

**3. NEW CONSTRUCTION AND PART V DESIGNATED SINGLE DETACHED
RESIDENTIAL BUILDING
72 NAPIER STREET, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT
WARD 1 – VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD**

Recommendation

The Manager of Urban Design and Cultural Heritage recommends:

1. That the proposed new construction for a single detached dwelling at 72 Napier Street
BE APPROVED, subject to the following conditions:
 - a) the final building material specifications shall be approved to the
satisfaction of the Vaughan Development Planning Department, Urban
Design and Cultural Heritage section; and,
 - b) any significant changes to the proposal by the Owner, may require
reconsideration by Heritage Vaughan Committee, which shall be
determined at the discretion of the Director of Development Planning.
 - c) the Heritage Vaughan Committee recommendations to Council do not
constitute specific support for any further variances, permits or
requirements that may be sought in the future by the applicant as it
relates to the subject application.
 - d) the Owner shall submit final copies of the proposed development to
Cultural Heritage staff for the issuance of a Heritage Permit;

Contribution to Sustainability

This report is consistent with the goals and objectives within *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, specifically:

Goal 4: To create a vibrant community where citizens, business and visitors thrive

Objective 4.1: "To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage"

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

All agenda items and minutes relating to Heritage Vaughan committee meetings are circulated to relevant City departments, applicants and their representatives.

Purpose

The purpose of this report is for Heritage Vaughan to consider of a proposed new construction for a single detached residence at 72 Napier Street within the Kleinburg-Nashville Heritage Conservation District.

Background - Analysis and Options

Heritage status and process	<p>Designated Part V, Ontario Heritage Act, Kleinburg-Nashville Heritage Conservation District.</p> <p>All new construction, renovations, and demolition must be consistent with the Kleinburg-Nashville Heritage Conservation District Plan and require the approval of the Heritage Vaughan Committee and a Heritage Permit in addition to any other City approvals. The Kleinburg-Nashville HCD is divided into distinct areas and the subject property falls within the “Residential Villages” area. As such, those policies within the Plan apply.</p>
Existing Building	<p>In April 2008, the Owner applied for and received permission to demolish the previously existing structure on the property and received approval to build a new dwelling in the lot (HP 2008.011.00). The lot has been vacant since that period and the owner has submitted a new design for the proposed new building.</p>
Proposed Design	<p>The applicant has proposed a single detached dwelling in the Georgian Neo-Classical architectural style – a recognized style as per the Kleinburg-Nashville HCD Plan.</p> <p>Previous heritage staff comments were submitted regarding an earlier submission of the proposed dwelling and detached garage and the current drawings have incorporated those comments into the final design. One outstanding detail is the confirmation regarding the material of the front door, which staff recommends be of a wood and a solid panel design as outlined in Section 9.2.3 of the Kleinburg-Nashville HCD Plan. However, this detail may be confirmed through staff consultation.</p> <p>Note: The submitted coloured renderings do not match the submitted drawings and elevations. Staff comments are directed towards the submitted and stamped elevation, landscape and site plan drawings only.</p>
Recommended Revision	<p>The following revision is recommended by Cultural Heritage staff:</p> <ul style="list-style-type: none">• that the proposed front yard landscape design be reconsidered to a more naturalized, less formal approach to contribute to the rural and natural setting of the District, in support of Objective 5.2.3. “The Roads: <i>To preserve the rural quality of the views and vistas from the roads</i>”, and Objective 5.2.4 “The Rural and Natural Setting: <i>To preserve and enhance the experience of the rural and natural character of the Kleinburg-Nashville setting.</i>” See Kleinburg-Nashville HCD Plan Section 9.5 New Development, 9.5.3 Residential Villages and Section 9.7.7.5 Rural Lawns and Meadows.
Materials	<p>Materials will be reviewed at the staff level prior to issuance of the Heritage Permit.</p>

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020 / Strategic Plan, through the following initiatives, specifically:

Service Excellence:

- Preserve our Heritage & Support Diversity, Arts & Culture –
 - i) The proposed architecture conforms to the District and will be a contributing built form asset in the Kleinburg-Nashville Heritage Conservation District

Regional Implications

N/A

Conclusion

Cultural Heritage Staff recommends that the proposed new construction of a single detached dwelling at 72 Napier Street be approved as it is consistent with the Kleinburg-Nashville Heritage Conservation District Plan.

Attachments

1. Location Map
2. Site Plan
3. Elevations

Report prepared by:

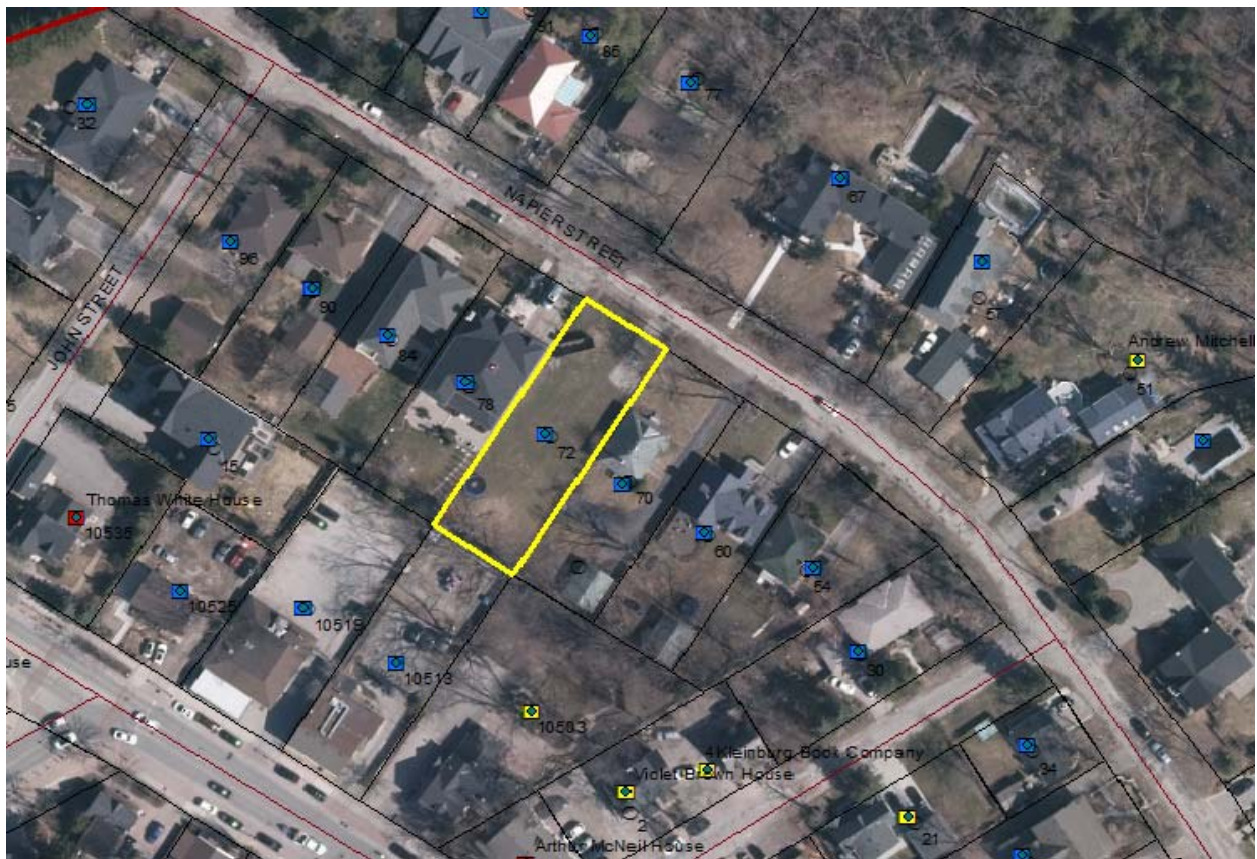
Katrina Guy, Cultural Heritage Coordinator, ext. 8115
Moira Wilson, Senior Urban Designer, ext. 8353

Respectfully submitted,

ROB BAYLEY
Manager of Urban Design and Cultural Heritage
Development Planning Department

/CM

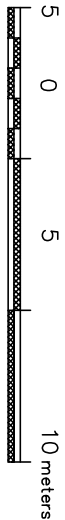
Location Map



Islington Avenue

Napier Street

TOPOGRAPHIC SURVEY OF
LOT 41
REGISTERED PLAN 275
CITY OF VAUGHAN
(REGIONAL MUNICIPALITY OF YORK)



SCALE = 1 : 250

MITSCHE & AZIZ INC., O.L.S.

METRIC: DISTANCES SHOWN HEREON ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

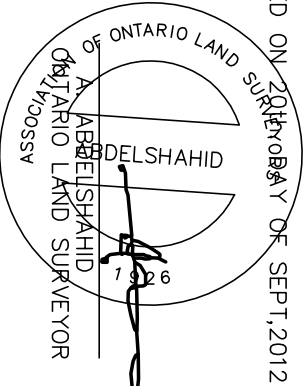
© *COPYRIGHT* 2015
THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT IN WHOLE OR IN PART WITHOUT THE EXPRESS PERMISSION OF MITSCHE & AZIZ INC. O.L.S. IS STRICTLY PROHIBITED.

- LEGEND:
- | | | |
|--------|---------|--------------------------|
| 100.00 | DENOTES | EXISTING ELEVATION |
| FFE | " | FINISHED FLOOR ELEVATION |
| HP | " | HYDRO POLE |
| CLF | " | CHAIN LINK FENCE |
| BF | " | BOARD FENCE |
| HLP | " | HYDRO LIGHT POST |
| O/H | " | OVERHEAD WIRE |
| TEL | " | TELEPHONE BOX |
| DT. | " | DECIDUOUS TREE |
| DT. | " | DECIDUOUS TREE TRUNK |
| CB | " | CATCH BASIN |

GEODETIC:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF VAUGHAN BENCH MARK NO 54-5 HAVING AN ELEVATION OF 219.114m.

