

LOT 17B 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 ²	413.59 m ²
BUILDING AREA		183.48 m ²
LOT COVERAGE, Maximum	47.5 %	44.36 %
FRONT YARD at Dwelling, Minimum	4.5 m	6.12 m
FRONT YARD at Garage, Minimum	5.8 m	6.60 m
INTERIOR YARD North, Minimum	1.2 m	1.38 m
INTERIOR YARD South, Minimum	1.2 m	1.37 m
REAR YARD, Minimum	7.5 m	8.01 m
BUILDING HEIGHT, Maximum	11.0 m	9.05 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 17, PLAN 65M- COMPLIES WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS IN CONFORMITY WITH THE OVERALL GRADING PLANS REVIEWED AS SCHDEDULES 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

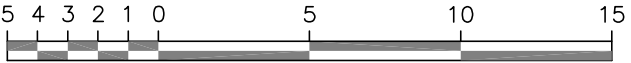
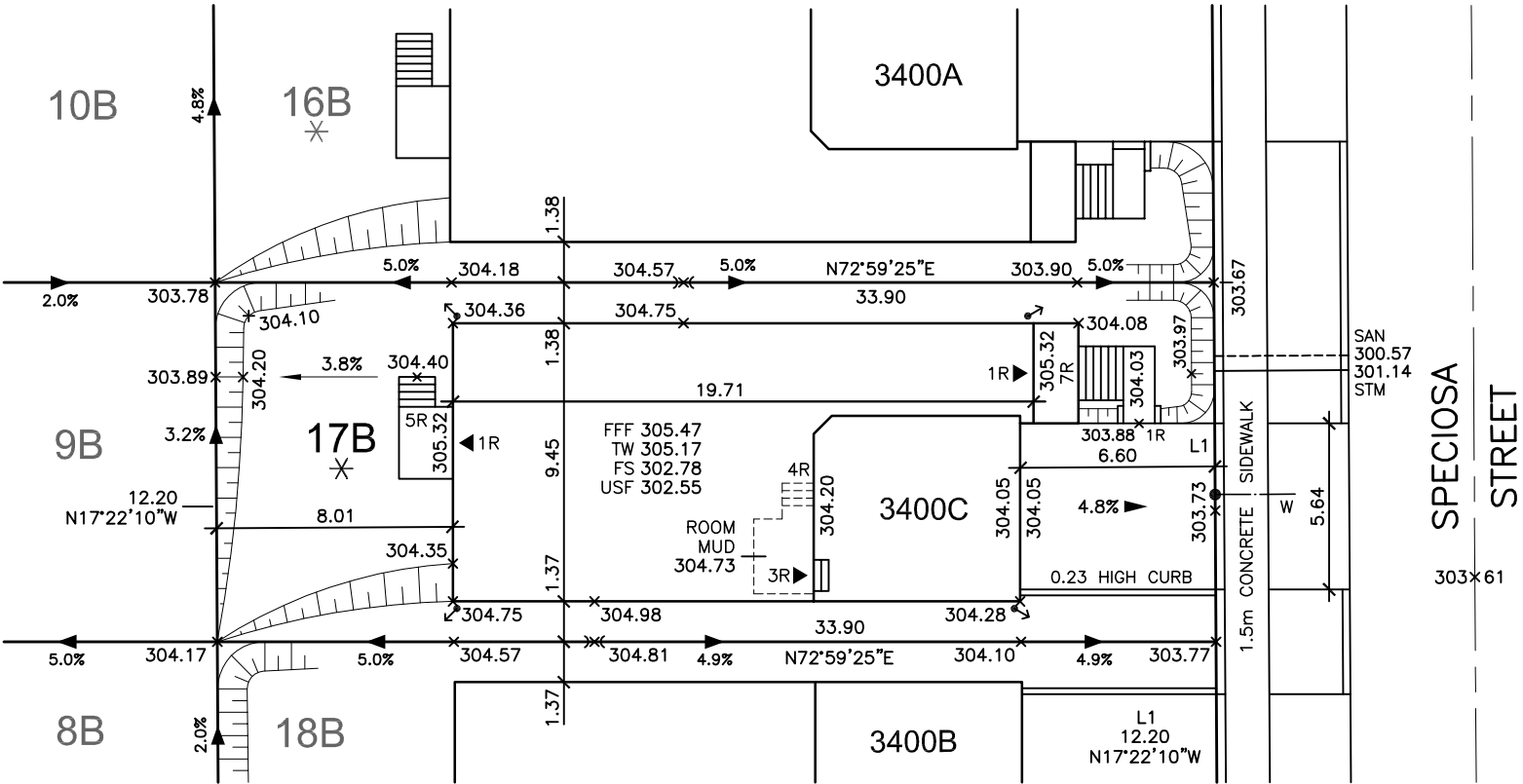
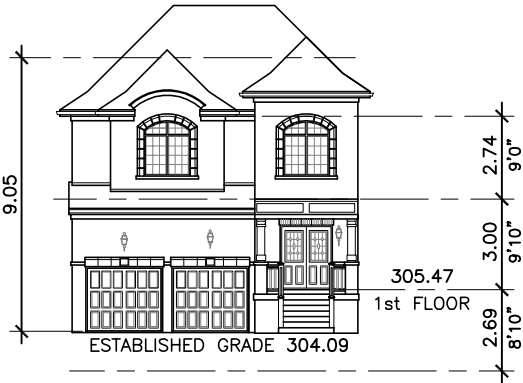
Project Name:

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
	FFF FINISHED 1ST FLOOR
	TW TOP OF FOUNDATION WALL
	FS FINISHED SLAB
	USF UNDERSIDE OF FOOTING
	FUSF FRONT U/S OF FOOTING
	RUSF 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



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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PROJECT
PROPOSED DWELLING
FOR:
KING EAST DEVELOPMENTS
SPECIOSA STREET
RICHMOND HILL

DRAWING
SITE AND GRADING PLAN
LOT 17B

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

REGISTERED PLAN NUMBER

65M-

KING EAST
ESTATES