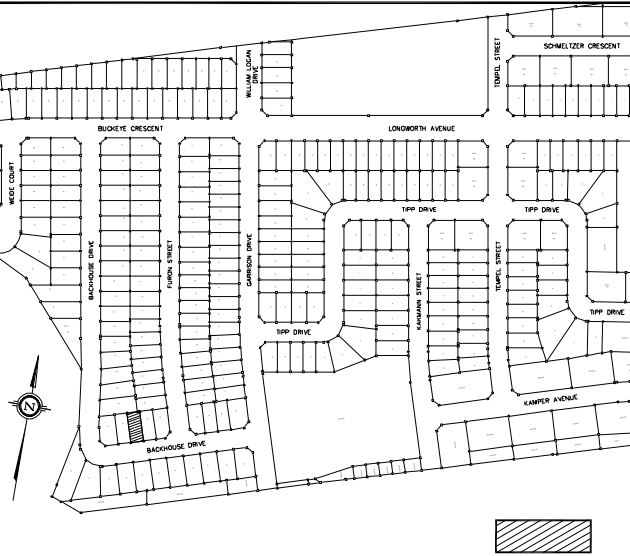
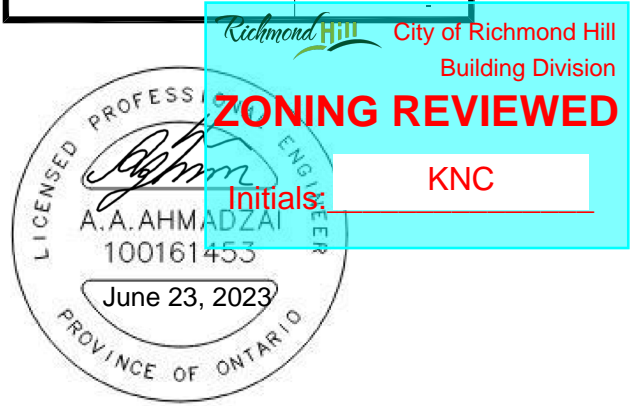


ITEM	PROPOSED		
LOT FRONTAGE	11.6 m	38'-1"	
LOT AREA	313.20 sq.m	3371.28 sq. ft.	
MAX. ALLOWABLE COVERAGE (%)	55		
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH	143.70 sq.m	
	LOT COVERAGE	45.88 %	
BUILDING HEIGHT CALCULATION	FIN. FLOOR ELEV.	AVG. (EST.) GRADE	FF TO AVG. GRADE
	292.56	291.62	0.94
PROP. BUILDING HEIGHT	8.25 m	27'-1"	7.31 m
MAX BUILDING HEIGHT	12m FROM AVG. GRADE TO MEAN		

No unprotected openings permitted within 1.2 metres of the lot line as per 9.10.14 of the Ontario Building Code.

AREA DRAIN REQUIRED FOR WOB DRAINAGE

FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	53.05 m2
DRIVEWAY AREA:	34.04 m2
COVERED PORCH AREA:	4.03 m2
SOFT LANDSCAPE AREA :	23.04 m2
LANDSCAPE / OPEN SPACE: (45%MIN)	43.43 %
City File D19-20001	
MODEL NO.	3811
HOUSE STYLE (I.E. BUNGALOW, WALKOUT ETC.)	2 STOREY
BUILDING CLASSIFICATION	GROUP C



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	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

- 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



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

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HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

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 171

Per: joshua.nabua



Building Division
Planning & Building Services Department

BUILDING PERMIT

BP-23-01159

Issuance Date: September 08, 2023

Construction Address: 43 Backhouse Drive

Lot/Block #(s): 171

Unit #:

Plan/Concession: 65M-4785

Work Description: Construct Single Detached Dwelling

This Permit is granted subject to the terms on the Application and on condition that all work authorized by the permit shall be completed in all respect in accordance with the Ontario Building Code and the plans, specifications and any other information on the basis of which the permit was issued, including the applicable City of Richmond Hill Zoning By-law and other Applicable Law.