SURVEYOR'S CERTIFICATE
THE SURVEY WAS COMPLETED ON 20th DAY OF SEPT, 2012

SEPT. 25, 2012
DATE



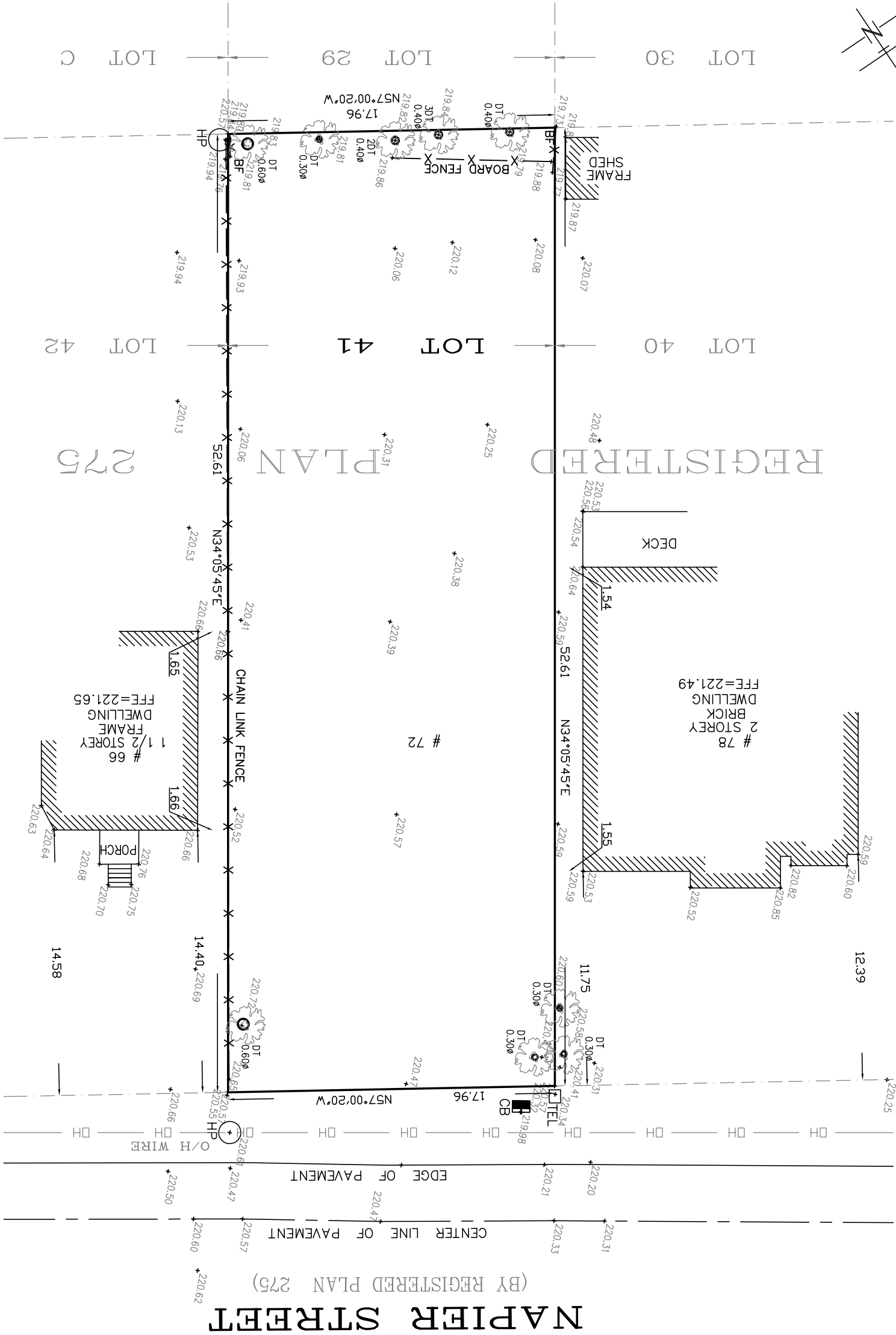
MITSCHE & AZIZ INC.

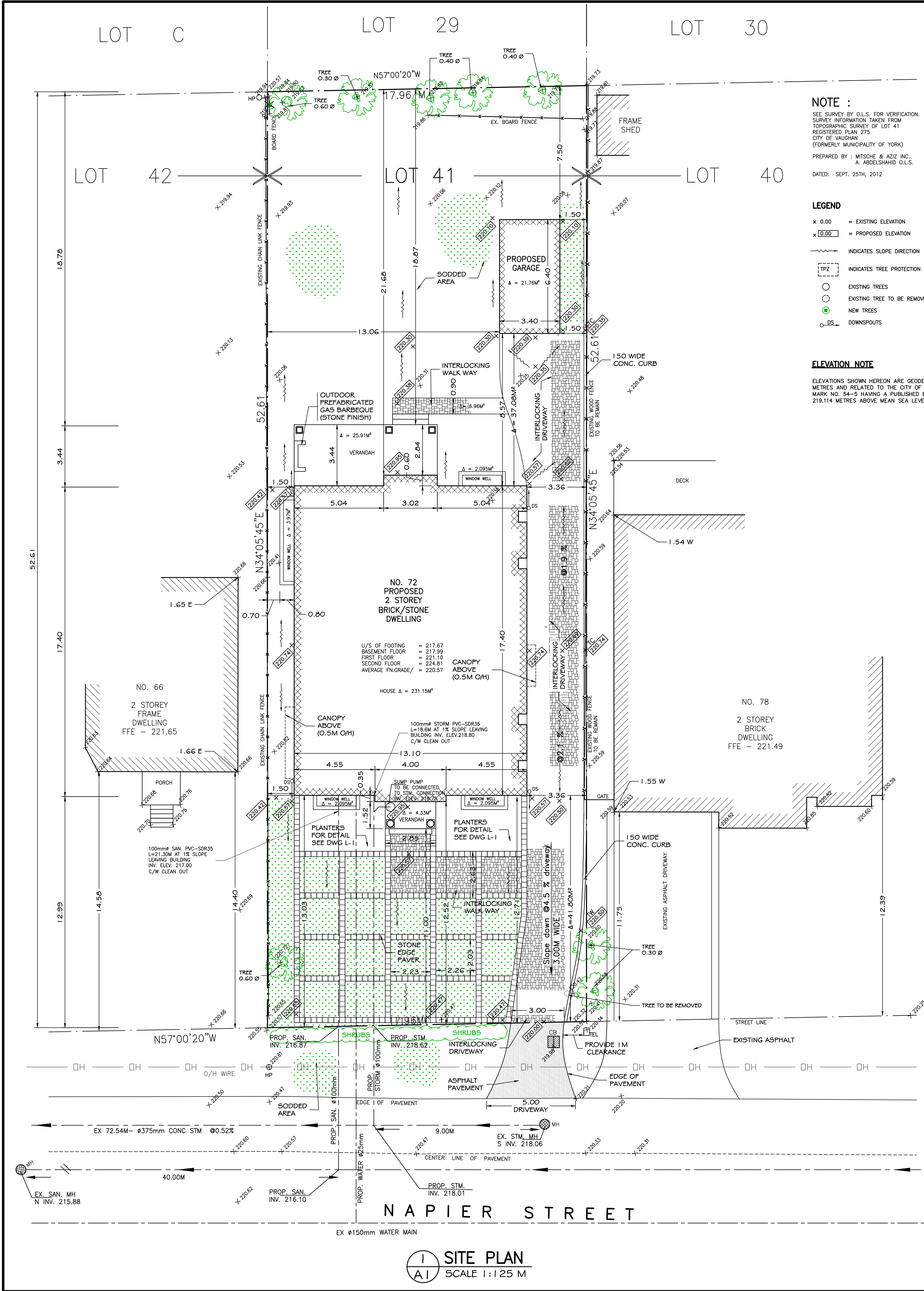
ONTARIO LAND SURVEYORS

56 WRIGHT STREET, RICHMOND HILL, ONT. L4C-4A1
Tel. (416) 409-4267 Fax: (905) 237-8224

E-Mail : azizbds@aizbiz.com

PROJECT NUMBER		PROJECT	
012-272		72 NAPIER STREET (TP)	
DRAWN BY	SHI	CHECKED BY	A.A





NOTE :
SEE SURVEY BY O.L.S. FOR VERIFICATION.
SURVEY INFORMATION TAKEN FROM
TOPOGRAPHIC SURVEY OF LOT 41
REGISTERED PLAN 275
CITY OF VAUGHAN
(FORMERLY MUNICIPALITY OF YORK)
PREPARED BY : MITSCHIE & ADZ INC.
A. ADZELSHING O.L.S.
DATED: SEPT. 25TH, 2012

- LEGEND**
- x 0.00 = EXISTING ELEVATION
 - x 0.00 = PROPOSED ELEVATION
 - INDICATES SLOPE DIRECTION
 - TPZ INDICATES TREE PROTECTION ZONE
 - EXISTING TREES
 - EXISTING TREE TO BE REMOVED
 - NEW TREES
 - DS DOWNSPOUTS

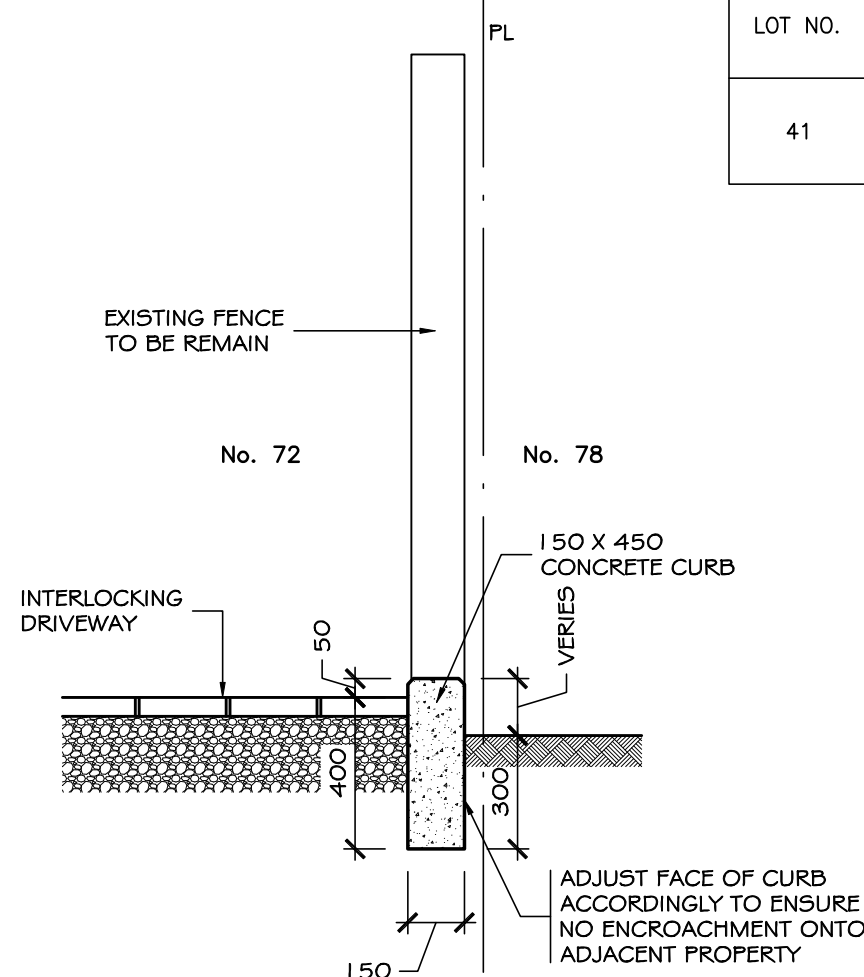
ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE IN METRES AND RELATED TO THE CITY OF VAUGHAN BENCH MARK NO. 64-5 HAVING A PUBLISHED ELEVATION OF 219.114 METRES ABOVE MEAN SEA LEVEL.

