

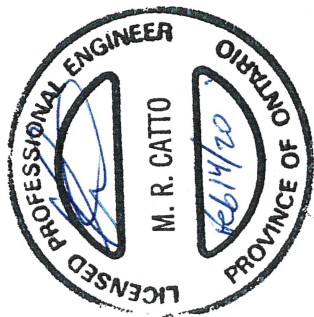
- (RC) COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- (RF) HALF ROOF CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- (RR) HALF ROOF CONNECTED TO REAR DOWNSPOUT AND CONNECTED TO INFILTRATION TRENCH.
- 1.1 - ROOF DRAINS TO BE CONNECTED AT THE FRONT TO RDC SERVICE CONNECTION ON 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 AND CONNECTED TO RDC SERVICE CONNECTION. REFER TO SCS DWG. 906 DETAIL A.
- 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 LEAK EMERGENCY OVERFLOW TO DISCHARGE VIA SPLASH PAD REAR TO DETAIL B OR DETAIL A FOR ROOF CONFIGURATION RR AND DETAIL B OR 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 100% CAP REVERSE CAP TO BE CONNECTED TO INFILTRATION TRENCH. BUILDER IS RESPONSIBLE TO QUOTE REAR 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 **135**

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: **Feb. 14/20** Reviewed By: **MRC**

CITY OF VAUGHAN
DEVELOPMENT ENGINEERING DEPARTMENT
PLANS EXAMINATION

RECEIVED **FEB 20 2020**

DATE REVIEWED **2/21/20** INITIAL **MP**

ZONING: **21120**

GRADING: **M**

COVERAGE CALCULATION	
LOT NO.:	135
LOT AREA:	427.00 m ²
BLDG. AREA: (incl. porch)	187.48 m ²
LOT COVERAGE:	43.91 %
LANDSCAPE AREA:	196.43 m ²
LANDSCAPE COV.:	46.00 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE: FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	230.90
F.F. TO TOP OF ROOF:	9.65 m
F.F. TO MEAN OF ROOF:	7.75 m
PROPOSED BLDG. HGT:	8.82 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA:	66.06 m ²
LANDSCAPE AREA:	34.70 m ²
COVERAGE (60% MIN.):	52.53 %
SOFT LANDSCAPE AREA:	
SOFT LANDSCAPE AREA:	31.75 m ²
COVERAGE (60% MIN.):	91.50 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA:	90.72 m ²
SOFT LANDSCAPE AREA:	88.72 m ²
COVERAGE (60% MIN.):	97.80 %

- ENGINEERS FILL LOTS
- STREET TREE
- RETAINING WALL
- CATCH BASIN
- CONNECTION TO RDC LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.1)
- AND CONNECTION TO REAR WHEN ROOT CONFIGURATION IS RR (SEE NOTE 1.3)
- SANITARY MANHOLE
- 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
- HYDRANT
- AIR CONDITIONER
- INFILTRATION TRENCH

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.

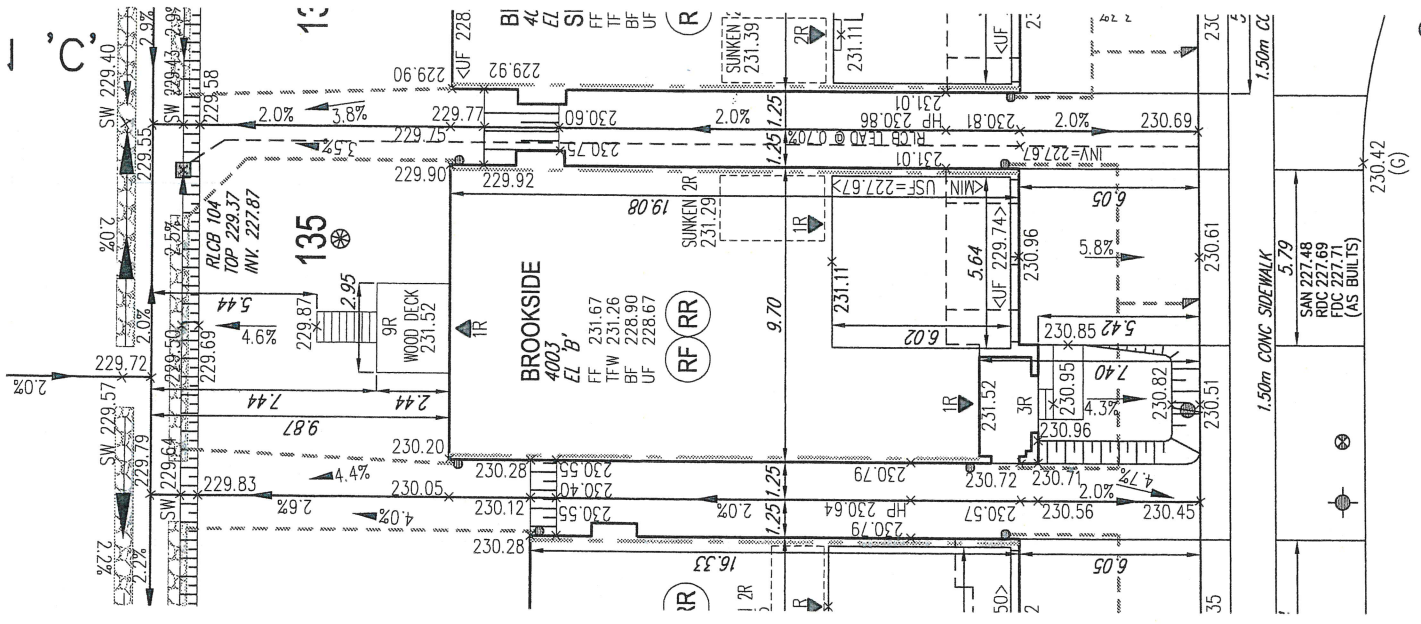
ALAIN WHITING
HUNT DESIGN ASSOCIATES INC.
23177
19695



ROSSHAVEN CRESCENT

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By: **DM** OF **1-250** Scale
Checked By: **DM** OF **1-250** Scale
File Number: **217020WSP01**



ROSSHAVEN CRESCENT

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

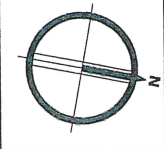
20-119EP

It is the builder's complete responsibility to ensure that all plans submitted to the City of Vaughan comply with the applicable regulations and provisions 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

- 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 USE 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 TYP 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	2019/2/19

- FINISHED FLOOR
- TOP OF FOUNDATION WALL
- BASEMENT FLOOR
- UNDERSIDE OF FOOTING
- WALKOUT DECK
- WALKOUT BASEMENT
- MODIFIED
- REVERSED
- ACROSTIC HIGHLIGHTED GRADE
- SUMP PUMP AND SURFACE DISCHARGE LOCATION
- UPGRADE ELEVATION
- CHAIN LINK FENCE
- FENCE AND GATE
- PRIVACY FENCE
- ACROSTIC HIGHLIGHTED GRADE
- DOWNSPUTS
- WINDOWS PERMITTED
- 45 MINUTE FIRE RATED WALL
- SIDEYARD DISTANCE IS LESS (NO WINDOWS PERMITTED)
- EXTERIOR DOOR LOCATION
- HYDRO GAS
- BELL, CABLE LINE
- MAX 3:1 SLOPE