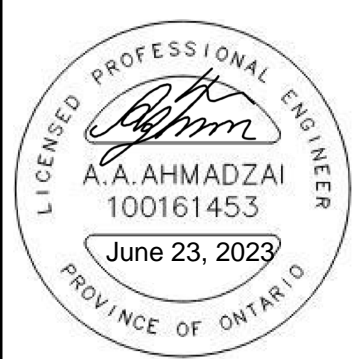


ITEM	PROPOSED			
LOT FRONTAGE	44.6m	13.70 m	384' 4"	44'-11"
LOT AREA	369.90 sq.m	3981.60 sq. ft.		
MAX. ALLOWABLE COVERAGE (%)		55		
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH		171.78 sq.m	
	LOT COVERAGE		46.44 %	
BUILDING HEIGHT CALCULATION	FIN. FLOOR ELEV.	AVG. (EST.) GRADE	FF TO AVG. GRADE	FF TO MEAN OF ROOF
	298.87	297.94	0.93	7.79 m
	PROP. BUILDING HEIGHT	8.72 m	28'-7"	
MAX BUILDING HEIGHT	12m FROM AVG. GRADE TO MEAN			

FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	61.50 m2
DRIVEWAY AREA:	31.88 m2
COVERED PORCH AREA:	5.15 m2
SOFT LANDSCAPE AREA :	34.77 m2
LANDSCAPE / OPEN SPACE: (45%MIN)	56.54 %

City File D19-20001	
MODEL NO.	4504
HOUSE STYLE (I.E. BUNGALOW, WALKOUT ETC.)	2 STOREY
BUILDING CLASSIFICATION	GROUP C

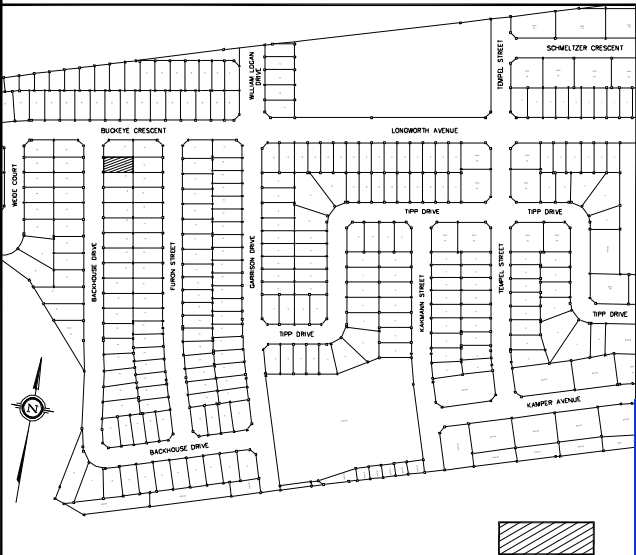
No unprotected openings permitted within 1.2 metres of the lot line as per 9.10.14 of the Ontario Building Code.



