

Legend

D.S.	DENOTES	FINISHED SILL ELEVATION AT ENTRY
OHW	DENOTES	OVERHEAD WIRES
U.P.L.S.	DENOTES	UTILITY POLE WITH LIGHT STANDARD
M	DENOTES	WATER VALVE
M.H.	DENOTES	MANHOLE
C.B.	DENOTES	CATCHBASIN
	DENOTES	CONIFEROUS TREE
	DENOTES	DECIDUOUS TREE
TW	DENOTES	TOP OF WALL
BW	DENOTES	BOTTOM OF WALL
999.99	DENOTES	EXISTING ELEVATION
999.99	DENOTES	PROPOSED ELEVATION
WV	DENOTES	WATER VALVE
FFE	DENOTES	FINISHED FIRST FLOOR ELEVATION
BS	DENOTES	BASEMENT SLAB ELEVATION
USF	DENOTES	UNDERSIDE OF FOOTING ELEVATION
	DENOTES	TREE TO BE REMOVED
	DENOTES	ESTABLISHED GRADE
	DENOTES	RAINWATER LEADER TO DISCHARGE AT GRADE TO CONCRETE SPLASH PAD
	DENOTES	DIRECTION OF WATER FLOW (EXISTING)
	DENOTES	DIRECTION OF WATER FLOW (PROPOSED)
	DENOTES	HIGH POINT
FD	DENOTES	FLOOR DRAIN
	DENOTES	PROPOSED ARMOUR STONE RETAINING WALL (0.30 OFF THE PROPERTY LINE)

Benchmark

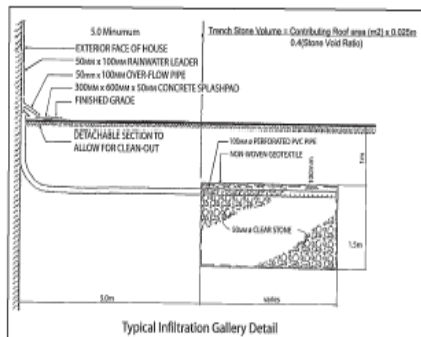
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE TOWN OF RICHMOND HILL ELEVATION DATUM.
BENCHMARK No. 91022 ELEVATION = 231.757 m

Underground Services

THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE. THE UNDERSIGNED COMPANY AND EACH UTILITY ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THE INFORMATION SHOWN HEREON AND EACH UTILITY MUST BE CONTACTED FOR AN ON-SITE LOCATE PRIOR TO ANY EXCAVATION.

SERVICE INFORMATION FROM TOWN OF RICHMOND HILL, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION, DWG NO. 18-71-PP02, SHEET NO. 8 OF 9, DATED APRIL 1997.(TOWN)

ROOF AREA=245 Sqm
250/245.00=1.02
VOID RATIO 0.4
NEED VOLUME: 3.1/0.4=7.75 sqm.
PROPOSED: 4.0x1.5x1.5 = 9 sqm.



DEVELOPMENT DATA - OUTLETTING GROUP			
NO. 91 LAWRENCE AVE. (RECEIVED)			
ZONING DESIGNATION - R2 (RESIDENTIAL, PURSUANT TO BYLAW 89-71)			
ITEM	REMARKS	REMARKS	REMARKS
1. SITE AREA	104.43 M ²	1770.0 SQFT	CHARGE NOT REQUIRED
2. BUILDING AREA	104.43 M ²	1770.0 SQFT	
3. MAX FLOOR	104.43 M ²	1770.0 SQFT	
4. MIN FLOOR	104.43 M ²	1770.0 SQFT	
5. TOTAL (GFA)	374.85 M ²	4030.0 SQFT	NO ROOM
6. EXISTING LOT	880 M ²	10100 SQFT	
7. EXISTING LOT	100 M ²	1150 SQFT	
8. PARKING	2 CAR GARAGE		
9. LOT AREA	7.81 M	25' 0"	
10. LOT AREA	14.00 M	45' 0"	
11. LOT AREA	1.87 M	5' 4"	
12. LOT AREA	1.87 M	5' 4"	
13. LOT AREA	1.87 M	5' 4"	



SITE & LOT GRADING PLAN

No. 91 LAWRENCE AVENUE

LOT 46

REGISTERED PLAN 1883
TOWN OF RICHMOND HILL
REGIONAL MUNICIPALITY OF YORK

SCALE 1:200



© COPYRIGHT

PEARSON & PEARSON SURVEYING LTD. 2017
Ontario Land Surveyors

Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Caution

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY REAL ESTATE TRANSACTIONS OR FOR MORTGAGE PURPOSES.

