

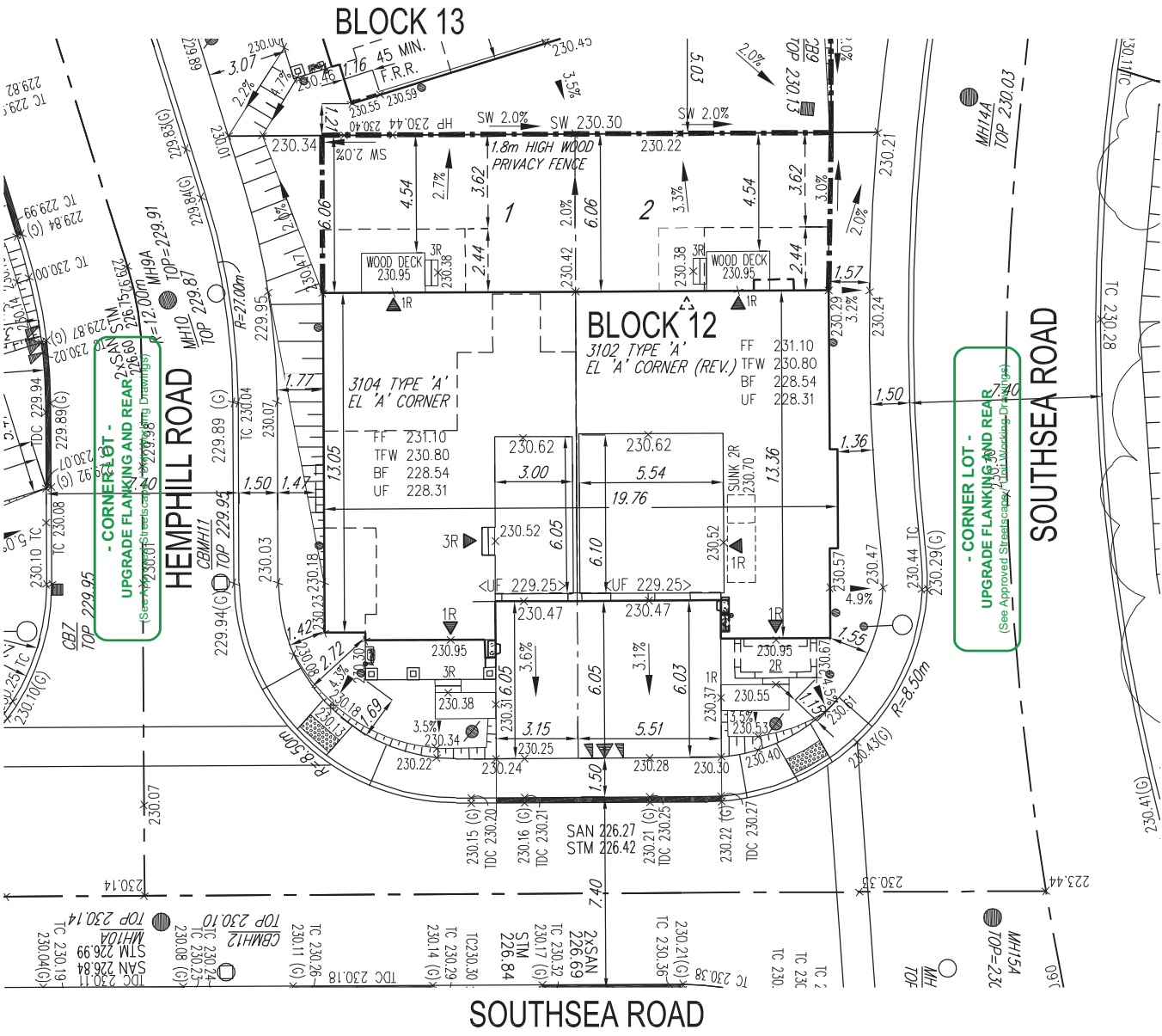
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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: MAR 18, 2022

