

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

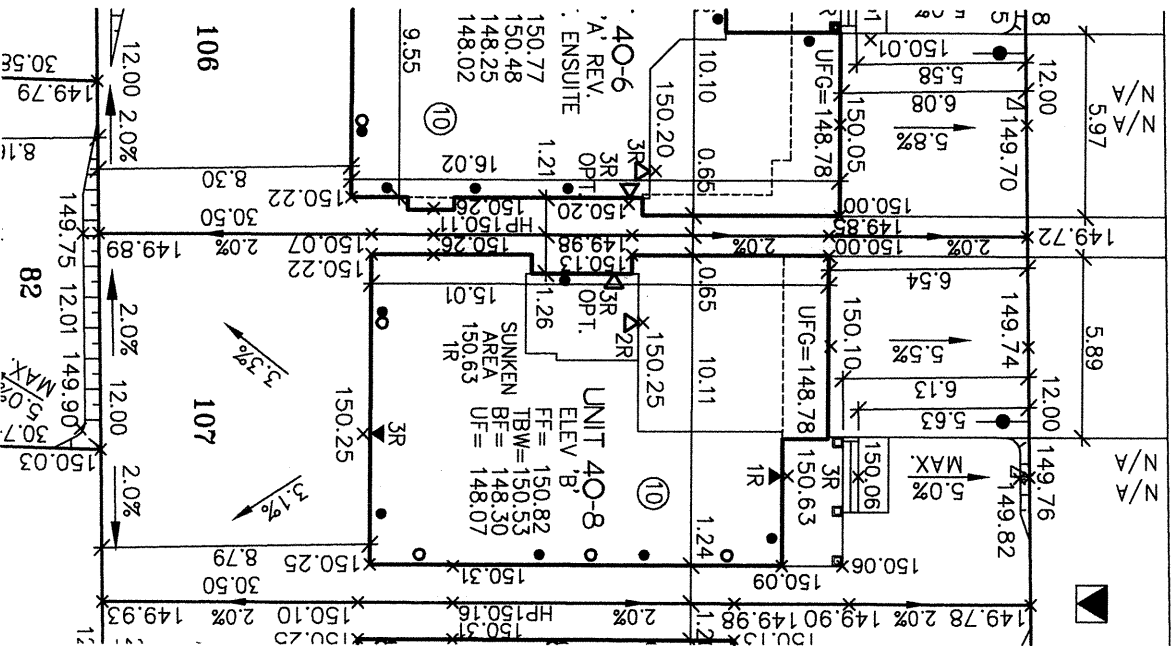
LANDSCAPED OPEN SPACE

- MINIMUM 30%

JACK ROACH STREET

STM: 3.52

STM: 3.52



- 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 = 366.05 SM
HOUSE AREA W/O PORCH = 143.72 SM
HOUSE AREA W/ PORCH = 151.90 SM
COVERAGE W/O PORCH = 39.26 %
COVERAGE W/ PORCH = 41.50 %
MAX LOT COVERAGE (DWELLING) @ 40% = 146.42 SM
LANDSCAPED OPEN SPACE = 47.90 %

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARKINGTON.

ARCHITECTURAL REVIEW & APPROVAL

OCT 16/2015

John G. Williams Limited, Architect

Client **HIGHCASTLE HOMES**

Project **NORTHELEN TOWN OF CLARKINGTON**

Municipal Address **JACK ROACH STREET**

Sheet **SITE PLAN**

Lot **LOT 107**

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 23411 Date: **OCT. 19, 2015**

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

- FINISHED FLOOR ELEVATION
- TOP OF BASEMENT WALL
- TOP OF FOUNDATION WALL
- BASEMENT FLOOR ELEVATION
- UNDERSIDE OF FTG.-GAR
- UNDERSIDE OF FTG.-REAR
- WALK OUT DECK
- LOOK OUT DECK
- REVERSE PLANS
- NUMBER OF RISERS
- PROPOSED ELEVATION
- EXISTING ELEVATION

Scale **1/250**

Date **APR. 2015**

Drawn by **GS**

Checked by **PK**

Project No. **2008-65**

Sheet No. **107**

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