

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		
			294.89	293.90	0.99		8.06 m		
PROP. BUILDING HEIGHT			9.05 m		29'-8"				
MAX BUILDING HEIGHT			12m FROM AVG. GRADE TO MEAN						

FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	61.98 m2
DRIVEWAY AREA:	31.52 m2
COVERED PORCH AREA:	4.66 m2
SOFT LANDSCAPE AREA :	35.12 m2
LANDSCAPE / OPEN SPACE: (45%MIN)	56.66 %
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.

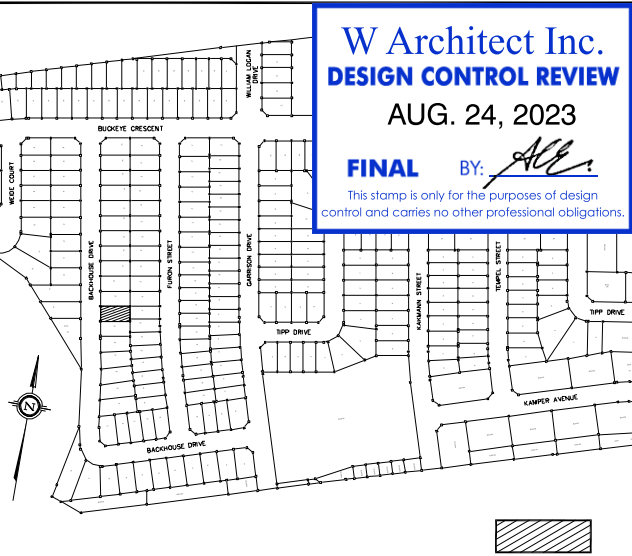
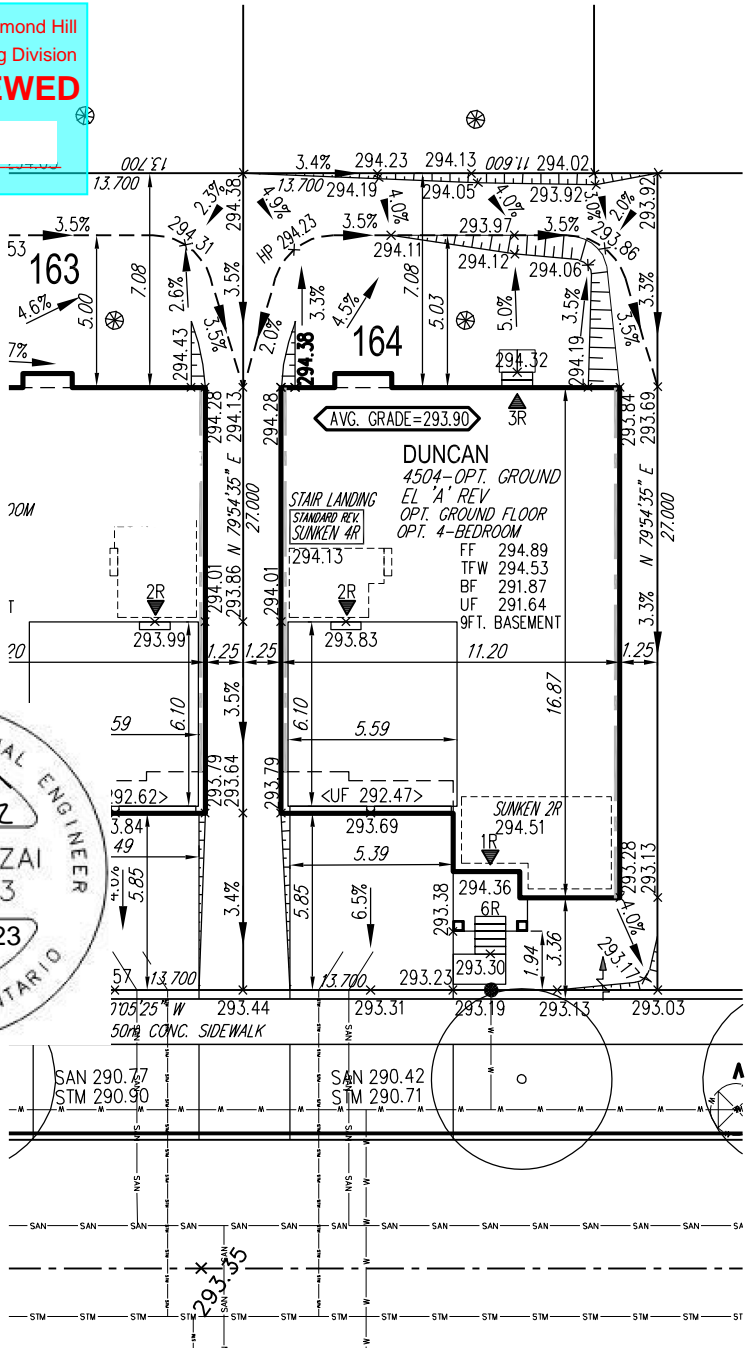
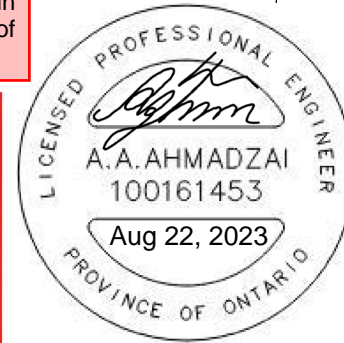
REVIEWED

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 164, 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

ISSUED FOR PRELIMINARY APPROVAL

MM

DS

2023.08.15

2023.07.20

FINISHED FLOOR

TOP OF FOUNDATION WALL

BASEMENT FLOOR

UNDERSIDE OF FOOTING

WALKOUT DECK

WALKOUT BASEMENT

MODIFIED

REVERSED

NO DOOR

HIGHLIGHTED GRADE

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

SAN - SANITARY LINE

STM - STORM WATER LINE

W - WATERLINE

H - HYDRO LINE

G - GAS LINE

C - CABLE LINE

B - 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

UPGRADE ELEVATION

CHAIN LINK FENCE

FENCE AND GATE

PRIVACY FENCE

ACOUSTIC FENCE

FF - FINISHED FLOOR

TFW - TOP OF FOUNDATION WALL

BF - BASEMENT FLOOR

UF - UNDERSIDE OF FOOTING

WOD - WALKOUT DECK

WOB - WALKOUT BASEMENT

MOD - MODIFIED

REV - REVERSED

ND - NO DOOR

XXXXXX - HIGHLIGHTED GRADE

SITING AND GRADING PLAN

65M-4785

164

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

File Number: 216102-SP01.DWG

Lot / Page Number: 164

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Per: joshua.nabua