STANDARD NOTES FOR SITE PLANS

- The following notes shall be shown on the site plan drawing(s).
- Standard drawings of the City of Vaughan constitute part of the site plan drawing(s).
 - All construction work to be carried out in accordance with the requirements of the Occupational Health and Safety Act and Regulations for construction projects.
 - The Owner shall retain the services of his consultants to ensure required inspection reports and or certification requirements are submitted to the Engineering Department and other affected City Departments.
 - The Owner and/or his representative shall rectify all disturbed areas to original condition or better and to the satisfaction of the City.
 - The location of all under/above ground utilities and structures is approximate only and where shown on the drawing(s) the accuracy of the location of such utilities is not guaranteed. The owner and/or his representative shall determine the location of all such utilities and structures by consulting the appropriate authorities or utility companies concerned. The owner shall prove the location of such utilities and structures and shall assume all liability for damage or restoration or adjustment for the same.
 - Any conflicts with existing services shall be rectified at the Owner's expense.
 - Sanitary and storm control manholes shall be in accordance with City Standard Drawings M-1 and M-3. Frame and cover shall be McCoy HM331 or approved equal. The manholes shall be bench to the obvert (top) of pipes.
 - All sanitary manhole covers in the ponding areas to be water tight sealed covers.
 - All catchbasins shall be installed in accordance with City Standard Drawing K-4. All catchbasin frames and covers shall be McCoy HM311 or approved equal.
 - All industrial/commercial/condominium watermain connections shall be constructed in accordance with City Standard Drawings I-2, I-3 and I-5.
 - Watermain shall have a minimum vertical separation of 0.5m and horizontal separation of 2.5m between any sewer or manhole.
 - Hydrants to be installed as per City Standard H-4 with 1.0m minimum clear from all obstructions.
 - Entrance driveways shall be constructed with heavy duty asphalt from the back of the municipal curb or edge of pavement to the property line (area highlighted on drawing(s) in accordance with the following specifications:
 - 50mm compacted depth of HL3 asphalt – top course
 - 75mm compacted depth of HL8 asphalt – binder course
 - 150mm compacted depth of 20mm crusher run limestone – granular base
 - 300mm compacted depth of 50mm crusher run limestone – granular sub-base
 - All concrete curb from existing road curb to street line shall be barrier curb OPSD 600.110. All concrete curb heights shall be 150mm unless otherwise noted. Entrance driveway curb to be discontinuous at sidewalk and tapered back 600mm minimum.
 - All required curb cutting at entrance driveway and curb depressions at sidewalk crossings shall be installed to the satisfaction of the City.
 - Existing roadway curb and gutter to be continuous through the proposed new driveway entrance(s) along with the municipal sidewalk.
 - Sidewalk to be 200mm thick through entrance driveway entrance per City Standard E-1.
 - Frost collars are to be provided on curb stops and valve boxes when located within the limits of the driveways.

SITE STATISTICS

LOT NO.	LOT AREA	1st Floor Area	2nd Floor Area	Total G.F.A.	(%)	Max. F.S.I. (N/A)	Lot Frontage	Max. Lot Coverage (30%)	Proposed Lot Coverage	(%)
41	944.87 M ²	230.00 M ²	227.94 M ²	457.94 M ²	48.47	0.00 M ²	17.96M	283.46 M ²	283.15 M ²	29.97
	10170.49 FT ²	2475.70 FT ²	2453.52 FT ²	4929.22 FT ²		0.00 FT ²		3051.15 FT ²	3047.80 FT ²	



2 DRIVEWAY CURB DETAIL
SCALE 1:20 M

ZONED AS R1 VAUGHAN MAP: 8E

REQUIRED FRONT YARD SETBACK	7.50M
PROVIDED FRONT YARD SETBACK	12.52M
REQUIRED INTERIOR SIDE YARD SETBACK	1.50M
PROVIDED INTERIOR SIDE YARD SETBACK	1.50M EAST 3.36M WEST
REQUIRED REAR YARD SETBACK	7.50M
PROVIDED REAR YARD SETBACK	21.68M
PROVIDED REAR YARD VERANDAH SETBACK	18.87M
PROVIDED REAR YARD GARAGE SETBACK	7.50M

COVERAGE STATISTICS

BUILT-UP AREAS	
HOUSE	231.15 M ²
GARAGE	21.76 M ²
FRONT VERANDAH	4.33 M ²
REAR VERANDAH	25.91 M ²
TOTAL	283.15 M ²

FRONT YARD LANDSCAPING STATISTICS

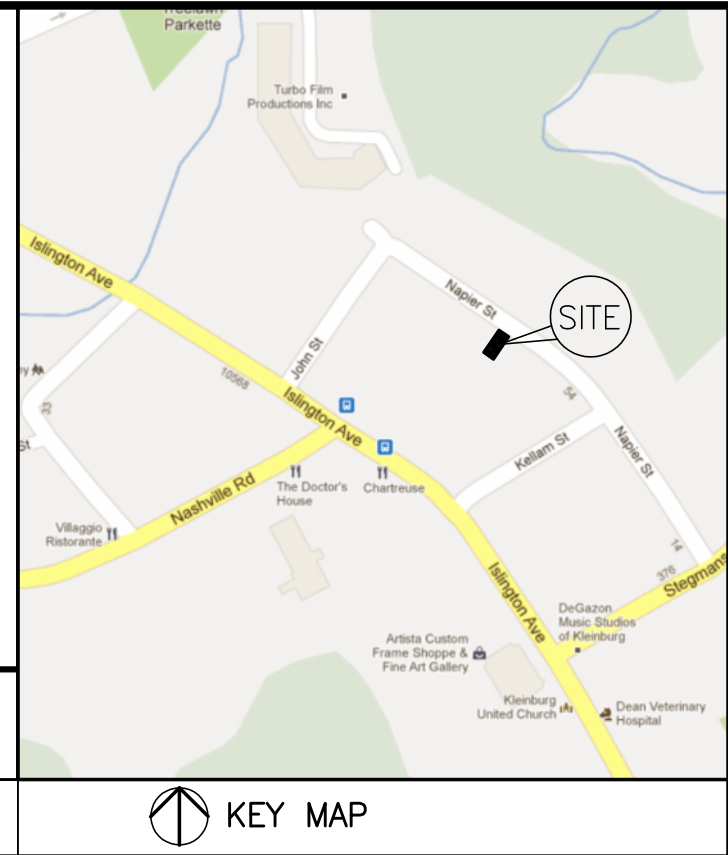
Front yard area	228.73 M ²
Driveway area	40.15 M ²
Front yard area less driveway	188.58 M ²
Required landscaping (50%)	114.37 M ²
Provided landscaping (80.6%)	184.25 M ²
Required soft landscaping (60%)	68.62 M ²
Provided soft landscaping (110.8%)	126.73 M ²
Built up / Paved areas	
Window Well (A = 2.095M ²)	4.19 M ²
Driveway	40.15 M ²
Verandah	4.33 M ²
Walkway/Step/Curb	53.33 M ²

REAR YARD LANDSCAPING STATISTICS

Rear yard area	400.30 M ²
Required landscaping (60%)	240.18 M ²
Provided landscaping (76.0%)	304.13 M ²
Built up / Paved areas	
Walkway/Steps/Window well	11.15 M ²
Verandah	25.91 M ²
Garage	21.76 M ²
Driveway	37.35 M ²



FRONT ELEVATION



KEY MAP

NOTES

All drawings and specifications are an instrument of service and remain the exclusive property of Ambient Designs Ltd., and are protected under the Copyright Act. They may not be reproduced, distributed, altered or submitted for approvals without written permission of the Designer.

Do not scale drawings, dimensions to take precedent over scale.

Contractor to check and verify all levels and dimensions on drawings and on site and report any discrepancies to Ambient Designs Ltd. and obtain clarification prior to commencing with the work.

The contractor accepts all responsibility for working with drawings, not marked "Issued for Construction" and for any changes to the drawings without the express approval of Ambient Designs Ltd.

All work to conform to all governing codes and By-laws.

