

- (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 100mm² 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 103

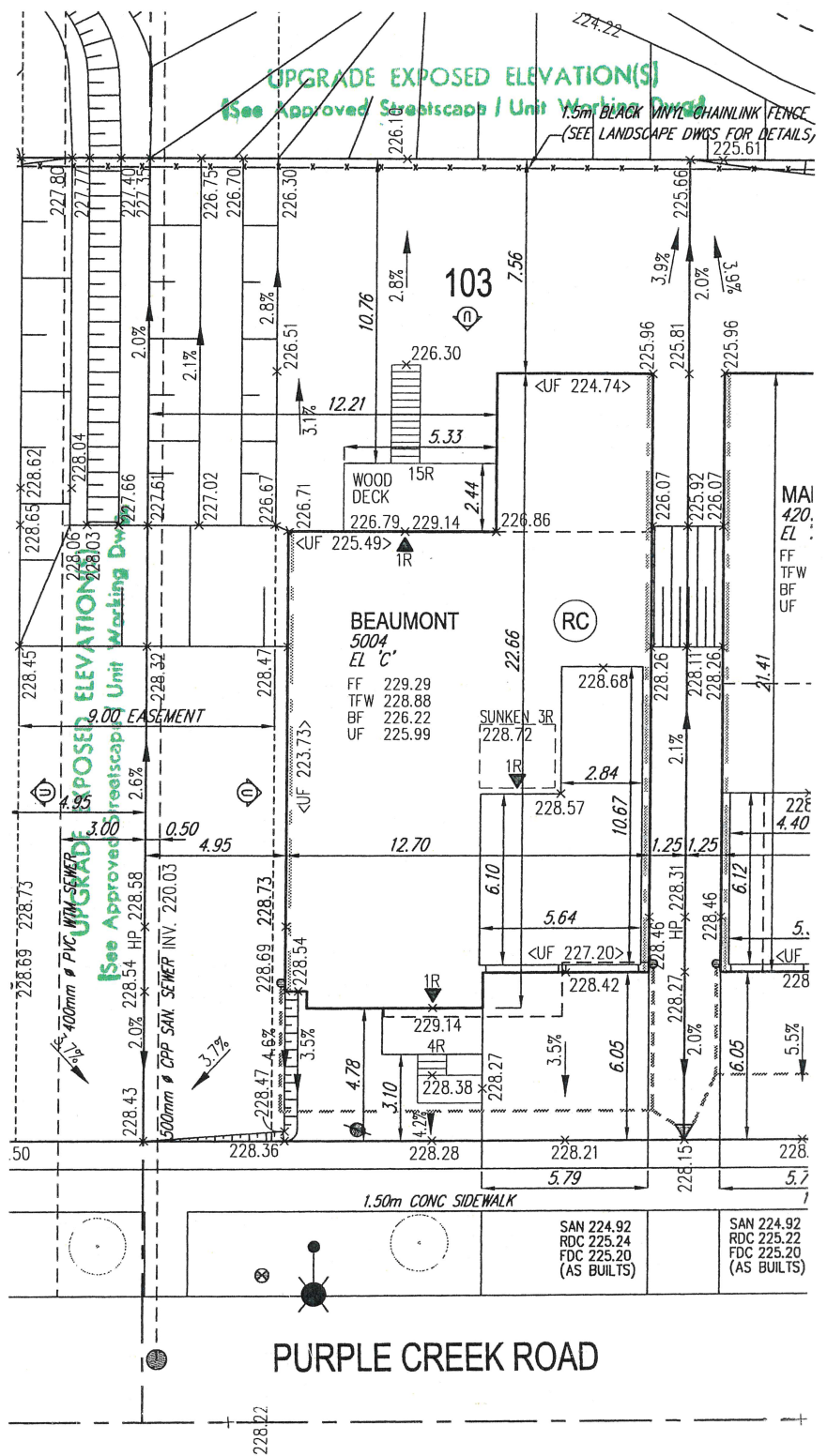
WE HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED, AND HEREBY CERTIFY THAT:

- 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: Feb.14/20 Reviewed By: MRC



FOR OFFICE USE ONLY

CITY OF VAUGHAN
BUILDING STANDARDS DEPARTMENT
PLANS EXAMINATION

RECEIVED FEB 26 2020

ZONING	DATE REVIEWED	INITIAL
GRADING	MARCH 2, 2020	CT
BUILDING CODE		
MECHANICAL		
PLUMBING		
FIRE		

AIR CONDITIONER ROUGH
IN REQUIRED

All site plans and construction to
comply with City of Vaughan
By-Law 1-88 a.a.

CITY OF VAUGHAN
FOR BUILDING PERMIT ONLY

20-189 EP

COVERAGE CALCULATION

LOT NO. :	103
LOT AREA :	661.50 m ²
BLDG. AREA : (INCL PORCH)	244.80 m ²
LOT COVERAGE :	37.01 %
LANDSCAPE AREA:	368.62 m ²
LANDSCAPE COV. :	55.72 %

BUILDING HEIGHT

MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	228.51
F.F. TO TOP OF ROOF:	10.24 m
F.F. TO MEAN OF ROOF:	8.19 m
PROPOSED BLDG. HGT:	8.94 m

FRONT YARD LANDSCAPE AREA

FRONT YARD AREA :	58.66 m ²
LANDSCAPE AREA :	40.68 m ²
COVERAGE (60% MIN.):	69.35 %
SOFT LANDSCAPE AREA:	37.68 m ²
SOFT COVERAGE (60% MIN.):	92.63 %

REAR YARD LANDSCAPE AREA

REAR YARD AREA :	142.94 m ²
SOFT LANDSCAPE AREA :	142.64 m ²
COVERAGE (60% MIN.):	99.79 %

ENGINEERED FILL LOTS	DOUBLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.
STREET TREE	SINGLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.
RETAINING WALL	
CATCH BASIN	
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	WATER SERVICE
	STORM MANHOLE	HYDRO SERVICE
	VALVE & CHAMBER	SHEET DRAINAGE
	VALVE & BOX	STREET LIGHT PEDESTAL
	HYDRANT	STREET LIGHT
		TRAFFIC SIGNAL POWER PEDESTAL

BELL PEDESTAL	CABLE PEDESTAL	HYDRO TRANSFORMER
CABLE PEDESTAL	HYDRO POLE	PADMOUNTED MOTOR
HYDRO POLE GUY	STREET SIGN	EXISTING GRADES
COMMUNITY MAILBOX		PROPOSED GRADES
		SWALE DIRECTION
		EMBANKMENT / BERM

SAN - SANITARY LINE	HYDRO TRANSFORMER	DOWNSPOUTS
STM - STORM WATER LINE	PADMOUNTED MOTOR	WINDOWS PERMITTED
W - WATER LINE	EXISTING GRADES	45 MINUTE FIRE RATED WALL
HL - HYDRO LINE	PROPOSED GRADES	SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE. (NO WINDOWS PERMITTED)
G - GAS LINE	SWALE DIRECTION	EXTERIOR DOOR LOCATION
C - CABLE LINE	EMBANKMENT / BERM	EXTERIOR DOOR LOCATION IF GRADE PERMITS

SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
FENCE AND GATE	BF BASEMENT FLOOR
PRIVACY FENCE	UF UNDERSIDE OF FOOTING
ACOUSTIC FENCE	WOB WALKOUT DECK
	MOD MODIFIED
	REV REVERSED
	ND NO DOOR
	XXXXXX HIGHLIGHTED 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 CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

NAME: Allan Whiting

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

20-127

BCIN

19695

DESIGN ASSOCIATES INC.

www.hunt-design.ca

Lot 103 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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