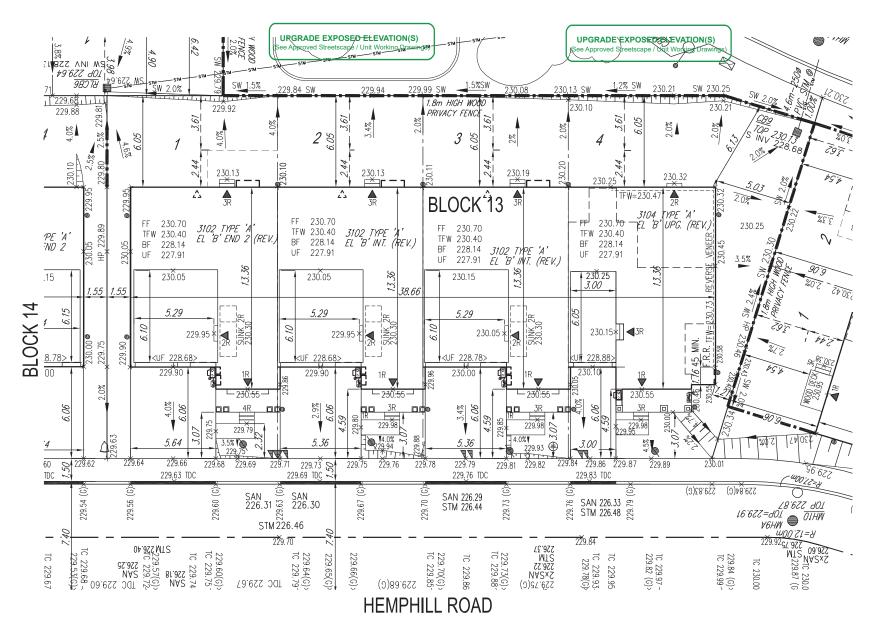
## **City of Vaughan GRADING APPROVED BY Jason Pham**

May 25 2022





BUILDING HEIGHT		COVERAGE CALCULATION		COVERAGE CALCULATION		COVERAGE CALCULATION		COVERAGE CALCULATION	
MAX BUILDING HEIGHT:	12.00 m	LOT NO. :	BLK 13-1	LOT NO.:	BLK 13-2	LOT NO. :	BLK 13-3	LOT NO. :	BLK 13-4
FROM AVERAGE FIN. GRADE TO MEAN		LOT AREA :	270.75 m2	LOT AREA:	230.43 m2	LOT AREA:	230.43 m2	LOT AREA:	310.12 m2
ESTABLISHED GRADE:	230.03	BLDG. AREA :	139.82 m2	BLDG. AREA :	138.24 m2	BLDG, AREA ;	138.24 m2	BLDG, AREA :	143.91 m2
F.F. TO TOP OF ROOF:	10,31 m	LOT COVERAGE (%):	51.64 %	LOT COVERAGE (%):	59.99 %	LOT COVERAGE (%):	59.99 %	LOT COVERAGE (%):	46.40 %
F.F. TO MEAN OF ROOF: 8.18 m FRO		FRONTAGE @ 6.	4M	FRONTAGE @ 6.4M		FRONTAGE @ 6.4M		FRONTAGE @ 6.4M	
PROPOSED BLDG. HGT:	8.85 m	FRONTAGE:	11.28 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 YARD AREA :	34.58 m2	FRONT YARD AREA :	29.43 m2	FRONT YARD AREA:	29.43 m2	FRONT YARD AREA :	30.57 m2
		LANDSCAPE AREA :	17.29 m2	LANDSCAPE AREA:	12.94 m2	LANDSCAPE AREA:	12.94 m2	LANDSCAPE AREA:	18.35 m2
		COVERAGE (%):	50.00 %	COVERAGE (%):	43.97 %	COVERAGE (%):	43.97 %	COVERAGE (%):	60.03 %
		SOFT LANDSCAPE AREA:	14.62 m2	SOFT LANDSCAPE AREA:	10.51 m2	SOFT LANDSCAPE AREA:	10.51 m2	SOFT LANDSCAPE AREA:	15.98 m2
		COVERAGE (%):	84.56 %	COVERAGE (%):	81.22 %	COVERAGE (%):	81.22 %	COVERAGE (%):	87.08 %

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.

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

Date: MAY 02/22 Reviewed By:

CABLE PEDESTAL

→ HYDRO POLE

SCS CONSULTING GROUP LTD.

GENERAL NOTES:

ATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO BELOCATE AT BUILDER'S EXPENSE.

2. BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT US 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 STING 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.

1. 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.



ENGINEERED FILL LOTS SANITARY MANHOLE

STORM MANHOLE

ISSUED FOR PERMIT ISSUED FOR ENG. GRADING REVIEW ISSUED FOR SITE PLAN APPROVAL REVISED TO MATCH NEW GRADING AND FENCE DETAILS REVISED AS PER CITY COMMENTS ISSUED FOR SITE PLAN APPROVAL ISSUED FOR SITE PLAN APPROVAL REVISED PER CITY GRADING COMMENTS AW 2022.04.20 A HYDRO TRANSFORMER — SAN — SANITARY LINE ── WATER SERVICE DOWNSPOUTS BELL PEDESTAL

PADMOUNTED MOTOR

Checked By

BLOCK 13

Drawn By



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

RETAINING WALL STREET LIGHT PEDESTAL O- HYDRO POLE GUY VALVE & BOX ● STREET LIGHT STREET SIGN DOUBLE / SINGLI STM & SAN CONN <del>-</del> TRAFFIC SIGNAL POWER PEDEST COMMUNITY MAILBOX

→ HYDRO SERVICE

→ SHEET DRAINAGE

4/89.65 EXISTING GRADES x190.10 PROPOSED GRADES — c — GAS LINE ---- CABLE LINE 2.0% SWALE DIRECTION EMBANKMENT / BERM MAX 3;1 SLOPE

WINDOWS PERMITTED 45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS EXTERIOR DOOR LOCATION EXTERIOR DOOR LOCATION IF GRADE PERMITS ACOUSTIC FENCE

File Number

SUMP PUMP AND SURFACE DISCHARGE LOCATION UPGRADE ELEVATION CHAIN LINK FENCE FENCE AND GATE PRÍVACY FENCE

AW 2022.02.2

AW 2021/11/0

OF 2019/11/2

OF 2019/09/1

OF 2019/08/0

OF 2019/01/2

OF 2018/03/1

FINISHED FLOOR
TOP OF FOUNDATION WAI
BASEMENT FLOOR
UNDERSIDE OF FOOTING
WALKOUT DECK WALKOUT BASEMENT MODIFIED REV

SITING AND GRADING PLAN

Allan Whiting

23177 DESIGN ASSOCIATES INC. HUNT DESIGN ASSOCIATES INC. 19695

STREET TREE

GOLDPARK HOMES - 217014 PINE VALLEY DRIVE, VAUGHAN, ONTARIO

Scale

OF OF 1:250 217014-SPA3 8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

HEMPHILL ROAD

— STM — STORM WATER LINE

**BLOCK 13**