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 Municipality of CLARINGTON.

ARCHITECTURAL REVIEW & APPROVAL.

JAN 11 2016

John G. Williams Limited, Architect

SITE PLAN REVIEW

LOT NO 150 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

CDC CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS

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
ESQUIRE HOMES

PROJECT/LOCATION
NORTHGLEN PHASE 2
CLARINGTON, ONTARIO

DRAWING
SITE GRADING PLAN

CONSULTANT'S DECLARATION:

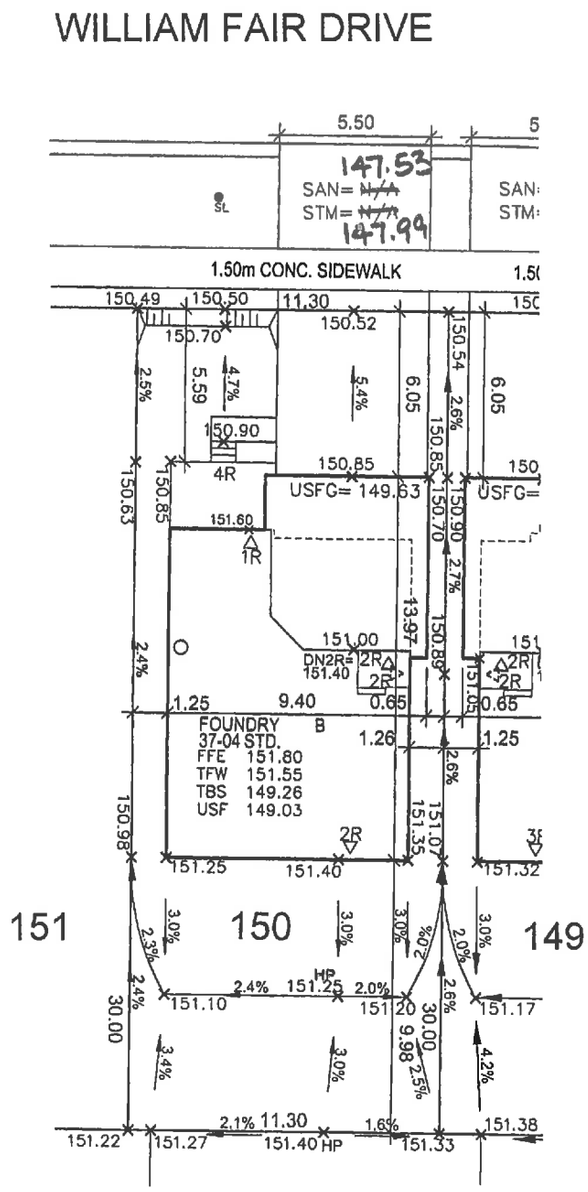
THIS PROPOSAL CONFORMS WITH THE MUNICIPALITY'S GRADING CRITERIA AND APPROVED SUBDIVISION MASTER LOT GRADING PLAN AND THE PROPOSED HOUSE TYPE IS COMPATIBLE WITH THE GRADING. THE PROPOSED DRIVEWAY LOCATION DOES NOT CONFLICT WITH ADJACE DRIVEWAYS, WALKWAYS, CATCHBASIN, HYDRANT, VALVE OR ANY STREET UTILITY.

BUILDING STATISTICS

REG. PLAN No.	
ZONE	R2-54
LOT NUMBER	150
LOT AREA(m)^2	339.00
BLDG AREA(m)^2	119.94
LOT COVERAGE(%)	35.4
No. OF STOREYS	2
MEAN HEIGHT(m)	8.06
PEAK HEIGHT(m)	N/A
DECK LINE(m)	N/A

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
sl	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
——	CHAINLINK FENCE
——	PRIVACY FENCE
——	SOUND BARRIER
- - - -	FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE



ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW (SITED)	DEC17/15	NC	NC
2	ISSUED FOR FINAL	JAN/05/16	NC	NC

I, NELSON CUNHA 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 21032

FIRM BCIN 26995

JAN. 05, 2016
DATE SIGNATURE

DRAWN BY
NC

SCALE
1:250

PROJECT No.
14093

LOT NUMBER
150

RN design
Imagine • Inspire • Create
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