

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		143.65 sq.m	
	LOT COVERAGE		45.87 %	
BUILDING HEIGHT CALCULATION	FIN. FLOOR ELEV.	AVG. (EST.) GRADE	FF TO AVG. GRADE	FF TO MEAN OF ROOF
	296.99	296.12	0.87	7.31 m
	PROP. BUILDING HEIGHT 8.18 m			
MAX BUILDING HEIGHT		26'-10"		
12m FROM AVG. GRADE TO MEAN				

FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	67.86 m2
DRIVEWAY AREA:	33.59 m2
COVERED PORCH AREA:	5.96 m2
SOFT LANDSCAPE AREA :	28.31 m2
LANDSCAPE / OPEN SPACE:	41.72 %

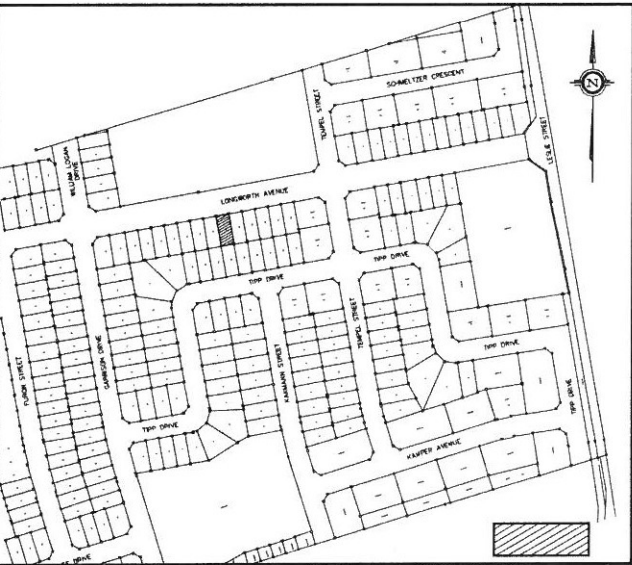
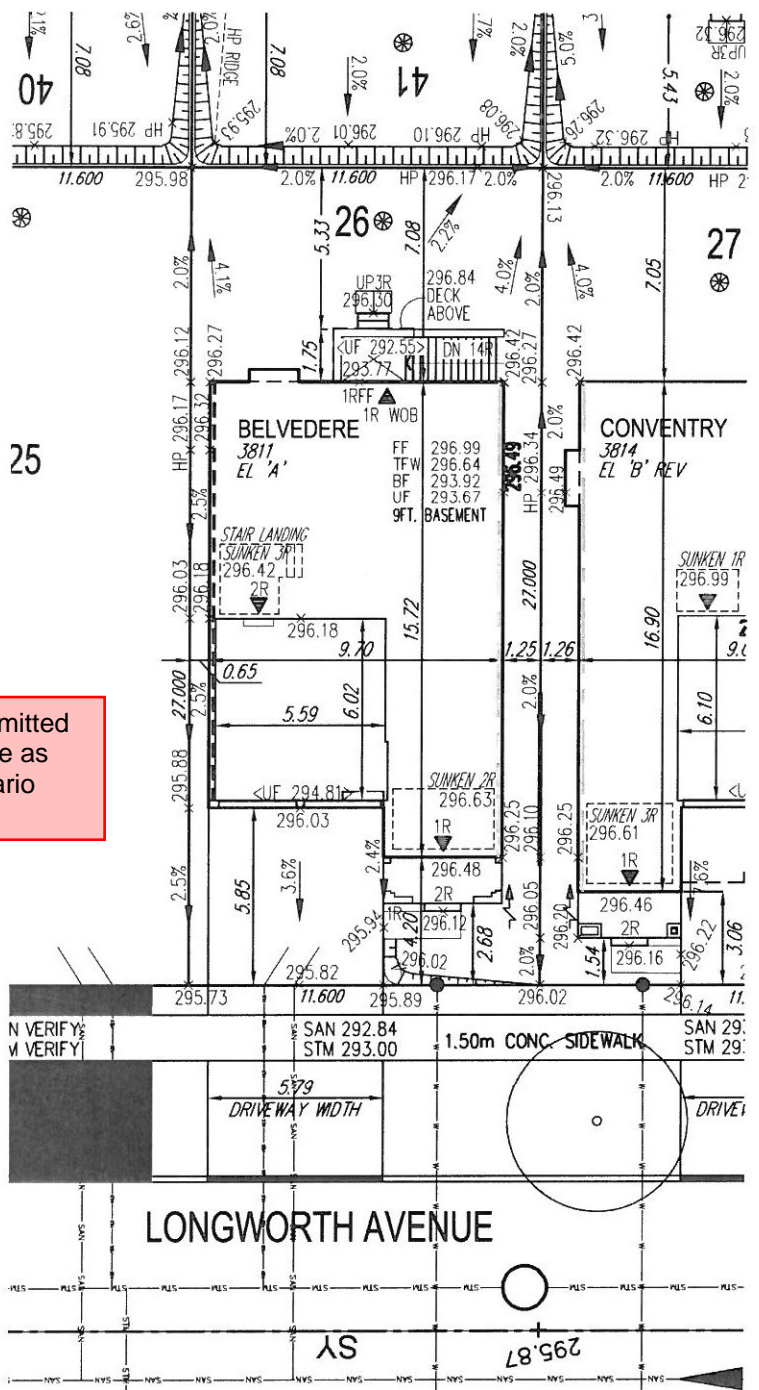
City File D19-20001	
MODEL NO.	3811
HOUSE STYLE (I.E. BUNGALOW, WALKOUT ETC.)	2 STOREY
BUILDING CLASSIFICATION	GROUP C
	-

No unprotected openings permitted within 1.2 meters of the lot line as per article 9.10.14 of the Ontario Building Code.

W Architect Inc.  
DESIGN CONTROL REVIEW  
NOVEMBER 8, 2021

FINAL BY: GGE

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: KNC

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

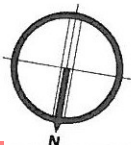
The MUNICIPAL INFRASTRUCTURE Group Ltd.

Date: Nov 1, 2021 By: [Signature]

- |                                      |                  |                               |                   |                                 |
|--------------------------------------|------------------|-------------------------------|-------------------|---------------------------------|
| ENGINEERED FILL LOTS                 | SANITARY MANHOLE | WATER SERVICE                 | BELL PEDESTAL     | HYDRO TRANSFORMER               |
| STREET TREE                          | STORM MANHOLE    | HYDRO SERVICE                 | CABLE PEDESTAL    | PADMOUNTED MOTOR                |
| RETAINING WALL                       | VALVE & CHAMBER  | SHEET DRAINAGE                | HYDRO POLE        | EXISTING GRADES                 |
| CATCH BASIN                          | VALVE & BOX      | STREET LIGHT PEDESTAL         | HYDRO POLE GUY    | 190.10 PROPOSED GRADES          |
| DOUBLE / SINGLE STM & SAN CONNECTION | HYDRANT          | STREET LIGHT                  | STREET SIGN       | 2.0% SWALE DIRECTION            |
|                                      |                  | TRAFFIC SIGNAL POWER PEDESTAL | COMMUNITY MAILBOX | EMBANKMENT / BERM MAX 3:1 SLOPE |

- 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 TPW 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	DS	2021.10.27
ISSUED FOR PRELIMINARY APPROVAL	DS	2021.10.07



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

Checked By

Scale

File Number

Lot / Page Number

DS

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216102-SP01.DWG

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