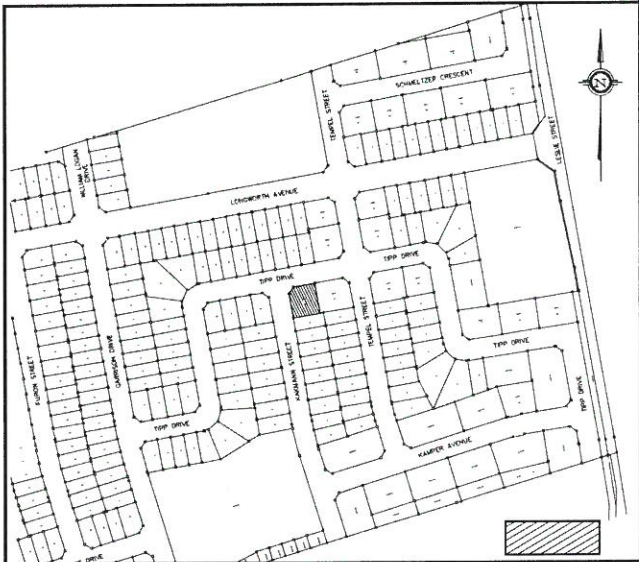


SITE STATISTICS (TOWNS - RMS-THS) - BLOCK 50					
ITEM	LOT 50		LOT 49		LOT 48
LOT FRONTAGE	8.0 m	26'-3"	6.0 m	19'-8"	10.0 m
LOT AREA	216.00 sq.m	2325.02 sq. ft.	162.16 sq.m	1745.49 sq. ft.	257.50 sq.m
MAX. ALLOWABLE COVERAGE (%)	55		55		55
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH	91.42 sq.m	COVERAGE W/O PORCH	89.09 sq.m	COVERAGE W/O PORCH
	LOT COVERAGE	42%	LOT COVERAGE	55%	LOT COVERAGE

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

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

CITY OF RICHMOND HILL BUILDING DIVISION
MM/DD/YYYY
REVISED
Per: **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: Nov 18 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 AS PER ZONING COMMENTS & RE-ISSUED	DS	2021.08.12
ISSUED FOR FINAL APPROVAL	DS	2021.07.20
ISSUED FOR PRELIMINARY APPROVAL	DS	2021.07.07

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 PEDISTAL

STREET LIGHT

TRAFFIC SIGNAL POWER PEDISTAL

BELL PEDISTAL

CABLE PEDISTAL

HYDRO POLE

HYDRO POLE GUY

COMMUNITY MAIL BOX

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

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

WOD WALKOUT DECK

WOB WALKOUT BASEMENT

MOD MODIFIED

REV REVERSED

ND NO DOOR

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

HUNT
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www.huntdesign.ca

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

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