

Site Plan for Lots 1, 2 and 3 Zonix Maple Grove Subdivision

Site plan coordination files

Survey Information

File 18149-RPLAN-1 by ERTL Surveyors.
Legal description of survey
Plan of Survey of
Part of Lot 149
Registered Plan 202
City of Richmond Hill
Regional Municipality of York

Landscape Information

File ZHI002 by The MBTW Group.

Site Engineering, Servicing and Utility Information

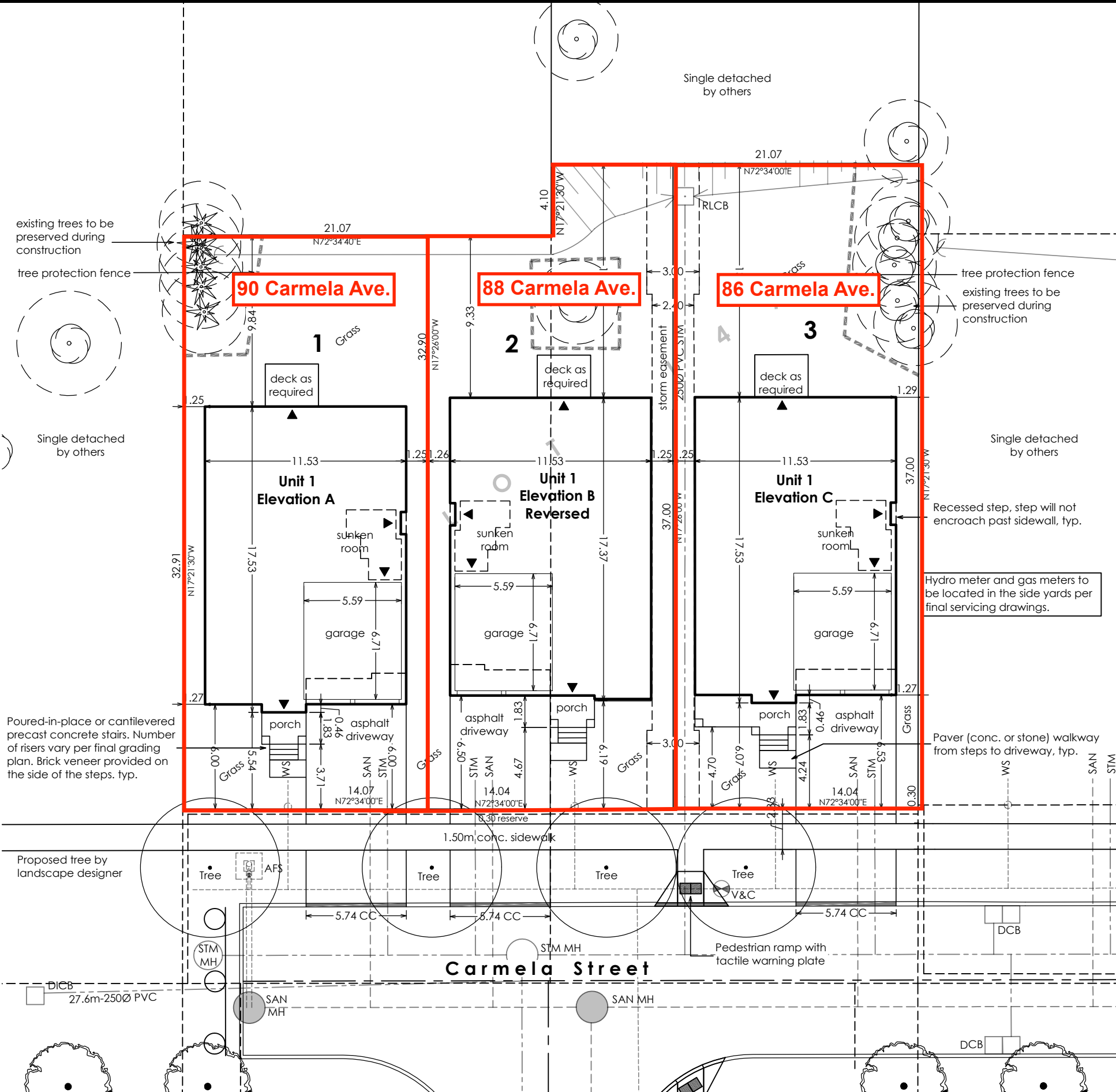
File 2020-4896 by Schaeffers Consulting Engineers

