


- (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 98**

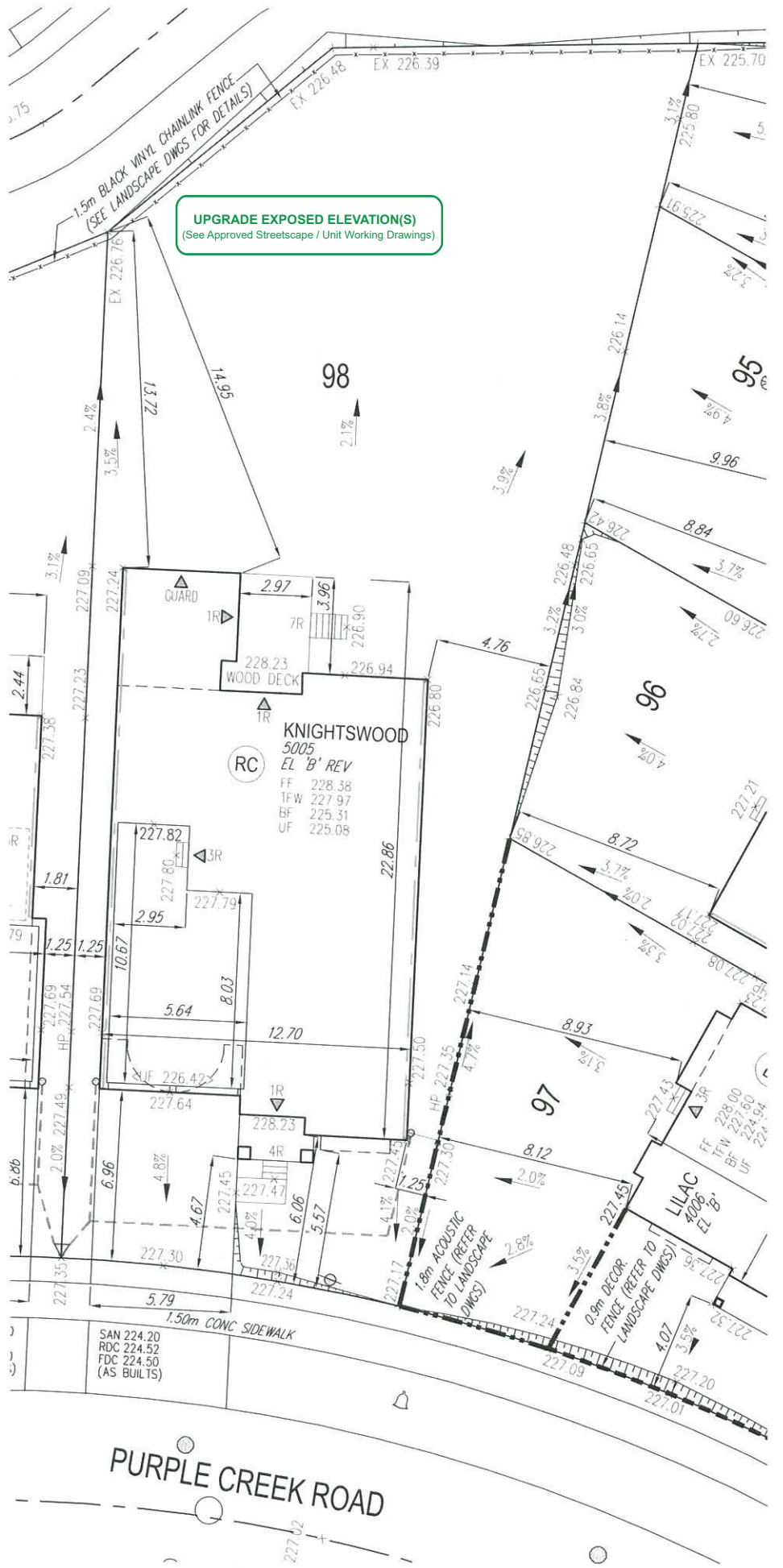
WE HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED, AND HEREBY CERTIFY THAT:

- 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 6/20 Reviewed By: MRC



COVERAGE CALCULATION	
LOT NO. :	98
LOT AREA :	922.14 m <sup>2</sup>
BLDG. AREA : (INCL. PORCH)	250.93 m <sup>2</sup>
LOT COVERAGE :	27.21 %
LANDSCAPE AREA :	615.29 m <sup>2</sup>
LANDSCAPE COV. :	66.72 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT :	11.00 m
FROM AVERAGE FIN. GRADE @ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE :	227.54
F.F. TO TOP OF ROOF :	11.29 m
F.F. TO MEAN OF ROOF :	8.98 m
PROPOSED BLDG. HGT :	9.82 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	69.86 m <sup>2</sup>
LANDSCAPE AREA :	43.84 m <sup>2</sup>
COVERAGE (50% MIN.) :	62.75 %
SOFT LANDSCAPE AREA :	41.01 m <sup>2</sup>
SOFT COVERAGE (60% MIN.) :	93.54 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	437.99 m <sup>2</sup>
SOFT LANDSCAPE AREA :	437.99 m <sup>2</sup>
COVERAGE (60% MIN.) :	100.00 %

**AIR CONDITIONER ROUGH IN REQUIRED**

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.

**JOHN G. WILLIAMS LTD., ARCHITECT**  
 ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: \_\_\_\_\_  
 DATE: FEB 10 2020

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

- 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 U/S 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 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.

ENGINEERED FILL LOTS	DOUBLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL H1 MODIFIED	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)	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	SINGLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL H1 MODIFIED	AIR CONDITIONER	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STM - STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL	INFILTRATION TRENCH		VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	WATERLINE	45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)	CHAIN LINK FENCE	UF BASEMENT FLOOR
CATCH BASIN			VALVE & BOX	STREET LIGHT PEDESTAL	STREET LIGHT	190.10 PROPOSED GRADES	HYDRO LINE	FENCE AND GATE	PRIVACY FENCE	WOB WALKOUT DECK
			HYDRANT	STREET SIGN	TRAFFIC SIGNAL POWER PEDESTAL	2.0% SWALE DIRECTION	GAS LINE	ACOUSTIC FENCE	MOD MODIFIED BASEMENT	REV REVERSED
				COMMUNITY MAILBOX		EMBANKMENT / BERM MAX 3:1 SLOPE	CABLE LINE		ND NO DOOR	XXX HIGHLIGHTED GRADE
							BELL			
							HYDRO GAS BELL CABLE LINE			

**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 Whiting  
 NAME: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_ BCIN: 23177

REGISTRATION INFORMATION  
 HUNT DESIGN ASSOCIATES INC. 19695

Plan No. 98  
 Lot 98  
 Street Name PURPLE CREEK ROAD

**GOLDPARK HOMES - 217020**  
 PINE VALLEY, VAUGHAN ONT.

Drawn By DM Checked By OF Scale 1:250 File Number 217020WSP01 Lot / Page Number 98

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

www.huntdesign.ca




- RC COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
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**LOT 99**

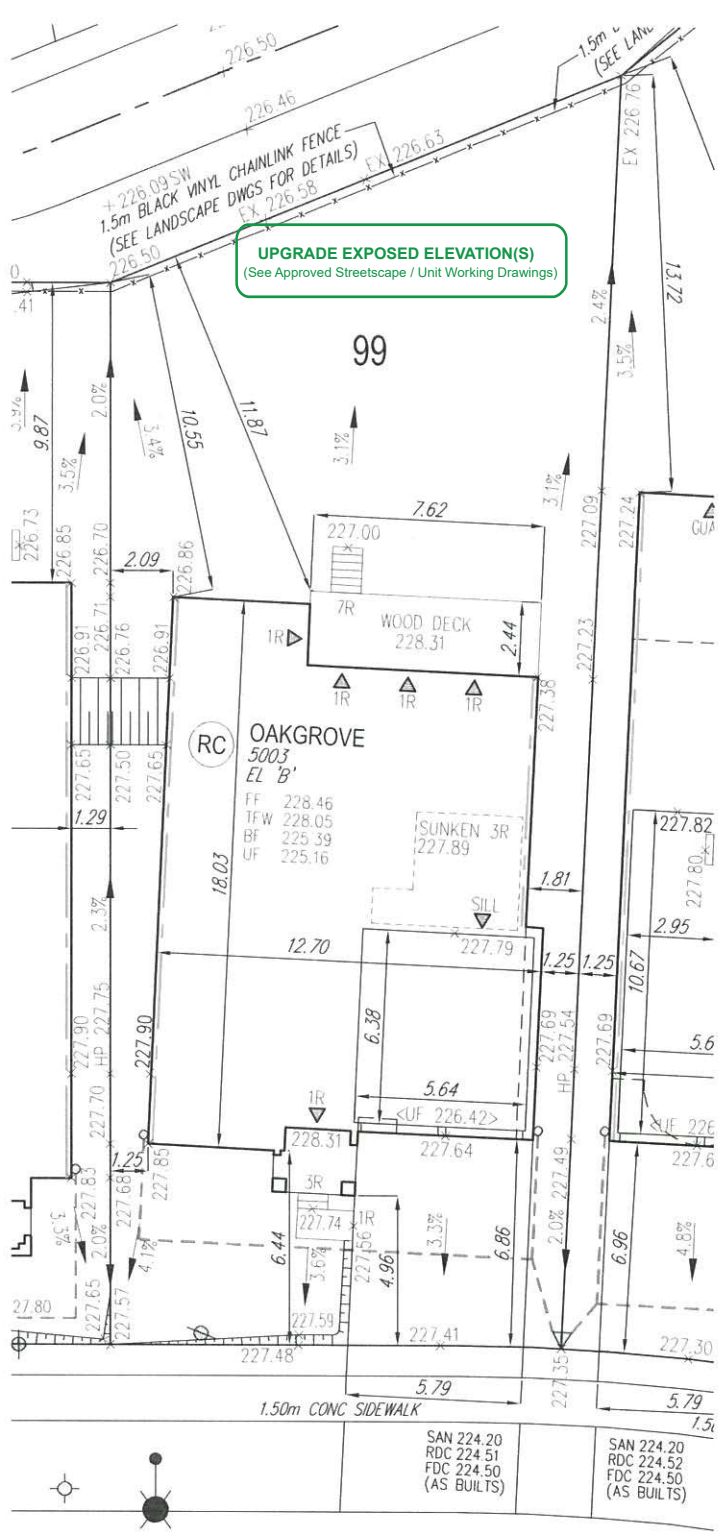
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SCS CONSULTING GROUP LTD.



