

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Township of KING.

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 for consistency prior to commencement of construction.
- 3) Utilities shall be located and marked in accordance with the plan and may not be placed in the same footing depth as structural plans and foundations.
- 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) Drivers must be clear of light standards by a MIN of 1.5m. All other above ground services or other obstructions (Vapor Transformers, bell pedestals, etc.) by a minimum of 5.0m. No deflection in driveway alignments is permitted to achieve the clearance.
- 7) Any above ground piping not meeting the above noted minimum clearances from proposed driveway are to be relocated at the contractors expense.

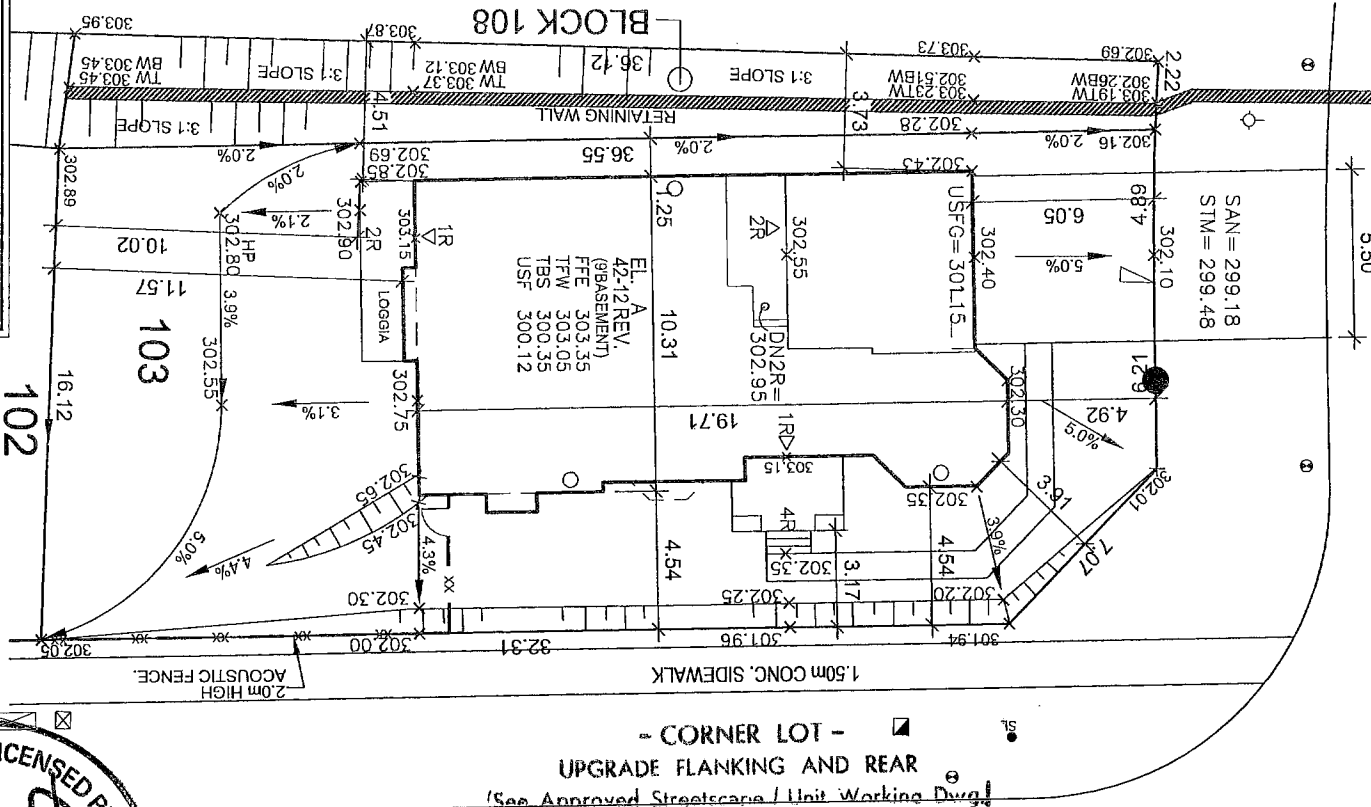
SYMA-ES:

- 1) Sloates providing internal drainage from each ic shall have a minimum slope of 2%.
- 2) Sloaes must be 1.0 m from lal line to higher property.
- 3) Minimum swale depth to be 250mm.
- 4) Maximum swale side slope to be 3H:1V.
- 5) Maximum depth of four year swale to be 750 mm.
- 6) Maximum depth of side year swale to be 450 mm.
- 7) Low flow swales must discharge into street-parks. Conduits into storm sewers are not permitted.

EM&N&MS:

- 1) Maximum 3H:1V slope if $\leq 1M$ high.
- 2) Maximum 4H:1V slope if $> 1M$ high.
- 3) Sloes of swales to be constructed with a minimum grade of 2.0 % and a maximum of 5.0 %.
- 4) Where rear lot catchpans are provided, house footing adjacent to the RC/GC bed must be lower than the lead.

TERRY VIEW DRIVE



VALLEY POINT CRESCENT

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

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) 103 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.

Date:

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
KING CITY
KING CITY, ONTARIO

DRAWING
SITE GRADING PLAN

BUILDING STATISTICS	
REG. PLAN No.	65M-4295
ZONE	R4
LOT NUMBER	103
LOT AREA(m ²)	N/A
BLDG AREA(m ²)	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	9.13
PEAK HEIGHT(m)	N/A
DECK LINE(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
△	DOOR
○	WINDOW
⊗	BELL PEDISTAL
▣	CABLE PEDISTAL
□	CATCH BASIN
▢	DBL. CATCH BASIN
✱	ENGINEERED FILL
⦶	HYDRO CONNECTION
⦿	FIRE HYDRANT
SL	STREET LIGHT
✕	MAIL BOX
▽	TRANSFORMER
⊖	WATER VALVE
⬇	WATER CONNECTION
▽	SEWER CONNECTIONS
▽	SEWER CONNECTIONS
1 LOT	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

[illegible]

DECLARE THAT I, NELSON CUNHA, 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	26995

DATE JUNE 19, 2012 SIGNATURE _____

DRAWN BY

SCALE

PROJECT No.

LOT NUMBER

103

PRN design
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