

# R2-54 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%

## GHD INC.

65 Sunray Street  
Whitby, ON L1N 8Y3  
Phone: (905) 432-7878

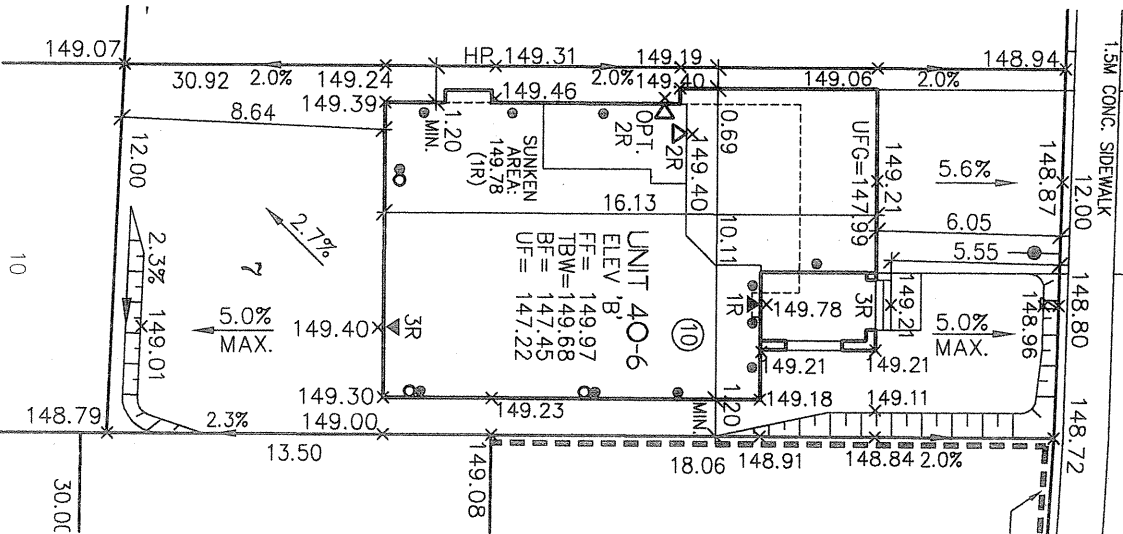
LOT GRADING REVIEWED

APR 20 2015

JOHN MATTHEW CRESCENT

N/A  
N/A

- NOTES:
1. BUILDER TO VERIFY SERVICE CONNECTION
  2. BUILDER TO VERIFY SERVICE CONNECTION
  3. BUILDER TO VERIFY SERVICE CONNECTION



LOT STATISTICS	%	m <sup>2</sup>
LOT AREA	N/A	372.40
LANDSCAPED OPEN SPACE	48.99	182.44
COVERAGE (NOT INCLUDING PORCH) (INCLUDES 2ND FLOOR OVER PORCH) (INCLUDES REAR WOOD DECK IF APPLICABLE)	38.89	144.84
MAX LOT COVERAGE (DWELLING)	40.00	148.96
AREA OF PORCH	N/A	9.46
AREA OF PORCH OVER 12 m <sup>2</sup>	N/A	N/A
AREA OF REAR WOOD DECK (IF APPLICABLE)	N/A	N/A

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 for verifying the accuracy of the information on building code or permit matters. The final building 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 REVIEWER APPROVAL

APR 22 2015

John G. Williams Limited, Architect

Client: **HIGHCASTLE HOMES**

Project: **NORTHGLEN  
TOWN OF CLARINGTON**

Municipal Address

**JOHN MATTHEW CRESCENT**

Sheet: **SITE PLAN**

Lot: **LOT 7**

REGISTERED PERSON:

**D.W. CASIDY & CO.  
ARCHITECTURAL TECHNOLOGISTS**  
FIRM BCIN 28461

I, **STEPHEN P. KENNEDY**

have

reviewed and take responsibility for this design.

Signature

BCIN 23411

Date: April 15, 2015

STREET LIGHT

HYDRO FINISHED FLOOR ELEVATION

TRANSFORMER

FF TOP OF BASEMENT WALL

WATER SERVICE

TBWG AT GARAGE

CATCH BASIN

BF BASEMENT FLOOR ELEVATION

STM & SAN CONNECT

UF UNDERSIDE OF FOOTING

SINGLE STM & SAN

UFR UNDERSIDE OF FTG.-GAR

SWALE DIRECTION

WOB WALK OUT DECK

CABLE TV PEDESTAL

WALK OUT DECK

BELL PEDESTAL

LOOK OUT DECK

SUPER MAIL BOX

REV. NUMBER OF RISERS

EXTERIOR DOOR LOCATION

2R, 3R PROPOSED ELEVATION

EMBANKMENT 3:1 MAX SLOPE (000.00)

EXISTING ELEVATION

Scale: **1:250**

Date: **MARCH 2015**

Drawn by: **GS**

Checked by: **AN**

**CASIDY & CO.**

ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE

SUITE 11

AJAX, ONTARIO

L1S 6L3

PH. (905) 619-1270

FAX (905) 619-1269

Date: **MARCH 27/15**

By: **GS**

Project No. **2008-65**

Sheet **7**

File Name: G:\ACAD\DWGS\2008-65\STEP\AN\SITMGS\LOT-7.DWG  
(XREF - G:\ACAD\DWGS\2008-65\STEP\AN\2008-65-SG2.DWG)