Date: Feb. 6/20 Reviewed By: MRC



PURPLE CREEK ROAD

AIR CONDITIONER ROUGH IN REQUIRED

COVERAGE CALCULATION	
LOT NO. :	99
LOT AREA :	607.10 m <sup>2</sup>
BLDG. AREA : (INCL. PORCH)	207.36 m <sup>2</sup>
LOT COVERAGE :	34.16 %
LANDSCAPE AREA:	340.84 m <sup>2</sup>
LANDSCAPE COV. :	56.14 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE @ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	227.70
F.F. TO TOP OF ROOF:	11.39 m
F.F. TO MEAN OF ROOF:	8.77 m
PROPOSED BLDG. HGT:	9.51 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	74.90 m <sup>2</sup>
LANDSCAPE AREA :	46.93 m <sup>2</sup>
COVERAGE (50% MIN.) :	62.66 %
SOFT LANDSCAPE AREA:	44.55 m <sup>2</sup>
SOFT COVERAGE (60% MIN.) :	94.93 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	222.76 m <sup>2</sup>
SOFT LANDSCAPE AREA :	221.26 m <sup>2</sup>
COVERAGE (60% MIN.) :	99.33 %

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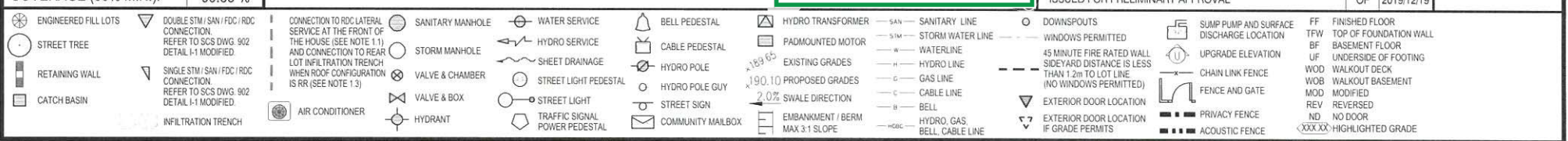
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ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: [Signature]  
DATE: FEB 10 2020

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**LOT 100**

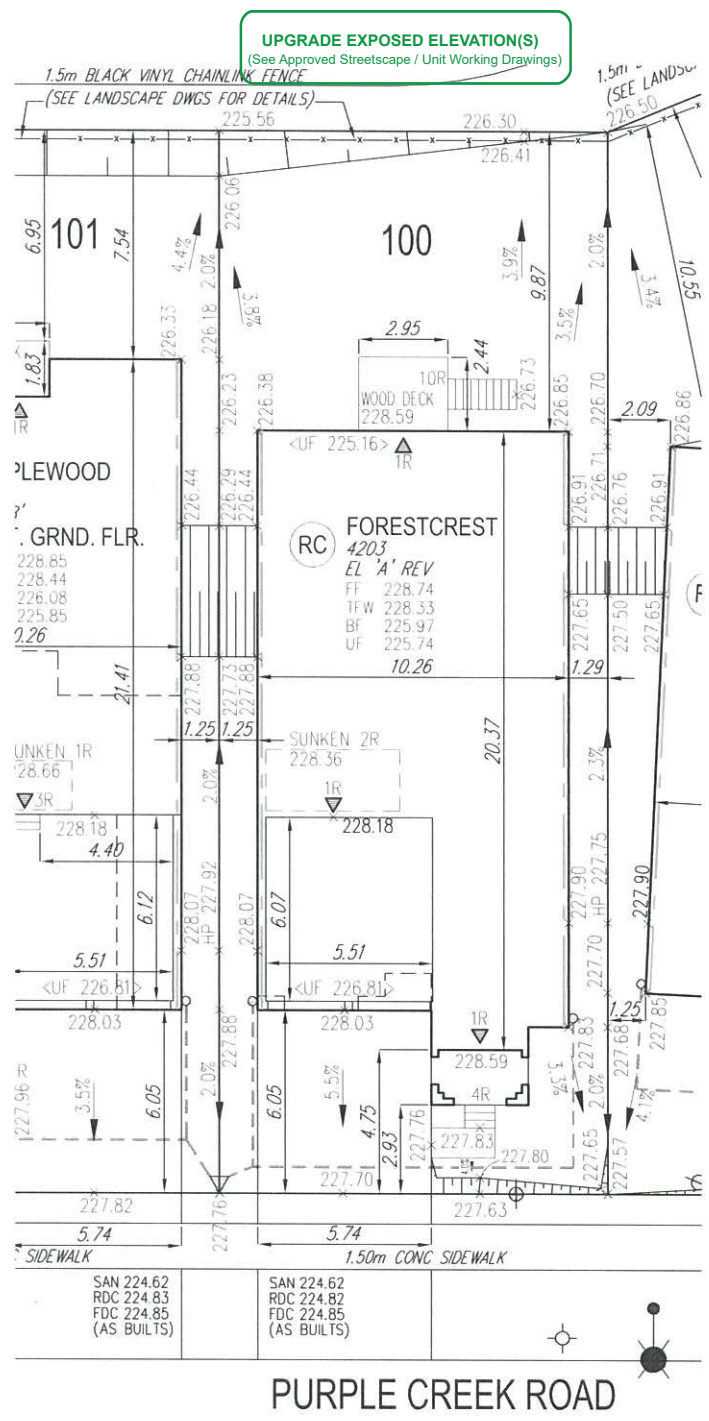
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SCS CONSULTING GROUP LTD.



Date: Feb 6/20 Reviewed By: MRC



AIR CONDITIONER ROUGH  
IN REQUIRED

COVERAGE CALCULATION	
LOT NO. :	100
LOT AREA :	448.00 m <sup>2</sup>
BLDG. AREA : (INCL. PORCH)	206.43 m <sup>2</sup>
LOT COVERAGE :	46.08 %
LANDSCAPE AREA:	199.64 m <sup>2</sup>
LANDSCAPE COV. :	44.56 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	227.93
F.F. TO TOP OF ROOF:	10.73 m
F.F. TO MEAN OF ROOF:	8.44 m
PROPOSED BLDG. HGT:	9.25 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	37.45 m <sup>2</sup>
LANDSCAPE AREA :	20.66 m <sup>2</sup>
COVERAGE (50% MIN.) :	55.17 %
SOFT LANDSCAPE AREA:	17.81 m <sup>2</sup>
SOFT COVERAGE (60% MIN.) :	86.21 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	95.18 m <sup>2</sup>
SOFT LANDSCAPE AREA :	95.18 m <sup>2</sup>
COVERAGE (60% MIN.) :	100.00 %

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ISSUED FOR FINAL APPROVAL	AW	2020.01.29
ISSUED FOR PRELIMINARY APPROVAL	OF	2019.12.19

<ul style="list-style-type: none"> <li>ENGINEERED FILL LOTS</li> <li>STREET TREE</li> <li>RETAINING WALL</li> <li>CATCH BASIN</li> <li>INFILTRATION TRENCH</li> </ul>	<ul style="list-style-type: none"> <li>DOUBLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL H1 MODIFIED</li> <li>SINGLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL H1 MODIFIED</li> <li>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)</li> <li>AIR CONDITIONER</li> </ul>	<ul style="list-style-type: none"> <li>SANITARY MANHOLE</li> <li>STORM MANHOLE</li> <li>VALVE &amp; CHAMBER</li> <li>VALVE &amp; BOX</li> <li>HYDRANT</li> <li>WATER SERVICE</li> <li>HYDRO SERVICE</li> <li>SHEET DRAINAGE</li> <li>STREET LIGHT PEDESTAL</li> <li>STREET LIGHT</li> <li>TRAFFIC SIGNAL POWER PEDESTAL</li> <li>BELL PEDESTAL</li> <li>CABLE PEDESTAL</li> <li>HYDRO POLE</li> <li>HYDRO POLE GUY</li> <li>BELL</li> <li>COMMUNITY MAILBOX</li> <li>HYDRO TRANSFORMER</li> <li>PADMOUNTED MOTOR</li> <li>EXISTING GRADES</li> <li>PROPOSED GRADES</li> <li>SWALE DIRECTION</li> <li>EMBANKMENT / BERM</li> <li>MAX 3:1 SLOPE</li> </ul>	<ul style="list-style-type: none"> <li>SANITARY LINE</li> <li>STORM WATER LINE</li> <li>WATERLINE</li> <li>HYDRO LINE</li> <li>GAS LINE</li> <li>CABLE LINE</li> <li>BELL</li> <li>HYDRO. GAS. BELL. CABLE LINE</li> <li>DOWNSPOUTS</li> <li>WINDOWS PERMITTED</li> <li>45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)</li> <li>EXTERIOR DOOR LOCATION</li> <li>EXTERIOR DOOR LOCATION IF GRADE PERMITS</li> <li>SUMP PUMP AND SURFACE DISCHARGE LOCATION</li> <li>UPGRADE ELEVATION</li> <li>CHAIN LINK FENCE</li> <li>FENCE AND GATE</li> <li>PRIVACY FENCE</li> <li>ACOUSTIC FENCE</li> <li>FF FINISHED FLOOR</li> <li>TFW TOP OF FOUNDATION WALL</li> <li>BF BASEMENT FLOOR</li> <li>UF UNDERSIDE OF FOOTING</li> <li>WOD WALKOUT DECK</li> <li>WOB WALKOUT BASEMENT</li> <li>MOD MODIFIED</li> <li>REV REVERSED</li> <li>ND NO DOOR</li> <li>XXXXX HIGHLIGHTED GRADE</li> </ul>
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**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: 	23177
REGISTRATION INFORMATION	BCIN	

HUNT DESIGN ASSOCIATES INC. 19695

**HUNT DESIGN ASSOCIATES INC.**  
www.huntdesign.ca

Plan No. 100  
Lot 100  
Street Name: PURPLE CREEK ROAD

**GOLDPARK HOMES - 217020**  
PINE VALLEY, VAUGHAN ONT.

Drawn By: DM	Checked By: OF	Scale: 1:250	File Number: 217020WSP01
8966 Woodbine Ave, Markham, ON L3R 0J7		T 905.737.5133	F 905.737.7326

Lot / Page Number: 100




- (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 1.2m 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 102**

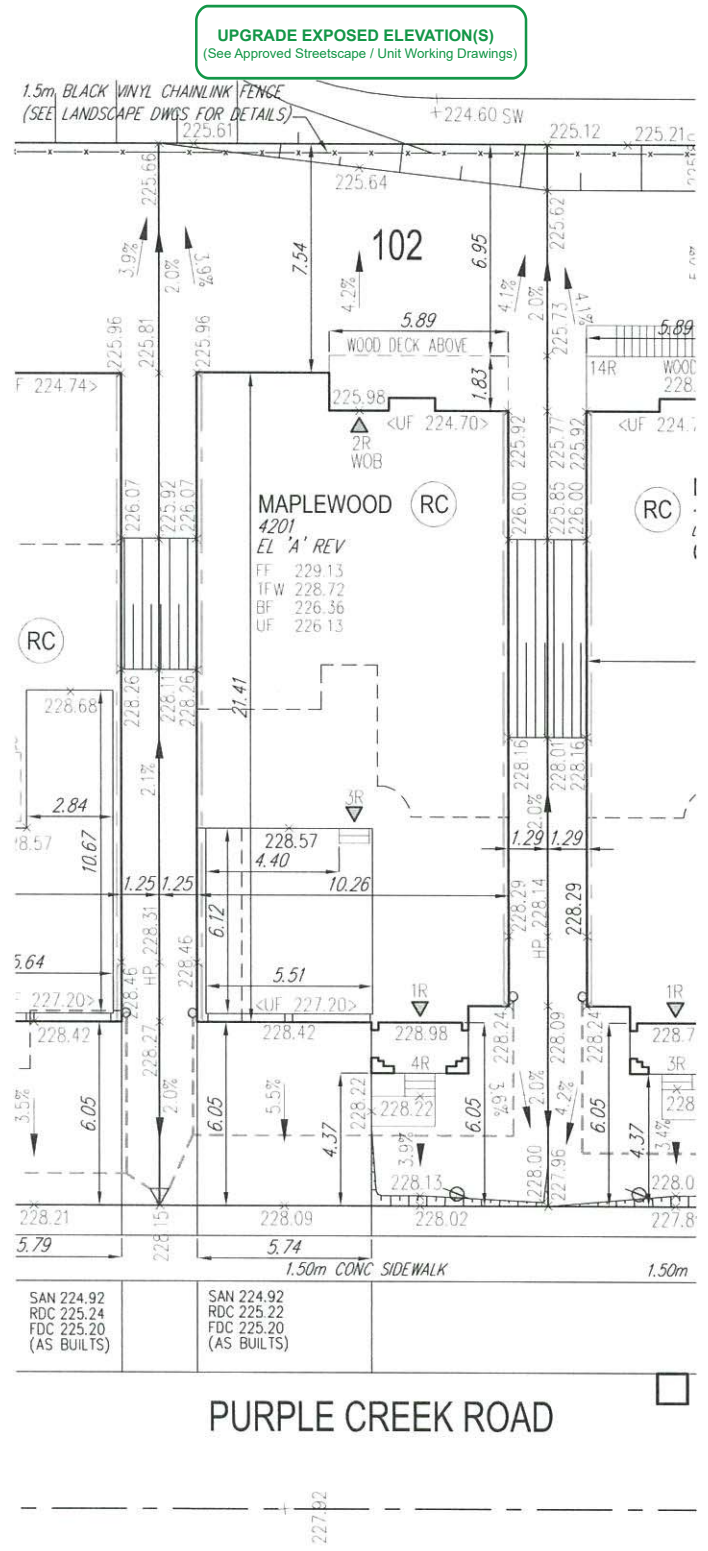
WE HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED, AND HEREBY CERTIFY THAT:

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.



