

COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
HALF ROOF CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
HALF ROOF CONNECTED TO REAR DOWNSPOUT AND CONNECTED TO INFILTRATION TRENCH.
CONNECTION FOR ROOF CONFIGURATIONS RC, RF, & RR (REFER TO SCS DWG. 906 DETAIL B)
1.1 - 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)
1.2 - 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)
1.3 - ALL FRONT AND REAR YARDS SHALL BE GRADED AT A 2%-5% GRADE WITHIN 6.0m OF THE DWELLING UNIT.
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 - MAXIMUM DRIVEWAY SLOPE SHALL BE 8%.
1.6 - THE MAXIMUM ALLOWABLE SLOPE IS 3% (HORIZONTAL AND VERTICAL).
1.7 - DRIVEWAYS TO BE SET BACK A MINIMUM OF 1.5m, FROM ABOVE GROUND SERVICES OR OTHER OBSTRUCTION.
1.8 - ROOF LEADER EMERGENCY OVERFLOW TO DISCHARGE VIA SPLASH PAD, OVER AND DETAIL B, FOR ROOF CONFIGURATION RC & RF)
1.9 - INFILTRATION TRENCHES NOT TO CROSS BETWEEN LOT LINES.
1.10 - IF ROOF CONFIGURATION IS RR, REAR ROOF DOWNSPOUTS CONNECTED TO RDC. CAP, REMOVE CAP AND CONNECT TO REAR YARD ROOF LEADER CONNECTION TO THE CAP AT THE TRENCHES (TYP). REFER TO SCS DWG. 906 DETAIL A.
1.11 - BUILDER TO REFER TO SCS DWG. 906 DETAILS A & B FOR DETAILS ON THE INFILTRATION TRENCH.

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
PROVINCE OF ONTARIO
Feb 6/20