Subject Properties

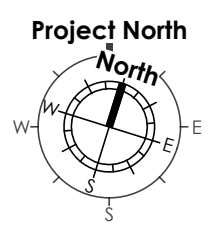


Key Plan

Not to scale



Revisions #	Description	Date	By
1.	Issued for preliminary approval	2021-10-06	JM



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The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information
Jamie Mack 35923
Name
Registration Information **Mackitecture** 103532

ZONIX
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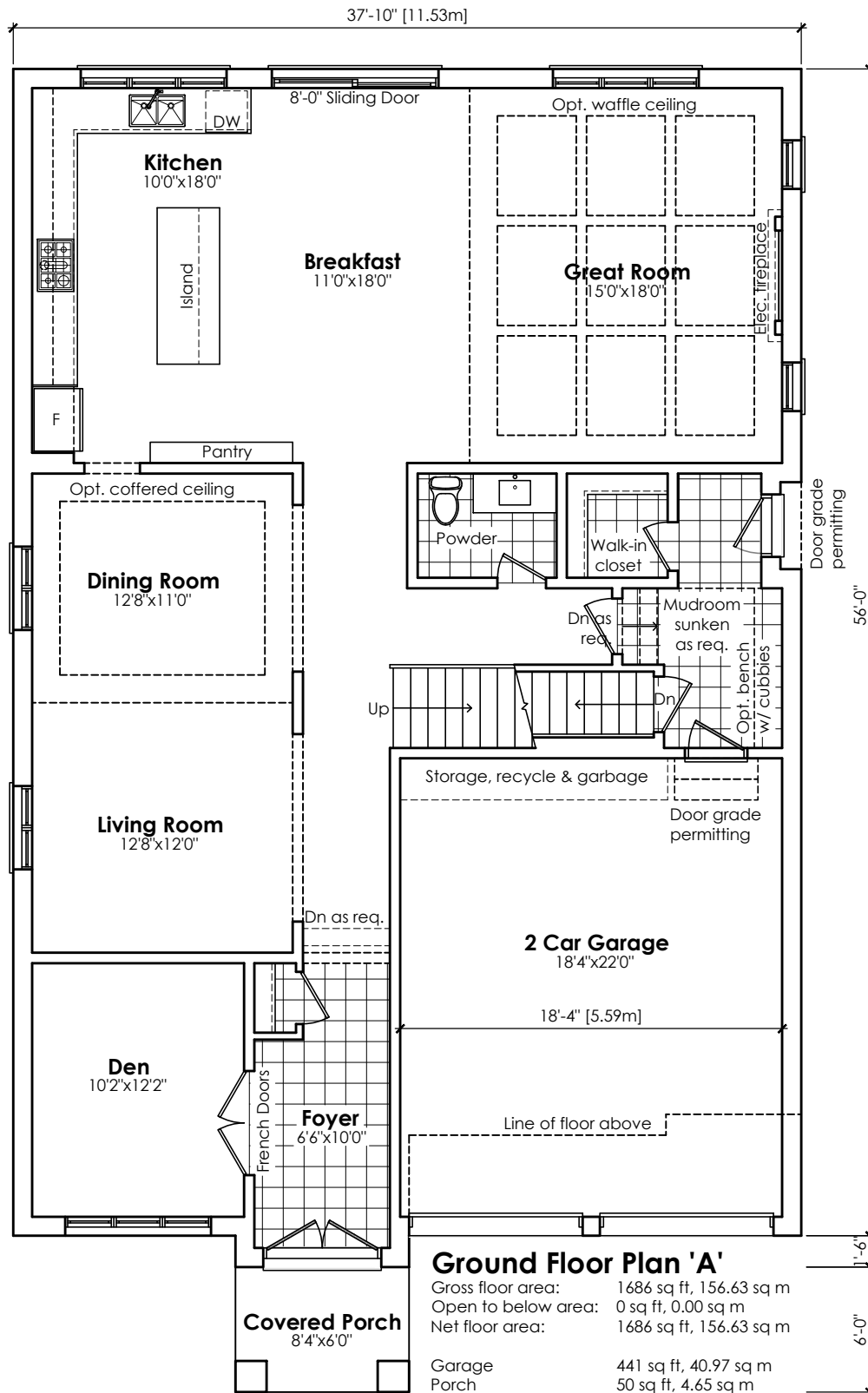
title **Site Plan**
project name **Zonix Maple Grove Subdivision**
project no. **21-006** drawn by **JM** checked by **mack** date **2021-10-21** scale **1:250**
municipality **City of Richmond Hill** filename **21-006-SITE PLAN-V2**