Date: Feb 6/20 Reviewed By: MRC



AIR CONDITIONER ROUGH IN REQUIRED

COVERAGE CALCULATION	
LOT NO. :	102
LOT AREA :	448.00 m <sup>2</sup>
BLDG. AREA : (INCL. PORCH)	210.70 m <sup>2</sup>
LOT COVERAGE :	47.03 %
LANDSCAPE AREA :	185.48 m <sup>2</sup>
LANDSCAPE COV. :	41.40 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT :	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE :	228.29
F.F. TO TOP OF ROOF :	10.23 m
F.F. TO MEAN OF ROOF :	7.81 m
PROPOSED BLDG. HGT :	8.65 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	55.98 m <sup>2</sup>
LANDSCAPE AREA :	30.88 m <sup>2</sup>
COVERAGE (50% MIN.) :	55.16 %
SOFT LANDSCAPE AREA :	28.03 m <sup>2</sup>
SOFT COVERAGE (60% MIN.) :	90.77 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	89.01 m <sup>2</sup>
SOFT LANDSCAPE AREA :	89.01 m <sup>2</sup>
COVERAGE (60% MIN.) :	100.00 %

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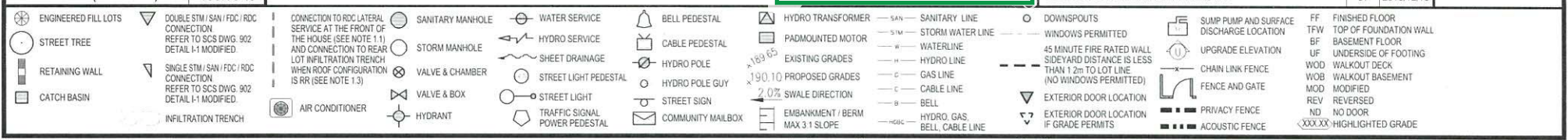
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.

**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: [Signature]  
DATE: FEB 10 2020

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

- 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.



All drawings specifications related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission. H.D.A. assumes no responsibility or liability for this property unless it bears the appropriate BCI number and original signature.



- (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.
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- 1.5 - ALL FRONT AND REAR YARDS SHALL BE GRADED AT A 2%-5% GRADE WITHIN 6.0m OF THE DWELLING UNIT.
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- 1.13 - BUILDER TO REFER TO SCS DWG. 906 DETAILS A & B FOR DETAILS ON THE INFILTRATION TRENCH.

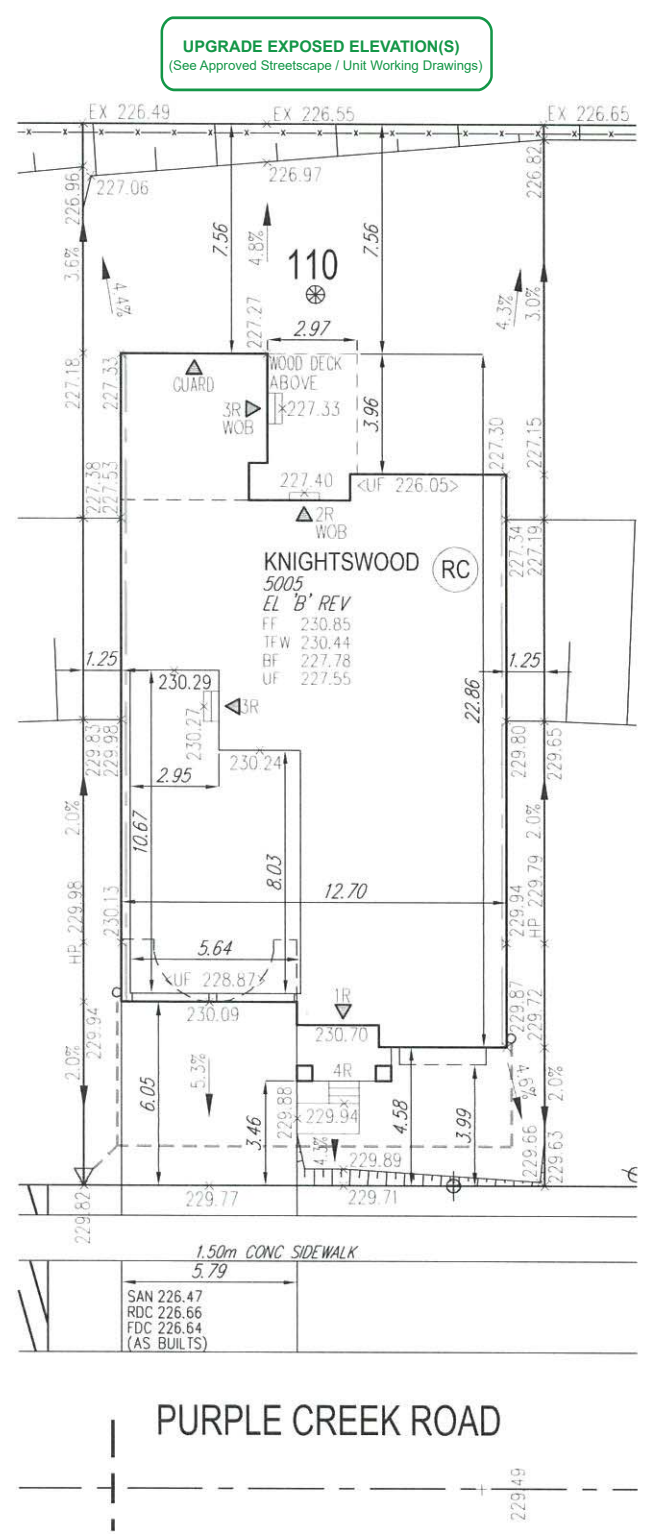
**LOT 110**

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.

Date: Feb 6/20 Reviewed By: MRC



COVERAGE CALCULATION	
LOT NO. :	110
LOT AREA :	532.00 m <sup>2</sup>
BLDG. AREA : (INCL. PORCH)	250.93 m <sup>2</sup>
LOT COVERAGE :	47.17 %
LANDSCAPE AREA :	231.13 m <sup>2</sup>
LANDSCAPE COV. :	43.45 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT :	11.00 m
FROM AVERAGE FIN. GRADE @ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE :	229.97
F.F. TO TOP OF ROOF :	11.29 m
F.F. TO MEAN OF ROOF :	8.98 m
PROPOSED BLDG. HGT :	9.86 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	52.58 m <sup>2</sup>
LANDSCAPE AREA :	32.55 m <sup>2</sup>
COVERAGE (50% MIN.) :	61.91 %
SOFT LANDSCAPE AREA :	29.75 m <sup>2</sup>
SOFT COVERAGE (60% MIN.) :	91.40 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	114.96 m <sup>2</sup>
SOFT LANDSCAPE AREA :	114.96 m <sup>2</sup>
COVERAGE (60% MIN.) :	100.00 %

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.

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**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: [Signature]  
DATE: FEB 10, 2020

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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ENGINEERED FILL LOTS	DOUBLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL H1 MODIFIED	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)	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	SINGLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL H1 MODIFIED	AIR CONDITIONER	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STM - STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL	INFILTRATION TRENCH	HYDRANT	VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	W - WATERLINE	45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)	CHAIN LINK FENCE	BF BASEMENT FLOOR
CATCH BASIN			VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	190.10 PROPOSED GRADES	H - HYDRO LINE	EXTERIOR DOOR LOCATION	FENCE AND GATE	UF UNDERSIDE OF FOOTING
				STREET LIGHT	TRAFFIC SIGNAL POWER PEDESTAL	2.0% SWALE DIRECTION	G - GAS LINE	EXTERIOR DOOR LOCATION IF GRADE PERMITS	ACoustic FENCE	WOD WALKOUT DECK
						EMBANKMENT / BERM MAX 3:1 SLOPE	C - CABLE LINE			MOD MODIFIED
							B - BELL			REV REVERSED
							HYDRO GAS BELL CABLE LINE			ND NO DOOR
										HIGHLIGHTED GRADE

**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: AW

Plan No: 110, Lot: 110, Street Name: PURPLE CREEK ROAD

**GOLDPARK HOMES - 217020**  
PINE VALLEY, VAUGHAN ONT.

Drawn By: DM, Checked By: OF, Scale: 1:250, File Number: 217020WSP01, Lot / Page Number: 110

HUNT DESIGN ASSOCIATES INC. 19695, www.huntdesign.ca, 8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326