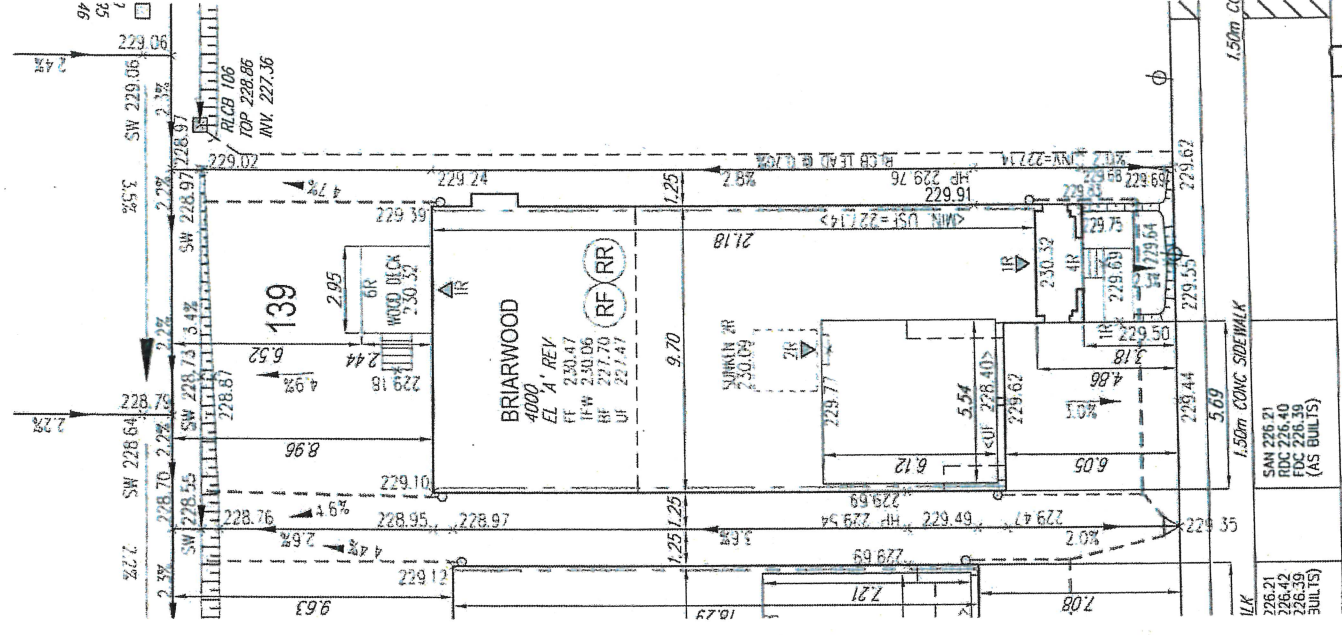
Date: Feb. 6/20 Reviewed By: MRC

CITY OF VAUGHAN
DEVELOPMENT ENGINEERING DEPARTMENT
PLANS EXAMINATION
RECEIVED FEB 20 2020
DATE REVIEWED: March 20 2020
ZONING: R20
GRADING: NP
INITIAL: S.T.

COVERAGE CALCULATION	
LOT NO.:	139
LOT AREA:	427.00 m ²
BLDG. AREA:	205.50 m ²
LOT COVERAGE:	48.13 %
LANDSCAPE AREA:	179.22 m ²
LANDSCAPE COV.:	41.97 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE TO FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	229.73
F.F. TO TOP OF ROOF:	10.58 m
F.F. TO MEAN OF ROOF:	7.99 m
PROPOSED BLDG. HGT:	8.71 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA:	38.79 m ²
LANDSCAPE AREA:	20.70 m ²
COVERAGE (MIN.):	53.36 %
SOFT LANDSCAPE AREA:	17.70 m ²
SOFT COVERAGE (MIN.):	85.51 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA:	79.57 m ²
LANDSCAPE AREA:	79.57 m ²
COVERAGE (60% MIN.):	100.00 %

ENGINEERED FILLLOTS
STREET TREE
RETAINING WALL
CATCH BASIN
INFILTRATION TRENCH

SITING AND GRADING PLAN
THIS DRAWING HAS BEEN REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION
Allan Whiting
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.
19695



ROSSHAVEN CRESCENT

AIR CONDITIONER ROUGH
IN REQUIRED
EXTERIOR WALLS TO
HAVE STC RATING OF 54

All construction to
comply with the City of Vaughan
By-Law 1-88

CITY OF VAUGHAN
FOR BUILDING PERMIT ONLY

FOR OFFICE USE ONLY
CITY OF VAUGHAN
BUILDING STANDARDS DEPARTMENT
PLANS EXAMINATION
RECEIVED FEB 26 2020
DATE REVIEWED: March 20 2020
ZONING: R20
GRADING: NP
BUILDING CODE: S.T.
MECHANICAL: NP
PLUMBING: NP
FIRE: NP

It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the Architectural Guidelines and applicable regulations and requirements of the City of Vaughan. The Control Authority is responsible in any way for the design and construction of the building or any part thereof. The Control Authority is not responsible for the design or construction of the building or any part thereof. The Control Authority is not responsible for the design or construction of the building or any part thereof.

JOHN C. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL
AND APPROVAL
APPROVED BY: FEB 10 2020
DATE: FEB 10 2020
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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 STK. AND SAN. LATHEALS IN RELATION TO BASEMENT US OF FOOTING.
3. ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
4. 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.
5. 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 F.W. 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	2019/2/19

FINISHED FLOOR	FIN. TOP OF FOUNDATION WALL	FIN. TOP OF FOUNDATION WALL
DOWNPOUTS	DOWNPOUTS	DOWNPOUTS
WATER SERVICE	WATER SERVICE	WATER SERVICE
HYDRO SERVICE	HYDRO SERVICE	HYDRO SERVICE
STREET LIGHT	STREET LIGHT	STREET LIGHT
TRAFFIC SIGNAL	TRAFFIC SIGNAL	TRAFFIC SIGNAL
POWER PEDestal	POWER PEDestal	POWER PEDestal
COMMUNITY GARAGE	COMMUNITY GARAGE	COMMUNITY GARAGE

ROSSHAVEN CRESCENT
GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.
DM OF 1:250
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HUNT
DESIGN ASSOCIATES INC.
www.hunt-design.ca

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