This Permit may be revoked on the expiry of six months from the date of issue if the construction or demolition has not seriously commenced.

This Permit may be revoked if the construction or demolition has been substantially suspended for a period of more than one year.

THIS PERMIT, TOGETHER WITH THE PLANS AND SPECIFICATIONS REVIEWED, MUST BE KEPT ON THE SITE OF THE SITE FOR WHICH THIS PERMIT APPLIES TO AT ALL TIMES AND BE MADE AVAILABLE TO CITY OF RICHMOND HILL BUILDING INSPECTORS WHERE REQUIRED AND/OR REQUESTED.

Please see the reverse for inspection related information/requirements with respect to this Permit.

CHIEF BUILDING OFFICIAL

INSPECTION NOTICES

You are required to notify the Inspection Section of the following Construction Stages:

HOUSING:

Footings (prior to concrete placement)
Building Sewers (laterals)
Water Service Pipe (lateral)
Foundation (prior to backfill)
Building Drains (under slab)
Air Barrier (prior to exterior cladding)
Plumbing Rough-in
HVAC Rough-in
Structural Framing (exterior cladding complete)
Insulation (includes vapour barrier)
Solid Fuel Burning Appliances
Occupancy Permit (as per OBC 2012 Div C - Part 1, Article 1.3.3.4.)*

A "Sealed" building location survey is required.

OTHER BUILDINGS: ***

(INCLUDING TENANT IMPROVEMENTS)

Footings (prior to concrete placement)
Outside Sewers & Water (prior to backfill)
Foundation (prior to backfill)
Under Slab Drains
Rough-In Plumbing / Final Plumbing
HVAC Rough-IN / Final HVAC
Structural Framing of Each Storey
Solid Fuel Burning Appliances
Insulation & Vapour / Air Barriers
Fire Separations
Fire Protection Systems **
Final Interior (Occupancy) *
Final Exterior

SEPTIC SYSTEMS:

Readiness to Construct
Prior to Backfill
Final Inspection

*** Not all inspections are required for all permit types

Call your 'assigned' Building Inspector for the specific inspections applicable to your project

BUILDING INSPECTION LINE

To book an inspection call **the Building Inspection Line @ 905-771-5465** anytime of the day and follow the recorded instructions or email buildinginspections@richmondhill.ca

Notification:

A minimum of 2 business days are required to arrange for an inspection.

Note: Inspection requests received after 3:00 p.m. are considered received the next business day

Failure to Give Notice:

Failure to give notice of the above construction stages and/or the covering of work without an inspection may result in the issuance of an "Order to Uncover".

Inspection Refusal:

An inspection may be refused if the 'reviewed' drawings are not available for the Inspector.

Re-Inspection Fee:

A Fee may be charged where an infraction identified at a previous inspection is not remedied.

Additional Inspections:

Your Building Inspector will advise you if additional inspections are required.

Additional Information:

For additional inspection related information call the Inspection Line @ **905-771-5465**, or email buildinginspections@richmondhill.ca

****Fire Department Inspections:**

Call 905-883-5444 for sprinkler, stand pipe, fire alarm systems, and kitchen exhaust inspections.

Electrical Inspections:

For electrical permits & inspections call Electrical Safety Authority @ 905-507-4949 or 1-877-372-7233

Lot Grading Certificate:

A certification letter from your consultant is required for the release of grading securities.

Occupancy

No person shall occupy or use any building or part thereof unless notice of inspection data has been given to the Chief Building Official and an inspection has been made.

This Building Permit and the 'Reviewed' Drawings must be kept on site.



City of Richmond Hill

Planning and Infrastructure Department – Building Division

Geotechnical Investigation Report Checklist

Subdivision Name:	Centerfield Property Inc.
Subdivision Number:	65M-4766
File Number:	19T-17012
Project Address:	North of Stouffville Road and West of Leslie Street and South of Bethesda in West Gormley

The geotechnical report has identified or has not identified the following specific geotechnical conditions which may affect construction within this subdivision. A geotechnical report is required from the geotechnical engineer to address these issues on a lot by lot basis. The report should identify that the following conditions are not applicable, or confirm the adequacy of the construction requirements affected by these issues.