The undersigned has reviewed & taken 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
Required unless design is exempt under 2.17.4.1 of the building code

VICTOR J.T. HIRSHO	23327
Name	BCIN#

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1 of the building code

Signature	Date
AMBIENT DESIGNS LTD.	28659
Firm Name	BCIN#

3	RE-ISSUED FOR SITE PLAN APPROVAL	SEPT.24 '15	D.N.
2	REVISED AS PER DEVELOPMENT PLANNING DEPARTMENT COMMENTS	SEPT.18 '15	D.N.
1	ISSUED FOR SITE PLAN APPROVAL	MAY.28 '15	D.N.
NO.	ISSUE/REVISIONS	DATE	BY

BCIN: 29659

AMBIENT DESIGNS LTD.
DESIGN & BUILDING CONSULTANTS

1115 COLLEGE STREET TORONTO, ONTARIO M6H 1B5
TEL. No (416)537-8531 FAX. No (416)537-8131
email: ambient@ambientdesigns.ca

PROJECT NAME

PROPOSED RESIDENCE AT 72 NAPIER STREET

CITY OF VAUGHAN (FILE: DA.15.031)

SHEET TITLE

SITE PLAN

TRUE NORTH

SCALE 1:125 M

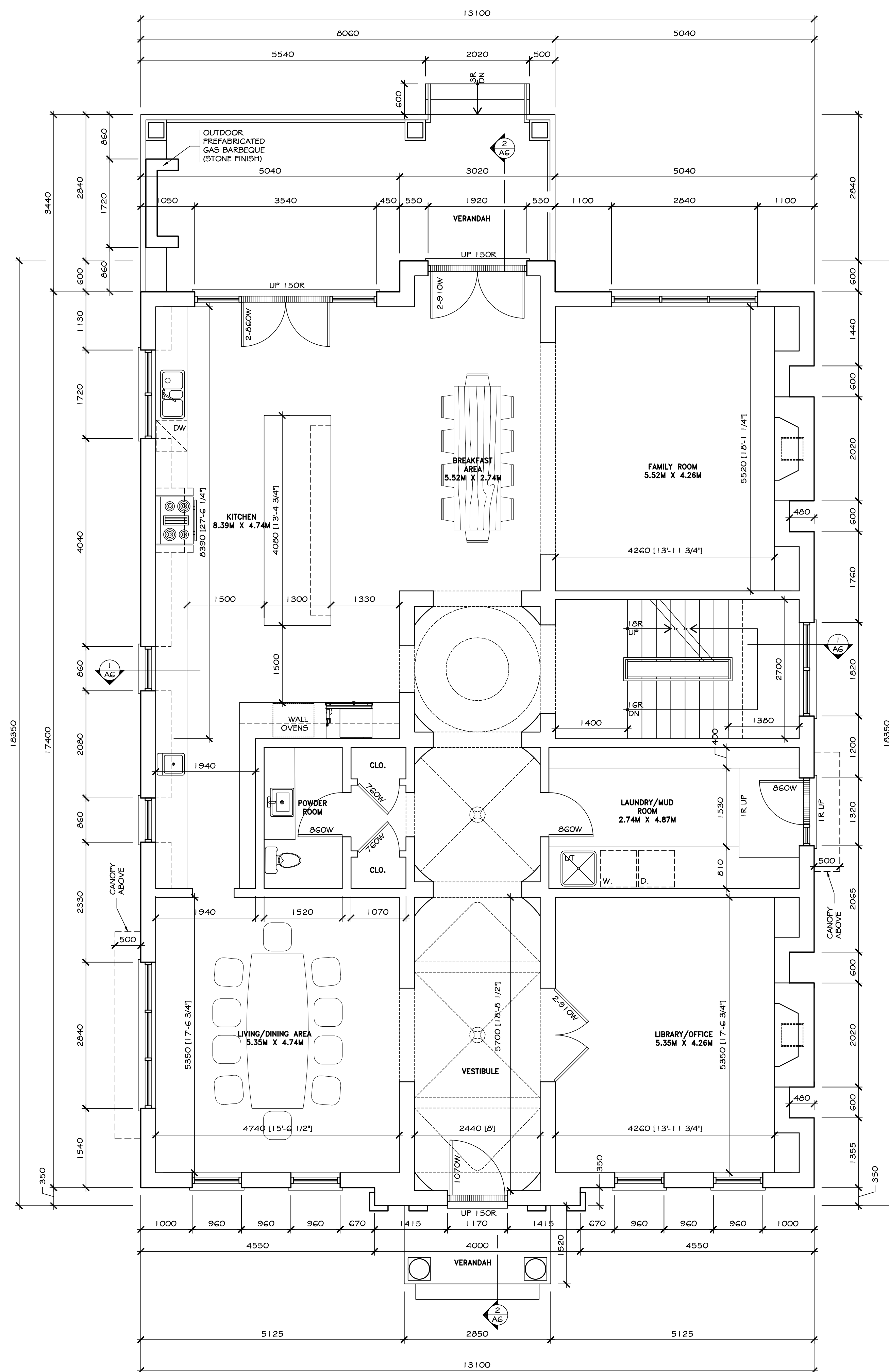
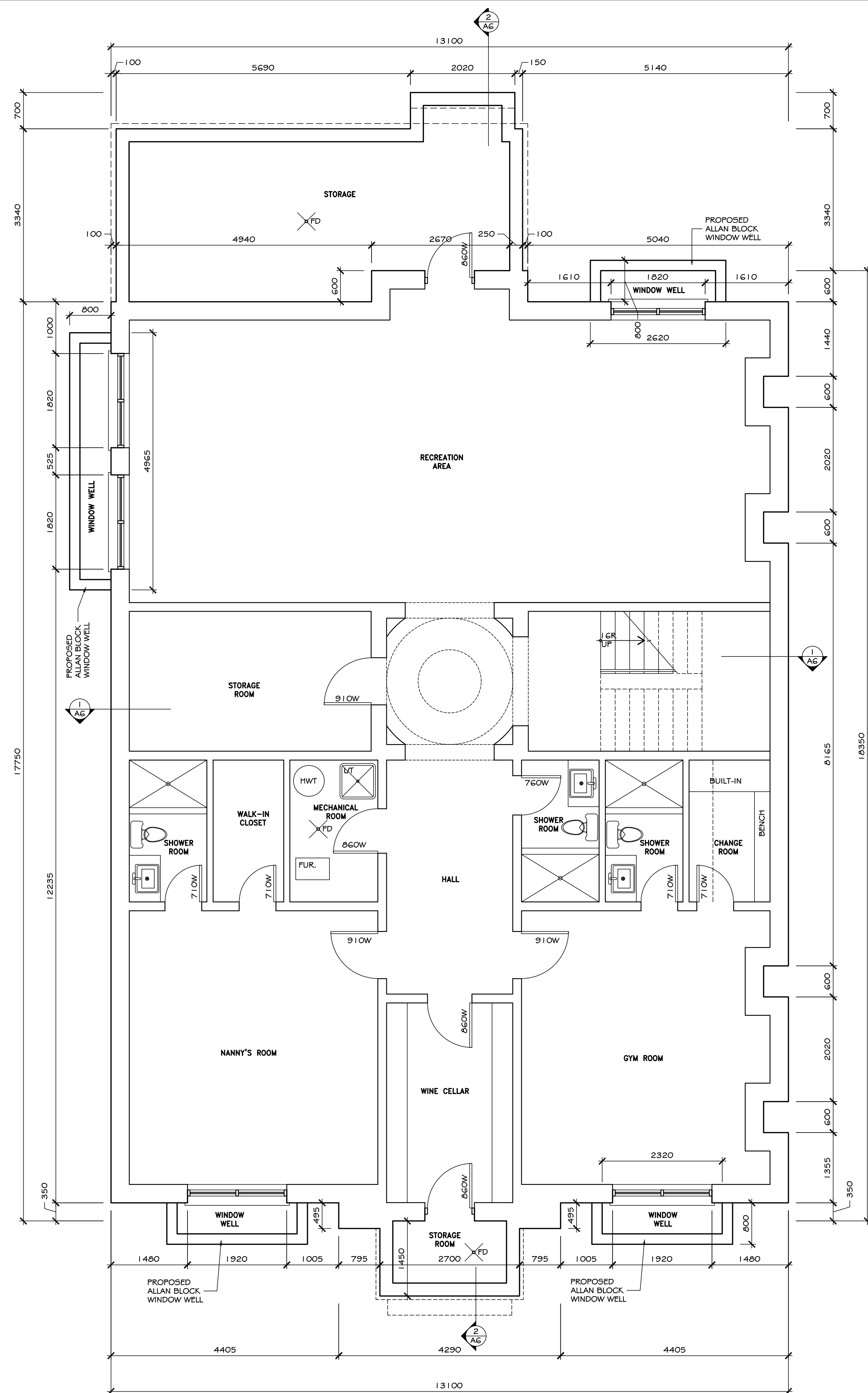
DATE SEPT. 2014

DRAWN BY: D.N.

CHECKED BY: V.H.

PROJECT NO. **A14158**

SHEET NO. **A1**



NOTES

All drawings and specifications is an instrument of service and remain the exclusive property of Ambient Designs Ltd., and are protected under the Copyright Act. They may not be reproduced, distributed, altered or submitted for approvals without written permission of the Designer.

Do not scale drawings, dimensions to take precedent over scale.

Contractor to check and verify all levels and dimensions on drawings and on site and report any discrepancies to Ambient Designs Ltd. and obtain clarification prior to commencing with the work.

The contractor accepts all responsibility for working with drawings, not marked "Issued for Construction" and for any changes to the drawings without the express approval of Ambient Designs Ltd.

All work to conform to all governing codes and By-laws

The undersigned has reviewed & taken 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
Required unless design is exempt under 2.17.5.1 of the building code

VICTOR J.T. HIPOLITO	23327
Name	BCNF

Signature _____ Date _____

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1 of the building code

AMBIENT DESIGNS LTD.	29659
Firm Name	BCN#

Firm Name	BCN#

3	RE-ISSUED FOR SITE PLAN APPROVAL	SEPT.24 '15	D.N.
2	REVISED AS PER DEVELOPMENT PLANNING DEPARTMENT COMMENTS	SEPT.18 '15	D.N.
1	ISSUED FOR SITE PLAN APPROVAL	MAY 28 '15	D.N.
NO.	ISSUE/REVISIONS	DATE	BY

CIN: 29659



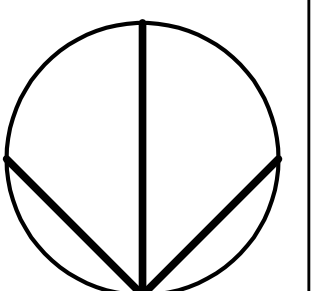
115 COLLEGE STREET TORONTO, ONTARIO M6H 1B5
TEL. No (416)537-8531 FAX. No (416)537-8131
email: ambient@ambientdesigns.ca

PROJECT NAME

PROPOSED
RESIDENCE AT
72 NAPIER STREET

CITY OF VAUGHAN
(FILE: DA.15.031)

SHEET	TITLE
1	1

BASEMENT &
FIRST FL. PLANS

SCALE

1:50 M

DATE _____

SEPT. 2014

DRAWN BY:

D.N.

CHECKED BY :
M.H.

