

SITE STATISTICS (TOWNS - RMS-THS) - BLOCK 55				
ITEM	LOT 34		LOT 35	
LOT FRONTAGE	10.0 m	32'-10"	6.0 m	19'-8"
LOT AREA	257.50 sq.m	2771.73 sq. ft.	162.10 sq.m	1744.84 sq. ft.
MAX. ALLOWABLE COVERAGE (%)	55		55	
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH	93.83 sq.m	COVERAGE W/O PORCH	89.09 sq.m
	LOT COVERAGE	36.44 %	LOT COVERAGE	54.96 %

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: **KNC**

CITY OF RICHMOND HILL  
BUILDING DIVISION

08/16/2021

REVISED

Per: **KNC**

W Architect Inc.  
DESIGN CONTROL REVIEW

AUG. 13, 2021

RECEIVED  
FINAL

BY: **MMI**

This stamp is only for the purposes of design control and carries no other professional obligations.

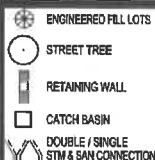
REVIEWED ONLY AS TO GENERAL COMPLIANCE WITH THE INTENT OF THE GRADING AND SERVICING DRAWINGS. THE ENGINEER DOES NOT WARRANT THAT THE INFORMATION CONTAINED ON THIS PLAN IS EITHER ACCURATE OR CORRECT. SOLE RESPONSIBILITY FOR CORRECT DESIGN, DETAILS AND DIMENSIONS WILL REMAIN WITH THE PARTY SUBMITTING THE DRAWING.

- ☒ REVIEWED  
☐ REVIEWED AS NOTED  
☐ REVISE AND RESUBMIT

The MUNICIPAL INFRASTRUCTURE Group Ltd.

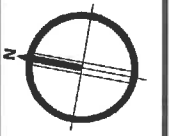
Date: **Aug 16 2021**

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 BUILDERS EXPENSE.  
2. BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT US 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 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



## 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 BOIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695

**HUNT**  
DESIGN ASSOCIATES INC.  
www.hunt-design.ca

Plan No. - **BLOCK 55** Street Name **TEMPEL STREET**

**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**

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

Lot / Page Number  
**BLOCK 55**