

Richmond Hill City of Richmond Hill

Building Division

ZONING REVIEWED

Initials: A.B.



ITEM		PROPOSED		
LOT FRONTAGE	13.7 m	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
	296.18	295.09	1.09	8.06 m
PROP. BUILDING HEIGHT	9.15 m	30'-0"		
MAX BUILDING HEIGHT		12m FROM AVG. GRADE TO MEAN		

FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	61.98 m2
DRIVEWAY AREA:	31.81 m2
COVERED PORCH AREA:	4.66 m2
SOFT LANDSCAPE AREA :	34.83 m2
LANDSCAPE / OPEN SPACE: (45%MIN)	56.20 %
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.

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

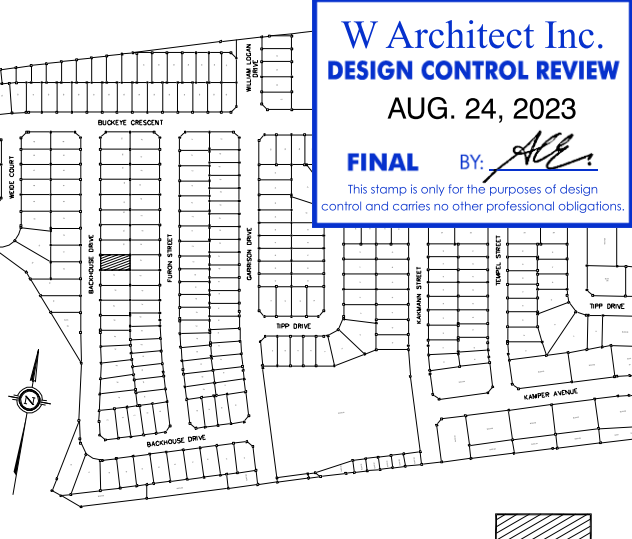
☒ REVIEWED

☐ REVIEWED AS NOTED

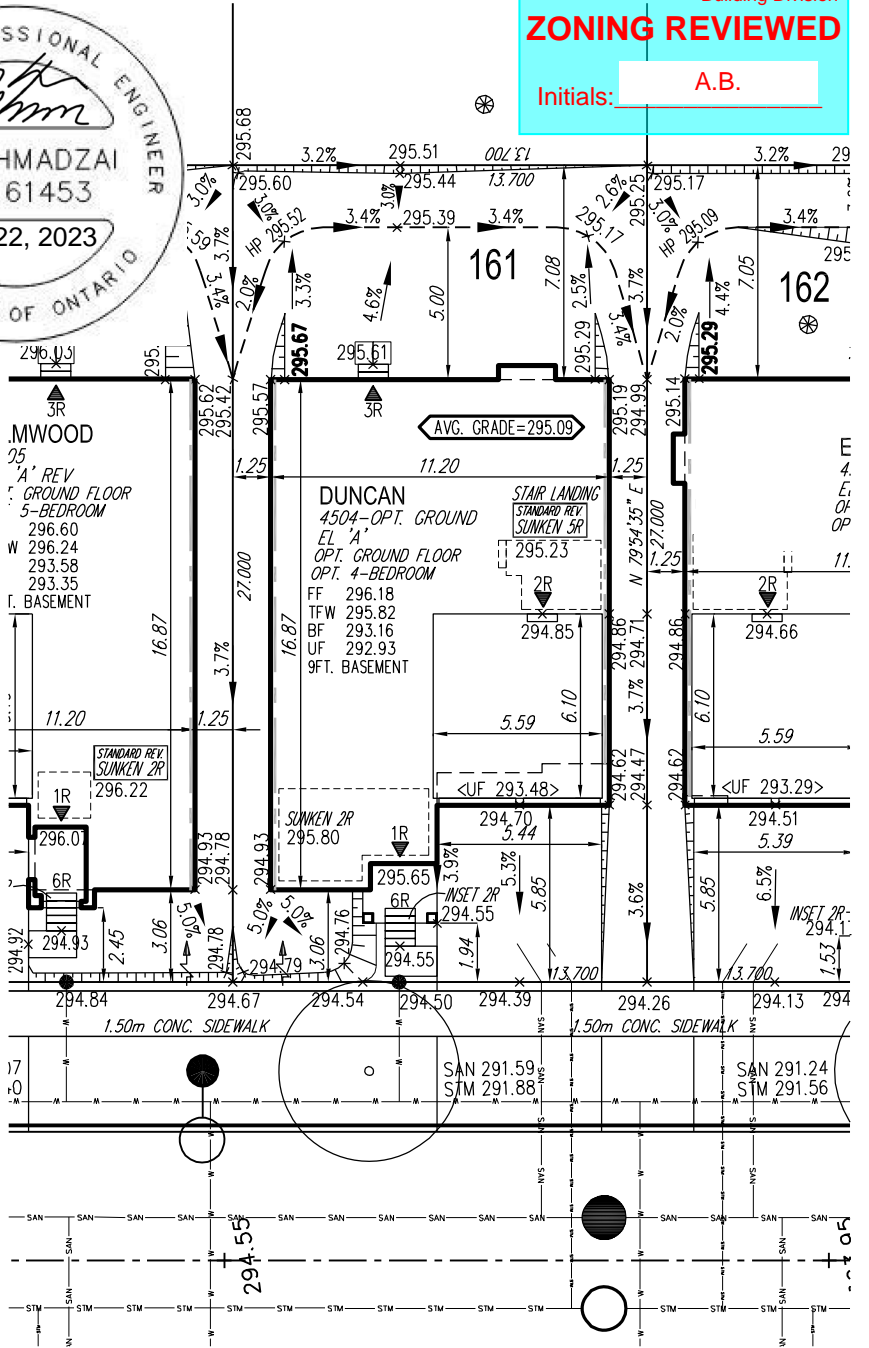
☐ REVISE AND RESUBMIT

The MUNICIPAL INFRASTRUCTURE Group Ltd.

Date: Aug 22, 2023 By: Abdul Ahmadzai



N.T.S. KEY MAP Subject LOT



BACKHOUSE DRIVE

I HEREBY CERTIFY THAT THE BUILDING TYPE, APPURTENANT GRADING , DRAINAGE AND SERVICING WORKS PROPOSED FOR LOT ____161____, 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: Aug 22, 2023 REVIEWED: Abdul Ahmadzai

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☐ REVIEWED

☐ REVIEWED AS NOTED

☐ REVISE AND RESUBMIT

The MUNICIPAL INFRASTRUCTURE Group Ltd.

Date: By:

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 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 MM 2023.08.15

ISSUED FOR PRELIMINARY APPROVAL DS 2023.07.20

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

SITING AND GRADING PLAN

Plan No. 65M-4785 Lot 161 Street Name BACKHOUSE DRIVE

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

HUNT DESIGN ASSOCIATES INC. 19695 www.huntdesign.ca

HUNT DESIGN ASSOCIATES INC. 19695

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

Drawn By MM Checked By DS Scale 1:250

216102-SP01.DWG 161

Per: joshua.nabua