

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 11.0M

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.

IGHD
85 S. Hwy Street

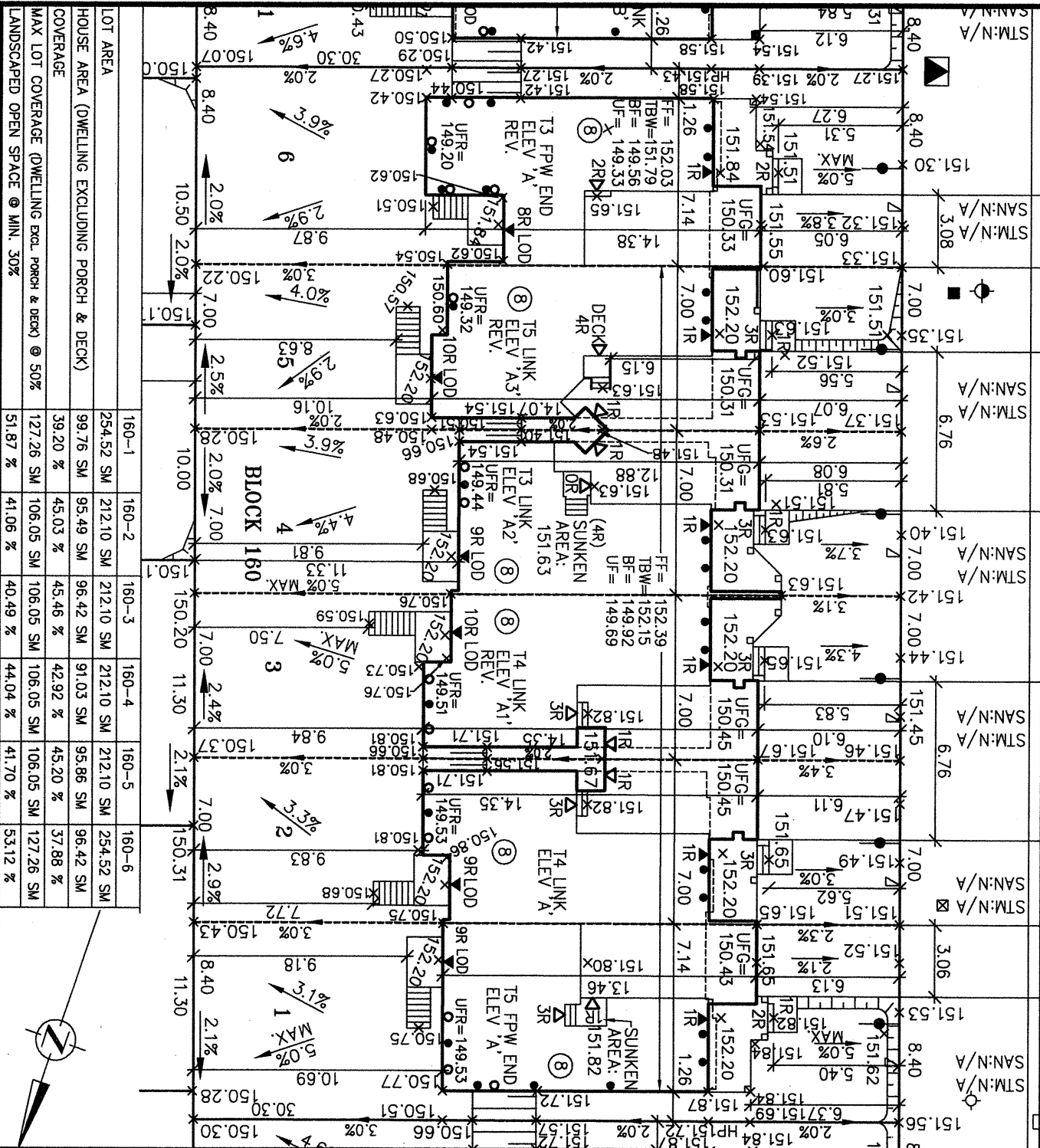
WMA: ONTOLAN 8Y3
Phone: (416) 429-3000
LOT GRADING REVIEWED
OCT 22 2015

It is the builder's complete responsibility to ensure that all construction complies with the fully applicable regulations and requirements including zoning regulations and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or building codes or for ensuring that any building or 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
OCT 23 2015
John G. Williams Limited, Architect

JOHN MATTHEW CRESCENT



Client: HIGHCASTLE HOMES

Project Name: NORTHGLEN TOWN OF CLARINGTON

Sheet Title: SITING & GRADING
Lot: BLOCK 160 (UNITS 1-6)
M-Plan: 40M-

REGISTERED PERSON
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461
STEPHEN P. KENNEDY
have reviewed and take responsibility for this design.
Signature: [Signature]
BCIN 23411 Date: OCT. 19, 2015

STREET LIGHT
HYDRANT
TRANSFORMER
VALVE CHAMBER
CATCH BASIN
SIT & SAN CONNECT
SINGLE STM & SAN
SWALE DIRECTION
BELL PEDESTAL
SUPER MAIL BOX
EXTERIOR DOOR LOCATION
SIDE WINDOW LOCATION
EMBANKMENT 3:1 MAX SLOPE (000.00)
EXISTING ELEVATION

BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MINIMUM DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT THEIR OWN EXPENSE.

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: AN			
Project No: 2008-65			
Sheet: 160			
File Name: G:\ACAD\DWGS\2008-65\STEP\PLAN\2008-65-SG2.DWG			
(XREF: G:\ACAD\DWGS\2008-65\STEP\PLAN\2008-65-SG2.DWG)			