

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 any provisions in the subdivision agreement. The Council Architect is not responsible in any way for examining or approving site (lotting) plans or building 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

JUL 24 2012  
John G. Williams, 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 surface.
- 5) Minimum of 1.22 m below finished grade.
- 6) Minimum of 1.50 m below finished grade.
- 7) Driveways must be clear of light standards by a minimum of 1.5 m and other above ground services or other obstructions (pylons, transformers, etc.) by a minimum of 3.0 m.
- 8) All lot surfaces to be constructed with a minimum of 2.0% slope and a maximum grade of 5.0%.
- 9) SWALES: a) Swales providing internal drainage from each lot shall have a minimum depth of 150 mm and a maximum width of 1.5 m. b) Swales must be 1.0 m from lot line in high-capacity property.
- 10) EMBANKMENTS: a) Maximum slope shall be 1:1. b) Maximum depth of fill shall be 1.5 m. c) Maximum depth of cut shall be 1.5 m. d) Maximum depth of fill shall be 1.5 m. e) Maximum depth of cut shall be 1.5 m. f) Maximum depth of fill shall be 1.5 m. g) Maximum depth of cut shall be 1.5 m. h) Maximum depth of fill shall be 1.5 m. i) Maximum depth of cut shall be 1.5 m. j) Maximum depth of fill shall be 1.5 m. k) Maximum depth of cut shall be 1.5 m. l) Maximum depth of fill shall be 1.5 m. m) Maximum depth of cut shall be 1.5 m. n) Maximum depth of fill shall be 1.5 m. o) Maximum depth of cut shall be 1.5 m. p) Maximum depth of fill shall be 1.5 m. q) Maximum depth of cut shall be 1.5 m. r) Maximum depth of fill shall be 1.5 m. s) Maximum depth of cut shall be 1.5 m. t) Maximum depth of fill shall be 1.5 m. u) Maximum depth of cut shall be 1.5 m. v) Maximum depth of fill shall be 1.5 m. w) Maximum depth of cut shall be 1.5 m. x) Maximum depth of fill shall be 1.5 m. y) Maximum depth of cut shall be 1.5 m. z) Maximum depth of fill shall be 1.5 m.

BURNSIDE

This plan has been reviewed, on behalf of the Township of King, and is satisfactory with respect to general conformance with the overall lot grading plan. Approval of this plan is for no other purpose.

We do not accept responsibility for the accuracy of elevations and dimensions provided by others.

- ☒ Accepted without changes  
☐ Reviewed as noted

JUL 25 2012

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRAULIC, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO BE LOCATED AT HIS OWN EXPENSE.

ZANCOR HOMES

PROJECT LOCATION  
KING CITY  
KING CITY, ONTARIO

DRAWING  
SITE GRADING PLAN

BUILDING STATISTICS  
REG. PLAN No. 65M-4295

ZONE	R4
LOT NUMBER	75
LOT AREA (m <sup>2</sup> )	N/A
LOT COVERAGE (%)	N/A
NO. OF STOREYS	2
MEAN HEIGHT (m)	8.56
PEAK HEIGHT (m)	N/A
DECK (m)	N/A

LEGEND

- FINISHED FLOOR ELEVATION
- TOP OF FOUNDATION WALL
- TOP OF BASEMENT SLAB
- UNDER SIDE FOOTING
- UNDER SIDE FOOTING @ REAR
- UNDER SIDE FOOTING @ GARAGE
- TOP OF ENGINEERED FILL
- NUMBER OF RISERS TO GRADE
- WALKOUT DECK
- LOOKOUT BASEMENT
- WALK OUT BASEMENT
- REVERSE PLAN
- STANDARD PLAN
- 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
- 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	DW/CHK
1	ISSUED FOR REVIEW	FEB 21/11	NC
2	REVISED FOR REVIEW	APR 09/12	NC
3	REVISED FOR REVIEW	JUNE 05/12	NC
4	REVISED FOR REVIEW	JULY 19/12	NC
5	REVISED FOR FINAL	JULY 19/12	NC

1. NELSON CUNHA  
I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER SUPERVISION OF A PROFESSIONAL ENGINEER.

Nelson Cunha declare that I have reviewed and take design responsibility for the design work on behalf of RN Design Limited under Division C, Part 3, subsection 3.2.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate designations.

REGISTERED DESIGNER BCN 20905  
RN BCN 20905

DATE: JUL 20 2012

SCALE: 1:250

PROJECT NO. 09011

LOT NUMBER 75



Imagine - Inspire - Create  
TEL: (905) 773-3177  
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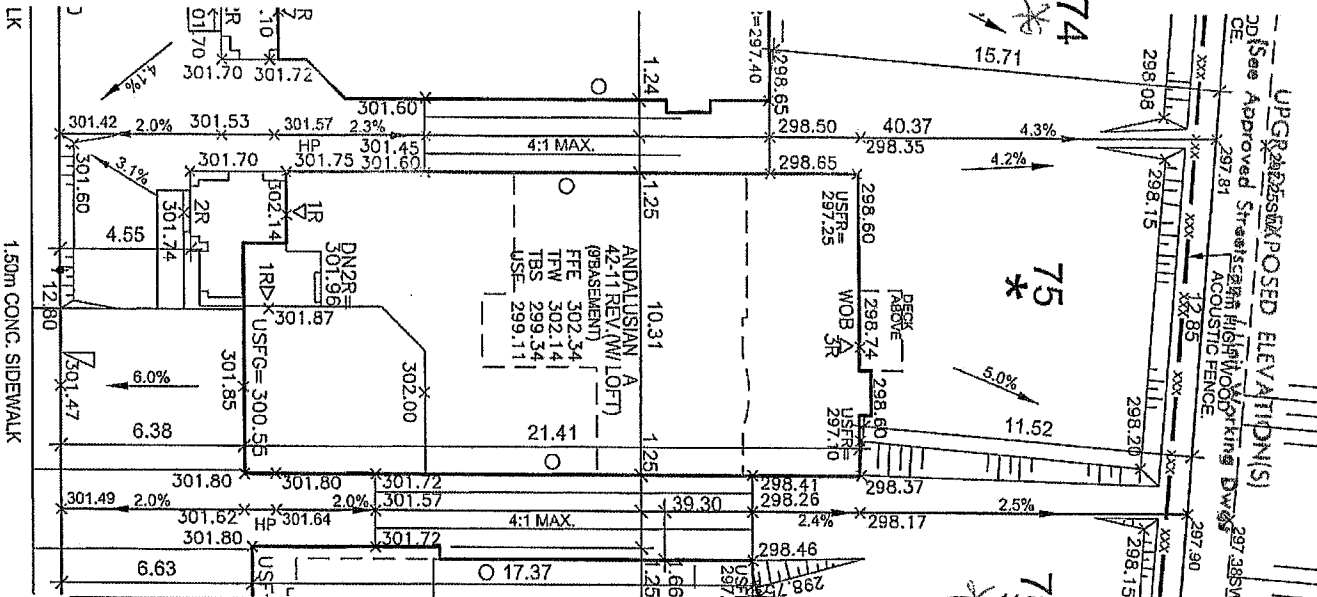
LILLY VALLEY CRESCENT

- 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) 75 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: .....



NOTES:

- ALL STAIRS ACCESSING FRONT ENTRY TO BE POURED-IN-PLACE PER SEC. 4.4 FOUND IN KING NORTH / KING DUFFERIN / KINGSHIRE ESTATES.

