

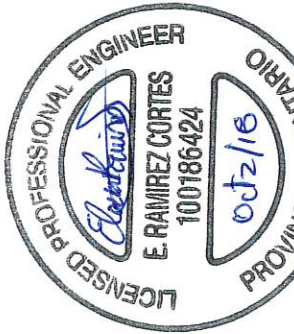
- (RC) COMPLETE ROOF INCLUDING REAR CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- (RF) HALF ROOF CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- (RR) HALF ROOF CONNECTED TO REAR DOWNSPOUT AND CONNECTED TO INFLTRATION TRENCH.
- 1.1 - ROOF DRAINS TO BE 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 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 DOWNSPOUT AND CONNECTED TO INFLTRATION 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 BEYOND FINISHED GRADE.
- 1.5 - 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% (HORIZONTAL AND VERTICAL) WITH A MAXIMUM ELEVATION DIFFERENCE OF 400mm.
- 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).
- 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 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 (VP). (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 157

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, graded portion of the front yard.
- The proposed water service curb stop is to be located in the 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: Oct 2/18 Reviewed By: e.r.

COVERAGE CALCULATION	
LOT NO.:	157
LOT AREA:	428.24 m ²
BLDG. AREA: (INC. PORCH)	222.00 m ²
LOT COVERAGE:	51.84 %
LANDSCAPE AREA:	180.22 m ²
LANDSCAPE COV.:	42.08 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	229.79
F.F. TO TOP OF ROOF:	10.72 m
F.F. TO MEAN OF ROOF:	8.43 m
PROPOSED BLDG. HGT:	9.25 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA:	34.77 m ²
LANDSCAPE AREA:	18.26 m ²
COVERAGE (60% MIN.):	52.52 %
SOFT LANDSCAPE AREA:	15.06 m ²
SOFT COVERAGE (60% MIN.):	82.48 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA:	100.33 m ²
SOFT LANDSCAPE AREA:	100.08 m ²
COVERAGE (60% MIN.):	99.75 %

Reviewed for acoustics matters only. No responsibility is assumed for other aspects.

VALCOUSTICS CANADA LTD.



CONNECTION TO CLATERAL	CONNECTION TO CLATERAL
STREET TREE	STREET TREE
RETAINING WALL	RETAINING WALL
CATCH-BASIN	CATCH-BASIN
ENGINEERED PILLOTS	ENGINEERED PILLOTS
DOUBLE STN SAN FDC / RDC	DOUBLE STN SAN FDC / RDC
CONNECTION TO CLATERAL	CONNECTION TO CLATERAL
DETAIL H INCORP.	DETAIL H INCORP.
CONNECTION TO CLATERAL	CONNECTION TO CLATERAL
DETAIL H INCORP.	DETAIL H INCORP.

SANITARY MANHOLE	SANITARY MANHOLE
WATER SERVICE	WATER SERVICE
HYDRO SERVICE	HYDRO SERVICE
STORM DRAINAGE	STORM DRAINAGE
VALVE CHAMBER	VALVE CHAMBER
VALVE & BOX	VALVE & BOX
HYDRANT	HYDRANT
POWER PRESTAL	POWER PRESTAL
STREET LIGHT	STREET LIGHT
POWER SIGNAL	POWER SIGNAL
COMMUNITY MAILBOX	COMMUNITY MAILBOX
STREET SIGN	STREET SIGN
HYDRO POLE GUY	HYDRO POLE GUY
HYDRO POLE	HYDRO POLE
CABLE FEEDSTAL	CABLE FEEDSTAL
BELL FEEDSTAL	BELL FEEDSTAL
HYDRO TRANSFORMER	HYDRO TRANSFORMER
SAFETY LINE	SAFETY LINE
STORM WATER LINE	STORM WATER LINE
WATERLINE	WATERLINE
EXISTING GRADES	EXISTING GRADES
PROPOSED GRADES	PROPOSED GRADES
SWALE DIRECTION	SWALE DIRECTION
BELL	BELL
HYDRO GAS	HYDRO GAS
MAX 3% SLOPE	MAX 3% SLOPE
EMBANKMENT BERM	EMBANKMENT BERM
2.0% SWALE DIRECTION	2.0% SWALE DIRECTION
HYDRO POLE	HYDRO POLE
CABLE LINE	CABLE LINE
EXTERIOR DOOR LOCATION	EXTERIOR DOOR LOCATION
PRIVACY FENCE	PRIVACY FENCE
ACOUSTIC FENCE	ACOUSTIC FENCE
FINISHED FLOOR	FINISHED FLOOR
TOP OF FOUNDATION WALL	TOP OF FOUNDATION WALL
BASEMENT FLOOR	BASEMENT FLOOR
UNDERSIDE OF FOOTING	UNDERSIDE OF FOOTING
WALKOUT DECK	WALKOUT DECK
WALKOUT BASEMENT	WALKOUT BASEMENT
REVISION	REVISION
NO DOOR	NO DOOR
HIGH-LIGHTED GRADE	HIGH-LIGHTED GRADE

SITING AND GRADING PLAN

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING ACT AND BY-LAW TO BE A DESIGNER.

QUALIFICATION INFORMATION

Orin Fairbairn

20201

19695

HUNT DESIGN ASSOCIATES INC.

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www.huntassociates.ca

GOLDPARK HOMES - 217020

PINE VALLEY, VAUGHAN ONT.

Drawn By: Checked By: Scale: 1:250

OF 157

217020WSP01-ModelRow

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