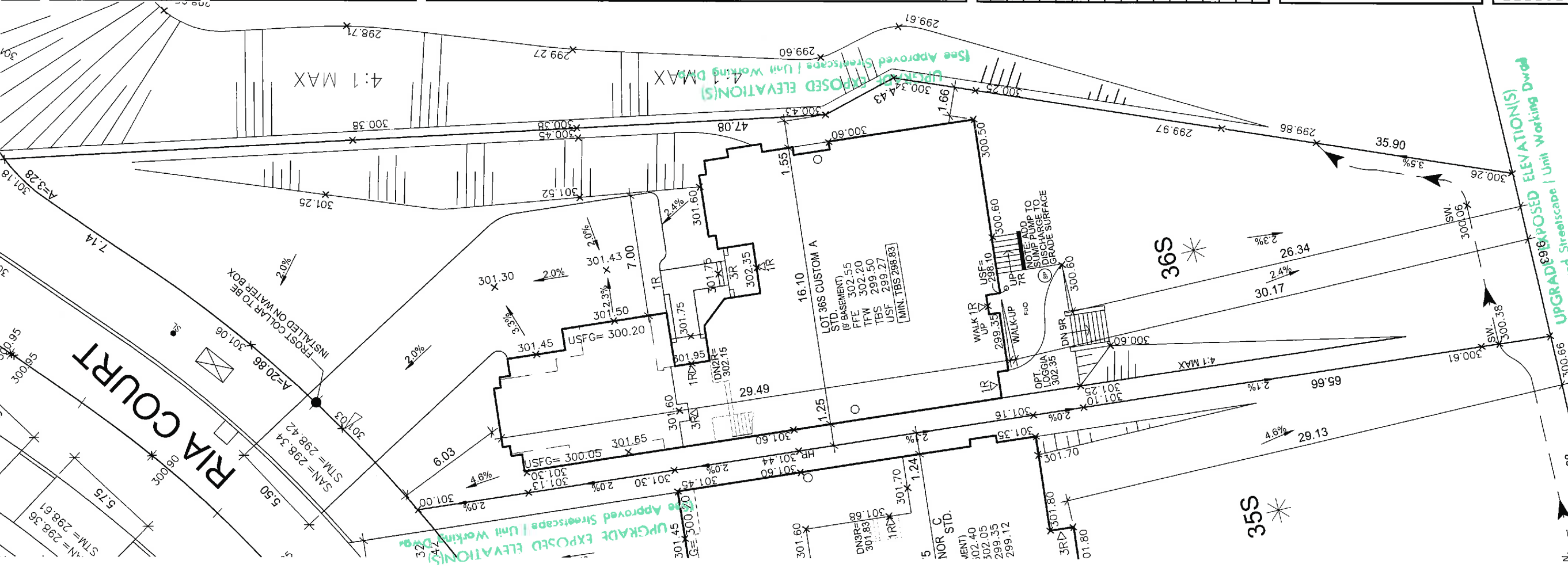


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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
SEP 28 2017
Jozin G. Williams Limited (Architect)

- LOT GRADING NOTES:
- 1) All dimensions and grade elevations are expressed in SI units.
 - 2) The proposed grading shall be shown on all ground and construction plans.
 - 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 122 mm 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.
 - 7) Any above ground utilities not meeting the above noted minimum clearances shall be relocated at the expense of the applicant.
 - 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 side yard swale to be 450 mm.
 - vi) Eave downspouts must discharge onto splash pads. Connections to weeping tiles or sewers are not permitted.
 - 9) EMBANKMENTS:
 - i) Slopes if < 1M high. Maximum 4H:1V slope if > 1M high.
 - ii) Terraces minimum 1.5m wide.
 - iii) All embankments to be constructed with a minimum grade of 2.0 %.
 - iv) 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

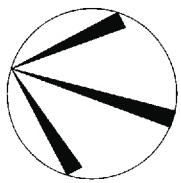
PROJECT/LOCATION
CASTLES OF KINGS RIDGE
KING CITY, ONT

DRAWING
SITE PLAN

BUILDING STATISTICS	
REG. PLAN No.	65M-4497
ZONE	R4
LOT NUMBER	36S
LOT AREA(m) ²	N/A
BLDG AREA(m) ²	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	9.56
PEAK HEIGHT(m)	N/A
DECK LINE(m)	N/A

LEGEND	
FFE	FINISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TBS	TOP OF BASEMENT SJAB
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
○	WINDOW
⊗	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
⊞	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
1.	ISSUED FOR CLIENT REVIEW	AUG/18/17 NC
2.	ISSUED FOR FINAL	AUG/31/17 NC



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
FIRM BCIN
AUG. 31, 2017
DATE

DRAWN BY
NC

SCALE
1:250

PROJECT No.
12011

LOT NUMBER
36S

Imagine • Inspire • Create
RN design
TEL (905) 738-3177
FAX (905) 738-5448
DWG@RNDESIGN.COM

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 36S 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 INC.
Date: SEP 12 2017