AWHITING | FRI FEB 14/20 12:51 PM | K:\PROJECTS\2017\217020.GOLD\SITE\217020WSP01- OCT 10 2018.DWG

(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 122

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.

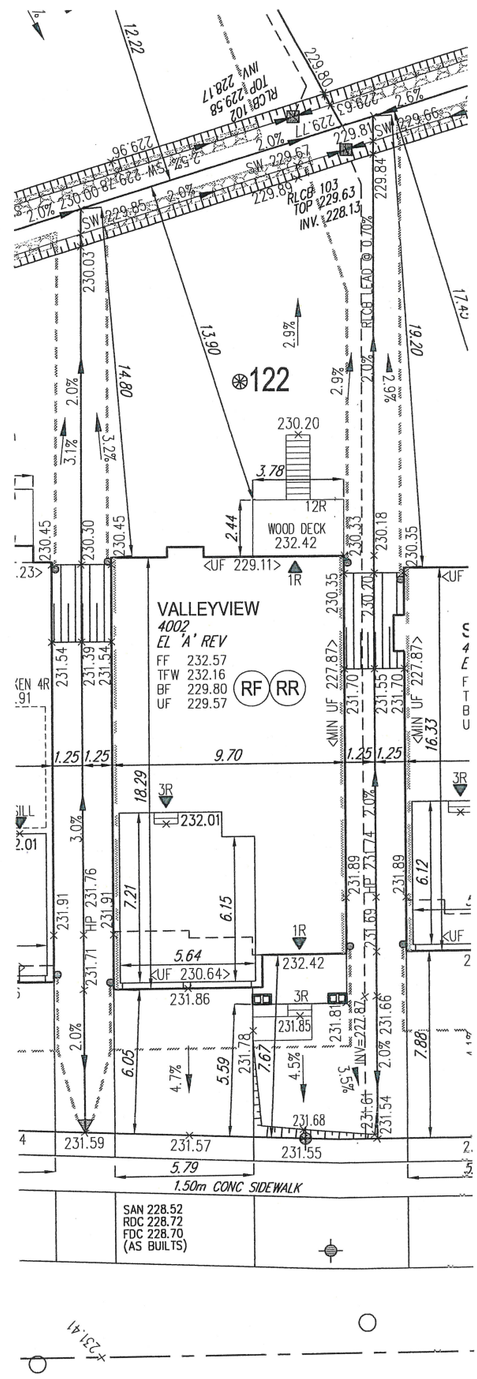
SCS CONSULTING GROUP LTD.

LICENSED PROFESSIONAL ENGINEER
M. R. CATTO
Feb 14/20
PROVINCE OF ONTARIO

Date: Feb. 14/20 Reviewed By: MRC

FOR OFFICE USE ONLY
CITY OF VAUGHAN
BUILDING STANDARDS DEPARTMENT
PLANS EXAMINATION
RECEIVED FEB 27 2020

	DATE REVIEWED	INITIAL
ZONING	03/03/20	pto
GRADING		
BUILDING CODE		
MECHANICAL		
PLUMBING		
FIRE		



STANDARD AIR CONDITIONER REQUIRED
EXTERIOR WALLS TO HAVE STC RATING OF 54

All site plans and construction to comply with City of Vaughan By-Law 1-88 a.a.

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 %

CITY OF VAUGHAN
DEVELOPMENT ENGINEERING DEPARTMENT
PLANS EXAMINATION
RECEIVED FEB 20 2020

	DATE REVIEWED	INITIAL
ZONING:		
GRADING:	2/21/20	M

20-364

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.

ARCHITECTURAL REVIEW & APPROVAL
FEB 19 2020
John G. Williams Limited, Architect

20-194EP

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 STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S 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 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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-	-	-
-	-	-
-	-	-
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ISSUED FOR FINAL APPROVAL	AW	2020.01.29
ISSUED FOR PRELIMINARY APPROVAL	OF	2019/12/19

ENGINEERED FILL LOTS; STREET TREE; RETAINING WALL; CATCH BASIN; DOUBLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.; SINGLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.; INFILTRATION TRENCH; 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); 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; FF FINISHED FLOOR; TFW TOP OF FOUNDATION WALL; BF BASEMENT FLOOR; UF UNDERSIDE OF FOOTING; WOD WALKOUT DECK; WOB WALKOUT BASEMENT; MOD MODIFIED; REV REVERSED; ND NO DOOR; HIGHLIGHTED GRADE

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
NAME: Allan Whiting SIGNATURE: BCIN: 23177
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. 19695

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Plan No. -
Lot 122
Street Name ROSSHAVEN CRESCENT

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By	Checked By	Scale	File Number	Lot / Page Number
DM	OF	1:250	217020WSP01	122

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