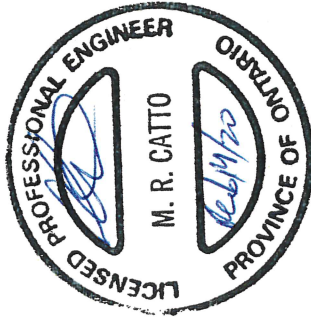


- (RC) COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- (RF) HALF ROOF CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- (RR) HALF ROOF CONNECTED TO REAR DOWNSPOUT AND CONNECTED TO INFILTRATION TRENCH.
- 1.1 - ROOF DRAINS TO 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 DOWNSPOUT AND CONNECTED TO INFILTRATION TRENCH (REFER TO SCS DWG. 906 DETAIL A).
- 1.4 - THE TRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS FOR CONFORMANCE WITH THE CITY OF VAUGHAN. FOOTINGS TO BEAR ON NATURAL UNDISTURBED SOIL OR ROCK AND TO BE A MINIMUM OF 120mm 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 6%.
- 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 100mm 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 119
- 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: Feb. 14/20 Reviewed By: MRC

CITY OF VAUGHAN
DEVELOPMENT ENGINEERING DEPARTMENT
PLANS EXAMINATION

RECEIVED
FEB 20 2020

DATE REVIEWED
2/21/20

INITIAL
M

COVERAGE CALCULATION	
LOT NO.:	119
LOT AREA:	427.00 m ²
BLDG. AREA: (INC. PORCH)	163.51 m ²
LOT COVERAGE:	38.29 %
LANDSCAPE AREA:	208.58 m ²
LANDSCAPE COV.:	48.85 %

BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	231.67
F.F. TO TOP OF ROOF:	10.91 m
F.F. TO MEAN OF ROOF:	8.53 m
PROPOSED BLDG. HGT:	9.28 m

FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA:	80.32 m ²
LANDSCAPE AREA:	41.86 m ²
COVERAGE (60% MIN.):	52.12 %

SOFT LANDSCAPE AREA:	
SOFT COVERAGE (60% MIN.):	38.93 m ²
REAR YARD LANDSCAPE AREA:	93.00 %

REAR YARD LANDSCAPE AREA:	
REAR YARD AREA:	101.88 m ²
SOFT LANDSCAPE AREA:	99.88 m ²
COVERAGE (60% MIN.):	98.04 %

ENGINEERED FILL/OTS	
STREET TREE	1
RETAINING WALL	1
CATCH BASIN	1

INFILTRATION TRENCH	
INFILTRATION TRENCH	1

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: Alan Whiting SIGNATURE: [Signature]
REGISTRATION INFORMATION: 23177 BCN
HUNT DESIGN ASSOCIATES INC. 19985