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**LOT 115**

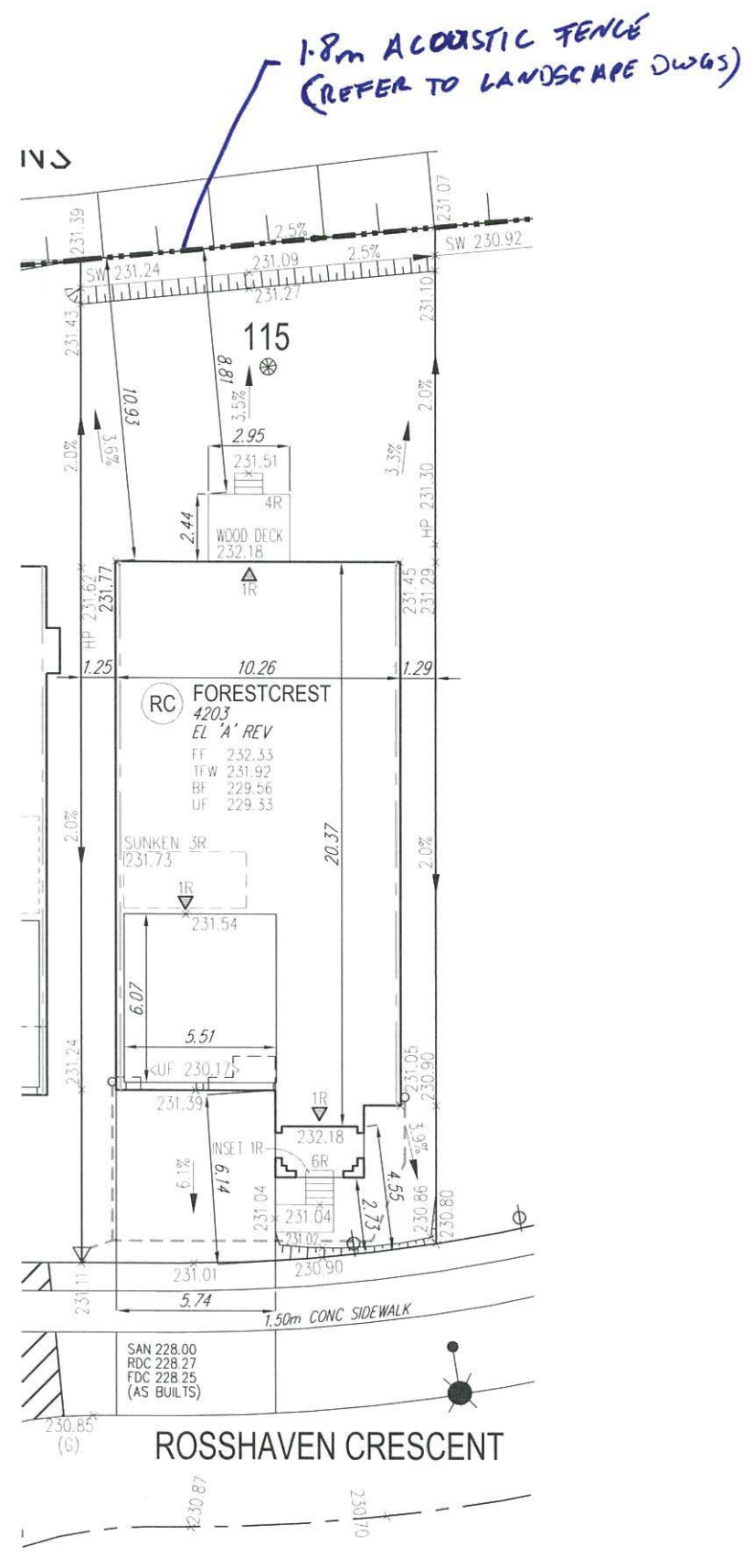
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SCS CONSULTING GROUP LTD.



Date: Feb 6/20 Reviewed By: MRC



AIR CONDITIONER ROUGH IN REQUIRED

COVERAGE CALCULATION	
LOT NO.:	115
LOT AREA:	468.62 m <sup>2</sup>
BLDG. AREA: (INCL. PORCH)	206.43 m <sup>2</sup>
LOT COVERAGE:	44.05 %
LANDSCAPE AREA:	218.95 m <sup>2</sup>
LANDSCAPE COV.:	46.72 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE @ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	231.16
F.F. TO TOP OF ROOF:	10.73 m
F.F. TO MEAN OF ROOF:	8.44 m
PROPOSED BLDG. HGT:	9.61 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA:	37.77 m <sup>2</sup>
LANDSCAPE AREA:	19.95 m <sup>2</sup>
COVERAGE (50% MIN.):	52.82 %
SOFT LANDSCAPE AREA:	16.85 m <sup>2</sup>
SOFT COVERAGE (60% MIN.):	84.46 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA:	115.48 m <sup>2</sup>
SOFT LANDSCAPE AREA:	111.84 m <sup>2</sup>
COVERAGE (60% MIN.):	96.85 %

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ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: [Signature]  
DATE: FEB 10, 2020

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ENGINEERED FILL LOTS	DOUBLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL H1 MODIFIED	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)	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	SINGLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL H1 MODIFIED	INFILTRATION TRENCH	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STM - STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL	INFILTRATION TRENCH	AIR CONDITIONER	VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	W - WATERLINE	45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)	CHAIN LINK FENCE	BF BASEMENT FLOOR
CATCH BASIN	INFILTRATION TRENCH	AIR CONDITIONER	VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	H - HYDRO LINE	EXTERIOR DOOR LOCATION	FENCE AND GATE	UF UNDERSIDE OF FOOTING
			HYDRANT	STREET LIGHT	STREET SIGN	SWALE DIRECTION	G - GAS LINE	EXTERIOR DOOR LOCATION IF GRADE PERMITS	ACOUSTIC FENCE	WOD WALKOUT DECK
				TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE	C - CABLE LINE			MOD MODIFIED BASEMENT
							B - BELL			REV REVERSED
							HYDRO GAS BELL CABLE LINE			ND NO DOOR
										XXXXXX HIGHLIGHTED GRADE

**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 Whiting 23177  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
HUNT DESIGN ASSOCIATES INC. 19695

Plan No. 115  
Lot 115  
Street Name ROSSHAVEN CRESCENT

**GOLDPARK HOMES - 217020**  
PINE VALLEY, VAUGHAN ONT.

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

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

Lot / Page Number 115



- (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)
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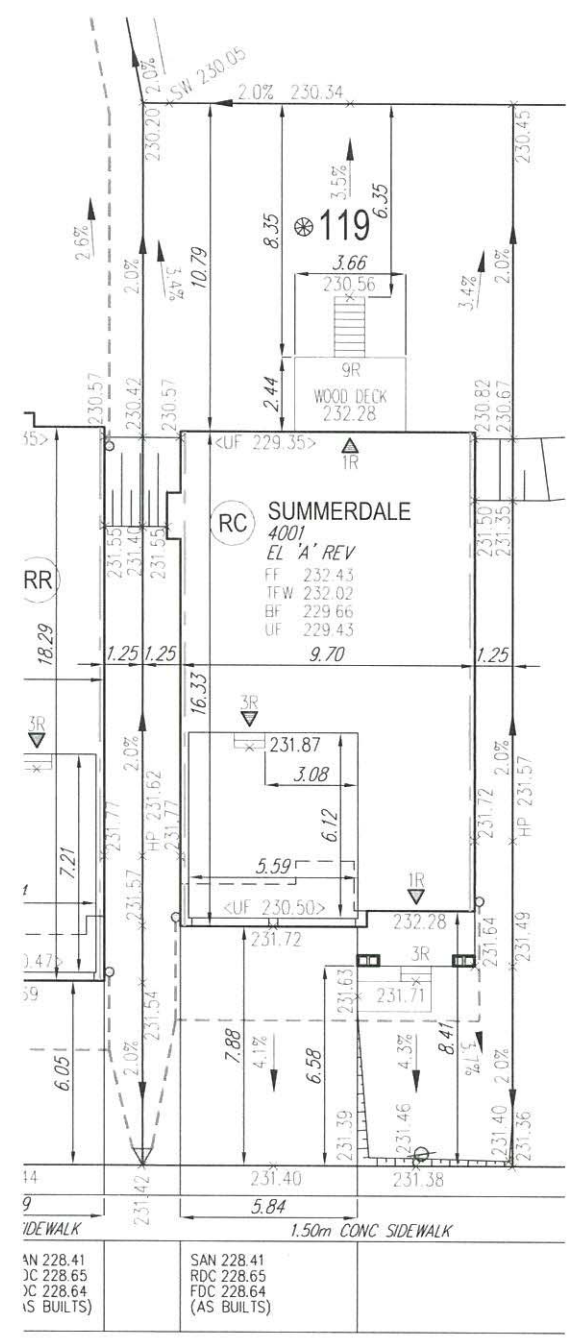
LOT **119**

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.

Date: Feb. 6/20 Reviewed By: MRC



ROSSHAVEN CRESCENT

STANDARD AIR  
CONDITIONER REQUIRED

EXTERIOR WALLS TO  
HAVE STC RATING OF 54

COVERAGE CALCULATION	
LOT NO. :	119
LOT AREA :	427.00 m <sup>2</sup>
BLDG. AREA : (INCL. PORCH)	163.51 m <sup>2</sup>
LOT COVERAGE :	38.29 %
LANDSCAPE AREA:	208.58 m <sup>2</sup>
LANDSCAPE COV. :	48.85 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	231.67
F.F. TO TOP OF ROOF:	10.91 m
F.F. TO MEAN OF ROOF:	8.53 m
PROPOSED BLDG. HGT:	9.26 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	80.32 m <sup>2</sup>
LANDSCAPE AREA :	41.86 m <sup>2</sup>
COVERAGE (50% MIN.) :	52.12 %
SOFT LANDSCAPE AREA:	38.93 m <sup>2</sup>
SOFT COVERAGE (60% MIN.) :	93.00 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	101.88 m <sup>2</sup>
SOFT LANDSCAPE AREA :	99.88 m <sup>2</sup>
COVERAGE (60% MIN.):	98.04 %

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

**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: [Signature]  
DATE: FEB 10 2020

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

- 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.
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  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.

ENGINEERED FILL LOTS	DOUBLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED	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)	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	SINGLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED	AIR CONDITIONER	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	SW - STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL	INFILTRATION TRENCH	HYDRANT	VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	W - WATERLINE	45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)	CHAIN LINK FENCE	BF BASEMENT FLOOR
CATCH BASIN			VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	H - HYDRO LINE	FENCE AND GATE	WOOD WALKOUT DECK	UF UNDERSIDE OF FOOTING
				STREET LIGHT	STREET SIGN	SWALE DIRECTION	G - GAS LINE	ACoustic FENCE	MOD MODIFIED	WOB WALKOUT BASEMENT
				TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE	C - CABLE LINE		REV REVERSED	ND NO DOOR
							B - BELL		XXXXX HIGHLIGHTED GRADE	
							HYDRO GAS BELL CABLE LINE			

**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: [Signature] 23177 BCIN

Registration Information: HUNT DESIGN ASSOCIATES INC. 19695

Plan No: 119  
Lot: 119  
Street Name: ROSSHAVEN CRESCENT

**HUNT DESIGN ASSOCIATES INC.**  
www.huntdesign.ca

**GOLDPARK HOMES - 217020**  
PINE VALLEY, VAUGHAN ONT.

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

ISSUED FOR FINAL APPROVAL: AW 2020.01.29  
ISSUED FOR PRELIMINARY APPROVAL: OF 2019/12/19

Lot / Page Number: 119

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**LOT 128**

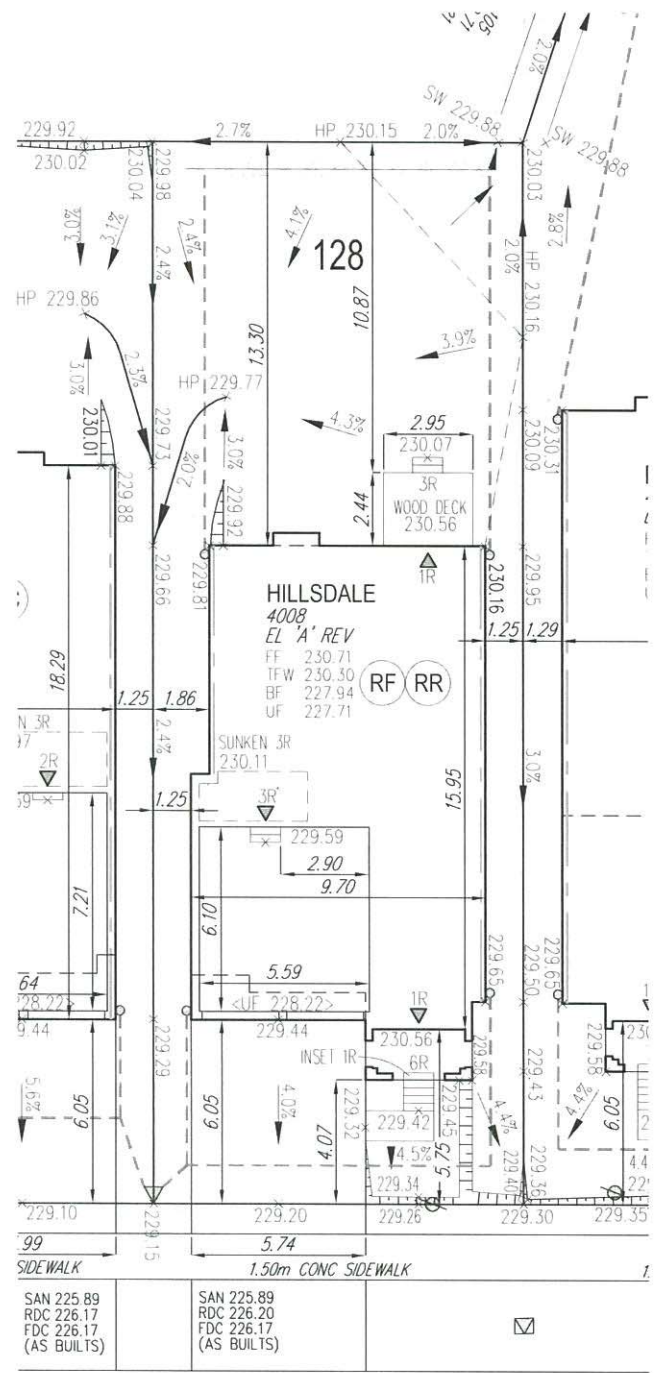
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SCS CONSULTING GROUP LTD.



