

BUILDING HEIGHT	
MAX BUILDING HEIGHT:	12.00 m
FROM AVERAGE FIN. GRADE TO MEAN	
ESTABLISHED GRADE:	230.06
F.F. TO TOP OF ROOF:	11.56 m
F.F. TO MEAN OF ROOF:	8.70 m
PROPOSED BLDG. HGT:	9.46 m

COVERAGE CALCULATION		COVERAGE CALCULATION		COVERAGE CALCULATION		COVERAGE CALCULATION		COVERAGE CALCULATION	
LOT NO. :	BLK 15-1	LOT NO. :	BLK 15-2	LOT NO. :	BLK 15-3	LOT NO. :	BLK 15-4	LOT NO. :	BLK 15-5
LOT AREA :	310.81 m2	LOT AREA :	261.84 m2	LOT AREA :	257.26 m2	LOT AREA :	252.66 m2	LOT AREA :	260.94 m2
BLDG. AREA :	143.91 m2	BLDG. AREA :	135.45 m2	BLDG. AREA :	135.45 m2	BLDG. AREA :	135.45 m2	BLDG. AREA :	124.30 m2
LOT COVERAGE (%) :	46.30 %	LOT COVERAGE (%) :	51.73 %	LOT COVERAGE (%) :	52.65 %	LOT COVERAGE (%) :	53.61 %	LOT COVERAGE (%) :	47.64 %
FRONTAGE @ 6.4M		FRONTAGE @ 6.4M		FRONTAGE @ 6.4M		FRONTAGE @ 6.4M		FRONTAGE @ 6.4M	
FRONTAGE :	11.28 m	FRONTAGE :	9.60 m	FRONTAGE :	9.60 m	FRONTAGE :	9.60 m	FRONTAGE :	12.66 m
FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS	
FRONT YARD AREA :	70.99 m2	FRONT YARD AREA :	57.29 m2	FRONT YARD AREA :	52.72 m2	FRONT YARD AREA :	48.10 m2	FRONT YARD AREA :	38.50 m2
LANDSCAPE AREA :	44.84 m2	LANDSCAPE AREA :	23.09 m2	LANDSCAPE AREA :	22.50 m2	LANDSCAPE AREA :	20.48 m2	LANDSCAPE AREA :	10.11 m2
COVERAGE (%) :	63.16 %	COVERAGE (%) :	40.30 %	COVERAGE (%) :	42.68 %	COVERAGE (%) :	42.58 %	COVERAGE (%) : (25% MIN)	26.26 %
SOFT LANDSCAPE AREA :	42.22 m2	SOFT LANDSCAPE AREA :	20.16 m2	SOFT LANDSCAPE AREA :	19.82 m2	SOFT LANDSCAPE AREA :	17.80 m2	SOFT LANDSCAPE AREA :	7.86 m2
COVERAGE (%) :	94.16 %	COVERAGE (%) :	87.31 %	COVERAGE (%) :	88.09 %	COVERAGE (%) :	86.91 %	COVERAGE (%) : (60% MIN)	77.74 %

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.

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



LOT BLOCK 15


REVIEWED FOR:

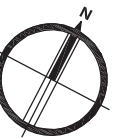
1. GRADING AS BEING IN CONFORMANCE WITH THE DRAINAGE CONCEPTS SHOWN ON THE APPROVED LOT GRADING PLANS PREPARED BY SCS CONSULTING GROUP LTD.

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 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 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	2019/09/18	
REVISED PER CITY GRADING COMMENTS	AW	2022.04.20	ISSUED FOR SITE PLAN APPROVAL	OF	2018/03/16	



ENGINEERED FILL LOTS	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
					STW - STORM WATER LINE	WINDOWS PERMITTED		FF TOP OF FOUNDATION WALL
STREET TREE	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	WATERLINE	45 MINUTE FIRE RATED WALL	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
					H - HYDRO LINE	SIDEWAY DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)		UF UNDERSIDE OF FOOTING
RETAINING WALL	VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	G - GAS LINE	EXTERIOR DOOR LOCATION	WOD WALKOUT DECK	WOB WALKOUT BASEMENT
					C - CABLE LINE	EXTERIOR DOOR LOCATION IF GRADE PERMITS		MOD MODIFIED
CATCH BASIN	VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	190.10 PROPOSED GRADES	B - BELL		REV REVERSED	MOD MODIFIED
					HYDRO, GAS, RFL, CABLE LINE			ND NO DOOR
DOUBLE / SINGLE STM & SAN CONNECTION	HYDRANT	TRAFFIC SIGNAL POWER PEDESTAL	STREET SIGN	SWALE DIRECTION				HD HIGHLIGHTED GRADE
			COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE				

Title
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.

Lot: BLOCK 15 Street Name: SOUTHSEA ROAD

GOLDPARK HOMES - 217014
PINE VALLEY DRIVE, VAUGHAN, ONTARIO

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

Lot / Page Number
BLOCK 15