version **2**
sheet no. **A1**

Project Statistics

General					Reference
Legal Description: 3 new lots on part of lot 149, registered plan 202					survey
Municipality: City of Richmond Hill, Regional Municipality of York					
Municipal Address: not assigned					
Zoning By-laws	By-law 79-21, By-law 313-96				
Zone	Single Detached (R5) Zone				79-21
Zoning exceptions	7.237				
Adjacent Zones	single detached (R) zone				
		Lot 1	Lot 2	Lot 3	
House model and elevation		Unit 1 elev. A	Unit 1 elev. B	Unit 1 elev. C	
Zone Standards (By-law 313-96 Section 4)	Permitted	Provided			
Minimum lot frontage (interior lot)	13.5 m	14.07 m	14.04 m	14.04 m	313-96 4.1 Table A2
Minimum lot area (interior lot)	450 sq m	462.09 sq m	490.60 sq m	520.37 sq m	
Maximum lot coverage	45%	43.85%	41.26%	40.08%	313-96 7.237 i)
Minimum required front yard	4.5 m	5.54 m	6.19 m	6.07 m	313-96 4.1 Table A2
Minimum garage setback	5.8 m	6.00 m	6.50 m	6.53 m	313-96 4.1 Table A2(2)
Minimum required side yard	1.2 m	>1.2 m			313-96 7.237 ii)
Minimum required rear yard	7.5 m	9.84 m	9.33 m	13.40 m	313-96 4.1 Table A2
Maximum height	11.0 m	<11.0 m			
General Provisions (By-law 313-96 Section 5)	Permitted	Provided			
		Lot 1	Lot 2	Lot 3	
Front yard porch height (established grade to ceiling)	4.5 m	<4.5 m			313-96 5.1.9(a)
Porch setback from front lot line	2.0 m	3.71 m	4.67 m	4.24 m	
Decks greater than 0.6m in height					
Rear yard encroachment	2.5 m	<2.5 m			313-96 5.1.9(b)
Shall not extend beyond the main side walls					
Decks less than 0.6m in height					
Rear lot line setback	2.0 m	>2.0 m			313-96 5.1.9(c)
Shall not extend beyond the main side walls					
Porch and Deck stairs minimum setback	0.45 m	<0.45 m			313-96 5.1.9
Encroachment: eaves and gutters	0.70 m	<0.70 m			
Encroachment: roof overhangs	0.90 m	<0.90 m			313-96 5.1.10
Encroachment: exterior steps	0.90 m	<0.90 m			
Encroachment: minimum setback	0.45m	>0.90 m			
Driveway: maximum width	6.00 m	5.74 m	5.74 m	5.74 m	5.3.1 a)
Parking: parking spaces per dwelling unit	2	4	4	4	5.14
Parking space	2.75 x 6	4 @ 2.75 x 6	4 @ 2.75 x 6	4 @ 2.75 x 6	5.16 a)

