

SITE STATISTICS			
ITEM		PROPOSED	
LOT FRONTAGE	11.6 m	38'-1"	
LOT AREA	313.20 sq.m	3371.28 sq. ft.	
MAX. ALLOWABLE COVERAGE (%)		50	
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH		143.70 sq.m
	LOT COVERAGE		45.88 %
BUILDING HEIGHT CALCULATION	FIN. FLOOR ELEV.	AVG. (EST.) GRADE	FF TO MEAN OF ROOF
	295.57	294.73	0.84 7.31 m
PROP. BUILDING HEIGHT	8.15 m	26'-9"	
MAX BUILDING HEIGHT	12m FROM AVG. GRADE TO MEAN		

FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	53.38 m2
DRIVEWAY AREA:	32.12 m2
COVERED PORCH AREA:	0.00 m2
SOFT LANDSCAPE AREA :	21.26 m2
LANDSCAPE / OPEN SPACE:	39.83 %

City File D19-20001	
MODEL NO.	3811
HOUSE STYLE (I.E. BUNGALOW, WALKOUT ETC.)	2 STOREY
BUILDING CLASSIFICATION	GROUP C
	-

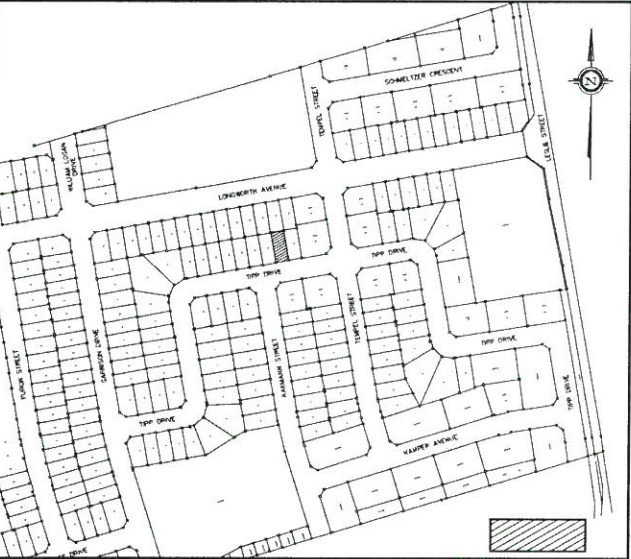
W Architect Inc.

DESIGN CONTROL REVIEW

AUG. 09, 2021

FINAL BY: MMI

This stamp is only for the purposes of design control and carries no other professional obligations.



N.T.S. KEY MAP Subject LOT

REVIEWED ONLY AS TO GENERAL COMPLIANCE WITH THE INTENT OF THE GRADING AND SERVICING DRAWINGS. THE ENGINEER DOES NOT WARRANT THAT THE INFORMATION CONTAINED ON THIS PLAN IS EITHER ACCURATE OR CORRECT. SOLE RESPONSIBILITY FOR CORRECT DESIGN, DETAILS AND DIMENSIONS WILL REMAIN WITH THE PARTY SUBMITTING THE DRAWING.

- ☒ REVIEWED
- ☐ REVIEWED AS NOTED
- ☐ REVISE AND RESUBMIT

The MUNICIPAL INFRASTRUCTURE Group Ltd.

Date: Aug 4, 2021 By: [Signature]

ENGINEERED FILL LOTS	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SANITARY LINE	DOWNSPOUTS	SLUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PAD MOUNTED MOTOR	STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL	VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	WATERLINE	45 MINUTE FIRE RATED WALL	CHAIN LINK FENCE	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)	FENCE AND GATE	UF UNDERSIDE OF FOOTING
DOUBLE / SINGLE STM & SAN CONNECTION	HYDRANT	STREET LIGHT	STREET SIGN	SWALE DIRECTION	GAS LINE	EXTERIOR DOOR LOCATION	PRIVACY FENCE	WOB WALKOUT BASEMENT
		TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE	CABLE LINE	EXTERIOR DOOR LOCATION IF GARAGE PERMITS	ACOUSTIC FENCE	MOD MODIFIED
					BELL			REV REVERSED
					HYDRO, GAS, BELL, CABLE LINE			ND NO DOOR
								XXXXX 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
DEREK R. SANTOS 37308
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. 19695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

Royal Pine Homes / Centerfield Properties Inc - 216102
"OAKRIDGE MEADOWS", RICHMOND HILL, ON

Drawn By DS Checked By DS Scale 1:250 File Number 216102-SP01.DWG Lot / Page Number 37
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326