

- (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 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 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 1.22m BELOW FINISHED GRADE.
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)
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 (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 5

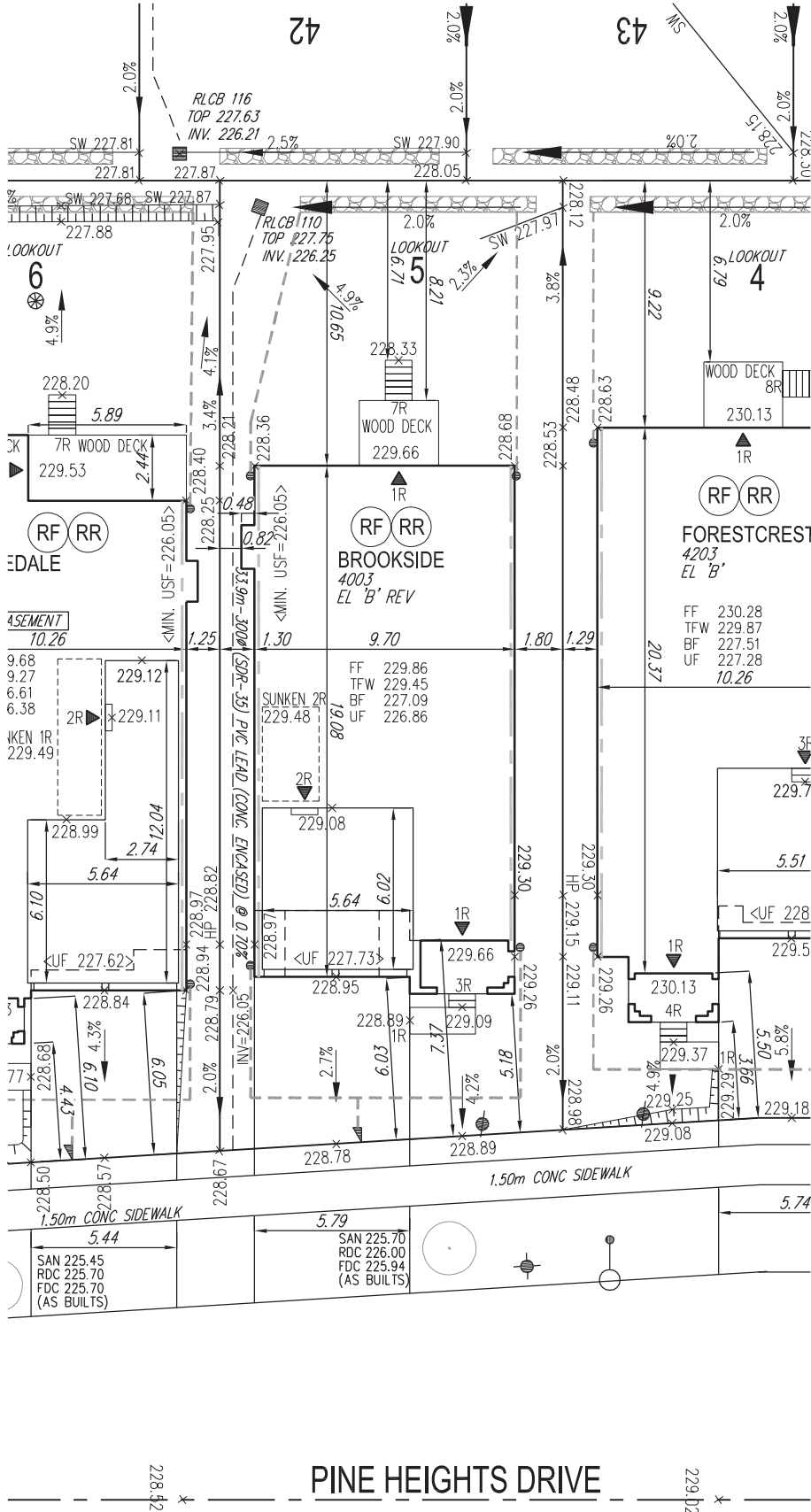
WE HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED, AND HEREBY CERTIFY THAT:

- 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: Sep. 23, 2020 Reviewed By: M.R.C.



COVERAGE CALCULATION	
LOT NO. :	5
LOT AREA :	458.700000
BLDG. AREA : (INCL. PORCH)	0.000000
LOT COVERAGE :	0.00 %
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:	229.02
F.F. TO TOP OF ROOF:	0.000000
F.F. TO MEAN OF ROOF:	7.750000
PROPOSED BLDG. HGT:	8.59 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	70.100000
LANDSCAPE AREA :	37.600000
COVERAGE (60% MIN.) :	53.64 %
SOFT LANDSCAPE AREA:	33.900000
SOFT COVERAGE (60% MIN.) :	90.16 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	105.150000
SOFT LANDSCAPE AREA :	0.000000
COVERAGE (60% MIN., IF YARD>135m ²) :	0.00 %

	ENGINEERED FILL LOTS
	STREET TREE
	RETAINING WALL
	CATCH BASIN
	DOUBLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL H1 MODIFIED.
	SINGLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL H1 MODIFIED.
	INFILTRATION TRENCH

	CONNECTION TO RDC LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.1) AND CONNECTION TO REAR LOT INFILTRATION TRENCH WHEN ROOF CONFIGURATION IS RR (SEE NOTE 1.3)
	SANITARY MANHOLE
	STORM MANHOLE
	VALVE & CHAMBER
	VALVE & BOX
	HYDRANT

	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

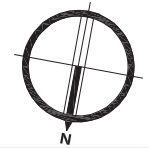
	HYDRO TRANSFORMER
	PADMOUNTED MOTOR
	EXISTING GRADES
	PROPOSED GRADES
	SWALE DIRECTION
	EMBANKMENT / BERM MAX 3:1 SLOPE

	SANITARY LINE
	STORM WATER LINE
	WATERLINE
	HYDRO LINE
	GAS LINE
	CABLE LINE
	BELL
	HYDRO, GAS, BELL, CABLE LINE

	DOWNSPOUTS
	WINDOWS PERMITTED
	45 MINUTE FIRE RATED WALL
	SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)
	EXTERIOR DOOR LOCATION
	EXTERIOR DOOR LOCATION IF GRADE PERMITS

	SUMP PUMP AND SURFACE DISCHARGE LOCATION
	UPGRADE ELEVATION
	CHAIN LINK FENCE
	FENCE AND GATE
	PRIVACY FENCE
	ACOUSTIC FENCE

FF	FINISHED FLOOR
TFW	TOP OF FOUNDATION WALL
BF	BASEMENT FLOOR
UF	UNDERSIDE OF FOOTING
WOB	WALKOUT DECK
MOD	MODIFIED
REV	REVERSED
NO	NO DOOR
XXXX.XX	HIGHLIGHTED GRADE



Title

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 CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Allan Whiting
NAME
SIGNATURE
23177
BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695

HUNT
DESIGN ASSOCIATES INC.
www.hunt-design.ca

Plan No.

-

Lot

5

Street Name
PINE HEIGHTS DRIVE

GOLDPARK HOMES - 217020 PINE VALLEY, VAUGHAN ONT.

Drawn By
AW
Checked By
AW
Scale
1:250
File Number
217020WSP01
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

Lot / Page Number
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