

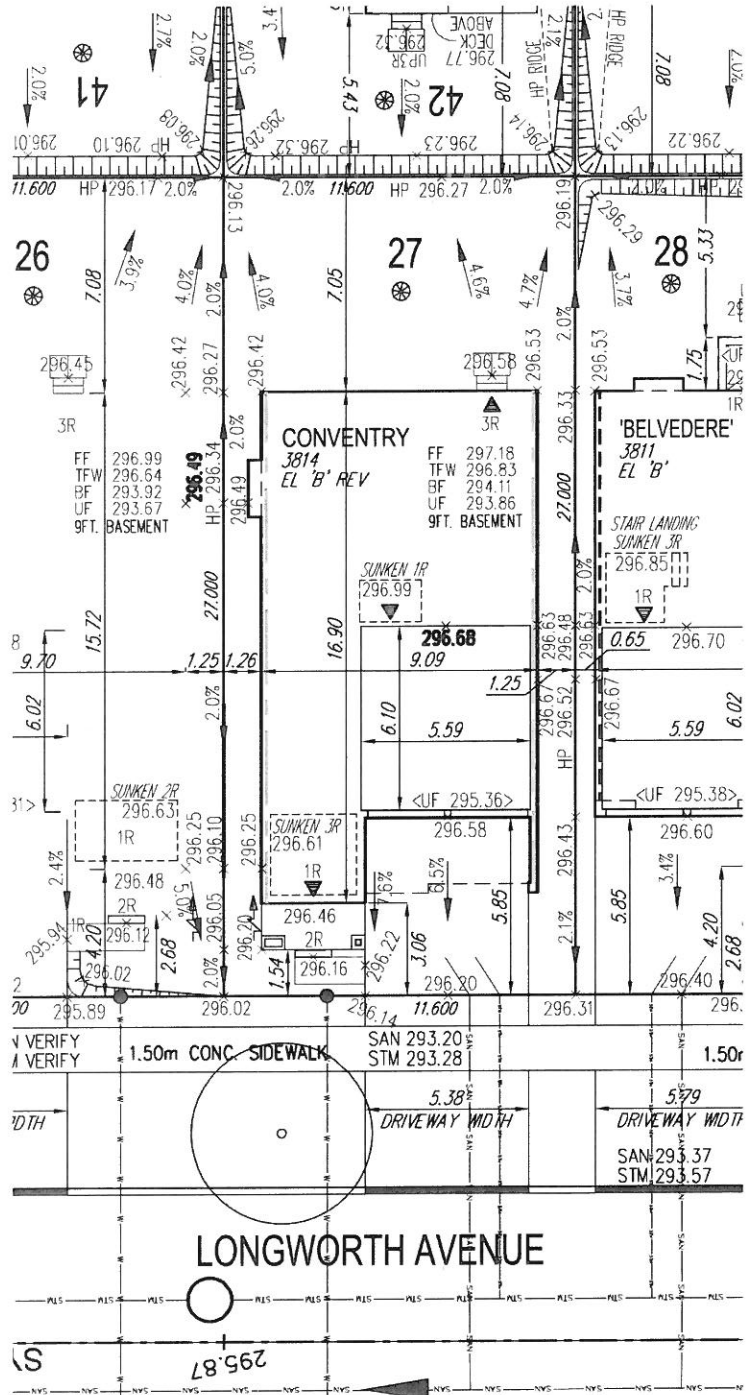
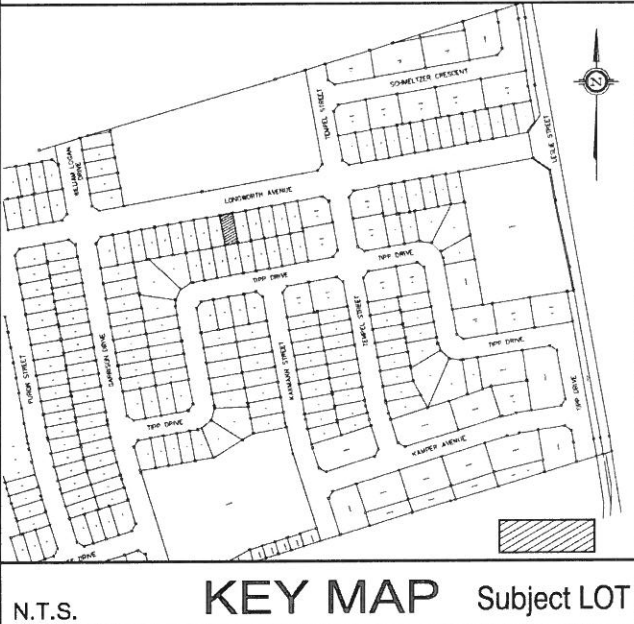
SITE STATISTICS				
ITEM		PROPOSED		
LOT FRONTAGE	11.6 m	38'-1"		
LOT AREA	313.20 sq.m	3371.28 sq. ft.		
MAX. ALLOWABLE COVERAGE (%)		55		
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH		151.6 sq.m	
	LOT COVERAGE		48.4%	
BUILDING HEIGHT CALCULATION	FIN. FLOOR ELEV.	AVG. (EST.) GRADE	FF TO AVG. GRADE	FF TO MEAN OF ROOF
	297.18	296.16	1.02	7.46 m
	PROP. BUILDING HEIGHT		8.48 m	27'-10"
MAX BUILDING HEIGHT		12m FROM AVG. GRADE TO MEAN		
FRONT YARD LANDSCAPE AREA				
FRONT YARD AREA :			52.56 m2	
DRIVEWAY AREA:			31.52 m2	
COVERED PORCH AREA:			5.19 m2	
SOFT LANDSCAPE AREA :			26.23 m2	
LANDSCAPE / OPEN SPACE:			49.90 %	
City File D19-20001				
MODEL NO.			3814	
HOUSE STYLE (I.E. BUNGALOW, WALKOUT ETC.)			2 STOREY	
BUILDING CLASSIFICATION			GROUP C	