Summary of Dwelling Areas	Unit 1 elev. A	Unit 1 elev. C	Unit 1 elev. B
Ground floor	156.63 sq m	156.45 sq m	156.63 sq m
Second floor	188.96 sq m	188.78 sq m	189.52 sq m
Gross Floor area	345.59 sq m	345.23 sq m	346.15 sq m
Open to below	0.00 sq m	0.00 sq m	0.00 sq m
Garage	40.97 sq m	40.97 sq m	40.97 sq m
Porch	4.65 sq m	4.65 sq m	10.59 sq m
Other coverage	0.37 sq m	0.37 sq m	0.37 sq m
Coverage	202.62 sq m	202.44 sq m	208.56 sq m
Driveway	37.28 sq m	34.44 sq m	37.48 sq m
Accessory structures	0.00 sq m	0.00 sq m	0.00 sq m



Ground Floor Plan 'A'

Gross floor area: 1686 sq ft, 156.63 sq m
 Open to below area: 0 sq ft, 0.00 sq m
 Net floor area: 1686 sq ft, 156.63 sq m

Garage 441 sq ft, 40.97 sq m
 Porch 50 sq ft, 4.65 sq m
 Coverage structures 4 sq ft, 0.37 sq m

Coverage w/o porch 2131 sq ft, 197.98 sq m
 Coverage w/ porch 2181 sq ft, 202.62 sq m

