

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.

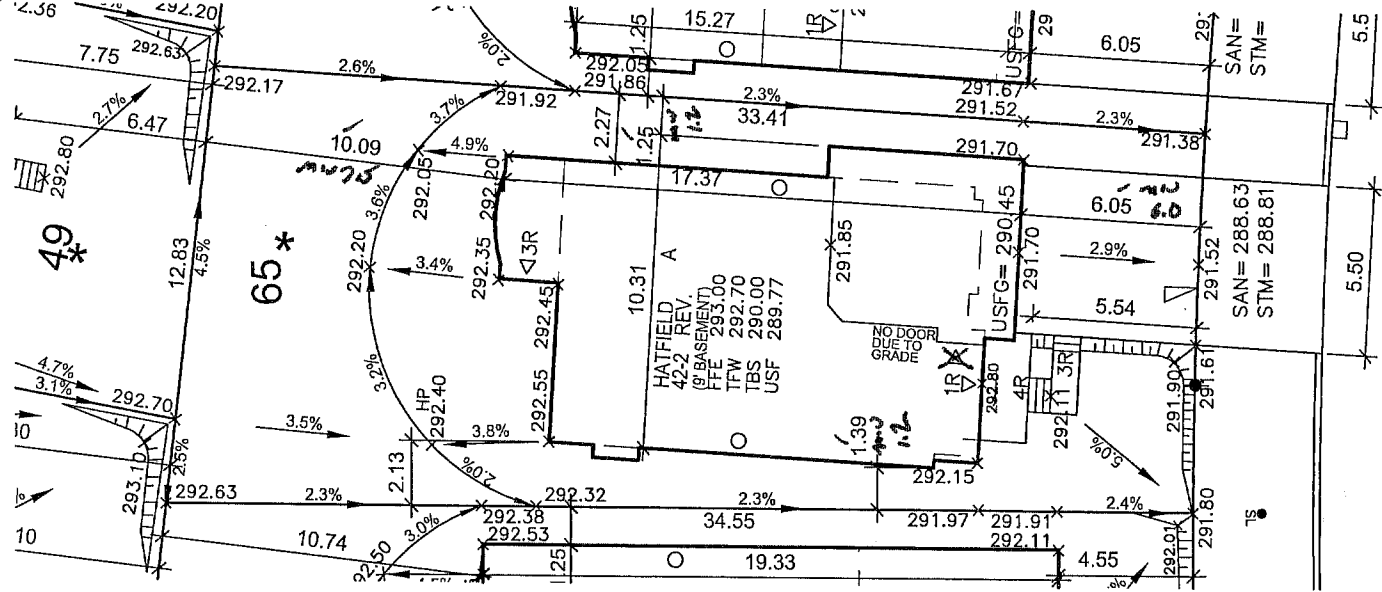
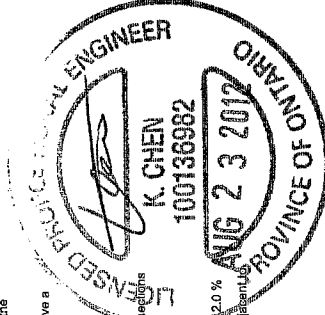
ARCHITECTURAL REVIEW APPROVAL

SEP 10 2012

John G. Williams Limited, 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) The minimum finished grade shall be in accordance with the Architectural Plans.
- 4) Footings must bear on native undisturbed soil or rock, and be a minimum of 122 mm 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.
- 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) Swales must be 1.0 m to 250mm.
 - iv) Maximum swale side slope to be 3:1 H:V.
 - 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 existing drains or sewers are not permitted.
 - 10) Eave downspouts must be 1:1 slope if < 1M high, 4:1 slope if > 1M high. Maximum 1.5m wide.
 - 11) All areas of the lot shall be finished with a minimum grade of 2.0 % and a maximum grade of 5.0 %.
 - 12) Where rear lot catchbasins are provided, house footing adjacent to the RLOB lead must be lower than the lead.



ROBERT BERRY CRESCENT

05/3/12
2012/10/13

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) 65, 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

VALLEY KING
KING CITY, ONTARIO

DRAWING

SITE GRADING PLAN

BUILDING STATISTICS

REG. PLAN No.

6507-43612

ZONE

R4

LOT NUMBER

65

LOT AREA(m)²

N/A

BLDG AREA(m)²

N/A

LOT COVERAGE(%)

N/A

No. OF STOREYS

2

MEAN HEIGHT(m)

9.52

PEAK HEIGHT(m)

N/A

DECK LINE(m)

N/A

LEGEND

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

BELED BASEMENT

CATCH BASIN

DECK TO BASIN

ENGINEERED FILL

HYDRO CONNECTION

FIRE HYDRANT

SLOTT LIGHT

MISC BOX

TRANSFORMER

WATER VALVE

WATER CONNECTION

SEWER CONNECTIONS

SEWER CONNECTIONS

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