

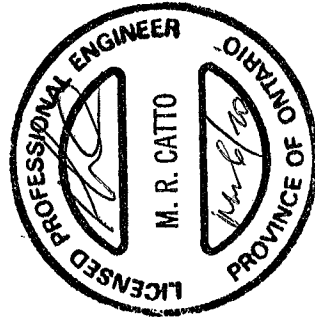
- (RC) COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- (RF) HALF-ROOF CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- (RR) HALF-ROOF CONNECTED TO REAR DOWNSPOUT AND CONNECTED TO INFILTRATION TRENCH.
- 1.1 - ROOF DRAINS TO 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 1.2m BELOW FINISHED GRADE.
- 1.5 - ALL FRONT AND REAR YARDS SHALL BE GRADED AT 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 SPASH 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 116

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 grading is compatible with the proposed grading, drainage and erosion control plan.
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: March 6/20 Reviewed By: M.R.C.

COVERAGE CALCULATION	
LOT NO.:	116
LOT AREA:	535.63 m2
BLDG. AREA: (incl. porch)	0.00 m2
LOT COVERAGE:	0.00 %
LANDSCAPE AREA:	0.00 m2
LANDSCAPE COV.:	0.00 %

BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE 1 ST GRADE ² FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	231.60
F.F. TO TOP OF ROOF:	9.57 m
F.F. TO MEAN OF ROOF:	7.90 m
PROPOSED BLDG. HGT:	9.15 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	81.77 m ²
LANDSCAPE AREA :	52.30 m ²
COVERAGE ^{80% MIN.} :	63.96 %
SOFT LANDSCAPE AREA:	48.00 m ²
SOFT COVERAGE ^{80% MIN.} :	91.78 %

REAR YARD LANDSCAPE AREA	
REAR YARD AREA:	119.43 m2
SOFT LANDSCAPE AREA:	119.43 m2
COVERAGE (60% MIN.):	100.00 %

- | | |
|---|---|
|  | DOUBLE S/SW / FC / RT / RI
CONNECTION
REFER TO SCS DWG. 50
DETAIL 14 MODIFIED. |
|  | SINGLE S/SW / FC / RT / RI
CONNECTION
REFER TO SCS DWG. 50
DETAIL 14 MODIFIED. |
|  | INFILTRATION TRENCH |
|  | CATCH BASIN |
|  | RETAINING WALL |
|  | STREET TREE |
|  | ENGINEERED FILL LOTS |

- | | | | |
|-------------------|-------------------|--|--|
| SEE | WATER SERVICE | CONNECTION TO R/C LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.7) | AIR CONDITIONER |
| WATER SERVICE | WATER SERVICE | STORM MANHOLE | W/NO C/F CONFIGURATION TRENCH WHEN C/F CONFIGURATION IS R/R (SEE NOTE 1.3) |
| HYDRO SERVICE | HYDRO SERVICE | VALVE & CHAMBER | VALVE & BOX |
| SHEET DRAINAGE | SHEET DRAINAGE | VALVE & BOX | HYDRANT |
| STREET LIGHT FEED | STREET LIGHT FEED | TRANSF. SIGNAL POWER REDUCED | |

- | | |
|---|-------------------|
|  | BELL PEDESTAL |
|  | CABLE PEDESTAL |
|  | HYDRO POLE |
|  | HYDRO POLE GUY |
|  | STREET SIGN |
|  | COMMUNITY MAILBOX |

-  HYDRO TRANSFORMER
 PADMOUNTED MOTOR
 EXISTING GRADES
 190.10 PROPOSED GRADES
 2.0% 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
 HBC — HYDRO, GAS, BELL, CABLE LINE

- | | | | |
|---|---|---|---|
|  DOWNSPOUTS
 WINDOWS PERMITTED
 45 MINUTE FIRE RATED WALL
 LESS
 NON-COMBUSTIBLE
 EXTERIOR DOOR LOCATION
 IF GRADE PERMITS |  KICK
 UP
 CHAIN LINK FENCE
 GATE
 PRIVACY FENCE
 ACOUSTIC FENCE | RAMP, STAIR, AND SURFACE
SURFACE LOCATION
UPGRADE ELEVATION
CHAIN LINK FENCE
GATE
FENCE
ACQUACY FENCE
ACOUSTIC FENCE | FINISHED FLOOR
TOP OF FOUNDATION WALL
BASEMENT FLOOR
FINISH FLOOR
WOOD WALKOUT DECK
WOOD WALKOUT BASEMENT
MODIFIED
MODIFIED
NO DOOR
NO DOOR
HIGHLIGHTED GRADE |
|---|---|---|---|

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements, including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any building code or permit built on its lot, house can be properly built or located on its lot.

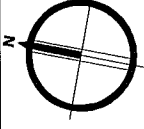
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.

~~BOOTHBY REVIEW APPROVAL~~

Van G. Weidens Limited, Architect

GENERAL NOTES:
1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.

2. BUILDER TO VERIFY ELEV. OF STMA. AND SAN. LATERALS IN RELATION TO BASEMENT US OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
3. APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING FOUNDATION ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
4. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH ELEVATION PROVIDED FOR FTW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

[illegible]

**AIR CONDITIONER ROUGH
IN REQUIRED**

ROSSHAVEN CRÉSCENT

UPGRADE EXPOSED ELEVATION(S)
(See Approved Streetscape / Unit Working Dwg.)

BROOKSIDE
4003-LOT 116
EL 'B'

UPGRADE EXPOSED ELEVATIONS

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	23177	BCIN
Allan Whiting		
NAME	SIGNATURE	

REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.

19695

116

ROSSHAVEN CRESCENT

HUNT
DESIGN ASSOCIATES INC.

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By **JR** Checked By **AW** Scale **1:250** File Number **217020WSP01**
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7373

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