

- 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 139 (Re-site)

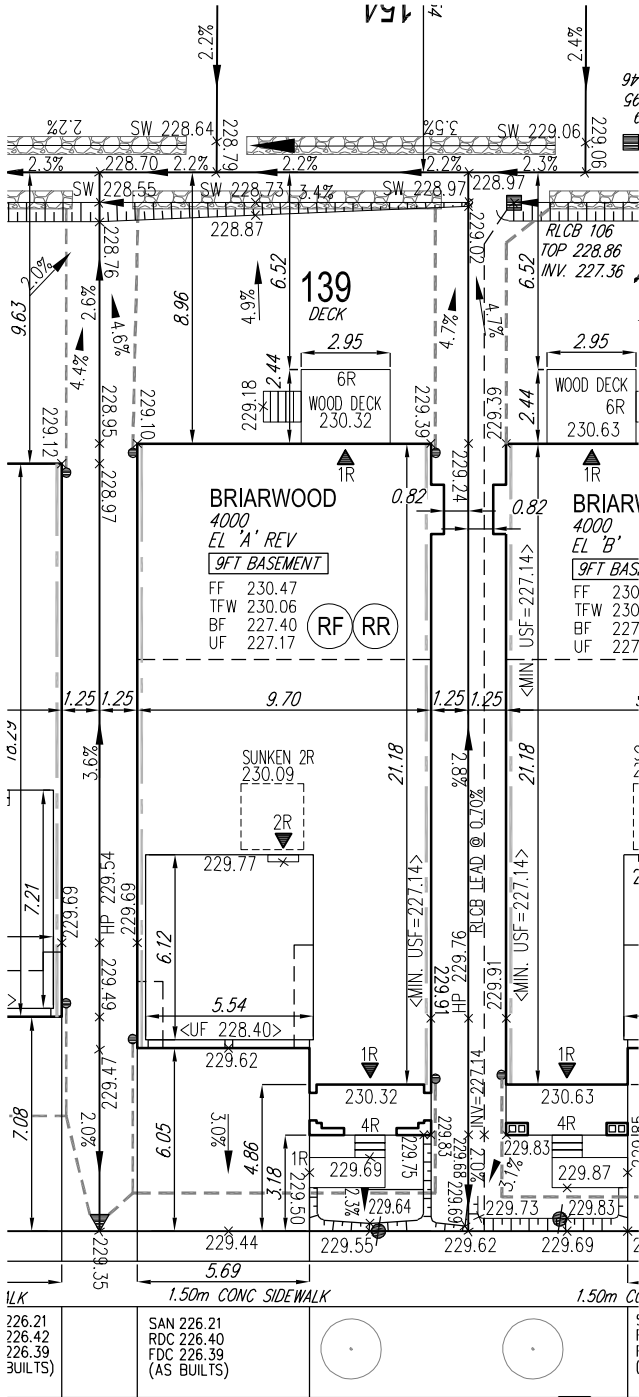
WE HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED, AND HEREBY CERTIFY THAT:

- 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: April 14/20 Reviewed By: M.R.C.



ROSSHAVEN CRESCENT

AIR CONDITIONER ROUGH
IN REQUIRED

EXTERIOR WALLS TO
HAVE STC RATING OF 54

COVERAGE CALCULATION	
LOT NO. :	139
LOT AREA :	427.000000
BLDG. AREA : (INCL. PORCH)	205.500000
LOT COVERAGE :	48.13 %
LANDSCAPE AREA:	179.220000
LANDSCAPE COV. :	41.97 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.000000
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	229.73
F.F. TO TOP OF ROOF:	10.580000
F.F. TO MEAN OF ROOF:	7.990000
PROPOSED BLDG. HGT:	8.71 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	38.790000
LANDSCAPE AREA :	20.700000
COVERAGE (50% MIN.):	53.36 %
SOFT LANDSCAPE AREA:	17.700000
SOFT COVERAGE (60% MIN.):	85.51 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	79.570000
SOFT LANDSCAPE AREA :	79.570000
COVERAGE (60% MIN.):	100.00 %

	ENGINEERED FILL LOTS		DOUBLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL H1 MODIFIED.		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)		SANITARY MANHOLE		WATER SERVICE
	STREET TREE		SINGLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL H1 MODIFIED.		STORM MANHOLE		VALVE & CHAMBER		HYDRO SERVICE
	RETAINING WALL		INFILTRATION TRENCH		VALVE & BOX		SHEET DRAINAGE		STREET LIGHT PEDESTAL
	CATCH BASIN		AIR CONDITIONER		HYDRANT		STREET LIGHT		TRAFFIC SIGNAL POWER PEDESTAL

	BELL PEDESTAL		HYDRO TRANSFORMER		SANITARY LINE		DOWNSPOUTS
	CABLE PEDESTAL		PADMOUNTED MOTOR		STORM WATER LINE		WINDOWS PERMITTED
	HYDRO POLE		EXISTING GRADES		WATERLINE		45 MINUTE FIRE RATED WALL
	HYDRO POLE GUY		PROPOSED GRADES		HYDRO LINE		SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)
	STREET SIGN		SWALE DIRECTION		GAS LINE		CHAIN LINK FENCE
	COMMUNITY MAILBOX		EMBANKMENT / BERM		CABLE LINE		PRIVACY FENCE
			SLOPE		BELL		ACOUSTIC FENCE
					HYDRO, GAS, BELL, CABLE LINE		

	SANITARY LINE		DOWNSPOUTS		SUMP PUMP AND SURFACE DISCHARGE LOCATION		FINISHED FLOOR
	STORM WATER LINE		WINDOWS PERMITTED		UPGRADE ELEVATION		TOP OF FOUNDATION WALL
	WATERLINE		45 MINUTE FIRE RATED WALL		CHAIN LINK FENCE		BASEMENT FLOOR
	HYDRO LINE		SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)		PRIVACY FENCE		UNDERSIDE OF FOOTING
	GAS LINE		CHAIN LINK FENCE		ACOUSTIC FENCE		WALKOUT DECK
	CABLE LINE		PRIVACY FENCE				MODIFIED
	BELL						REVERSED
	HYDRO, GAS, BELL, CABLE LINE						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.

- 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 TO 9FT BASEMENT PER BUILDER REQUEST	AW	2020.04.09
ISSUED FOR FINAL APPROVAL	AW	2020.01.29
ISSUED FOR PRELIMINARY APPROVAL	OF	2019/12/19



Title

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.

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139

Lot

ROSSHAVEN CRESCENT

Street Name

ROSSHAVEN CRESCENT

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

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

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