NOTES

1. ALL FOOTING FORMWORK ELEVATIONS AND SETBACKS ARE TO BE CONFIRMED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED ONTARIO LAND SURVEYOR PRIOR TO THE PLACING OF ANY CONCRETE.
2. PRIOR TO THE SUPERSTRUCTURE WORKS PROCEEDING AND THE RELEASE OF THE COMPLETION STAGE PERMIT, THE OWNER'S CONSULTANT MUST CERTIFY THAT THE TOP OF FOUNDATIONS ARE IN CONFORMITY WITH THE GRADING PLAN REVIEWED BY THE TOWN.
3. ALL RAINWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AT GROUND LEVEL AT THE LOCATIONS INDICATED ON THIS PLAN.
4. EXISTING BOUNDARY ELEVATIONS ALONG THE SITE PERIMETER SHALL REMAIN UNDISTURBED. DRAINAGE RECEIVED FROM ADJACENT PROPERTIES SHALL BE ACCOMMODATED AND DRAINAGE FROM THE SUBJECT LANDS SHALL BE SELF-CONTAINED.
5. ALL YARD AREAS SHALL RECEIVE A MINIMUM OF 100mm OF TOPSOIL PLUS SOD.
6. THE OWNER SHALL CONTACT THE OPERATIONS SECTION OF THE ENGINEERING & PUBLIC WORKS DEPARTMENT AND MAKE ARRANGEMENTS NECESSARY FOR DRIVEWAY ACCESS AND SITE SERVICE CONNECTIONS.
7. THE OWNER SHALL CONTACT THE TOWN'S ARBORIST FOR CONSENT PRIOR TO ANY TREE BEING REMOVED.
8. THE OWNER SHALL CONTACT THE TOWN'S BUILDING SERVICES DIVISION A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION OF ANY RETAINING WALL DEEMED TO BE A "DESIGNATED STRUCTURE" IN ORDER TO ARRANGE FOR ANY NECESSARY INSPECTIONS.
9. THE OWNER IS RESPONSIBLE TO ENSURE THAT ALL CONSTRUCTION ACTIVITY AND FINAL PRODUCT CONFORMS TO ALL TOWN BYLAWS.
10. FOR PROPOSED INFILTRATION GALLERIES, THE OWNER SHALL PROVIDE THE TOWN WITH CONSTRUCTION PHOTOS AFTER EXCAVATION OF THE GALLERY AND TRENCHES FOR ROOF DRAIN PIPE CONNECTIONS. PRIOR TO BACKFILLING, THE OWNER SHALL ALSO PROVIDE CONSTRUCTION PHOTOS AFTER INSTALLATION OF CLEAR STONE AND ROOF DRAIN PIPE.
11. CERTIFICATION
"I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A DETACHED DWELLING LOCATED AT NO. 91 LAWRENCE AVENUE AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL WITH ALL ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED ELEVATIONS AND GRADIENTS AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE WITHOUT DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES."

"I ALSO CONFIRM THAT THE EXISTING SEWERS AND WATERMANS SHOWN ON THIS PLAN HAVE BEEN FIELD VERIFIED AS TO THE LOCATION AND ELEVATION."

May 16, 2017
Date

Michele Pearson
Ontario Land Surveyor

10933 JANE STREET, SECOND FLOOR, MAPLE
ONTARIO, L6A 1S1
O. : (416) 907-7327
E. : michele.pearson@pearsonandpearson.ca

PEARSON & PEARSON
SURVEYING LTD.

DRAWING : 1215-LawrenceAvenue91-OP.DWG PROJECT : 1215
CALC. BY: JM DRAWN BY: JM CHECKED BY: MP