

City of Vaughan
GRADING APPROVED BY
Jason Pham
May 25 2022

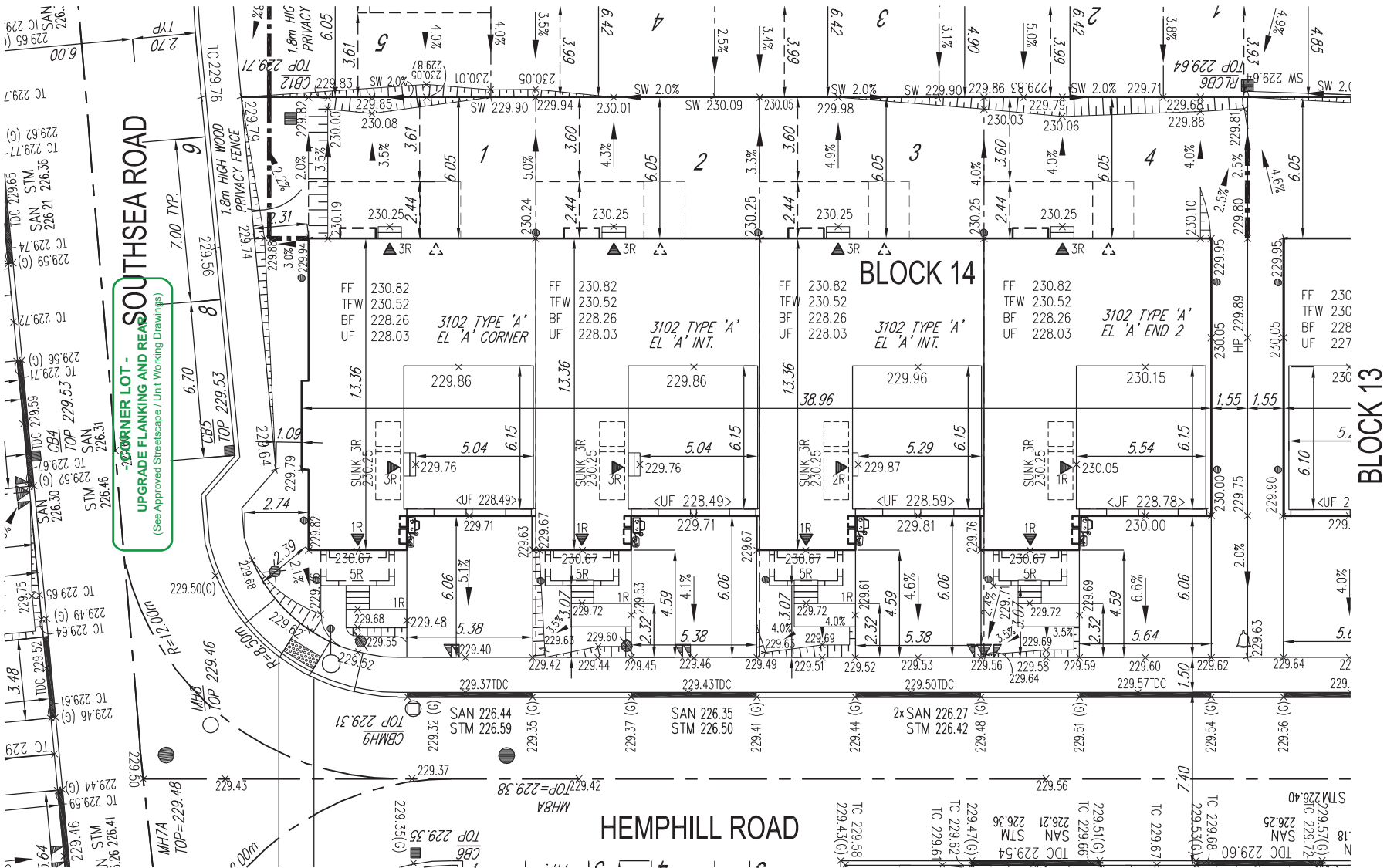
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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: 
DATE: MAR 18, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



BUILDING HEIGHT		COVERAGE CALCULATION		COVERAGE CALCULATION		COVERAGE CALCULATION		COVERAGE CALCULATION	
MAX BUILDING HEIGHT:	12.00 m	LOT NO.:	BLK 14-1	LOT NO.:	BLK 14-2	LOT NO.:	BLK 14-3	LOT NO.:	BLK 14-4
FROM AVERAGE FIN. GRADE TO MEAN		LOT AREA :	279.97 m ²	LOT AREA :	230.43 m ²	LOT AREA :	230.43 m ²	LOT AREA :	270.75 m ²
ESTABLISHED GRADE:	229.72	BLDG. AREA :	139.45 m ²	BLDG. AREA :	138.24 m ²	BLDG. AREA :	138.24 m ²	BLDG. AREA :	138.15 m ²
F.F. TO TOP OF ROOF:	11.08 m	LOT COVERAGE (%):	49.81 %	LOT COVERAGE (%):	59.99 %	LOT COVERAGE (%):	59.99 %	LOT COVERAGE (%):	51.02 %
F.F. TO MEAN OF ROOF:	8.46 m	FRONTAGE @ 6.4M		FRONTAGE @ 6.4M		FRONTAGE @ 6.4M		FRONTAGE @ 6.4M	
PROPOSED BLDG. HGT:	9.56 m	FRONTAGE:	12.57 m	FRONTAGE:	9.60 m	FRONTAGE:	9.60 m	FRONTAGE:	11.28 m
		FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS	
		FRONT YARD AREA :	30.32 m ²	FRONT YARD AREA :	29.45 m ²	FRONT YARD AREA :	29.45 m ²	FRONT YARD AREA :	34.61 m ²
		LANDSCAPE AREA :	18.10 m ²	LANDSCAPE AREA :	12.94 m ²	LANDSCAPE AREA :	12.94 m ²	LANDSCAPE AREA :	17.30 m ²
		COVERAGE (%): (50% MIN)	59.70 %	COVERAGE (%):	43.94 %	COVERAGE (%):	43.94 %	COVERAGE (%):	49.99 %
		SOFT LANDSCAPE AREA:	15.23 m ²	SOFT LANDSCAPE AREA:	10.27 m ²	SOFT LANDSCAPE AREA:	10.27 m ²	SOFT LANDSCAPE AREA:	14.63 m ²
		COVERAGE (%): (60% MIN)	84.14 %	COVERAGE (%):	79.37 %	COVERAGE (%):	79.37 %	COVERAGE (%):	84.57 %












































LOT 14
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: MAR 02/22 Reviewed By: VP
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.

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



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
	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		2.0% SWALE DIRECTION		C - CABLE LINE		EXTERIOR DOOR LOCATION
					TRAFFIC SIGNAL POWER PEDESTAL		COMMUNITY MAILBOX		EMBANKMENT / BERM MAX 3:1 SLOPE		B - BELL		EXTERIOR DOOR LOCATION IF GRADE PERMITS
									HYDRO, GAS, BELL, CABLE LINE		PRIVACY FENCE		ACOUSTIC FENCE

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 14
HEMPHILL ROAD
GOLDPARK HOMES - 217014
PINE VALLEY DRIVE, VAUGHAN, ONTARIO

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

Lot / Page Number

BLOCK 14