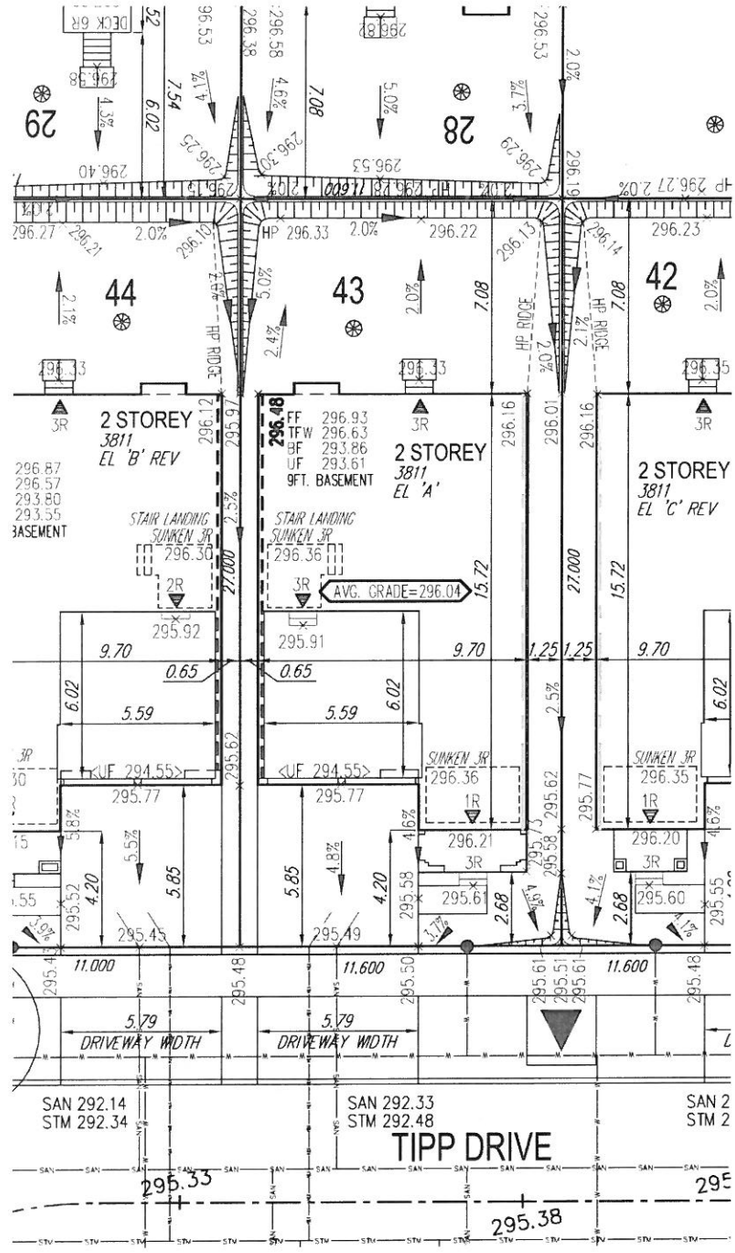
MMELILLO | WED JUL 28/21 02:27 PM | K:\PROJECTS\2016\216102.ROY\SITE\216102-SP01.DWG

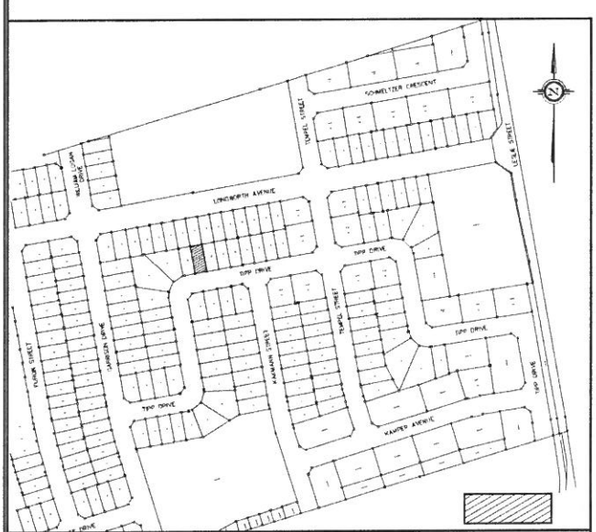
SITE STATISTICS				
ITEM	PROPOSED			
LOT FRONTAGE	11.6 m		38'-1"	
LOT AREA	313.20 sq.m		3371.28 sq. ft.	
MAX. ALLOWABLE COVERAGE (%)			50	
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH		143.70 sq.m	
	LOT COVERAGE		45.88 %	
BUILDING HEIGHT CALCULATION	FIN. FLOOR ELEV.	AVG. (EST.) GRADE	FF TO AVG. GRADE	FF TO MEAN OF ROOF
	296.93	296.04	0.89	7.31 m
PROP. BUILDING HEIGHT	8.20 m		26'-11"	
MAX BUILDING HEIGHT	12m FROM AVG. GRADE TO MEAN			

FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	53.38 m2
DRIVEWAY AREA:	31.98 m2
COVERED PORCH AREA:	0.00 m2
SOFT LANDSCAPE AREA :	21.40 m2
LANDSCAPE / OPEN SPACE:	40.09 %

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. 18, 2021
FINAL BY: AE
This stamp is only for the purposes of design control and carries no other professional obligations.





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: Aug 11 2021 By: .....

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	2021.07.28
ISSUED FOR PRELIMINARY APPROVAL	DS	2021.07.13

N

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 · TRAFFIC SIGNAL POWER PEDESTAL · BELL PEDESTAL · CABLE PEDESTAL · HYDRO POLE · HYDRO POLE GUY · STREET SIGN · COMMUNITY MAILBOX · HYDRO TRANSFORMER · PADMOUNTED MOTOR · EXISTING GRADES 189.65 · PROPOSED GRADES 190.10 · SWALE DIRECTION 2.0% · 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 · WOD WALKOUT DECK · WOB WALKOUT BASEMENT · MOD MODIFIED · REV REVERSED · ND NO DOOR · (XXX.XX) HIGHLIGHTED GRADE

Title	Plan No.	Lot	Street Name
SITING AND GRADING PLAN	-	43	TIPP DRIVE

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 — SIGNATURE — 37308 BCIN
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. — 19695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

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

Drawn By	Checked By	Scale	File Number	Lot / Page Number
DS	DS	1:250	216102-SP01.DWG	43

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

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