

SITE STATISTICS				
ITEM		PROPOSED		
LOT FRONTAGE		11.6 m	38'-1"	
LOT AREA		313.20 sq.m	3371.28 sq. ft.	
MAX. ALLOWABLE COVERAGE (%)			50	
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH		143.70 sq.m	
	LOT COVERAGE		45.88 %	
BUILDING HEIGHT CALCULATION	FIN. FLOOR ELEV.	AVG. (EST.) GRADE	FF TO AVG. GRADE	FF TO MEAN OF ROOF
	296.25	295.42	0.83	7.31 m
	PROP. BUILDING HEIGHT 8.14 m			
MAX BUILDING HEIGHT		12m FROM AVG. GRADE TO MEAN		
FRONT YARD LANDSCAPE AREA				
FRONT YARD AREA :			53.38 m2	
DRIVEWAY AREA:			32.12 m2	
COVERED PORCH AREA:			0.00 m2	
SOFT LANDSCAPE AREA :			21.26 m2	
LANDSCAPE / OPEN SPACE:			39.83 %	
City File D19-20001				
MODEL NO.			3811	
HOUSE STYLE (I.E. BUNGALOW, WALKOUT ETC.)			2 STOREY	
BUILDING CLASSIFICATION			GROUP C	

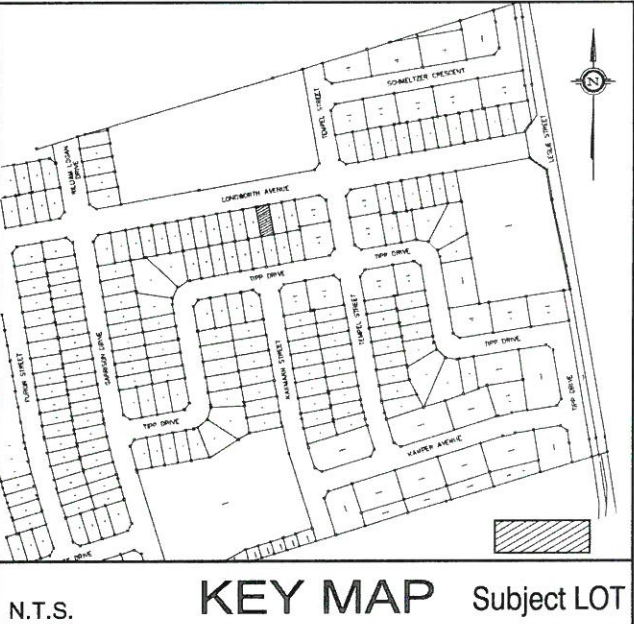
W Architect Inc.

DESIGN CONTROL REVIEW

AUG. 09, 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: Aug 4 2021 By: [Signature]

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	CHAIN LINK FENCE	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)	FENCE AND GATE	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	ACOUSTIC FENCE	MOD MODIFIED REVER REVERSED ND NO DOOR
					BELL			XXXXX HIGHLIGHTED GRADE
					HYDRO, GAS, BELL, CABLE LINE			

Plan No.	23	Street Name	LONGWORTH AVENUE
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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

HUNT DESIGN ASSOCIATES INC. 19695

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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 23

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