

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 and reissued	2024-02-20	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 Paulidis

























### Consultants Declaration

I hereby certify that the building type, appurtenant grading, drainage and servicing works proposed for Lot **17** 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: 2024-03-05

Reviewed by:  
C.J.C

### Legend


FF	first floor elevation		hydrant and valve
TFW	top of foundation wall		valve chamber
BF	basement floor elevation		valve box
UF	underside of footing		community mail box
AD	area drain		streetlight
CB	catch basin		hydro transformer
CC	curb cut		hydro service
EX	existing		bell pedestal
INV	invert		cable pedestal
#R	risers		pole breaker for street lighting service
SAN	sanitary		pipe bumper
STM	storm		regulatory signs
SW	swale		grade level box (bell)
	engineered fill		connect pedestal and vault (cable)
	direction of drainage		flush to grade (cable)
X100.00	proposed elevation		switch gear
	berm		street trees
	45 min. fire rated wall		
	downspout & splash pad		
-----●-----	sanitary sewer / manhole		
-----○-----	storm sewer / manhole		
=====	dual service connection		
=====	single service connection		
○-----	water service connection		



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The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

### Qualification Information

**Jamie Mack** 35923   
Name  
Registration Information **Mackitecture** 103532

title	author	year	country	language	genre	rating	description
The Great Gatsby	F. Scott Fitzgerald	1925	USA	English	Fiction	4.5	A classic American novel about the Jazz Age and the American Dream.
1984	George Orwell	1949	UK	English	Fiction	4.7	A dystopian novel about a totalitarian society.
Pride and Prejudice	Jane Austen	1813	UK	English	Fiction	4.6	A classic English novel about a woman's search for a suitable husband.
The Catcher in the Rye	J.D. Salinger	1951	USA	English	Fiction	4.4	A novel about a young man's journey through adolescence.
War and Peace	Leo Tolstoy	1869	Russia	Russian	Fiction	4.8	A Russian novel about the Napoleonic Wars.
The Hobbit	J.R.R. Tolkien	1937	UK	English	Fiction	4.9	A fantasy novel about a hobbit's journey.
The Lord of the Rings	J.R.R. Tolkien	1954-1955	UK	English	Fiction	5.0	A fantasy novel about a quest to destroy a ring.
The Harry Potter Series	J.K. Rowling	1997-2007	UK	English	Fiction	4.9	A series of seven fantasy novels about a young wizard.
The Da Vinci Code	Dan Brown	2003	USA	English	Fiction	4.3	A thriller novel about a secret society.
The Girl on the Train	Louise Penny	2015	UK	English	Fiction	4.2	A psychological thriller novel about a woman's memory.
The Nightingale	Kristin Hannah	2015	USA	English	Fiction	4.6	A historical fiction novel about two sisters during WWII.
The Silent Patient	Liane Moriarty	2015	UK	English	Fiction	4.5	A psychological thriller novel about a woman who stops talking.
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## Siting and Grading Plan

project name
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**Trinigroup Development Inc.**

project no.

rawn by

checked by

date

scale

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Richmond Hill, ON

RECEIVED

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Per. Joshua

drawing no.

017

**ED /**

## Taboos