

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: JULY 25, 2022

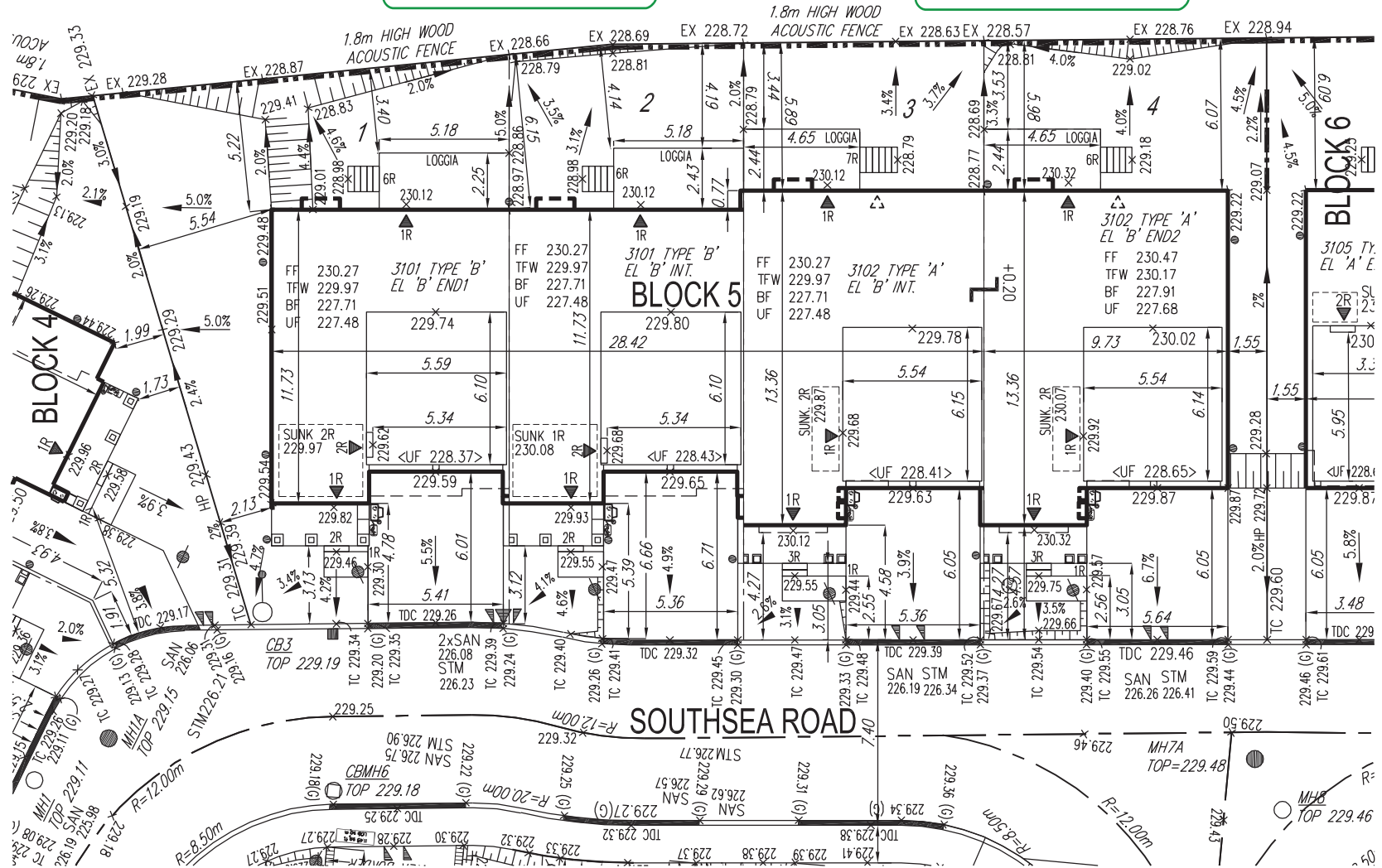
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

22 126742 EP
22 126744 EP
22 126746 EP
22 126747 EP

City of Vaughan
GRADING APPROVED BY
Jason Pham
August 02 2022

UPGRADE EXPOSED ELEVATION(S)
(See Approved Streetscape / Unit Working Drawings)

