

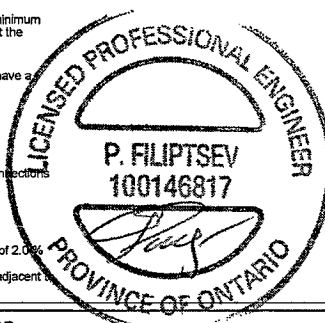
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Township of KING.

100-443887-1

John G. Williams ~~Unsubstantiated~~

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, and may not represent actual footing depth.
- 3) Underside 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 above ground services or other obstructions (hydro transformers) bell pedestals, etc.) by a minimum of 3.0m no deflection in driveway alignment is permitted to achieve the clearance.
- 7) 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 slope of 2%.
  - II) Swales must be 1.0 m from lot line for higher property.
  - III) Minimum swale depth to be 250mm.
  - IV) Maximum swale side slope to be 3H:1V.
  - V) Maximum depth of rear yard swale to be 750 mm.
  - VI) Maximum depth of side yard swale to be 450 mm.
  - 7) Eave downspouts must discharge onto splash-pads. Connections to weeping tiles or sewers are not permitted.
- 10) EMBANKMENTS:
  - Maximum 3H: 1V 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% and a maximum grade of 5.0 %.
- 12) If a rear lot catchment is provided, house footing adjacent to the RUCB障 must be lower than the lead.



NOTES:

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

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 30

LOT AREA(m)<sup>2</sup> N/A

BLDG AREA(m) <sup>2</sup>	N/A
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LOT COVERAGE(%)	N/A
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No. OF STOREYS 2

MEAN HEIGHT(m) 92

PEAK HEIGHT(m)	N/A
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BECK LINE: N/A

[illegible]

### 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
	ENGINEERED FILL
	HYDRO CONNECTION
	FIRE HYDRANT
	STREET LIGHT
	MAIL BOX
	TRANSFORMER
	WATER VALVE
	WATER CONNECTION
	SEWER CONNECTIONS
	SEWER CONNECTIONS
	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

ISSUED OR REVISION COMMENTS
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[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

MAY 02. 2013

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

DRAWN BY

NC

SCALE

1:250

PROJECT No. \_\_\_\_\_

09011

LOT NUMBER

30



**RN design**  
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