

LOT 16B ZONING R4 PER BY-LAW 313-96 AND AMENDING BY-LAW 109-11 EXCEPTION 7.227 PER BY-LAW 5-21	SITE STATISTICS	
	REQUIRED	PROPOSED
LOT FRONTAGE, Minimum	12.0 m	12.20 m
LOT AREA, Minimum	350 m <sup>2</sup>	413.59 m <sup>2</sup>
BUILDING AREA		183.48 m <sup>2</sup>
LOT COVERAGE, Maximum	47.5 %	44.36 %
FRONT YARD at Dwelling, Minimum	4.5 m	6.18 m
FRONT YARD at Garage, Minimum	5.8 m	6.60 m
INTERIOR YARD North, Minimum	1.2 m	1.37 m
INTERIOR YARD South, Minimum	1.2 m	1.38 m
REAR YARD, Minimum	7.5 m	7.99 m
BUILDING HEIGHT, Maximum	11.0 m	8.99 m
REVISIONS		
#	REMARKS	DATE
1	ISSUED	DE 05 22
2	FOYER RAISED TO MATCH FIRST FLOOR LEVEL GARAGE SETBACK INCREASED FROM 5.80 TO 6.60	FE 02 23
3	LOT NUMBERS REVISED PER PHASE 2A AGREEMENT	FE 09 23

I HEREBY CERTIFY THAT THE BUILDING TYPE, APPURTENANT GRADING, DRIANGE AND SERVICING WORKS PROPOSED FOR LOT 16, PLAN 65M- COMPLIES WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS IN CONFORMITY WITH THE OVERALL GRADING PLANS REVIEWED AS SCHDEULES TO THE SUBDIVISION AGREEMENT AND WITH ADJACENT LANDS FOR BOTH DRAINAGE AND RELATIVE ELEVATIONS.

DATE: 02/13/2023 REVIEWED:



King East Phase 2 - Part 1

Project Name:

19T-17013

Project No.:



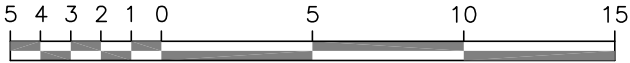
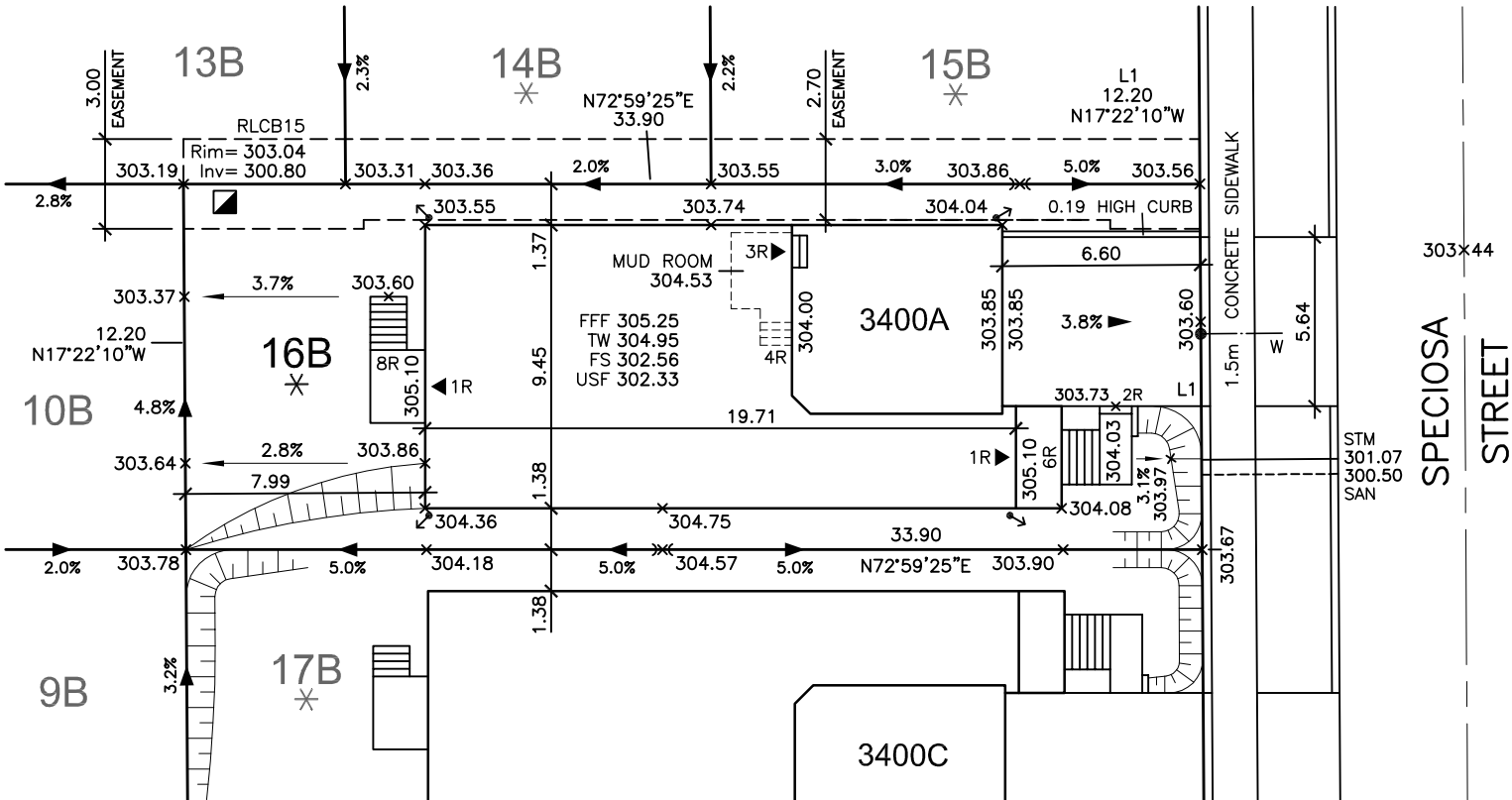
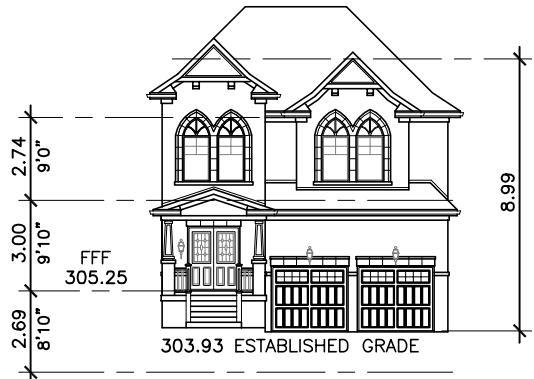
LEGEND

