

**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 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 to be set 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
- 6) 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 deflection in driveway alignments is permitted to achieve the clearance.
- 7) 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.
- 9) Eave downspouts must discharge onto splash-pads. Connections to weeping tiles or sewers are not permitted.
- 10) **EMBANKMENTS:**
  - I) Maximum 3H: 1V slope if < 1M high.
  - II) Maximum 4H: 1V slope if > 1M high.
  - III) Terraces minimum 1.5m wide.
- 11) All lot surfaces to be constructed with a minimum grade of 2.0 % and a maximum grade of 12.0 %.
- 12) Where rear lot catchbasins are provided, house footing adjacent to the RCLB lead must be lower than the lead.

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.

<b>CLIENT</b> ZANCOR HOMES
<b>PROJECT/LOCATION</b> KING CITY KING CITY, ONTARIO
<b>DRAWING</b> SITE GRADING PLAN

BUILDING STATISTICS	
REG. PLAN No.	65M-4295
ZONE	R4
LOT NUMBER	92
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)	9.13
PEAK HEIGHT(m)	N/A
DECK LINE(m)	N/A

### LEGEND

<b>FFE</b>	FINISHED FLOOR ELEVATION
<b>TFW</b>	TOP OF FOUNDATION WALL
<b>TBS</b>	TOP OF BASEMENT SLAB
<b>USF</b>	UNDER SIDE FOOTING
<b>USFR</b>	UNDER SIDE FOOTING @ REAR
<b>USFG</b>	UNDER SIDE FOOTING @ GARAGE
<b>TEF</b>	TOP OF ENGINEERED FILL
<b>R</b>	NUMBER OF RISERS TO GRADE
<b>WOD</b>	WALKOUT DECK
<b>LOB</b>	LOOKOUT BASEMENT
<b>WOB</b>	WALK OUT BASEMENT
<b>REV</b>	REVERSE PLAN
<b>STD</b>	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 CONITIONING
	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.

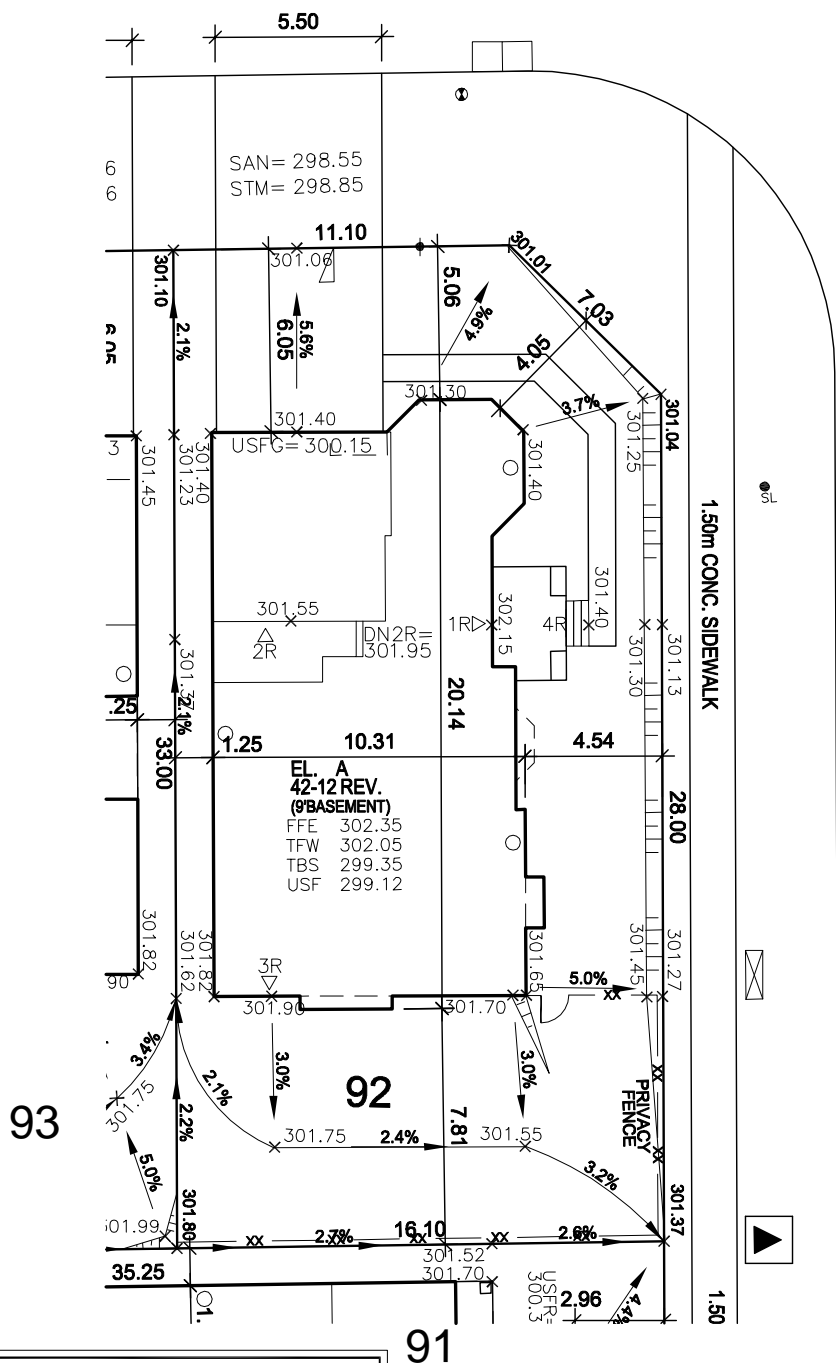
QUALIFIED DESIGNER BCIN \_\_\_\_\_ **21032**  
FIRM BCIN \_\_\_\_\_ **26995**

**MAY 30, 2012** \_\_\_\_\_  
DATE SIGNATURE

<b>DRAWN BY</b> NC
<b>SCALE</b> 1:250
<b>PROJECT No.</b> 09011
<b>LOT NUMBER</b> 92



# TERRY VIEW DRIVE



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

**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) 92 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: .....

