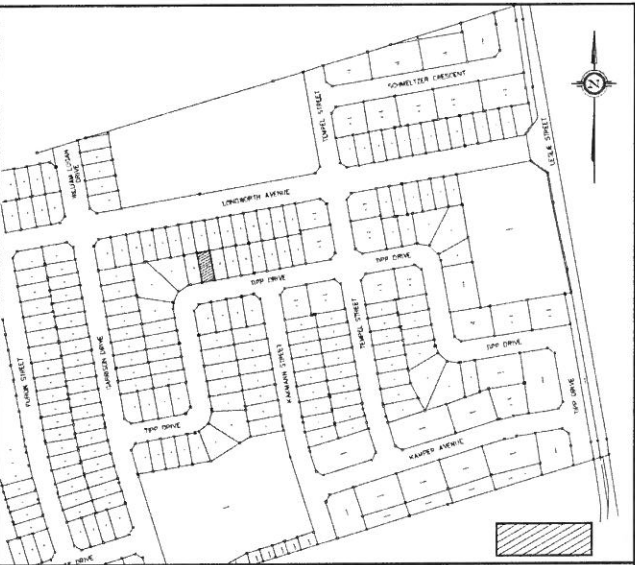


SITE STATISTICS				
ITEM		PROPOSED		
LOT FRONTAGE		11.6 m	38'-1"	
LOT AREA		313.20 sq.m	3371.28 sq. ft.	
MAX. ALLOWABLE COVERAGE (%)		50		
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH		143.70 sq.m	
	LOT COVERAGE		45.88 %	
BUILDING HEIGHT CALCULATION	FIN. FLOOR ELEV.	AVG. (EST.) GRADE	FF TO AVG. GRADE	FF TO MEAN OF ROOF
	296.93	296.04	0.89	7.31 m
PROP. BUILDING HEIGHT		8.20 m	26'-11"	
MAX BUILDING HEIGHT		12m FROM AVG. GRADE TO MEAN		
FRONT YARD LANDSCAPE AREA				
FRONT YARD AREA :			48.7 sq.m	
DRIVEWAY AREA:			24.3 sq.m	
COVERED PORCH AREA:			0.00 m2	
SOFT LANDSCAPE AREA :			24.4 sq.m	
LANDSCAPE / OPEN SPACE:			50.0%	
City File D19-20001				
MODEL NO.			3811	
HOUSE STYLE (I.E. BUNGALOW, WALKOUT ETC.)			2 STOREY	
BUILDING CLASSIFICATION			GROUP C	
			-	

W Architect Inc.
DESIGN CONTROL REVIEW
AUG. 18, 2021
FINAL BY: *ACE*
This stamp is only for the purposes of design control and carries no other professional obligations.



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

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: *Aug 11 2021*

By: *[Signature]*

- | | | |
|--------------------------------------|------------------|-------------------------------|
| ENGINEERED FILL LOTS | SANITARY MANHOLE | WATER SERVICE |
| STREET TREE | STORM MANHOLE | HYDRO SERVICE |
| RETAINING WALL | VALVE & CHAMBER | SHEET DRAINAGE |
| CATCH BASIN | VALVE & BOX | STREET LIGHT PEDESTAL |
| DOUBLE / SINGLE STM & SAN CONNECTION | HYDRANT | STREET LIGHT |
| | | TRAFFIC SIGNAL POWER PEDESTAL |

- | | |
|-------------------|---------------------------------|
| BELL PEDESTAL | HYDRO TRANSFORMER |
| CABLE PEDESTAL | PADMOUNTED MOTOR |
| HYDRO POLE | EXISTING GRADES |
| HYDRO POLE GUY | PROPOSED GRADES |
| STREET SIGN | SWALE DIRECTION |
| COMMUNITY MAILBOX | EMBANKMENT / BERM MAX 3:1 SLOPE |

- | | |
|------------------------------|--|
| SANITARY LINE | DOWNPOUTS |
| STORM WATER LINE | WINDOWS PERMITTED |
| WATERLINE | 45 MINUTE FIRE RATED WALL |
| HYDRO LINE | SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED) |
| GAS LINE | EXTERIOR DOOR LOCATION |
| CABLE LINE | EXTERIOR DOOR LOCATION IF GRADE PERMITS |
| BELL | |
| HYDRO, GAS, BELL, CABLE LINE | |

