

- COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION. HALF ROOF CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION. 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 RDC SERVICE CONNECTION FOR ROOF CONFIGURATIONS RC, RF, & RR (REFER TO SCS DWG. 906 DETAIL A).
- 1.4 - REAR ROOF DRAINS TO BE CONNECTED TO INFILTRATION TRENCH (REFER TO SCS DWG. 906 DETAIL A).
- 1.5 - 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 120mm BELOW FINISHED GRADE.
- 1.6 - ALL FRONT AND REAR YARDS SHALL BE GRADED AT A 2%-5% GRADE WITHIN 6.0m OF THE DWELING UNIT.
- 1.7 - MAXIMUM DRIVEWAY SLOPE SHALL BE 8%.
- 1.8 - THE MAXIMUM ALLOWABLE SLOPE IS 5:1 (HORIZONTAL AND VERTICAL) WITH A MINIMUM RELATIVE DIFFERENCE OF 60mm.
- 1.9 - DRIVEWAY SHALL BE SET BACK A MINIMUM OF 1.0m, FROM ABOVE GROUND SERVICES OR OTHER OBSTRUCTION.
- 1.10 - LOT HIGH POINT (HP) TO BE 2.0m UPSTREAM OF DOWNSPOUTS.
- 1.11 - 10' ROOF LATER EMERGENCY OVERFLOW TO DISCHARGE VIA DOWNSPOUTS TO BE PROVIDED FOR EACH ROOF.
- 1.12 - REAR ROOF DRAINS TO BE CONNECTED TO RDC SERVICE CONNECTION FOR ROOF CONFIGURATIONS RC & RF.
- 1.13 - INFILTRATION TRENCHES NOT TO CROSS BETWEEN LOT LINES. (REFER TO SCS DWG. 906 DETAIL A).
- 1.14 - IF ROOF CONFIGURATION IS RR, REAR ROOF DOWNSPOUTS CONNECTED TO REAR DOWNSPOUT & 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.
- 1.15 - BUILDER TO REFER TO SCS DWG. 906 DETAILS A & B FOR DETAILS ON THE INFILTRATION TRENCH.

LOT **142**

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.

M. R. CATTO
PROFESSIONAL ENGINEER
ONTOARIO
PROVINCE OF

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

CITY OF VAUGHAN
DEVELOPMENT ENGINEERING DEPARTMENT
PLANS EXAMINATION

RECEIVED **FEB 20 2020**

DATE REVIEWED **2/24/20** INITIAL **NR**

ZONING: **212/20** GRADING: **NR**

COVERAGE CALCULATION	
LOT NO.:	142
LOT AREA:	593.36 m ²
BLDG. AREA: (INC. PORCH)	169.55 m ²
LOT COVERAGE:	28.57 %
LANDSCAPE AREA:	364.54 m ²
LANDSCAPE COV.:	61.44 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE @ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	229.09
F.F. TO TOP OF ROOF:	11.43 m
F.F. TO MEAN OF ROOF:	8.79 m
PROPOSED BLDG. HGT:	9.56 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA:	70.97 m ²
LANDSCAPE AREA:	36.36 m ²
COVERAGE (60% MIN.):	51.26 %
SOFT LANDSCAPE AREA:	
SOFT LANDSCAPE AREA:	33.42 m ²
SOFT COVERAGE (60% MIN.):	91.86 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA:	215.04 m ²
SOFT LANDSCAPE AREA:	213.54 m ²
COVERAGE (60% MIN.):	99.30 %

- ENGINEERED FILL LOTS
- STREET TREE
- RETAINING WALL
- CATCH BASIN
- CONNECTION TO RDC SERVICE CONNECTION (REFER TO SCS DWG. 902 DETAIL H MODIFIED)
- SANITARY MANHOLE
- WATER SERVICE
- HYDRO SERVICE
- SHEET DRAINAGE
- VALVE & CHAMBER
- VALVE & BOX
- HYDRANT
- AIR CONDITIONER
- INFILTRATION TRENCH
- BELL PEDESTAL
- CABLE PEDESTAL
- HYDRO POLE
- HYDRO POLE GUY
- STREET SIGN
- COMMUNITY MAILBOX
- TRAFFIC SIGNAL
- POWER PEDESTAL

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
Allan Whitting
Signature

NAME
HUNT DESIGN ASSOCIATES INC.

