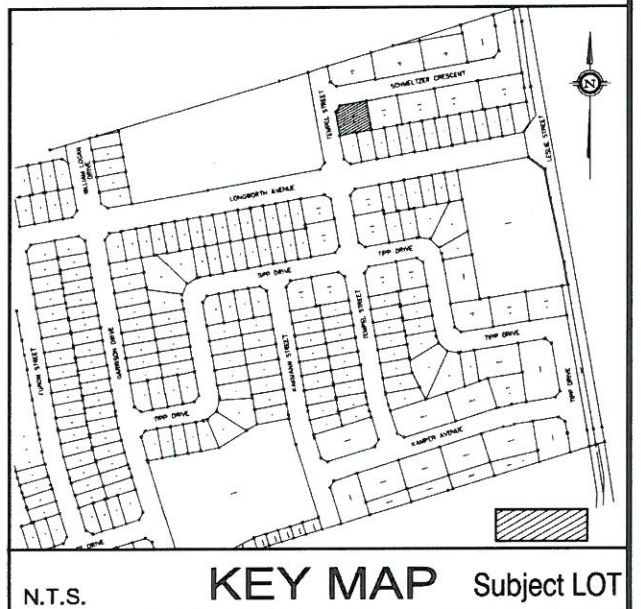


No unprotected openings permitted within 1.2 meters of the lot line as per article 9.10.14 of the Ontario Building Code.

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: **A.B.**

W Architect Inc.
DESIGN CONTROL REVIEW
JUL. 26, 2021
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: **July 14, 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.

ISSUED FOR FINAL APPROVAL	DS	2021.06.30
ISSUED FOR PRELIMINARY APPROVAL	DS	2021.05.31

ENGINEERED FILL LOTS	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SANITARY LINE	DOWNSPOUTS	FINISHED FLOOR
STREET TREE	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STORM WATER LINE	WINDOWS PERMITTED	TFW TOP OF FOUNDATION WALL
RETAINING WALL	VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	WATERLINE	45 MINUTE FIRE RATED WALL	BF BASEMENT FLOOR
CATCH BASIN	VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	189.65	HYDRO LINE	SIDEYARD DISTANCE IS LESS	UF UNDERSIDE OF FOOTING
DOUBLE / SINGLE STM & SAN CONNECTION	HYDRANT	STREET LIGHT	STREET SIGN	190.10 PROPOSED GRADES	GAS LINE	THAN 1.2m TO LOT LINE	WOB WALKOUT DECK
		TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX	2.0% SWALE DIRECTION	CABLE LINE	(NO WINDOWS PERMITTED)	MOD MODIFIED
				EMBANKMENT / BERM MAX 3:1 SLOPE	BELL	EXTERIOR DOOR LOCATION	REV REVERSED
					HYDRO. GAS. BELL CABLE LINE	EXTERIOR DOOR LOCATION IF GRADE PERMITS	ND NO DOOR
							XXX-XX 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

NAME

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

37308

BCIN

19695

HUNT
DESIGN ASSOCIATES INC.

www.huntdesign.ca

Plan No. **BLOCK 56** Street Name **SCHMELTZER CRESCENT**

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 **BLOCK 56**

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