

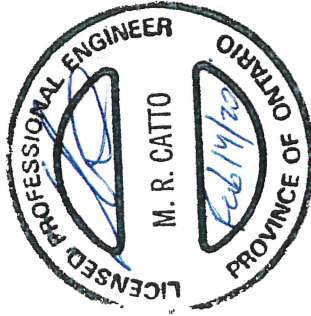
- (RC) COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION
- (RF) HALF ROOF CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION
- (RR) HALF ROOF CONNECTED TO REAR DOWNSPOUT AND CONNECTED TO INFILTRATION TRENCH
- 1.1 - ROOF DRAINS TO BE 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 - REAR ROOF DRAINS TO BE CONNECTED TO REAR 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 1.2m 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 DOWNSPOUT (REFER TO SCS DWG. 906 DETAIL C FOR ROOF CONFIGURATION AND DETAIL B FOR ROOF CONFIGURATION RC & RF) (REFER TO SCS DWG. 906 DETAIL A)
- 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 RDC 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 120

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 graded 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

COVERAGE CALCULATION	
LOT NO. :	120
LOT AREA :	576.50 m ²
BLDG. AREA : (incl. porch)	169.64 m ²
LOT COVERAGE :	29.43 %
LANDSCAPE AREA :	350.27 m ²
LANDSCAPE COV. :	60.76 %

BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE @ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	231.74
F.F. TO TOP OF ROOF:	10.49 m
F.F. TO MEAN OF ROOF:	8.32 m
PROPOSED BLDG. HGT:	8.98 m

FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	65.13 m ²
LANDSCAPE AREA :	33.13 m ²
COVERAGE (60% MIN.) :	50.87 %
SOFT LANDSCAPE AREA:	30.53 m ²
SOFT COVERAGE (60% MIN.):	92.15 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	249.83 m ²
SOFT LANDSCAPE AREA :	247.83 m ²
COVERAGE (60% MIN.):	99.20 %

- ENGINEERED FILL LOTS
- STREET TREE
- RETAINING WALL
- CATCH BASIN
- INFILTRATION TRENCH
- CONNECTION TO RDC/LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.1) AND CONNECTION TRENCH WHEN ROOF CONFIGURATION IS RR (SEE NOTE 1.3)
- AIR CONDITIONER
- HYDRANT
- POWER PEDestal
- STREET LIGHT
- TRAFFIC SIGNAL
- COMMUNITY MAILBOX
- HYDRO TRANSFORMER
- WATER SERVICE
- HYDRO SERVICE
- HYDRO MANHOLE
- VALVE & CHAMBER
- VALVE & BOX
- STREET LIGHT
- TRAFFIC SIGNAL
- COMMUNITY MAILBOX
- HYDRO TRANSFORMER
- WATER SERVICE
- HYDRO SERVICE
- HYDRO MANHOLE
- VALVE & CHAMBER
- VALVE & BOX
- STREET LIGHT
- TRAFFIC SIGNAL
- COMMUNITY MAILBOX

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

Allen Whiting

NAME

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

Sheet Name

120

Plan No.

ROSSHAVEN CRESCENT

Lot

217020WSP01

Scale

1:250

Checked By

DM

OF

217020WSP01

Drawn By

DM

OF

217020WSP01

File Number

217020WSP01

GOLDPARK HOMES - 217020

PINE VALLEY, VAUGHAN ONT.

ROSSHAVEN CRESCENT

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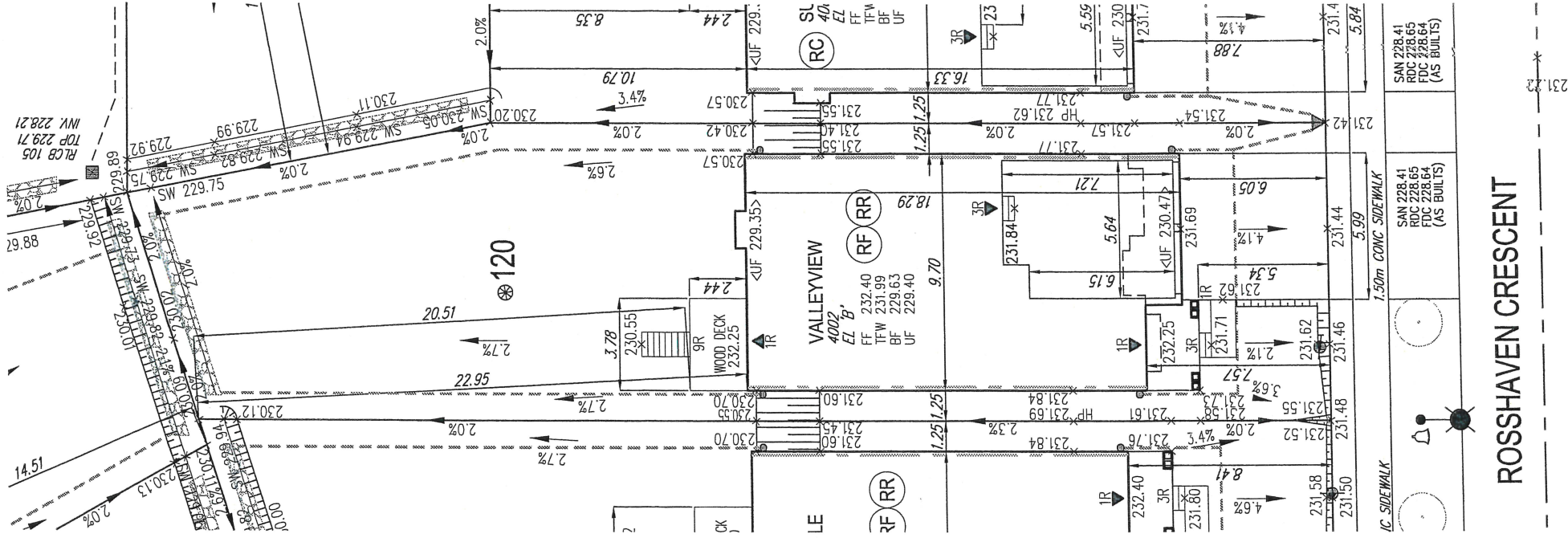
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ROSSHAVEN CRESCENT



ROSSHAVEN CRESCENT

20-192EP

It is the builder's complete responsibility to ensure that all plans submitted for approval 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 plans or building code or plan submitted 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, Architect

- 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 FIN. AND SAN. LATERALS IN RELATION TO BASEMENT USE 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 CH APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TFV 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	2019/219

FINISHED FLOOR	FF	TOP OF FOUNDATION WALL
DOWNPOUTS	DOWNPOUTS	DOWNPOUTS
WINDOWS PERMITTED	WINDOWS PERMITTED	WINDOWS PERMITTED
45 MINUTE FIRE RATED WALL	45 MINUTE FIRE RATED WALL	45 MINUTE FIRE RATED WALL
SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE	SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE	SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE
(NO WINDOWS PERMITTED)	(NO WINDOWS PERMITTED)	(NO WINDOWS PERMITTED)
EXTERIOR DOOR LOCATION	EXTERIOR DOOR LOCATION	EXTERIOR DOOR LOCATION
EXTERIOR DOOR LOCATION	EXTERIOR DOOR LOCATION	EXTERIOR DOOR LOCATION
IF GRADE PERMITS	IF GRADE PERMITS	IF GRADE PERMITS

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