

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 provisions including zoning and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or grading 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

FEB 05 2013

John G. Wilczynski 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) Underside of footing shall be finished to actual footing depth.
- 4) Footings must bear on native, undisturbed soil or rock, and be a minimum of 1,22 m 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) shall be a minimum of 3.0m no deflection in driveway alignment is permitted to achieve the above noted minimum clearances from proposed driveway are to be relocated at the applicants expense.
- 7) SWALES:

- 1) Swales providing internal drainage from each lot shall have a minimum slope of 2%.
- 2) Swales must be 1.0 m from lot line to higher property.
- 3) Minimum swale depth to be 250mm.
- 4) Maximum swale side slope to be 3:1 H:1 V.
- 5) Maximum depth of side yard swale to be 750 mm.
- 6) Eave downspouts must discharge onto splash-pads. Connections to weeping tiles or sewers are not permitted.

- 10) EMBANKMENTS: Slope if < 1M high: Maximum 4H: 1V slope if > 1M high. Terraces minimum 1.5m wide.
- 11) All lot surfaces to be constructed with a minimum grade of 2.0 %
- 12) Where rear lot calculations are provided, houses facing adjacent to the RLCB lead must be lower than the lead.

