## APPROVED FOR GRADING

have reviewed the site and grading plan for the proposed building(s) to be

constructed on Lot(s) 11 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: .....

### NOTES:

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



It is the builder's complete responsibility to 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 & AFFROVAL

John G. William Limited, Architect

## NOTES:

- 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.
- Underside of footing shown is taken from architectural plans and may not represent actual footing depth.
- 4) Footings must bear on native, undisturbed soil or rock, and be a minimum of 1.22 m below finished grade.
- 5) Exterior cladding, thresholds, and window sills shall be a minimum of 150 mm above finished grade
- Any above ground utilities not meeting the above noted minimum clearances from proposed driveway are to be relocated at the applicants expense.

# B) SWALES:

- 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.

- Builder to verify storm and sanitary service lateral elevations prior to pouring footings Extend footings at front to ensure 1.25M cover (Min)
- Streetscape 300.70 10.31 MAY 1/8 2012 30**0565** ARABIAN A (9'BASEMENT) FFE 301.25 TFW 300.95 TBS 298.25 USF 298.02 \* 299.90- Driveways must be clear of light standards by a MiN of 1.5m and other above ground services or other obstructions (hydro transformers) bell pedestals, etc.) by a minimum of 3.0m no delfection in driveway alignments is permitted to achieve the clearance. 1.24 299.70 11 V) Maximum depth of rear yard swale to be 750 mm.
   Vi) Maximum depth of side yard swale to be 450 mm.
   Vi) Maximum depth of side yard swale to be 450 mm.
   9) Eave downspouts must discharge onto splash-pads. Connections to weeping tiles or sewers are not permitted. 10) EMBANKMENTS:
  Maximum 3H: 1V slope if < 1M high.
  Maximum 4H: 1V slope if > 1M high.
  Terraces minimum 1.5m wide.

  11) No healthy trees shall be removed without prior written approval of the Township Engineer.

  12) All lot surfaces to be constructed with a minimum grade of 2.0 % and a maximum grade of 5.0 %.

  13) Rainwater downspouts shall be directed away from the private sewage disposal system. UPGRADE EXPOSED ELEVATION(S), (See Approved Streetscape / Unitage 25 in Dwg4 299.10 100.90 Garage footings to extend to original ground or as directed by soils engineer. 17 \*



SA

STI

USF

HP 300.65

15

300.13

299.60

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5.50

SAN= 297.20

STM= 297.50

300,55

USFG=29.30

₹01.05

**ADELIA PLACE** 

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

CLIENT **ZANCOR HOMES** 

PROJECT/LOCATION KING'S RIDGE KING CITY, ONTARIO (SOUTH)

DRAWING SITE GRADING PLAN

BUILDING STATIST	rics
REG. PLAN No.	
ZONE	R4
BLOCK NUMBER	N/A
LOT NUMBERS	11
LOT AREA(m ) <sup>2</sup>	N/A
BLDG AREA(m ) <sup>2</sup>	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	7.33
PEAK HEIGHT(m)	N/A

PEAK HEIGHT(r	m) <u>N/A</u>
~ ~ ~	
FFE	LEGEND
TFW	FINISHED FLOOR ELEVATION
TBS	TOP OF FOUNDATION WALL 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
Ž.	DOOR
0	WINDOW
⊠	BELL PEDISTAL
	CABLE PEDISTAL
	CATCH BASIN
ά	DBL. CATCH BASIN
*	ENGINEERED FILL
*	HYDRO CONNECTION
Ŷ	FIRE HYDRANT
s.	STREET LIGHT
$\mathbf{\boxtimes}$	MAIL BOX
V	TRANSFORMER
9	WATER VALVE
<u> </u>	WATER CONNECTION
$\nabla$	SEWER CONNECTIONS 2 LOTS
7	SEWER CONNECTIONS 1 LOT
AC	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

	SUED OR REVISION	COMM	ENT	·s
NO.	DESCRIPTION	DATE	DWN	СН
1	ISSUED FOR REVIEW	MAR 16/12	NC	NC
2	REV. PER ENGINEER COMMENTS ISSUED FOR FINAL	APR09/12	NC	NC

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 CLASSES/CATEGORIES. QUALIFIED DESIGNER BCIN 21032 FIRM BCIN 26995 APR.09,2012 DATE SIGNATURE

DRAWN BY NC SCALE 1:250 PROJECT No 09011

LOT NUMBER

11