UPGRADE EXPOSED ELEVATION(S)
(See Approved Streetscape / Unit Working Drawings)



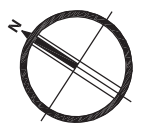
BUILDING HEIGHT		COVERAGE CALCULATION		COVERAGE CALCULATION		COVERAGE CALCULATION		COVERAGE CALCULATION	
MAX BUILDING HEIGHT:	12.00 m	LOT NO. :	BLK 5-1	LOT NO. :	BLK 5-2	LOT NO. :	BLK 5-3	LOT NO. :	BLK 5-4
FROM AVERAGE FIN. GRADE TO MEAN		LOT AREA :	297.30 m ²	LOT AREA :	220.07 m ²	LOT AREA :	229.08 m ²	LOT AREA :	270.39 m ²
ESTABLISHED GRADE:	229.62	BLDG. AREA :	123.19 m ²	BLDG. AREA :	121.98 m ²	BLDG. AREA :	138.24 m ²	BLDG. AREA :	139.82 m ²
F.F. TO TOP OF ROOF:	11.13 m	LOT COVERAGE (%):	41.44 %	LOT COVERAGE (%):	55.43 %	LOT COVERAGE (%):	60.35 %	LOT COVERAGE (%):	51.71 %
F.F. TO MEAN OF ROOF:	8.38 m	FRONTAGE @ 6.4M		FRONTAGE @ 6.4M		FRONTAGE @ 6.4M		FRONTAGE @ 6.4M	
PROPOSED BLDG. HGT:	9.23 m	FRONTAGE:	12.09 m	FRONTAGE:	9.35 m	FRONTAGE:	9.60 m	FRONTAGE:	11.29 m
FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS	
FRONT YARD AREA :		FRONT YARD AREA :		FRONT YARD AREA :		FRONT YARD AREA :		FRONT YARD AREA :	
LANDSCAPE AREA :		LANDSCAPE AREA :		LANDSCAPE AREA :		LANDSCAPE AREA :		LANDSCAPE AREA :	
COVERAGE (%): (50% MIN)		COVERAGE (%):		COVERAGE (%):		COVERAGE (%):		COVERAGE (%):	
SOFT LANDSCAPE AREA:		SOFT LANDSCAPE AREA:		SOFT LANDSCAPE AREA:		SOFT LANDSCAPE AREA:		SOFT LANDSCAPE AREA:	
COVERAGE (%): (60% MIN)		COVERAGE (%):		COVERAGE (%):		COVERAGE (%):		COVERAGE (%):	



LOT **BLOCK 5**
REVIEWED FOR:
1. GRADING AS BEING IN CONFORMANCE WITH THE DRAINAGE CONCEPTS SHOWN ON THE APPROVED LOT GRADING PLANS PREPARED BY SCS CONSULTING GROUP LTD.
Date: 2022-07-21 Reviewed By: Emma Shepherd, P.Eng
SCS CONSULTING GROUP LTD.

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.

-	-	-	ISSUED FOR PERMIT	AW	2022.02.22
-	-	-	ISSUED FOR ENG. GRADING REVIEW	AW	2021/11/03
-	-	-	ISSUED FOR SITE PLAN APPROVAL	OF	2019/11/26
-	-	-	REVISED TO MATCH NEW GRADING AND FENCE DETAILS	OF	2019/09/18
-	-	-	REVISED AS PER CITY COMMENTS	OF	2019/08/07
REVISED PER CITY ZONING COMMENTS	AW	2022.05.30	ISSUED FOR SITE PLAN APPROVAL	OF	2019/01/29
ADDED REAR LOGGIAS PER BUILDER REQUEST	AW	2022.04.20	ISSUED FOR SITE PLAN APPROVAL	OF	2018/03/16



NOTE:
SANITARY LATERAL INFORMATION IS BASED ON AS-BUILT SHEET PROVIDED ON OCTOBER 19, 2020

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

19695

HUNT
DESIGN ASSOCIATES INC.
www.hunt-design.ca

BLOCK 5
SOUTHSEA ROAD
GOLDPARK HOMES - 217014
PINE VALLEY DRIVE, VAUGHAN, ONTARIO

Drawn By
Checked By
Scale
1:250
File Number
217014-SPA3

Lot / Page Number

BLOCK 5