

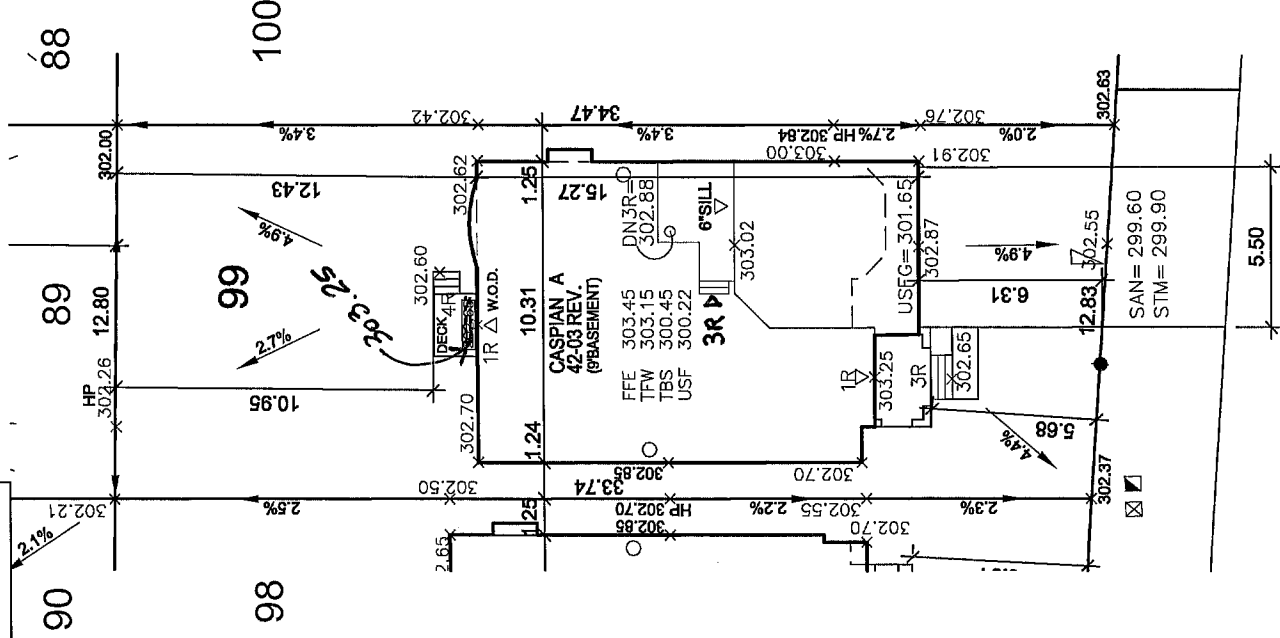
REVISED FOR GMD

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 building can be properly built or located on its lot, 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.

LOT GRADING NOTES:

- 1) All dimensions and grade elevations are given 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 bear on native, undisturbed soil or rock, and be a minimum of 1.22 in below finished grade.
- 5) Exterior casting, trenches and foundations shall be a minimum of 1.5m below finished grade.
- 6) Driveways must be clear of sight standards by a MIN of 1.5m and other above ground services or other obstructions (hydro transformers) be pedestals, etc. in order to achieve the 3.0m deflection in driveway alignment as per utility standards.
- 7) Minimum 1.5m vertical clearance for utilities and the above noted minimum clearances from proposed driveway are to be relocated at the applicants expense.
- 8) SWALES:
 - i) Swales providing internal drainages from each lot shall have a minimum 1.5m depth.
 - ii) Swales must be 1.0 m from lot line to higher property.
 - iii) Minimum swale depth to be 250mm.
 - iv) Minimum swale slope to be 3% / V.
 - v) Maximum depth of year yard swale to be 750 mm.
 - vi) Swales must be constructed to prevent erosion.
- 9) Eave downspouts must discharge into splash-pads. Connections to weeping tiles or sewers are not permitted.
- 10) EMBANKMENTS:
 - i) All lot surfaces to be constructed with a minimum grade of 2.0 %
 - ii) A maximum 4:1 V slope if ≤ 1 m high.
 - iii) A maximum 3:1 V slope if ≤ 1.5 m high.
 - iv) Terraces minimum 1.5m wide.
- 11) All lot surfaces to be constructed with a minimum grade of 2.0 %
- 12) Yard lot castings are provided, house footing adjacent to the EUBC lot must be lower than the last.



VALLEY POINT CRESCENT

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

NOTES:

- 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

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I have reviewed the site and grading plan for the proposed building(s) to be constructed on Lot(s) 99 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.

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
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BUILDING STATISTICS	
REG. PLAN No.	65M-4295
ZONE	R4
LOT NUMBER	99
LOT AREA(m) ²	N/A
BLDG AREA(m) ²	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	8.96
PEAK HEIGHT(m)	N/A
DECK LINE(m)	N/A

FFE	FINISHED FLOOR ELEVATION
TFW	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 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 2.17.4 OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

QUALIFIED DESIGNER BCIN	21032
FIRM BCIN	26995

JUNE 19, 2012
DATE

DRAWN BY NC	SCALE 1:250	PROJECT No. 09011	LOT NUMBER 99
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RN design
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