

- (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.

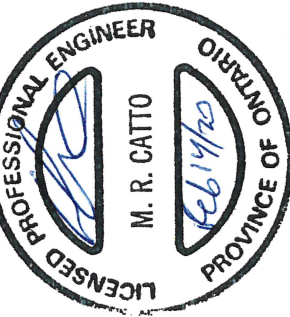
- 1.1. ROOF DRAINS TO BE CONNECTED AT THE FRONT TO RDC SERVICE CONNECTION (SEE DETAIL B).
1.2. ROOF DRAINS TO BE CONNECTED AT THE REAR TO RDC SERVICE CONNECTION (SEE DETAIL B).
1.3. IF ROOF CONFIGURATION IS RR, REAR ROOF DRAINS TO BE CONNECTED TO REAR DOWNSPOUT AND CONNECTED TO INFILTRATION TRENCH (REFER 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 1.2m 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 9:1 (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 PAD. 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 102

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 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. 14/20 Reviewed By: MRC

CITY OF VAUGHAN
DEVELOPMENT ENGINEERING DEPARTMENT
PLANS EXAMINATION

RECEIVED FEB 20 2020

DATE REVIEWED INITIAL

ZONING: 26170 GRADING: NP

AIR CONDITIONER ROUGH
IN REQUIRED

COVERAGE CALCULATION	
LOT NO.:	102
LOT AREA:	448.00 m ²
BLDG. AREA: (INC. PORCH)	210.70 m ²
LOT COVERAGE:	47.03 %
LANDSCAPE AREA:	185.48 m ²
LANDSCAPE COV.:	41.40 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE TO FRONT OF BUILDING TO MEAN CONNECTION.	
ESTABLISHED GRADE:	228.29
F.F. TO TOP OF ROOF:	10.23 m
F.F. TO MEAN OF ROOF:	7.81 m
PROPOSED BLDG. HGT:	8.65 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA:	55.98 m ²
LANDSCAPE AREA:	30.88 m ²
COVERAGE (60% MIN.):	55.16 %
SOFT LANDSCAPE AREA	
LANDSCAPE AREA:	28.03 m ²
SOFT COVERAGE (60% MIN.):	90.77 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA:	89.01 m ²
LANDSCAPE AREA:	89.01 m ²
COVERAGE (60% MIN.):	100.00 %

- ENGINEERED FILL LOTS
STREET TREE
RETAINING WALL
CATCH BASIN
CONNECTION TO RDC LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.1)
LOT INFILTRATION TRENCH
WHEN ROOF CONFIGURATION IS RR (SEE NOTE 1.3)
AIR CONDITIONER
INFILTRATION TRENCH

- SANITARY MANHOLE
WATER SERVICE
HYDRO SERVICE
SHEET DRAINAGE
STREET LIGHT PEDESTAL
HYDRO POLE GUY
STREET SIGN
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 / BERM
MAX 5:1 SLOPE
SANITARY LINE
STORM WATER LINE
WATER LINE
HYDRO LINE
GAS LINE
CABLE LINE
BELL
HYDRO, GAS, CABLE LINE

- FINISHED FLOOR
TOP OF FOUNDATION WALL
BASEMENT FLOOR
UNDERFLOOR DECK
WALKOUT BASEMENT
MODIFIED
KEY REVEALED
NO DOOR
SUMP PUMP AND SURFACE DISCHARGE LOCATION
UPGRADE ELEVATION
CHAIN LINK FENCE
FENCE AND GATE
PRIVACY FENCE
ACOUSTIC FENCE
ISSUED FOR FINAL APPROVAL
ISSUED FOR PRELIMINARY APPROVAL
OF 2020.01.29

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

REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.

19695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

23177 BCIN

Sheet No. 102

PURPLE CREEK ROAD

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By DM

Checked By OF

Scale 1:250

File Number 217020WSP01

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Lot / Page Number

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