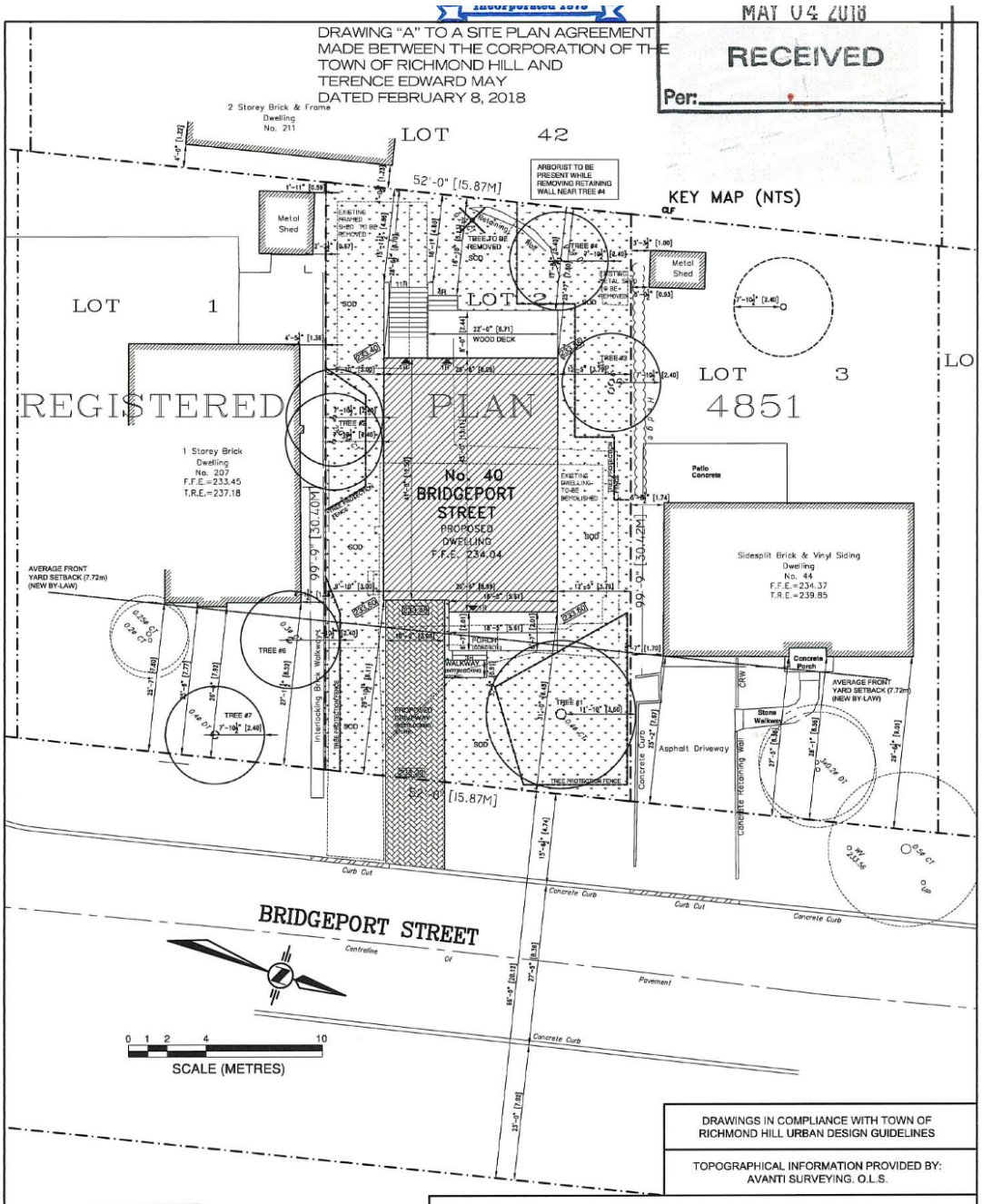
MAP 4 - ORIGINAL SITE PLAN



DRAWINGS IN COMPLIANCE WITH TOWN OF RICHMOND HILL URBAN DESIGN GUIDELINES

TOPOGRAPHICAL INFORMATION PROVIDED BY: AVANTI SURVEYING. O.L.S.

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
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE BUILDING CODE

GLENN RUBINOFF — SIGNATURE — 22370 BCIN/BCDN

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1. OF THE BUILDING CODE

RUBINOFF DESIGN GROUP — 27293 BCIN/BCDN
FIRM NAME

SITE STATISTICS : [LOT 2]

GROUP C OCCUPANCY - HOUSES
PROPOSED SINGLE FAMILY DWELLING
FRONTAGE = 52'-0" [15.87m]
BUILDING HEIGHT = 27'-7" [8.41m]
FRONT YARD SETBACK = 29'-10.5" [9.11m]
NORTH YARD SETBACK = 12'-5" [3.79m]
SOUTH YARD SETBACK = 9'-10" [3.00m]
REAR YARD SETBACK = 25'-7" [7.80m]

BRIDGEPORT STREET - WIDTH (TAKEN FROM PROPERTY LINE) - 20.12m

LOT 2 [N°40 BRIDGEPORT ROAD] AREA = 5167 ft² [480.0 m²]
LOT COVERAGE = 1246 ft² [115.8 m²] (24.1%)
GFA = 2492 ft² [231.5 m²] (48.2%)

FRONT YARD AREA = 1581.2 ft² [146.9m²]
STEPS & WALKWAY AREA = 31.2 ft² [2.9m²]
DRIVEWAY AREA = 305.7 ft² [28.4m²]
PORCH AREA = 121.6 ft² [11.3m²]

FRONT YARD HARD SURFACE AREA = 458.5 ft² [42.6m²] = 29.0%
(PORCH, STEPS, WALKWAY & DRIVEWAY, R.O.W.) / (FRONT YARD AREA)

FRONT YARD SOFT LANDSCAPED AREA = 1122.7 ft² [104.3m²]
(FRONT YARD AREA) - (DRIVEWAY) = 1275.5 ft² [118.5m²]
PORCH, R.O.W. & STEPS & WALKWAY AREA = 152.8ft² [14.2m²]
SOFT LANDSCAPED AREA = 1122.7ft² [104.3m²] (71.0%)

PROJECT: **SITE PLAN**	PROJECT DESIGNER: G.RUBINOFF	PROJECT NO.	Rubinoff Design Group 697 Mount Pleasant Road Toronto, Ontario M4S 2N4 TEL. 416.667-0322 FAX.416.667.0751 EMAIL. info@rubinoffdesign.com	DRAWING NO.
PROJECT: N°40 BRIDGEPORT ROAD RICHMOND HILL, ONTARIO	DRAWN BY: G.NOUDELMAN	DATE: Nov 07, 2017		**A**
	CHECKED BY:	SCALE: 1:200		

CITY OF RICHMOND HILL PLANNING AND REGULATORY SERVICES DEPARTMENT