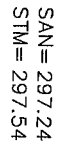


This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Township of KING.

John G. Williams Limited, Architects

- 1) All dimensions and grade elevations are given in SI units.
- 2) The contractor shall check and verify all given grade elevations and to change 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 structures by a MIN. of 1.50 m (5 ft) (50% of the height of the structure less the height of the ball, pedestals, etc.) by a minimum of 5.0 m no deflection in driveway alignment 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 applicable expense.
- 8) SLOPES:
 - a) SLOPES exceeding internal drainage from each lot shall have a minimum slope of 2%.
 - b) Slopes must be 1.0 m from all lot line to higher property.
- 9) Minimum swale depth to be 250mm.
- 10) Minimum swale side slope to be 3H:1V.
- 11) Maximum depth of rear yard swale to be 450 mm.
- 12) Maximum depth of side yard swale to be 750 mm.
- 13) Leave down spouts must discharge onto splash pads. Connections between the splash pads are not permitted.
- 10) EASEMENTS:
 - a) Maximum 3H: 1V slope if < 1M high.
 - b) Maximum 4H: 1V slope if > 1M high.
 - c) Increase minimum 1.5m width with a minimum grade of 2.0 %
 - d) and a maximum grade of 5.0 %
- 12) Where rear lot easements are provided, house footing adjacent to the R/CB rear lot easements must be lower than the lead.



PROFESSIONAL ENGINEER
P. FILIPITSEV
100746817
PROVINCE OF ONTARIO

- 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.

I have reviewed the site and grading plan for the proposed building(s) to be constructed on Lot(s) 36 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.

Date: APR 16 2013

CLIENT
ZANCOR HOMES

PROJECT/LOCATION
KING CITY
KING CITY, ONTARIO

DRAWING
SITE GRADING PLAN

BUILDING STATISTICS

REG. PLAN No.	6M-4295
ZONE	R4
LOT NUMBER	36
LOT AREA(m) ²	N/A
BLDG AREA(m) ²	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	N/A
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
USRG	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
SL	MAL BOX
⊠	TRANSFORMER
⊖	WATER VALVE
⊖	WATER CONNECTION
▽	SEWER CONNECTIONS
▽	SEWER CONNECTIONS 1 LOT
↙	AIR CONDITIONING
Ⓜ	DOWN SPOUT TO SPLASH PAD
→	SMALL DIRECTION
—	CHAINLINK FENCE
—	PRIVACY FENCE
—	SOUND BARRIER
—	FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE

ISSUED OR REVISION COMMENTS				
NO.	DESCRIPTION	DATE	DMN	CHK
1	ISSUED FOR REVIEW (SITD)	MAR.19/13	NC	NC
2	ISSUED FOR FINAL	APR.09/13	NC	NC

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

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

APRIL 09, 2013
DATE

SIGNATURE

DRAWN BY

SCALE

PROJECT No.

LOT NUMBER
36

PRN design
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DWG@PRNDESIGN.COM

