

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 (plotting) 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 Municipality of CLARINGTON.

ARCHITECTURAL REVIEW & APPROVAL

John G. Williams Limited, Architect

SITE PLAN REVIEW

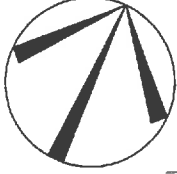
LOT NO. 75 REGISTERED PLAN
THE PROPOSED LOT GRADING AND DRAINAGE IS APPROVED
AS BEING IN CONFORMITY WITH THE OVERALL APPROVED
GRADING PLANS FOR THE SUBDIVISION.

THIS REVIEW DOES NOT WARRANT THAT OTHER INFORMATION SHOWN ON THIS DRAWING IS ACCURATE OR COMPLETE. SOLE RESPONSIBILITY FOR THE DESIGN AND DETAILS SHALL REMAIN WITH THE DESIGNER.

NO COMMENT ☐ REVIEWED BY
COMMENTS AS NOTED ☒ DATE ... JAN 8 2016

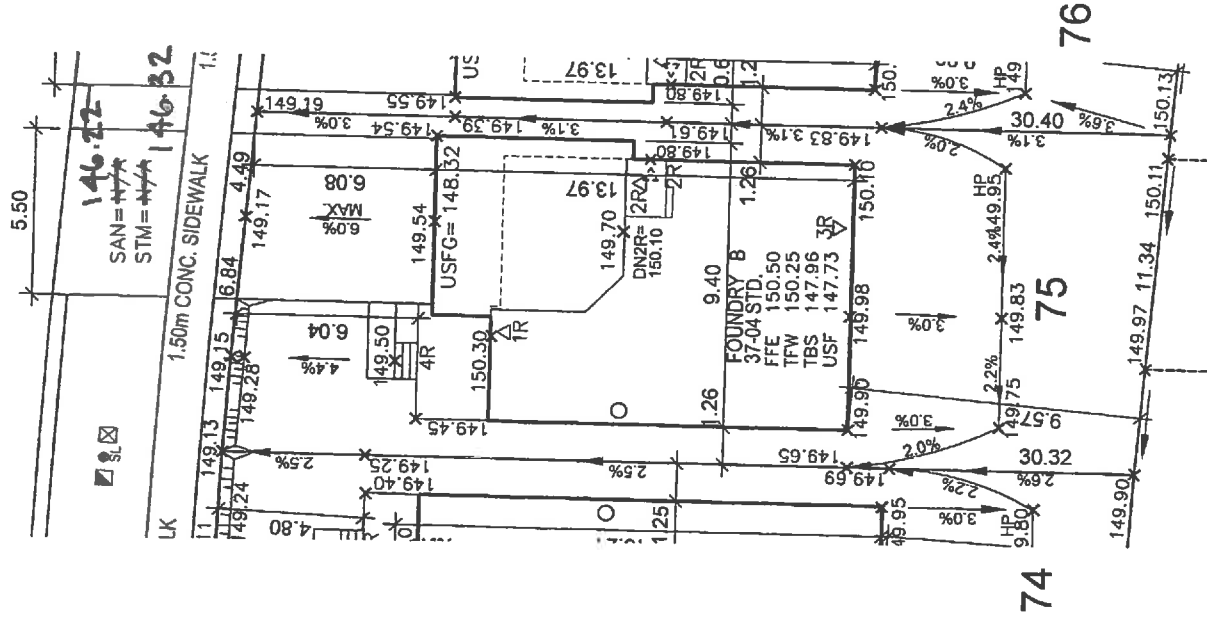


CONSULTING ENGINEERS AND PLANNERS



THIS PROPOSAL CONFORMS WITH THE MUNICIPALITY'S GRADING CRITERIA AND APPROVED SUBDIVISION MASTER LOT GRADING PLAN AND THE PROPOSED HOUSE TYPE IS COMPATIBLE WITH THE GRADING. THE PROPOSED DRIVEWAY LOCATION DOES NOT CONFLICT WITH ADJACE DRIVEWAYS, WALKWAYS, CATCHBASINS, HYDRANT, VALVE OR ANY STREET UTILITY.

John Taylor Street
KENNETH COLE DRIVE



NOTE: BIDDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BIDDER IS TO RELOCATE AT HIS OWN EXPENSE

CLIENT
ESQUIRE HOMES

PROJECT/LOCATION
NORTHGLEN PHASE 2
CLARINGTON, ONTARIO

DRAWING
SITE GRADING PLAN

BUILDING STATISTICS

REG. PLAN No.	
ZONE	R2-54
LOT NUMBER	75
LOT AREA(m) ²	343.51
BLDG AREA(m) ²	119.94
LOT COVERAGE(%)	34.9
No. OF STOREY'S	2
MEAN HEIGHT(m)	8.07
PEAK HEIGHT(m)	N/A
DECK LINE(m)	N/A

LEGEND

FEE	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
⬢	AIR CONDITIONING
⬢	DOWN SPOUT TO SPLASH PAD
→	SWALE DIRECTION
---	CHAINLINK FENCE
---	PRIVACY FENCE
---	SOUND BARRIER
---	FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE

ISSUED OR REVISION COMMENTS

[illegible]

I, NELSON CUNHA

I, NELSON CUNHA
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	21032
FIRM BCIN	26995

JAN. 05, 2016

DATE _____

SIGNATURE _____

SIGNATURE

DRAWN BY

Z

1.250

PROJECT NO.

LOT NUMBER

75



PN design
Imagine • Inspire • Create
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