

SITE STATISTICS (TOWNS - RMS-THS) - BLOCK 53					
ITEM	LOT 43		LOT 42		LOT 41
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.	162.10 sq.m	1744.84 sq. ft.	257.50 sq.m
MAX. ALLOWABLE COVERAGE (%)	55		55		55
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH		COVERAGE W/O PORCH		COVERAGE W/O PORCH
	91.42 sq.m		89.08 sq.m		93.98 sq.m
	LOT COVERAGE 42.32 %		LOT COVERAGE 54.96 %		LOT COVERAGE 36.50 %

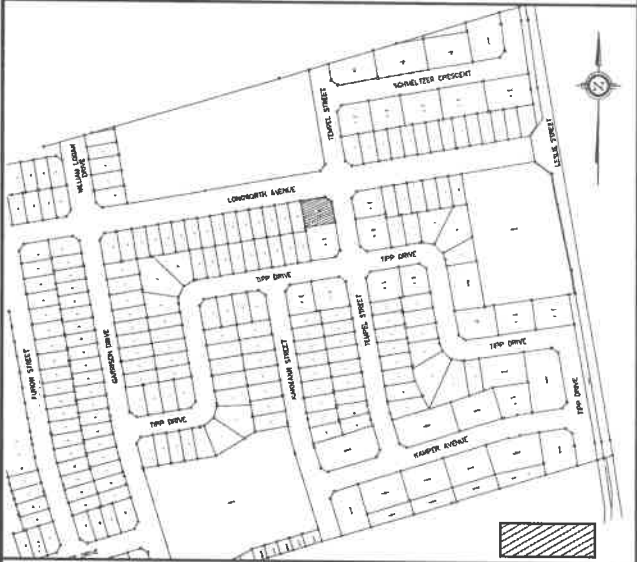
No unprotected openings permitted within 1.2 meters of the lot line as per article 9.10.14 of the Ontario Building Code.

As per OBC 2012, Div.B, 9.10.14.5(5), projections such as balconies, eaves, stairs, etc., that are more than 1m above grade, shall be non-combustible when within 1.2m of a property line or 2.4m of a combustible projection on another building on the same property.

Richmond Hill City of Richmond Hill Building Division

ZONING REVIEWED

Initials: JW



N.T.S. KEY MAP Subject LOT

CITY OF RICHMOND HILL BUILDING DIVISION

08/16/2021

REVISED

Per: KNC

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

- 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	2021.05.31
ISSUED FOR PRELIMINARY APPROVAL	DS	2021.04.21

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 PEDESTAL

STREET LIGHT

STREET LIGHT POWER PEDESTAL

BELL PEDESTAL

CABLE PEDESTAL

HYDRO POLE

HYDRO POLE GUY

STREET SIGN

COMMUNITY MAILBOX

HYDRO TRANSFORMER

PAD MOUNTED MOTOR

EXISTING GRADES

PROPOSED GRADES

SWALE DIRECTION

EMBANKMENT / BERM

MAX 3:1 SLOPE

SANITARY LINE

STORM WATER LINE

WATERLINE

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

WOB WALKOUT DECK

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

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

BY: MMI

RECEIVED FINAL

AUG. 13, 2021

DESIGN CONTROL REVIEW

08/16/2021

REVISED

Per: KNC

W Architect Inc.

Plan No. - Lot BLOCK 53 Street Name TEMPEL STREET

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

HUNT DESIGN ASSOCIATES INC.

www.huntdesign.ca

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Scale 1:250

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