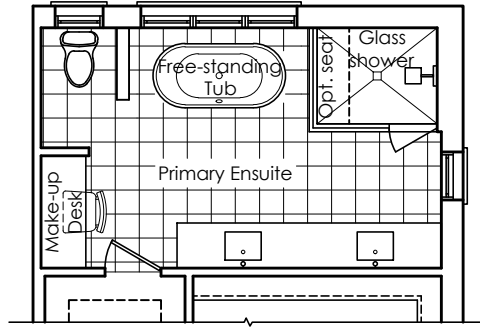
City of Richmond Hill
 Design Review

Preliminary Final

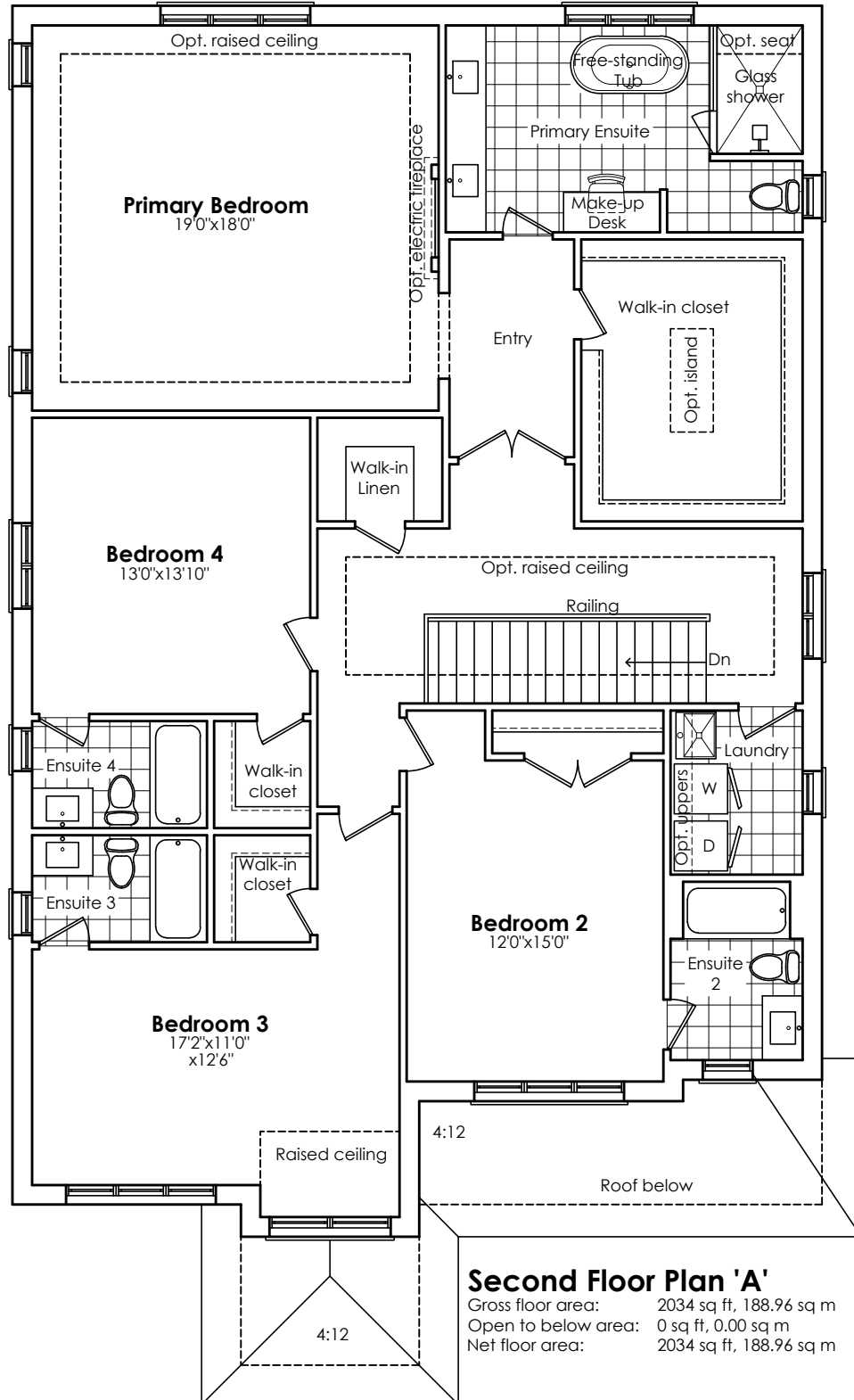
02 Nov 2021 By: *Lanyaa Saloni*

Elevation 'A'

Gross floor area: 3720 sq ft, 345.60 sq m
 Open to below area: 0 sq ft, 0.00 sq m
 Net floor area: 3720 sq ft, 345.60 sq m



