

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 and any provisions in the subdivision agreement. The Control Authority is responsible in any way for existing grading and 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

MAY 30 2012

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) Engineering of retaining walls and structural architectural plans are the responsibility of the engineer.
- 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 and other above ground services or other obstructions (hydro transformers, bell pedestals, etc.) by a minimum of 3.0m no deflection in driveway signage is permitted.
- 7) All above and utilities not revealing the above noted minimum clearances from proposed driveway are to be relocated at the applicants 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) Minimum swale depth to be 300mm for 3% slope.
 - 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) EMBANKMENT SLOPES:
 - Maximum 4H: 1V slopes if < 1M high.
 - Maximum 4H: 1V slopes if > 1M high.
 - Terraces minimum 1.5m wide.
 - All lot surfaces to be constructed with a minimum grade of 2.0 %.
 - Where rear lot catchbasins are provided, house footing adjacent to the RLOS lead must be lower than the lead.

UPGRADE EXPOSED ELEVATIONS

(See Approved Streetscape / Unit Working Drawings)

