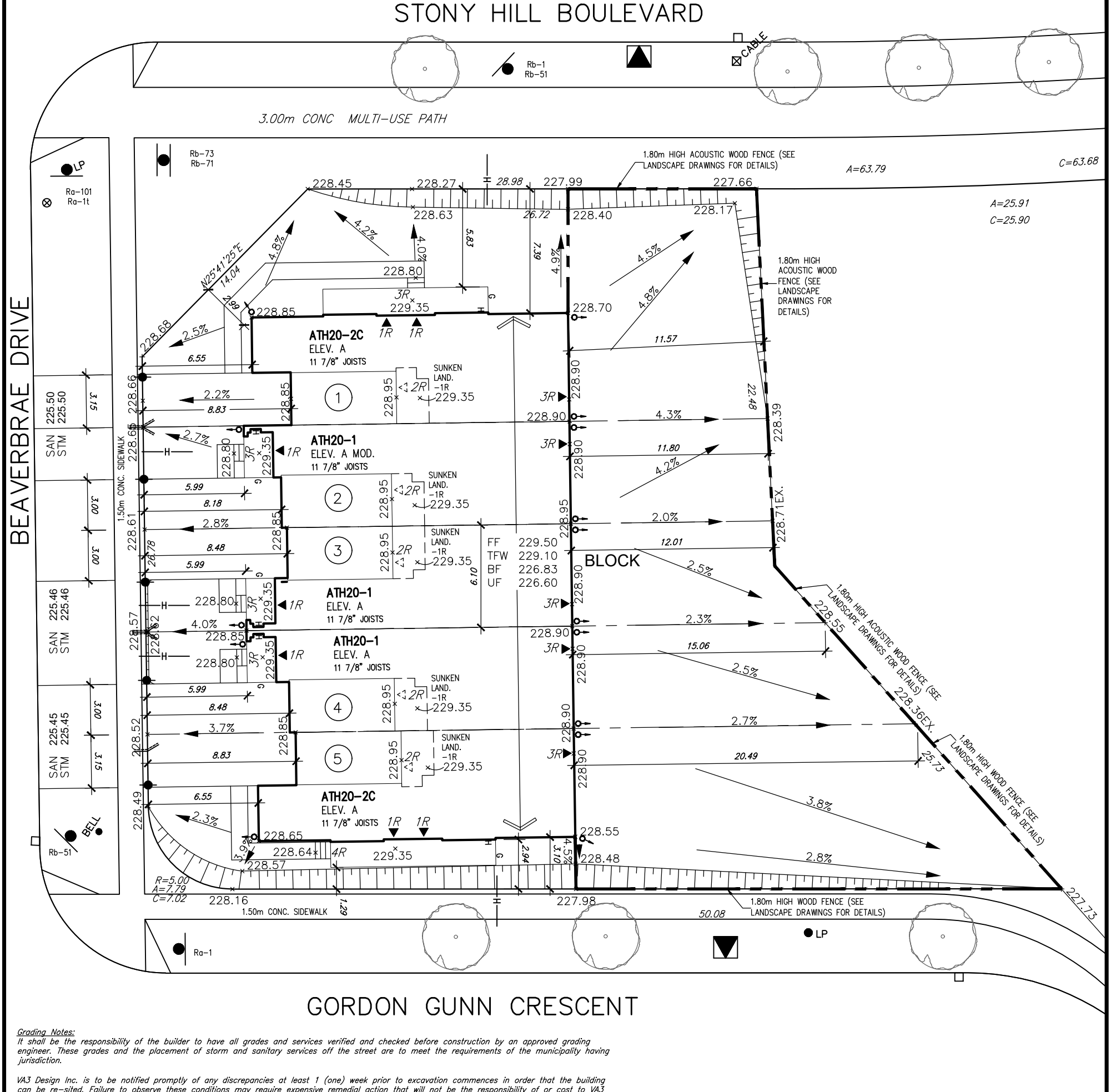

Grading Notes:

It shall be the responsibility of the builder to have all grades and services verified and checked before construction by an approved grading engineer. These grades and the placement of storm and sanitary services off the street are to meet the requirements of the municipality having jurisdiction.