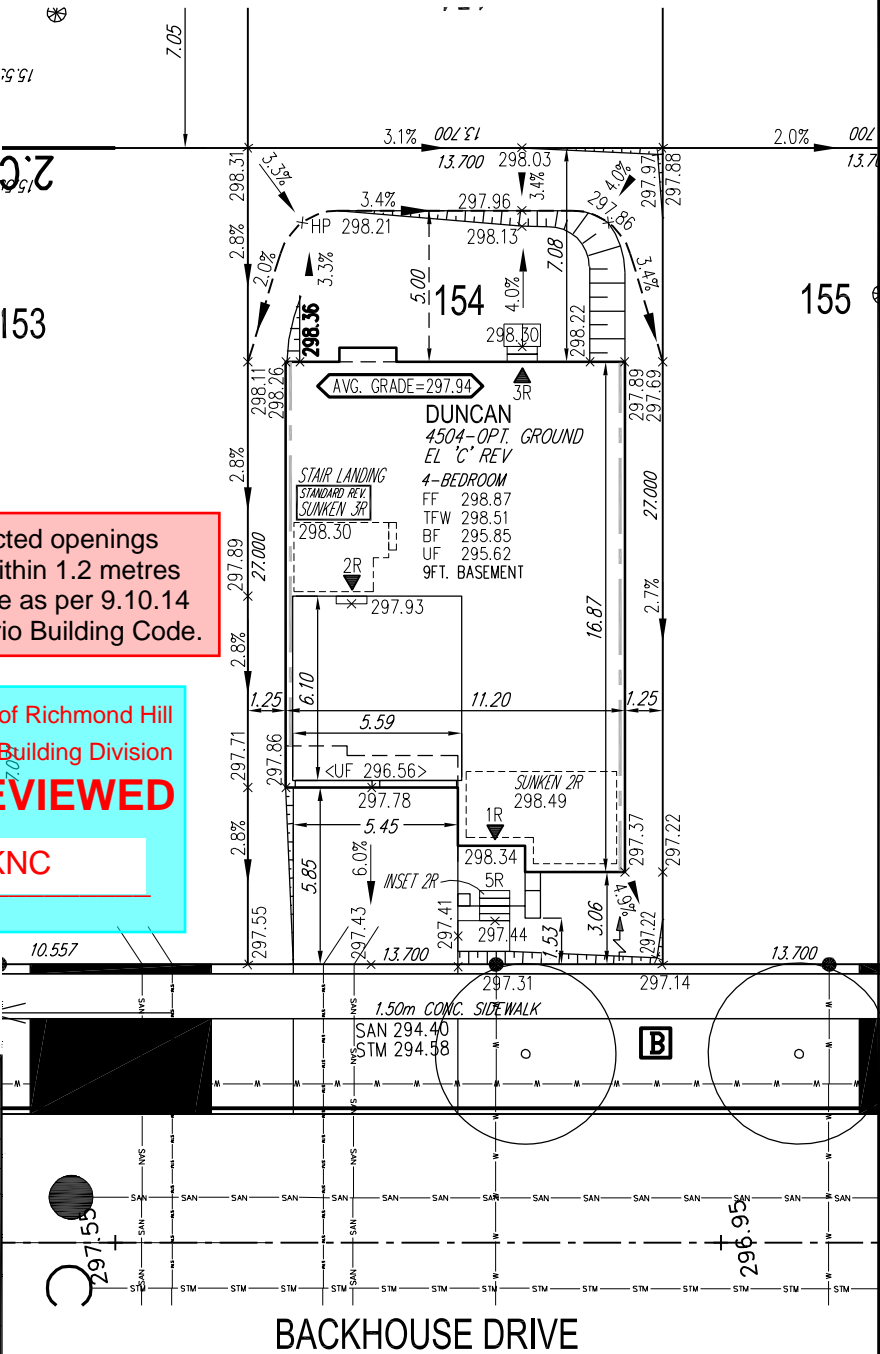
Richmond Hill City of Richmond Hill Building Division

ZONING REVIEWED

Initials: **KNC**



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.

I hereby Certify that the building type, appurtenant grading, drainage and servicing works proposed for Lot 154, 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. AHMADZAI**

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 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	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	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STM - STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL	VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	W - WATERLINE	45 MINUTE FIRE RATED WALL	CHAIN LINK FENCE	BF BASEMENT FLOOR
CATCH BASIN	VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	H - HYDRO LINE	SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE.	FENCE AND GATE	UF UNDERSIDE OF FOOTING
DOUBLE / SINGLE STM & SAN CONNECTION	HYDRANT	STREET LIGHT	STREET SIGN	SWALE DIRECTION	G - GAS LINE	(NO WINDOWS PERMITTED)	PRIVACY FENCE	WOD WALKOUT DECK
		TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE	C - CABLE LINE	EXTERIOR DOOR LOCATION	ACUSTIC FENCE	MOD MODIFIED
					B - BELL	EXTERIOR DOOR LOCATION IF GRADE PERMITS		REV REVERSED
					HYDRO, GAS, BELL, CABLE LINE			ND NO DOOR
								XXXXXX 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: **HUNT DESIGN ASSOCIATES INC.** 19695
REGISTRATION INFORMATION: **www.huntdesign.ca**

Plan No. **154** Lot **154** Street Name **BACKHOUSE DRIVE**

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 **154**

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