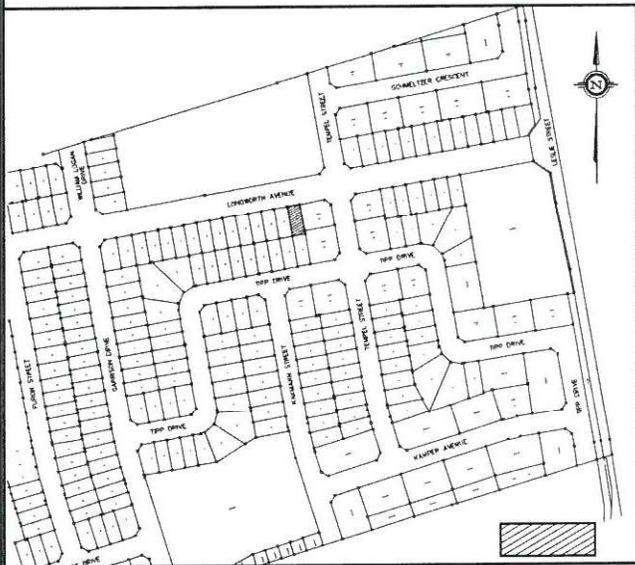


| SITE STATISTICS                           |                              |                   |                  |                    |
|---|------------------------------|-------------------|------------------|--------------------|
| ITEM                                      | PROPOSED                     |                   |                  |                    |
| 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           |                   | 150.30 sq.m      |                    |
|   | LOT COVERAGE                 |                   | 47.99 %          |                    |
| BUILDING HEIGHT CALCULATION               | FIN. FLOOR ELEV.             | AVG. (EST.) GRADE | FF TO AVG. GRADE | FF TO MEAN OF ROOF |
|   | 295.61                       | 294.82            | 0.79             | 7.46 m             |
|   | PROP. BUILDING HEIGHT 8.25 m |                   |                  |                    |
| MAX BUILDING HEIGHT                       | 12m FROM AVG. GRADE TO MEAN  |                   |                  |                    |
| FRONT YARD LANDSCAPE AREA                 |                              |                   |                  |                    |
| FRONT YARD AREA :                         | 53.15 m2                     |                   |                  |                    |
| DRIVEWAY AREA:                            | 31.50 m2                     |                   |                  |                    |
| COVERED PORCH AREA: (INCLUDED)            | 5.19 m2                      |                   |                  |                    |
| SOFT LANDSCAPE AREA :                     | 26.84 m2                     |                   |                  |                    |
| LANDSCAPE / OPEN SPACE: (45% MIN)         | 50.50 %                      |                   |                  |                    |
| 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**  
 NOVEMBER 19, 2021  
 FINAL RESITE BY: GGE  
 This stamp is only for the purposes of design control and carries no other professional obligations.



