

- 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.

LOT122 (Re-site)

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.

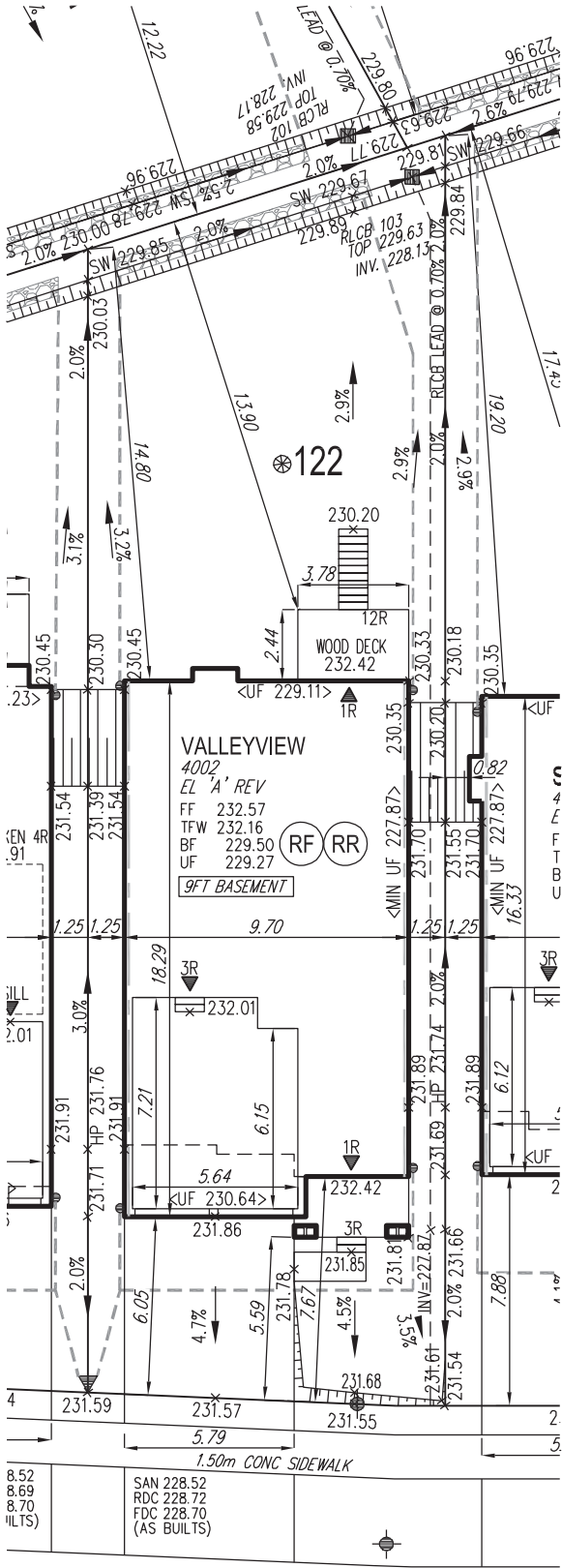
SCS CONSULTING GROUP LTD.



Date: March 23/20 Reviewed By: M.R.C.

STANDARD AIR
CONDITIONER REQUIRED

EXTERIOR WALLS TO
HAVE STC RATING OF 54



ROSSHAVEN CRESCENT

COVERAGE CALCULATION	
LOT NO. :	122
LOT AREA :	503.05 m2
BLDG. AREA : (INCL. PORCH)	169.64 m2
LOT COVERAGE :	33.72 %
LANDSCAPE AREA:	277.14 m2
LANDSCAPE COV. :	55.09 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	231.84
F.F. TO TOP OF ROOF:	11.43 m
F.F. TO MEAN OF ROOF:	8.79 m
PROPOSED BLDG. HGT:	9.52 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	67.68 m2
LANDSCAPE AREA :	36.01 m2
COVERAGE (50% MIN.) :	53.21 %
SOFT LANDSCAPE AREA:	33.05 m2
SOFT COVERAGE (60% MIN.) :	91.78 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	173.83 m2
SOFT LANDSCAPE AREA :	171.08 m2
COVERAGE (60% MIN.):	98.42 %

	ENGINEERED FILL LOTS
	STREET TREE
	RETAINING WALL
	CATCH BASIN
	DOUBLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL H1 MODIFIED.
	SINGLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL H1 MODIFIED.
	INFILTRATION TRENCH
	AIR CONDITIONER
	SANITARY MANHOLE
	STORM MANHOLE
	VALVE & CHAMBER
	VALVE & BOX
	HYDRANT
	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
	SANITARY LINE
	STORM WATER LINE
	WATERLINE
	HYDRO LINE
	GAS LINE
	CABLE LINE
	BELL
	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
	FINISHED FLOOR
	TOP OF FOUNDATION WALL
	BASEMENT FLOOR
	UNDERSIDE OF FOOTING
	WALKOUT DECK
	WALKOUT BASEMENT
	MODIFIED
	REVERSED
	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 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.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

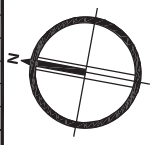
APPROVED BY:

DATE: MAR 26, 2020

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

- GENERAL NOTES:
- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
 - BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
 - 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.
 - 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.

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REVISED 9FT BASEMENT AS PER CLIENT REQUEST	JR	2020.03.17
ISSUED FOR FINAL APPROVAL	AW	2020.01.29
ISSUED FOR PRELIMINARY APPROVAL	OF	2019/12/19



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
SIGNATURE
23177
BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695

HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

Plan No. 122
ROSSHAVEN CRESCENT

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By DM
Checked By OF
Scale 1:250
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Lot / Page Number
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