Date: Feb 6/20 Reviewed By: MRC



**PURPLE CREEK ROAD**

**AIR CONDITIONER ROUGH IN REQUIRED**

COVERAGE CALCULATION	
LOT NO. :	128
LOT AREA :	427.00 m <sup>2</sup>
BLDG. AREA : (INCL. PORCH)	154.50 m <sup>2</sup>
LOT COVERAGE :	36.18 %
LANDSCAPE AREA:	230.53 m <sup>2</sup>
LANDSCAPE COV. :	53.99 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	229.51
F.F. TO TOP OF ROOF:	9.79 m
F.F. TO MEAN OF ROOF:	7.97 m
PROPOSED BLDG. HGT:	9.17 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	49.64 m <sup>2</sup>
LANDSCAPE AREA :	26.28 m <sup>2</sup>
COVERAGE (50% MIN.) :	52.94 %
SOFT LANDSCAPE AREA:	23.03 m <sup>2</sup>
SOFT COVERAGE (60% MIN.) :	87.63 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	132.56 m <sup>2</sup>
SOFT LANDSCAPE AREA :	132.06 m <sup>2</sup>
COVERAGE (60% MIN.) :	99.62 %

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**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: [Signature]  
DATE: FEB 10, 2020

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**GENERAL NOTES:**

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ISSUED FOR FINAL APPROVAL  
ISSUED FOR PRELIMINARY APPROVAL

AW 2020.01.29  
OF 20191219



ENGINEERED FILL LOTS	DOUBLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG 902 DETAIL H1 MODIFIED	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)	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	SINGLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG 902 DETAIL H1 MODIFIED	VALVE & CHAMBER	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STM - STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL	INFILTRATION TRENCH	VALVE & BOX	STREET LIGHT PEDESTAL	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	W - WATERLINE	45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)	CHAIN LINK FENCE	BF BASEMENT FLOOR
CATCH BASIN	AIR CONDITIONER	HYDRANT	STREET LIGHT	STREET LIGHT PEDESTAL	STREET POLE GUY	PROPOSED GRADES	H - HYDRO LINE	EXTERIOR DOOR LOCATION	FENCE AND GATE	UF UNDERSIDE OF FOOTING
			TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX	HYDRO GAS BELL CABLE LINE	2.0% SWALE DIRECTION	G - GAS LINE	EXTERIOR DOOR LOCATION IF GRADE PERMITS	ACoustic FENCE	WOB WALKOUT DECK
						EMBANKMENT / BERM MAX 3:1 SLOPE	C - CABLE LINE			MOD MODIFIED BASEMENT
							B - BELL			REV REVERSED
							HYDRO GAS BELL CABLE LINE			ND NO DOOR
										HIGHLIGHTED GRADE

**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 Whiting  
NAME SIGNATURE  
23177 BCIN

REGISTRATION INFORMATION  
HUNT DESIGN ASSOCIATES INC. 19695



**GOLDPARK HOMES - 217020**  
PINE VALLEY, VAUGHAN ONT.

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

Lot / Page Number  
**128**



- RC COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
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**LOT 129**

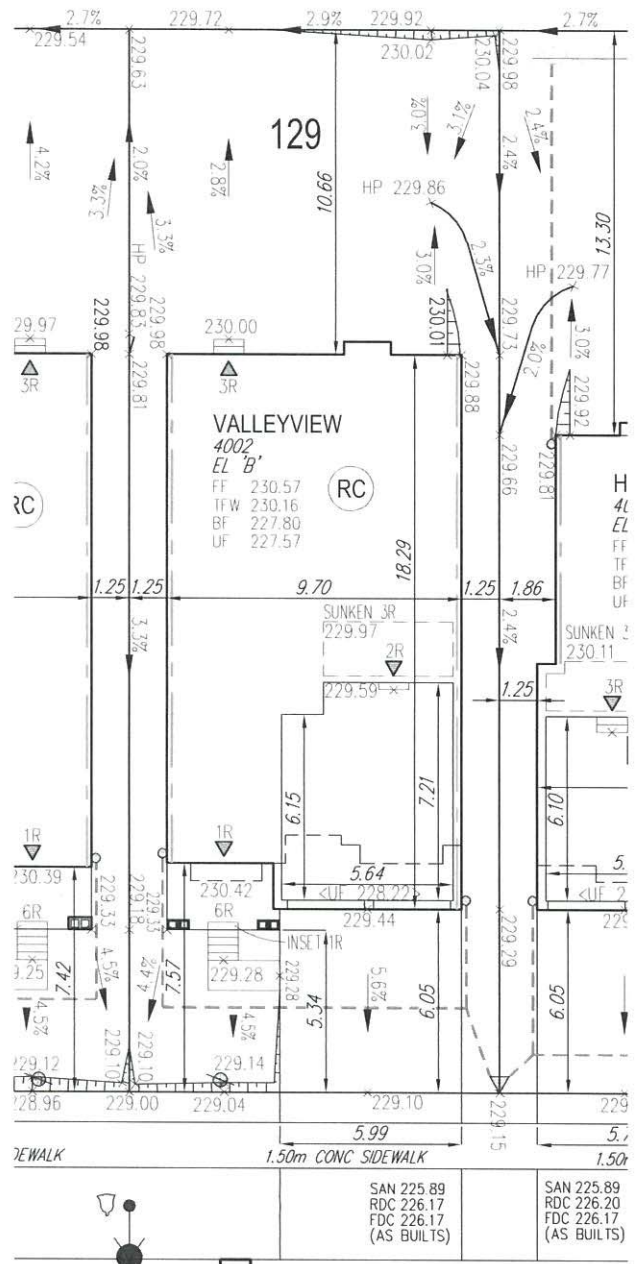
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SCS CONSULTING GROUP LTD.



Date: Feb. 6/20 Reviewed By: MRC



PURPLE CREEK ROAD

AIR CONDITIONER ROUGH IN REQUIRED

COVERAGE CALCULATION	
LOT NO. :	129
LOT AREA :	427.00 m <sup>2</sup>
BLDG. AREA : (INCL. PORCH)	169.64 m <sup>2</sup>
LOT COVERAGE :	39.73 %
LANDSCAPE AREA:	210.02 m <sup>2</sup>
LANDSCAPE COV. :	49.19 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	229.35
F.F. TO TOP OF ROOF:	10.49 m
F.F. TO MEAN OF ROOF:	8.32 m
PROPOSED BLDG. HGT:	9.54 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	65.13 m <sup>2</sup>
LANDSCAPE AREA :	33.13 m <sup>2</sup>
COVERAGE (50% MIN.) :	50.87 %
SOFT LANDSCAPE AREA:	29.78 m <sup>2</sup>
SOFT COVERAGE (60% MIN.) :	89.89 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	130.08 m <sup>2</sup>
SOFT LANDSCAPE AREA :	128.92 m <sup>2</sup>
COVERAGE (60% MIN.):	99.11 %

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ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: [Signature]  
DATE: FEB 10, 2020

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ENGINEERED FILL LOTS	DOUBLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL H1 MODIFIED	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)	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	SINGLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL H1 MODIFIED	AIR CONDITIONER	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STM - STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL	INFILTRATION TRENCH	HYDRANT	VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	W - WATERLINE	45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)	CHAIN LINK FENCE	BF BASEMENT FLOOR
CATCH BASIN			VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	190.10 PROPOSED GRADES	H - HYDRO LINE	FENCE AND GATE	PRIVACY FENCE	UF UNDERSIDE OF FOOTING
				STREET LIGHT	TRAFFIC SIGNAL POWER PEDESTAL	0.0% SWALE DIRECTION	G - GAS LINE	ACoustic FENCE	REVERSED	WOB WALKOUT DECK
						EMBankment / BERM MAX 3:1 SLOPE	C - CABLE LINE		NO DOOR	MOD MODIFIED BASEMENT
							B - BELL		HIGHLIGHTED GRADE	REV REVERSED
							HYDRO, GAS, BELL, CABLE LINE			ND NO DOOR

Title: SITING AND GRADING PLAN Plan No.: 129 Lot: 129 Street Name: PURPLE CREEK ROAD

**GOLDPARK HOMES - 217020**  
PINE VALLEY, VAUGHAN ONT.

Drawn By: DM OF 1:250 Scale: 217020WSP01 File Number: 217020WSP01 Lot / Page Number: 129

HUNT DESIGN ASSOCIATES INC. 8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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- (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 1.2m 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)
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  - 1.13 - BUILDER TO REFER TO SCS DWG. 906 DETAILS A & B FOR DETAILS ON THE INFILTRATION TRENCH.

**LOT 130**

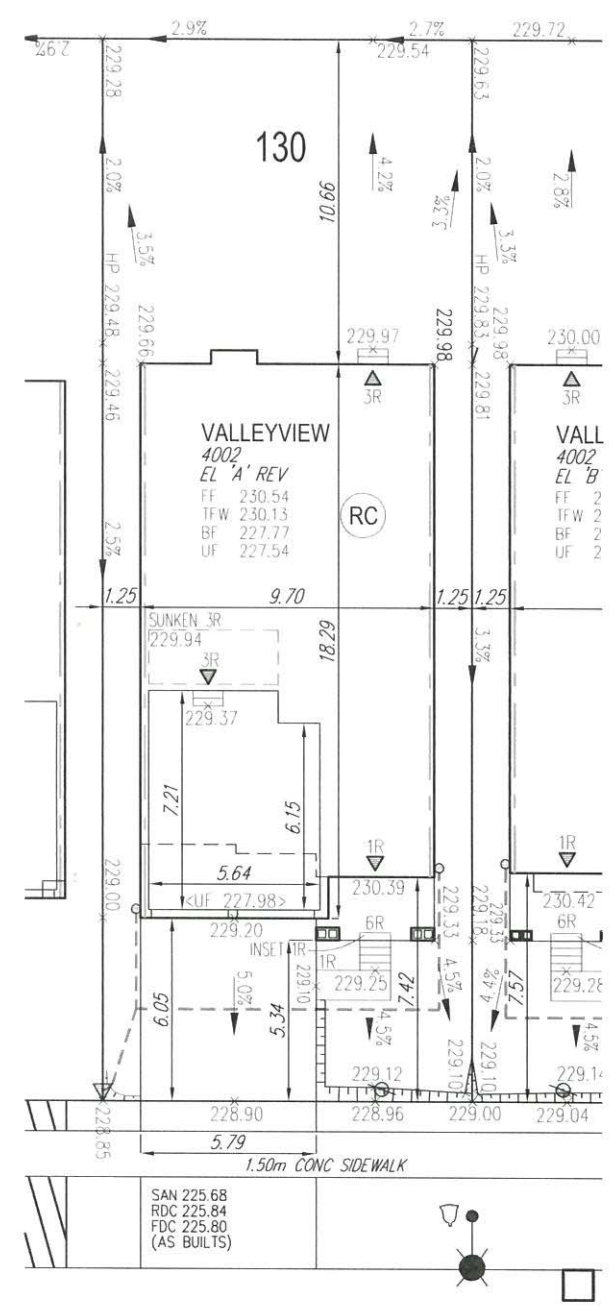
WE HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED, AND HEREBY CERTIFY THAT:

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.



