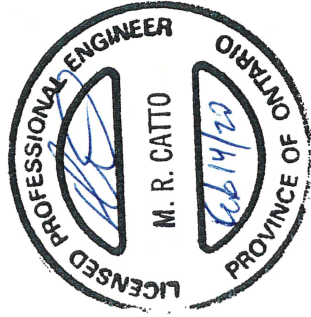


- (RC) COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- (RF) HALF ROOF CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- (RR) HALF ROOF CONNECTED TO REAR DOWNSPOUT AND CONNECTED TO INFILTRATION TRENCH.
- 1.1 - ROOF DRAINS TO 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 100mm² 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 141
- 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 0.8 m side yard setback from a drainage swale.
- SOS CONSULTING GROUP LTD.



Date: Feb. 14/20 Reviewed By: MRC

COVERAGE CALCULATION	
LOT NO. :	141
LOT AREA :	500.99 m ²
BLDG. AREA : (INCL. PORCH)	187.48 m ²
LOT COVERAGE :	37.42 %
LANDSCAPE AREA :	267.09 m ²
LANDSCAPE COV. :	53.31 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE @ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	229.23
F.F. TO TOP OF ROOF:	9.57 m
F.F. TO MEAN OF ROOF:	7.72 m
PROPOSED BLDG. HGT:	8.41 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	72.19 m ²
LANDSCAPE AREA :	37.49 m ²
COVERAGE (60% MIN.):	51.93 %
SOFT LANDSCAPE AREA	
SOFT LANDSCAPE AREA:	34.54 m ²
SOFT COVERAGE (60% MIN.):	92.13 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	122.29 m ²
SOFT LANDSCAPE AREA :	121.04 m ²
COVERAGE (60% MIN.):	98.98 %

- ENGINEERED ALL LOTS
- STREET TREE
- RETAINING WALL
- CATCH BASIN
- DOUBLE END GUTTER / FRC / FRC
- REFER TO SCS DWG. 902 DETAIL 1.1 MODIFIED.
- SINGLE END GUTTER / FRC / FRC CONNECTION
- REFER TO SCS DWG. 902 DETAIL 1.1 MODIFIED.
- INFILTRATION TRENCH

SITING AND GRADING PLAN

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN. THE DESIGN IS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

NAME: Allan Whiting

SIGNATURE: [Signature]