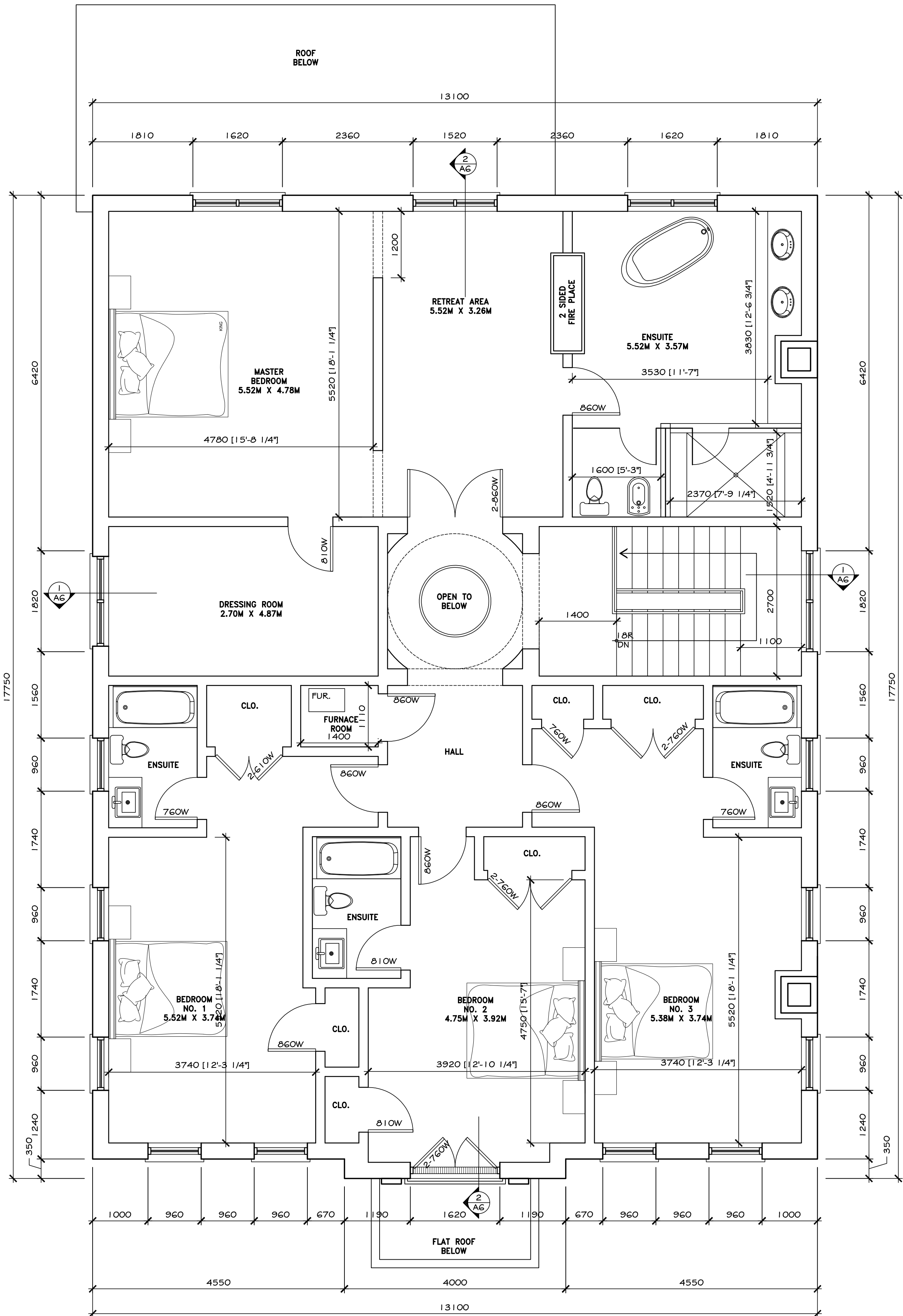
V.H.

PROJECT NO.

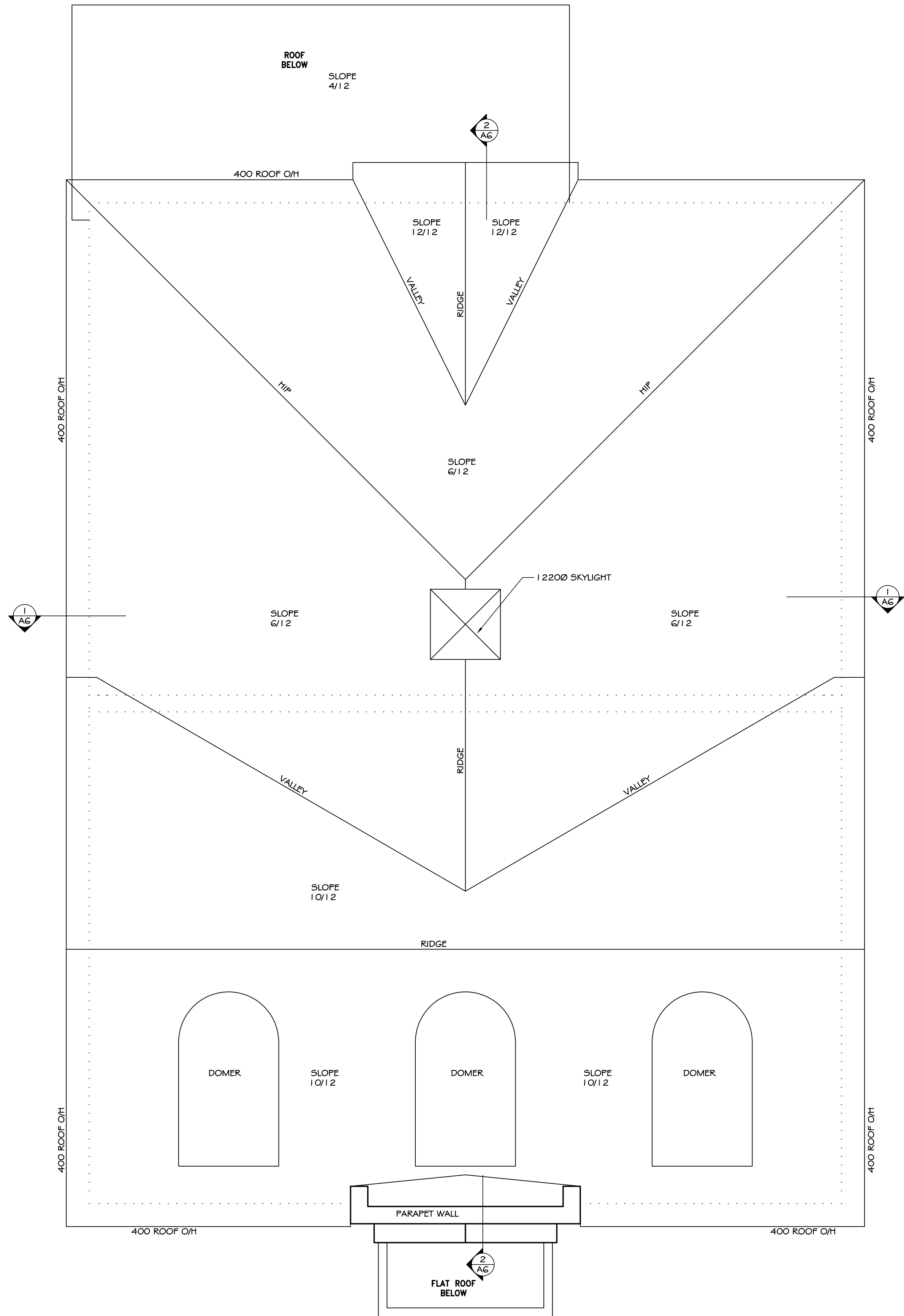
A14158

SHEET NO.

A2



1 SECOND FL. PLAN
A3 SCALE 1:50 M GFA = 229.34 M²



2 ROOF PLAN
A3 SCALE 1:50 M

NOTES

All drawings and specifications is an instrument of service and remain the exclusive property of Ambient Designs Ltd., and are protected under the Copyright Act. They may not be reproduced, distributed, altered or submitted for approvals without written permission of the Designer.

Do not scale drawings, dimensions to take precedent over scale.

Contractor to check and verify all levels and dimensions on drawings and on site and report any discrepancies to Ambient Designs Ltd. and obtain clarification prior to commencing with the work.

The contractor accepts all responsibility for working with drawings, not marked "Issued for Construction" and for any changes to the drawings without the express approval of Ambient Designs Ltd.

All work to conform to all governing codes and By-laws

The undersigned has reviewed & taken 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
Required unless design is exempt under 2.17.2.1 of the building code

VICTOR J.T. HIRSHLITZ 23327
Name BCIN#

Signature Date

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1 of the building code

AMBIENT DESIGNS LTD. 29659
Firm Name BCIN#

NO.	ISSUE/REVISIONS	DATE	BY
3	RE-ISSUED FOR SITE PLAN APPROVAL	SEPT. 24 '15	D.N.
2	REVISED AS PER DEVELOPMENT PLANNING DEPARTMENT COMMENTS	SEPT. 18 '15	D.N.
1	ISSUED FOR SITE PLAN APPROVAL	MAY 28 '15	D.N.