Date: Feb. 6/20 Reviewed By: MRC



PURPLE CREEK ROAD

AIR CONDITIONER ROUGH IN REQUIRED

COVERAGE CALCULATION	
LOT NO. :	130
LOT AREA :	427.00 m <sup>2</sup>
BLDG. AREA : (INCL. PORCH)	169.55 m <sup>2</sup>
LOT COVERAGE :	39.71 %
LANDSCAPE AREA:	211.08 m <sup>2</sup>
LANDSCAPE COV. :	49.43 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	229.26
F.F. TO TOP OF ROOF:	11.43 m
F.F. TO MEAN OF ROOF:	8.79 m
PROPOSED BLDG. HGT:	10.07 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	65.13 m <sup>2</sup>
LANDSCAPE AREA :	34.22 m <sup>2</sup>
COVERAGE (60% MIN.) :	52.54 %
SOFT LANDSCAPE AREA:	30.76 m <sup>2</sup>
SOFT COVERAGE (60% MIN.) :	89.89 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	130.07 m <sup>2</sup>
SOFT LANDSCAPE AREA :	128.91 m <sup>2</sup>
COVERAGE (60% MIN.):	99.11 %

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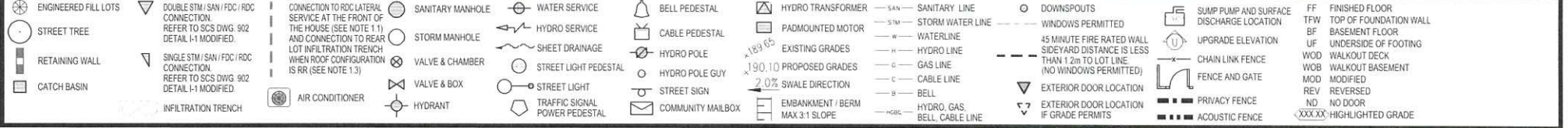
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.

**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: [Signature]  
DATE: FEB 10, 2020

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

- 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.



**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: AW 23177

Name: Allan Whiting Signature: [Signature] BCIN: 23177

Registration Information: HUNT DESIGN ASSOCIATES INC. 19695

Plan No.: 130 Lot: 130 Street Name: PURPLE CREEK ROAD

**GOLDPARK HOMES - 217020**  
PINE VALLEY, VAUGHAN ONT.

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

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

Lot / Page Number: **130**



- 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.
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  - 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.
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  - 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:

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.
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6. The proposed building is a minimum of 0.6 m side yard setback from a drainage swale.

SCS CONSULTING GROUP LTD.

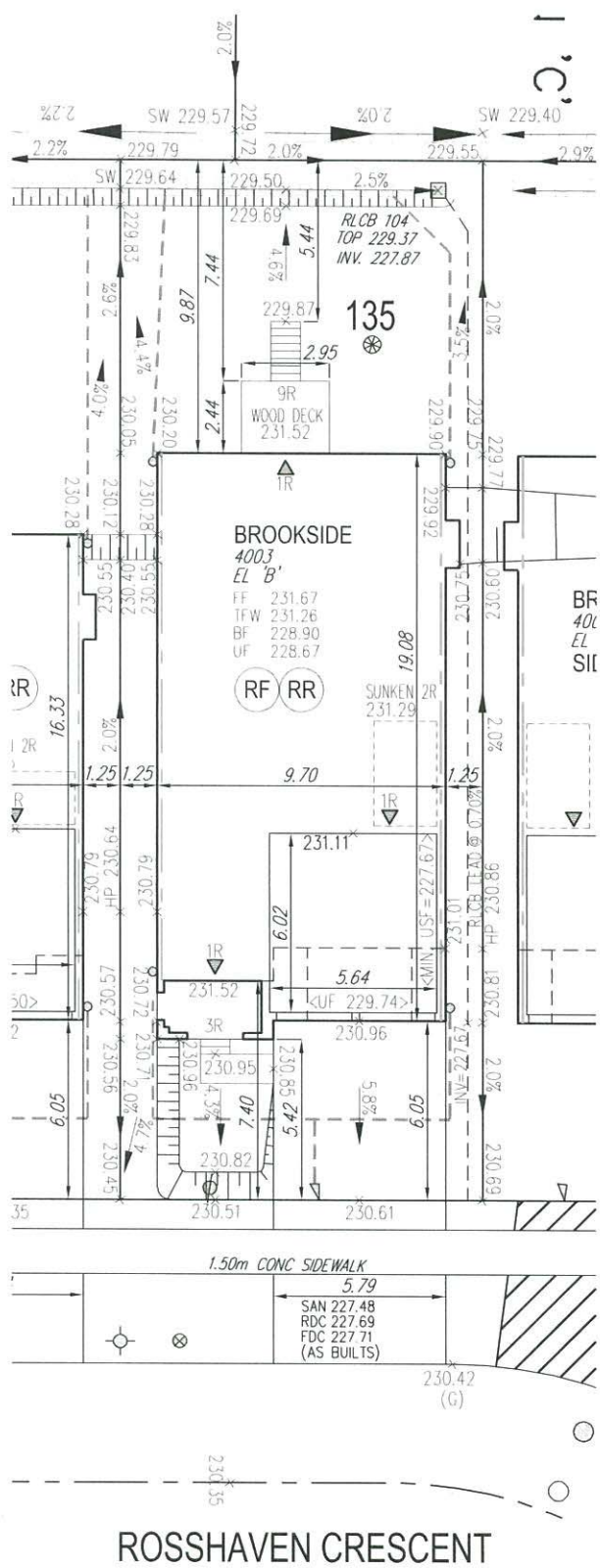
**LICENSED PROFESSIONAL ENGINEER**

**M. R. CATTO**

*Feb 6/20*

**PROVINCE OF ONTARIO**

Date: Feb. 6/20 Reviewed By: MRC



AIR CONDITIONER ROUGH  
IN REQUIRED

EXTERIOR WALLS TO  
HAVE STC RATING OF 54

COVERAGE CALCULATION	
LOT NO. :	135
LOT AREA :	427.00 m <sup>2</sup>
BLDG. AREA : (INCL. PORCH)	187.48 m <sup>2</sup>
LOT COVERAGE :	43.91 %
LANDSCAPE AREA:	196.43 m <sup>2</sup>
LANDSCAPE COV. :	46.00 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
<small>FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN</small>	
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:	8.52 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	66.06 m <sup>2</sup>
LANDSCAPE AREA :	34.70 m <sup>2</sup>
COVERAGE (50% MIN.) :	52.53 %
SOFT LANDSCAPE AREA:	31.75 m <sup>2</sup>
SOFT COVERAGE (60% MIN.) :	91.50 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	90.72 m <sup>2</sup>
SOFT LANDSCAPE AREA :	88.72 m <sup>2</sup>
COVERAGE (60% MIN.) :	97.80 %

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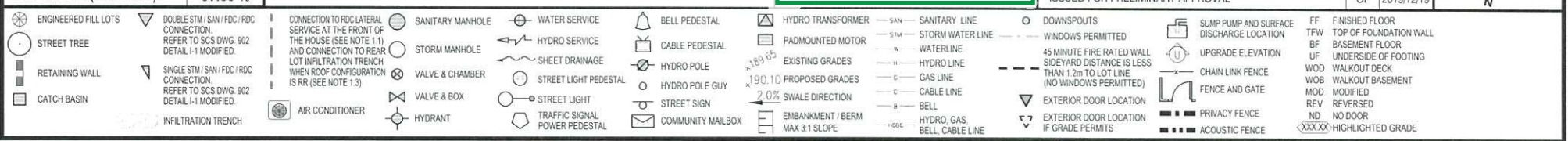
**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY: *[Signature]*

DATE: FEB 10, 2020

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

Plan No. **135** Lot **135** Street Name **ROSSHAVEN CRESCENT**

**GOLDPARK HOMES - 217020**  
**PINE VALLEY, VAUGHAN ONT.**

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

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

Lot / Page Number **135**



- 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.
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- 1.13 - BUILDER TO REFER TO SCS DWG. 906 DETAILS A & B FOR DETAILS ON THE INFILTRATION TRENCH.

LOT **136**

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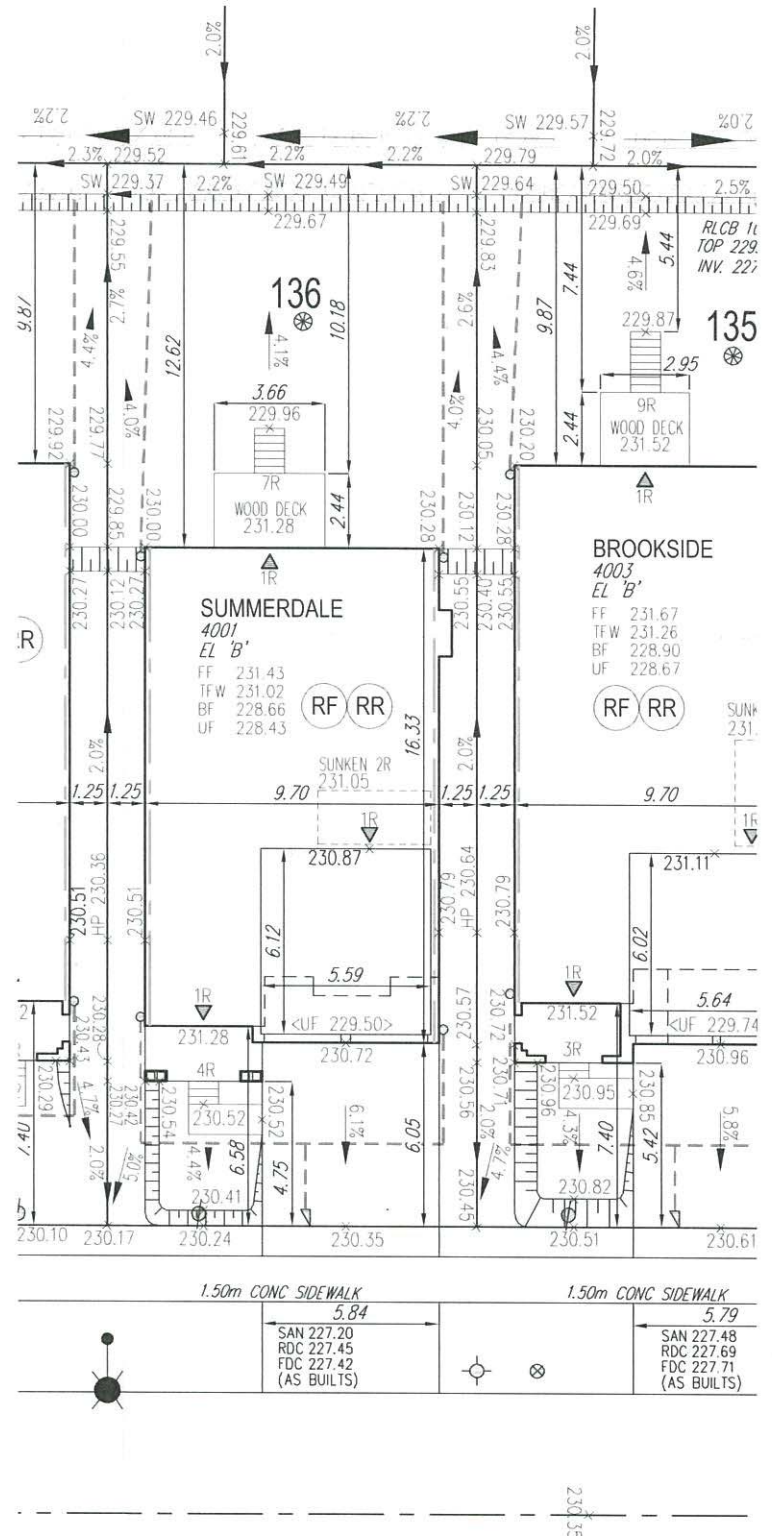
LICENSED PROFESSIONAL ENGINEER