City of Richmond Hill

Building Division

ZONING REVIEWED

Initials: KNC



CITY OF RICHMOND HILL

BUILDING DIVISION

01/14/2022

RECEIVED

Per: joshua.nabua

W Architect Inc.

DESIGN CONTROL REVIEW

SEPT. 03, 2021

FINAL BY: ALL

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

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.

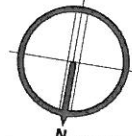
☒ REVIEWED
☐ REVIEWED AS NOTED
☐ REVISE AND RESUBMIT

The MUNICIPAL INFRASTRUCTURE Group Ltd.

Date: Sept 9, 2021 By: [Signature]

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 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	DS	2021.09.02
ISSUED FOR PRELIMINARY APPROVAL	DS	2021.08.24



FF FINISHED FLOOR
TFW TOP OF FOUNDATION WALL
BF BASEMENT FLOOR
UF UNDERSIDE OF FOOTING
WOB WALKOUT DECK
MOD MODIFIED
REV REVERSED
ND NO DOOR
XXXXX HIGHLIGHTED GRADE

ENGINEERED FILL LOTS

STREET TREE

RETAINING WALL

CATCH BASIN

DOUBLE / SINGLE STM & SAN CONNECTION

SANITARY MANHOLE

STORM MANHOLE

VALVE & CHAMBER

VALVE & BOX

HYDRANT

WATER SERVICE

HYDRO SERVICE

SHEET DRAINAGE

STREET LIGHT PEDESTAL

STREET LIGHT

TRAFFIC SIGNAL POWER PEDESTAL

BELL PEDESTAL

CABLE PEDESTAL

HYDRO POLE

HYDRO POLE GUY

STREET SIGN

COMMUNITY MAILBOX

HYDRO TRANSFORMER

PADMOUNTED MOTOR

EXISTING GRADES

PROPOSED GRADES

SWALE DIRECTION

EMBANKMENT / BERM MAX 3:1 SLOPE

SAN SANITARY LINE

STW STORM WATER LINE

W WATERLINE

H HYDRO LINE

G GAS LINE

C CABLE LINE

B BELL

HYDRO, GAS, BELL, CABLE LINE

DOWNSPOUTS

WINDOWS PERMITTED

45 MINUTE FIRE RATED WALL SIDEWALK 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

Plan No. 27


Street Name LONGWORTH AVENUE

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.

DEREK R. SANTOS 37308

NAME SIGNATURE BCIN

HUNT DESIGN ASSOCIATES INC. 19695



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 27

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