

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 m <sup>2</sup>	LOT AREA :	266.73 m <sup>2</sup>
ESTABLISHED GRADE:	230.46	BLDG. AREA :	143.91 m <sup>2</sup>	BLDG. AREA :	139.45 m <sup>2</sup>
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 m <sup>2</sup>	FRONT YARD AREA :	27.34 m <sup>2</sup>
		LANDSCAPE AREA :	13.98 m <sup>2</sup>	LANDSCAPE AREA :	11.45 m <sup>2</sup>
		COVERAGE (%):	52.66 %	COVERAGE (%):	41.88 %
		SOFT LANDSCAPE AREA:	11.61 m <sup>2</sup>	SOFT LANDSCAPE AREA:	7.68 m <sup>2</sup>
		COVERAGE (%):	83.05 %	COVERAGE (%):	67.07 %

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.

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



#### LOT BLOCK 12

REVIEWED FOR:

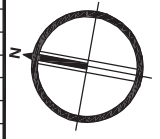
1. GRADING AS BEING IN CONFORMANCE WITH THE DRAINAGE CONCEPTS SHOWN ON THE APPROVED LOT GRADING PLANS PREPARED BY SCS CONSULTING GROUP LTD.

Date: 2022-07-21 Reviewed By: Emma Shepherd, P.Eng  
SCS CONSULTING GROUP LTD.

#### 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
REVISED PER CITY ZONING COMMENTS			AW	2022.06.01	



	ENGINEERED FILL LOTS		SANITARY MANHOLE		WATER SERVICE		BELL PEDESTAL		HYDRO TRANSFORMER		SAN - SANITARY LINE		DOWNSPOUTS
	STREET TREE		STORM MANHOLE		HYDRO SERVICE		CABLE PEDESTAL		PADMOUNTED MOTOR		STM - STORM WATER LINE		WINDOWS PERMITTED
	RETAINING WALL		VALVE & CHAMBER		SHEET DRAINAGE		HYDRO POLE		EXISTING GRADES		W - WATERLINE		45 MINUTE FIRE RATED WALL
	CATCH BASIN		VALVE & BOX		STREET LIGHT PEDESTAL		HYDRO POLE GUY		190.10 PROPOSED GRADES		H - HYDRO LINE		SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)
	DOUBLE / SINGLE STM & SAN CONNECTION		HYDRANT		STREET LIGHT		STREET SIGN		SWALE DIRECTION		C - CABLE LINE		EXTERIOR DOOR LOCATION
					TRAFFIC SIGNAL POWER PEDESTAL		COMMUNITY MAILBOX		EMBANKMENT / BERM		B - BELL		EXTERIOR DOOR LOCATION IF GRADE PERMITS
									HYDRO, GAS, BELL, CABLE LINE		HDB - HYDRO, GAS, BELL, CABLE LINE		CHAIN LINK FENCE
											PRIVACY FENCE		ACOUSTIC FENCE
													FF - FINISHED FLOOR
													TFW - TOP OF FOUNDATION WALL
													BF - BASEMENT FLOOR
													UF - UNDERSIDE OF FOOTING
													WOD - 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: OF  
Checked By: OF  
Scale: 1:250  
File Number: 217014-SPA3

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

Lot / Page Number

BLOCK 12