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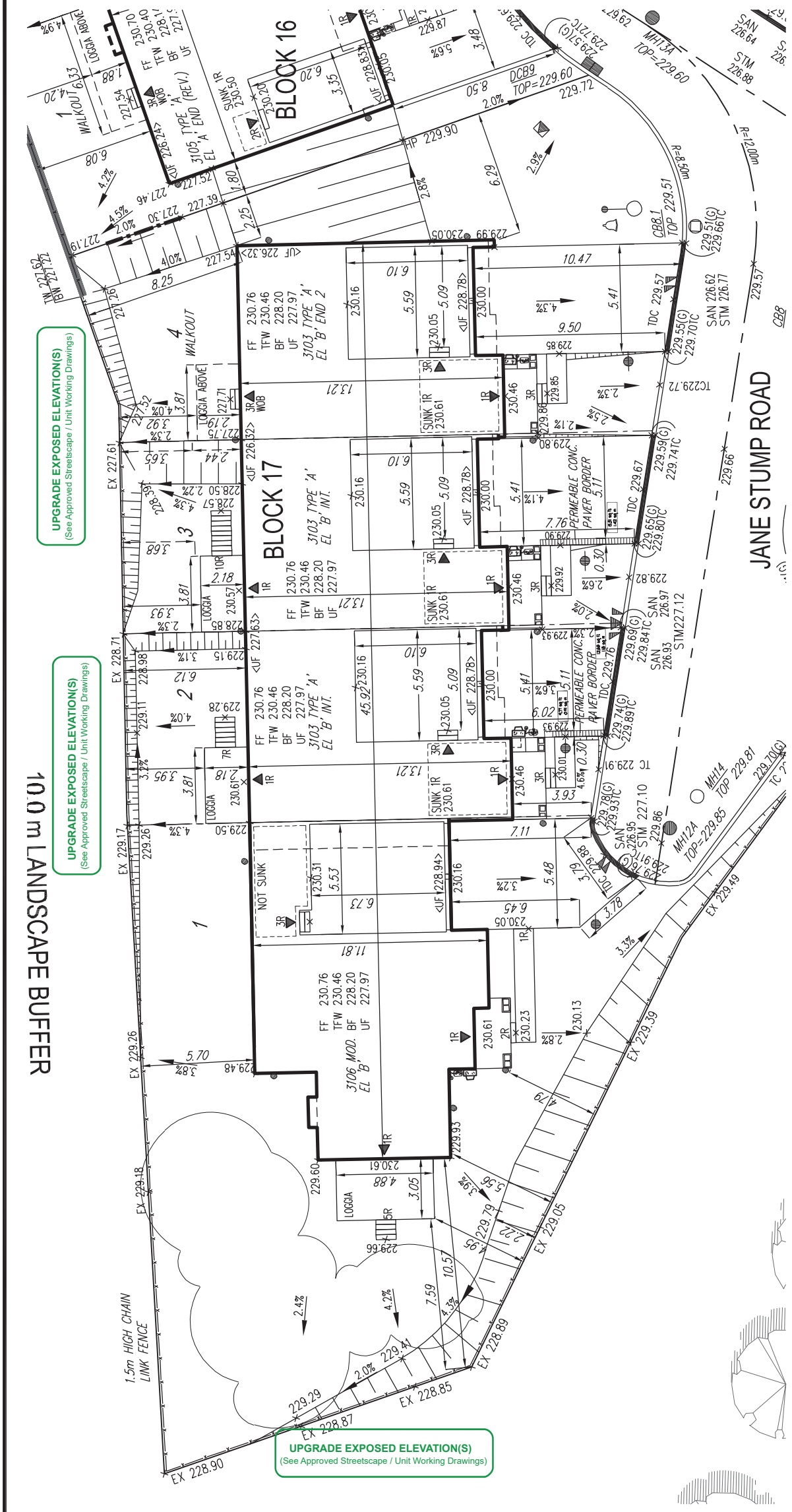

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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: 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:	229.98
F.F. TO TOP OF ROOF:	10.94 m
F.F. TO MEAN OF ROOF:	8.39 m
PROPOSED BLDG. HGT:	9.17 m

COVERAGE CALCULATION	
LOT NO. :	BLK 17-1
LOT AREA :	659.64 m2
BLDG. AREA :	216.28 m2
LOT COVERAGE (%):	32.79 %
FRONTAGE @ 6.4M	
FRONTAGE:	16.02 m
FRONT LANDSCAPE STATS	
FRONT YARD AREA :	83.17 m2
LANDSCAPE AREA :	48.65 m2
COVERAGE (%):	58.49 %
SOFT LANDSCAPE AREA:	48.52 m2
COVERAGE (%):	99.73 %