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

23177

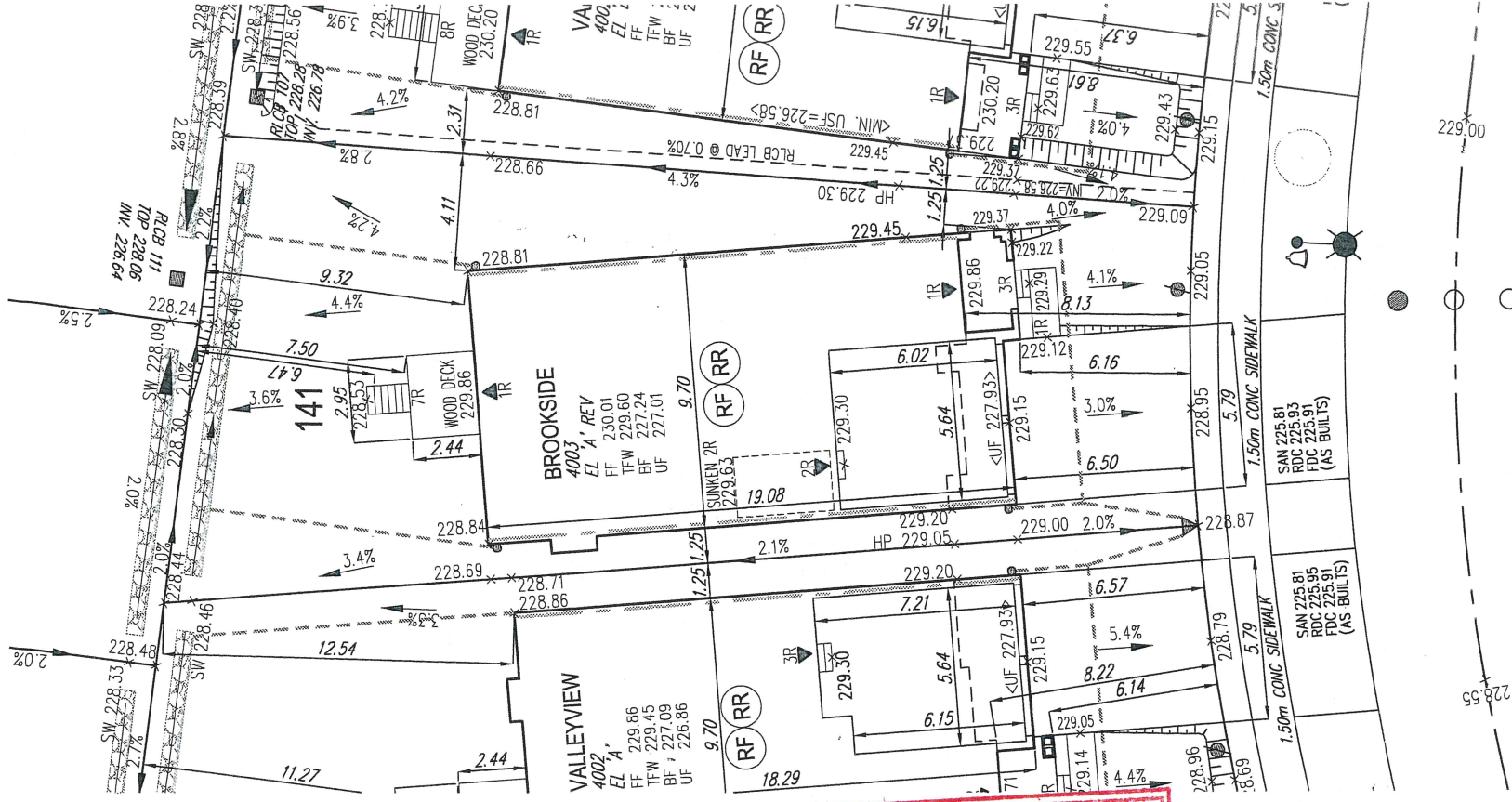
BCN

19695

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.

ROSSHAVEN CRESCENT



CITY OF VAUGHAN
DEVELOPMENT ENGINEERING DEPARTMENT
PLANS EXAMINATION

RECEIVED FEB 20 2020

DATE REVIEWED: 2/21/20 INITIAL: NP

ZONING:

GRADING:

It is the builder's complete responsibility to ensure that all plans submitted in accordance with the City of Vaughan Building Code and the Ontario Building Code are in compliance with 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 Architects

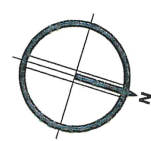
- HYDRO TRANSFORMER - SAN - STORM WATER LINE
PNEUMATIC MOTOR
EXISTING GRADES
PROPOSED GRADES
2.0% SWALE DIRECTION
EMBANKMENT / BERM
MAX 3:1 SLOPE

- BELL PEDESTAL
CABLE PEDESTAL
HYDRO POLE
HYDRO POLE GUY
STREET SIGN
COMMUNITY MAILBOX

- SANITARY MANHOLE
STORM MANHOLE
VALVE & CHAMBER
VALVE & BOX
HYDRANT

- WATER SERVICE
HYDRO SERVICE
SHEET DRAINAGE
STREET LIGHT PEDESTAL
STREET LIGHT
TRAFFIC SIGNAL
POWER PEDESTAL

- FINISHED FLOOR
TOP OF FOUNDATION WALL
BASEMENT FLOOR
UNDER SIDE OF FOOTING
WOOD WALKOUT DECK
WOOD WALKOUT BASEMENT
REV REVERSED
NO DOOR
HIGHLIGHTED GRADE



ISSUED FOR FINAL APPROVAL	ISSUED FOR PRELIMINARY APPROVAL	FILE NUMBER
AW	AW	217020WSP01
2020.01.29	2019/12/19	

ROSSHAVEN CRESCENT

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

HUNT DESIGN ASSOCIATES INC.

www.hunt-design.ca

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

Scale: 1:250

Checked By: DM

OF

217020WSP01

File Number

Lot / Page Number

141

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