:	47.040000							
ANDSCAPE AREA:	27.390000							
COVERAGE (50% MIN.) :	58.23 %							
SOFT LANDSCAPE AREA:	25.360000							
SOFT COVERAGE (60% MIN.):	92.59 %							
REAR YARD LANDSCAPE AREA								
REAR YARD AREA:	76.660000							
SOFT LANDSCAPE AREA:	76.660000							
COVERAGE (60% MIN.):	100.00 %							

(SEE DETAIL DING. 905 BY SCS CONSULT.) 14.82 4.1% 12.80 905 BY SCS CONSULT.) 14 15 .95 232.84 LOGGIA W/ .15 32. REVERSE VENEER  $\exists$ (RR)(RO) REVERSE VENEER TFW=232.54 **FORESTCREST FORESTVIEW** 4203 EL 'A' 4206 EL B FF 232.75 TFW 232.34 TFW 232.79 BF 230.13 UF 229.90 34.03 UF 229.45 1.31 10.26 10.26 SUNK 2R 232.37 <u>1R</u> 2.9% 232.02 232.43 √UE, 231.01> 232.23 732.14 .60 233.04 5R 6.35 88 6.40 5.10 1R 232.04 ×231.91 1.65 231.63 <sup>©</sup> 99 6.00 *2.80* 231,45 .33 231.68 1.50m CONC SIDEWALK SAN 228.90 STM 229.02 SAN 228.19 STM 228.32 5.00

SILVER CREEK DRIVE

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

**August 29 2022** 

BELL PEDESTAL

CABLE PEDESTAL

O- HYDRO POLE GUY

COMMUNITY MAILBOX

15

→ HYDRO POLE

STREET SIGN

── WATER SERVICE

→ HYDRO SERVICE

→ SHEET DRAINAGE

● STREET LIGHT

TRAFFIC SIGNA POWER PEDES

STREET LIGHT PEDESTAL

SANITARY MANHOLE

STORM MANHOLE

VALVE & BOX

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

MAINTAINED, BUILDER IS TO BELOCATE AT BUILDER'S EXPENSE. MAINTAINED, BUILDER IS TO STIM, AND SAN, LATERALS IN RELATION TO BASEMENT U/S 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.

ı	-				-	
I	-		-	-	1	
I	ADDED SITE STATS		AW	2022.08.17	1	<b>\</b>
I	ISSUED FOR FINAL APPROVAL		JL	2022.08.04	1	
I	ISSUED FOR PRELIMINARY APPROVAL		AW	2022.07.20		,
_	SANITARY LINE STORM WATER LINE WATERLINE HYDRO LINE GAS LINE CABLE LINE  DOWNSPOUTS WINDOWS PERMITTED  45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 12m TO LOT LINE. (NO WINDOWS PERMITTED)	DISCHA UPGRA CHAIN		NCE	FF TFW BF UF WOD WOB MOD	FINISHED FLOOR TOP OF FOUNDATION WALL BASEMENT FLOOR UNDERSIDE OF FOOTING WALKOUT DECK WALKOUT BASEMENT MODIFIED
	EXTERIOR DOOR LOCATION				REV/	DEVEDGED

PRIVACY FENCE

ACOUSTIC FENCE

**▼** EXTERIOR DOOR LOCATION

EXTERIOR DOOR LOCATION IF GRADE PERMITS

SITING AND GRADING PLAN

HUNT DESIGN ASSOCIATES INC.

(M) QUALIFICATION INFORMATION Allan Whiting 23177 NAME REGISTRATION INFORMATION DESIGN ASSOCIATES INC.

19695

ENGINEERED FILL LOTS

STREET TREE

RETAINING WALL

DOUBLE / SINGL STM & SAN CONN

SILVER CREEK DRIVE **GOLDPARK HOMES - 221081** PINE VALLEY PH2 - VAUGHAN, ON

---- CABLE LINE

--- STM --

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

15

Lot / Page Number

A HYDRO TRANSFORMER - SAN-

PADMOUNTED MOTOR

190.10 PROPOSED GRADES

2.0% SWALE DIRECTION

EMBANKMENT / BERM