

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 any provisions 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.

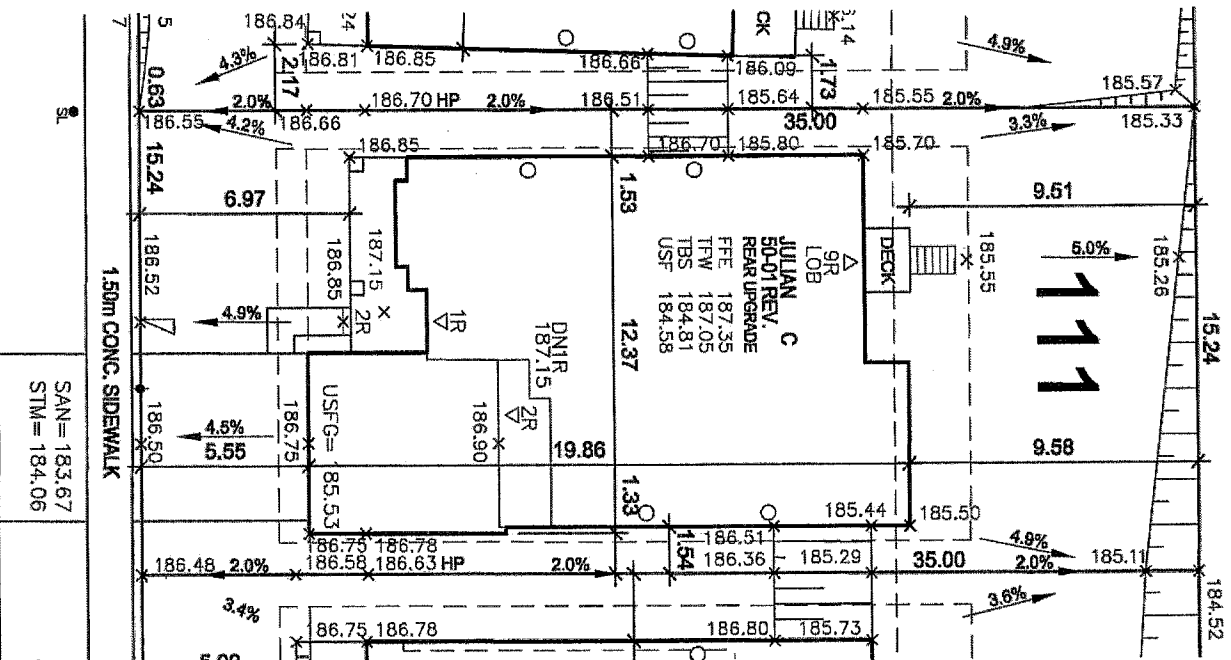
ARCHITECTURAL REVIEW & APPROVAL

DEC 03 2012

John G. Williams Limited Architect

John G. Williams
Dec 18/12

UPGRADE EXPOSED ELEVATION(S)
(See Approved Streetscape / Unit Working Drawg)



NIGHTINGALE CRESCENT

SERNAS ASSOCIATES
Member of the Sernas Group Inc.
110 South St., Unit 41
Whitby, Ontario L1N 8Y7
Phone: (905) 432-7878
LOT GRADING REVIEWED
NOV 29 2012

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRAULIC, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF ANY 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	R2A*
LOT NUMBER	111
LOT AREA(4m) ²	533.31 m ²
BLDG AREA(4m) ²	212.20 m ²
LOT COVERAGE(%)	39.8%
No. OF STOREYS	1
MEAN HEIGHT(m)	6.32
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	DOOR
WINDOW	WINDOW
BELL PEDISTAL	BELL PEDISTAL
CABLE PEDISTAL	CABLE PEDISTAL
CATCH BASIN	CATCH BASIN
DBL CATCH BASIN	DBL CATCH BASIN
ENGINEERED FILL	ENGINEERED FILL
HYDRO CONNECTION	HYDRO CONNECTION
FIRE HYDRANT	FIRE HYDRANT
STREET LIGHT	STREET LIGHT
MAIL BOX	MAIL BOX
TRANSFORMER	TRANSFORMER
WATER VALVE	WATER VALVE
WATER CONNECTION	WATER CONNECTION
SEWER CONNECTIONS	SEWER CONNECTIONS
2 LOTS	2 LOTS
SEWER CONNECTIONS	SEWER CONNECTIONS
1 LOT	1 LOT
AIR CONDITIONING	AIR CONDITIONING
DOWN SPOUT TO SPLASH PAD	DOWN SPOUT TO SPLASH PAD
SWALE DIRECTION	SWALE DIRECTION
X	CHAINLINK FENCE
XX	PRIVACY FENCE
XX-XX	SOUND BARRIER
FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE	FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE

ISSUED OR REVISION COMMENTS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	JUL 09/12
2	REVISED AS PER MNGR. COMM.	JUL 28/12
3	REVISED AS PER ENG. COMM.	JUL 30/12
4	ISSUED FOR FINAL	AUG 16/12
5	DECK REVISED	NOV 02/12

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 CATEGORIES.

QUALIFIED DESIGNER BCIN 30840
FIRM BCIN 26995

DATE SIGNATURE

DRAWN BY
AO

SCALE
1:250

PROJECT NO.
09014

LOT NUMBER
111

rn design
Imagine • Inspire • Create
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