VA3 Design Inc. is to be notified promptly of any discrepancies at least 1 (one) week prior to excavation commences in order that the building can be re-sited. Failure to observe these conditions may require expensive remedial action that will not be the responsibility of or cost to VA3 Design Inc. Foundation wall shall be poured to a minimum of 6" above approved grades.

Finished grade lines as indicated on the house prototype are for reference only and do not necessarily depict finish grading conditions of any particular lot.

BLOCK 303

LOT No.	Model Type	Garage Dimension W x L (m)	G.F.A (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Total Landscape Area (m2)	Total Landscape Area (%)	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
1	ATH20-2C ELEV. A	3.00x6.05	210.50	130.40	465.23	28.03	27.70	307.13	66.02	13.92	37.22	
2	ATH20-1 ELEV. A MOD.	3.00x6.35	197.60	111.70	227.52	49.09	24.54	91.28	40.12	6.10	37.40	
3	ATH20-1 ELEV. A	3.00x6.05	196.70	110.80	233.66	47.42	25.44	97.42	41.69	6.10	40.45	
4	ATH20-1 ELEV. A	3.00x6.05	196.70	110.80	262.81	42.16	25.44	126.57	48.16	6.10	45.39	
5	ATH20-2C ELEV. A	3.00x6.05	210.50	130.40	472.64	27.59	27.70	314.54	66.55	9.30	54.16	
TOTAL			1012.00	594.10	1661.86	35.75	130.82	936.94	56.38			7.87

BLOCK 303

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 .
2. Conformance with the approved composite utility plans.
3. Conformance with the City of Markham grading standards.

Date: _____ Reviewed by: _____

SCS Consulting Group Ltd.

PROPOSED VALVE
GRADE LEVEL BELL
LIGHT POLE
HYDRANT
WATER SERVICE
TRANSFORMER
DOUBLE STM./SAN. CONNECTION
SINGLE STM./SAN. CONNECTION
CATCH BASIN
CABLE TELEVISION PEDESTAL
BELL PEDESTAL

_R No. OF RISERS
FF FINISHED FLOOR ELEVATION
ML FINISHED MAIN LEVEL ELEVATION
UF UNDERSIDE FOOTING ELEVATION
BF FIN. BASEMENT FLOOR SLAB
TFW TOP OF FOUNDATION WALL
UFR UNDERSIDE FOOTING AT REAR
UFF UNDERSIDE FOOTING AT FRONT
UFS UNDERSIDE FOOTING AT SIDE
W.O.D. WALK OUT DECK
W.O.B. WALK OUT BASEMENT
REV REVERSE PLAN

STREET SIGN
MAIL BOX
RETAINING WALL
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
HYDRO SERVICE LATERAL
HYDRO METER
GAS METER
SWALE DIRECTION
EMBANKMENT

PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
THIS LOT CONTAINS ENGINEERED FILL
AIR CONDITIONER REQUIRED
RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
SIDE WINDOW LOCATION
OPT. DOOR LOCATION
EXTERIOR DOOR LOCATION
REDUCE SIDE YARD

north arrow

no.	description	date	by
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1	ISSUED FOR PERMIT	24/12/03	SS

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 — Richard Vink — 24488

name — signature — BCIN

registration information — VA3 Design Inc. — 42658

Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense.
Builder to verify service connection elevations prior to constructing foundations.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

FIELDGATE HOMES

project name: AZURIA
municipality: MARKHAM, ON.
lot/block no.: BLOCK 303
registered plan no.: –
project no.: 18015

date: FEBRUARY 2025
SITE PLAN
drawing no.: 1

drawn by: STEVE SOSTARIC
checked by: –
scale: 1:250
file name: 18015-SP

STEVE – H:\ARCHIVE\WORKING\2018\18015.FIE\SITE\18015-SP.dwg – Wed – Jun 11 2025 – 5:02 PM

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