

SITE STATISTICS			
ITEM		PROPOSED	
LOT FRONTAGE	11.6 m	38'-1"	
LOT AREA	313.20 sq,m	3371.28 sq, ft.	
MAX. ALLOWABLE COVERAGE (%)		55	
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH		150.30 sq,m
	LOT COVERAGE		47.99 %
BUILDING HEIGHT CALCULATION	FIN. FLOOR ELEV.	AVG. (EST.) GRADE	FF TO MEAN OF ROOF
	292.21	290.71	1.50
			7.46 m
PROP. BUILDING HEIGHT	8.96 m	29'-5"	
MAX BUILDING HEIGHT	12m FROM AVG. GRADE TO MEAN		

FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	52.09 m2
DRIVEWAY AREA:	31.39 m2
COVERED PORCH AREA:	5.19 m2
SOFT LANDSCAPE AREA :	25.89 m2
LANDSCAPE / OPEN SPACE:	49.70 %

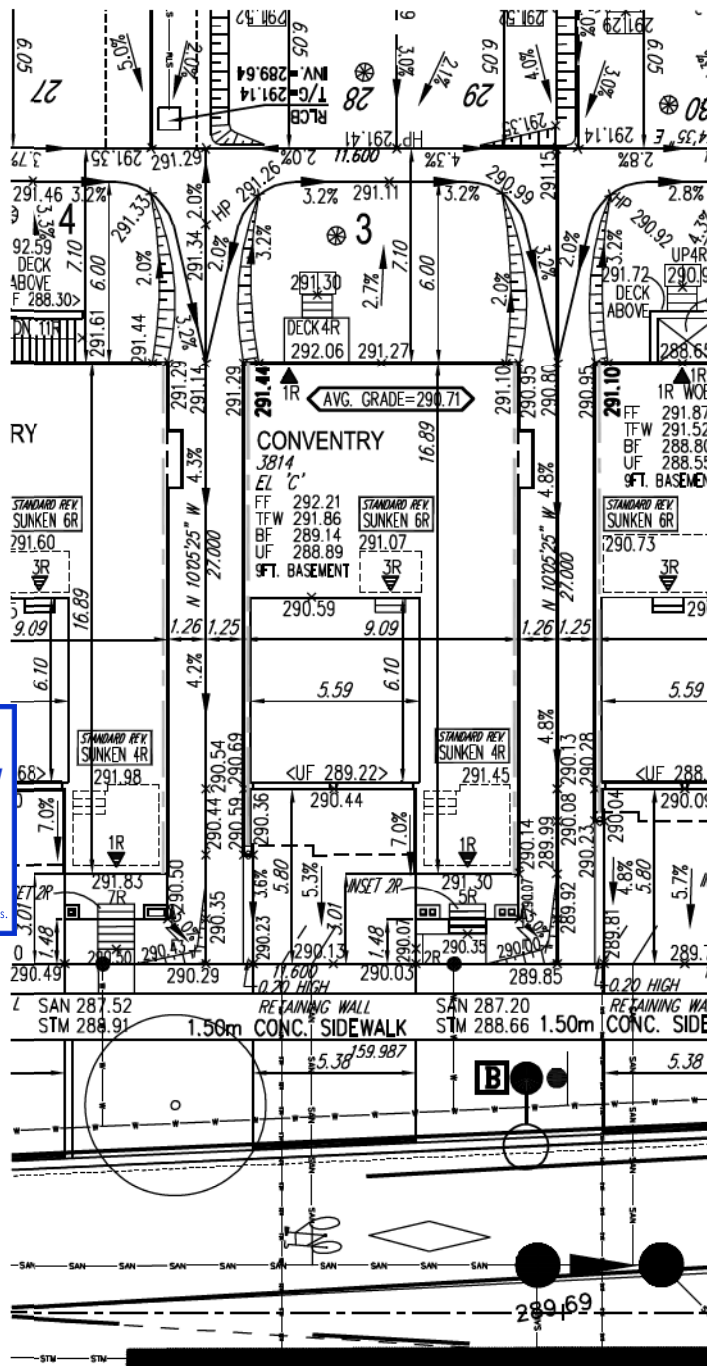
City File D19-20001	
MODEL NO.	3814
HOUSE STYLE (I.E. BUNGALOW, WALKOUT ETC.)	2 STOREY
BUILDING CLASSIFICATION	GROUP C
	-



W Architect Inc.
DESIGN CONTROL REVIEW
FEB. 08, 2022
FINAL BY: *ALL*
This stamp is only for the purposes of design control and carries no other professional obligations.



N.T.S. **KEY MAP** Subject LOT



Richmond Hill City of Richmond Hill Building Division

ZONING REVIEWED

Initials: **BH**

LONGWORTH AVENUE

CITY OF RICHMOND HILL BUILDING DIVISION

03/10/2022

RECEIVED

Per: **joshua.nabua**

GENERAL NOTES:

- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
- 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.
- 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.
- 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 FINAL APPROVAL	MM	2022.02.02
ISSUED FOR PRELIMINARY APPROVAL	MM	2022.01.13

ENGINEERED FILL LOTS	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SANITARY LINE	DOWNSPOUTS	FF FINISHED FLOOR
STREET TREE	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STORM WATER LINE	WINDOWS PERMITTED	TFW TOP OF FOUNDATION WALL
RETAINING WALL	VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE GUY	EXISTING GRADES	WATERLINE	45 MINUTE FIRE RATED WALL	BF BASEMENT FLOOR
CATCH BASIN	VALVE & BOX	STREET LIGHT PEDESTAL	STREET SIGN	PROPOSED GRADES	HYDRO LINE	SIDEWALK DISTANCE IS LESS	UF UNDERSIDE OF FOOTING
DOUBLE / SINGLE STM & SAN CONNECTION	HYDRANT	STREET LIGHT	COMMUNITY MAILBOX	SWALE DIRECTION	GAS LINE	THAN 1.2m TO LOT LINE	WOD WALKOUT DECK
		TRAFFIC SIGNAL POWER PEDESTAL		EMBANKMENT / BERM MAX 3:1 SLOPE	CABLE LINE	(NO WINDOWS PERMITTED)	WOB WALKOUT BASEMENT
					BELL	EXTERIOR DOOR LOCATION	MOD MODIFIED
					HYDRO, GAS, BELL, CABLE LINE	EXTERIOR DOOR LOCATION IF GRADE PERMITS	REV REVERSED
							ND NO DOOR
							XXX 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: DEREK R. SANTOS
REGISTRATION INFORMATION: 37308

HUNT DESIGN ASSOCIATES INC. 19695

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

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