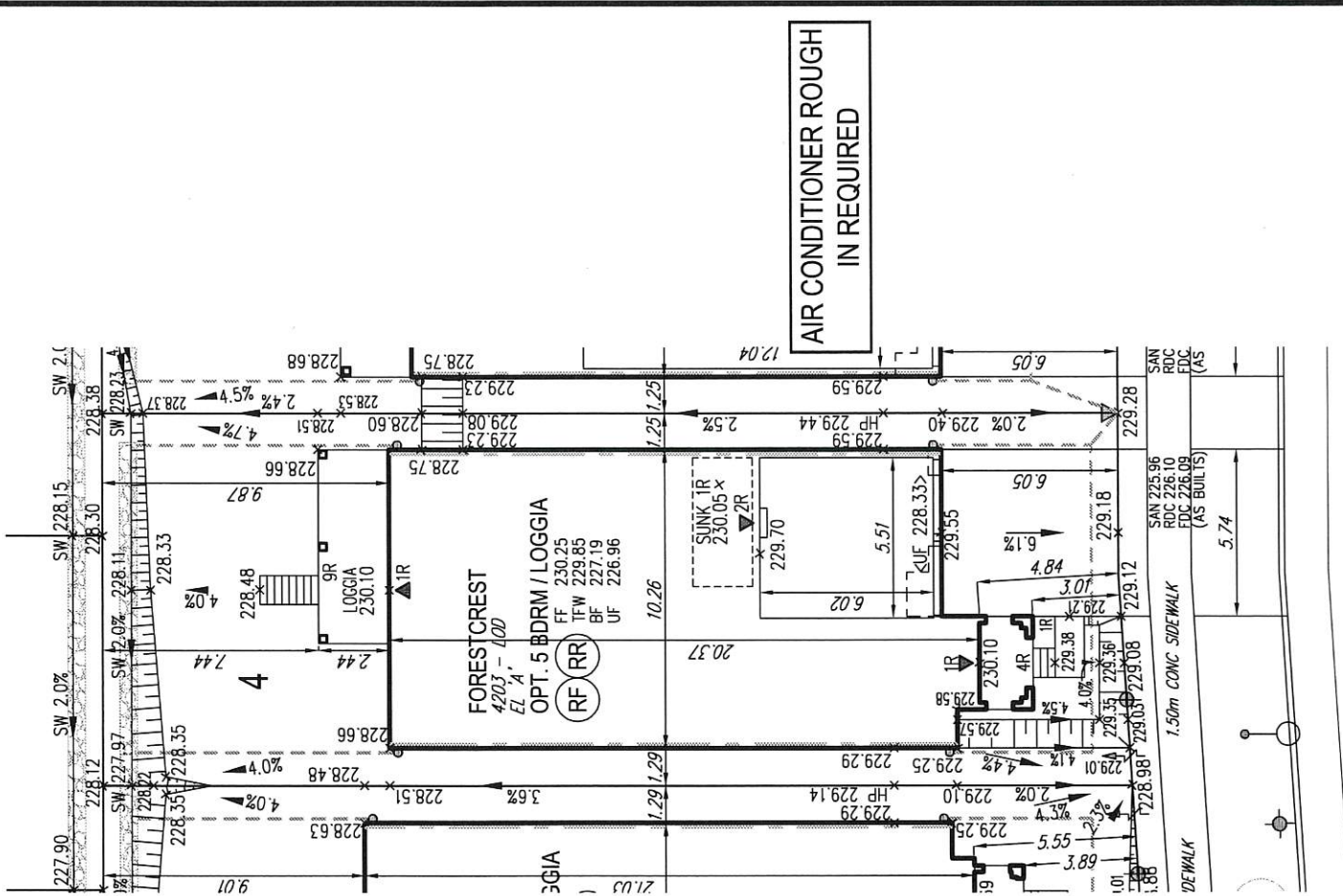


LOT 4

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.

Date: oct 21/18 Reviewed By: E.R.



