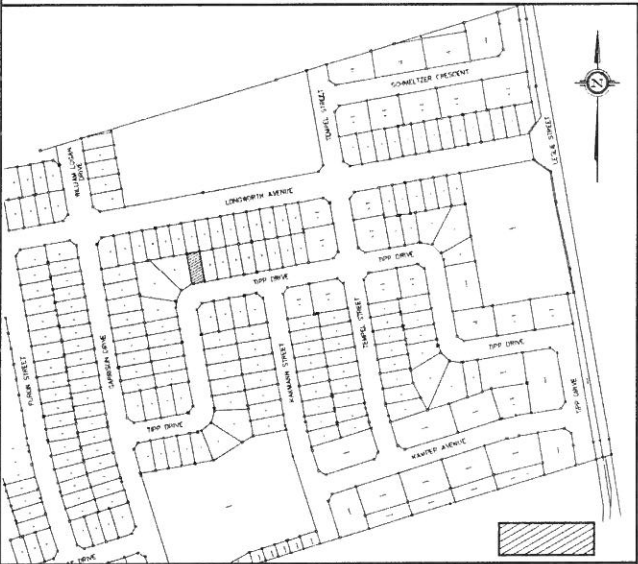


SITE STATISTICS			
ITEM		PROPOSED	
LOT FRONTAGE	11.6 m	38'-1"	
LOT AREA	313.20 sq.m	3371.28 sq. ft.	
MAX. ALLOWABLE COVERAGE (%)		55	
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH	143.70 sq.m	
	LOT COVERAGE	45.88 %	
BUILDING HEIGHT CALCULATION	FIN. FLOOR ELEV.	AVG. (EST.) GRADE	FF TO AVG. GRADE
	296.87	295.99	0.88
			FF TO MEAN OF ROOF
			7.31 m
PROP. BUILDING HEIGHT	8.19 m	26'-10"	
MAX BUILDING HEIGHT	12m FROM AVG. GRADE TO MEAN		
FRONT YARD LANDSCAPE AREA			
FRONT YARD AREA :	55.44 m2		
DRIVEWAY AREA:	33.88 m2		
COVERED PORCH AREA:	5.95 m2		
SOFT LANDSCAPE AREA :	27.51 m2		
LANDSCAPE / OPEN SPACE:	49.62 %		
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

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: ai


**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

- 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 FTW 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	2021.08.04
ISSUED FOR FINAL APPROVAL	DS	2021.07.29
ISSUED FOR PRELIMINARY APPROVAL	DS	2021.07.13


Plan No. **44** Street Name **TIPP DRIVE**

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	<b>44</b>

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