

ARCHITECTURAL REVIEW & APPROVAL  
JAN 23 2019  
John G. Williams Limited, Architect

- 1) All elevations 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) Underlayment of footing shown is taken from architectural plans and may not represent 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 obstructions by a MIN. of 1.0m.
- 7) The maximum depth of any obstruction in 3.0m (no deflection in driveway alignment) is permitted to achieve the clearance.
- 7.1 Any above ground utilities (not meeting the above noted minimum clearances from proposed driveway are to be relocated at the applicants expense.

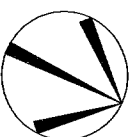
**8) SWALES:**


- i) Swales providing internal drainage from each lot shall have a minimum depth of 25mm.
- ii) Swales must be 1.0 m from lot line to higher property.
- iii) Minimum swale depth to be 250mm.
- iv) Maximum swale slope to be 3:1H:1V.
- v) Maximum depth of rear yard swale to be 450 mm.
- vi) Maximum depth of side yard swale to be 750 mm.
- vii) Area immediately adjacent to swales must discharge onto splash-pads. Connections to storm sewers are not permitted.

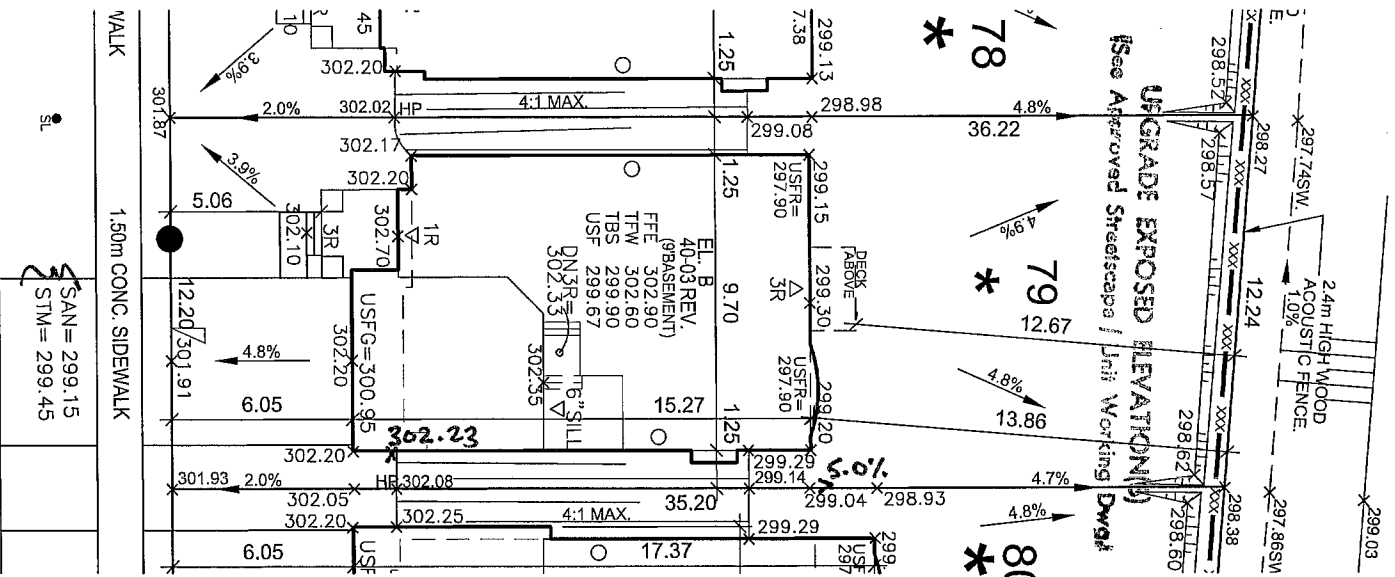
**10) ELEVATIONS:**

- a) Maximum 4H: 1V slope if < 1M high.
- b) Maximum 3H: 1V slope if > 1M high.
- c) Maximum 1.5m width.
- d) Terraces minimum 1.5m width.
- e) Slopes must be constructed with a minimum grade of 2.0 % and a maximum grade of 5.0 %.

12) Where rear lot catchbasins are provided, housing adjacent to the R/CB lot must be lower than the lead.




 BURNSIDE & ASSOCIATES LIMITED  
 This plan has been reviewed with respect to general  
 conformance with the overall lot grading plan only and our  
 approval on this plan is for no other purpose.  
 We accept no responsibility for the accuracy of elevations and  
 dimensions provided by others.  
☐ REVIEWED WITHOUT CHANGES  
☒ REVIEWED AS NOTED ~~NOTES~~  
☐ REQUIRES RE-SUBMISSION  
 Reviewed by *[Signature]*  
 Date *March 2013*  
 R. J. Burnside & Associates Limited



REVIEWED AS NOTED  
ZONING BY-LAW 74-53 AS AMENDED  
DATE: March 18/13  
REF. APPL. NO. 2013-0114  
K & C (84)  
TOWNSHIP OF KING

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

LILLY VALLEY CRESCENT

\*NOTE: SANITARY & STOPPM SERVICES ARE FLAT (\$21. MIN.)

**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) 79 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: .....

**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

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DRAWING  
SITE GRADING PLAN

# DRAWING SITE GRADING PLAN

## BUILDING STATISTICS

REG. PLAN No.	65M-4295
ZONE	R4
LOT NUMBER	79
LOT AREA(m) <sup>2</sup>	N/A
BLDG 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 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   | MAIL BOX   |
| TRANSFORMER                                      | TRANSFORMER                                      |
| WATER VALVE                                      | WATER VALVE                                      |
| SEWER CONNECTIONS 2 LOTS                         | SEWER CONNECTIONS 2 LOTS                         |
| SEWER CONNECTIONS 1 LOT                          | SEWER CONNECTIONS 1 LOT                          |
| AIR CONDITIONING                                 | AIR CONDITIONING                                 |
| DOWN SPOUT TO SPLASH PAD                         | DOWN SPOUT TO SPLASH PAD                         |
| SMALL DIRECTION                                  | SMALL DIRECTION                                  |
| CHAINLINK FENCE                                  | CHAINLINK FENCE                                  |
| PRIVACY FENCE                                    | PRIVACY FENCE                                    |
| SOUND BARRIER                                    | SOUND BARRIER                                    |
| FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE | FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE |

[illegible]

I, NELSON CUNHA DECLARE THAT I 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

JAN. 23, 2013  
DATE

**SIGNATURE**

DRAWN BY

ZC

1:250

PROJECT No.

LOT NUMBER

79

RN design

*Imagine → Inspire → Create*

FAX: (905) 738-5449  
DWG@PRNDESIGN.COM