PINE HEIGHTS DRIVE



COVERAGE CALCULATION	
LOT NO. :	4
LOT AREA :	449.62 m2
BLDG. AREA : (INCL. PORCH)	222.66 m2
LOT COVERAGE :	49.52 %
LANDSCAPE AREA:	192.15 m2
LANDSCAPE COV. :	42.74 %

BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN:	
ESTABLISHED GRADE:	229.17
F.F. TO TOP OF ROOF:	10.73 m
F.F. TO MEAN OF ROOF:	8.44 m
PROPOSED BLDG. HGT:	9.52 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	39.07 m ²
LANDSCAPE AREA :	22.21 m ²
COVERAGE (50% MIN.) :	56.85 %
SOFT LANDSCAPE AREA:	19.36 m ²
SOFT COVERAGE (50% MIN.)	87.17 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	95.81 m ²
SOFT LANDSCAPE AREA :	92.93 m ²
COVERAGE (60% MIN.) :	96.99 %

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 other provisions of the City of Vaughan. 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

OCT 04 2018

John G. Williams Limited, Architect

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 US 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 FTW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

-		-	-	
-		-	-	
-		-	-	
	REVISED AS PER ENGINEER'S COMMENTS	OF	2018/09/12	
	REVISED AS PER ENGINEER'S COMMENTS	OF	2018/09/05	
	ISSUED FOR PRELIMINARY APPROVAL	OF	2018/08/30	

It is the builder's complete responsibility to ensure that all plans comply with applicable codes and all applicable regulatory requirements and all applicable Architectural Guidelines and all applicable Regulations and all applicable zoning provisions and any 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 for determining whether or not any 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.

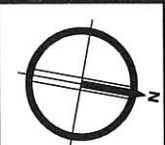
OCT 04 2018

John G. Williams Limited, Architect

-	-	-	2018/09/12
-	-	-	OF
-	-	-	REVISED AS PER ENGINEER'S COMMENTS
-	-	-	OF
-	-	-	DEVELOPED AS PER ENGINEER'S COMMENTS.



-	-	-	2018/09/12	OF	REVISED AS PER ENGINEER'S COMMENTS
-	-	-	2018/09/05	OF	REVISED AS PER ENGINEER'S COMMENTS
-	-	-	2018/08/30	OF	ISSUED FOR PRELIMINARY APPROVAL



HYDRO TRANSFORMER	— SAN —	SANITARY LINE	0	DOWNSPROUTS		SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF	FINISHED FLOOR
PADMOUNTED MOTOR	— SW —	STORM WATER LINE	100000 or 1000000	45 MINUTE FIRE RATED WALL		TOP OF FOUNDATION WALL	TF	
EXISTING GRADES	— W —	WATER LINE	45 MINUTE FIRE RATED WALL	MINUTES PERMITTED		BASEMENT FLOOR	BF	
PROPOSED GRADES	— H —	HYDRO LINE	SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)	—		UNDERSIDE OF FOOTING	UF	
	— G —	GAS LINE				WALK OUT DECK	WOD	
	— C —	CABLE LINE				WALK OUT BASEMENT	WOB	
SWALE DIRECTION	— B —	BELL	EXTERIOR DOOR LOCATION			MODIFIED	MOD	
	— C —	CABLE LINE	EXTERIOR DOOR LOCATION			REV REVERSED	REV	
	— H —	HYDRO GAS	IF DOOR PERMITS			NO DOOR	ND	
EMBANKMENT / BERM	— H —	HYDRO GAS				HIGHLY GRADED	XXXX	
MAX 3:1 SLOPE	— H —	HYDRO GAS						

Plan No.	Lot	Street Name

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.

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GOLDPARK HOMES - 217020
DINE VALLEY VALIUGHAN ONT

	20201 ORIN FAIRBARN QUALIFICATION INFORMATION 10/10/2019	Drawn By CF	Checked By CF	File Number 017000000004	Mod ID 000000000000	Lot / Page Number 1 / 1
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NAME	SIGNATURE	DATE
HUNT DESIGN ASSOCIATES INC.	DESIGN ASSOCIATES INC.	1230
www.huntdesign.ca	8966 Woodbine Ave, Markham, ON L3R 0J7	T 905.737.5133 F 905.737.7326

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