

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

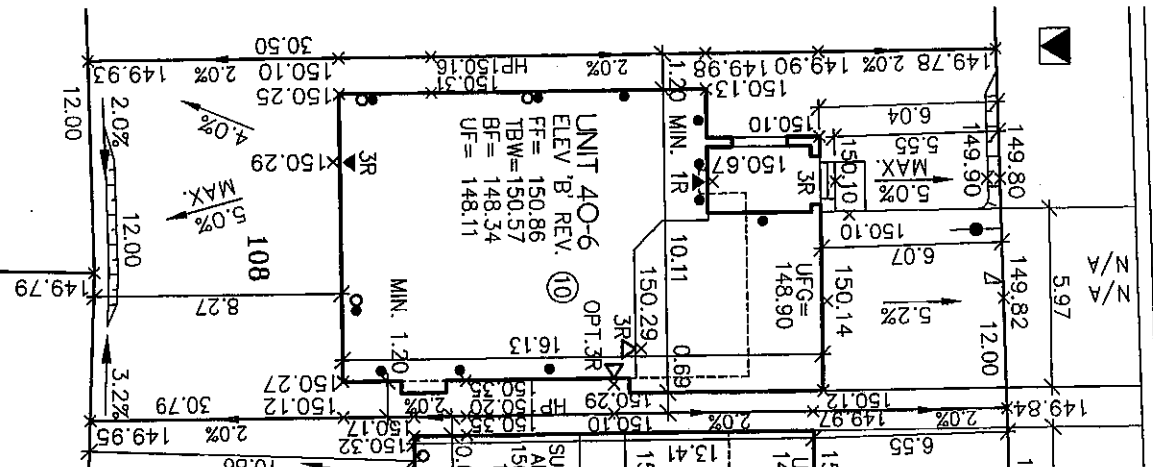
- ONE STOREY MAXIMUM 8.5M
- ALL OTHER UNITS 10.5M

LANDSCAPED OPEN SPACE

- MINIMUM 30%

JACK ROACH STREET

5.97
5.97



- 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.

GHD INC.
65 Sunrise Street
Whitby, Ontario L1N 8Y3
Phone: (905) 22-7878
FEB 20 2015
LOT GRADING REVIEWED

LOT AREA = 366.76 SM
HOUSE AREA W/O PORCH = 143.16 SM
HOUSE AREA W/ PORCH = 152.63 SM
COVERAGE W/O PORCH = 39.03 %
MAX LOT COVERAGE (DWELLING) @ 40% = 146.70 SM
LANDSCAPED OPEN SPACE = 43.32 %

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and any applicable 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 working drawings with respect to any zoning or building code or permit matter or the any notice 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
FEB 22 2015
John G. Williams, Limited, Architect

Client: **HIGHCASTLE HOMES**

Project Name: **NORTHGLENN TOWN OF CLARINGTON**

Municipal Address: **JACK ROACH STREET**

Sheet Title: **SITE PLAN**

Lot: **LOT 108**

REGISTERED PERSON
D.W. CASSEY & CO.

ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

I, **STEPHEN P. KENNEDY**, have reviewed and take responsibility for this design.

Signature: *[Signature]*
BCIN 23411 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.

Scale: **1:250**

Date: **FEB. 2015**

Drawn by: **EO/GS**

Checked by: **AN**

CASSEY & CO.
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
SUITE 11
ALIX, ONTARIO
L1S 6L3
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Project No. **2008-65** Sheet **108**

File Name G:\ACAD\DWG\2008-65\SITE PLAN\STINGS\LOT-108.DWG
(XREF - G:\ACAD\DWG\2008-65\SITE PLAN\2008-65-502.DWG)

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