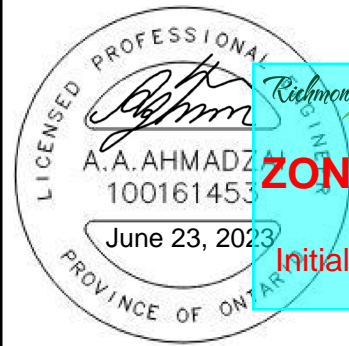


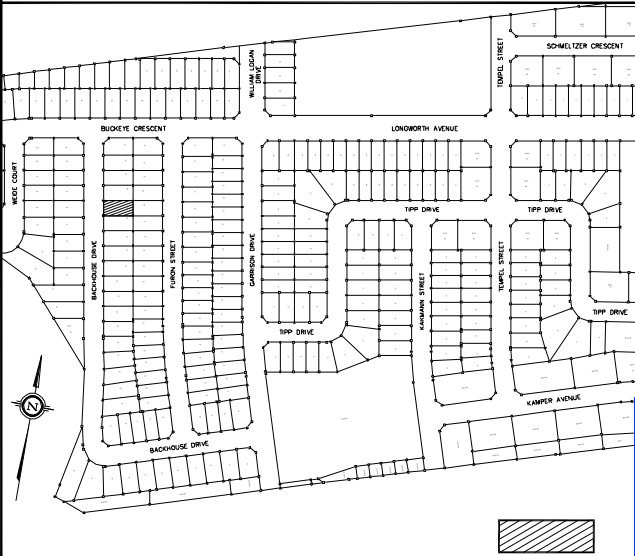
| ITEM | | PROPOSED | | |
|-------------------------------|-----------------------|-----------------------------|------------------|--------------------|
| LOT FRONTAGE | 11.6 m | 13.70 m | 39'-4" 44'-11" | |
| LOT AREA | 369.90 sq.m | 3981.60 sq. ft. | | |
| MAX. ALLOWABLE COVERAGE (%) | | 55 | | |
| 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 |
| | 297.83 | 296.78 | 1.05 | 7.79 m |
| | PROP. BUILDING HEIGHT | | 8.84 m | 29'-0" |
| MAX BUILDING HEIGHT | | 12m FROM AVG. GRADE TO MEAN | | |

| FRONT YARD LANDSCAPE AREA | |
|---|----------|
| FRONT YARD AREA : | 61.50 m2 |
| DRIVEWAY AREA: | 33.28 m2 |
| COVERED PORCH AREA: | 5.15 m2 |
| SOFT LANDSCAPE AREA : | 33.37 m2 |
| LANDSCAPE / OPEN SPACE: (45%MIN) | 54.26 % |
| 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 157, 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.

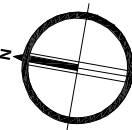
Date: June 23, 2023

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 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 | 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 | 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

SIGNATURE

BOIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

HUNT
DESIGN ASSOCIATES INC.

www.huntdesign.ca

Lot 157

BACKHOUSE DRIVE

Royal Pine Homes / Centerfield Properties Inc - 216102

"OAKRIDGE MEADOWS PH.2", RICHMOND HILL, ON

Drawn By

Checked By

Scale

File Number

Lot / Page Number

DS

DS

1:250

216102-SP01.DWG

157

8966 Woodbine Ave, Markham, ON L3R 0J7

T 905.737.5133 F 905.737.7326

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Per: joshua.nabua