

- (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. (REFER TO SCS DWG. 906 DETAIL A)
- 1.2 - IF ROOF CONFIGURATION IS RR OR RC, FRONT ROOF DRAINS TO BE 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).
- 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 PAIL. (REFER TO SCS DWG. 906 DETAIL A FOR ROOF CONFIGURATION RR AND DETAIL B FOR ROOF CONFIGURATION RC & RF) (REFER TO SCS DWG. 906 DETAIL A)
- 1.11 - INFILTRATION TRENCHES NOT TO CROSS BETWEEN LOT LINES.
- 1.12 - IF ROOF CONFIGURATION IS RR, REAR ROOF DOWNSPOUTS CONNECTED TO 100mm 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 106

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

PROFESSIONAL ENGINEER
M. R. CATTO
PROVINCE OF ONTARIO
Feb 14/20

Date: Feb. 14/20 Reviewed By: MRC

COVERAGE CALCULATION	
LOT NO. :	106
LOT AREA :	532.00 m ²
BLDG. AREA : (incl. porch)	250.93 m ²
LOT COVERAGE :	47.17 %
LANDSCAPE AREA :	231.13 m ²
LANDSCAPE COV. :	43.45 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	229.21
F.F. TO TOP OF ROOF:	11.29 m
F.F. TO MEAN OF ROOF:	8.98 m
PROPOSED BLDG. HGT:	9.86 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	52.58 m ²
LANDSCAPE AREA :	32.55 m ²
COVERAGE (60% MIN.) :	61.91 %
SOFT LANDSCAPE AREA:	29.75 m ²
SOFT COVERAGE (60% MIN.):	91.40 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	114.96 m ²
SOFT LANDSCAPE AREA :	114.96 m ²
COVERAGE (60% MIN.):	100.00 %

FOR OFFICE USE ONLY

CITY OF VAUGHAN
BUILDING STANDARDS DEPARTMENT
PLANS EXAMINATION

RECEIVED FEB 2 6 2020

DATE REVIEWED	INITIAL
March 2, 20	C.T.
ZONING	
GRADING	
BUILDING CODE	
MECHANICAL	
PLUMBING	
FIRE	

CITY OF VAUGHAN
DEVELOPMENT ENGINEERING DEPARTMENT
PLANS EXAMINATION

RECEIVED FEB 2 0 2020

DATE REVIEWED: March 2, 20 INITIAL: C.T.
ZONING: 21/1/10 GRADING: M

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BUILDING STANDARDS DEPARTMENT
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UPGRADE EXPOSED ELEVATION(S)
(See Approved Streetscape / Unit Working Draw)

