

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.

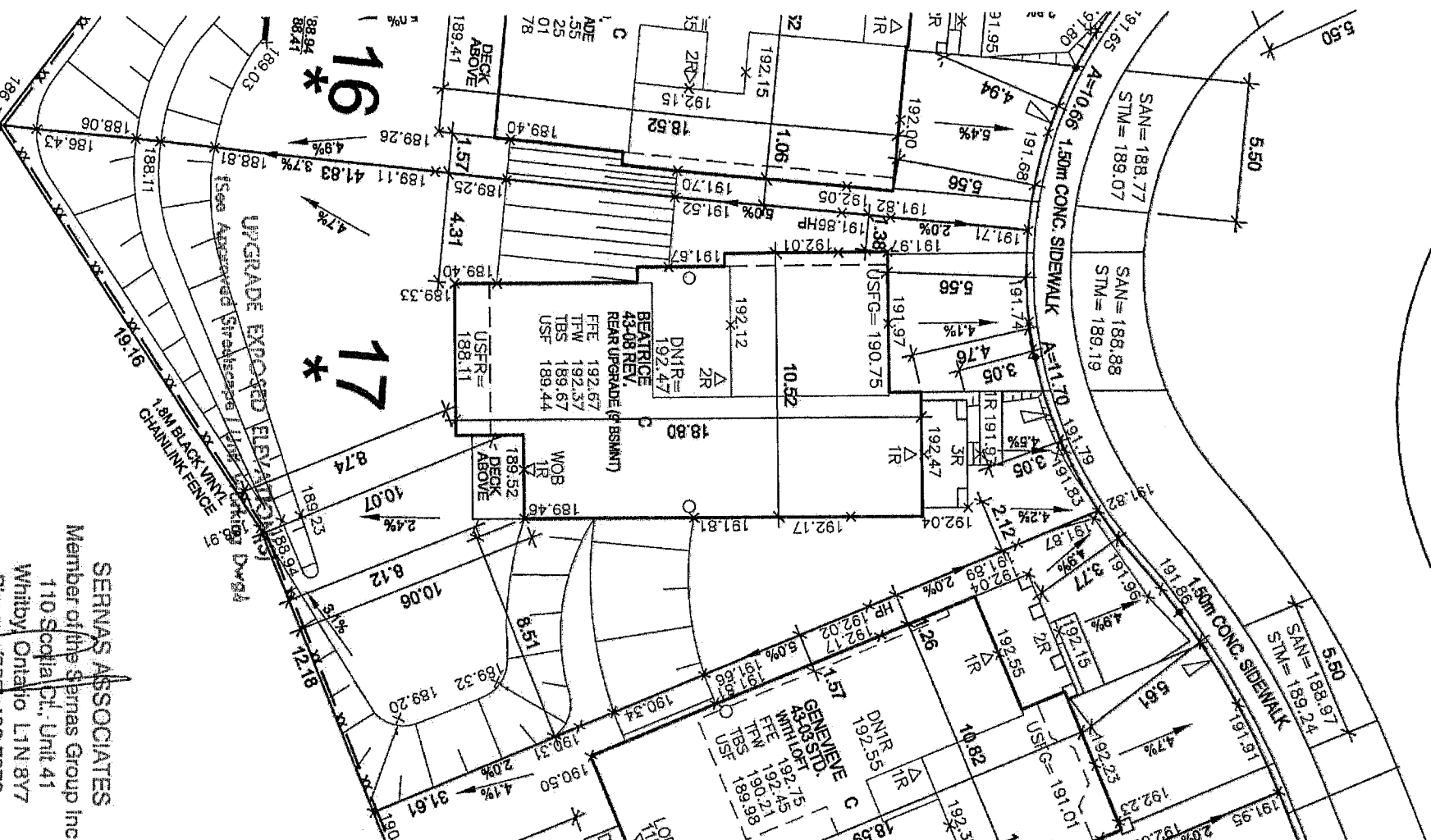
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Whitby.

ARCHITECTURAL DESIGN: J. WINCHESTER

JAN 23 2013

John C. Winchester Architect

BURNING SPRINGS PLACE



CLIENT
ZANCOR HOMES

PROJECT LOCATION
OLDE WINCHESTER
BROOKLIN, ONT

DRAWING
SITE GRADING PLAN

BUILDING STATISTICS	
REG. PLAN No.	40M-2473
ZONE	R2B*
LOT NUMBER	17
LOT AREA(m ²)	684.15 m ²
BLDG AREA(m ²)	171.2 m ²
LOT COVERAGE(%)	25.0%
No. OF STOREYS	2
MEAN HEIGHT(m)	8.05
PEAK HEIGHT(m)	NA
DECK LINE(m)	NA

LEGEND	
FFE	FINISHED FLOOR ELEVATION
FTW	TOP OF FOUNDATION WALL
TBS	TOP OF BASEMENT SLAB
USR	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
○	WINDOW
⊗	BELL PEDISTAL
⊠	CABLE PEDISTAL
□	CATCH BASIN
□	DBL. CATCH BASIN
⊛	ENGINEERED FILL
⊛	HYDRO CONNECTION
⊛	FIRE HYDRANT
⊛	STREET LIGHT
⊛	MAIL BOX
⊛	TRANSFORMER
⊛	WATER VALVE
⊛	SEWER CONNECTIONS
⊛	2 LOTS
⊛	SEWER CONNECTIONS
⊛	1 LOT
⊛	AIR CONDITIONING
⊛	DOWN SPOUT TO SPLASH PAD
⊛	SWALE DIRECTION
⊛	CHAINLINK FENCE
⊛	PRIVACY FENCE
⊛	SOLID BARRIER
⊛	FOOTING TO BE EXTENDED TO 1.25 M (MIN) BELOW GRADE

ISSUED OR REVISION COMMENTS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	OCT 04/12 ES
2	ISSUED FOR FINAL	OCT 24/12 ES
3	REV AS PER CLIENT COMMENTS	JAN 02/13 AD
4	RE-ISSUED FOR FINAL	

I, Eric Schneider, declare that I have reviewed and take design responsibility for the design work on behalf of RIV Design Limited under subsection 2.17.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate classification categories.

DRM BCN 2695

DATE

SIGNATURE

Eric Schneider

DRAWN BY

ES

SCALE

1:250

PROJECT NO.

09014

LOT NUMBER

17

SERNAS ASSOCIATES
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LOT GRADING REVIEWED

JAN 16 2013

PN design
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