

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

OCT 31 2012

John G. Williams Limited, Architect

LOT GRADING NOTES:

- All dimensions and grade elevations are expressed in SI units.
- The proposed finished ground surface shall be a minimum of 150 mm above finished grade.
- Underneath of footings shown is taken from architectural drawings and may not represent actual footing depth.
- Footings must be clear of native, undisturbed soil or rock and be a minimum of 150 mm above finished grade.
- Exterior cladding, thresholds, and window sills shall be a minimum of 150 mm above finished grade.
- Driveways must be clear of light standards by a MINIMUM of 150 mm above finished grade.
- Other structures, including but not limited to, sheds, garages, and other outbuildings shall be a minimum of 150 mm above finished grade.
- Any above ground utilities not meeting the above noted minimum clearances are to be relocated and approved by the appropriate authorities prior to construction.
- Swales: Providing internal drainage from lot to adjacent lot or to a watercourse. Minimum slope of 2%.
- Swales must be 1.0 m from lot line to adjacent property.
- Minimum swale depth to be 250mm.
- Maximum depth of rear yard swale to be 400 mm.
- Maximum depth of side yard swale to be 400 mm.
- Maximum depth of front yard swale to be 400 mm.
- Swales must be constructed with a minimum of 2% slope and a maximum grade of 6.0%.
- Where rear lot catchbasins are proposed, the RLCB lead must be lower than the RLCB lead must be lower than the RLCB lead.

STUD KNEE WALL ON FOUNDATION.
MAXIMUM ALLOWABLE BACKFILL
HEIGHT IS 4'-7" (1.39m) FROM TOP OF SLAB
FOR 10" FOUNDATION WALL LATERALLY
UNSUPPORTED (SEE DETAIL ON
WORKING DRAWING)

UPGRADE EXPOSED ELEVATION(S)

[See Approved Streetscape Unit Working Draw]

