

P2-54 LOT COVERAGE

- DWELLING (MAX) 40.0%
- ALL BUILDINGS & STRUCTURES (MAX) 45.0%

FRONT YARD

- TO DWELLING 4.0M
- TO GARAGE 6.0M
- TO PORCH 2.0M

(ALLOWED 2.0M FRONT YARD ENCROACHMENT)

REAR YARD

- TO DWELLING 7.5M

INTERIOR SIDE YARD

- TO DWELLING 0.6M & 1.2M

EXTERIOR SIDE YARD

- TO DWELLING 4.0M

LOT FRONTAGE

- INTERIOR MINIMUM 11.3M
- EXTERIOR MINIMUM 14.3M

BUILDING HEIGHT

- ONE STOREY MAXIMUM 8.5M
- ALL OTHER UNITS 10.5M

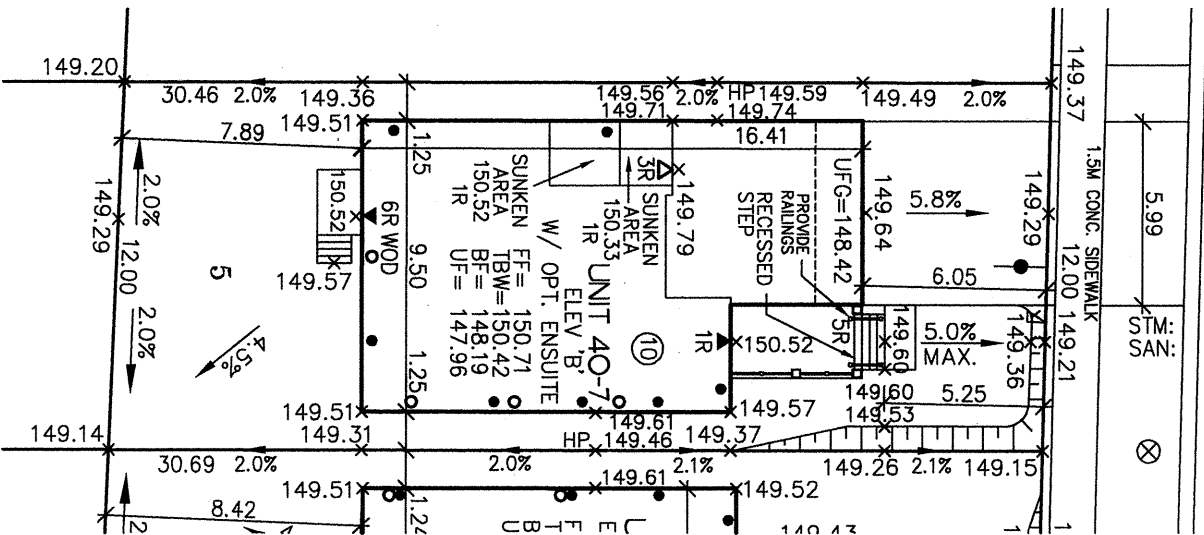
LANDSCAPED OPEN SPACE

- MINIMUM 30%

149.19

JOHN MATTHEW CRESCENT

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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.
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.

LOT AREA = 366.94 SM
HOUSE AREA W/O PORCH = 143.97 SM
HOUSE AREA W/ PORCH = 154.22 SM
COVERAGE W/O PORCH = 39.23 %
COVERAGE W/ PORCH = 42.02 %
MAX LOT COVERAGE (DWELLING) @ 40% = 146.78 SM
LANDSCAPED OPEN SPACE = 47.98 %

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 bylaws and the Subdivision Act, 1968. 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

OCT 26 2015

John G. Williams Limited, Architect

Client **HIGHCASTLE HOMES**

Project **NORTHEAST TOWN OF CLARINGTON**

Municipal Address

JOHN MATTHEW CRESCENT

Sheet **SITE PLAN**

Lot **LOT 5**

Title **LOT 5**

- STREET LIGHT
- HYDRANT
- TRANSFORMER
- VALVE CHAMBER
- CATCH BASIN
- STM & SAN CONNECT
- SINGLE STM & SAN
- CABLE TV DIRECTION
- BELL PEDISTAL
- SUPER MAIL BOX
- EXTERIOR DOOR LOCATION
- SIDE WINDOW LOCATION
- EMBANKMENT 3:1 MAX SLOPE (000.00)

REGISTERED PERSON
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461
1. STEPHEN P. KENNEDY
Signature _____
reviewed and took responsibility for this design.
BCIN 23447
Date: OCT. 19, 2015

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 PRELIM APPROVAL	SEPT. 17/15	GS
2	ISSUED FOR FINAL APPROVAL	OCT. 19/15	TB
Scale	1/250		
Date	APR. 2015		
Drawn by	GS		
Checked by	PK		
Project No.	2008-65	Sheet	5
File Name	G:\ACAD\DWGS\2008-65\STEPPLAN\STINKS\LOT-5.DWG		
(XREF -	G:\ACAD\DWGS\2008-65\STEPPLAN\2008-65-SG2.DWG		