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 Township of KING.

ARCHITECTURAL REVIEW 8 A John G. Williams Life Hed, Architect

The contractor shall check and verify all given grade elevations and drainage prior to commencement of construction the contraction of coding shown is staten from architectural plans and may not represent actual footing depth. ressed in SI units. n creds

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

CLIENT

ZANCOR HOMES

- 4) Footings must bear on native, undisturbet soll or rock, and be a minimum of 1.2 m below finished grade.

 5) Exterior cadding, thresholds, and window sills shall be a minimum of 150 mm above finished grade

 6) Drivensy, must be dear of light sendands by a MINI of 1.5m and other above ground enriose or other obstructions (hydro transfer beal pedestellas, fact, by a minimum of 3.0 m, no udeficies (hydro transfer beal pedestellas, fact, by a minimum of 3.0 m, no udeficies in direvewy alignments is permitted to achieve the clearance.

PROJECT/LOCATION
KING CITY
KING CITY, ONTARIO

- utilities not meeting the above noted minimum oposed driveway are to be relocated at the
- LES:
 ales providing interr
 um slope of 2%.
 ales must be 1.0 m
 nimum swale depth from each lot shall have a
- KMENTS: m 3H: 1V slope if < 1M high. m 4H: 1V slope if > 1M high. minimum 1.5m wide.

LOT NUMBER

REG. PLAN No

<u>자</u>

65M-4295

LDING STATISTICS

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CASPIAN A
42-03 CORNER MOD. STD.
(9'BASEMENT)-LOT 38

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DN3R= FFE 300.60 TFW TBS USF

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26.00

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1.50m CONC. SIDEWALK

2.1%





SITE GRADING PLAN

BLDG AREA(m)² DECK LINE(m) No. OF STOREYS LOT COVERAGE(%) LOT AREA(m)² PEAK HEIGHT(m) MEAN HEIGHT(m)

CENSTO PROFESSIONAL PROFESSIONA +++□□■⊠○○▷□ WOD WOD REV WOD REV WOD REV WOD REV WOD REV WOD STD CHAINLINK FENCE PRIVACY FENCE SOUND BARRIER AIR CONDITIONING DOWN SPOUT TO SPLASH PAD SWALE DIRECTION UNDER SIDE FOOTING @ REAR UNDER SIDE FOOTING @ GARAGE TOP OF ENGINEERED FILL NUMBER OF RISERS TO GRADE FINISHED FLOOR ELEVATION TOP OF FOUNDATION WALL TOP OF BASEMENT SLAB CABLE PEDISTAL CATCH BASIN DBL. CATCH BASIN ENGINEERED FILL FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE WATER VALVE WATER CONNECTION HYDRO CONNECTION FIRE HYDRANT LOOKOUT BASEMENT WALK OUT BASEMENT REVERSE PLAN SEWER CONNECTIONS SEWER CONNECTIONS 2 LOTS BELL PEDISTAL STANDARD PLAN UNDER SIDE FOOTING TREET LIGHT (SITED)



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29981

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Contractor

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

I, NELSON CUNHA
I HAVE REVIEWED AND T

LIMITED UNDER SUBSECTION 2.17.4 OF T CODE. I AM QUALIFIED, AND THE FIRM IS IN THE APPROPRIATE CLASSES/CATEGO

QUALIFIED DESIGNER BCIN

21032 26995

IRM BCIN

- 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.
- APPROVED FOR GRADING
 I have reviewed the site and grading plan for the proposed building(s) to be constructed on Lot(s) 38 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.

VALDOR ENGINEERING INC

LOT NUMBER

09011



1:250

DRAWN BY

APR. 09, 2013