

SITE STATISTICS				
ITEM		PROPOSED		
LOT FRONTAGE	13.7 m	44'-11"		
LOT AREA	369.90 sq.m	3981.60 sq. ft.		
MAX. ALLOWABLE COVERAGE (%)		55		
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH		170.01 sq.m	
	LOT COVERAGE		45.96 %	
BUILDING HEIGHT CALCULATION	FIN. FLOOR ELEV.	AVG. (EST.) GRADE	FF TO AVG. GRADE	FF TO MEAN OF ROOF
	296.28	295.50	0.78	7.69 m
	PROP. BUILDING HEIGHT 8.47 m 27'-9"			
MAX BUILDING HEIGHT		12m FROM AVG. GRADE TO MEAN		
FRONT YARD LANDSCAPE AREA				
FRONT YARD AREA :		63.41 m2		
DRIVEWAY AREA:		32.82 m2		
COVERED PORCH AREA:		5.25 m2		
SOFT LANDSCAPE AREA :		35.84 m2		
LANDSCAPE / OPEN SPACE:		56.52 %		
City File D19-20001				
MODEL NO.		4505		
HOUSE STYLE (I.E. BUNGALOW, WALKOUT ETC.)		2 STOREY		
BUILDING CLASSIFICATION		GROUP C		

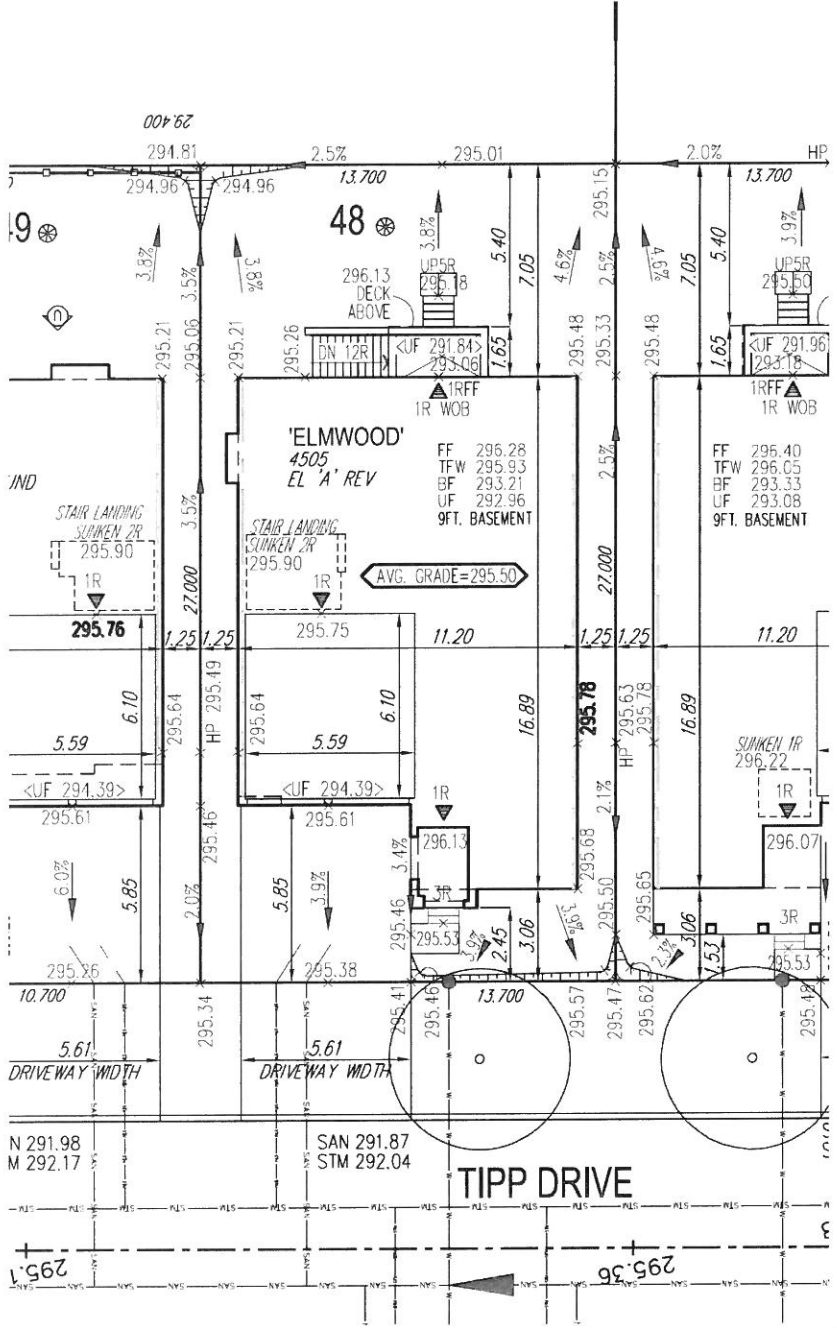
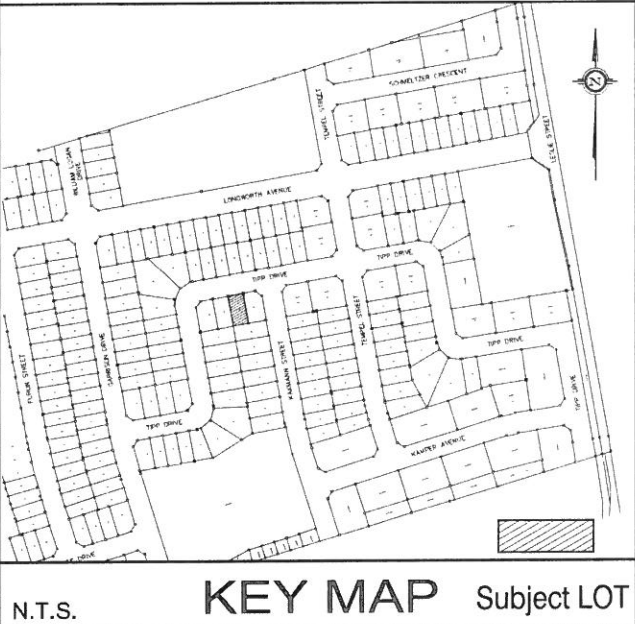


City of Richmond Hill
Building Division

ZONING REVIEWED

Initials:

KNC



CITY OF RICHMOND HILL
BUILDING DIVISION

10/07/2021

REVISED

Per:

KNC

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:

SEP 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.

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



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

HYDRO, GAS, BELL, CABLE LINE

SANITARY LINE

STORM WATER LINE

WATERLINE

HYDRO LINE

GAS LINE

CABLE LINE

BELL

HYDRO, GAS, BELL, CABLE LINE

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

U/S 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.

DEREK R. SANTOS

37308

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: 48

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