

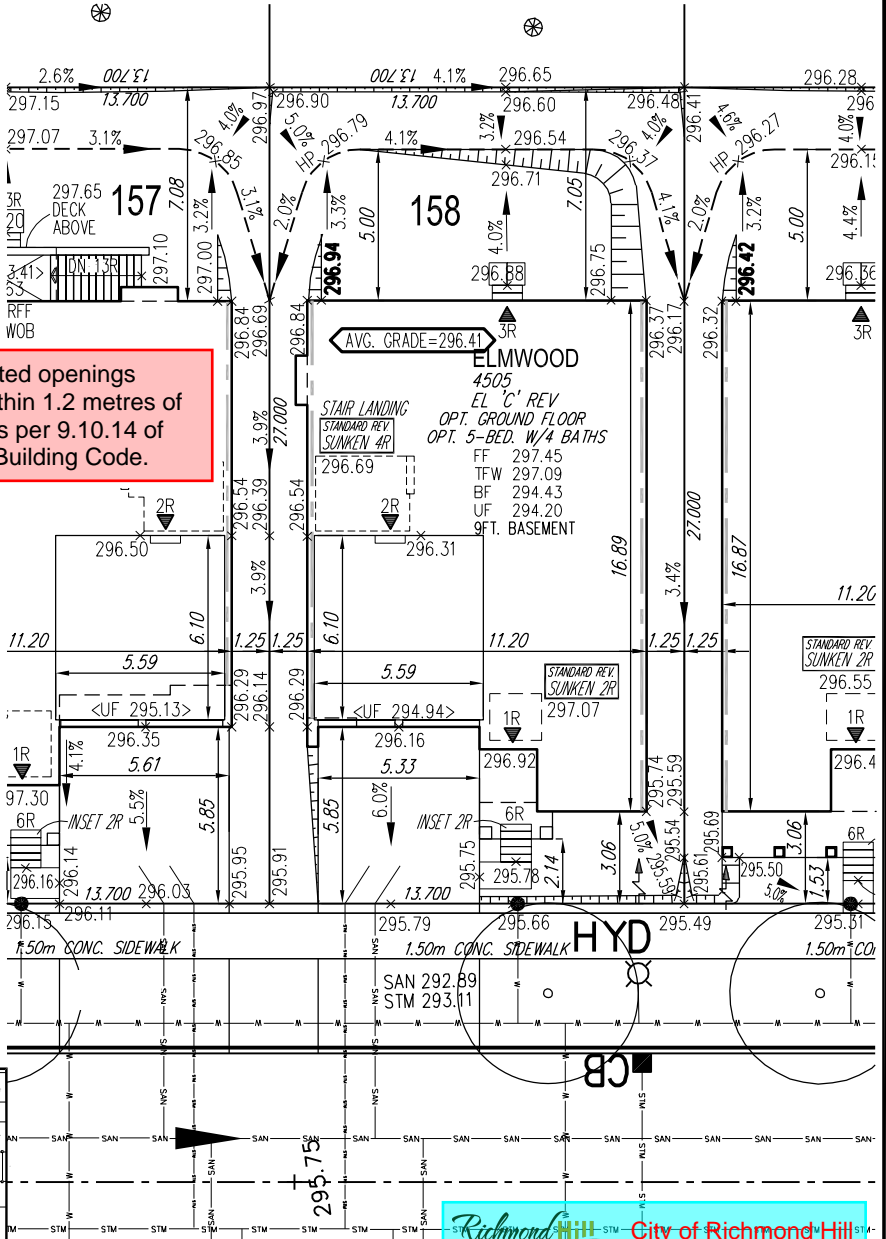
ITEM	PROPOSED			
LOT FRONTAGE	11.6m	13.7m	39'4"	44'-11"
LOT AREA	369.90 sq.m		3981.60 sq. ft.	
MAX. ALLOWABLE COVERAGE (%)			55	
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH		170.20 sq.m	
	LOT COVERAGE		46.01 %	
BUILDING HEIGHT CALCULATION	FIN. FLOOR ELEV.	AVG. (EST.) GRADE	FF TO AVG. GRADE	FF TO MEAN OF ROOF
	297.45	296.41	1.04	8.03 m
	PROP. BUILDING HEIGHT	9.07 m	29'-9"	
MAX BUILDING HEIGHT	12m FROM AVG. GRADE TO MEAN			

FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	62.54 m2
DRIVEWAY AREA:	31.21 m2
COVERED PORCH AREA:	6.12 m2
SOFT LANDSCAPE AREA :	37.45 m2
LANDSCAPE / OPEN SPACE: (45%MIN)	59.88 %

City File D19-20001	
MODEL NO.	4505
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.



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: June 23, 2023 By: Abdul Ahmadzai

ENGINEERED FILL LOTS	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	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL	VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	WATERLINE	45 MINUTE FIRE RATED WALL	CHAIN LINK FENCE	BF BASEMENT FLOOR
CATCH BASIN	VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	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	C GAS LINE	(NO WINDOWS PERMITTED)	ACoustic FENCE	WOD WALKOUT DECK
		TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE	C CABLE LINE	EXTERIOR DOOR LOCATION		WOB WALKOUT BASEMENT
					B BELL	EXTERIOR DOOR LOCATION IF GRADE PERMITS		MOD MODIFIED
					HYDRO, GAS, BELL, CABLE LINE			REV REVERSED
								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 158

BACKHOUSE DRIVE OF RICHMOND HILL

Royal Pine Homes / Centerfield Properties Inc - 216102

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

Drawn By DS

Checked By DS

Scale 1:250

216102-SP01.DWG

158

8966 Woodbine Ave, Markham, ON L3R 0J7

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Per: joshua.nabua