

City of Vaughan
GRADING APPROVED BY
Justin Au Yeung
May 26 2022

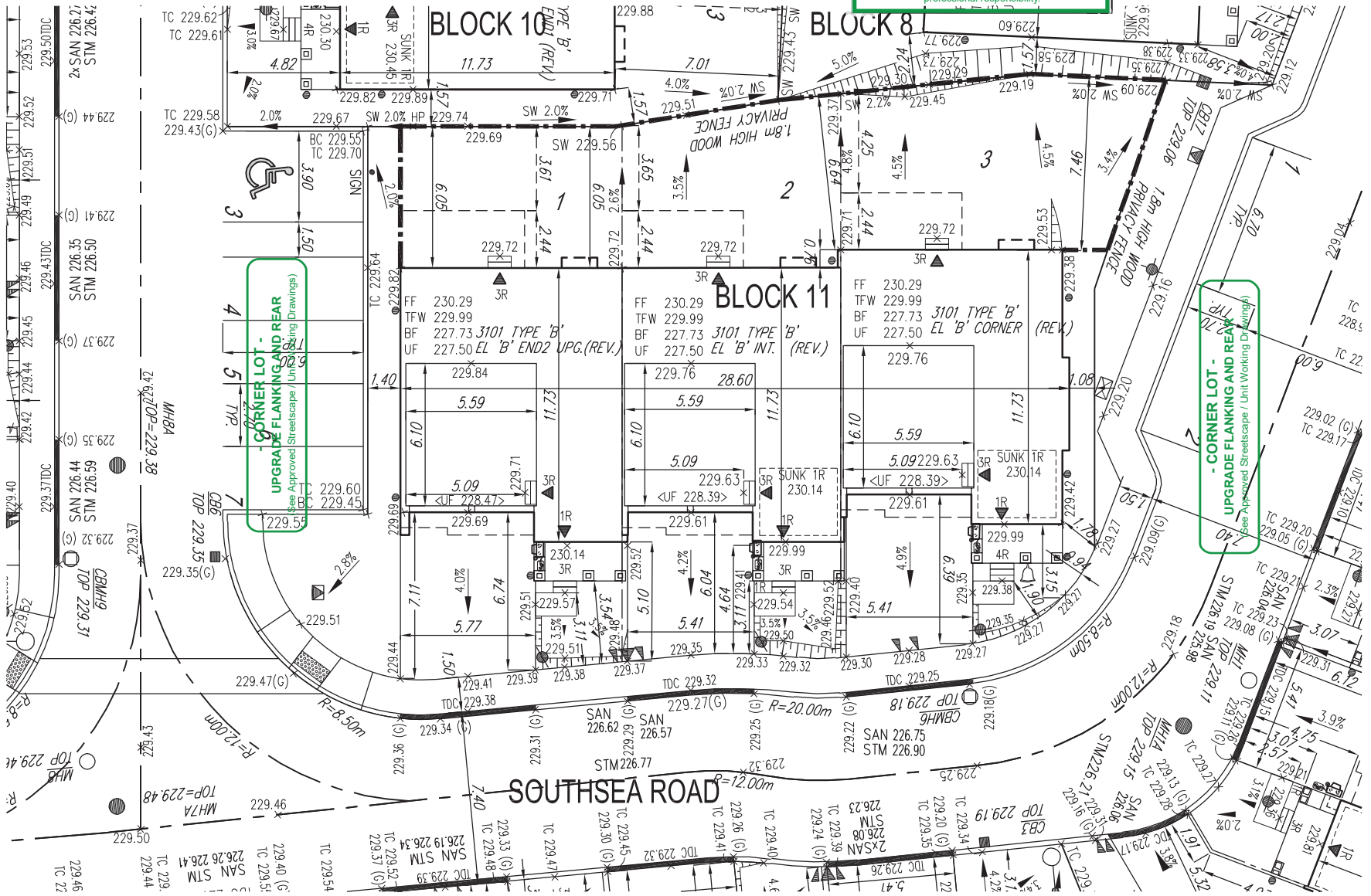
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