B.C	Bearing Capacity
E.F	Engineered Fill
REB.	Rebar in foundation wall and footing
E.D	Safe depth of excavation with respect to seepage and/or artesian pressure
S.S	Presence of artesian conditions and sand seams
S.D+F.S	Subdrains below floor with filter sock
W.T+F.S	Weeping tile around perimeter with filter sock
F.B/V.B	Filter blanket/vapour barrier below entire floor area
AD.	Adfreezing precautions beside foundation walls & deck post foundations
SRC	Sulphate resistant concrete
POMP	Protections of metal pipes
GARAGE	Garage floor & foundation wall insulation and granular backfill at entrance.
F.W.D.L	Foundation wall drainage layer

Special Conditions:

The site classification was not specified . Footings should have at least 1.4 m of earth protection against frost action.

The report is preliminary in regards to residential construction and some information needs to be provided at the report. The water condition and mitigatory measures (such as sump pit, temporary/permanent dewatering needs to be specified.

The report is prepared more than 9 years ago and further assessment is highly recommended.

Residential Project Guidelines

Residential infill in an existing neighbourhood brings many benefits to our community. However, unless a construction project is well planned and managed, it can result in disruptive and unfavourable situation. By being respectful to the neighbours, communicating with them openly and following good construction practices, you can limit unwanted complaints and build a lasting, positive profile for yourself and the neighbourhood. To protect the safety and continued enjoyment of our community, the City of Richmond Hill recommends the following guidelines.

Guidelines

- ☐ Post the issued building permit on-site and ensure it is visible from the street.
- ☐ Communicate with adjacent home/property owners **before** the work starts, so they are informed of the proposed project, the approximate timing and whether they can expect any disruption/inconvenience.
- ☐ Regularly communicate with the neighbours. If the construction project is delayed, provide your neighbours with updates.
- ☐ Where a construction or demolition site presents a hazard to the public, the owner shall ensure that the site is suitably fenced and maintained to prevent public access onto the construction site.
- ☐ Contact Ontario One Call to locate all of your utility lines prior to excavation (contact information provided below).
- ☐ Provide shoring during excavation to protect adjacent properties, if necessary.
- ☐ Before cutting or moving materials, advise the neighbours if fences, trees, shrubs are going to be disturbed so they are aware in advance. Discuss the property limits so all parties are aware where the property line exists.
- ☐ The removal of trees on private property is controlled through the City of Richmond Hill Tree Preservation By-law. Please visit the [Tree Cutting Permit page](#) or contact the Park and Natural Heritage Planning section (Planning Department contact information provided below).
- ☐ Maintain a clean site. Garbage is to be kept on your site in a container.
- ☐ Mud or dust on sidewalk or roads must be cleaned at the end of each day. No material is to be stored on roads, boulevards and/or adjacent properties.



- ☐ Trades parking is recommended on one side of the street only.
- ☐ Construction noise is prohibited Mondays to Saturdays from 7 p.m. to 7 a.m., and all day Sundays and on statutory holidays. Please visit RichmondHill.ca/Bylaws for additional information.

Contact Building Division Staff

Building Permit General Inquiry

905-771-8810

building@richmondhill.ca

Building Inspections

905-771-5465

buildinginspections@richmondhill.ca

Additional Contact Information

Ontario One Call Before You Dig

Locate your utilities before you dig

1-800-400-2255

www.OntarioOneCall.ca

Electrical Safety Authority (ESA)

(File a Notification of Work with ESA)

1-800-372-7233

www.esasafe.com

City of Richmond Hill – Planning and Infrastructure Services Department

905-771-8910

Alectra Utilities (Hydro)

(Electricity utilities and distribution)

1-833-ALECTRA (1-833-253-2872)

www.alectrautilities.com

Enbridge Gas Inc.

(Gas distribution)

1-888-427-8888

www.enbridgegas.com