

SITE STATISTICS				
ITEM		PROPOSED		
LOT FRONTAGE	11.6 m	38'-1"		
LOT AREA	313.20 sq.m	3371.28 sq. ft.		
MAX. ALLOWABLE COVERAGE (%)		55		
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH		143.65 sq.m	
	LOT COVERAGE		45.87 %	
BUILDING HEIGHT CALCULATION	FIN. FLOOR ELEV.	AVG. (EST.) GRADE	FF TO AVG. GRADE	FF TO MEAN OF ROOF
	296.24	295.01	1.23	7.31 m
	PROP. BUILDING HEIGHT		8.54 m	28'-0"
MAX BUILDING HEIGHT		12m FROM AVG. GRADE TO MEAN		

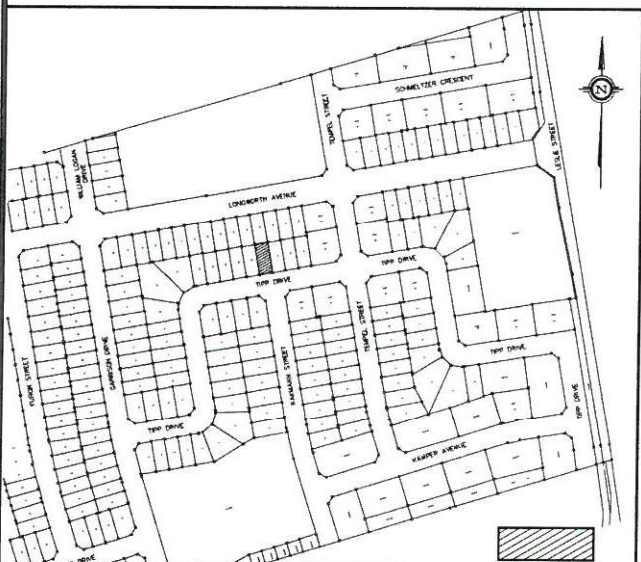
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	61.40 m2
DRIVEWAY AREA:	33.79 m2
COVERED PORCH AREA:	4.03 m2
SOFT LANDSCAPE AREA :	31.64 m2
LANDSCAPE / OPEN SPACE:	51.53 %

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
NOVEMBER 08, 2021

FINAL
RESITE BY: GGE
This stamp is only for the purposes of design control and carries no other professional obligations.

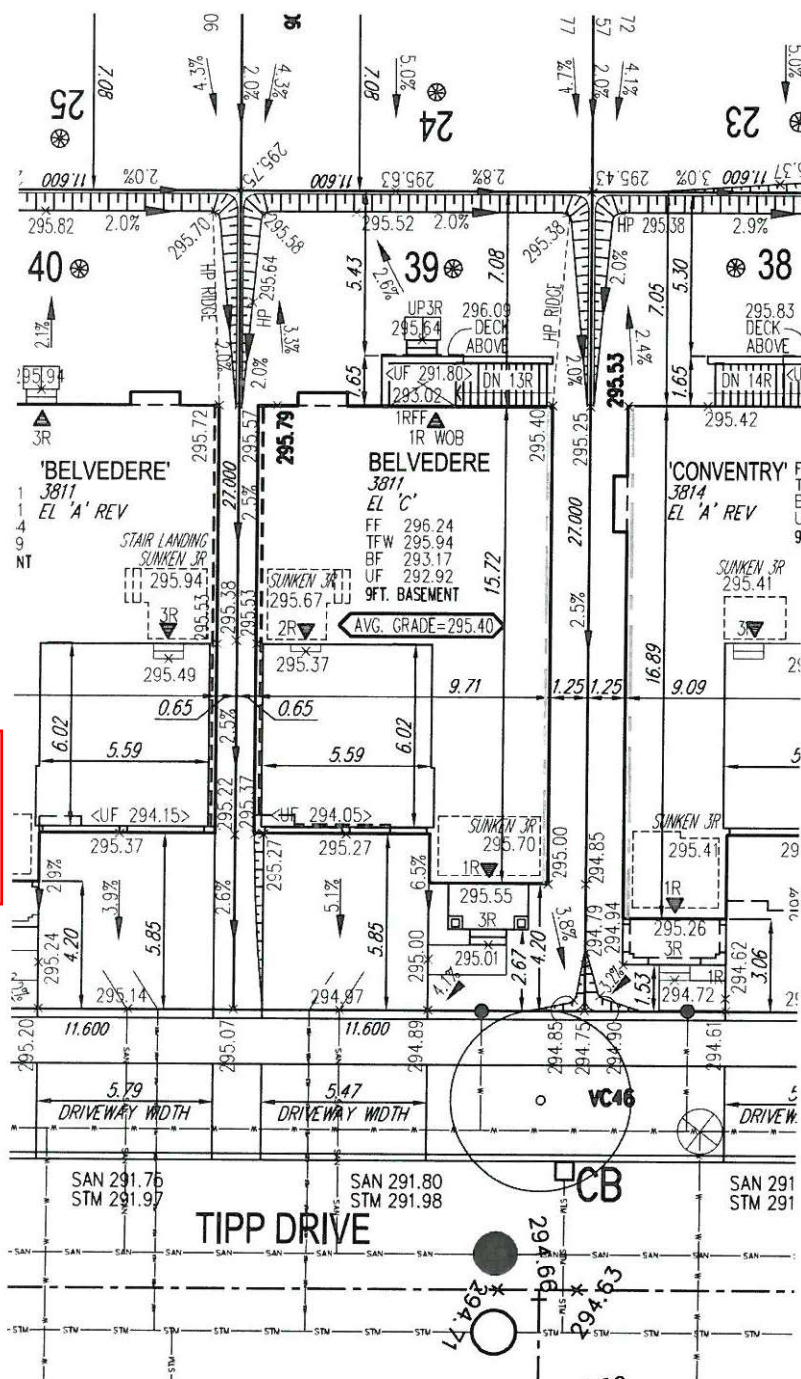
No unprotected openings permitted within 1.2 meters of the lot line as per article 9.10.14 of the Ontario Building Code.



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: Nov 3 2021 By: [Signature]

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.

ISSUED FOR FINAL APPROVAL	DS	2021.10.27
RE-SITED WITH UNIT 38-11 AND RE-ISSUED FOR APPROVAL	DS	2021.10.07
ISSUED FOR FINAL APPROVAL	DS	2021.07.28
ISSUED FOR PRELIMINARY APPROVAL	DS	2021.07.13



- ENGINEERED FILL LOTS
STREET TREE
RETAINING WALL
CATCH BASIN
DOUBLE / SINGLE STM & SAN CONNECTION

- SANITARY MANHOLE
STORM MANHOLE
VALVE & CHAMBER
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
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

- DOWNPOUTS
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

- FINISHED FLOOR
TOP OF FOUNDATION WALL
BASEMENT FLOOR
UNDERSIDE OF FOOTING
WALKOUT DECK
WALKOUT BASEMENT
MODIFIED
REVERSED
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 SIGNATURE 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 DS Checked By DS Scale 1:250 File Number 216102-SP01.DWG Lot / Page Number 39