

R3-35

LOT COVERAGE

- DWELLING (MAX) 50.0%

FRONT YARD

- TO DWELLING 4.0M

- TO GARAGE 6.0M

REAR YARD

- TO DWELLING 7.5M

INTERIOR SIDE YARD

- TO DWELLING 1.2M

EXTERIOR SIDE YARD

- TO DWELLING 4.0M

LOT FRONTAGE

- INTERIOR MINIMUM 7.0M

- EXTERIOR MINIMUM 1/4 M

BUILDING HEIGHT

- ALL UNITS 10.5M

LANDSCAPED OPEN SPACE

- MINIMUM 30%

NOTES:

1. BUILDER TO VERIFY SERVICE CONNECTION INVERTS PRIOR TO CONSTRUCTION
2. BUILDER TO ENSURE 1.22M OF COVER ON ALL FOOTINGS: 200mm MAX. EXPOSED FOUNDATION WALL; MAX. 8% SLOPE ON DRIVEWAY.
3. 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 ADJACENT DRIVEWAYS, WALKWAYS, CATCHBASIN, HYDRANT, VALVE OR ANY STREET UTILITY.

1/4 M

1.22M

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 assessing or approving the (existing) plans or for ensuring that the proposed plans comply with the building code or permit matter of that any house can be properly built or located on its lot.

OCT 23 2015

John G. Williams Limited, Architect

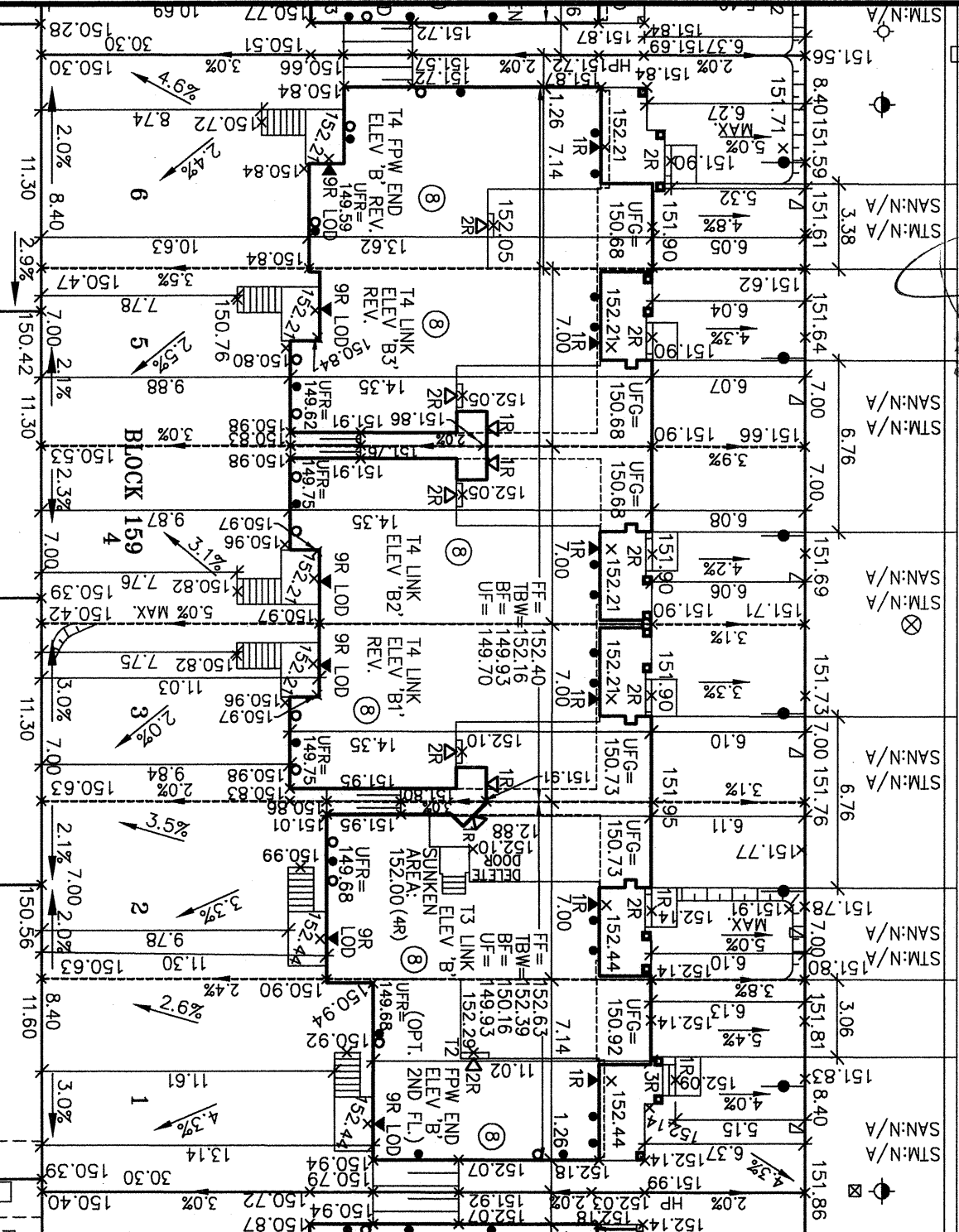
151.42

151.59

Wmby, Ontario L1N 8Y3
Phone: (905) 429-5000

LOT GRADING REVIEWED
OCT 22 2015

JOHN MATTHEW CRESCENT



LOT NUMBER	159-1	159-2	159-3	159-4	159-5	159-6
LOT AREA	254.52 SM	212.10 SM	212.10 SM	212.10 SM	212.10 SM	254.52 SM
HOUSE AREA (DWELLING EXCLUDING PORCH & DECK)	75.34 SM	89.84 SM	95.13 SM	87.97 SM	87.97 SM	89.74 SM
COVERAGE	29.60 %	42.36 %	44.86 %	44.86 %	44.86 %	35.26 %
MAX LOT COVERAGE (DWELLING EXCL. PORCH & DECK) @ 50%	127.26 SM	106.05 SM	106.05 SM	106.05 SM	106.05 SM	127.26 SM
LANDSCAPED OPEN SPACE @ MIN. 30%	58.53 %	44.59 %	41.95 %	41.52 %	41.25 %	52.51 %

HIGHCASTLE HOMES

Project Name
NORTHGLEN
TOWN OF CLARINGTON

Sheet Title
SITING & GRADING
Lot BLOCK 159 (UNITS 1-6)
M-Plan 40M-

REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCN 28461

I, STEPHEN P. KENNEDY, have reviewed and take responsibility for this design.

Signature: [Signature]
BCN 23411 Date: OCT. 19, 2015

No.	Description	Date	By
1	ISSUED FOR FINAL APPROVAL	OCT. 19, 2015	TB
2	ISSUED FOR PRELIMINARY APPROVAL	JULY 7, 2015	TB

Scale 1:250
Date JULY 2015
Drawn by TB
Checked by XX
Project No. 2008-65
Sheet No. 159

File Name: G:\ACAD\DWG\2008-65\SITEPLAN\BLOCK-159.DWG
(XREF - G:\ACAD\DWG\2008-65\SITEPLAN\2008-65-SG2.DWG)