

- 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:

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.
- 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 % |
- City of Vaughan

GRADING APPROVED BY

Jason Pham

October 08 2020
- | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
- 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.huntdesign.ca
- Plan No. 5
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 5
- All drawings specifications related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission (H.D.A. assumes no responsibility or liability for this property unless it bears the appropriate BCIN number and original signature.)