BCIN: 29659

AMBIENT DESIGNS LTD.
DESIGN & BUILDING CONSULTANTS

1115 COLLEGE STREET TORONTO, ONTARIO M6H 1B5
TEL. No (416)537-8531 FAX. No (416)537-8131
email: ambient@ambientdesigns.ca

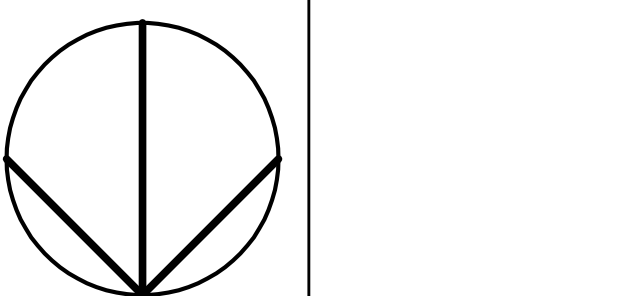
PROJECT NAME

PROPOSED
RESIDENCE AT
72 NAPIER STREET

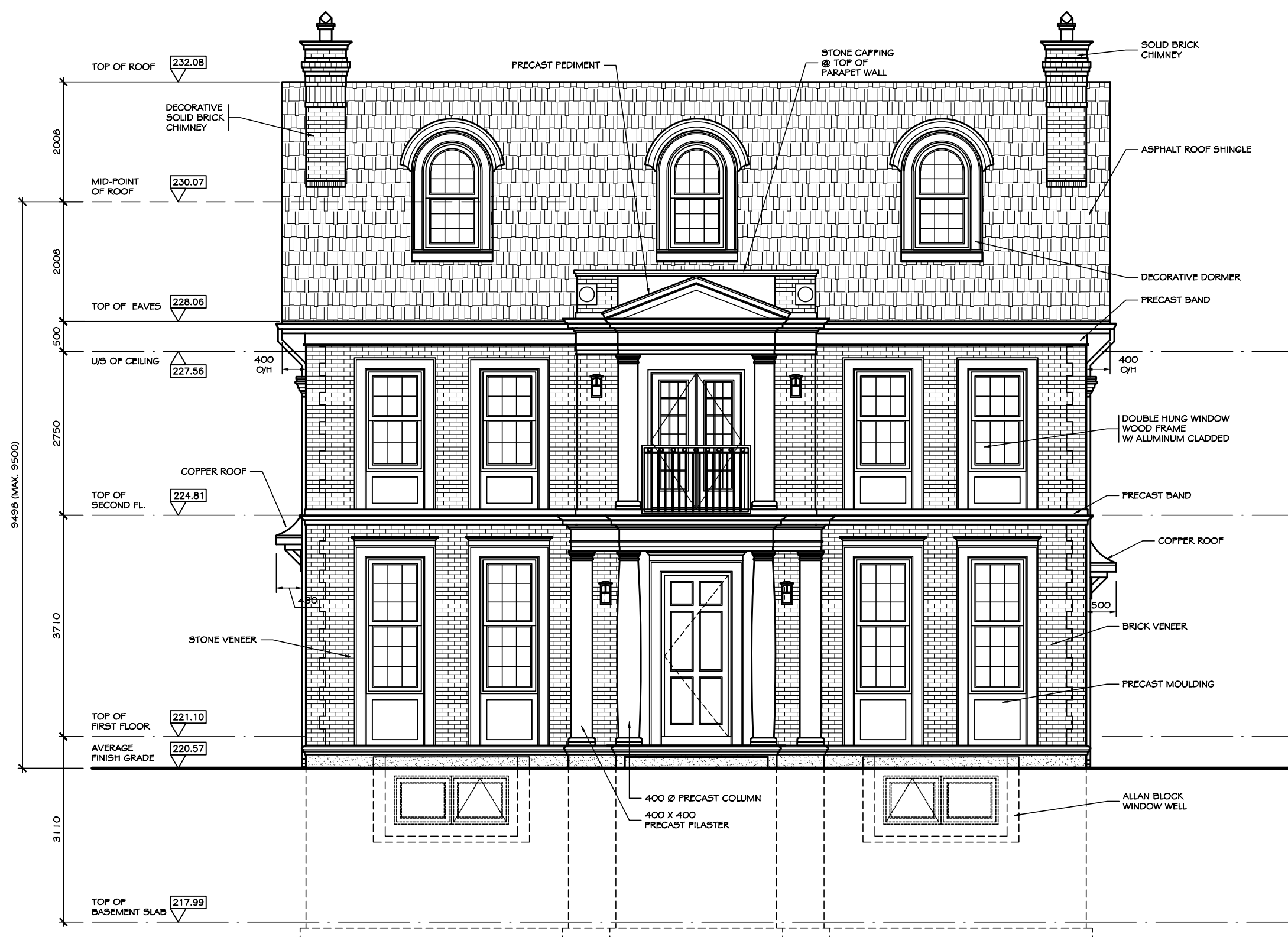
CITY OF VAUGHAN
(FILE: DA.15.031)

SHEET TITLE

SECOND FLOOR
& ROOF PLANS



SCALE 1:50 M	PROJECT NO. A14158
DATE SEPT. 2014	SHEET NO. A3
DRAWN BY: D.N.	
CHECKED BY: V.H.	

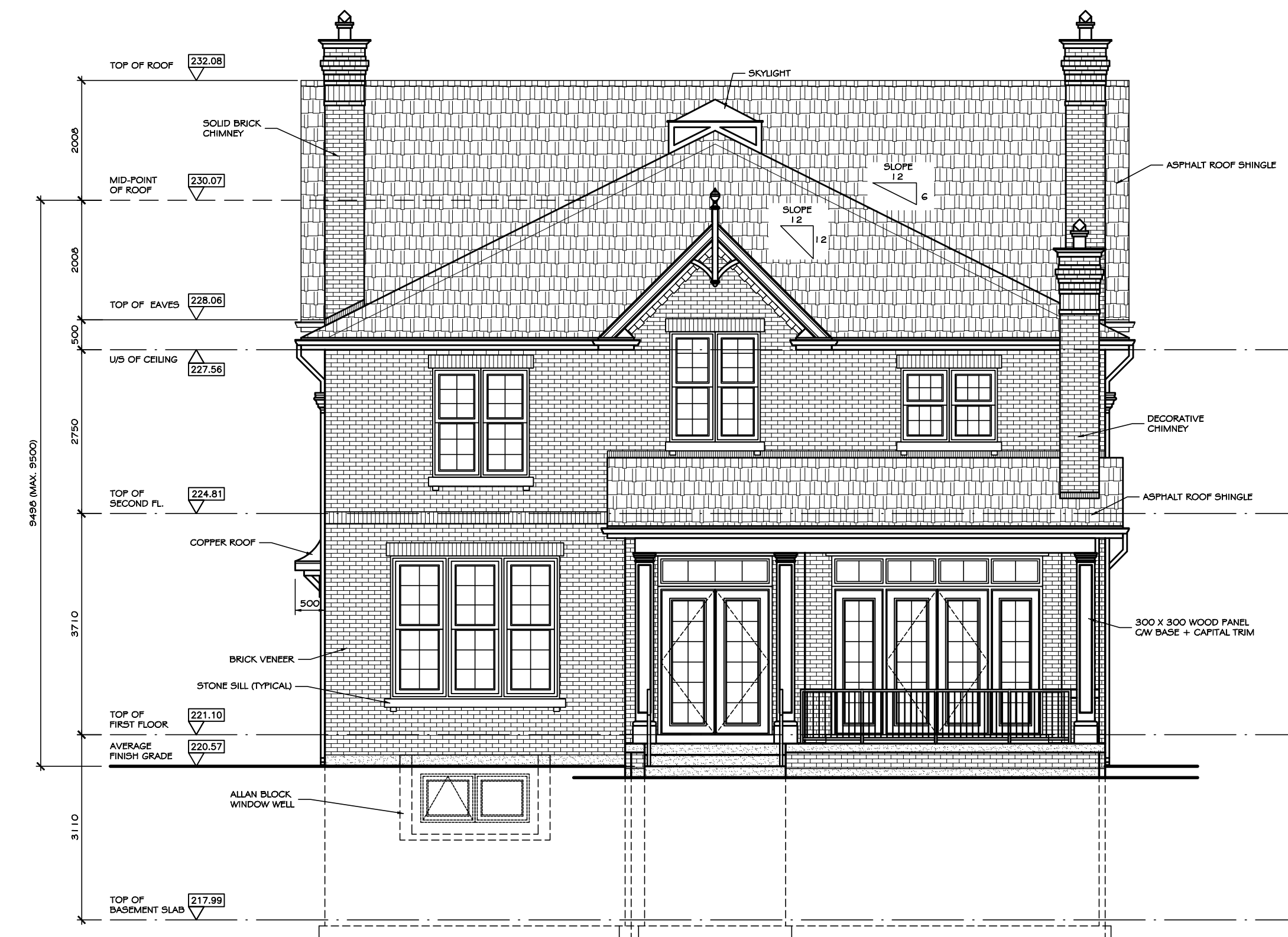


1 FRONT ELEVATION (NORTH)
A4 SCALE 1:75 M



2 RIGHT ELEVATION (WEST)
A4 SCALE 1:75 M

EXTERIOR BUILDING MATERIALS
WALLS = BRICK VENEER
VARSITY SMOOTH BY HANSON BRICK
WINDOWS & DOORS = WOOD FRAME WITH ALUMINUM CLAD
FASCIA, SOFFIT & RWL = ALUMINUM
ROOF = ASPHALT SHINGLE
CAMBRIDGE-CHARCOAL GREY BY IKO



3 REAR ELEVATION (SOUTH)
A4 SCALE 1:75 M



4 LEFT ELEVATION (EAST)
A4 SCALE 1:75 M

NOTES

All drawings and specifications are an instrument of service and remain the exclusive property of Ambient Designs Ltd., and are protected under the Copyright Act. They may not be reproduced, distributed, altered or submitted for approvals without written permission of the Designer.

Do not scale drawings, dimensions to take precedent over scale.

Contractor to check and verify all levels and dimensions on drawings and on site and report any discrepancies to Ambient Designs Ltd. and obtain clarification prior to commencing with the work.

The contractor accepts all responsibility for working with drawings, not marked "Issued for Construction" and for any changes to the drawings without the express approval of Ambient Designs Ltd.

