

- SCS CONSULTING GROUP LTD.



Date: AUG. 22, 2022 Reviewed By: D.W.

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.

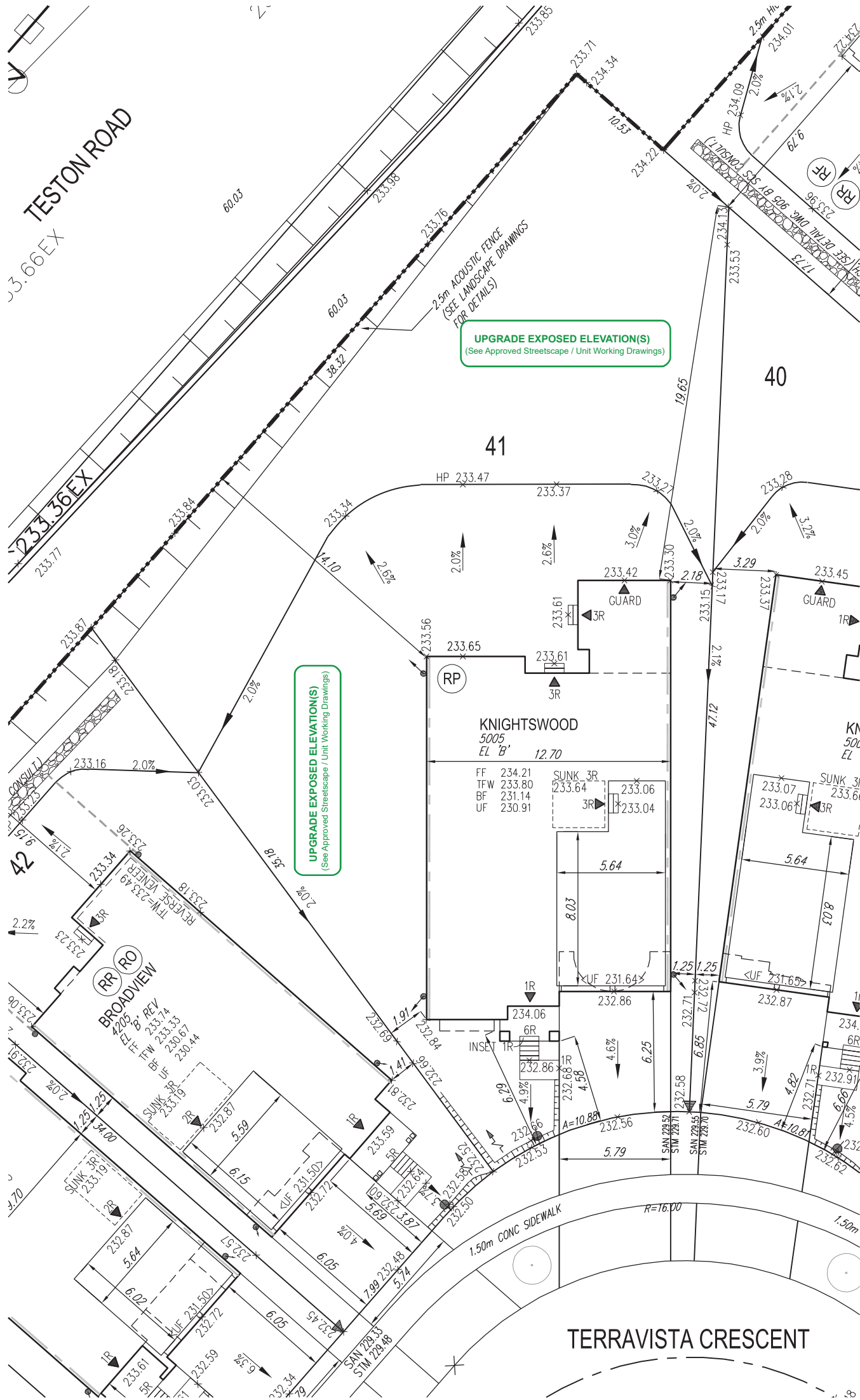
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: AUG 23, 2022

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

COVERAGE CALCULATION	
LOT NO. :	41
LOT AREA :	1130.310000
BLDG. AREA : (INCL. PORCH)	0.000000
LOT COVERAGE :	0.00 %
LANDSCAPE AREA:	0.000000
LANDSCAPE COV. :	0.00 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.000000
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	232.85
F.F. TO TOP OF ROOF:	0.000000
F.F. TO MEAN OF ROOF:	8.980000
PROPOSED BLDG. HGT:	10.34 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	64.200000
LANDSCAPE AREA :	40.630000
COVERAGE (50% MIN.) :	63.29 %
SOFT LANDSCAPE AREA:	36.530000
SOFT COVERAGE (60% MIN.) :	89.91 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	477.180000
SOFT LANDSCAPE AREA :	477.180000
COVERAGE (60% MIN.):	100.00 %

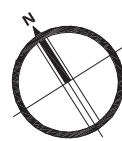


City of Vaughan
GRADING REVIEWED BY
Jason Pham
August 29 2022

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 TRW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

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ADDED SITE STATS	AW	2022.08.17
ISSUED FOR FINAL APPROVAL	JL	2022.08.04
ISSUED FOR PRELIMINARY APPROVAL	AW	2022.07.20



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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

NAME	SIGNATURE	BCIN
Allan Whiting		23177

REGISTRATION INFORMATION	
HUNT DESIGN ASSOCIATES INC.	19695

HUNT 
DESIGN ASSOCIATES INC.
www.huntdesign.ca

GOLDPARK HOMES - 221081
PINE VALLEY PH2 - VAUGHAN, ON

Drawn By	Checked By	Scale	File Number
AW	AW	1:250	221081WSP01
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326			

Lot / Page Number
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