

- (RC) COMPLETE ROOF INCLUDING REAR CONNECTED TO FRONT DOWNPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- (RF) HALF ROOF CONNECTED TO FRONT DOWNPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- (RR) HALF ROOF CONNECTED TO REAR DOWNPOUT AND 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 DETAIL B)
- 1.2 - IF ROOF CONFIGURATION IS RF OR RC, FRONT ROOF DRAINS TO BE CONNECTED TO FRONT DOWNPOUT & 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 DOWNPOUT 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%-3% GRADE WITHIN 6.0m OF THE DWELLING UNIT.
- 1.6 - MAXIMUM DRIVEWAY SLOPE SHALL BE 6%.
- 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 DOWNPOUTS
- 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 - INFILTRATION TRENCHES NOT TO CROSS BETWEEN LOT LINES. (REFER TO SCS DWG. 906 DETAIL A)
- 1.12 - IF ROOF CONFIGURATION IS RR, REAR ROOF DOWNPOUTS 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 DETAIL A.
- 1.13 - BUILDER TO REFER TO SCS DWG. 906 DETAILS A & B FOR DETAILS ON THE INFILTRATION TRENCH.

LOT 121

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.
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.

SOS CONSULTING GROUP LTD.



Date: Feb 6/20 Reviewed By: MRC

COVERAGE CALCULATION	
LOT NO. :	121
LOT AREA :	552.77 m ²
BLDG. AREA : (TALL PORTION)	163.51 m ²
LOT COVERAGE :	29.58 %
LANDSCAPE AREA :	334.36 m ²
LANDSCAPE COV. :	60.49 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT :	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN DETAIL 11 MODIFIED	
ESTABLISHED GRADE :	231.78
F.F. TO TOP OF ROOF :	10.45 m
F.F. TO MEAN OF ROOF :	8.30 m
PROPOSED BLDG. HGT :	9.04 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	80.32 m ²
LANDSCAPE AREA :	41.86 m ²
COVERAGE (60% MIN.) :	52.12 %
SOFT LANDSCAPE AREA :	38.93 m ²
SOFT COVERAGE (60% MIN.) :	93.00 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	227.65 m ²
SOFT LANDSCAPE AREA :	225.40 m ²
COVERAGE (60% MIN.) :	99.01 %

- ENGINEERED FILL TOS
- STREET TREE
- RETAINING WALL
- CATCH BASIN
- INFILTRATION TRENCH
- CONNECTION TO RDC LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.3)
- WHEN ROOF CONFIGURATION IS RR (SEE NOTE 1.3)
- DOUBLE 50mm SAN / FDC / RDC CONNECTION
- SINGLE 50mm SAN / FDC / RDC CONNECTION
- DETAIL 11 MODIFIED
- SANITARY MANHOLE
- WATER SERVICE
- HYDRO SERVICE
- SHEET DRAINAGE
- STREET LIGHT PEDESTAL
- STREET LIGHT
- TRAFFIC SIGNAL
- POWER PEDESTAL
- BELL PEDESTAL
- CABLE PEDESTAL
- HYDRO POLE
- HYDRO POLE GUY
- STREET SIGN
- COMMUNITY MAILBOX
- HYDRO TRANSFORMER
- PAD MOUNTED MOTOR
- EXISTING GRADES
- PROPOSED GRADES
- SWALE DIRECTION
- EMBANKMENT / BEAM
- MAX 3:1 SLOPE
- HYDRO GAS
- BELL CABLE LINE
- HYDRO CABLE LINE
- DOWNSPOUTS
- WINDOWS PERMITTED
- 45 MINUTE FIRE RATED WALL
- SIDE YARD DISTANCE IS LESS THAN 1.3m TO LOT LINE (NO WINDOWS PERMITTED)
- CHAIN LINK FENCE
- FENCE AND GATE
- EXTERIOR DOOR LOCATION
- IF GRADE PERMITS
- FINISHED FLOOR
- TRV TO EXTERIOR WALL
- IF BASEMENT FLOOR
- UF UNDERSIDE OF FOOTING
- WOOD WALKOUT DECK
- MOD. WALKOUT BASEMENT
- MOD. MOORED
- REV. NO DOOR
- NO DOOR
- XXXXX-HIGHLIGHTED GRADE

SITING AND GRADING PLAN

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND THE INFORMATION CONTAINED HEREIN MEETS THE REQUIREMENTS SET OUT IN THE HUNTINGTON BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

NAME: Alan Whiting

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.



www.huntdesign.ca

Lot 121

ROSSHAVEN CRESCENT

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

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