M. R. CATTO

Feb 6/20

PROVINCE OF ONTARIO

Date: Feb 6/20 Reviewed By: MPC



ROSSHAVEN CRESCENT

AIR CONDITIONER ROUGH  
IN REQUIRED

EXTERIOR WALLS TO  
HAVE STC RATING OF 54

COVERAGE CALCULATION	
LOT NO. :	136
LOT AREA :	427.00 m <sup>2</sup>
BLDG. AREA : (INCL. PORCH)	163.51 m <sup>2</sup>
LOT COVERAGE :	38.29 %
LANDSCAPE AREA:	218.61 m <sup>2</sup>
LANDSCAPE COV. :	51.20 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	230.55
F.F. TO TOP OF ROOF:	10.45 m
F.F. TO MEAN OF ROOF:	8.30 m
PROPOSED BLDG. HGT:	9.18 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	58.01 m <sup>2</sup>
LANDSCAPE AREA :	30.23 m <sup>2</sup>
COVERAGE (50% MIN.) :	52.11 %
SOFT LANDSCAPE AREA:	27.05 m <sup>2</sup>
SOFT COVERAGE (50% MIN.) :	89.48 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	124.19 m <sup>2</sup>
SOFT LANDSCAPE AREA :	122.69 m <sup>2</sup>
COVERAGE (60% MIN.) :	98.79 %

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**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY: [Signature]  
DATE: FEB 10, 2020

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ENGINEERED FILL LOTS	DOUBLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.	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)	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	SINGLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.	AIR CONDITIONER	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PAD MOUNTED MOTOR	SW - STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL	INFILTRATION TRENCH	VALVE & CHAMBER	VALVE & BOX	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	W - WATERLINE	45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)	CHAIN LINK FENCE	BF BASEMENT FLOOR
CATCH BASIN		VALVE & BOX	HYDRANT	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	H - HYDRO LINE	FENCE AND GATE	PRIVACY FENCE	UF UNDERSIDE OF FOOTING
				STREET LIGHT	STREET SIGN	SWALE DIRECTION	G - GAS LINE	ACoustic FENCE		WOD WALKOUT DECK
				TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE	C - CABLE LINE			WOB WALKOUT BASEMENT
							B - BELL			MOD MODIFIED
							BELL			REV REVERSED
							HYDRO, GAS, BELL, CABLE LINE			ND NO DOOR
										XXXXXX HIGHLIGHTED GRADE

Title: **SITING AND GRADING PLAN**

Plan No.: - Lot: **136** Street Name: **ROSSHAVEN CRESCENT**

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: [Signature] 23177

NAME: Allan Whiting SIGNATURE: BGIN

REGISTRATION INFORMATION: HUNT DESIGN ASSOCIATES INC. 19695

**HUNT DESIGN ASSOCIATES INC.**  
www.huntdesign.ca

**GOLDPARK HOMES - 217020**  
PINE VALLEY, VAUGHAN ONT.

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

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

Lot / Page Number: **136**



- 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)
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- 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 137**

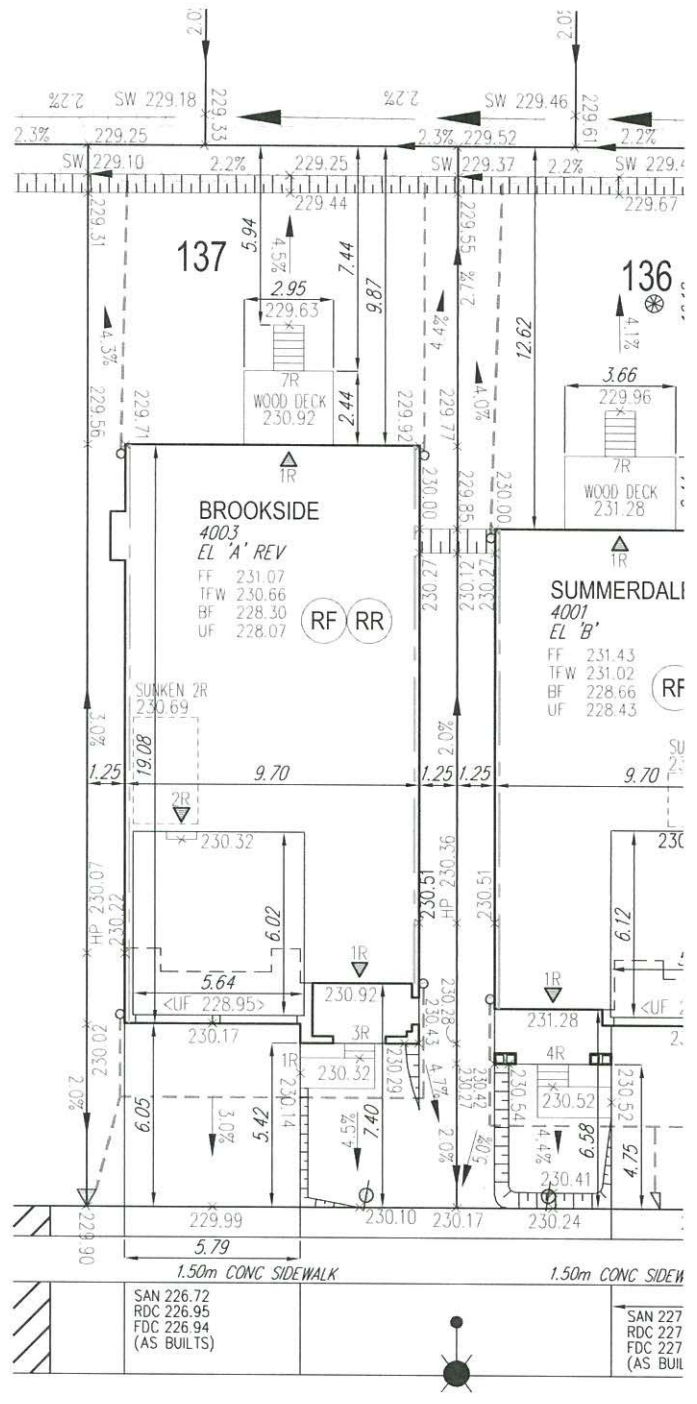
WE HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED, AND HEREBY CERTIFY THAT:

- 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. 6/20 Reviewed By: MRC



ROSSHAVEN CRESCENT

AIR CONDITIONER ROUGH IN REQUIRED

EXTERIOR WALLS TO HAVE STC RATING OF 54

COVERAGE CALCULATION	
LOT NO. :	137
LOT AREA :	427.00 m <sup>2</sup>
BLDG. AREA : (INCL. PORCH)	187.48 m <sup>2</sup>
LOT COVERAGE :	43.91 %
LANDSCAPE AREA :	196.43 m <sup>2</sup>
LANDSCAPE COV. :	46.00 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT :	11.00 m
FROM AVERAGE FIN. GRADE @ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE :	230.29
F.F. TO TOP OF ROOF :	9.57 m
F.F. TO MEAN OF ROOF :	7.72 m
PROPOSED BLDG. HGT :	8.42 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	66.06 m <sup>2</sup>
LANDSCAPE AREA :	34.70 m <sup>2</sup>
COVERAGE (50% MIN.) :	52.53 %
SOFT LANDSCAPE AREA :	31.75 m <sup>2</sup>
SOFT COVERAGE (60% MIN.) :	91.50 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	90.72 m <sup>2</sup>
SOFT LANDSCAPE AREA :	89.22 m <sup>2</sup>
COVERAGE (60% MIN.) :	98.35 %

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.

**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: [Signature]  
DATE: FEB 10, 2020

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

- 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.
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ENGINEERED FILL LOTS	DOUBLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED	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)	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	SINGLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED	AIR CONDITIONER	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL	INFILTRATION TRENCH	HYDRANT	VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	WATERLINE	45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)	CHAIN LINK FENCE	BF BASEMENT FLOOR
CATCH BASIN			VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	HYDRO LINE	FENCE AND GATE	PRIVACY FENCE	UF UNDERSIDE OF FOOTING
				STREET SIGN	STREET SIGN POWER PEDESTAL	SWALE DIRECTION	GAS LINE	ACoustic FENCE	WOOD WALKOUT DECK	WOB WALKOUT BASEMENT
						EMBANMENT / BERM MAX 3:1 SLOPE	CABLE LINE		REV REVERSED	ND NO DOOR
							BELL		XXXXX HIGHLIGHTED GRADE	
							HYDRO GAS BELL, CABLE LINE			

**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 Whiting  
NAME: AW SIGNATURE: [Signature] 23177 BCIN

HUNT DESIGN ASSOCIATES INC. 19695

**HUNT DESIGN ASSOCIATES INC.**  
DESIGN ASSOCIATES INC.  
www.huntdesign.ca

Plan No. 137  
Lot 137  
Street Name ROSSHAVEN CRESCENT

**GOLDPARK HOMES - 217020**  
PINE VALLEY, VAUGHAN ONT.

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

HUNT DESIGN ASSOCIATES INC. 8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

Lot / Page Number 137



- 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.

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- 1.13 - BUILDER TO REFER TO SCS DWG. 906 DETAILS A & B FOR DETAILS ON THE INFILTRATION TRENCH.