All work to conform to all governing codes and By-laws

The undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Required unless design is exempt under 2.17.4.1 of the building code

VICTOR J.T. HIRSHO 23327 BCIN

Signature Date

REGISTRATION INFORMATION

Required unless design is exempt under 2.17.4.1 of the building code

AMBIENT DESIGNS LTD. 28659 BCIN

Firm Name

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

BCIN

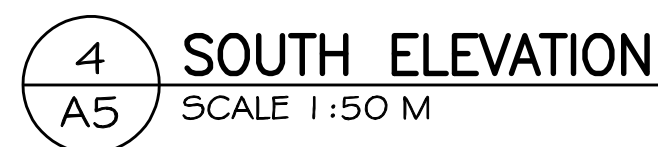
BCIN

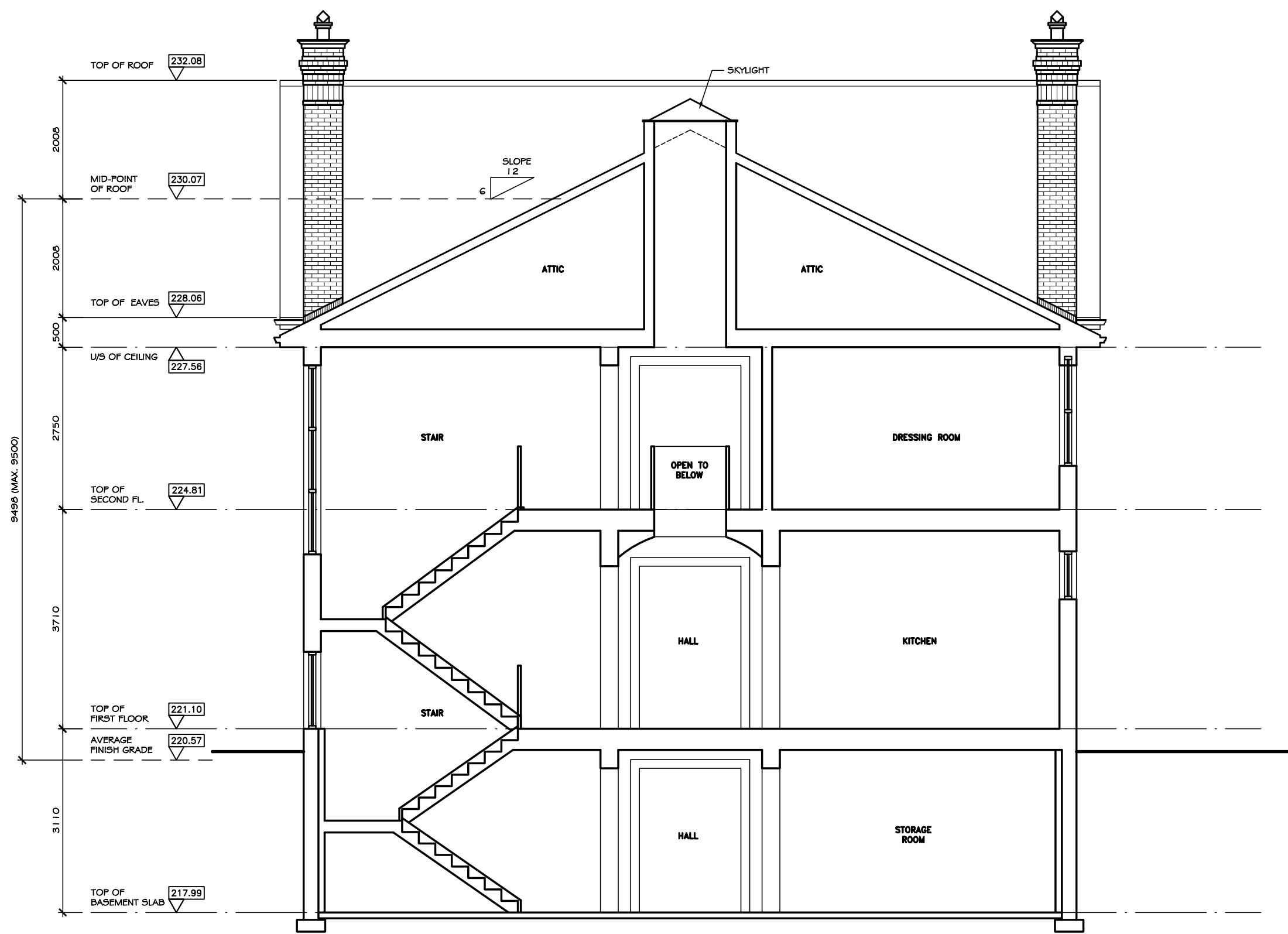
BCIN

BCIN

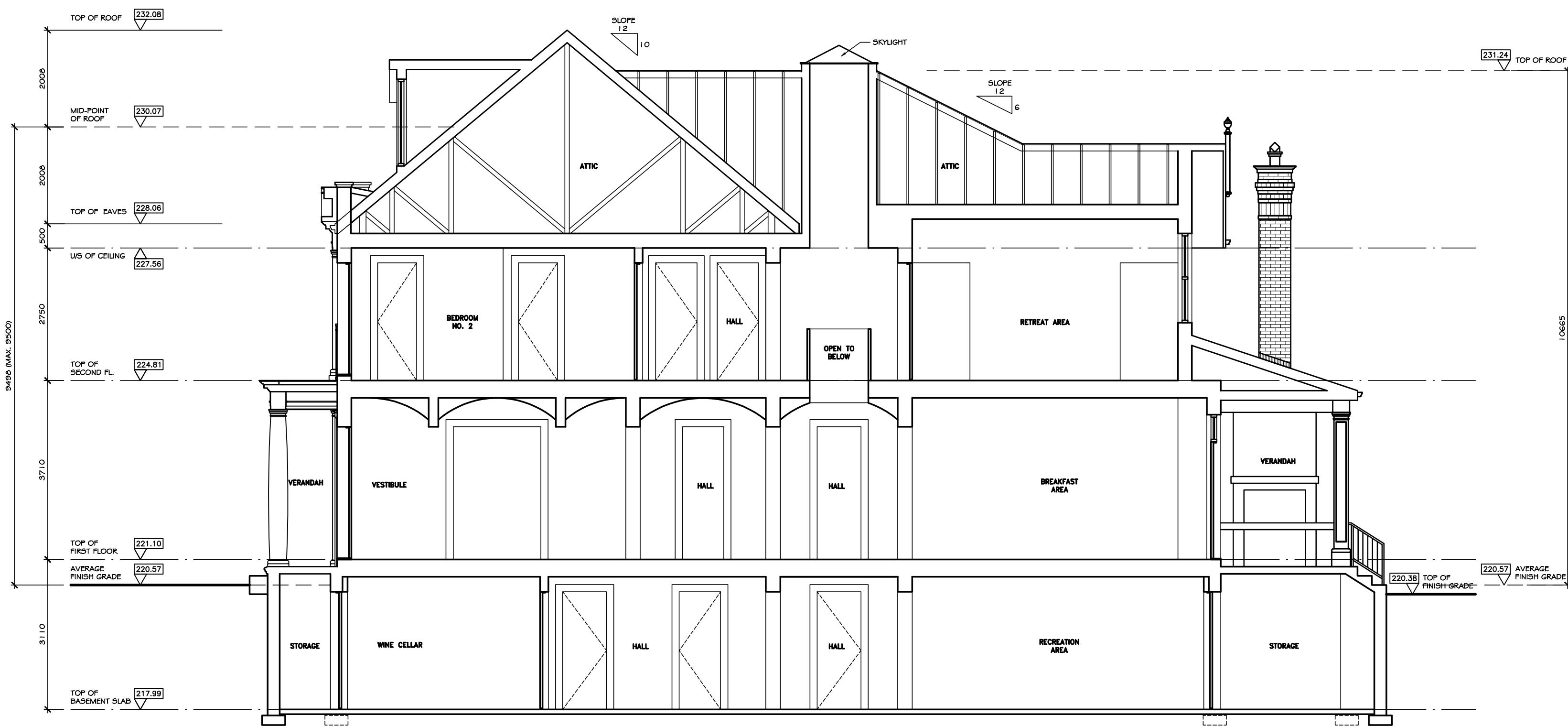
BCIN

BCIN





1 CROSS SECTION
A6 SCALE 1:75 M



2 LONGITUDINAL SECTION
A6 SCALE 1:75 M

NOTES

All drawings and specifications is an instrument of service and remain the exclusive property of Ambient Designs Ltd., and are protected under the Copyright Act. They may not be reproduced, distributed, altered or submitted for approvals without written permission of the Designer.

Do not scale drawings, dimensions to take precedent over scale.

Contractor to check and verify all levels and dimensions on drawings and on site and report any discrepancies to Ambient Designs Ltd. and obtain clarification prior to commencing with the work.

The contractor accepts all responsibility for working with drawings, not marked "Issued for Construction" and for any changes to the drawings without the express approval of Ambient Designs Ltd.

All work to conform to all governing codes and By-laws

The undersigned has reviewed & taken 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
Required unless design is exempt under 2.17.2.1 of the building code
VICTOR J.T. HIRSHLITZ 23327
Name BCIN#

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1 of the building code
Signature Date
AMBIENT DESIGNS LTD. 29659
Firm Name BCIN#

3	RE-ISSUED FOR SITE PLAN APPROVAL	SEPT.24 '15	D.N.
2	REVISED AS PER DEVELOPMENT PLANNING DEPARTMENT COMMENTS	SEPT.18 '15	D.N.
1	ISSUED FOR SITE PLAN APPROVAL	MAY 28 '15	D.N.
NO.	ISSUE/REVISIONS	DATE	BY

BCIN: 29659



1115 COLLEGE STREET TORONTO, ONTARIO M6H 1B5
TEL. No (416)537-8531 FAX. No (416)537-8131
email: ambient@ambientdesigns.ca

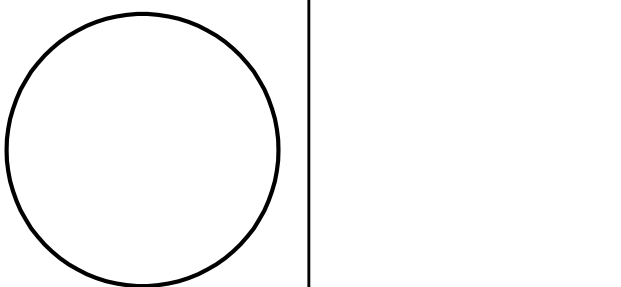
PROJECT NAME

PROPOSED
RESIDENCE AT
72 NAPIER STREET

CITY OF VAUGHAN
(FILE: DA.15.031)

SHEET TITLE

CROSS & LONGITUDINAL
SECTIONS



SCALE 1:75 M	PROJECT NO. A14158
DATE SEPT. 2014	SHEET NO. A6
DRAWN BY: D.N.	
CHECKED BY : V.H.	

