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.

ANCHITECTURAL REVIEW APPROVAL

AUG 1 % 2013

John G. Williams Linked, Architect

LOT GRADING NOTES: 1) All dimensions and grade ele

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.

22 m below finished grade.

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 transforbell pedestals, etc.) by a minimum of 3.0m no delfection in driveway alignments is permitted to achieve the clearance.

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:

1) Swales providing internal drainage from each lot shall have a minimum slope of 2%.

11) Swales must be 1.0 m from lot line to higher property.

110) Minimum swale depth to be 250mm.

111) Maximum swale side slope to be 3H/1V.

112) Maximum depth of rear yard swale to be 750 mm.

113) Maximum depth of side yard swale to be 450 mm.

114) Eave downspouts must discharge onto splash-pads. Connections to weeping tiles or sewers are not permitted.

296.95 297.

2.0%

20 HP

297. 797

4.5%

43.

Ö

to weeping tiles of sewers are not permitted.

10 EMBANKMENTS:
Maximum 3H: 1V slope if < 1M high.
Maximum 4H: 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. 5.75 SAM HILL <u>CRESCENT</u> ▼ SAN= 293.82 STM = 294.122.80 296.91 296

55

297.10

297 ,70 稂

2R⊳

DN2R= 297.50

6.38

6.32

O

5.71

297.35

7

USFG=

10.31 ¬

ANDALUSIAN A 42-11 STD.

(9'BASEMENT) (WITH LOFT) FFE 297.90 TFW 297.60

W.O.D. ^{4R} □ DECK

297.10

294.90 294.67

95

297

297

297

47

45

296.72 296

4 2.0% 46 TRADE EXPOSED ELEVATION(S)

Streetscape | Unit Working Dwall 2.4m HIGH ACOUSTIC FENCE 1See 296.74 INFILTRATION TRENCH 296.80

NOTES

BUILDING ON ENGINEERED FILL BUILDER TO CONSTRUUT FOOTING AS PER RECOMMENDATION FROM THE GEOTECHNICAL ENGINEER

BLOCK 86 LANDSCAPE BUFFER

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.

GRADING CERTIFICATION:

GRADING CERTIFICATION:

I HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED AND I HEREBY

CERTIFY THAT:

1. THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING PRINCIPLES.

2. THE PROPOSED GRADING IS IN CONFORMITY WITH THE GRADING PLANS APPROVED FOR THIS SUBDIVISION AND WILL

NOT ADVERSELY AFFECT ADJACENT LANDS.

3. THE PROPOSED BUILDING IS COMPATIBLE WITH THE PROPOSED GRADING.

4. THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL UTILITIES ON THE SITE, WHICH ARE NOT 1.0 METERS CLEAR

FROM EGGE OF DRIVEWAY, INCLUDING STREET CATCH BASIN.

5. ROOF LEADER DOWNSPOUTS MUST DRAIN TO FRONT OF HOUSE.

6. THE PROPOSED WATER SERVICE VALVE BOX IS LOCATED IN THE GRASSED PORTION OF THE FRONT YARD.

EMC GROUP LTD.

DATE AU 13/13 DATE

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREE LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT UNG ANN DESCRIPE.

CLIENT

ZANCOR HOMES

PROJECT/LOCATION KING NORTH- PHASE 2 KING CITY, ONTARIO

DRAWING

SITE GRADING PLAN

BUILDING STATISTICS		
REG. PLAN No.	65M-4277	
ZONE	R4	
LOT NUMBER	LOT 46	
LOT AREA(m) ²	N/A	
BLDG AREA(m) ²	N/A	
LOT COVERAGE(%)	N/A	
No. OF STOREYS	2	
MEAN HEIGHT(m)	8.41	
PEAK HEIGHT(m)	N/A	
DECK LINE(m)	N/A	

LEGEND				
FFE TFW TBS USF USFR USFR USFG WOD LOB WOB REV STD	FINISHED FLOOR ELEVATION TOP OF FOUNDATION WALL TOP OF BASEMENT SLAB UNDER SIDE FOOTING @ REAR UNDER SIDE FOOTING @ REAR UNDER SIDE FOOTING @ GARAGE TOP OF ENGINEERED FILL NUMBER OF RISERS TO GRADE WALKOUT DECK LOOKOUT BASEMENT WALK OUT BASEMENT WALK OUT BASEMENT REVERSE PLAN STANDARD PLAN DOOR WINDOW BELL PEDISTAL CABLE PEDISTAL CATCH BASIN DBL. CATCH BASIN ENGINEERED FILL HYDRO CONNECTION FIRE HYDRANT STREET LIGHT MAIL BOX TRANSFORMER			
†	FIRE HYDRANT			
ŠL.				
₽	WATER VALVE			
•	WATER CONNECTION			
\(\)	SEWER CONNECTIONS 2 LOTS			
7	SEWER CONNECTIONS 1 LOT			
AC	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	ÇHK	
1	ISSUED FOR REVIEW	JULY 31/13	NC	NC	
2	REVISED AS PER ENG. COMMENTS	AUG. 09/13	SB	NC	
3	ISSUED FOR FINAL	AUG 13/13	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.

21032 QUALIFIED DESIGNER BCIN 26995

AUG. 13, 2013



DRAWN BY NC SCALE 1:250

PROJECT No. 12022

LOT NUMBER **LOT 46**