19695

23177

BCIN

HUNT
DESIGN ASSOCIATES INC.
www.huntassociates.ca

Lot

142

Street Name

ROSSHAVEN CRESCENT

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

Drawn By

DM

Checked By

OF

Scale

1:250

File Number

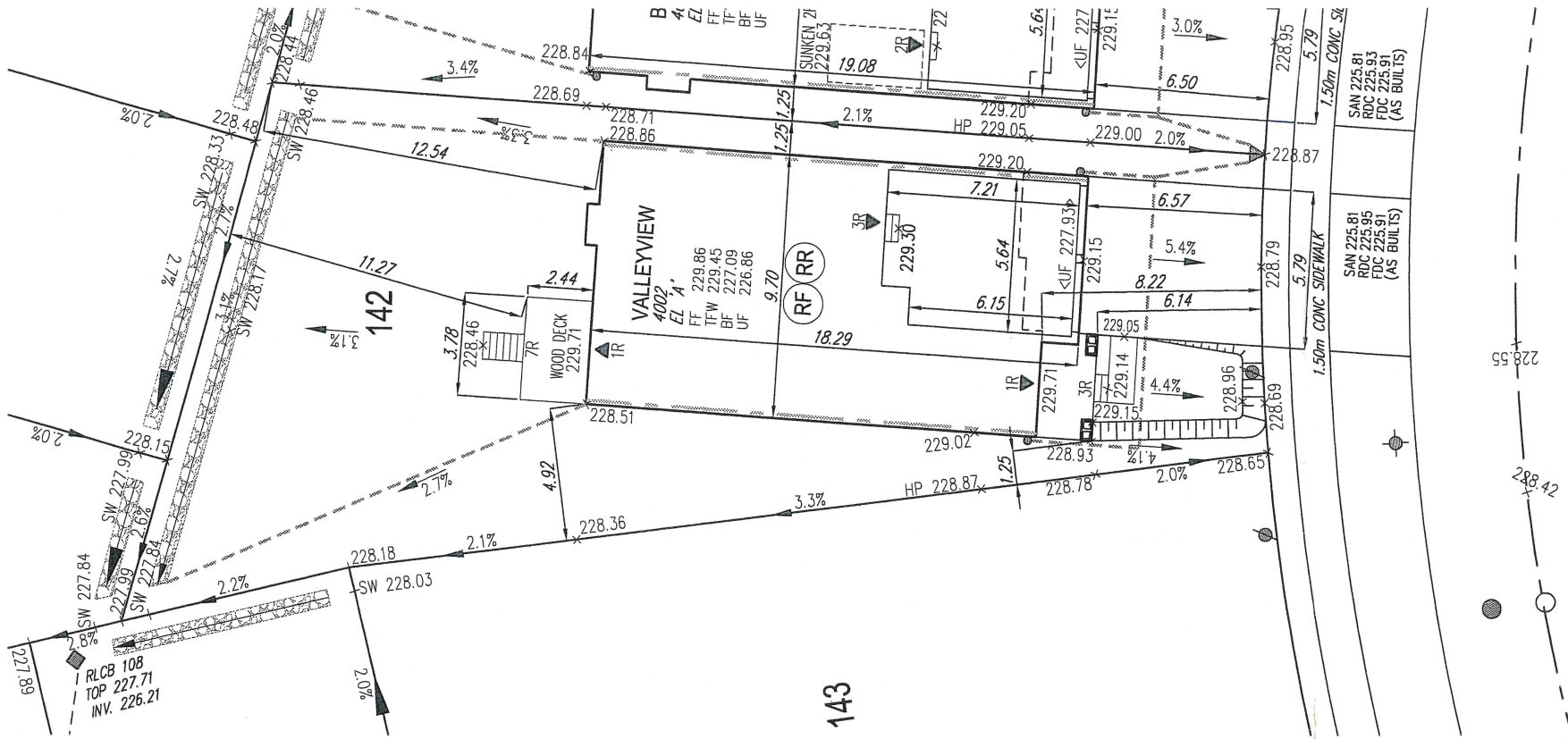
217020WSP01

Lot / Page Number

142

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

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ROSSHAVEN CRESCENT

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.

20-123EP

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 matters. The Control house can be properly built or located on its lot.

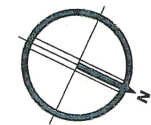
This is to certify that these plans comply with the applicable Architectural Guidelines approved by the City of VAUGHAN.

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 US 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 ITW 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	OF	2019/12/19
DOWNSPOUTS	FINISHED FLOOR	
WINDOWS PERMITTED	TOP OF FOUNDATION WALL	
45 MINUTE FIRE RATED WALL	UNDERSIDE OF FOOTING	
THICKNESS NOT LESS THAN 1.2m TO LOT LINE	WOOD FRAMING	
(NO WINDOWS PERMITTED)	WOOD FRAMING	
EXTERIOR DOOR LOCATION	WOOD REVERSED	
IF GRACE PERMITS	NO DOOR	
MAX 3:1 SLOPE	NO DOOR	

HYDRO TRANSFORMER	SANITARY LINE	WATER SERVICE	HYDRO SERVICE	SANITARY MANHOLE	CONNECTION TO RDC SERVICE CONNECTION (REFER TO SCS DWG. 902 DETAIL H MODIFIED)
PAD MOUNTED MOTOR	WATERLINE	SHEET DRAINAGE	VALVE & CHAMBER	VALVE & BOX	AIR CONDITIONER
EXISTING GRADES	HYDRO LINE	STREET LIGHT PEDESTAL	VALVE & BOX	HYDRANT	INFILTRATION TRENCH
190.10 PROPOSED GRADES	GAS LINE	STREET LIGHT	VALVE & BOX	HYDRANT	INFILTRATION TRENCH
SWALE DIRECTION	CABLE LINE	STREET SIGN	VALVE & BOX	HYDRANT	INFILTRATION TRENCH
2.0% SWALE DIRECTION	BELL	COMMUNITY MAILBOX	VALVE & BOX	HYDRANT	INFILTRATION TRENCH
EMBANKMENT / BERM	HYDRO, GAS, BELL CABLE LINE	POWER PEDESTAL	VALVE & BOX	HYDRANT	INFILTRATION TRENCH
MAX 3:1 SLOPE	HYDRO, GAS, BELL CABLE LINE	POWER PEDESTAL	VALVE & BOX	HYDRANT	INFILTRATION TRENCH