

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

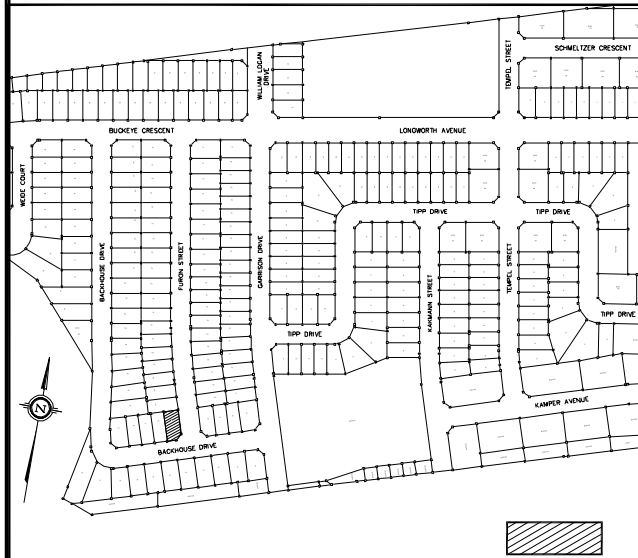
ITEM		PROPOSED		
LOT FRONTAGE	13.4 m	44'-0"		
LOT AREA	349.30 sq.m	3759.87 sq. ft.		
MAX. ALLOWABLE COVERAGE (%)		55		
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH		139.80 sq.m	
	LOT COVERAGE		40.02 %	
BUILDING HEIGHT CALCULATION	FIN. FLOOR ELEV.	AVG. (EST.) GRADE	FF TO AVG. GRADE	FF TO MEAN OF ROOF
	292.12	291.31	0.81	7.63 m
	PROP. BUILDING HEIGHT	8.44 m	27'-8"	
MAX BUILDING HEIGHT		12m FROM AVG. GRADE TO MEAN		

FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	94.14 m2
DRIVEWAY AREA:	33.58 m2
COVERED PORCH AREA:	3.88 m2
SOFT LANDSCAPE AREA :	64.44 m2
LANDSCAPE / OPEN SPACE: (45%MIN)	68.45 %
City File D19-20001	
MODEL NO.	3812
HOUSE STYLE (I.E. BUNGALOW, WALKOUT ETC.)	2 STOREY
BUILDING CLASSIFICATION	GROUP C

