

- 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

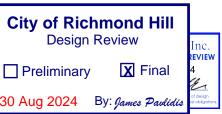
  4. The contractor shall take all precautionary measures under the occupational health and safety act as required by the Ministry of Labour.
- All work shall be done in accordance with the minimum standards and specifications of the municipality's engineering department.
- Driveways are to be 1.0m clear 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 2024-04-03 Issued for review JM 2024-04-11

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

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





### (s)(qh)87.702 207.705 **24.91** (a)(qn)<del>2</del>8.705 <del>₹00'807</del> 207.86 26.702 207 90 11.00 <sup>1</sup>207.78 2.0% 207,77(hp) 57 207.67 55 ٠ چ 9 92 207 64 207 Villa 6 Elev. 1 Rev. 208.42 208.07 205.83 205.60 TFW BF UF 20% (SP) \_ <u>sunken</u>×3R mudroom 207.88 % 207 2R [ 207.52 No unprotected openings permitted within 1.2 metres 20% of the lot line as per 9.10.14 of the Ontario Building Code. 9.12 SILL-207.40 207.20, 208.27 207 5R 5.85 % 8 2 C.S.W. 1.50m c.s.w. **Boccella Crescent** Richmond Hill City of Richmond Hill **Building Division** ZONING REVIEWED Site Plan Statistics

70

Zoning Lot area Buildina area Lot coverage (55% max.) Storeys (4 storeys max.)

ZBL 55-15, MZO 698-20 343.10 sq m 162.39 sq m 47.3 %

TFW

RF

UF

SW

PROFESSIONAL CHARLES 100515333 NO NOE OF ONTARIO

### Consultants Declaration

hereby certify that the building type, appurtenant grading, drainage and servicing works proposed for Lot **56** 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:

2024-04-12 Reviewed by: C.J.C.

# Legend

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

Initials:

 $\otimes$ 

M

ΑD СВ catch basin curb cut ΕX existing

INV invert #R risers sanitary SAN STM storm

swale

 $\oplus$ engineered fill direction of drainage <100.00 proposed elevation ППП

45 min. fire rated wall downspout & splash pad sanitary sewer / manhole

storm sewer / manhole dual service connect – water service connection ☐ RLCB / DICB catch basin hydrant and valve valve chamber

valve box **CMB** community mail box

streetlight hydro transformer hydro service В

bell pedestal С cable pedestal pole breaker for street

(PB) lighting service (B) pipe bumber

regulatory signs **GLB** grade level box (bell)

connect pedestal and CPV vault (cable)

flush to grade (cable) FTG switch gear

street trees

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



Jamie Mack 103532 nation Mackitecture

Siting and Grading Plan

Trinigroup Development Inc. date scale 2024-04-11 1:250

Richmond Hill, ON

Lot 56, 65M