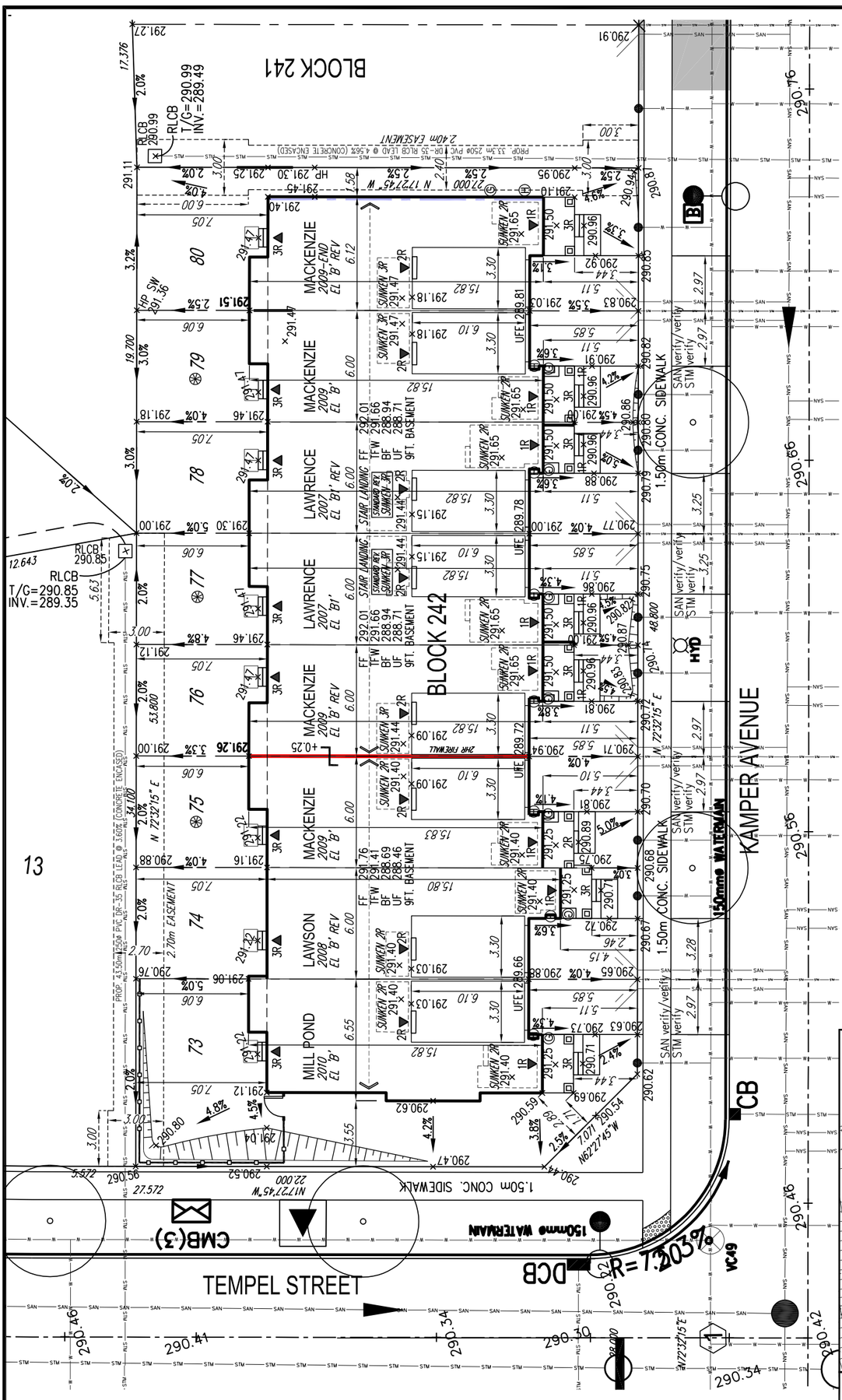
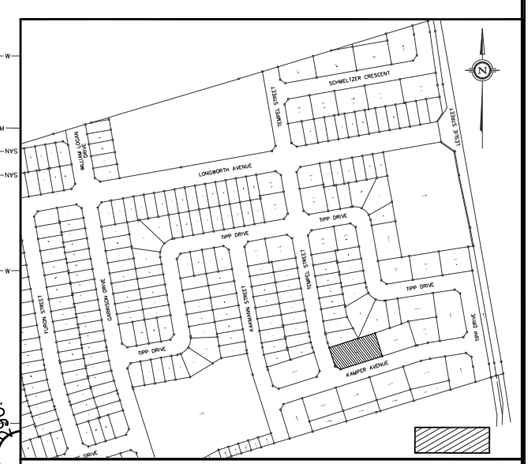


