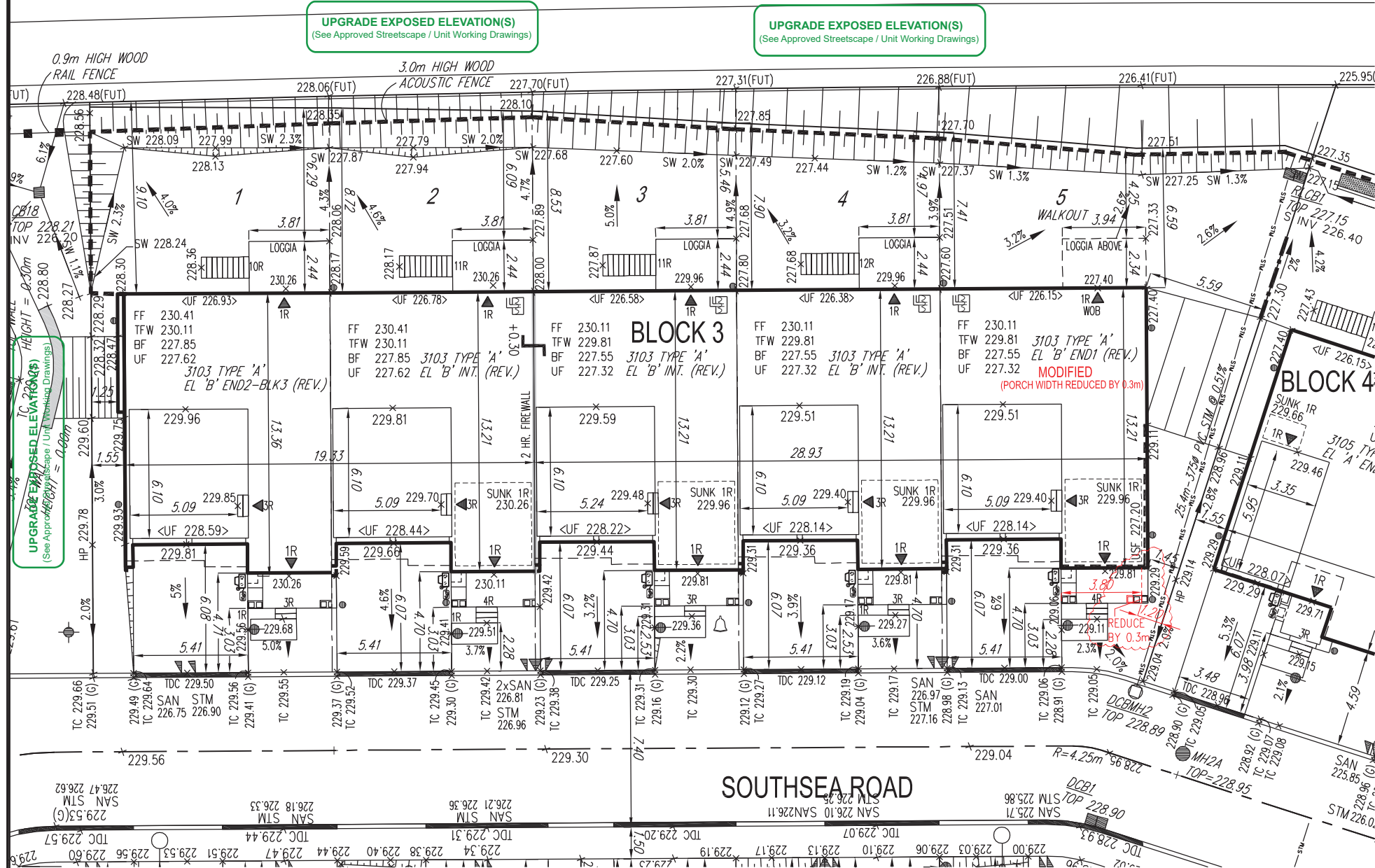


22 126716 EP  
22 126717 EP  
22 126719 EP  
22 126721 EP  
22 126722 EP

City of Vaughan  
GRADING REVIEWED BY  
Jason Pham  
August 02 2022

TESTON ROAD



BUILDING HEIGHT	
MAX BUILDING HEIGHT:	12.00 m
FROM AVERAGE FIN. GRADE TO MEAN	
ESTABLISHED GRADE:	229.48
F.F. TO TOP OF ROOF:	10.40 m
F.F. TO MEAN OF ROOF:	7.97 m
PROPOSED BLDG. HGT:	8.90 m

COVERAGE CALCULATION		COVERAGE CALCULATION		COVERAGE CALCULATION		COVERAGE CALCULATION		COVERAGE CALCULATION	
LOT NO. :	BLK 3-1	LOT NO. :	BLK 3-2	LOT NO. :	BLK 3-3	LOT NO. :	BLK 3-4	LOT NO. :	BLK 3-5
LOT AREA :	305.65 m2	LOT AREA :	261.88 m2	LOT AREA :	263.01 m2	LOT AREA :	263.70 m2	LOT AREA :	392.15 m2
BLDG. AREA :	136.94 m2	BLDG. AREA :	135.45 m2	BLDG. AREA :	135.45 m2	BLDG. AREA :	135.45 m2	BLDG. AREA :	137.22 m2
LOT COVERAGE (%) :	44.80 %	LOT COVERAGE (%) :	51.72 %	LOT COVERAGE (%) :	51.50 %	LOT COVERAGE (%) :	51.37 %	LOT COVERAGE (%) :	34.99 %
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:	11.63 m
FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS		FRONT LANDSCAPE STATS	
FRONT YARD AREA :	34.14 m2	FRONT YARD AREA :	29.05 m2	FRONT YARD AREA :	29.05 m2	FRONT YARD AREA :	29.05 m2	FRONT YARD AREA :	31.73 m2
LANDSCAPE AREA :	17.77 m2	LANDSCAPE AREA :	12.68 m2	LANDSCAPE AREA :	12.68 m2	LANDSCAPE AREA :	12.68 m2	LANDSCAPE AREA :	15.36 m2
COVERAGE (%) :	52.05 %	COVERAGE (%) :	43.65 %	COVERAGE (%) :	43.65 %	COVERAGE (%) :	43.65 %	COVERAGE (%) :	48.41 %
SOFT LANDSCAPE AREA:	15.09 m2	SOFT LANDSCAPE AREA:	9.75 m2	SOFT LANDSCAPE AREA:	10.00 m2	SOFT LANDSCAPE AREA:	10.00 m2	SOFT LANDSCAPE AREA:	12.43 m2
COVERAGE (%) :	84.92 %	COVERAGE (%) :	76.89 %	COVERAGE (%) :	78.86 %	COVERAGE (%) :	78.86 %	COVERAGE (%) :	80.92 %

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: [Signature]  
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 3  
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	2022.05.30	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

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

NAME: Allan Whiting  
SIGNATURE: [Signature]  
BCIN: 23177

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695

HUNT DESIGN ASSOCIATES INC.  
www.huntdesign.ca

GOLDPARK HOMES - 217014  
PINE VALLEY DRIVE, VAUGHAN, ONTARIO

Drawn By: [Signature] Checked By: [Signature] 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 3