**KEY MAP** Subject LOT

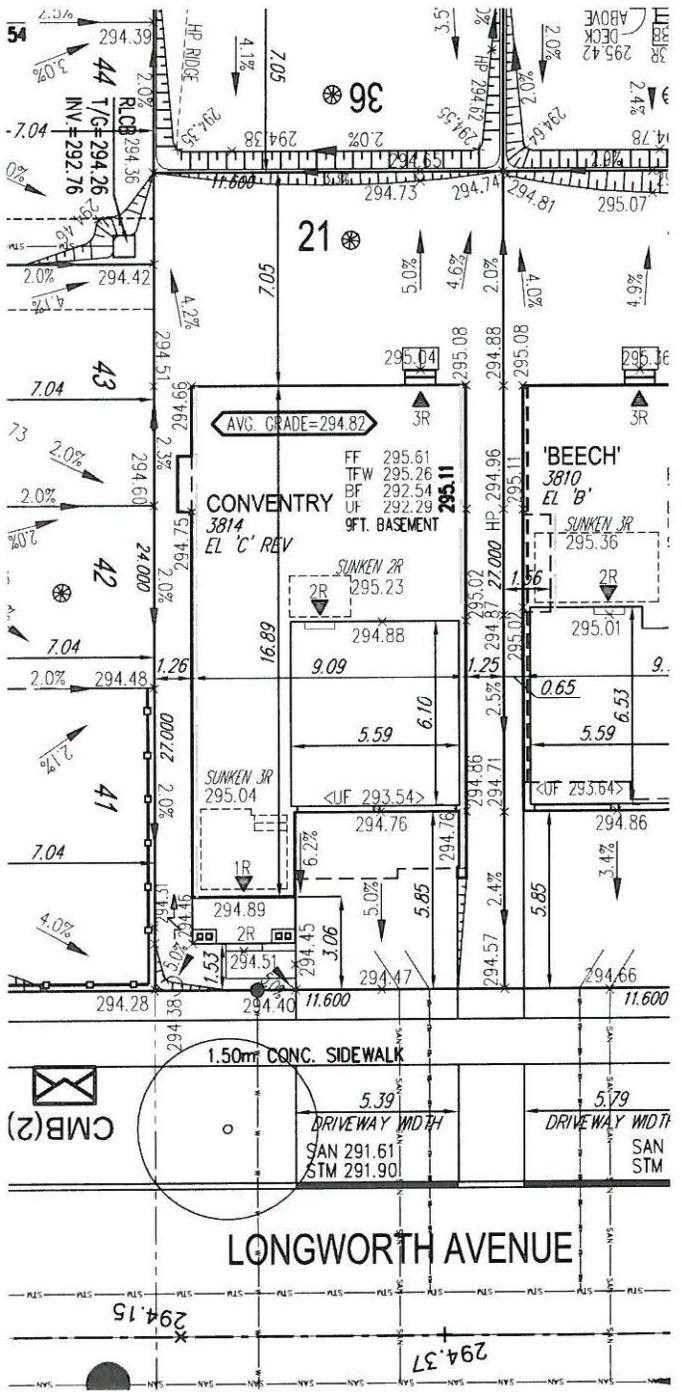
**N.T.S.**

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: Nov 18 2021 By: [Signature]



**Richmond Hill** City of Richmond Hill  
 Building Division  
**ZONING REVIEWED**  
 Initials: BH

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 US 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.

|                                 |    |            |
|---------------------------------|----|------------|
| LOT RE-SITED W/ NEW UNIT        | MM | 2021.11.03 |
| ISSUED FOR FINAL APPROVAL       | DS | 2021.07.28 |
| ISSUED FOR PRELIMINARY APPROVAL | DS | 2021.07.07 |

|                                      |                  |                               |                   |                                 |                              |   |  |                            |
|--------------------------------------|------------------|-------------------------------|-------------------|---------------------------------|------------------------------|---|--|----------------------------|
| ENGINEERED FILL LOTS                 | SANITARY MANHOLE | WATER SERVICE                 | BELL PEDESTAL     | HYDRO TRANSFORMER               | SANITARY LINE                | DOWNSPOUTS  | SUMP PUMP AND SURFACE DISCHARGE LOCATION | FF FINISHED FLOOR          |
| STREET TREE                          | STORM MANHOLE    | HYDRO SERVICE                 | CABLE PEDESTAL    | PADMOUNTED MOTOR                | STORM WATER LINE             | WINDOWS PERMITTED   | UPGRADE ELEVATION                        | TFW TOP OF FOUNDATION WALL |
| RETAINING WALL                       | VALVE & CHAMBER  | SHEET DRAINAGE                | HYDRO POLE        | EXISTING GRADES                 | HYDRO LINE                   | 45 MINUTE FIRE RATED WALL   | CHAIN LINK FENCE                         | BF BASEMENT FLOOR          |
| CATCH BASIN                          | VALVE & BOX      | STREET LIGHT PEDESTAL         | HYDRO POLE GUY    | PROPOSED GRADES                 | GAS LINE                     | SIDEWALK DISTANCE IS LESS THAN 1.2m TO LOT LINE. (NO WINDOWS PERMITTED) | PERMITS AND GATE                         | UF UNDERSIDE OF FOOTING    |
| DOUBLE / SINGLE STM & SAN CONNECTION | HYDRANT          | STREET LIGHT                  | STREET SIGN       | SWALE DIRECTION                 | CABLE LINE                   | EXTERIOR DOOR LOCATION  | ACROUSTIC FENCE                          | WOB WALKOUT DECK           |
|                                      |                  | TRAFFIC SIGNAL POWER PEDESTAL | COMMUNITY MAILBOX | 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                 |
|                                      |                  |                               |                   |                                 |                              |   |  | 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 37308

NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
 HUNT DESIGN ASSOCIATES INC. 19695



Plan No. Lot Street Name  
 - 21 LONGWORTH AVENUE

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

Drawn By Checked By Scale File Number Lot / Page Number  
 DS DS 1:250 216102-SP01.DWG 21

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