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 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 OCT 23 /2013

John G. Williamy Limited, Architect

LOT GRADING NOTES:

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

in Driveways must be clear of light standards by a MiN of 1.5m and other above ground services or other obstructions (hydro transform bell padestals, etc.) by a minimum of 3.0m no delifection 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 expenses.

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/HV.

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

V1) Maximum depth of rear yard swale to be 750 mm.

V2) 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.

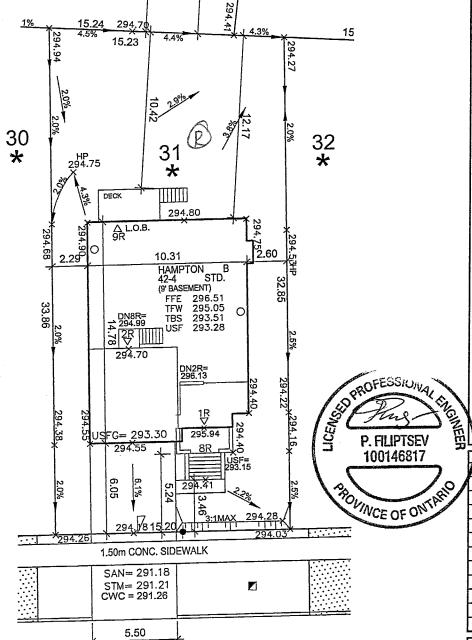
10 EMBANKMENTS:

Maximum 31:: 1V slope if < 1M high.
Maximum 41:: 1V slope if > 1M high.
Maximum 41:: 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 %.

are provided, house footing adjacent to

STUD KNEE WALL ON FOUNDATION. MAXIMUM ALLOWABLE BACKFILL HEIGHT IS 4'-7" (1.39m) FROM TOP OF SLAB FOR 10" FOUNDATION WALL LATERALLY UNSUPPORTED (SEE DETAIL ON WORKING DRAWING)



ROBERT BERRY CRESCENT

DOWNSPOURS to CONNEG

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

31_ __ and hereby certify that: constructed on Lot(s)/ Blocks__

 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:NOV. 0...1. 2013

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

CLIENT

ZANCOR HOMES

PROJECT/LOCATION VALLEY KING KING CITY, ONTARIO

SITE GRADING PLAN

BUILDING STATISTICS		
REG. PLAN No.	65M-4342	
ZONE	R4	
LOT NUMBER	31	
LOT AREA(m) ²	N/A	
BLDG AREA(m) ²	N/A	
LOT COVERAGE(%)	N/A	
No. OF STOREYS	2	
MEAN HEIGHT(m)	9.45	
PEAK HEIGHT(m)	N/A	
GARAGE DIM. (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
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
REV	REVERSE PLAN
STD	STANDARD PLAN
Δ	DOOR
0	WINDOW
⊠	BELL PEDISTAL
	CABLE PEDISTAL
	CATCH BASIN
	DBL. CATCH BASIN
*	ENGINEERED FILL
- - - -	HYDRO CONNECTION
Ŷ	FIRE HYDRANT
SL	STREET LIGHT
\bowtie	MAIL BOX
V	TRANSFORMER
8	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
	TO 1.25 (MIN) DECOT GRADE

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NELSON CUNHA 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 FIRM BCIN

OCT, 22, 2013 DATE

SIGNATUR

DRAWN BY NC

SCALE 1:250

PROJECT No. 11072

LOT NUMBER 31



TEL.(905)738-3177 FAX.(905)738-5449 WG@RNDESIGN.C