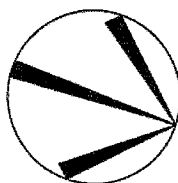


This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of WHITBY.

SERNAS ASSOCIATES
Member of the Sernas Group Inc.
110 Scotia Mt., Unit 41
Whitby, Ontario L1N 8Y7
Phone: (905) 432-7878
LOT GRADING REVIEWED
MAY 28 2013



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	138
LOT AREA(m) ²	410.49m2
BLDG AREA(m) ²	145.3 m2
LOT COVERAGE(%)	35.4%
No. OF STOREYS	2
MEAN HEIGHT(m)	8.32
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
○	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 2 LOTS
▽	SEWER CONNECTIONS 1 LOT
AC	AIR CONDITIONING
⬇	DOWN SPOUT TO SPLASH PAD
➡	SWALE DIRECTION
X	CHAINLINK FENCE
X X	PRIVACY FENCE
X X	SOUND BARRIER
---	FOOTING TO BE EXTENDED TO 1.25' MIN BELOW GRADE

ISSUED OR REVISION COMMENTS

[illegible]

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

MAY 24, 2013

SIGNATURE

DRAWN BY
BWS

SCALE
1:250

PROJECT No.
09014

LOT NUMBER
138



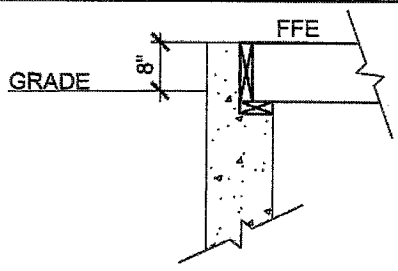
AN design

Imagine • Inspire • Create

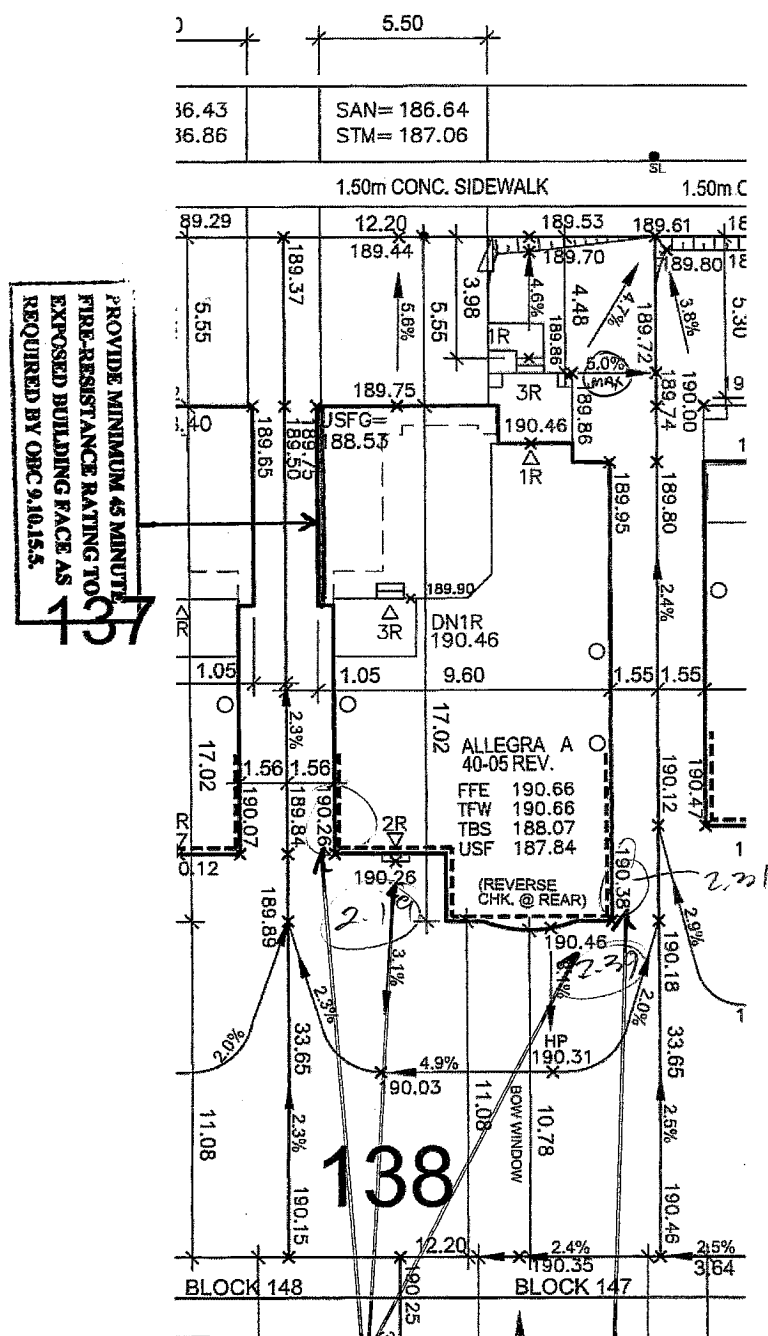
TEL.(905)738-3177

FAX: (905) 738-5449
DWG@RNDESIGN.COM

REVERSE CHECK DETAIL



WYCOMBE STREET

$$\begin{aligned} \text{BH} &= 24.7^\circ \\ &= 7.49 + 0.81 \\ &= 8.30 \end{aligned}$$


USE SK-1 DETAIL FOR
FOUNDATION WALLS ON
THIS LOT (SEE ATTACHED)

LOT GRADING PLANS APPROVED
SUBJECT TO REVISIONS NOTED

JUL 03 2013

ENGINEERING DEPARTMENT
TOWN OF WHITBY

Flow to Flow = 2.59