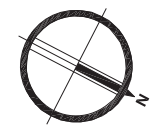


BUILDING HEIGHT		COVERAGE CALCULATION		COVERAGE CALCULATION		COVERAGE CALCULATION	
MAX BUILDING HEIGHT:	12.00 m	LOT NO. :	BLK 11-1	LOT NO. :	BLK 11-2	LOT NO. :	BLK 11-3
FROM AVERAGE FIN. GRADE TO MEAN		LOT AREA :	254.12 m ²	LOT AREA :	219.30 m ²	LOT AREA :	256.00 m ²
ESTABLISHED GRADE:	229.53	BLDG. AREA :	123.65 m ²	BLDG. AREA :	121.98 m ²	BLDG. AREA :	124.30 m ²
F.F. TO TOP OF ROOF:	11.22 m	LOT COVERAGE (%):	48.66 %	LOT COVERAGE (%):	55.62 %	LOT COVERAGE (%):	48.55 %
F.F. TO MEAN OF ROOF:	8.53 m	FRONTAGE @ 6.4M		FRONTAGE @ 6.4M		FRONTAGE @ 6.4M	
PROPOSED BLDG. HGT:	9.29 m	FRONTAGE:	10.88 m	FRONTAGE:	9.35 m	FRONTAGE:	10.85 m
		FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS	
		FRONT YARD AREA :	42.41 m ²	FRONT YARD AREA :	30.14 m ²	FRONT YARD AREA :	32.44 m ²
		LANDSCAPE AREA :	19.05 m ²	LANDSCAPE AREA :	12.81 m ²	LANDSCAPE AREA :	12.60 m ²
		COVERAGE (%):	44.92 %	COVERAGE (%):	42.50 %	COVERAGE (%):	38.84 %
		SOFT LANDSCAPE AREA:	16.79 m ²	SOFT LANDSCAPE AREA:	10.55 m ²	SOFT LANDSCAPE AREA:	9.75 m ²
		COVERAGE (%):	88.14 %	COVERAGE (%):	82.36 %	COVERAGE (%):	77.38 %























































LOT 11
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:
- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
 - 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.
 - 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.
 - 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	 SUMP PUMP AND SURFACE DISCHARGE LOCATION	 FF FINISHED FLOOR
 STREET TREE	 STORM MANHOLE	 HYDRO SERVICE	 CABLE PEDESTAL	 PADMOUNTED MOTOR	 STW - STORM WATER LINE	 WINDOWS PERMITTED	 UPGRADE ELEVATION	 TFW TOP OF FOUNDATION WALL
 RETAINING WALL	 VALVE & CHAMBER	 SHEET DRAINAGE	 HYDRO POLE	 EXISTING GRADES	 H - HYDRO LINE	 45 MINUTE FIRE RATED WALL	 CHAIN LINK FENCE	 BF BASEMENT FLOOR
 CATCH BASIN	 VALVE & BOX	 STREET LIGHT PEDESTAL	 HYDRO POLE GUY	 PROPOSED GRADES	 G - GAS LINE	 SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)	 FENCE AND GATE	 UF UNDERSIDE OF FOOTING
 DOUBLE / SINGLE STM & SAN CONNECTION	 HYDRANT	 STREET LIGHT	 TRAFFIC SIGNAL POWER PEDESTAL	 SWALE DIRECTION	 C - CABLE LINE	 EXTERIOR DOOR LOCATION	 PRIVACY FENCE	 WOD WALKOUT DECK
			 COMMUNITY MAILBOX	 EMBANKMENT / BERM MAX 3:1 SLOPE	 B - BELL	 EXTERIOR DOOR LOCATION IF GRADE PERMITS	 ACOUSTIC FENCE	 MOD MODIFIED
					 HYDRO, GAS, BELL, CABLE LINE			 REV REVERSED
								 NO 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 BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695

HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

Plan No. - Lot BLOCK 11 Street Name SOUTHSEA ROAD

GOLDPARK HOMES - 217014
PINE VALLEY DRIVE, VAUGHAN, ONTARIO

Drawn By OF Checked By OF Scale 1:250 File Number 217014-SPA3
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

Lot / Page Number

BLOCK 11