**LOT 139**

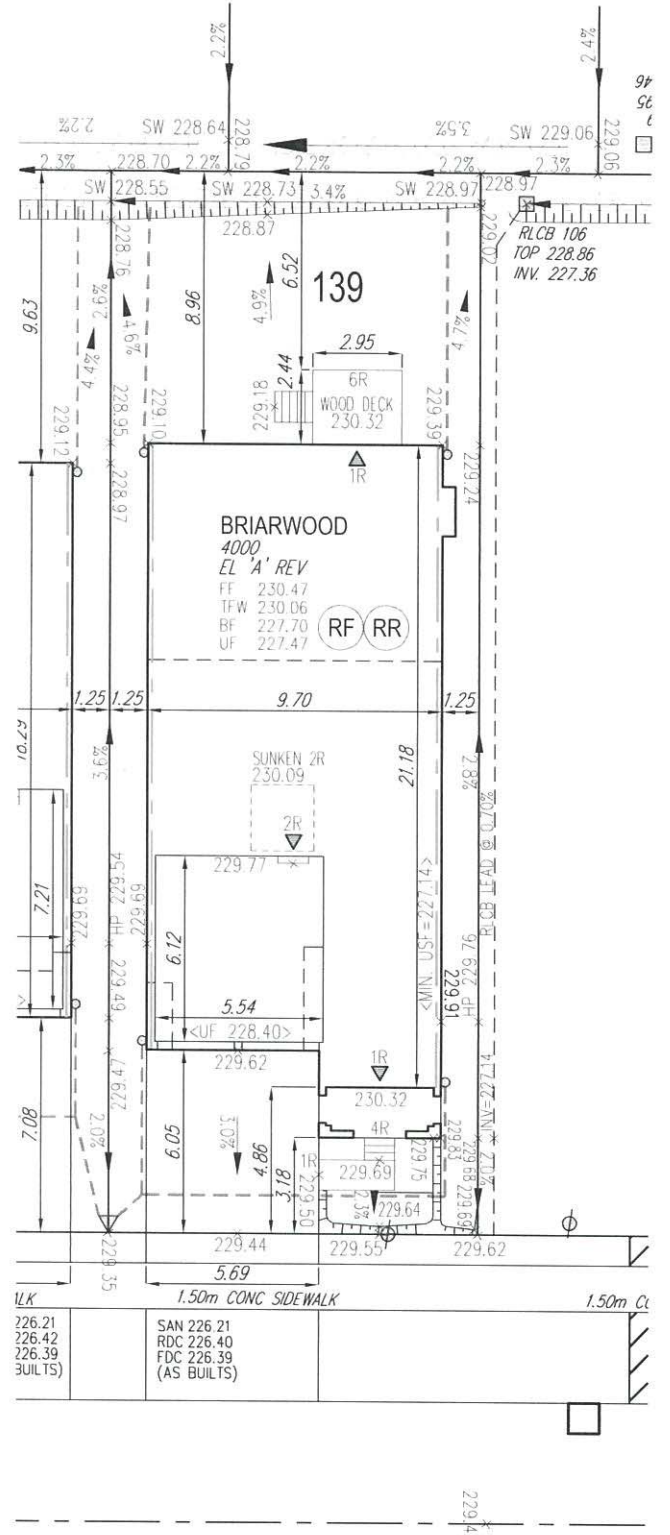
WE HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED, AND HEREBY CERTIFY THAT:

1. The proposed grading and appurtenant drainage works comply with sound engineering principles.
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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.



Date: Feb. 6/20 Reviewed By: MRC



**ROSSHAVEN CRESCENT**

AIR CONDITIONER ROUGH IN REQUIRED  
EXTERIOR WALLS TO HAVE STC RATING OF 54

COVERAGE CALCULATION	
LOT NO. :	139
LOT AREA :	427.00 m <sup>2</sup>
BLDG. AREA : (INCL PORCH)	205.50 m <sup>2</sup>
LOT COVERAGE :	48.13 %
LANDSCAPE AREA:	179.22 m <sup>2</sup>
LANDSCAPE COV. :	41.97 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	229.73
F.F. TO TOP OF ROOF:	10.58 m
F.F. TO MEAN OF ROOF:	7.99 m
PROPOSED BLDG. HGT:	8.71 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	38.79 m <sup>2</sup>
LANDSCAPE AREA :	20.70 m <sup>2</sup>
COVERAGE (60% MIN.) :	53.36 %
SOFT LANDSCAPE AREA:	
SOFT LANDSCAPE AREA:	17.70 m <sup>2</sup>
SOFT COVERAGE (60% MIN.) :	85.51 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	79.57 m <sup>2</sup>
SOFT LANDSCAPE AREA :	79.57 m <sup>2</sup>
COVERAGE (60% MIN.):	100.00 %

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.

**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL  
APPROVED BY: \_\_\_\_\_  
DATE: FEB 10 2020  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

- 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.
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ENGINEERED FILL LOTS	DOUBLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG 902 DETAIL I-1 MODIFIED	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)	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	SINGLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG 902 DETAIL I-1 MODIFIED	AIR CONDITIONER	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STM - STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL	INFILTRATION TRENCH		VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	WATERLINE	45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)	FENCE AND GATE	BF BASEMENT FLOOR
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			HYDRANT	STREET SIGN	COMMUNITY MAILBOX	SWALE DIRECTION	GAS LINE	ACUSTIC FENCE		WOB WALKOUT BASEMENT
						EMBAKMENT / BEAM MAX 3:1 SLOPE	CABLE LINE			MOD MODIFIED
							BELL			REV REVERSED
							HYDRO GAS BELL, CABLE LINE			ND NO DOOR
										<XXX> HIGHLIGHTED GRADE

**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 Whiting  
NAME SIGNATURE 23177  
REGISTRATION INFORMATION  
HUNT DESIGN ASSOCIATES INC. 19695



**GOLDPARK HOMES - 217020**  
PINE VALLEY, VAUGHAN ONT.

Drawn By DM OF Scale 1:250 File Number 217020WSP01  
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326



- (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.
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LOT **142**

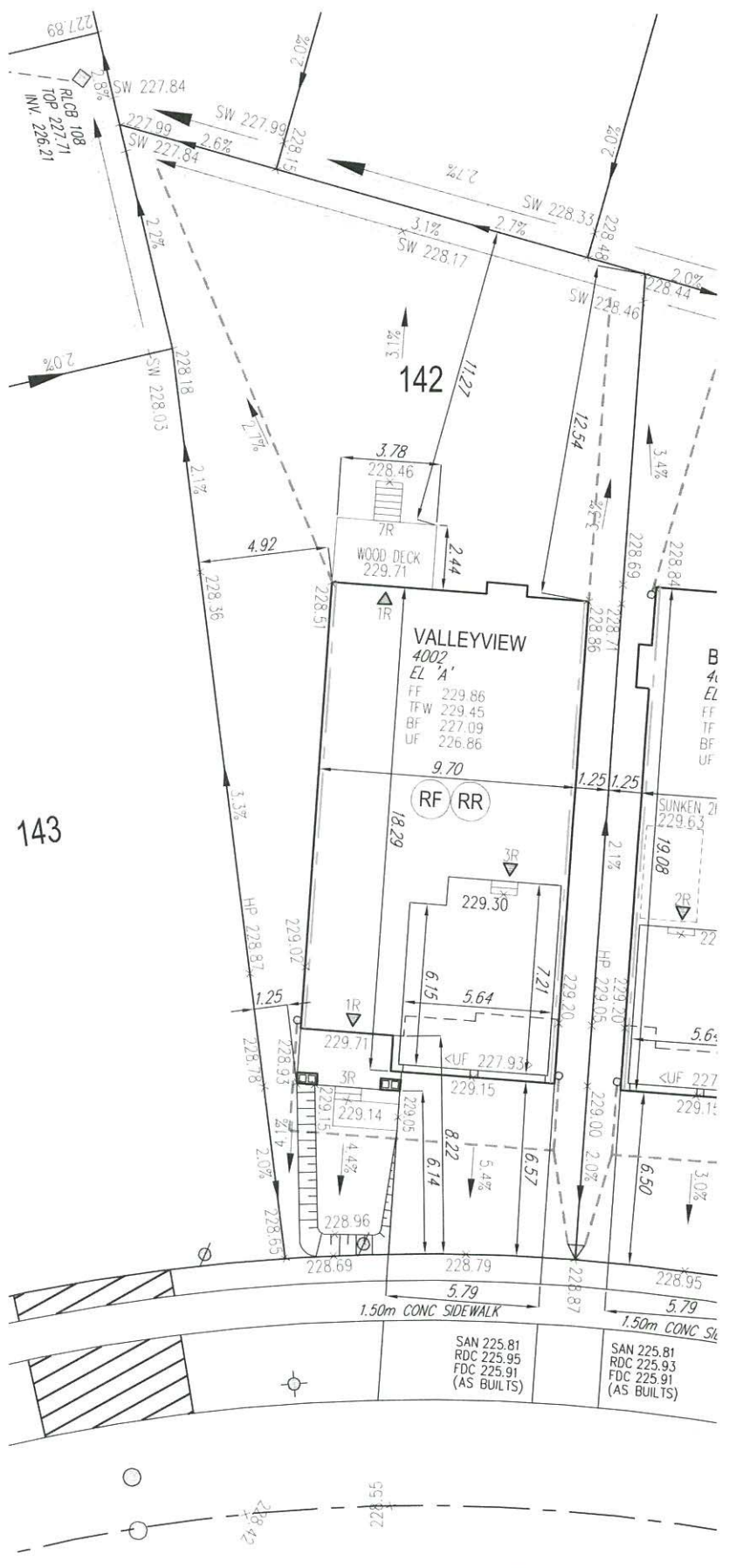
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SCS CONSULTING GROUP LTD.



Date: Feb. 6/20 Reviewed By: MRC



EXTERIOR WALLS TO HAVE STC RATING OF 54

COVERAGE CALCULATION	
LOT NO. :	142
LOT AREA :	593.36 m2
BLDG. AREA : (INCL. PORCH)	169.55 m2
LOT COVERAGE :	28.57 %
LANDSCAPE AREA:	364.54 m2
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 m2
LANDSCAPE AREA :	36.38 m2
COVERAGE (50% MIN.) :	51.26 %
SOFT LANDSCAPE AREA:	33.42 m2
SOFT COVERAGE (60% MIN.) :	91.86 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	215.04 m2
SOFT LANDSCAPE AREA :	213.54 m2
COVERAGE (60% MIN.):	99.30 %

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.

**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: [Signature]  
DATE: FEB 10, 2020

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

- 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.

ENGINEERED FILL LOTS	DOUBLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG 902 DETAIL I-1 MODIFIED	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)	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	SINGLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG 902 DETAIL I-1 MODIFIED	AIR CONDITIONER	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STW - STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL	INFILTRATION TRENCH		VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	W - WATERLINE	45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)	CHAIN LINK FENCE	BF BASEMENT FLOOR
CATCH BASIN			VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	H - HYDRO LINE	EXTERIOR DOOR LOCATION	FENCE AND GATE	UF UNDERSIDE OF FOOTING
			HYDRANT	STREET LIGHT	STREET SIGN	SWALE DIRECTION	G - GAS LINE	EXTERIOR DOOR LOCATION IF GRADE PERMITS	ACOUSTIC FENCE	WOD WALKOUT DECK
				TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE	C - CABLE LINE			MOD MODIFIED
							B - BELL			REV REVERSED
							HYDRO GAS, BELL, CABLE LINE			ND NO DOOR
										XXX HIGHLIGHTED GRADE

**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	REGISTRATION INFORMATION: 23177
SIGNATURE: <u>[Signature]</u>	BCIN: 23177

HUNT DESIGN ASSOCIATES INC. 19695

**HUNT DESIGN ASSOCIATES INC.**  
DESIGN ASSOCIATES INC.  
www.huntdesign.ca

Plan No. - 142  
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
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