

Benchmark Information
Elevations shown hereon are geodetic and are referred to town of Richmond Hill benchmark No. 78-125 having a published elevation of 202.911m

- Reference Documents

 1. Site engineering, servicing and utilities from "Lot Grading Plan" and "Utility Coordination Plan" prepared by SCS Consulting Group Limited, project no. 2310.
- Survey information from "Plan of Subdivision" by Schaeffer Dzaldov Purcell Limited, Job no. 20-156-05D dated May 10, 2023.

- Notes

 4. The contractor shall take all precautionary measures under the occupational health and safety act as required by the Ministry of Labour.
- All work shall be done in accordance with the minimum standards and specifications of the municipality's engineering department.
- Driveways are to be 1.0m clear of utility structures and hydrants.
- The builder must measure the invert elevations and verify that adequate fall is available for the storm and sanitary sewer pipes prior to the pouring of footings.
- Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense.
- The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to the designer prior to construction. This drawing is to be read and understood in
- conjunction with all other plans and documents applicable to this project.
- Do not scale the drawings
- All existing underground utilities to be verified in the field by the contractor prior to construction.
- 13. Builder to ensure 1.25m cover on all footings. Footings to bear on undisturbed native soil or engineer fill.

Revisions

Date Description 2024-01-10 Issued for review JM 2024-02-20 Revised and issued for permit

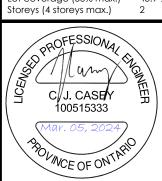
It is the builder's complete responsibility to ensure all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Richmond Hill.



30 Aug 2024

By: James Pavlidis



Site Plan Statistics

Lot coverage (55% max.)

Storeys (4 storeys max.)

Zoning Lot area

Buildina area

Consultants Declaration

hereby certify that the building type, appurtenant grading, drainage and servicing works proposed for Lot **27** Plan 65M-4818 complies with sound engineering design and that the proposed grading is in conformity with the Master Lot Grading Plan reviewed as appendices to the subdivision agreement and with adjacent lands for both drainage and relative elevations. Date:

C.J.C.

Legend

ZBL 55-15, MZO 698-20

384.60 sq m

168.71 sq m

43.9 %

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

Infiltration trench (see

205.22

205.

205

9.00

ink fence FN-302)

city

per

g

chainlink std.

high

Ę.

x 205.

Block 116

205.57

205

detail on SCS DWG. 903)

205

ğ

205.85

30.73

05.89

1R

4R

206.22

<u>202.80</u> 202.97

4.82 5.3%

1.50m c.s.w.

Boccella Cres<mark>ceni</mark>

1.5m high chainlink fence

(as per city std. FN-302)

Block 1

(Open Space)

206.42

5 Bedroom

0.31

0.14m hi

1.50m c

City of Richmond Hill

ZONING REVIEWED

☐ RLCB / DICB catch basin

valve chamber

CMB community mail box

hydro service

bell pedestal

cable pedestal

lighting service

regulatory signs

GLB grade level box (bell)

pipe bumber

vault (cable)

switch gear

street trees

pole breaker for street

connect pedestal and

flush to grade (cable)

hydro transformer

valve box

streetlight

hydrant and valve

Initials

 \otimes

M

В

С

(PB)

(B)

CPV

FTG

KNC

Building Division

(SP)

207.2 5R

206.37

206.53

26

Block 1

(Open Space)

Rose 3

Elev. 2

207.09 206.74 204.50 204.27

⅌

sunken×2R udroom×206.73 muidroom | 2R |

206.45

206.33

4.8%

206.30

206.53 206.38

206.

.44(hp)

first floor elevation top of foundation wall basement floor elevation UF underside of footing ΑD area drain

СВ catch basin curb cut

ΕX existing INV invert #R risers

sanitary SAN STM storm SW swale

 \oplus engineered fill direction of drainage <100.00 proposed elevation

गमम 45 min. fire rated wall

 \Box downspout & splash pad 0 - sanitary sewer / manhole \wedge -storm sewer / manhole

dual service connect -- water service connection

====single service connection CITY OF RICHMOND HILL **BUILDING DIVISION**



www.mackitecture.ca

Jamie Mack nation Mackitecture 103532

Siting and Grading Plan

Trinigroup Development Inc.

Lot 27, 65M-Richmond Hill, ON

X Final Preliminary

TFW RF

205.66(bc)

2024-03-05 Reviewed by:

2024-02-20 1:250