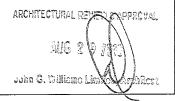
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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.



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.

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

minimum of 180 mm above finished grade

8) Driveways must be clear of light standards by a MIN of 1.5m and other above ground services or other obstructions (hydro transf bell pedestals, etc.) by a minimum of 3.0m no del

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.

11) Minimum swale depth to be 250mm.

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

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

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

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

1) EMBANKMENTS:

Maximum 3H: 1V slope if < 1M high.

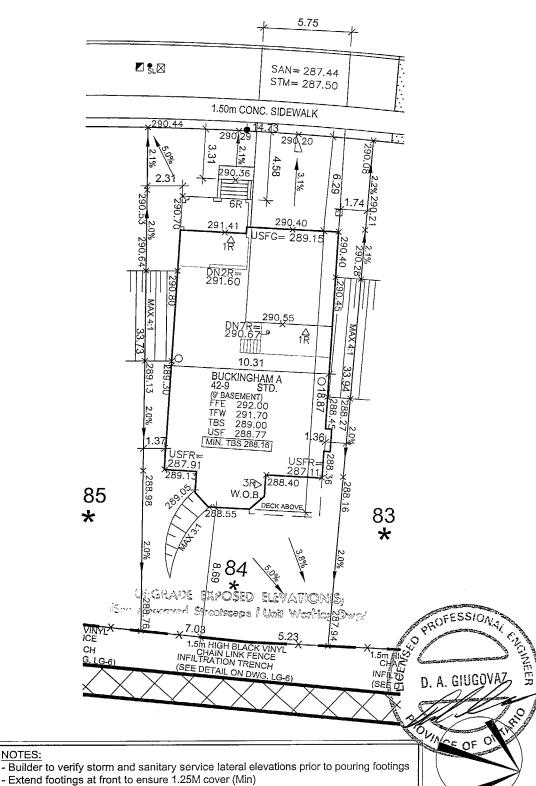
Maximum 4H: 1V slope if > 1M high.

Terraces minimum 1.5m wide.

1) All lot surfaces to be constructed with a minimum grade of 2.0 % and a maximum grade of 5.0 %.

2) Where rear lot catchbasins are provided, house footing adjacent to the RLCB lead must be lower than the lead. 8) SWALES: I) Swales

## ROBERT BERRY CRESCENT



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

SITE GRADING PLAN

BUILDING STATIS	TICS
REG. PLAN No.	65M-4342
ZONE	R4
LOT NUMBER	84
LOT AREA(m) <sup>2</sup>	N/A
BLDG AREA(m) <sup>2</sup>	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	9.54
PEAK HEIGHT(m)	N/A
GARAGE DIM. (m)	N/A

LEGEND			
FFE TFW TBS USF USFR	FINISHED FLOOR ELEVATION TOP OF FOUNDATION WALL TOP OF BASEMENT SLAB UNDER SIDE FOOTING 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		
,			
표			
<del>-11-</del>			
T •			
SL.	REV REVERSE PLAN STD STANDARD PLAN DOOR  ○ WINDOW  ■ BELL PEDISTAL  □ CABLE PEDISTAL  □ CATCH BASIN  ➡ ENGINEERED FILL  ➡ HYDRO CONNECTION  ○ FIRE HYDRANT  ■ STREET LIGHT  ■ MAIL BOX ■ TRANSFORMER  ■ WATER VALVE  ■ WATER CONNECTION  SEWER CONNECTIONS  7 SEWER CONNECTIONS		
<b>₩</b>			
9	·····		
<b>*</b>			
V	2 LOTS		
7	SEWER CONNECTIONS 1 LOT		
AC	AIR CONDITIONING		
₽→	DOWN SPOUT TO SPLASH PAD		
$\rightarrow$	SWALE DIRECTION		
	CHAINLINK FENCE		
	PRIVACY FENCE		
	SOUND BARRIER		
	FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE		

IS	ISSUED OR REVISION COMMENTS					
NO.	DESCRIPTION	DATE	DWN	CHK		
1	ISSUED FOR REVIEW (SITED)	AUG20/13	NC	NC		
2	ISSUED FOR FINAL	AUG28/13	NC	NC		
4						

I. NELSON CUNHA DECLARE THAT II, NELSON CUNHA

II 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

AUG. 28, 2013 DATE

DRAWN B

NC

SCALE

1:250

PROJECT No. 11072

LOT NUMBER 84



Imagine - Inspire - Create TEL.(905)738-3177 FAX.(905)738-5449 DWG@RNDESIGN.CO

APPROVED FOR GRADING

I have reviewed the site and grading plan for the proposed building(s) to be

- Garage footings to extend to original ground or as directed by soils engineer.

constructed on Lot(s)/ Blocks \_

The proposed grading and appurtenant drainage works comply with sound engineer principles
 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.

84

\_\_\_ and hereby certify that: