

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

100

John E. Williams Limited, Architect

- 1) All dimensions and grade elevations are expressed in St. 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 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 (e.g. 110V or 150V, 1000 watt, 10000 lumen, 10000 lumens/ft<sup>2</sup>), transformers, ball pedestals, etc. by a minimum of 5.0m 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) **SWALESS**
  - a) Providing internal drainage from each lot shall have a minimum slope of 2%.
  - b) Swales must be 1.0 m from lot line to higher property.
  - c) Minimum swale depth to be 250mm.
  - d) Minimum swale side slope to be 3H:1V.
  - e) Maximum depth of rear yard swale to be 450 mm.
  - f) Maximum depth of side yard swale to be 150 mm.
  - g) Above ground swales must discharge onto splash-pans. Connections to the storm sewers are not permitted.
- 9) **EMANKMENTS**
  - a) Maximum 4H: 1V slope if < 1M high.
  - b) Maximum 3H: 1V slope if > 1M high.
  - c) Maximum 1.5m wide swale with a minimum grade of 2.0 % and a maximum grade of 5.0 %.
- 10) Where rear lot easements are provided, snow loading adjacent to the R/CB had must be lower than the lead.



PROVINCE OF ONTARIO  
 P. FILIPTSEV  
 100146817  
 LICENSED  
 FERNANDO

- 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.

I have reviewed the site and grading plan for the proposed building(s) to be constructed on Lot(s) 35 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: **APR 16, 2013**

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	35
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)	N/A
PEAK HEIGHT(m)	N/A
DECK LINE(m)	N/A

### LEGEND

- |      |                             |
|------|-----------------------------|
| FFE  | FINISHED FLOOR ELEVATION    |
| FTW  | 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                |
| ⊙    | STREET LIGHT                |
| ⊙    | MAIL BOX                    |
| ⊗    | TRANSFORMER                 |
| ⊙    | WATER VALVE                 |
| ⊙    | WATER CONNECTION            |
| ▽    | SEWER CONNECTIONS           |
| ▽    | 2 LOTS                      |
| ▽    | SEWER CONNECTIONS           |
| ▽    | 1 LOT                       |
| 7    | AIR CONDITIONING            |
| ⊞    | DOWN SPOUT TO SPLASH PAD    |
| ⊞    | SVALE DIRECTION             |
| →    | CHAINLINK FENCE             |
| →    | PRIVACY FENCE               |
| →    | SOUND BARRIER               |
| →    | FOOTING TO BE EXTENDED      |
| →    | TO 1.25' (MIN) BELOW GRADE  |

[illegible]

**F. NELSON CUNHA**

**T. NELSON CUNHA** DECLARE THAT  
I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY

CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

QUALIFIED DESIGNER BCIN 21032

FIRM BCIN 26995

APRIL 09, 2013  
DATE

SIGNATURE 

DRAWN BY

—  
C  
Z

SCALE

LOT NUMBER

35

**PAN design**  
*Imagine • Inspire • Create*  
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