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



BUILDING HEIGHT		COVERAGE CALCULATION		COVERAGE CALCULATION	
MAX BUILDING HEIGHT:	12.00 m	LOT NO. :	BLK 12-1	LOT NO. :	BLK 12-2
FROM AVERAGE FIN. GRADE TO MEAN		LOT AREA :	272.43 m2	LOT AREA :	266.73 m2
ESTABLISHED GRADE:	230.46	BLDG. AREA :	143.91 m2	BLDG. AREA :	139.45 m2
F.F. TO TOP OF ROOF:	11.06 m	LOT COVERAGE (%):	52.82 %	LOT COVERAGE (%):	52.28 %
F.F. TO MEAN OF ROOF:	8.45 m	FRONTAGE @ 6.4M		FRONTAGE @ 6.4M	
PROPOSED BLDG. HGT:	9.09 m	FRONTAGE:	11.49 m	FRONTAGE:	11.77 m
		FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS	
		FRONT YARD AREA :	26.55 m2	FRONT YARD AREA :	27.34 m2
		LANDSCAPE AREA :	13.98 m2	LANDSCAPE AREA :	10.55 m2
		COVERAGE (%):	52.66 %	COVERAGE (%):	38.59 %
		SOFT LANDSCAPE AREA:	11.61 m2	SOFT LANDSCAPE AREA:	8.37 m2
		COVERAGE (%):	83.05 %	COVERAGE (%):	79.34 %

LOT 12  
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.

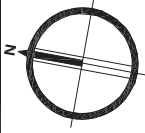
Date: MAR 02/22 Reviewed By: VP

SCS CONSULTING GROUP LTD.

City of Vaughan  
GRADING APPROVED BY  
Matt Pascoe  
BLOCK 12 TH 2  
April 25 2022

- 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.

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
ISSUED FOR SITE PLAN APPROVAL	OF	2019/01/29
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

STREET TREE

RETAINING WALL

CATCH BASIN

DOUBLE / SINGLE STM & SAN CONNECTION

SANITARY MANHOLE

STORM MANHOLE

VALVE & CHAMBER

VALVE & BOX

HYDRANT

WATER SERVICE

HYDRO SERVICE

SHEET DRAINAGE

STREET LIGHT PEDESTAL

STREET LIGHT

TRAFFIC SIGNAL POWER PEDESTAL

BELL PEDESTAL

CABLE PEDESTAL

HYDRO POLE

HYDRO POLE GUY

STREET SIGN

COMMUNITY MAILBOX

HYDRO TRANSFORMER

PADMOUNTED MOTOR

EXISTING GRADES

PROPOSED GRADES

SWALE DIRECTION

EMBANKMENT / BERM

MAX 3:1 SLOPE

SAN - SANITARY LINE

STM - STORM WATER LINE

W - WATERLINE

H - HYDRO LINE

G - GAS LINE

C - CABLE LINE

B - BELL

HYDRO, GAS, BELL, CABLE LINE

DOWNSPOUTS

WINDOWS PERMITTED

45 MINUTE FIRE RATED WALL

SIDEWALK DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)

EXTERIOR DOOR LOCATION

EXTERIOR DOOR LOCATION IF GRADE PERMITS

SUMP PUMP AND SURFACE DISCHARGE LOCATION

UPGRADE ELEVATION

CHAIN LINK FENCE

FENCE AND GATE

PRIVACY FENCE

ACOUSTIC FENCE

FF - FINISHED FLOOR

TFW - TOP OF FOUNDATION WALL

BF - BASEMENT FLOOR

UF - UNDERSIDE OF FOOTING

WOB - WALKOUT DECK

MOD - MODIFIED

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.

23177

BCIN

19695

HUNT

DESIGN ASSOCIATES INC.

www.hunt-design.ca

Block 12

SOUTHSEA ROAD

GOLDPARK HOMES - 217014

PINE VALLEY DRIVE, VAUGHAN, ONTARIO

Drawn By

Checked By

Scale

File Number

OF

OF

1:250

217014-SPA3

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