

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.

ARCHITECTURAL REVIEW & APPROVAL

OCT 23 2013

John G. Williams Limited, Architect

- LOT GRADING NOTES:**
- 1) All dimensions and grade elevations are expressed in SI units.
 - 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.
 - 6) Driveways must be clear of light standards by a MIN of 1.5m and other above ground services or other obstructions (hydro transformers) bell pedestals, etc.) by a minimum of 3.0m no deflection 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 applicant's expense.
 - 8) **SWALES:**
 - i) Swales providing internal drainage from each lot shall have a minimum slope of 2%.
 - ii) Swales must be 1.0 m from lot line to higher property.
 - iii) Minimum swale depth to be 250mm.
 - iv) Maximum swale side slope to be 3H:1V.
 - v) Maximum depth of rear yard swale to be 750 mm.
 - vi) 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:**
 - i) Maximum 3H:1V slope if < 1M high.
 - ii) Maximum 4H:1V slope if > 1M high.
 - 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.

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**

DRAWING
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

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)

