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 28 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) 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
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:
Maximum 3H: 1V slope if < 1M high.
Maximum 4H: 1V slope if > 1M high.
Terraces minimum 1.5m wide.
11) All lot surfaces to be constructed 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 RLCB 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.

CLIENT
ZANCOR HOMES

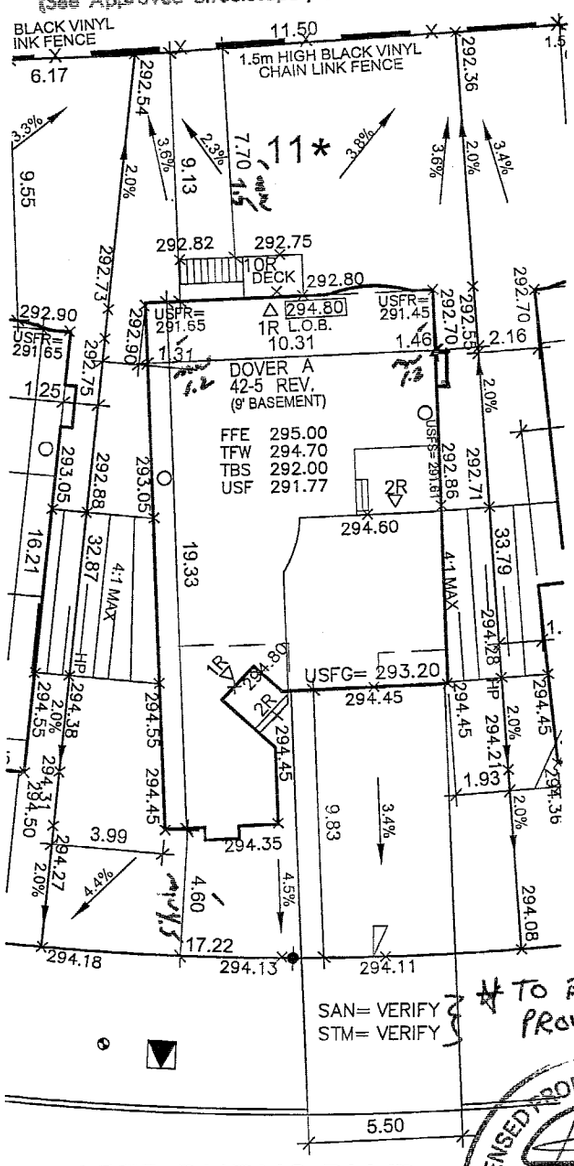
PROJECT/LOCATION
VALLEY KING
KING CITY, ONTARIO

DRAWING
SITE GRADING PLAN

BUILDING STATISTICS

REG. PLAN No.	65M-4342
ZONE	R4
LOT NUMBER	11
LOT AREA(m)^2	N/A
BLDG AREA(m)^2	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	8.91
PEAK HEIGHT(m)	N/A
DECK LINE(m)	N/A

UPGRADE EXPOSED ELEVATION(S)
(See Approved Streetscaps / Unit Working Dwgs)



TO BE PROVIDED

REVIEWED AS NOTED BURNS BLVD.
ZONING BY-LAW 74-53 AS AMENDED
DATE: Oct 3/12
REF. APPL. No. 2012-078
BY:
TOWNSHIP OF KING

LICENSED PROFESSIONAL ENGINEER
K. CHEN
100136982
SEP 27 2012
PROVINCE OF ONTARIO

REVIEWED WITHOUT CHANGES
REVIEWED AS NOTED
REQUIRES RE-SUBMISSION
Reviewed by R.J. Burnside & Associates Limited
Date OCT. 17/12
We accept no responsibility for the accuracy of elevations and dimensions provided by others.
Review of this plan only and our conformance with the overall lot grading plan

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
TFS TOP OF ENGINEERED FILL
WS NUMBER OF RISERS TO GRADE
WO WALKOUT DECK
LBO 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

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW (SITED)	JULY06/12	NC	NC
2	ISSUED FOR FINAL	AUG.20/12	NC	NC
3	RE-ISSUED FOR REVIEW	SEPT.10/12	NC	NC
4	RE-ISSUED FOR FINAL	SEPT.25/12	NC	NC

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
SEPT. 25, 2012
DATE SIGNATURE

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) 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: .....

DRAWN BY	NC
SCALE	1:250
PROJECT No.	11072
LOT NUMBER	11

RN design
Imagine ▸ Inspire ▸ Create
TEL.(905)738-3177
FAX.(905)738-5449
DWG@RNDESIGN.COM