

FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	54.08 m2
DRIVEWAY AREA:	31.30 m2
COVERED PORCH AREA:	5.19 m2
SOFT LANDSCAPE AREA :	27.97 m2
LANDSCAPE / OPEN SPACE:	51.72 %

City File D19-20001	
MODEL NO.	3813
HOUSE STYLE (I.E. BUNGALOW, WALKOUT ETC.)	2 STOREY
BUILDING CLASSIFICATION	GROUP C
	-



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

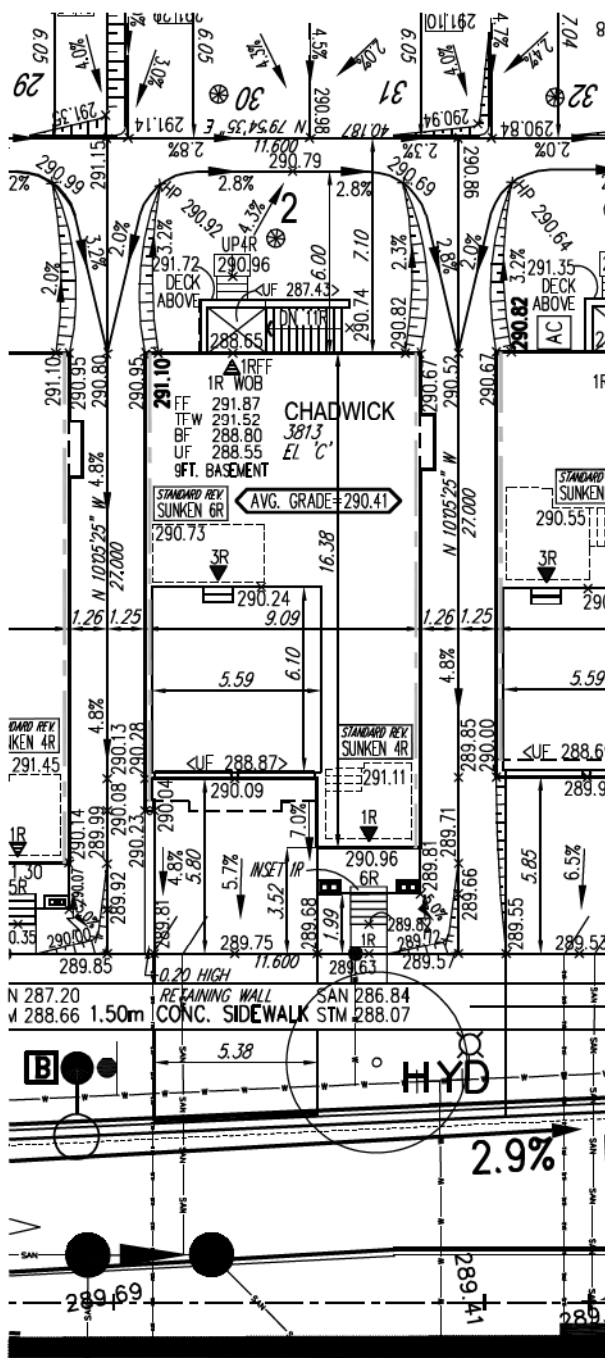
REVIEWED

REVIEWED AS NOTED

☐ REVISE AND RESUBMIT

**The MUNICIPAL INFRASTRUCTURE Group Ltd.**

Date: Feb 03, 2023 By: Abdul Ahmadzai



LONGWORTH AVENUE


 City of Richmond Hill  
 Building Division  
**ZONING REVIEWED**

Initials: BH

**CITY OF RICHMOND HILL  
BUILDING DIVISION**

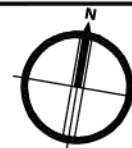
03/10/2022

















RECEIVED  
Per: joshua.nabua







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 FTW 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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ISSUED FOR FINAL APPROVAL	MM	2022.02.0
ISSUED FOR PRELIMINARY APPROVAL	MM	2022.01.1













	ENGINEERED FILL LOTS		SANITARY MANHOLE		WATER SERVICE
	STREET TREE		STORM MANHOLE		HYDRO SERVICE
	RETAINING WALL		VALVE & CHAMBER		SHEET DRAINAGE
	CATCH BASIN		VALVE & BOX		STREET LIGHT PEG
	DOUBLE / SINGLE STW & SCL CONNECTION		HYDRANT		STREET LIGHT
					TRAFFIC SIGNAL POWER PEDESTAL

	BELL PEDESTAL
	CABLE PEDESTAL
	HYDRO POLE
	HYDRO POLE GUY
	STREET SIGN
	COMMUNITY MAILBOX

 HYDRO TRANSFORMER  
 PADMOUNTED MOTOR  
189.65 EXISTING GRADES  
190.10 PROPOSED GRADES  
2.0% SWALE DIRECTION  
 EMBANKMENT / BERM  
MAX 3:1 SLOPE

—SAK—	SANITARY LINE
—STM—	STORM WATER LINE
—W—	WATERLINE
—H—	HYDRO LINE
—G—	GAS LINE
—C—	CABLE LINE
—B—	BELL
—HGGC—	HYDRO, GAS, REFL. CABLE LINE

 DOWNSPOUTS  
 WINDOWS PERMITTED  
 45 MINUTE FIRE RATED WALL  
 SIDYARD DISTANCE IS LESS  
 THAN 1.2m TO LOT LINE.  
 (NO WINDOWS PERMITTED)  
 EXTERIOR DOOR LOCATION  
 EXTERIOR DOOR LOCATION  
 IF GRADE PERMITS

-  SUMP PUMP AND SURFACE DISCHARGE LOCATION
-  UPGRADE ELEVATION
-  CHAIN LINK FENCE
-  FENCE AND GATE
-  PRIVACY FENCE
-  ACOUSTIC FENCE

FF	FINISHED FLOOR
TFW	TOP OF FOUNDATION WALL
BF	BASEMENT FLOOR
UF	UNDERSIDE OF FOOTING
WOD	WALKOUT DECK
WOB	WALKOUT BASEMENT
MOD	MODIFIED
REV	REVERSED
ND	NO DOOR
XXX.XX	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

NAME HUNT DESIGN ASSOCIATES INC. SIGNATURE [Signature]  
REGISTRATION INFORMATION

37308

BCIN

19605



**HUNT**  
DESIGN ASSOCIATES INC.

DESIGN ASSOCIATES INC.

[www.huntdesign.ca](http://www.huntdesign.ca)

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

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Drawn By: MM      Checked By: DS      Scale: 1:250      File Number: 216102-SP01 DWG      Col: / Page number: 2

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