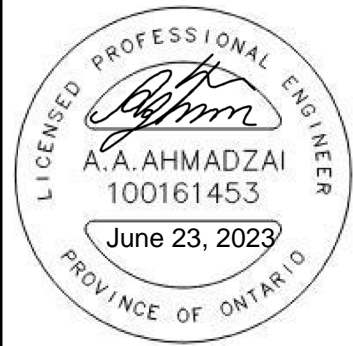


ITEM	PROPOSED			
LOT FRONTAGE	11.6m	16.54m	38'-4"	54'-3"
LOT AREA	410.86 sq.m	4422.50 sq. ft.		
MAX. ALLOWABLE COVERAGE (%)	55			
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH		174.84 sq.m	
	LOT COVERAGE		42.55 %	
BUILDING HEIGHT CALCULATION	FIN. FLOOR ELEV.	AVG. (EST.) GRADE	FF TO AVG. GRADE	FF TO MEAN OF ROOF
	292.45	291.62	0.83	8.31 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 :	112.04 m2
DRIVEWAY AREA:	33.45 m2
COVERED PORCH AREA:	4.18 m2
SOFT LANDSCAPE AREA :	82.77 m2
LANDSCAPE / OPEN SPACE: (45%MIN)	73.88 %
City File D19-20001	
MODEL NO.	4506
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 | TRAFFIC SIGNAL POWER PEDESTAL | STREET SIGN | SWALE DIRECTION | G - GAS LINE |
| | | | 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

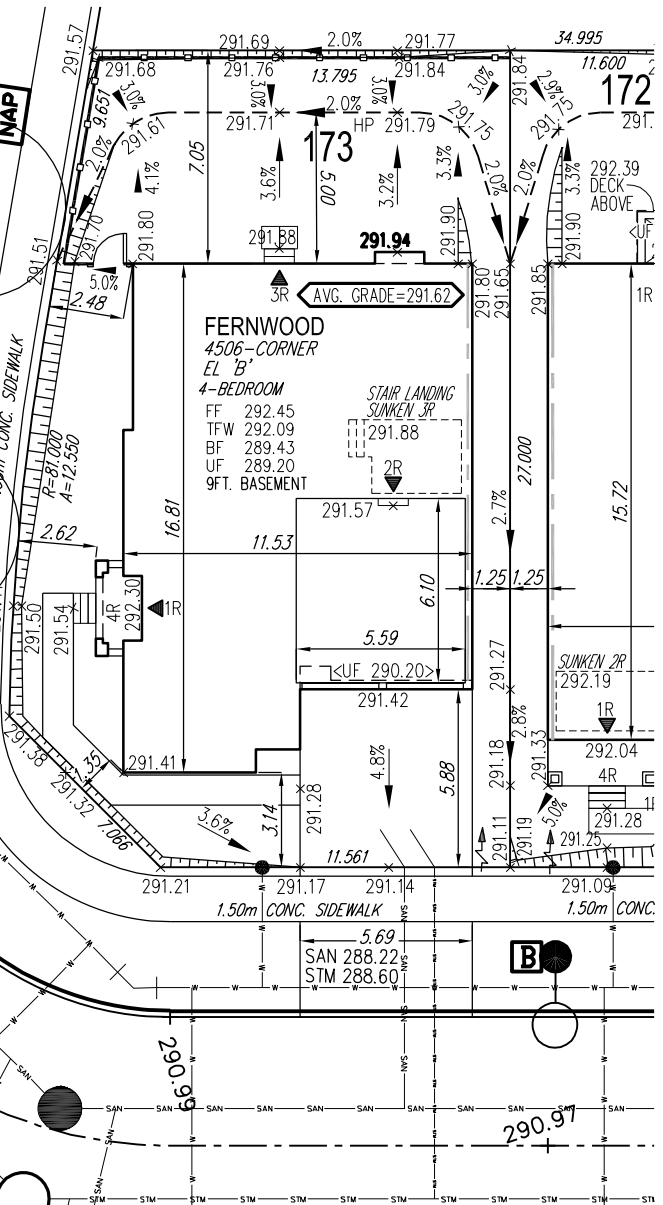
HUNT DESIGN ASSOCIATES INC.

19695

www.huntdesign.ca

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

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Richmond Hill City of Richmond Hill Building Division
ZONING REVIEWED
Initials: **KNC**

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

W Architect Inc.
DESIGN CONTROL REVIEW
JUNE 28, 2023
FINAL BY: *ALL*
This stamp is only for the purposes of design control and carries no other professional obligations.

I hereby Certify that the building type, appurtenant grading, drainage and servicing works proposed for Lot 173, 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: JUNE 2023 Reviewed: A.A. AHMADZAI

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	DS 2023.06.22
	ISSUED FOR PRELIMINARY APPROVAL	DS 2023.03.08

- | | | | | | |
|--------------------------------------|------------------|-------------------------------|-------------------|---------------------------------|------------------------------|
| STREET TREE | SANITARY MANHOLE | WATER SERVICE | BELL PEDESTAL | HYDRO TRANSFORMER | SAN - SANITARY LINE |
| RETAINING WALL | STORM MANHOLE | HYDRO SERVICE | CABLE PEDESTAL | PADMOUNTED MOTOR | STM - STORM WATER LINE |
| CATCH BASIN | VALVE & CHAMBER | SHEET DRAINAGE | HYDRO POLE | EXISTING GRADES | W - WATERLINE |
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| | | | COMMUNITY MAILBOX | EMBANKMENT / BERM MAX 3:1 SLOPE | C - CABLE LINE |
| | | | | | B - BELL |
| | | | | | HYDRO, GAS, BELL, CABLE LINE |

173 BACKHOUSE DRIVE

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

Drawn By DS Checked By DS Scale 1:250 File Number 216102-SP01.DWG Lot/Page Number 173

Per: joshua.nabua