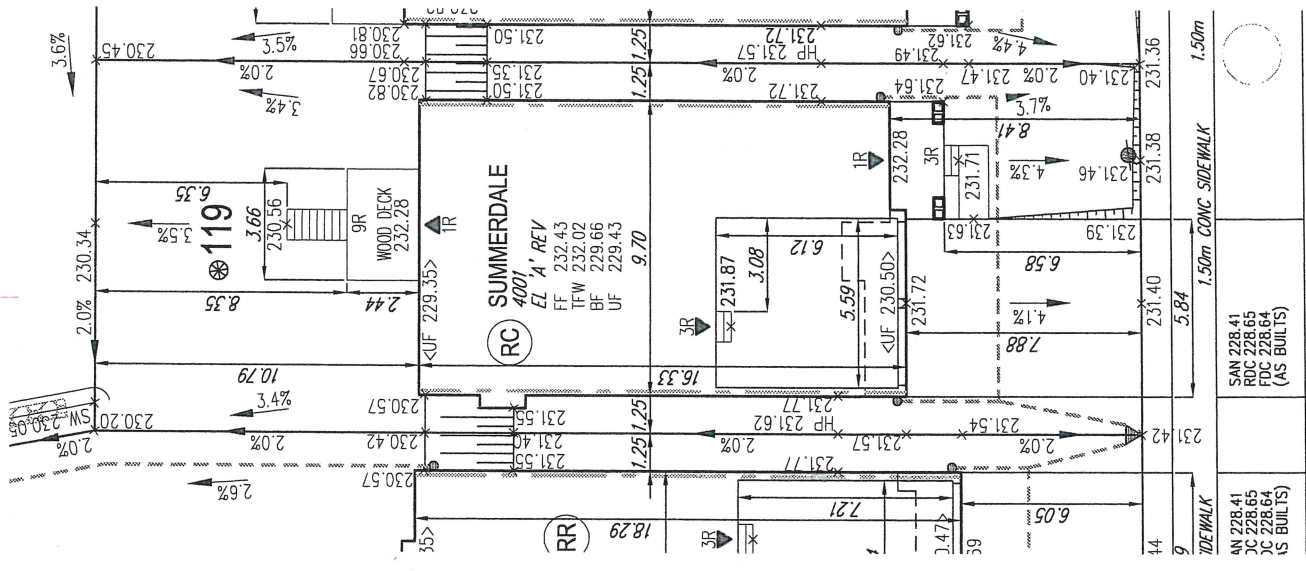
FOR OFFICE USE ONLY

CITY OF VAUGHAN
BUILDING STANDARDS DEPARTMENT
PLANS EXAMINATION

RECEIVED FEB 27 2020

ZONING	DATE RECEIVED	INITIAL
GRADING	03/05/20	PD
BUILDING		
MECHANICAL		
PLUMBING		
FIRE		

STANDARD AIR
CONDITIONER REQUIRED
EXTERIOR WALLS TO
HAVE STC RATING OF 54



ROSSHAVEN CRESCENT

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

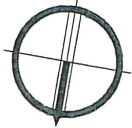
20-11588

It is the builder's complete responsibility to ensure that all plans submitted to the City of Vaughan comply with the applicable Architectural Design Guidelines including zoning provisions and requirements 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 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.

ARCHITECTURAL REVIEW & APPROVAL
FEB 19 2020
John G. Williams Limited, Architects

- GENERAL NOTES:
1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDERS EXPENSE.
 2. BUILDER TO VERIFY ELEV. OF STM. 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 ENVELOPE 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 THE ELEVATION PROVIDED FOR TFW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.



ISSUED FOR FINAL APPROVAL	AW	2020.01.29
ISSUED FOR PRELIMINARY APPROVAL	OF	2019/12/19

DOWNSPOUTS	FINISHED FLOOR
WINDOWS PERMITTED	TFW TOP OF FOUNDATION WALL
45 MINUTE FIRE RATED WALL	BF BASEMENT FLOOR
UPGRADE ELEVATION	UF UNDERSIDE OF FOOTING
CHALK LINK FENCE	WOD WALKOUT DECK
(NO WINDOWS PERMITTED)	WOB WALKOUT BASEMENT
FENCE AND GATE	MOD MODIFIED
EXTERIOR DOOR LOCATION	REV REVISED
IF GRADE PERMITS	XXX HIGHLIGHTED GRADE

HYDRO TRANSFORMER	SAN - SANITARY LINE
PADMOUNTED MOTOR	STM - STORM WATER LINE
EXISTING GRADES	W - WATERLINE
90.10 PROPOSED GRADES	H - HYDRO LINE
2.0% SWALE DIRECTION	G - GAS LINE
EMPAKMENT / BEAM	C - CABLE LINE
MAX 2:1 SLOPE	B - BELL
	HGC - HYDRO GAS
	BEL - BELL, CABLE LINE

Plan No. 119

ROSSHAVEN CRESCENT

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

HUNT
DESIGN ASSOCIATES INC.
www.huntassociates.ca

Drawn By: DM
Checked By: OF
Scale: 1:250
File Number: 217020WSP01

Lot / Page Number
119

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7926

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