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

MOV / 9 2018

John G. William Limited, Architect

The contractor shall check and verify all given grade elevations and drainage prior to commencement of construction.

Underside of footing shown is taken from archite and may not represent actual footing depth.

Footings must bear on native, undisturbed soil or rock, and be a minimum of 1.22 m below finished grade.

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 delfection in driveway alignments 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.

applicants expense.

8) SWALES:

1) Swales providing internal drainage from each lot shall have a minimum slope of 2%.

11) Swales must be 1.0 m from lot line to higher property.

11) Minimum swale depth to be 250mm.

12) Maximum swale side slope to be 3H/17.

13) Maximum alepth of rear yard swale to be 750 mm.

14) Maximum depth of rear yard swale to be 450 mm.

15) Eave downspouts must discharge onto splash-pads. Connections to weeping tiles or sewers are not permitted.

to weeping also or sewers are not perimited.

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 Where rear lot catchbasins are provided, house footing adjacent to the RLCB lead must be lower than the lead.

UPGRADE EXPOSED ELEVATION(S)

See Aperoved Streetscape | Unit Working Dwg1
390.0m LONG INFILTRATION
TRENCH 1.5m HIGH CHAIN LINK FENCE 294.69 12.82 12.82 295.25 35 .05 11.37 34 36 DECK 295.80 294.60 USFR= \$\frac{1}{297.55}\$ 295.80 10.31 CASPIAN A 42-03 REV. (9'BASEMENT) FFE 297.75 TFW 297.45 DN3R= 15 297.18 27 Q 33.00 3.9% 294.52 ₹ 296.75 5.49 1P. 297.56 FG= 295 60 3.3% 5R 296.60 296.65 푸 1R 6.43 4.5% 6.05 2.0% 12 80 296,31 SAN= 293.69 STM= 293.89 5.50

SAM HILL CRESCENT

BUILDING ON ENGINEERED FILL, BUILDER TO CONSTRUCT FOOTING AS PER RECOMMENDATION FROM THE GEOTECHNICAL ENGINEER

- 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.

GRADING CERTIFICATION

I HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED AND I HEREBY CERTIFY THAT:

CERTIFY THAT:

1. THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING PRINCIPLES.

2. THE PROPOSED GRADING IS IN CONFORMITY WITH THE GRADING PLANS APPROVED FOR THIS SUBDIVISION AND WILL NOT ADVERSELY AFFECT ADJACENT LANDS.

3. THE PROPOSED BUILDING IS COMPATIBLE WITH THE PROPOSED GRADING.

4. THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL UTILITIES ON THE SITE, WHICH ARE NOT 1.0 METERS CLEAR FROM EDGE OF DRIVEWAY, INCLUDING STREET CATCH BASIN.

5. ROOF LEADER DOWNSPOUTS MUST DRAIN TO FRONT OF HOUSE.

6. THE PROPOSED WATER SERVICE VALVE BOX IS LOCATED IN THE GRASSED PORTION OF THE FRONT YARD.

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 NORTH- PHASE 2 KING CITY, ONTARIO

SITE GRADING PLAN

BUILDING STATIST	ics
REG. PLAN No.	65M-4277
ZONE	R4
LOT NUMBER	LOT 35
LOT AREA(m) ²	N/A
BLDG AREA(m) ²	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	8.45
PEAK HEIGHT(m)	N/A
DECK LINE(m)	0

	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
Δ	DOOR
0	WINDOW
\boxtimes	BELL PEDISTAL
	CABLE PEDISTAL
	CATCH BASIN
	DBL. CATCH BASIN
*	ENGINEERED FILL
-4∱ +-	HYDRO CONNECTION
Ŷ	FIRE HYDRANT
ŠL,	STREET LIGHT
\simeq	MAIL BOX
lacktriangledown	TRANSFORMER
0	WATER VALVE
†	WATER CONNECTION
∇	SEWER CONNECTIONS 2 LOTS
7	SEWER CONNECTIONS 1 LOT
AC	AIR CONDITIONING
 ⊕+	DOWN SPOUT TO SPLASH PAD
\rightarrow	SWALE DIRECTION
	CHAINLINK FENCE
	PRIVACY FENCE
	SOUND BARRIER
	FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE
	

15	SUED OR REVISIO	ON COMM	ENT	s
NQ.	DESCRIPTION	DATE	DWN	снк
1	ISSUED FOR REVIEW	OCT-22/13	NC	NC
2	ISSUED FOR FINAL	NOV-11/13	NC	NC
	· · · · · · · · · · · · · · · · · · ·			

I, NELSON CUNHA

I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY
FOR THE DESIGN WORK ON BEHALF OF RN DESIGN
LIMITED UNDER SUBSECTION 2.174 OF THE BUILDING
CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED,
IN THE APPROPRIATE CLASSES/CATEGORIES.

QUALIFIED DESIGNER BCIN 21032 FIRM BCIN 26995

NOV. 11, 2013

SIGNATURE

DRAWN BY NC SCALE 1:250

PROJECT No. 12022

LOT NUMBER **LOT 35**



Imagine + Inspire + Create