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 zonling or building code or permit matter or that any house can be properly built or located on its lot. Any above ground u clearances from pro applicants expense.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Township of

ARCHITECTURAL PRÉVIÉM & APPROVAL X

10) EMB, Maxir Maxir

KMENTS: im 3H: 1V slope if < 1M hig im 4H: 1V slope if > 1M hig s minimum 1.5m wide.

Miams Limited, Architect

VALLEY

CRESCENT

No. OF STOREYS

LOT COVERAGE(%)

BLDG AREA(m)² LOT AREA(m)² LOT NUMBER

IJ

REWED AS NOTED

LOT GRADING NOTES: 1) All dimensions and grade elevations 1) All dimensions and grade elevations 2) The contractory shall check and variety elevations and drainage prior to common 3) Underside of foreity getween its ident and may not represent actual footing 4) Footings must be bar on paties, unplaid a maintenant of 1.2.2 m below finished Pate OCT. 29/

PROJECT/LO

ZANCOR HOMES

JECT/LOCATION
KING CITY
KING CITY, ONTARIO

JILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET TRANSFORMERS AND OTHER SERVICES. IF MIN. ONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT EXPENSE.

s providing internal c slope of 2%. s must be 1.0 m fros utilitles not m The property of the property o ewe accept no responsibility for the accuracy of elevations and

R. J. Burnside & Associates Limited

BUILDING STATISTICS
REG. PLAN No.

65M-4295

65

SITE GRADING PLAN

dimensions provided by others

PREVIEWED WITHOUT CHANGES REVIEWED AS NOTED IN RED REDUIRES RE-SUBMISSION

OCT. 04, 2012 DATE

FIRM BCIN

26995 21032

QUALIFIED DESIGNER BCIN

APPROVED FOR GRADING

NOTES:
ALL STARS ACCESSING FRONT
ENTRY TO BE POURED-IN-PLACE
PER SEC. 4.4 FOUND IN KING NORTH
/ KING DUFFERIN / KINGSHIRE
ESTATES.

Or OF OF ONE

I, NELSON CUNHA

I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY
FOR THE DESIGN WORK ON BEHALF OF RN DESIGN
LIMITED UNDER SUBSECTION 2.174 OF THE BUILDING
CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED,
IN THE APPROPRIATE CLASSES/CATEGORIES.

May on t

4

045

100138982 NEW XX CHEN

LICENSED

301.78

66

80.01

65

301

2.8%

301.62

90

2.27

10.31

MESSARA A
42-02 REV.
(9BASEMENT)
FFE 302.40
TFW 302.10
TBS 299.40
USF 299.17

33.32

75.71 75.71

301.35′ 301.19

301.35

300.10

SECTION OF THE PROPERTY OF THE

302,20 △ 1R

MOGNIM

WALK OUT BASEMENT REVERSE PLAN STANDARD PLAN

WALKOUT DECK LOOKOUT BASEMENT

UNDER SIDE FOOTING @ REAR UNDER SIDE FOOTING @ GARA

OP OF ENGINEERED FILL UMBER OF RISERS TO GRADI

TOP OF BASEMENT SLAB FINISHED FLOOR ELEVATION

DBL. CATCH BASIN ENGINEERED FILL HYDRO CONNECTION

CABLE PEDISTAL CATCH BASIN

FIRE HYDRANT STREET LIGHT MAIL BOX

TRANSFORMER WATER VALVE

301.06

97.3 12.00

69.4

G 2 90;9 4.5%

12

SAN= 298.25 STM= 298.55

BY:

.50

DATE

25

DECK LINE(m)

NA

PEAK HEIGHT(m) MEAN HEIGHT(m)

11.69

LEGEND

* 301.70 301.50

301.58

,301.80

SEWER CONNECTIONS WATER CONNECTION SEWER CONNECTIONS 2 LOTS

AIR CONDITIONING

CHAINLINK FENCE PRIVACY FENCE SOUND BARRIER

DOWN SPOUT TO SPLASH PAD SWALE DIRECTION

FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE

3R∇

- I have reviewed the site and grading plan for the proposed building(s) to be constructed on Lot(s) 65 and hereby certify that:

 1. The proposed grading and appurtenant drainage works comply with sound engineer principles.

 2. The proposed grading is in conformity with the grading plan approved for the subdivision and will not adversely affect adjacent lands.

 3. The proposed building is compatible with the proposed grading.

DOR ENGINEERING INC.



NOTES:

- Builder to verify storm and sanitary service lateral elevations prior to pouring footings

- Extend footings at front to ensure 1.25M cover (Min)

- Garage footings to extend to original ground or as directed by soils engineer.



DRAWN BY 1:250 N C

09011 9 NUMBER



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