

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 10.0M
- EXTERIOR MINIMUM 13.0M

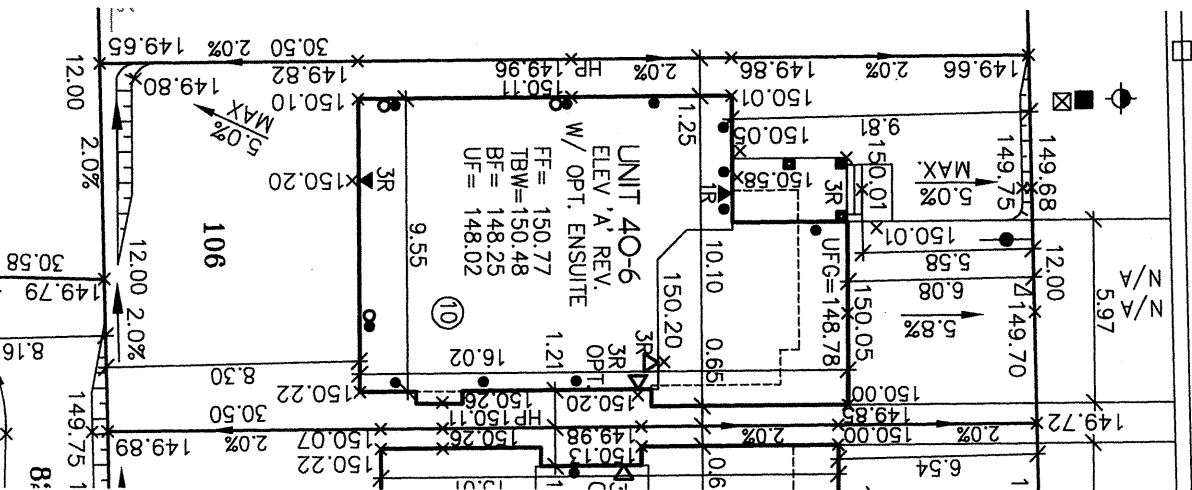
BUILDING HEIGHT

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

LANDSCAPED OPEN SPACE

- MINIMUM 30%

149.52
JACK ROACH STREET
SAN. STM.



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

GH
65 Sunny Street
Windsor, Ontario N9A 8Y3
Phone: (905) 299-5000
LOT GRADING REVIEWED
OCT 22 2015

LOT AREA =
HOUSE AREA W/O PORCH =
HOUSE AREA W/ PORCH =
COVERAGE W/O PORCH =
COVERAGE W/ PORCH =
MAX LOT COVERAGE (DWELLING) @ 40% =
LANDSCAPED OPEN SPACE =

366.05 SM
143.99 SM
151.89 SM
39.34 %
41.49 %
146.42 SM
48.50 %

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines 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.

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: NORTHELEN
Name: TOWN OF CLARINGTON

Municipal Address

JACK ROACH STREET

Sheet: SITE PLAN

Lot: LOT 106

- STREET LIGHT
- HYDRANT
- TRANSFORMER
- VALVE CHAMBER
- WATER SERVICE
- CATCH BASIN
- STM & SAN CONNECT
- SINGLE STM & SAN
- SWALE DIRECTION
- CABLE TV PEDISTAL
- 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
I, STEPHEN P. KENNEDY, have reviewed and take responsibility for this design.
Signature: [Signature]
BCIN 23471 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.

Scale	Date	Drawn by	Checked by	Project No.	Sheet
1:250	APR. 2015	GS	PK	2008-65	106
CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE SUITE 11 AUX, ONTARIO L1S 6L3 PH. (905) 619-1270 FAX (905) 619-1269					

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(XREF - G:\ACAD\DWG\2008-65\STEP\PLAN\2008-65-SG2.DWG)