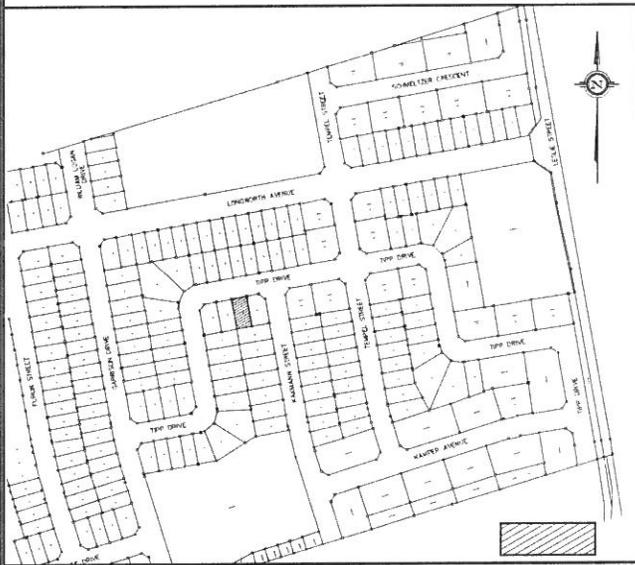
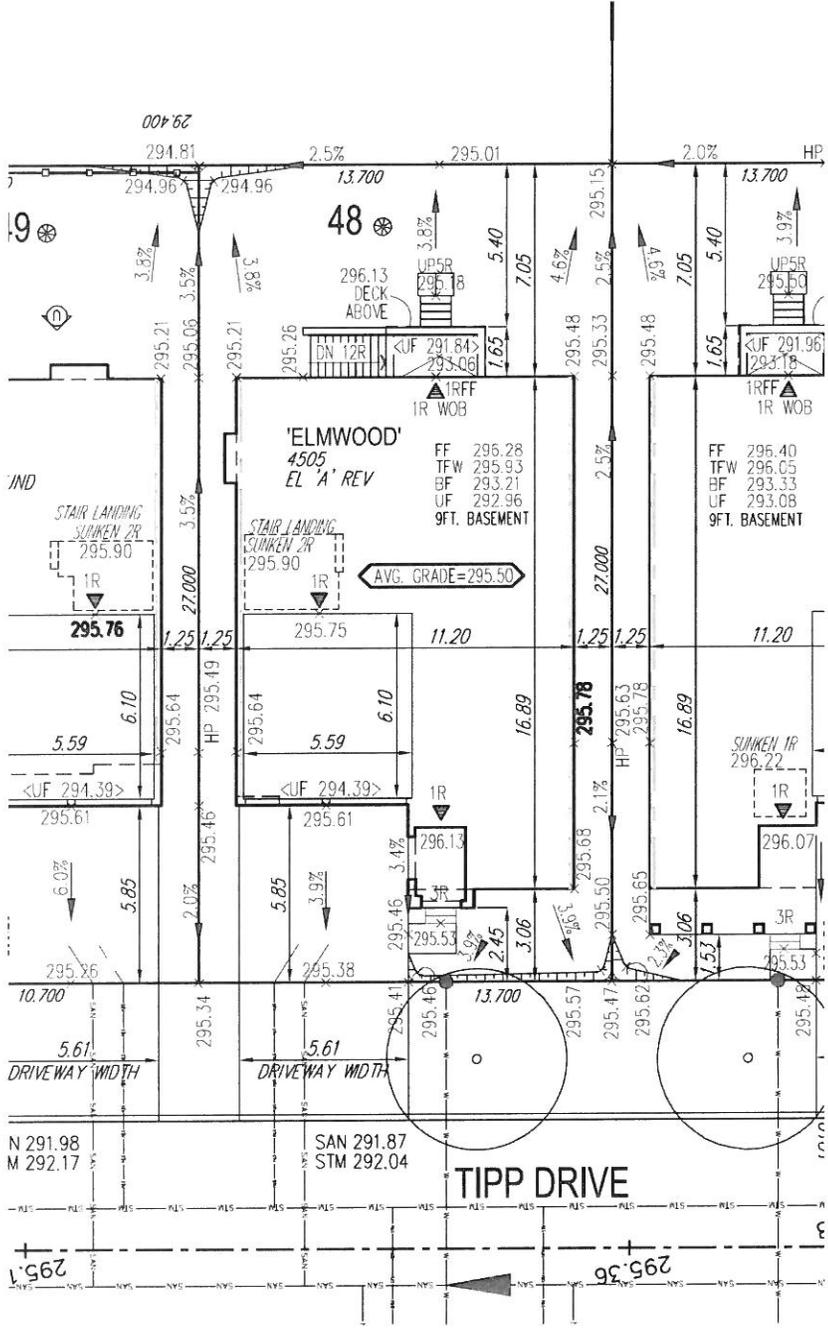


SITE STATISTICS			
ITEM	PROPOSED		
LOT FRONTAGE	13.7 m	44'-11"	
LOT AREA	369.90 sq.m	3981.60 sq. ft.	
MAX. ALLOWABLE COVERAGE (%)	55		
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH	170.01 sq.m	
	LOT COVERAGE	45.96 %	
BUILDING HEIGHT CALCULATION	FIN. FLOOR ELEV.	AVG. (EST.) GRADE	FF TO AVG. GRADE
	296.28	295.50	0.78
	PROP. BUILDING HEIGHT	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		

Richmond Hill 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: Sept 9 2021 By: *[Signature]*

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 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	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL	VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	WATERLINE	45 MINUTE FIRE RATED WALL	FENCE AND GATE	BF BASEMENT FLOOR
CATCH BASIN	VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	HYDRO LINE	SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE, (NO WINDOWS PERMITTED)	CHAIN LINK FENCE	UF UNDERSIDE OF FOOTING
DOUBLE / SINGLE STM & SAN CONNECTION	HYDRANT	STREET LIGHT	STREET SIGN	SWALE DIRECTION	GAS LINE	EXTERIOR DOOR LOCATION	PRIVACY FENCE	WOB WALKOUT DECK
		TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE	CABLE LINE	EXTERIOR DOOR LOCATION IF GRADE PERMITS	ACUSTIC FENCE	MOD MODIFIED
					BELL			REV REVERSED
					HYDRO, GAS, BELL, CABLE LINE			ND NO DOOR
								XXXX HIGHLIGHTED GRADE

Title: **SITING AND GRADING PLAN** Plan No. **48** Street Name: **TIPP DRIVE**

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
 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: **48**

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