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE LOCATION OF ALL UNDERGROUND SERVICES, WHETHER SHOWN ON THE PLAN OR NOT, PRIOR TO UNDERTAKING ANY EXCAVATIONS.
2. WHERE DISCREPANCIES OCCUR, PLANTING QUANTITIES, SHOWN BY SYMBOL ON THE PLAN, SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN BY PLANT KEY LABELS. PLANT QUANTITIES SHOWN BY SYMBOL AND BY PLANT KEY LABELS SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN IN THE PLANT LIST.
3. THE CONTRACTOR SHALL STAKE OUT THE PLANTING FOR REVIEW AND POTENTIAL ADJUSTMENT, BY THE OWNER'S REPRESENTATIVE, PRIOR TO ANY EXCAVATIONS. THE CONTRACTOR SHALL PROVIDE THE OWNER'S REPRESENTATIVE WITH A MINIMUM OF 48 HOURS NOTICE BEFORE THE STAKING IS READY FOR REVIEW.
4. ALL PLANTING BEDS ARE TO CONSIST OF PLANTING SOIL MIX, TO THE REQUIREMENTS OF THE SPECIFICATIONS, TO A MINIMUM DEPTH OF 450mm.
5. ALL LANDSCAPED (SODDED & PLANTED) AREAS ARE TO BE IRRIGATED. THE CONTRACTOR IS TO PROVIDE IRRIGATION LAYOUT AND DETAIL DRAWINGS, PREPARED BY A QUALIFIED IRRIGATION COMPANY, FOR THE APPROVAL OF THE OWNER'S REPRESENTATIVE. THE TENDERED PRICE FOR THE IRRIGATION SYSTEM SHALL INCLUDE ALL PLANS, PERMITS, CHAMBERS, WATER METERS, AUTOMATIC RAIN GAUGES, CONTROLLERS AND CABINETS, PLUMBING, VALVES, DRAINS, IRRIGATION HEADS, BLOWOUT CONNECTIONS, EXCAVATIONS AND INSTALLATIONS FOR A COMPLETE, OPERATIONAL IRRIGATION SYSTEM, APPROVED TO THE AREAS TO BE IRRIGATED. IRRIGATION ZONES SHALL RESPECT THE VARIOUS PLANTING AREAS AND PROVIDE FOR THEIR INDIVIDUAL NEEDS. THE CONTRACTOR SHALL CONFIRM IRRIGATION CONTROLLER LOCATIONS WITH THE OWNER. THE CONTRACTOR SHALL CONFIRM WATER SERVICE LOCATION AND METERING REQUIREMENTS WITH THE OWNER AND/OR ARCHITECT. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ANY NECESSARY PRESSURE ADJUSTMENT AND DOUBLE CHECK OR BACKFLOW PREVENTION VALVES (COMPLETE WITH CHAMBER OR CABINET) TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AND THE LOCAL MUNICIPAL WATER AUTHORITY. THE CONTRACT PRICE SHALL ALSO INCLUDE ALL EXCAVATIONS AND CONNECTIONS (BY CONTRACTOR OR LOCAL WATER AUTHORITY) TO THE WATER SOURCE AND ANY REQUIRED RESTORATIONS TO BRING THE WATER TO THE VARIOUS LANDSCAPE AREAS.
6. FENCING BEHIND, BETWEEN AND BESIDE THE REAR OF PROPERTY SHALL BE INSTALLED ON POURED 450mmØ x 1200mm DEEP SONOTUBE FORMED CONCRETE FOOTINGS. FOOTING SHALL BE ROUNDED TO PROVIDE FOR DRAINAGE.
7. WALK WAY / PATIO UNIT PAVERS, IN "V" PATTERN AS SHOWN, SHALL CONSIST OF 7" x 4.1", 6.8" x 6.8", 8.2" x 6.8 and 13.7" x 8.2" BRUSSELS BLOCK PAVERS BY UNILOCK OR APPROVED EQUAL. STONES TO BE LAID SMOOTH SIDE UP AND BE IN SIERRA COLOUR PALETTE. MATERIALS AND INSTALLATION TO THE MANUFACTURER'S SPECIFICATIONS. IN AREAS WHERE THE PAVERS DO NOT ABUT A CURB OR CONCRETE WALK WAY A PAVER EDGE RESTRAINT SYSTEM "SNAP EDGE" OR APPROVED EQUAL SHALL BE INSTALLED TO THE MANUFACTURERS SPECIFICATIONS.
8. DRIVEWAY UNIT PAVERS SHALL BE UNILOCK BRUSSELS BLOCK IN SIERRA COLOUR LAID IN "V" PATTERN TO THE MANUFACTURERS SPECIFICATIONS.
9. PEA GRAVEL BED SHALL CONSIST OF A MINIMUM OF 75mm DEEP LAYER OF CLEAN WASHED ROUNDED PEA GRAVEL INSTALLED AND RAKED SMOOTH OVER A FINISHED GRADED SURFACE COVERED WITH AN APPROVED COMMERCIALLY AVAILABLE WEED BARRIER FABRIC.
10. 300mm x 300mm X 90mm (12" x 12" x 3-1/2") SQUARE CUT STONE ON GRADE.

INTERLOCKING DRIVEWAY

EXISTING FENCE TO BE REMAIN

No. 72

No. 78

150 X 450 CONCRETE CURB

VERIES

ADJUST FACE OF CURB ACCORDINGLY TO ENSURE NO ENCROACHMENT ONTO ADJACENT PROPERTY

PL

50

400

300

150

2	RE-ISSUED FOR SITE PLAN APPROVAL	SEPT.24 '15	D
---	----------------------------------	-------------	---

NO.	ISSUE/REVISIONS	DATE	BY
-----	-----------------	------	----

 ALIENT REGIONS LTD



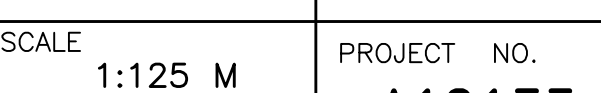
PROJECT NAME

PROPOSED

CITY OF VAUGHAN

SHEET TITLE

LANDSCAPING PLAN



APR. 2015	
DRAWN BY:	SHEET NO.

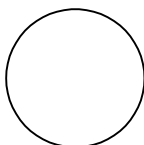
CHECKED BY: V.H.



AMBIENT DESIGNS LTD.
DESIGN & BUILDING CONSULTANTS

1115 COLLEGE STREET TORONTO, ONTARIO M6H 1B5
TEL. NO. (416) 537-8531 FAX. No. (416) 537-8131
email: ambient@ambientdesigns.ca

BCIN: 29659



PROJECT NAME FILE: DA.15.031

72 NAPIER ST.
CITY OF VAUGHAN

DRAWN BY: M.R.

DATED: SEPT. 24TH. 2015

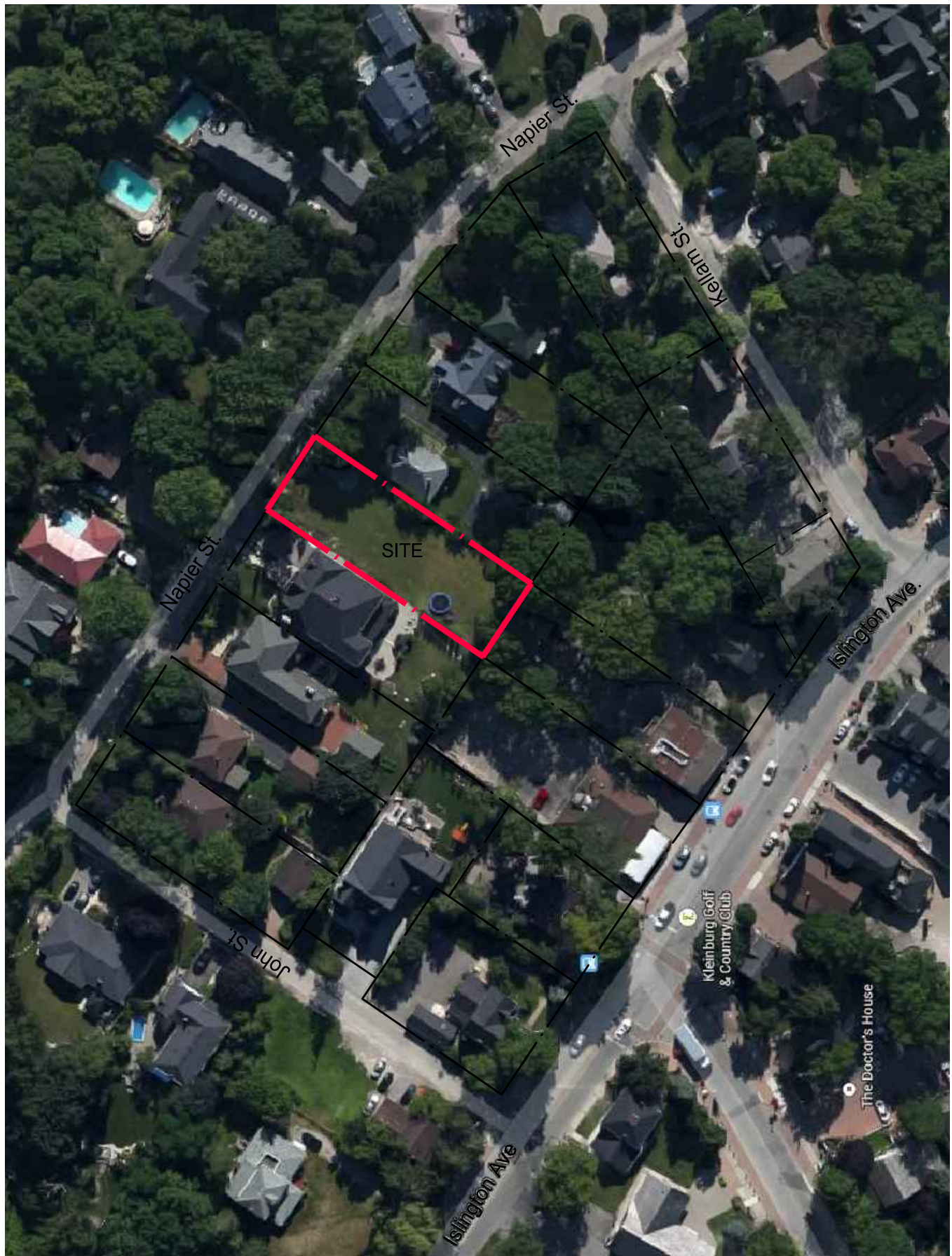
PROJECT NO. A14158

SCALE: NTS

DWG. NAME: COLOR RENDERED DRAWING

SHEET NO.

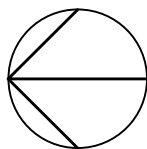
SK 1



AMBIENT DESIGNS LTD.
DESIGN & BUILDING CONSULTANTS

1115 COLLEGE STREET TORONTO, ONTARIO M6H 1B5
TEL. NO. (416) 537-8531 FAX. No. (416) 537-8131
email: ambient@ambientdesigns.ca

BCIN: 29659



PROJECT NAME FILE: DA.15.031
72 NAPIER ST.
CITY OF VAUGHAN

DRAWN BY: D.N.

DATED: SEPT. 24TH. 2015

PROJECT NO. A12158

SCALE: NTS

DWG. NAME: AERIAL ORTHOPHOTOGRAPH

SHEET NO.

SK2