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City of Vaughan
GRADING REVIEWED BY
 Jason Pham
August 02 2022

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: [Signature]
 DATE: JULY 25, 2022
 This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



BUILDING HEIGHT	
MAX BUILDING HEIGHT:	12.00 m
FROM AVERAGE FIN. GRADE TO MEAN	
ESTABLISHED GRADE:	229.35
F.F. TO TOP OF ROOF:	10.45 m
F.F. TO MEAN OF ROOF:	8.02 m
PROPOSED BLDG. HGT:	8.78 m

COVERAGE CALCULATION		COVERAGE CALCULATION		COVERAGE CALCULATION		COVERAGE CALCULATION		COVERAGE CALCULATION	
LOT NO.:	BLK 4-1	LOT NO.:	BLK 4-2	LOT NO.:	BLK 4-3	LOT NO.:	BLK 4-4	LOT NO.:	BLK 4-5
LOT AREA:	354.47 m ²	LOT AREA:	333.48 m ²	LOT AREA:	362.11 m ²	LOT AREA:	391.87 m ²	LOT AREA:	598.70 m ²
BLDG. AREA:	142.51 m ²	BLDG. AREA:	135.45 m ²	BLDG. AREA:	135.45 m ²	BLDG. AREA:	135.45 m ²	BLDG. AREA:	143.91 m ²
LOT COVERAGE (%):	40.20 %	LOT COVERAGE (%):	40.62 %	LOT COVERAGE (%):	37.41 %	LOT COVERAGE (%):	34.57 %	LOT COVERAGE (%):	24.04 %
FRONTAGE @ 6.4M		FRONTAGE @ 6.4M		FRONTAGE @ 6.4M		FRONTAGE @ 6.4M		FRONTAGE @ 6.4M	
FRONTAGE:	11.28 m	FRONTAGE:	9.60 m	FRONTAGE:	9.60 m	FRONTAGE:	9.60 m	FRONTAGE:	11.31 m
FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS	
FRONT YARD AREA:	48.36 m ²	FRONT YARD AREA:	29.46 m ²	FRONT YARD AREA:	29.46 m ²	FRONT YARD AREA:	31.10 m ²	FRONT YARD AREA:	48.43 m ²
LANDSCAPE AREA:	30.16 m ²	LANDSCAPE AREA:	12.86 m ²	LANDSCAPE AREA:	12.86 m ²	LANDSCAPE AREA:	14.49 m ²	LANDSCAPE AREA:	26.25 m ²
COVERAGE (%):	62.37 %	COVERAGE (%):	43.65 %	COVERAGE (%):	43.65 %	COVERAGE (%):	46.59 %	COVERAGE (%):	54.20 %
SOFT LANDSCAPE AREA:	27.92 m ²	SOFT LANDSCAPE AREA:	10.44 m ²	SOFT LANDSCAPE AREA:	10.19 m ²	SOFT LANDSCAPE AREA:	11.82 m ²	SOFT LANDSCAPE AREA:	24.13 m ²
COVERAGE (%):	92.57 %	COVERAGE (%):	81.18 %	COVERAGE (%):	79.24 %	COVERAGE (%):	81.57 %	COVERAGE (%):	91.92 %

LOT **BLOCK 4**
 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.

REVISION	DESCRIPTION	DATE
1	REVISED PER CITY ZONING COMMENTS	AW 2022.05.30
2	ADDED REAR LOGGIAS PER BUILDER REQUEST	AW 2022.04.20
3	ISSUED FOR PERMIT	AW 2022.02.22
4	ISSUED FOR ENG. GRADING REVIEW	AW 2021/11/03
5	ISSUED FOR SITE PLAN APPROVAL	OF 2019/11/26
6	REVISED TO MATCH NEW GRADING AND FENCE DETAILS	OF 2019/09/18
7	REVISED AS PER CITY COMMENTS	OF 2019/08/07
8	ISSUED FOR SITE PLAN APPROVAL	OF 2019/10/12/29
9	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	FF FINISHED FLOOR
STREET TREE	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STM - STORM WATER LINE	WINDOWS PERMITTED	TOP OF FOUNDATION WALL
RETAINING WALL	VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	WATERLINE	45 MINUTE FIRE RATED WALL	BASEMENT FLOOR
CATCH BASIN	VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	HYDRO LINE	SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)	UF UNDERSIDE OF FOOTING
DOUBLE / SINGLE STM & SAN CONNECTION	HYDRANT	STREET LIGHT	STREET SIGN	SWALE DIRECTION	GAS LINE	EXTERIOR DOOR LOCATION	WOD WALKOUT DECK
		TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE	CABLE LINE	EXTERIOR DOOR LOCATION IF GRADE PERMITS	WOB WALKOUT BASEMENT
					BELL		MOD MODIFIED
					HYDRO, GAS, BELL, CABLE LINE		REV REVERSED
							ND NO DOOR
							HIGHLIGHTED GRADE

Plan No. - **BLOCK 4** Street Name **SOUTHSEA ROAD**

GOLDPARK HOMES - 217014
PINE VALLEY DRIVE, VAUGHAN, ONTARIO

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

HUNT DESIGN ASSOCIATES INC. 8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

NAME **Allan Whitting** SIGNATURE **[Signature]** 23177 BCIN
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Lot / Page Number **BLOCK 4**

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