- SINGLE CATCHBASIN
- DOUBLE CATCHBASIN
- SANITARY MH
- STORM MH
- SANITARY CONNECTION
- STORM CONNECTION
- WATER SERVICE
- EXISTING ELEVATION
- PROPOSED ELEVATION
- SWALE ELEVATION
- FINISHED 1ST FLOOR
- TOP OF FOUNDATION WALL
- FINISHED SLAB
- UNDERSIDE OF FOOTING
- FRONT U/S OF FOOTING
- REAR U/S OF FOOTING
- HYDRANT AND VALVE
- VALVE AND BOX
- LIGHT STANDARD
- BELL PEDESTAL
- CABLE TV PEDESTAL
- HYDRO TRANSFORMER
- HYDRO SERVICE
- ENGINEERED FILL LOT
- COMMUNITY MAILBOX
- FOOTINGS LOWERED TO MAINTAIN 1.22m MINIMUM FROST PROTECTION

SITE INFORMATION

THIS PLAN IS BASED ON PLAN OF SUBDIVISION OF LOT 57, REGISTERED PLAN M-807, AND LOT 40 AND PART OF LOTS 41 AND 42, REGISTERED PLAN 202 CITY OF RICHMOND HILL REGIONAL MUNICIPALITY OF YORK

SURVEY PREPARED BY R-PE SURVEYING LTD., O.L.S. DATED



REGISTERED PLAN NUMBER

65M-

KING EAST  
ESTATES



ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT

DRAWINGS MUST NOT BE SCALED

ARCHITECTURAL  
DESIGN INC.

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CONCORD, ONT. L4K 3V9  
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PROJECT  
PROPOSED  
DWELLING  
FOR:  
KING EAST DEVELOPMENTS  
SPECIOSA STREET  
RICHMOND HILL

DRAWING  
SITE AND GRADING PLAN  
LOT 16B

DATE	DEC '22	PROJECT NO	20-23
DRAWN	T.P.	DRAWING NO	A-1
SCALE	1:250		