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.

THE CHIEF THEM BENEFAS APPROVAL 15 Limited, Architect

290.00

190.22

.55

48 🖳

6.05

LOT GRADING NOTES:

The contractor shall check and verify all given grade elevations and drainage prior to commencement of construction.
 Underside of footing shown is taken from architectural plans and may not represent actual footing depth.

and may not represent actual tooling depth.

4) Foolings must beer on native, undisturbed soil or rock, and be
a minimum of 1.22 m below finished grade.

5) Exterior cladding, thresholds, and window silis shall be a
minimum of 150 mm above finished grade

5) Exterior cladding, thresholds, and window silks 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 transfor bell pedestals, etc.) by a minimum of 3.0m no delifection 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:
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.
111) Minimum swale depth to be 250mm.
1V) Maximum swale side slope to be 3H/IV.
V) Maximum depth of rear yard swale to be 750 mm.
V) Maximum depth of rear yard swale to be 450 mm.
V) Maximum depth of rear yard swale to be 450 mm.
V) Exale downspouts must discharge onto splash-pads. Connections to weeping tiles or sewers are not permitted.

to weeping use or sewers are not permitted.

10 EMBANKENTS:
Maximum 3H: 1V slope if < 1M high.
Maximum 4H: 1V slope if > 1M high.
Perraces 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 fooling adjacent to the RLCB lead must be lower than the lead.

ROBERT BERRY CRESCENT

SAN= 290.21

STM= 290.31 CWC = 290.93

293.18 7

293.50 36.50 USFG= 292.25

293,65

A 2R

292.11

291

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BOVE

8.26

(R) ALL ROOF DOWNSPOUTS TO CONNECT TO CWC.

APPROVED FOR GRADING

6.19

10.31

SOMERSET 42-1 REV. (9' BASEMENT) FFE 294.00 TFW 293.70 TBS 291.00 USF 290.77

11R ∨ L.о.в.

292.10 DECK USFR=290

8.62

, 60 A.A%

67

12 80

8

293.45

293.80

293.14

HP293.30

291.53

29

11.46 2.4%

15.27 1.25

291

.89

0

46

CLIENT

ZANCOR HOMES

PROJECT/LOCATION VALLEY KING KING CITY, ONTARIO

SITE GRADING PLAN

BUILDING STATISTICS				
REG. PLAN No.	65M-4342			
ZONE	R4			
LOT NUMBER	47			
LOT AREA(m) ²	N/A			
BLDG AREA(m) ²	N/A			
LOT COVERAGE(%)	N/A			
No. OF STOREYS	2			
MEAN HEIGHT(m)	9.86			
PEAK HEIGHT(m)	N/A			
GARAGE DIM. (m)	N/A			
1				

LEGEND FFF FINISHED FLOOR FLEVATION TFW TOP OF FOUNDATION WALL TOP OF BASEMENT SLAB USF UNDER SIDE FOOTING USFR USFG UNDER SIDE FOOTING @ REAR UNDER SIDE FOOTING @ GARAGE 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 X 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 AC 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		
	1	ISSUED FOR REVIEW (SITED)	AUG/28/13	NC	NC	
	2	ISSUED FOR FINAL	SEPT/04/13	NC .	NC	
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Transfer de	<u> </u>					
	_					
NEATHER PA						
ě	I, NELSON CUNHA DECLARE THA					

I, NELSON CUNHA
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 26995

SEPT. 04, 2012



DATE

SIGNATI

DRAWN BY NC SCALE 1:250

PROJECT No. 11072

LOT NUMBER 47



I have reviewed the site and grading plan for the proposed building(s) to be 47 and hereby certify that: constructed on Lot(s)/ Blocks 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.

- 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.

PROFESSIONAL CAGNEER CVT REGIO ONINCE