

P2-57

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

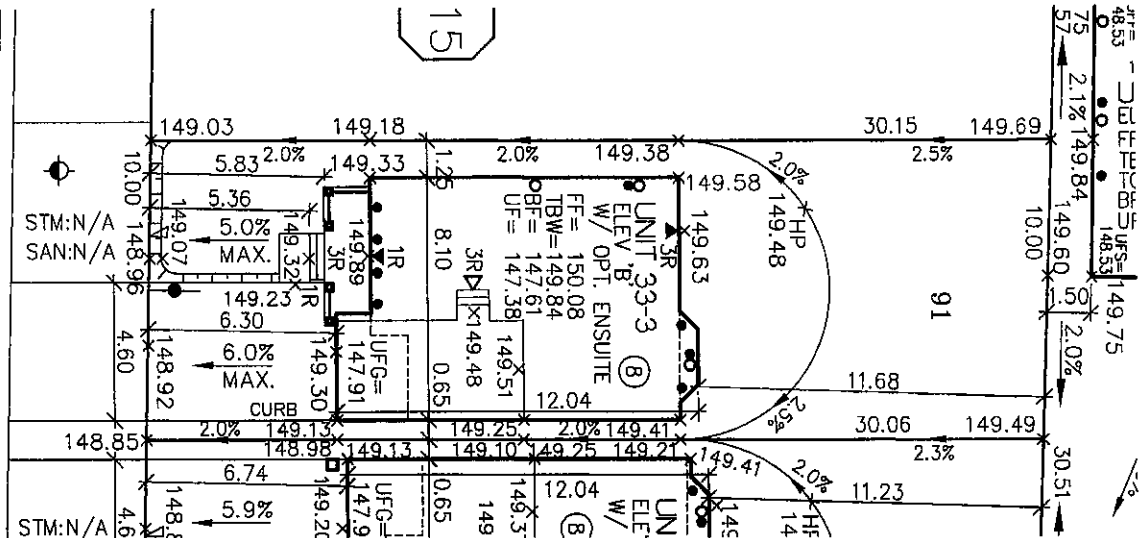
- INTERIOR MINIMUM 10.0M
- EXTERIOR MINIMUM 13.0M

BUILDING HEIGHT

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

LANDSCAPED OPEN SPACE

- MINIMUM 30%



JOHN MATTHEW CRESCENT

148.74

LOT AREA = 301.034 SM
HOUSE AREA W/O PORCH = 88.91 SM
HOUSE AREA W/ PORCH = 95.50 SM
COVERAGE W/O PORCH = 29.53 %
MAX LOT COVERAGE (DWELLING) @ 40% = 120.418 SM
LANDSCAPED OPEN SPACE = 58.00 %

- NOTES:
1. BUILDER TO VERIFY SERVICE CONNECTION INVERTS RIOR 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.

GHD INC.
65 Sunny Street
Whitby, Ont. L1N 8Y3
Phone: (905) 762-7878
FEB 20 2015

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 grading, 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 Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement.

ARCHITECTURAL REVIEW APPROVAL
FEB 19 2015
John G. Williams Limited, Architect

John G. Williams Limited, Architect

REGISTERED PERSON

D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

I, STEPHEN P. KENNEDY, have

reviewed and taken responsibility for this design.

Signature: *[Signature]* Date: FEB. 19, 2015

BCIN 23417

DATE: FEB. 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

Scale 1/250

CASSIDY & CO.

Date FEB. 2015

ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
SUITE 11
AUX, ONTARIO
L1S 8L3
PH. (905) 619-1270
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Drawn by EO/GS

Project No. 2008-65

Checked by AN

No. 91

File Name G:\ACAD\DWGS\2008-65\STEP PLAN\STN\G2\LOT-91.DWG
(XREF - G:\ACAD\DWGS\2008-65\STEP PLAN\2008-65-562.DWG)

Client **HIGHCASTLE HOMES**
Project Name **NORTHGLEN TOWN OF CLARINGTON**
Municipal Address **JOHN MATTHEW CRESCENT**

Sheet **SITE PLAN** Lot **LOT 91**

- STREET LIGHT
 - HYDRANT
 - TRANSFORMER
 - VALVE CHAMBER
 - CATCH BASIN
 - SINGLE STM & SAN
 - SWALE DIRECTION
 - CABLE TV PEDESTAL
 - SUPER MAIL BOX
 - EXTERIOR DOOR LOCATION
 - EMBANKMENT 3:1 MAX SLOPE (000.00)
- FINISHED FLOOR ELEVATION
 - TOP OF BASEMENT WALL
 - TOP OF FOUNDATION WALL
 - AT GARAGE
 - BASEMENT FLOOR ELEVATION
 - UNDERSIDE OF FTG.-GAR
 - UNDERSIDE OF FTG.-REAR
 - WALK OUT DECK
 - WALK OUT DECK
 - LOOK OUT DECK
 - REVERSE PLANS
 - NUMBER OF RISERS
 - PROPOSED ELEVATION
 - EXISTING ELEVATION