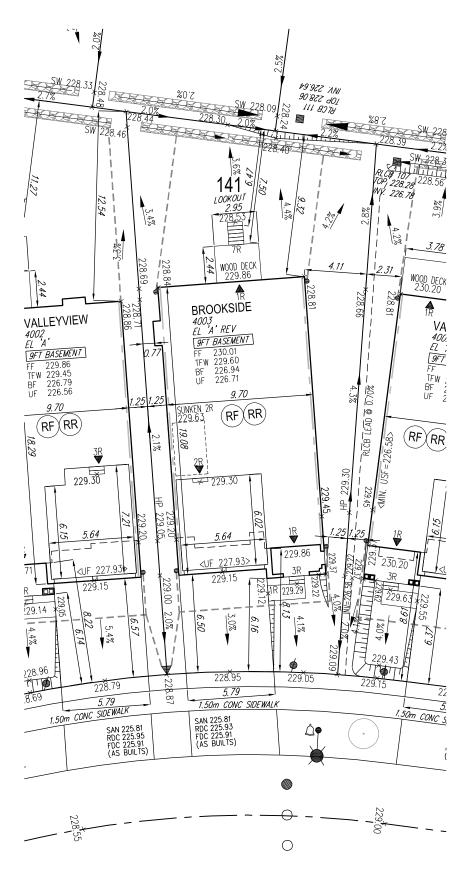
- The proposed grading and appurtenant drainage works comply with sound engineering principles.
  The proposed grading is in conformity with the grading plan
- approval for this subdivision and will not adversely affect adjacent lands. 3. The proposed building is compatible with the proposed grading.
- 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
- 6. The proposed building is a minimum of 0.6 m side yard setback from a drainage swale

SCS CONSULTING GROUP LTD.





## ROSSHAVEN CRESCENT

**EXTERIOR WALLS TO** HAVE STC RATING OF 54

**COVERAGE CALCULATION** OT NO. : OT AREA 500.99000 BLDG, AREA : (INCL. PORCH) 187.480000 OT COVERAGE 37.42 % ANDSCAPE AREA: 267.090000 ANDSCAPE COV. 53.31 % **BUILDING HEIGHT** MAX BUILDING HEIGHT: 11.000000 ROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN ISHED GRADE F.F. TO TOP OF ROOF 9.570000 F.F. TO MEAN OF ROOF 7.720000 PROPOSED BLDG. HGT: 8,41 m FRONT YARD LANDSCAPE AREA RONT YARD AREA: 72.190000 ANDSCAPE AREA: 37.490000 COVERAGE (50% MIN.) : 51.93 % 34.540000 SOFT LANDSCAPE AREA: SOFT COVERAGE (60% MIN.) 92.13 % REAR YARD LANDSCAPE AREA REAR YARD AREA : 122,29000 SOFT LANDSCAPE AREA : 121.040000

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

CATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO BELOCATE AT BUILDER'S EXPENSE.

MAINTAINED, BUILDER IS TO REDUCTE A MO 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 TRW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

PROVIDED WITH A REDUCTION OF THICKNESS FOR WASONN'T VENEER AS REQUIRED.			
-	-	-	,
-	-	-	
-	-	-	
-	-	-	
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	Ń
DOMNISPOLITS FE FINISHED FLOOR			

COVERAGE (60% MIN.): 98.98 % ENGINEERED FILL LOTS DOUBLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. DETAIL I-1 MODIFIED. · STREET TREE S DWG, 902 RETAINING WALL SINGLE STM / SAN / FDC / RDC REFER TO SCS DWG. DETAIL I-1 MODIFIED. FER TO SCS DWG. 902

IS RR (SEE NOTE 1.3) AIR CONDITIONER **\rightarrow** 

19695

■ WATER SERVICE → / HYDRO SERVICE ~~~ SHEET DRAINAGE STREET LIGHT PEDESTAL VALVE & BOX ● STREET LIGHT

TRAFFIC SIGNAL POWER PEDEST.

 BELL PEDESTAL CABLE PEDESTAL → HYDRO POLE O— HYDRO POLE GUY O STREET SIGN

COMMUNITY MAILBOX

A HYDRO TRANSFORMER — SAN — SANITARY LINE — STM — STORM WATER LINE PADMOUNTED MOTOR - w-- WATERLINE ್ಸ್ 89.65 EXISTING GRADES x190.10 PROPOSED GRADES — c — GAS LINE ---- CABLE LINE 2.0% SWALE DIRECTION EMBANKMENT / BERM MAX 3:1 SLOPE

0 WINDOWS PERMITTED 45 MINUTE FIRE RATED WALL EXTERIOR DOOR LOCATION

DISCHARGE LOCATION UPGRADE ELEVATION CHAIN LINK FENCE FENCE AND GATE PRIVACY FENCE EXTERIOR DOOR LOCATION IF GRADE PERMITS

TFW BF UF REV

TOP OF FOUNDATION WALL BASEMENT FLOOR UNDERSIDE OF FOOTING WALKOUT DECK WALKOUT BASEMENT MODIFIED REVERSED

SITING AND GRADING PLAN

HUNT DESIGN ASSOCIATES INC.

INFILTRATION TRENCH

QUALIFICATION INFORMATION Allan Whiting 23177 DESIGN ASSOCIATES INC.

ROSSHAVEN CRESCENT 141 **GOLDPARK HOMES - 217020** PINE VALLEY, VAUGHAN ONT.

Checked By OF 1:250 217020WSP01 DM

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