- | | |
|--|----------------------------|
| SANITARY PUMP AND SURFACE DISCHARGE LOCATION | FF FINISHED FLOOR |
| CHARGE ELEVATION | TFW TOP OF FOUNDATION WALL |
| CHAIN LINK FENCE | BF BASEMENT FLOOR |
| PERGOLA | UF UNDERSIDE OF FOOTING |
| WALKOUT DECK | WOB WALKOUT DECK |
| MODIFIED BASEMENT | MOD MODIFIED |
| REVERSED | REV REVERSED |
| NO DOOR | ND NO DOOR |
| HIGHLIGHTED GRADE | XXXX 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

BCIN

NAME

SIGNATURE

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

HUNT
DESIGN ASSOCIATES INC.

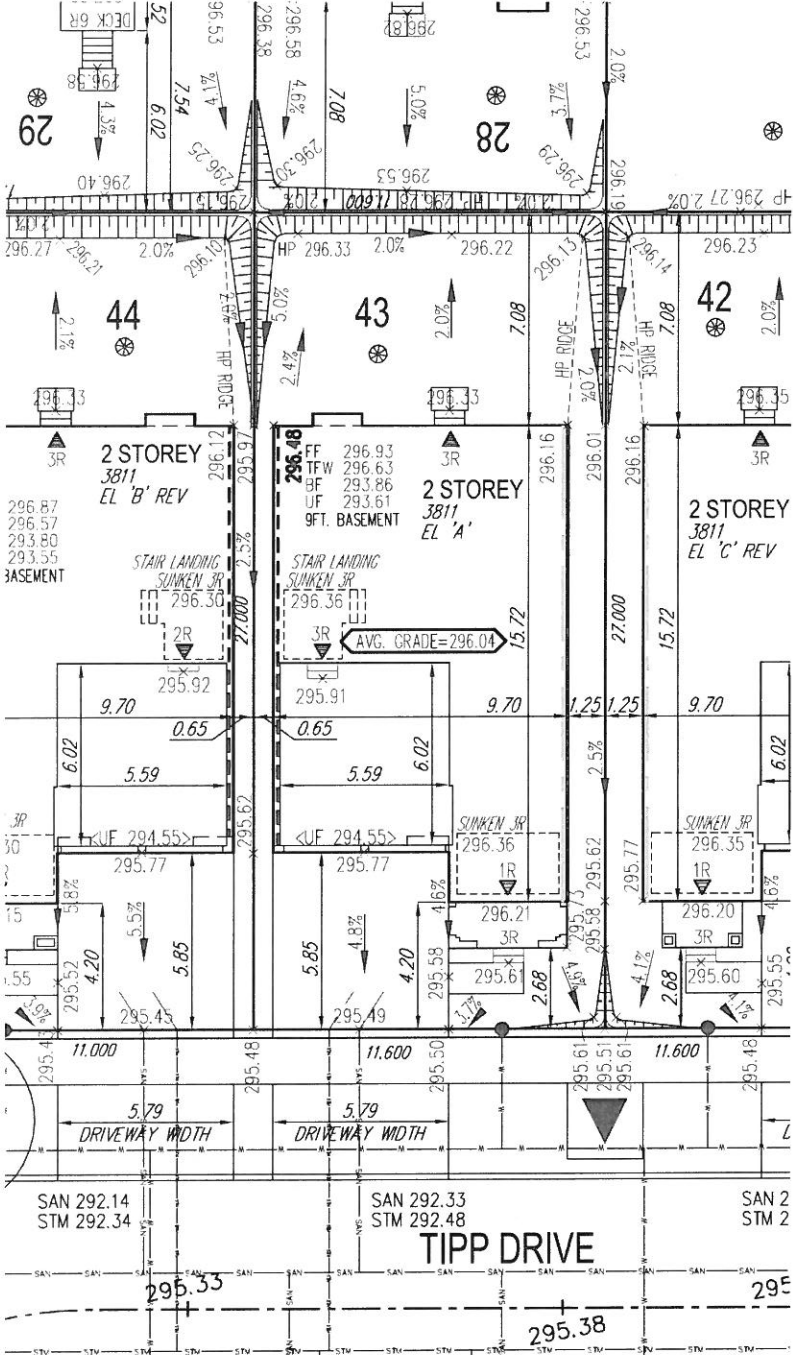
www.huntdesign.ca

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

Drawn By: DS Checked By: DS Scale: 1:250 File Number: 216102-SP01.DWG Lot / Page Number: 43

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