

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	42
LOT AREA(m ²)	451.93m ²
BLDG AREA(m ²)	132.7m ²
LOT COVERAGE(%)	29.4%
No. OF STOREYS	2
MEAN HEIGHT(m)	8.40
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
 - STREET LIGHT
 - MAIL BOX
 - TRANSFORMER
 - WATER VALVE
 - WATER CONNECTION
 - SEWER CONNECTIONS
 - SEWER CONNECTIONS
 - 1 LOT
 - AIR CONDITIONING
 - DOWN SPOUT TO SPLASH PAD
 - SWALE DIRECTION
 - X CHAINLINK FENCE
 - XX PRIVACY FENCE
 - XX SOUND BARRIER
 - TO 1.25 (MIN) BELOW GRADE
 - FOOTING TO BE EXTENDED

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	MAY 24/13	ES	ES
2	ISSUED FOR FINAL	MAY 27/13	ES	SH

QUALIFIED DESIGNER BCIN
30840

FIRM BCIN
226995

SIGNATURE
DATE
MAY 27, 2013

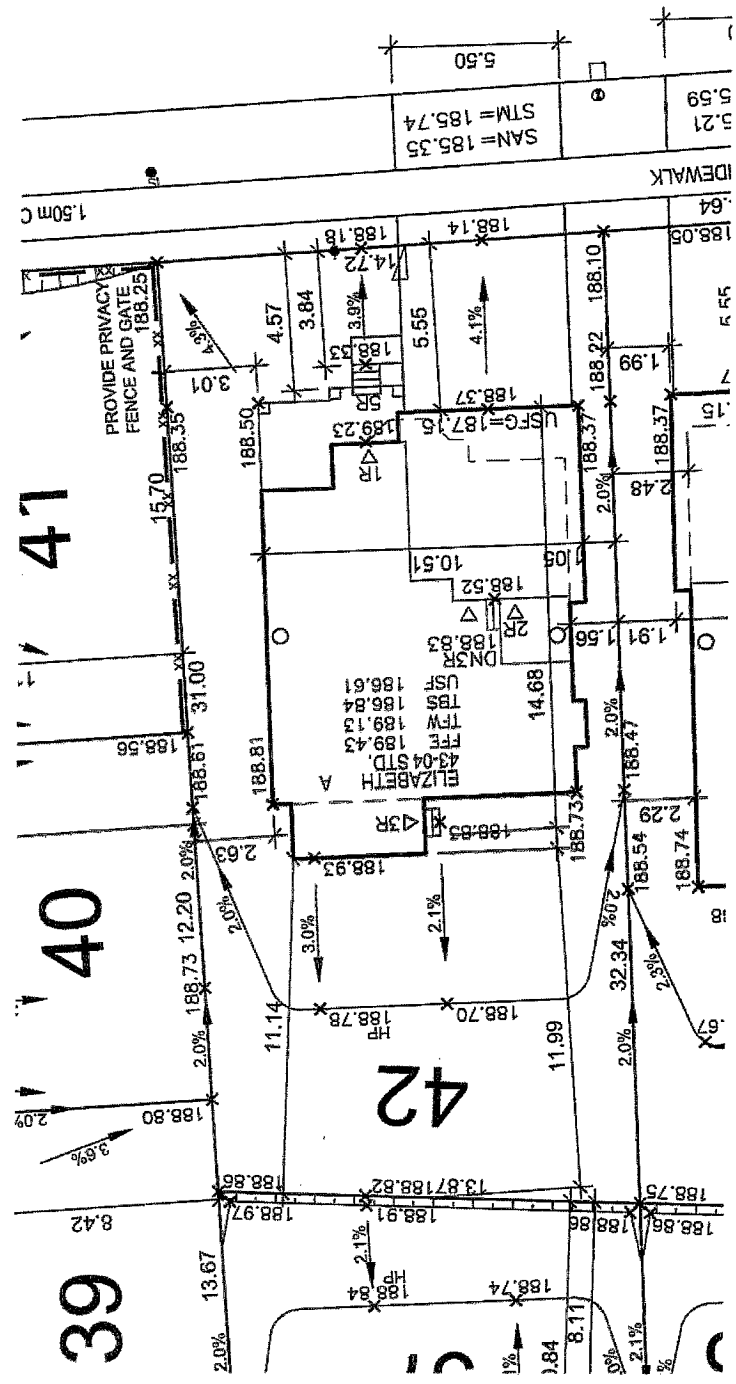
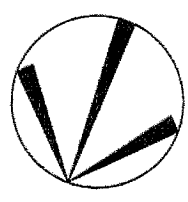
DRAWN BY
ES

SCALE
1:250

PROJECT No.
09014

LOT NUMBER
42

PN design
Imagine • Inspire • Create
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SERINAS ASSOCIATES
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LOT GRADING REVIEWED
MAY 28 2013

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.