

Key Plan
not to scale

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.
 2. 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.
 5. All work shall be done in accordance with the minimum standards and specifications of the municipality's engineering department.
 6. Driveways are to be 1.0m clear of utility structures and hydrants.
 7. 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.
 8. 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.
 9. The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to the designer prior to construction.
 10. This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.
 11. Do not scale the drawings.
 12. 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		
#	Description	Date By
1.	Issued for review	2024-01-10 JM
2.	Revised and issued for permit	2024-01-23 JM
3.	Revised for 8'-6" foundation pour	2024-01-30 JM

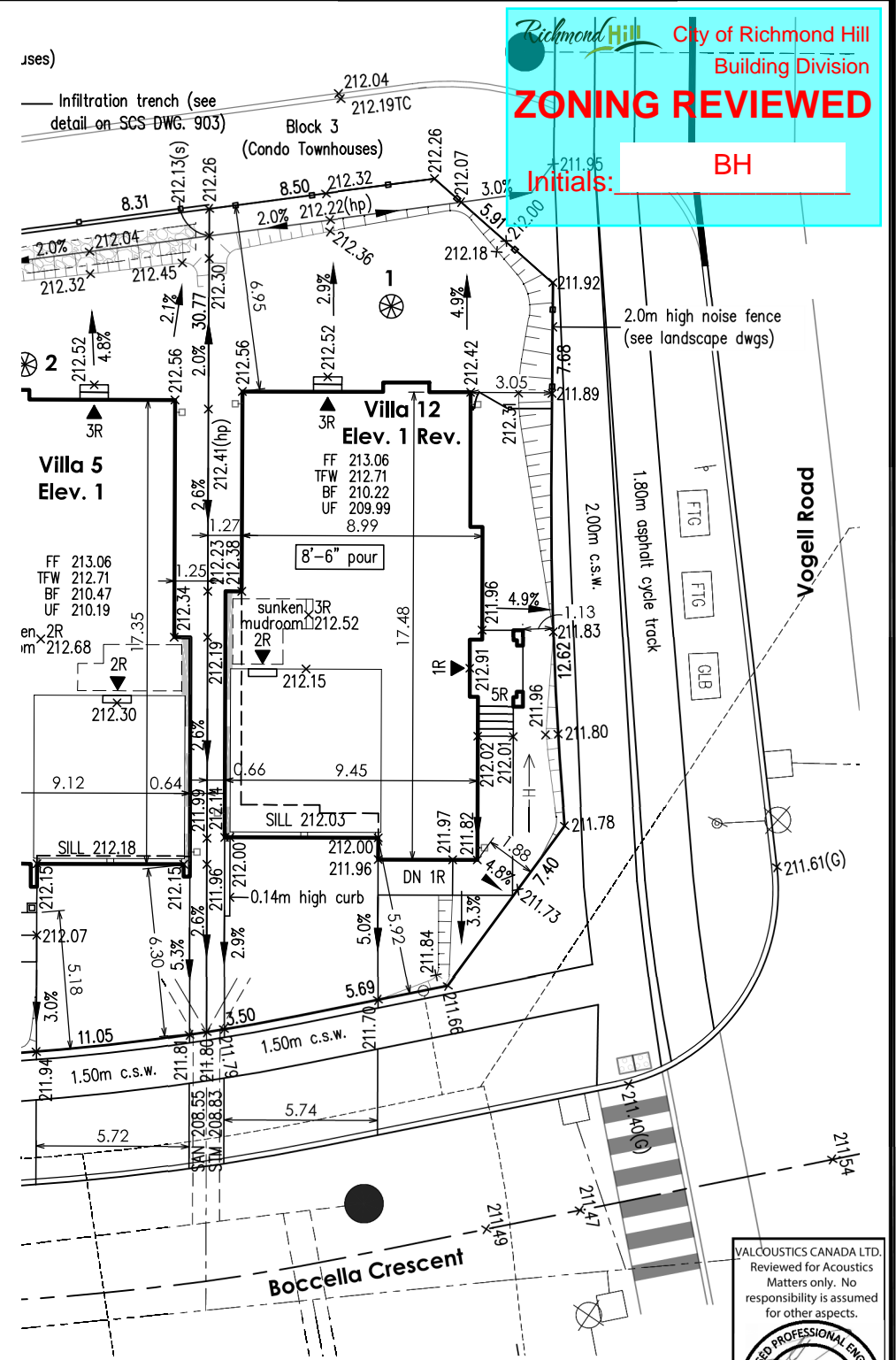
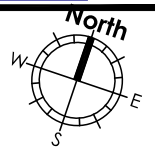
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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 its lot.

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

City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

30 Aug 2024 By: James Pavlidis



Site Plan Statistics	
Zoning	ZBL 55-15, MZO 698-20
Lot area	384.30 sq m
Building area	154.78 sq m
Lot coverage (55% max.)	40.3 %
Storeys (4 storeys max.)	2

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

VALCOUSTICS CANADA LTD.
Reviewed for Acoustics
Matters only. No
responsibility is assumed
for other aspects.

VCL Comments:
1. Dwelling requires Mandatory
AC conditioning.
2. Dwelling requires upgraded
Exterior facade. See Noise Report.

Consultants Declaration
I hereby certify that the building type, appurtenant grading, drainage and servicing works proposed for Lot 1 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: 2024-03-28
Reviewed by: C.J.C.

Legend
FF first floor elevation
TFW top of foundation wall
BF basement floor elevation
UF underside of footing
AD area drain
CB catch basin
CC curb cut
EX existing
INV invert
#R risers
SAN sanitary
STM storm
SW swale
 engineered fill
 direction of drainage
 proposed elevation
 berm
 45 min. fire rated wall
 downspout & splash pad
----- sanitary sewer / manhole
----- storm sewer / manhole
----- dual service connection
----- single service connection
----- water service connection

RLCB / DICB catch basin
 hydrant and valve
 valve chamber
 valve box
 community mail box
 streetlight
 hydro transformer
 hydro service
 bell pedestal
 cable pedestal
 pole breaker for street lighting service
 pipe bumper
 regulatory signs
 grade level box (bell)
 connect pedestal and vault (cable)
 flush to grade (cable)
 switch gear
 street trees