Alt. Primary Ensuite



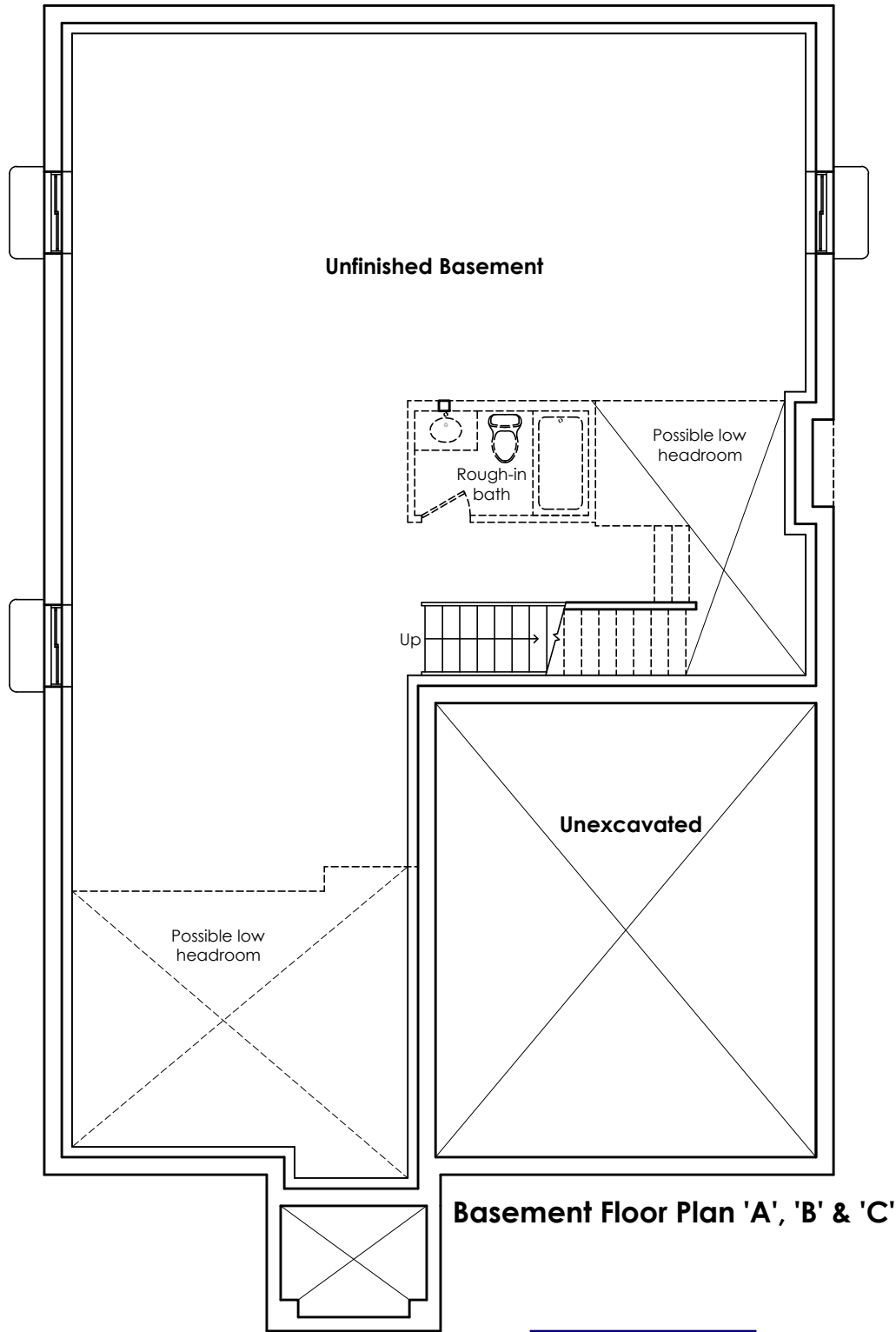
Second Floor Plan 'A'

Gross floor area: 2034 sq ft, 188.96 sq m
 Open to below area: 0 sq ft, 0.00 sq m
 Net floor area: 2034 sq ft, 188.96 sq m

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02 Nov 2021 By: *Lamyaa Salem*



Basement Floor Plan 'A', 'B' & 'C'

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Front Elevation 'A'

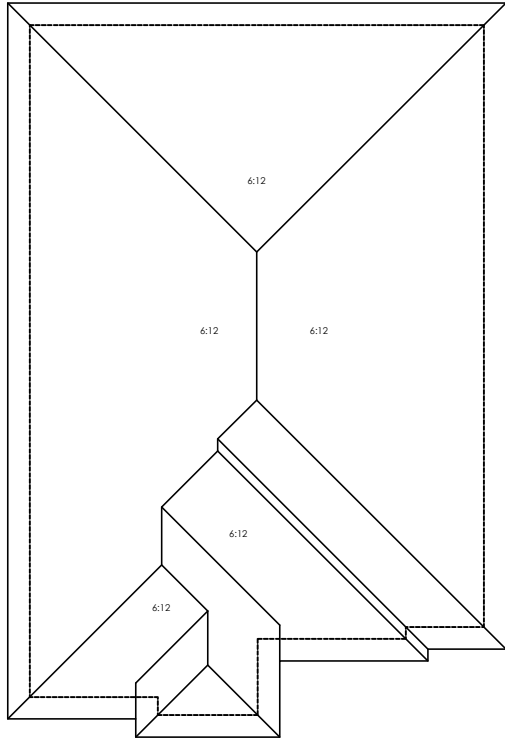


Rear Elevation 'A', 'B' & 'C'

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Roof Plan 'A'

City of Richmond Hill
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02 Nov 2021 By: *Lanyaa Salem*



Left Side Elevation 'A'