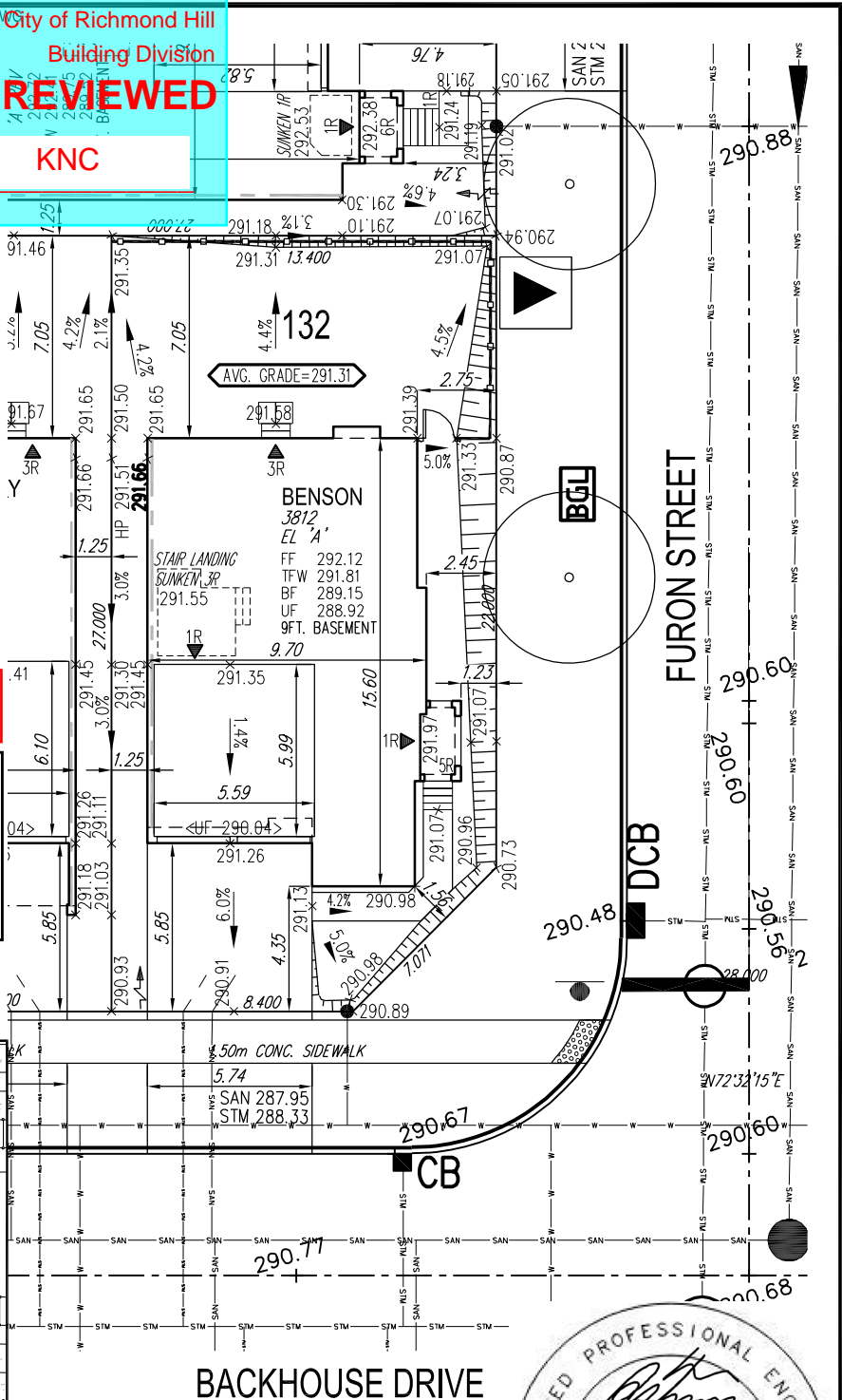
No unprotected openings permitted within 1.2 metres of the lot line as per 9.10.14 of the Ontario Building Code.

I hereby Certify that the building type, appurtenant grading, drainage and servicing works proposed for Lot 132, Plan 65M- 4785 complies with sound engineering design and that the proposed grading is in conformity with the overall grading plans reviewed as schedules to the subdivision agreement and with adjacent lands for both drainage and relative elevations.

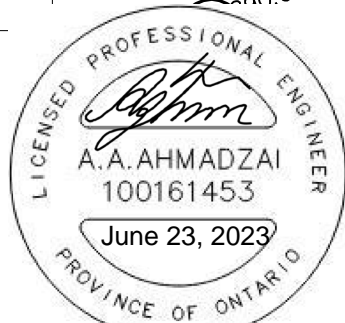
Date: JUNE 2023 Reviewed: A.A.A HMAZAI



N.T.S. **KEY MAP** Subject LOT



W Architect Inc.
DESIGN CONTROL REVIEW
JUNE 28, 2023
FINAL BY: *ALL*
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: June 23, 2023 By: Abdul Ahmadzai

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 TFV 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	2023.06.22
ISSUED FOR PRELIMINARY APPROVAL	DS	2023.03.08

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

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: HUNT DESIGN ASSOCIATES INC. 19695
REGISTRATION INFORMATION: www.huntdesign.ca

Plan No. 132
Street Name BACKHOUSE DRIVE
Lot 132

HUNT DESIGN ASSOCIATES INC.
8966 Woodbine Ave, Markham, ON L3R 0J7
T 905.737.5133 F 905.737.7326

Royal Pine Homes / Centerfield Properties Inc - 216102
"OAKRIDGE MEADOWS PH.2", RICHMOND HILL, ON

Drawn By DS Checked By DS Scale 1:250
File Number 216102-SP01.DWG
Lot/Page Number 132

RESERVED
Per: joshua.nabua