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 Town of WHITBY.

ARCHITECTURAL REVIEW APPROVAL
AUG 24 2012
John G. Williams Limited, Architect

SERNAS ASSOCIATES
Member of the Sernas Group Inc.
110 Scotia Ct., Unit 41
Whitby, Ontario L1N 8Y7
Phone: (905) 432-7878
LOT GRADING REVIEWED
AUG 22 2012

BH = 6.89 + 0.68
7.57

LOT GRADING PLANS APPROVED SUBJECT TO REVISIONS NOTED
SEP 26 2012
ENGINEERING DEPARTMENT
TOWN OF WHITBY

Sept. 6/12

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
OLDE WINCHESTER
BROOKLIN, ONT

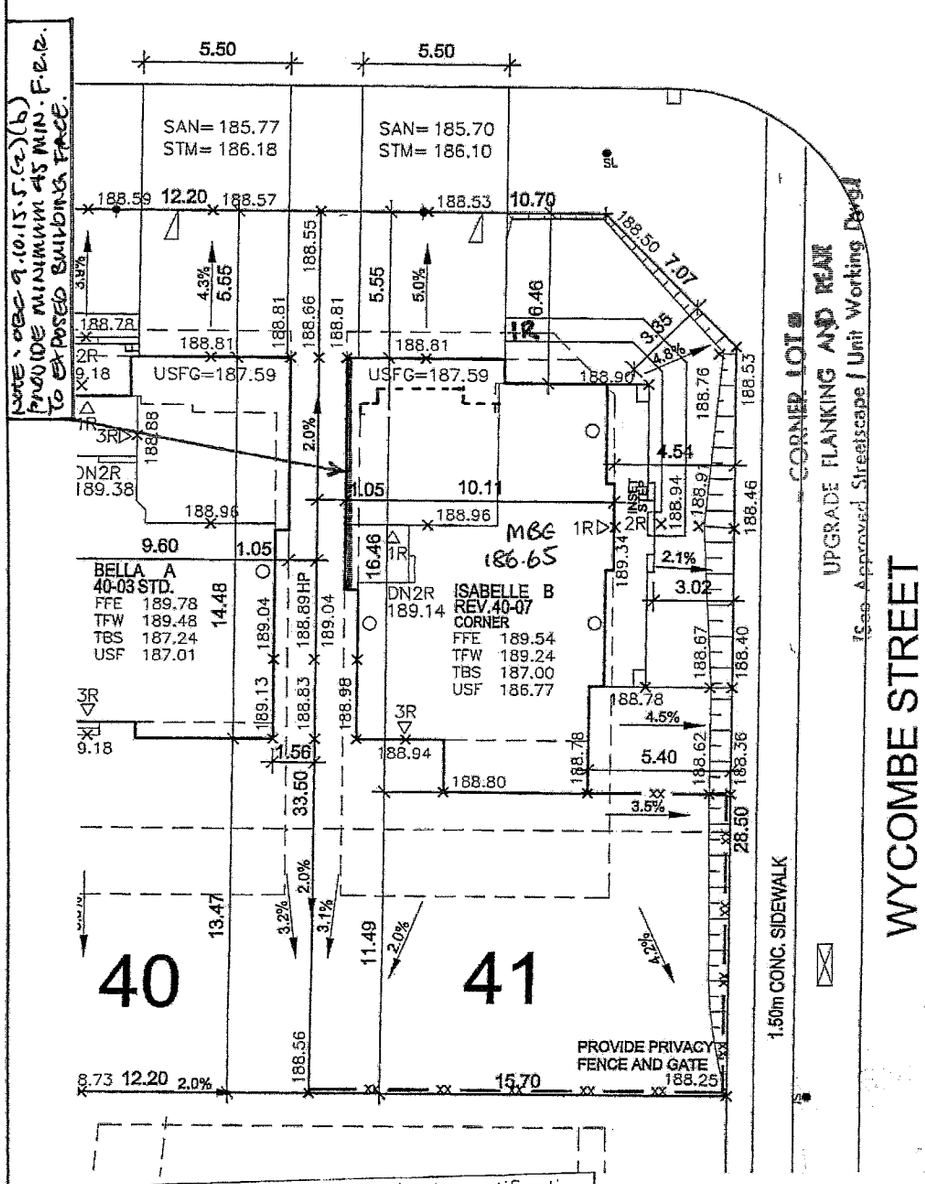
DRAWING
SITE GRADING PLAN

BUILDING STATISTICS

REG. PLAN No.	40M-2416
ZONE	R2B*
LOT NUMBER	41
LOT AREA(m)^2	513.36 m2
BLDG AREA(m)^2	146.10 m2
LOT COVERAGE(%)	28.5%
No. OF STOREYS	2
MEAN HEIGHT(m)	7.56
PEAK HEIGHT(m)	NA
DECK LINE(m)	NA

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
▼	TRANSFORMER
⊖	WATER VALVE
✚	WATER CONNECTION
▽	SEWER CONNECTIONS 2 LOTS
▽	SEWER CONNECTIONS 1 LOT
AC	AIR CONDITIONING
⊕→	DOWN SPOUT TO SPLASH PAD
→	SWALE DIRECTION
—— x ——	CHAINLINK FENCE
—— xx ——	PRIVACY FENCE
—— xxx ——	SOUND BARRIER
- - - - - -	FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE



Framing not to begin prior to certification of foundation control elevation for:
[X] TFW
MBE
max USF
as per T.O.W Standard No. 303.10

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	JUL 03/12	AO	ES
2	REVISED AS PER MNGR. COMM.	JUL 20/12	AO	ES
3	REVISED AS PER ENG. COMM	JUL 30/12	AO	ES
4	ISSUED FOR FINAL	AUG 15/12	AO	ES

I, ERIC SCHNEIDER 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 30840
FIRM BCIN 26995
AUG 27 2012
DATE SIGNATURE

DRAWN BY
AO

SCALE
1:250

PROJECT No.
09014

LOT NUMBER
41

RN design
Imagine • Inspire • Create
TEL.(905)738-3177
FAX.(905)738-5449
DWG@RNDESIGN.COM