



ROSSHAVEN CRESCENT

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

COVERAGE CALCULATION LOT NO. 119 LOT AREA: 427.00 m2 BLDG. AREA: (NOL PORCH LOT COVERAGE 38.29 % LANDSCAPE AREA: 208.58 m2 LANDSCAPE COV. 48.85 % **BUILDING HEIGHT** MAX BUILDING HEIGHT: It is the builder's complete responsibility to ensure that all plans submitted for approva fully comply with the Architectural Guidelines and all applicable regulations and requirements FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN GENERAL NOTES ESTABLISHED GRADE: 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. MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE. 10.91 m F.F. TO TOP OF ROOF: BUILDER TO VERIFY ELEV, OF STM, AND SAN, LATERALS IN RELATION TO BASEMENT U/S OF FOOTING F.F. TO MEAN OF ROOF: 8.53 m ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN PROPOSED BLDG. HGT: 9.26 m 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. FRONT YARD LANDSCAPE AREA This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN. FRONT YARD AREA: 80.32 m2 UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES. LANDSCAPE AREA: 41.86 m2 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 COVERAGE (50% MIN.): 52.12 % PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED. SOFT LANDSCAPE AREA: JOHN G. WILLIAMS LTD., ARCHITECT 38.93 m2 SOFT COVERAGE (60% MIN.): 93.00 % REAR YARD LANDSCAPE AREA DATE: FEB 10, 2020 REAR YARD AREA: 101.88 m2 Design Guidelines only and bears no further professional responsibility. SOFT LANDSCAPE AREA: 99.88 m2 ISSUED FOR FINAL APPROVAL AW 2020.01.2 COVERAGE (60% MIN.): 98.04 % ISSUED FOR PRELIMINARY APPROVAL OF 2019/12/19 CONNECTION TO ROC LATERAL
SERVICE AT THE FRONT OF
HE HOUSE (SEE NOTE 1.1)
AND CONNECTION TO REAR
LOT INSITRATION TRENCH
WHEN ROOF CONSIGNATION
S VALVE & CHAMBER
IS RR (SEE NOTE 1.3) ENGINEERED FILL LOTS FINISHED FLOOR TOP OF FOUNDATION WALL BASEMENT FLOOR UNDERSIDE OF FOOTING DOUBLE STM / SAN / FDC / RDC BELL PEDESTAL ── WATER SERVICE HYDRO TRANSFORMER HYDRO SERVICE PADMOUNTED MOTOR STORM WATER LINE WINDOWS PERMITTED REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED. STREET TREE CABLE PEDESTAL WATERLINE 45 MINUTE FIRE RATED WALL. SIDEYARD DISTANCE IS LESS UPGRADE ELEVATION ~ SHEET DRAINAGE 18965 EXISTING GRADES HYDRO LINE → HYDRO POLE SINGLE STM / SAN / FDC / RDC CONNECTION. WALKOUT DECK CHAIN LINK FENCE RETAINING WALL STREET LIGHT PEDESTAL GAS LINE CABLE LINE 19(),1() PROPOSED GRADES FENCE AND GATE WOB WALKOUT BASEMENT O HYDRO POLE GUY REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED. VALVE & BOX MOD MODIFIED 2.0% SWALE DIRECTION CATCH BASIN STREET LIGHT O STREET SIGN ▼ EXTERIOR DOOR LOCATION REV REVERSED ND NO DOOR XXXXXX HIGHLIGHTED GRADE BELL EXTERIOR DOOR LOCATION

PRIVACY FENCE

PRIVACY FENCE

ACCURATE FENCE AIR CONDITIONER TRAFFIC SIGNAL POWER PEDESTA COMMUNITY MAILBOX -O- HYDRANT INFILTRATION TRENCH ROSSHAVEN CRESCENT 119

SITING AND GRADING PLAN

REGISTRATION INFORMATION HUNT DESIGN ASSOCIATES INC.

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 Whiting

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DESIGN ASSOCIATES INC.

GOLDPARK HOMES - 217020 PINE VALLEY, VAUGHAN ONT.

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