

- 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 18

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.

LICENSED PROFESSIONAL ENGINEER

M. R. CATTO

Mar 2/21

PROVINCE OF ONTARIO

Date: March 2/21

Reviewed By: M.R.C.

COVERAGE CALCULATION	
LOT NO. :	18
LOT AREA :	401.370000
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:	226.28
F.F. TO TOP OF ROOF:	11.760000
F.F. TO MEAN OF ROOF:	8.950000
PROPOSED BLDG. HGT:	10.17 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	74.170000
LANDSCAPE AREA :	37.230000
COVERAGE (50% MIN.) :	50.20 %
SOFT LANDSCAPE AREA:	34.780000
SOFT COVERAGE (80% MIN.) :	93.42 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	70.930000
SOFT LANDSCAPE AREA :	70.180000
COVERAGE (60% MIN.):	98.94 %

ENGINEERED FILL LOTS

STREET TREE

RETAINING WALL

CATCH BASIN

DOUBLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL H-1 MODIFIED.

SINGLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL H-1 MODIFIED.

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)

VALVE & CHAMBER

VALVE & BOX

HYDRANT

SANITARY MANHOLE

STORM MANHOLE

WATER SERVICE

HYDRO SERVICE

SHEET DRAINAGE

STREET LIGHT PEDESTAL

STREET LIGHT

TRAFFIC SIGNAL POWER PEDESTAL

BELL PEDESTAL

CABLE PEDESTAL

HYDRO POLE

HYDRO POLE GUY

STREET SIGN

COMMUNITY MAILBOX

HYDRO TRANSFORMER

PADMOUNTED MOTOR

EXISTING GRADES

PROPOSED GRADES

SWALE DIRECTION

EMBANKMENT / BERM MAX 3:1 SLOPE

SAN - SANITARY LINE

STM - STORM WATER LINE

W - WATERLINE

H - HYDRO LINE

G - GAS LINE

C - CABLE LINE

B - BELL

HGC - HYDRO, GAS, BELL, CABLE LINE

DOWNSPOUTS

WINDOWS PERMITTED

45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)

EXTERIOR DOOR LOCATION

EXTERIOR DOOR LOCATION IF GRADE PERMITS

SUMP PUMP AND SURFACE DISCHARGE LOCATION

UPGRADE ELEVATION

CHAIN LINK FENCE

FENCE AND GATE

PRIVACY FENCE

ACOUSTIC FENCE

FF - FINISHED FLOOR

TFW - TOP OF FOUNDATION WALL

BF - BASEMENT FLOOR

UF - UNDERSIDE OF FOOTING

WOB - WALKOUT DECK

MOD - MODIFIED

REV - REVERSED

NO - NO DOOR

XXXX.XX - 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

REGISTRATION INFORMATION

Signature

19695

Plan No.

18

Lot

18

Street Name

PURPLE CREEK ROAD

Drawn By

Checked By

Scale

File Number

AW

AW

1:250

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GOLDPARK HOMES - 217020

PINE VALLEY, VAUGHAN ONT.

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