COVERAGE CALCULATION	
LOT NO. :	BLK 17-2
LOT AREA :	231.78 m2
BLDG. AREA :	135.45 m2
LOT COVERAGE (%):	58.44 %
FRONTAGE @ 6.4M	
FRONTAGE:	9.60 m
FRONT LANDSCAPE STATS	
FRONT YARD AREA :	30.01 m2
LANDSCAPE AREA :	12.18 m2
COVERAGE (%):	40.59 %
SOFT LANDSCAPE AREA:	8.22 m2
COVERAGE (%):	67.49 %

COVERAGE CALCULATION	
LOT NO. :	BLK 17-3
LOT AREA :	248.32 m2
BLDG. AREA :	135.45 m2
LOT COVERAGE (%):	54.55 %
FRONTAGE @ 6.4M	
FRONTAGE:	9.60 m
FRONT LANDSCAPE STATS	
FRONT YARD AREA :	46.72 m2
LANDSCAPE AREA :	19.99 m2
COVERAGE (%):	42.79 %
SOFT LANDSCAPE AREA:	15.55 m2
COVERAGE (%):	77.79 %

COVERAGE CALCULATION	
LOT NO. :	BLK 17-4
LOT AREA :	407.98 m2
BLDG. AREA :	136.94 m2
LOT COVERAGE (%):	33.57 %
FRONTAGE @ 6.4M	
FRONTAGE:	17.08 m
FRONT LANDSCAPE STATS	
FRONT YARD AREA :	114.04 m2
LANDSCAPE AREA :	76.47 m2
COVERAGE (%):	67.06 %
SOFT LANDSCAPE AREA:	73.55 m2
COVERAGE (%):	96.18 %

City of Vaughan
GRADING APPROVED BY
Jason Pham
August 02 2022

LICENSED PROFESSIONAL ENGINEER
E. R. SHEPHERD
100521602
2022-07-21
PROVINCE OF ONTARIO

LOT BLOCK 17
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.

-	-	-	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
REVISED PER CITY ZONING COMMENTS	AW	2022.06.01	ISSUED FOR SITE PLAN APPROVAL	OF	2019/01/29
ADDED REAR LOGGIAS PER BUILDER REQUEST	AW	2022.04.20	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; STREET TREE; RETAINING WALL; CATCH BASIN; DOUBLE / SINGLE STM & SAN CONNECTION; SANITARY MANHOLE; STORM MANHOLE; VALVE & CHAMBER; VALVE & BOX; HYDRANT; WATER SERVICE; HYDRO SERVICE; SHEET DRAINAGE; STREET LIGHT PEDESTAL; STREET LIGHT; TRAFFIC SIGNAL POWER PEDESTAL; BELL PEDESTAL; CABLE PEDESTAL; HYDRO POLE; HYDRO POLE GUY; STREET SIGN; COMMUNITY MAILBOX; HYDRO TRANSFORMER; PADMOUNTED MOTOR; ×189.65 EXISTING GRADES; ×190.10 PROPOSED GRADES; 2.0% SWALE DIRECTION; EMBANKMENT / BERM MAX 3:1 SLOPE; SAN SANITARY LINE; STM STORM WATER LINE; W WATERLINE; H HYDRO LINE; G GAS LINE; C CABLE LINE; B BELL; HGBC HYDRO, GAS, BELL, CABLE LINE; DOWNSPOUTS; WINDOWS PERMITTED; 45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE. (NO WINDOWS PERMITTED); EXTERIOR DOOR LOCATION; EXTERIOR DOOR LOCATION IF GRADE PERMITS; SUMP PUMP AND SURFACE DISCHARGE LOCATION; U UPGRADE ELEVATION; X CHAIN LINK FENCE; FENCE AND GATE; PRIVACY FENCE; ACOUSTIC FENCE

FF FINISHED FLOOR; TFW TOP OF FOUNDATION WALL; BF BASEMENT FLOOR; UF UNDERSIDE OF FOOTING; WOD WALKOUT DECK; WOB WALKOUT BASEMENT; MOD MODIFIED; REV REVERSED; ND NO DOOR; XXX.XX HIGHLIGHTED GRADE

Title: SITING AND GRADING PLAN
Plan No.: -
Lot: BLOCK 17
Street Name: JANE STUMP ROAD

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	SIGNATURE	BCIN
Allan Whiting		23177
NAME		
REGISTRATION INFORMATION		
HUNT DESIGN ASSOCIATES INC.		19695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

GOLDPARK HOMES - 217014
PINE VALLEY DRIVE, VAUGHAN, ONTARIO

Drawn By	Checked By	Scale	File Number	Lot / Page Number
OF	OF	1:250	217014-SPA3	BLOCK 17

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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