

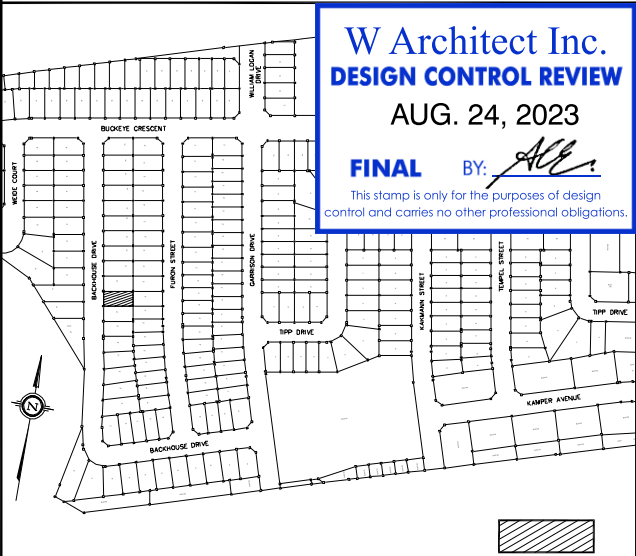
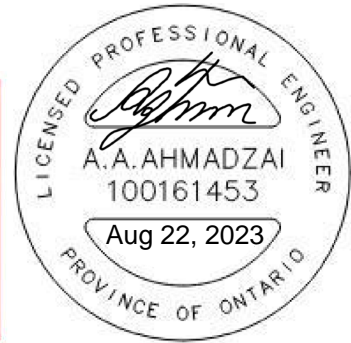
ITEM	PROPOSED			
LOT FRONTAGE	13.7 m		44'-11"	
LOT AREA	369.90 sq.m		3981.60 sq. ft.	
MAX. ALLOWABLE COVERAGE (%)			55	
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH		171.78 sq.m	
	LOT COVERAGE		46.44 %	
BUILDING HEIGHT CALCULATION	FIN. FLOOR ELEV.	AVG. (EST.) GRADE	FF TO AVG. GRADE	FF TO MEAN OF ROOF
	295.32	294.24	1.08	8.06 m
	PROP. BUILDING HEIGHT		9.14 m	30'-0"
MAX BUILDING HEIGHT		12m FROM AVG. GRADE TO MEAN		

FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	61.98 m2
DRIVEWAY AREA:	32.11 m2
COVERED PORCH AREA:	4.66 m2
SOFT LANDSCAPE AREA :	34.53 m2
LANDSCAPE / OPEN SPACE: (45%MIN)	55.71 %
City File D19-20001	
MODEL NO.	4504
HOUSE STYLE (I.E. BUNGALOW, WALKOUT ETC.)	2 STOREY
BUILDING CLASSIFICATION	GROUP C

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

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Date: By:

ENGINEERED FILL LOTS	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE
STREET TREE	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STM - STORM WATER LINE
RETAINING WALL	VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	W - WATERLINE
CATCH BASIN	VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	H - HYDRO LINE
DOUBLE / SINGLE STM & SAN CONNECTION	HYDRANT	STREET LIGHT	STREET SIGN	SWALE DIRECTION	G - GAS LINE
		TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE	C - CABLE LINE
					B - BELL
					HYDRO, GAS, BELL, CABLE LINE

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

ISSUED FOR FINAL APPROVAL	MM	2023.08.15
ISSUED FOR PRELIMINARY APPROVAL	DS	2023.07.20

Plan No. 65M-4785 Lot 163 Street Name BACKHOUSE DRIVE

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 163
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

Per: joshua.nabua