

ARCHITECTURAL REVIEW ~~APPROVAL~~

MAY 30 2012

John G. Williams Limited, Architect

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- 1) All dimensions and grade elevations are expressed in SI units.
- 2) The contractor shall check and verify all given grade elevations and drainage prior to commencement of construction.
- 3) Underside of footing shown is taken from architectural plans and may not represent actual footing depth.
- 4) Footings must be on native, undisturbed soil or rock, and be a minimum of 1.22 m above finished grade.
- 5) Exterior cladding, thresholds, and window sills shall be a minimum of 150 mm above finished grade.
- 6) Driveways must be clear of sight standards by a MIN of 1.50 m and other above ground services or other obstructions (ferry ramps, etc.) shall be removed or relocated in driveway.
- 7) All pedestrians, vehicles, and bicycles shall be able to achieve the clearances.
- 8) Any above ground utilities not meeting the above noted minimum clearances from proposed driveway are to be relocated at the applicants expense.

8) SWALES:
I) Swales providing internal drainage from each lot shall have a minimum slope of 2%.
II) Swales must be 1.0 m from lot line to higher property.

III) Minimum swale depth to be 250mm.
IV) Maximum swale side slope to be 3H/1V.

V) Maximum depth of rear yard swale to be 750 mm.
VI) Maximum depth of side yard swale to be 450 mm.

g) Leave downspouts must discharge onto splash-pans. Collection to weeping tiles or sewers are not permitted.

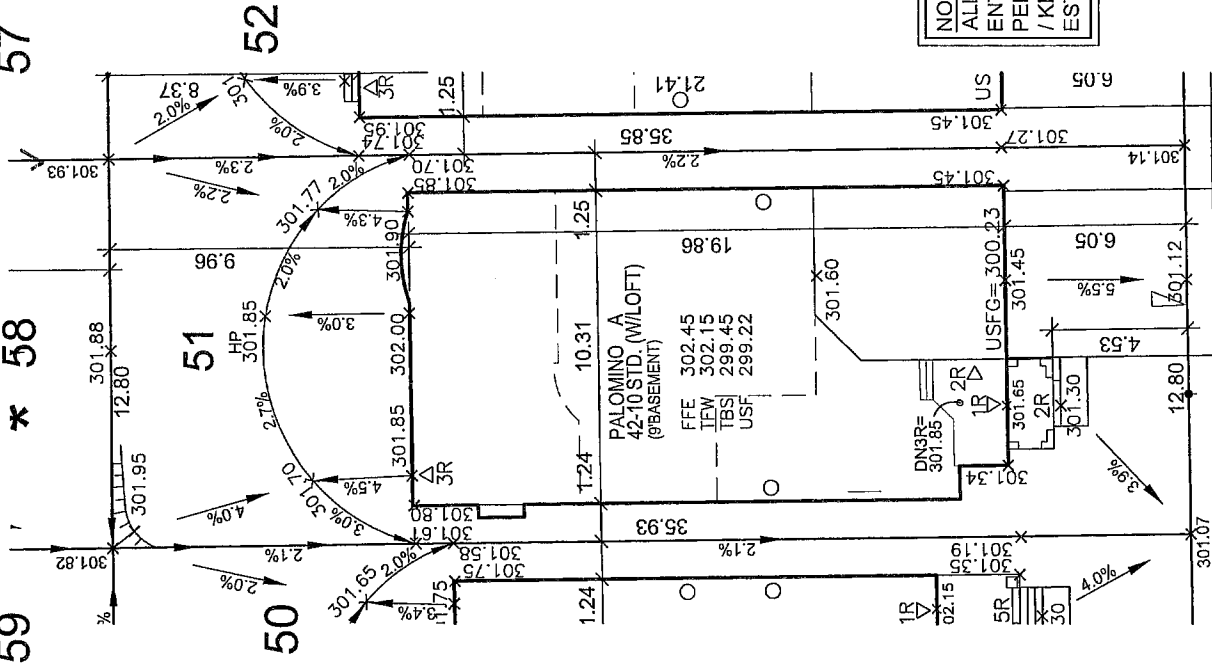
10) **EMPAKMENT IS:**
Maximum 3H: 1V slope if < 1M high.
Maximum 4H: 1V slope if > 1M high.

11) All lot surfaces to be constructed with a minimum grade of 2.0 %

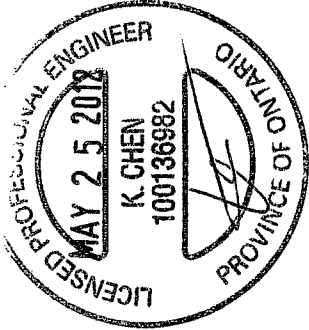
12) Where rear lot catchbasins are provided, house footing adjacent to the E/CB lead must be lower than the lead and a maximum grade of 3.0 %.

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



①	SAN = 298.25 STM = 298.55	S
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NICORT ROAD

0.92 300.9

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) 51 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.

Date:

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
PROJECT/LOCATION	KING CITY KING CITY, ONTARIO
DRAWING	SITE GRADING PLAN
BUILDING STATISTICS	
REG. PLAN No.	65M-4295
ZONE	R4
LOT NUMBER	51
LOT AREA(m) ²	N/A
BLDG AREA(m) ²	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	8.25
PEAK HEIGHT(m)	N/A
DECK LINE(m)	N/A

FFFE	FINISHED FLOOR ELEVATION
TFWF	TOP OF FOUNDATION WALL
TSS	TOP OF BASEMENT SLAB
USF	UNDER SIDE FOOTING
USFR	UNDER SIDE FOOTING @ REAR
USFG	UNDER SIDE FOOTING @ GARAGE
TEF	TOP OF ENGINEERED FILL
R	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
LOB	LOOKOUT BASEMENT
WOB	WALK OUT BASEMENT
REV	REVERSE PLAN
STD	STANDARD PLAN
△	DOOR
○	WINDOW
⊗	BELL PEDISTAL
▣	CABLE PEDISTAL
□	CATCH BASIN
▢	DBL. CATCH BASIN
*	ENGINEERED FILL
⊕	HYDRO CONNECTION
⊖	FIRE HYDRANT
●	STREET LIGHT
⊠	MAIL BOX
⊡	TRANSFORMER
⊙	WATER VALVE
⊕	WATER CONNECTION
▽	SEWER CONNECTIONS 2 LOTS
∇	SEWER CONNECTIONS 1 LOT
Ⓐ	AIR CONDITIONING
⊕	DOWN SPOUT TO SPLASH PAD
→	SWALE DIRECTION
—	CHAINLINK FENCE
—	PRIVACY FENCE
—	SOUND BARRIER
—	FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE

[illegible]

I, NELSON CUNHA DECLARE THAT
I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY
FOR THE DESIGN WORK ON BEHALF OF RN DESIGN
LIMITED UNDER SUBSECTION 27.4 OF THE R.I.T.A. ACT

I, Nelson Cunha declare that I have reviewed and take design responsibility for the design work on behalf of RN Design Limited under Division C, Part 3, subsection 3.2.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate class/categories.

QUALIFIED DESIGNER BCIN 26905
FIRM BCIN 26995

SIGNATURE

DRAWN BY NC	SCALE 1:250	PROJECT No. 09011	LOT NUMBER 51
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PN design
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