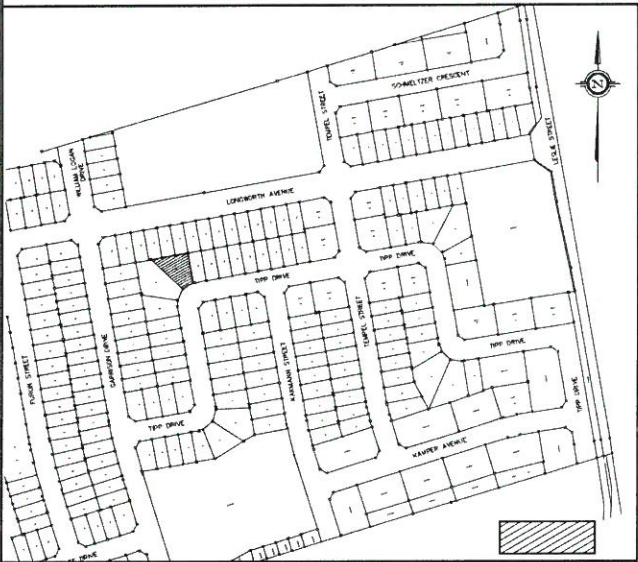


| SITE STATISTICS | | | | |
|-------------------------------|-----------------------|-----------------------------|------------------|--------------------|
| ITEM | | PROPOSED | | |
| LOT FRONTAGE | 10.9 m | 35'-9" | | |
| LOT AREA | 632.65 sq.m | 6809.84 sq. ft. | | |
| MAX. ALLOWABLE COVERAGE (%) | | 55 | | |
| BUILDING COVERAGE CALCULATION | COVERAGE W/O PORCH | | 170.20 sq.m | |
| | LOT COVERAGE | | 26.90 % | |
| BUILDING HEIGHT CALCULATION | FIN. FLOOR ELEV. | AVG. (EST.) GRADE | FF TO AVG. GRADE | FF TO MEAN OF ROOF |
| | 297.23 | 295.37 | 1.86 | 7.52 m |
| | PROP. BUILDING HEIGHT | | 9.38 m | 30'-9" |
| MAX BUILDING HEIGHT | | 12m FROM AVG. GRADE TO MEAN | | |

| FRONT YARD LANDSCAPE AREA | |
|---------------------------|----------|
| FRONT YARD AREA : | 69.75 m2 |
| DRIVEWAY AREA: | 32.50 m2 |
| COVERED PORCH AREA: | 6.12 m2 |
| SOFT LANDSCAPE AREA : | 43.37 m2 |
| LANDSCAPE / OPEN SPACE: | 62.18 % |

| City File D19-20001 | |
|-------------------------------------------|----------|
| MODEL NO. | 4505 |
| HOUSE STYLE (I.E. BUNGALOW, WALKOUT ETC.) | 2 STOREY |
| BUILDING CLASSIFICATION | GROUP C |



N.T.S.

KEY MAP

Subject LOT

W Architect Inc.
DESIGN CONTROL REVIEW

AUG. 27, 2021

FINAL BY: *WAC*

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

Richmond Hill City of Richmond Hill
Building Division
ZONING REVIEWED
Initials: KNC

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: Sept 2, 2021

By: *RL*

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 TPW 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 | 2021.08.26 |
| ISSUED FOR PRELIMINARY APPROVAL | DS | 2021.08.16 |

| | | | | | | | | |
|--------------------------------------|------------------|-------------------------------|-------------------|---------------------------------|------------------------------|------------------------------------------------------------------------|------------------------------------------|----------------------------|
| ENGINEERED FILLLOTS | 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 | 45 MINUTE FIRE RATED WALL | UPGRADE ELEVATION | TFW TOP OF FOUNDATION WALL |
| RETAINING WALL | VALVE & CHAMBER | SHEET DRAINAGE | HYDRO POLE | EXISTING GRADES | WATERLINE | SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED) | CHAIN LINK FENCE | BF BASEMENT FLOOR |
| CATCH BASIN | VALVE & BOX | STREET LIGHT PEDESTAL | HYDRO POLE GUY | PROPOSED GRADES | HYDRO LINE | EXTERIOR DOOR LOCATION | FENCE AND GATE | UF UNDERSIDE OF FOOTING |
| DOUBLE / SINGLE STM & SAN CONNECTION | HYDRANT | STREET LIGHT | STREET SIGN | 2.0% SWALE DIRECTION | GAS LINE | EXTERIOR DOOR LOCATION IF GRADE PERMITS | ACoustic FENCE | WOB WALKOUT DECK |
| | | TRAFFIC SIGNAL POWER PEDESTAL | COMMUNITY MAILBOX | EMBANKMENT / BERM MAX 3:1 SLOPE | CABLE LINE | | | MOD MODIFIED |
| | | | | | BELL | | | REV REVERSED |
| | | | | | HYDRO, GAS, BELL, CABLE LINE | | | ND NO DOOR |
| | | | | | | | | XXXX 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 BOIN
SIGNATURE
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. 19695

HUNT
DESIGN ASSOCIATES INC.
www.hunt-design.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 45
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326