

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		143.70 sq.m	
	LOT COVERAGE		45.88 %	
BUILDING HEIGHT CALCULATION	FIN. FLOOR ELEV.	AVG. (EST.) GRADE	FF TO AVG. GRADE	FF TO MEAN OF ROOF
	296.92	296.04	0.88	7.31 m
	PROP. BUILDING HEIGHT 8.19 m			
MAX BUILDING HEIGHT		12m FROM AVG. GRADE TO MEAN		

FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	57.38 m2
DRIVEWAY AREA:	33.88 m2
COVERED PORCH AREA:	4.03 m2
SOFT LANDSCAPE AREA :	27.53 m2
LANDSCAPE / OPEN SPACE:	47.98 %

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

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

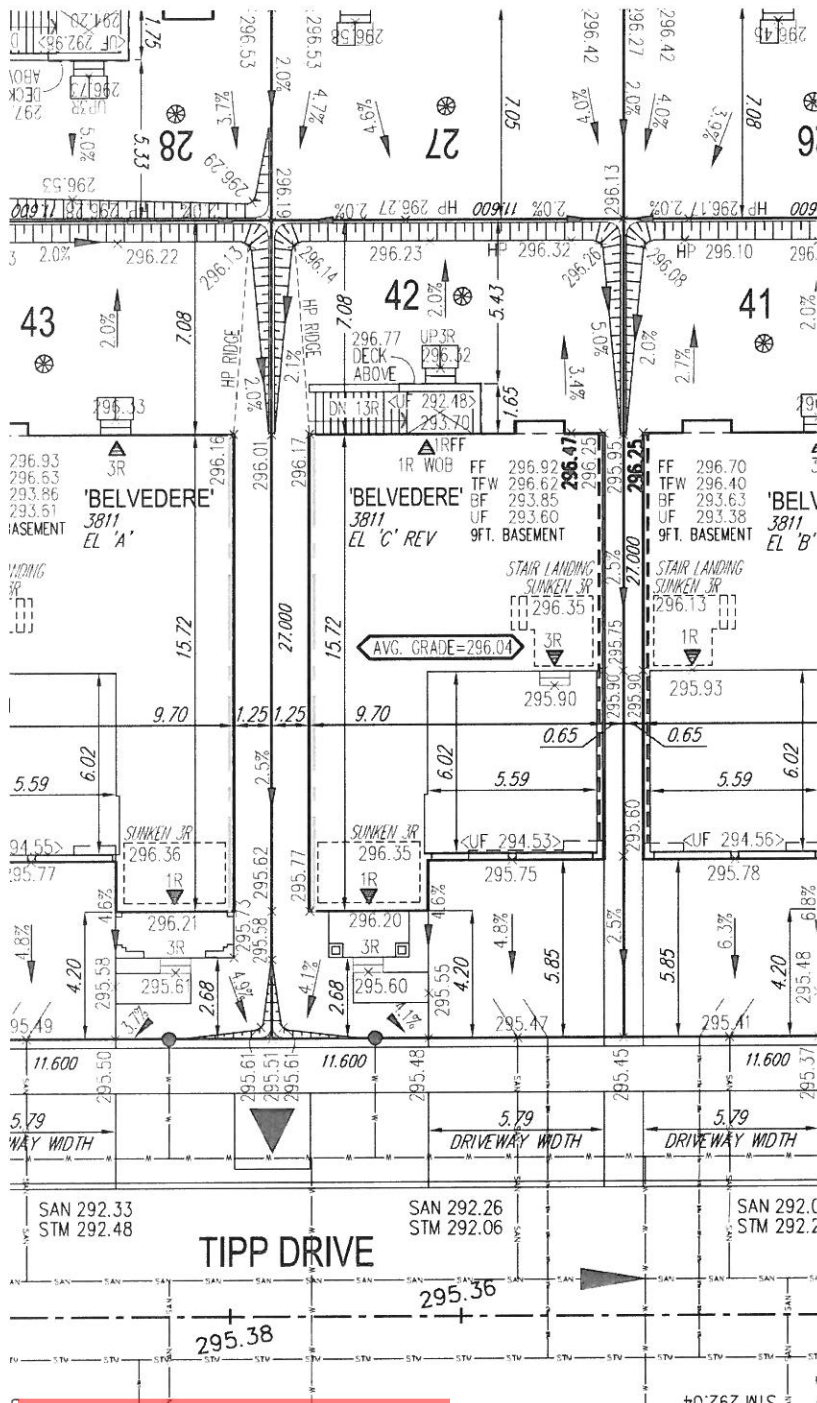
Initials:

KNC

N.T.S.

KEY MAP

Subject LOT



CITY OF RICHMOND HILL  
BUILDING DIVISION  
10/07/2021  
REVISÉ  
Per:

W Architect Inc.

DESIGN CONTROL REVIEW

SEPT. 13, 2021

FINAL RECERT 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: *ALL*

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.

REVISED TO INCLUDE W.U.B. STAIR & ISSUED FOR APPROVAL	DS	2021.09.02
ISSUED FOR FINAL APPROVAL	DS	2021.07.28
ISSUED FOR PRELIMINARY APPROVAL	DS	2021.07.13

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  
190.10 PROPOSED GRADES  
2.0% SWALE DIRECTION  
EMBANKMENT / BERM  
MAX 3:1 SLOPE

SANITARY LINE  
STORM WATER LINE  
WATERLINE  
HYDRO LINE  
GAS LINE  
CABLE LINE  
BELL  
HYDRO, GAS, BELL, CABLE LINE

DOWNSPOUTS  
WINDOWS PERMITTED  
45 MINUTE FIRE RATED WALL  
SIDEYARD 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  
WOB WALKOUT DECK  
MOD MODIFIED  
REV REVERSED  
ND NO DOOR  
XXXXX 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

DESIGN ASSOCIATES INC.  
www.huntdesign.ca

Plan No. 42  
Lot 42  
Street Name TIPP DRIVE

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 42

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