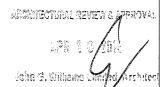
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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:
- The contractor shall check and verify all given grade elevations and drainage prior to commencement of construction.
- Underside of footing shown is taken from archite and may not represent actual footing depth.
- Footings must bear on native, undisturbed soil or rock, and be a minimum of 1.22 m below finished grade.
- 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 transform bell pedestals, etc.) by a minimum of 3.0m no delfection 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.

- 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.

 11) Minimum swale depth to be 250mm.

 17) Maximum swale side slope to be 3H/11V.

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

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

 10) EMBANKENTS:

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

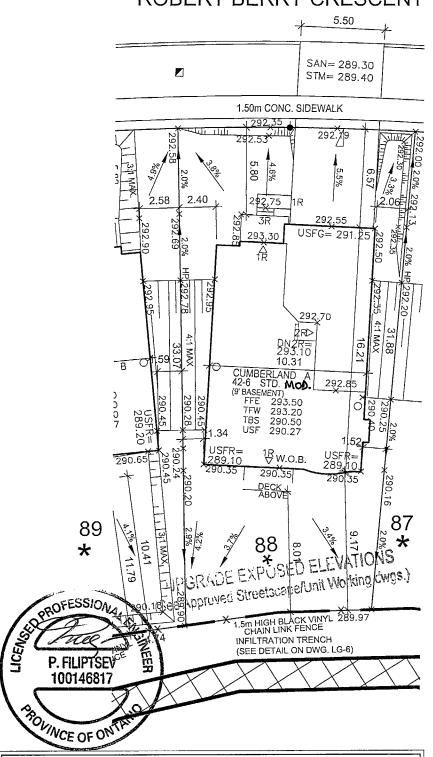
 Maximum 4H: 1V slope if > 1M high.

 Terraces minimum 1.5m wide.

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

 12) Where rear lot catchbastins are provided, house footing adjacent to the RLCB lead must be lower than the lead.

ROBERT BERRY CRESCENT



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

- constructed on Lot(s)/ Blocks 88 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.
- 3. The proposed building is compatible with the proposed grading.

VALDOR ENGINEERING 1NC.



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 HIS OWN EXPENSE.

CLIENT

ZANCOR HOMES

PROJECT/LOCATION VALLEY KING KING CITY, ONTARIO

SITE GRADING PLAN

	BUILDING STATISTICS		
	REG. PLAN No.	65M-4342	
	ZONE	R4	
	LOT NUMBER	88	
	LOT AREA(m) ²	N/A	
	BLDG AREA(m) ²	N/A	
	LOT COVERAGE(%)	N/A	
ĺ	No, OF STOREYS	2	
	MEAN HEIGHT(m)	8.97	
ı	PEAK HEIGHT(m)	N/A	
	GARAGE DIM. (m)	N/A	

LEGEND		
FFE	FINISHED FLOOR ELEVATION	
TFW	TOP OF FOUNDATION WALL	
TB\$	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	
\boxtimes	BELL PEDISTAL	
	CABLE PEDISTAL	
	CATCH BASIN	
Φ.	DBL. CATCH BASIN	
*	ENGINEERED FILL	
- 1/- -	HYDRO CONNECTION	
Ý	FIRE HYDRANT	
s.	STREET LIGHT	
	MAIL BOX	
V	TRANSFORMER	
Θ	WATER VALVE	
•	WATER CONNECTION	
∇	SEWER CONNECTIONS 2 LOTS	
7	SEWER CONNECTIONS 1 LOT	
AC	AIR CONDITIONING	
<u>•</u> →	DOWN SPOUT TO SPLASH PAD	
\rightarrow	SWALE DIRECTION	
	CHAINLINK FENCE	
	PRIVACY FENCE	
	SOUND BARRIER	
	FOOTING TO BE EXTENDED_	
	TO 1.25 (MIN) BELOW GRADE	

15	ISSUED OR REVISION COMMENTS				
NO.	DESCRIPTION	DATE	DWN	СНК	
1	ISSUED FOR REVIEW (SITED)	FEB/28/14	NC	NC	
2	ISSUED FOR FINAL	APR-02/14	NC	NC	

I, NELSON CUNHA	DECLARE THAT
I HAVE REVIEWED AND TAKE DESIG	IN RESPONSIBILITY
FOR THE DESIGN WORK ON BEHALI	F OF RN DESIGN
LIMITED UNDER SUBSECTION 2.17.4	OF THE BUILDING
CODE. I AM QUALIFIED, AND THE FI	IRM IS REGISTERED,
IN THE APPROPRIATE CLASSES/CAT	TEGORIES.

QUALIFIED DESIGNER BCIN	21032
FIRM BCIN	26995
ADB 02 2014	ZA)_

PR. 02, 2014 DATE

SIGNATURE

DRAWN BY NC SCALE 1:250 PROJECT No. 11072

LOT NUMBER 88

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