

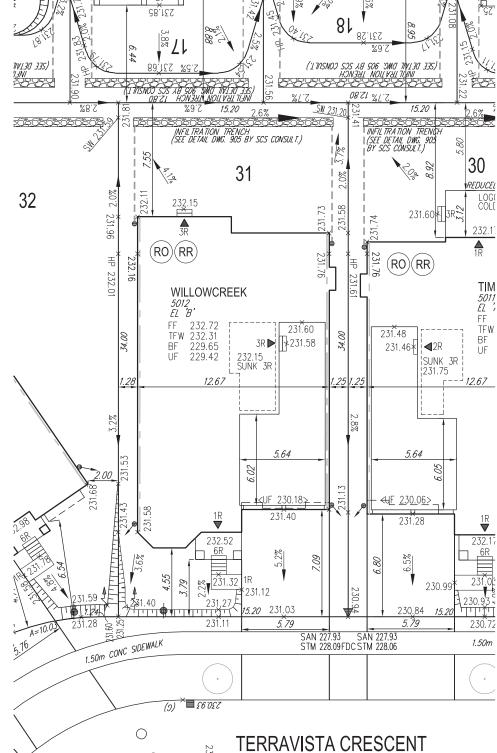
POVINCE OF ONT ARD Date: AUG. 25/22 Reviewed By:

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 AND APPROVAL APPROVED BY: DATE: AUG 26, 2022 This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

COVERAGE CALCULATION						
LOT NO. :	31					
LOT AREA :	516.800000					
BLDG. AREA : (INCL. PORCH)	0.000000					
LOT COVERAGE :	0.00 %					
LANDSCAPE AREA:	0.000000					
LANDSCAPE COV. :	0.00 %					
BUILDING HEIGHT						
MAX BUILDING HEIGHT:	11.000000					
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN						
ESTABLISHED GRADE:	231.43					
F.F. TO TOP OF ROOF:	0.000000					
F.F. TO MEAN OF ROOF:	9.500000					
PROPOSED BLDG. HGT:	10.79 m					
FRONT YARD LANDSCAPE AREA						
FRONT YARD AREA:	57.600000					
LANDSCAPE AREA :	35.600000					
COVERAGE (50% MIN.) :	61.81 %					
SOFT LANDSCAPE AREA:	31.600000					
SOFT COVERAGE (60% MIN.):	88.76 %					
REAR YARD LANDSCAPE AREA						
REAR YARD AREA :	114.820000					
SOFT LANDSCAPE AREA :	114.820000					
COVERAGE (60% MIN.):	100.00 %					



City of Vaughan GRADING REVIEWED BY Jason Pham

September 01 2022

BELL PEDESTAL

CABLE PEDESTAL

O- HYDRO POLE GUY

COMMUNITY MAILBOX

31

→ HYDRO POLE

STREET SIGN

GENERAL NOTES: ATION OF UTILITIES AND OTHER SERVICES, IF MIN, DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO BELOCATE 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.

1. 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.

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ISSUED FOR FINAL APPROVAL		AW	2022.08.24	1	
ISSUED FOR PRELIMINARY APPROVAL		AW	2022.08.17	L	Ň
SANITARY LINE DOWNSPOUTS STORM WATER LINE - WINDOWS PERMITTED		PUMP AN	D SURFACE DCATION	FF TFW	FINISHED FLOOR TOP OF FOUNDATION WALL
WATERLINE 45 MINUTE FIRE RATED WALL HYDRO LINE SIDEYARD DISTANCE IS LESS		ADE ELE		UF	BASEMENT FLOOR UNDERSIDE OF FOOTING
GAS LINE THAN 1.2m TO LOT LINE, (NO WINDOWS PERMITTED)		LINK FE E AND GA	NCE	WOD	WALKOUT DECK WALKOUT BASEMENT
CABLE LINE EXTERIOR DOOR LOCATION	LINO	- AND GA		MOD	MODIFIED REVERSED

PRIVACY FENCE

ACOUSTIC FENCE

▼ EXTERIOR DOOR LOCATION

EXTERIOR DOOR LOCATION IF GRADE PERMITS

SITING AND GRADING PLAN

QUALIFICATION INFORMATION Allan Whiting 23177 NAME REGISTRATION INFORMATION DESIGN ASSOCIATES INC. HUNT DESIGN ASSOCIATES INC 19695

ENGINEERED FILL LOTS

STREET TREE

RETAINING WALL

DOUBLE / SINGL STM & SAN CONN

SANITARY MANHOLE

STORM MANHOLE

VALVE & BOX

── WATER SERVICE

→ HYDRO SERVICE

→ SHEET DRAINAGE

● STREET LIGHT

TRAFFIC SIGNA POWER PEDES

STREET LIGHT PEDESTAL

GOLDPARK HOMES - 221081 PINE VALLEY PH2 - VAUGHAN, ON

---- CABLE LINE

-- STM --

AW AW 1:250 221081WSP01

TERRAVISTA CRESCENT

REV REVERSED

ND NO DOOR

XXXXXXX HIGHLIGHTED GRADE

A HYDRO TRANSFORMER

PADMOUNTED MOTOR

ეგ^{ე,გე} EXISTING GRADES

190.10 PROPOSED GRADES

2.0% SWALE DIRECTION

EMBANKMENT / BERM