ITEM	LOT 1	
LOT FRONTAGE	9.0 m	29'-6"
LOT AREA	254.72 sq.m	2741.81 sq. ft.
MAX. ALLOWABLE COVERAGE (%)		55
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH	93.65 sq.m
	LOT COVERAGE	37%
	LOT 2	
6.0 m	19'-8"	
179.64 sq.m	1933.64 sq. ft.	
MAX COVERAGE 55%		
COVERAGE W/O PORCH	89.09 sq.m	
LOT COVERAGE	50%	
LOT 3		
6.0 m	19'-8"	
180.84 sq.m	1946.56 sq. ft.	
MAX COVERAGE 55%		
COVERAGE W/O PORCH	89.37 sq.m	
LOT COVERAGE	49%	
LOT 4		
6.0 m	19'-8"	
182.04 sq.m	1959.48 sq. ft.	
MAX COVERAGE 55%		
COVERAGE W/O PORCH	89.37 sq.m	
LOT COVERAGE	49%	
LOT 5		
6.0 m	19'-8"	
182.90 sq.m	1968.74 sq. ft.	
MAX COVERAGE 55%		
COVERAGE W/O PORCH	89.56 sq.m	
LOT COVERAGE	49%	
LOT 6		
6.0 m	19'-8"	
183.00 sq.m	1969.81 sq. ft.	
MAX COVERAGE 55%		
COVERAGE W/O PORCH	89.37 sq.m	
LOT COVERAGE	49%	
LOT 7		
6.0 m	19'-8"	
183.00 sq.m	1969.81 sq. ft.	
MAX COVERAGE 55%		
COVERAGE W/O PORCH	89.09 sq.m	
LOT COVERAGE	49%	
LOT 8		
9.0 m	29'-6"	
261.89 sq.m	2818.98 sq. ft.	
MAX COVERAGE 55%		
COVERAGE W/O PORCH	93.65 sq.m	
LOT COVERAGE	36%	



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: ..... 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 TFW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

-	-	-
-	-	-
-	-	-
-	-	-
REVISED AS PER ZONING COMMENTS & RE-ISSUED	-	-
ISSUED FOR FINAL APPROVAL	-	-
ISSUED FOR PRELIMINARY APPROVAL	DS	2021.07.07

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 · 190.10 PROPOSED GRADES · 2.0% 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 · HGBC — 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 · XX.XX HIGHLIGHTED GRADE

Title	Plan No.	Lot	Street Name
SITING AND GRADING PLAN	65M-4785	BLOCK 242	TIPP DRIVE

PINE & BRASS DESIGN Co. ARCHITECTURE · INTERIOR DESIGN
T: (905) 235-5939
E: INFO@PINEANDBRASS.CA
W: WWW.PINEANDBRASS.CA

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

REGISTRATION INFORMATION	DESIGNER INFORMATION
PINE & BRASS DESIGN	KERRI McLAUGHLIN
BCIN 127087	BCIN 38175

SIGNATURE:

ROYAL PINE HOMES / GROVETRAIL PH. 3 - 216102
"OAKRIDGE MEADOWS PH.3", RICHMOND HILL, ON

Drawn By	Checked By	Scale	File Number	Lot / Page Number
DS	DS	1:250	216102-SP02.DWG	BLOCK 242

3550 Langstaff Road, Woodbridge, ON L4L 9G3 T 905.856.2150