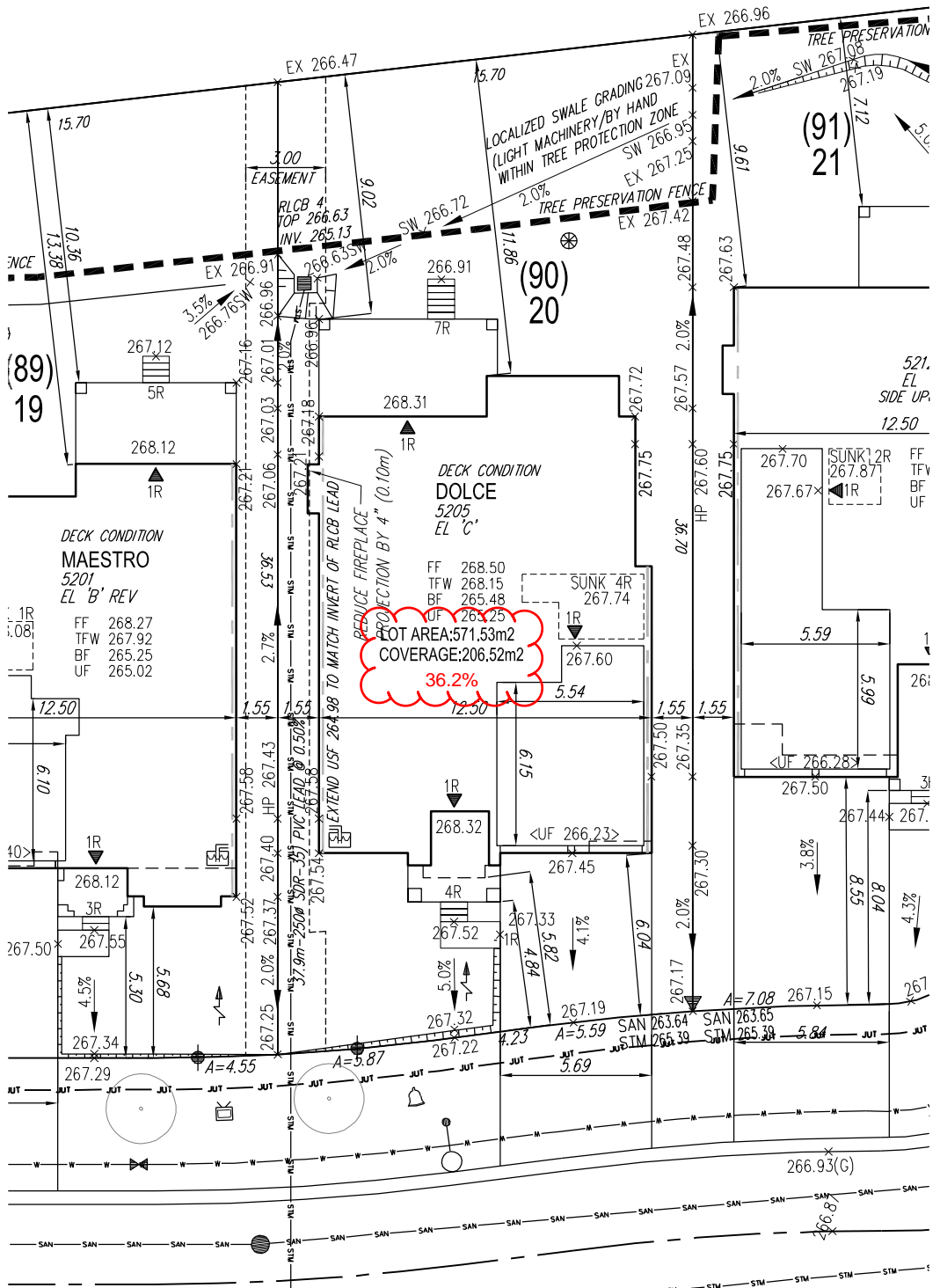


PHASE 3



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 Township of AURORA

COVERAGE CALCULATION

LOT No.:	20(90)
LOT AREA:	571.53 m ²
BLDG. AREA:	206.52 m ²
LOT. COV. (%):	36.14%

BUILDING HEIGHT

MAX BUILDING HEIGHT:	10.0 m
FROM:	AVG. GRADE @ FRONT
ESTABLISHED GRADE:	267.56
FF TO TOP OF ROOF:	N/A m
FF TO MEAN OF ROOF:	8.12 m
FF TO GRADE:	0.94 m
PROPOSED BUILDING HEIGHT:	9.06 m

LOT _____
 REVIEWED FOR:

1. GRADING IN CONFORMITY WITH THE DRAINAGE CONCEPTS SHOWN ON THE SUBDIVISION GRADING PLANS PREPARED BY SCS CONSULTING
2. CONFORMANCE WITH THE APPROVED COMPOSITE UTILITY PLANS
3. CONFORMANCE WITH THE _____ GRADING STANDARDS.

Date: _____ Reviewed By: _____

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.

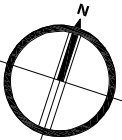
**TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION**

PERMIT NO.: PR20230415 DATE: Feb. 24, 2023

APPROVED BY: *Abby Vandenberg*

PRELIMINARY ZONING REVIEW

-	-	-
-	-	-
-	-	-
RE-ISSUED FOR FINAL GRADING APPROVAL	AW	-
ISSUED FOR FINAL APPROVAL	AW	2022.12.23
ISSUED FOR PRELIMINARY APPROVAL	AW	2022.09.07
ISSUED FOR CLIENT REVIEW	AW	2022.07.13



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	WATERLINE	45 MINUTE FIRE RATED WALL	CHAIN LINK FENCE	BF BASEMENT FLOOR
CATCH BASIN	VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	HYDRO LINE	LESS THAN 1.2m TO LOT LINE	FENCE AND GATE	UF UNDERSIDE OF FOOTING
DOUBLE / SINGLE STM & SAN CONNECTION	HYDRANT	STREET LIGHT	STREET SIGN	SWALE DIRECTION	GAS LINE	(NO WINDOWS PERMITTED)	PRIVACY FENCE	WOD WALKOUT DECK
		TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE	CABLE LINE	EXTERIOR DOOR LOCATION IF GRADE PERMITS	ACOUSTIC FENCE	MOD MODIFIED
					BELL			REV REVERSED
					HYDRO, GAS, BELL, CABLE LINE			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 23177
 NAME SIGNATURE BOIN
 REGISTRATION INFORMATION
 HUNT DESIGN ASSOCIATES INC. 19695



Lot 20(90) William Heath Court

**GERANIUM HOMES - 215009
 HIGHLAND GATE, AURORA ON**

Drawn By: AW Checked By: AW Scale: 1:250 File Number: 215009SP03 Lot / Page Number: 20(90)
 8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326