

- (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 150

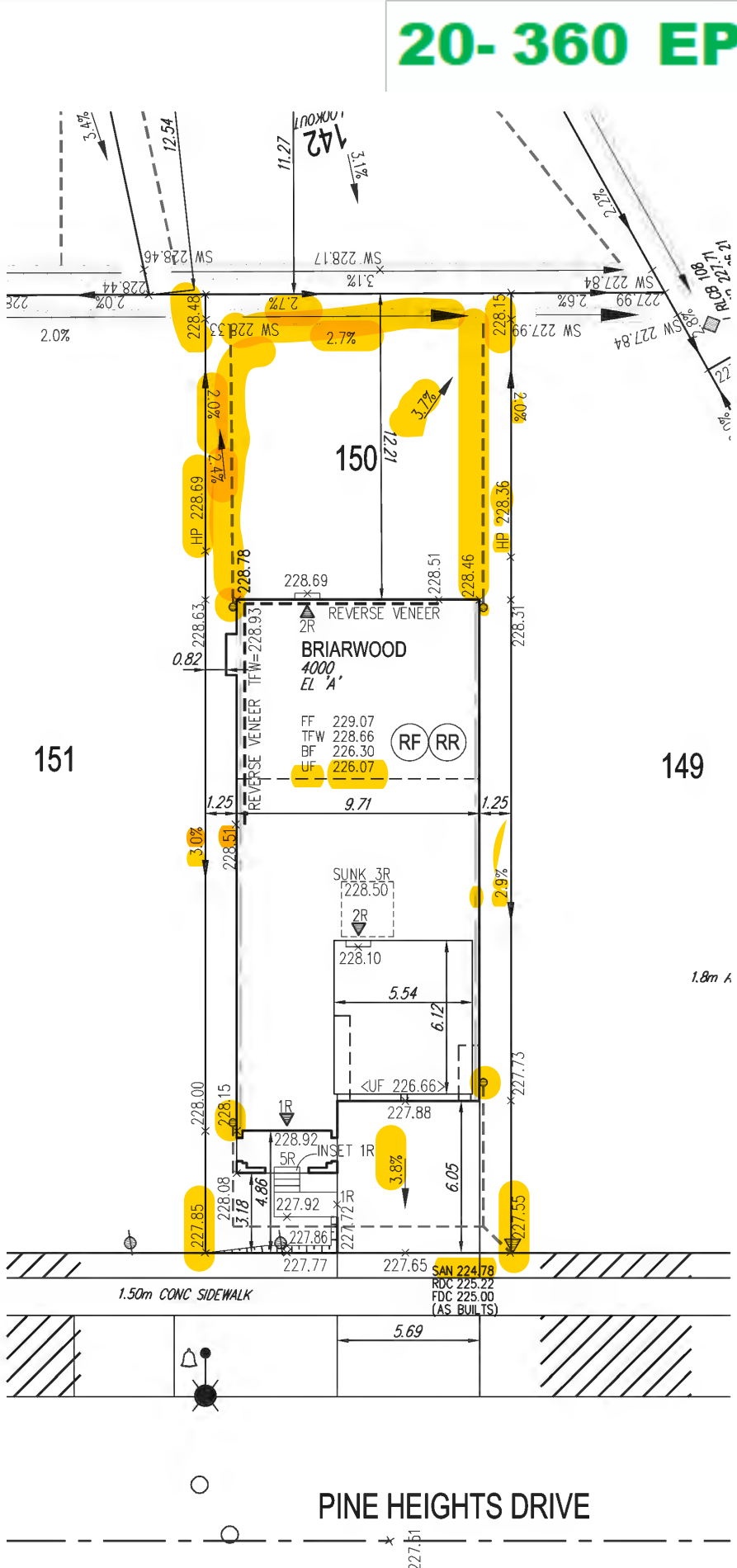
WE HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED, AND HEREBY CERTIFY THAT:

- 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: April 27/20 Reviewed By: M.R.C.



COVERAGE CALCULATION	
LOT NO. :	150
LOT AREA :	466.670000
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:	228.15
F.F. TO TOP OF ROOF:	10.580000
F.F. TO MEAN OF ROOF:	7.990000
PROPOSED BLDG. HGT:	9.18 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	38.796000
LANDSCAPE AREA :	20.700000
COVERAGE (60% MIN.) :	53.36 %
SOFT LANDSCAPE AREA:	15.700000
SOFT COVERAGE (80% MIN.) :	75.85 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	149.000000
SOFT LANDSCAPE AREA :	149.000000
COVERAGE (60% MIN.):	100.00 %

	ENGINEERED FILL LOTS		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		BELL PEDESTAL		HYDRO TRANSFORMER		SANITARY LINE		STORM WATER LINE		WINDOWS PERMITTED		FINISHED FLOOR
	STREET TREE		STORM MANHOLE		VALVE & CHAMBER		SHEET DRAINAGE		CABLE PEDESTAL		PADMOUNTED MOTOR		WATERLINE		HYDRO LINE		GAS LINE		TOP OF FOUNDATION WALL
	RETAINING WALL		STREET LIGHT PEDESTAL		VALVE & BOX		STREET LIGHT		HYDRO POLE		STREET SIGN		GAS LINE		CABLE LINE		BELL		BASEMENT FLOOR
	CATCH BASIN		TRAFFIC SIGNAL POWER PEDESTAL		HYDRANT		COMMUNITY MAILBOX		HYDRO POLE GUY		STREET SIGN		BELL		GAS LINE		CABLE LINE		WALKOUT DECK
			AIR CONDITIONER										HYDRO, GAS, BELL, CABLE LINE						WALKOUT BASEMENT
																			MODIFIED
																			REVERSED
																			NO DOOR
																			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
Allan Whiting
NAME
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.
23177
BCIN
19695

HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

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PINE HEIGHTS DRIVE

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By: AW
Checked By: AW
Scale: 1:250
File Number: 217020WSP01
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