

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 building 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 APPROVAL

JUL 24 2012  
John G. Williams, Architect

LOT GRADING 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.
- 3) Underside of footing shown is taken from architectural plans and may not represent actual footing depth.
- 4) Footings must be on native, undisturbed subgrade.
- 5) Minimum of 122 mm below finished grade.
- 6) Minimum of 150 mm below finished grade.
- 7) Drivers must be clear of light standards by a minimum of 1.5m.
- 8) Drivers must be clear of light standards by a minimum of 1.5m.
- 9) Drivers must be clear of light standards by a minimum of 1.5m.
- 10) Drivers must be clear of light standards by a minimum of 1.5m.
- 11) Drivers must be clear of light standards by a minimum of 1.5m.
- 12) Drivers must be clear of light standards by a minimum of 1.5m.



This plan has been reviewed, on behalf of the Township of King, and is satisfactory with respect to general conformance with the overall lot grading plan. Approval of this plan is for no other purpose.

We do not accept responsibility for the accuracy of elevations and dimensions provided by others.

- ☒ Accepted without changes  
☐ Reviewed as noted

JUL 25 2012

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

ZANCOR HOMES

PROJECT LOCATION  
KING CITY, ONTARIO

DRAWING  
SITE GRADING PLAN

BUILDING STATISTICS

REG. PLANNING	65M-4295
ZONE	R4
LOT NUMBER	75
LOT AREA <sup>1</sup>	N/A
PLUG AREA <sup>2</sup>	N/A
LOT COVERAGE <sup>3</sup>	N/A
No. of Floors	2
MEAN HEIGHT(m)	8.56
PEAK HEIGHT(m)	N/A
DECK (m <sup>2</sup> )	N/A

Reviewed

LEGEND

- FINISHED FLOOR ELEVATION
- TOP OF FOUNDATION WALL
- TBS 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
- 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

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DRAWN/CHK
1	ISSUED FOR REVIEW	FEB. 21/11	NC
2	REV PER ENGINEER COMMENTS	JUN 05/12	NC
3	ISSUED FOR FINAL	JUN 05/12	NC
4	REV AS PER CITY COMMENTS	JULY 19/12	NC
5	RE-ISSUED FOR FINAL	JULY 19/12	NC

I, NELSON CUNHA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION 3.2.4 OF THE BUILDING CODE.

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DESIGNER'S SIGNATURE  
JUL 20 2012

SCALE

DRAWN BY  
NC

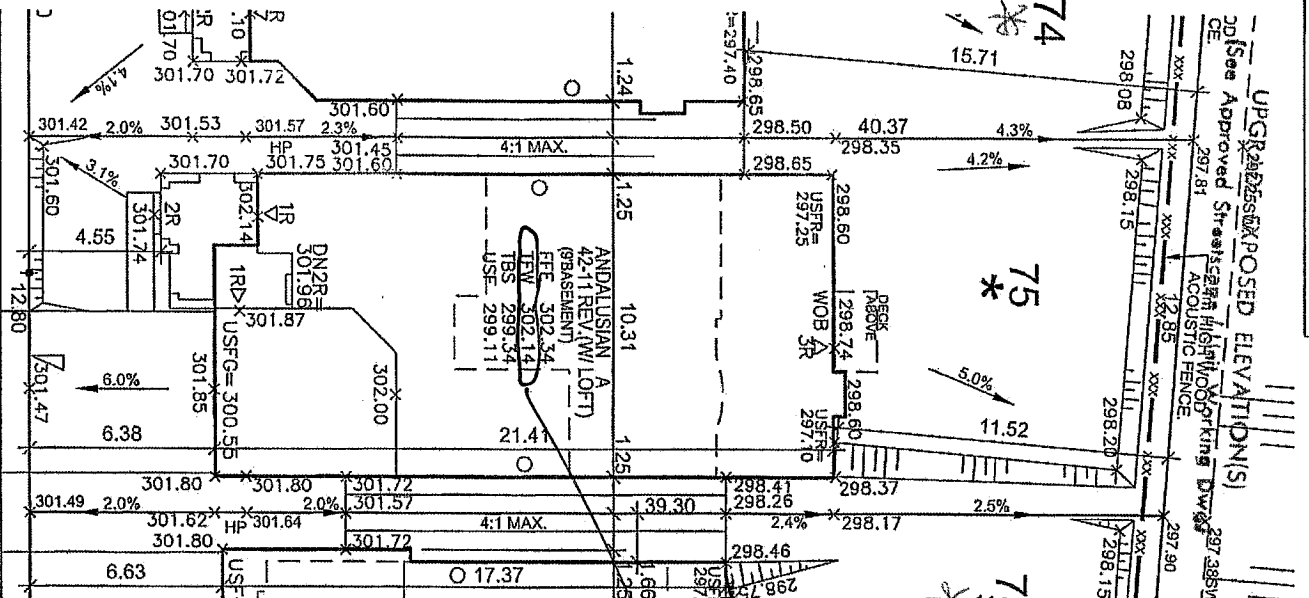
SCALE  
1:250

PROJECT NO.  
09011

LOT NUMBER  
75



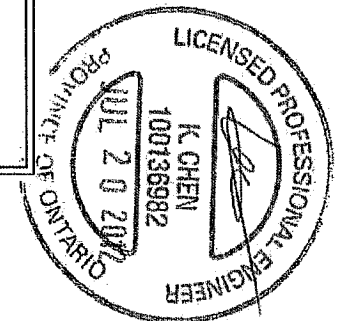
RN design  
Imagine • Inspire • Create  
TEL: (905) 738-3177  
FAX: (905) 738-5449  
DWG@RNDDESIGN.COM



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

299.11 USF  
0.15 FORMING  
2.78 BSM.T.  
302.04

LILLY VALLEY CRESCENT



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) 75 and hereby certify that:  
1. The proposed grading and in-situ drainage works comply with sound engineering 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: .....