

R2-57

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

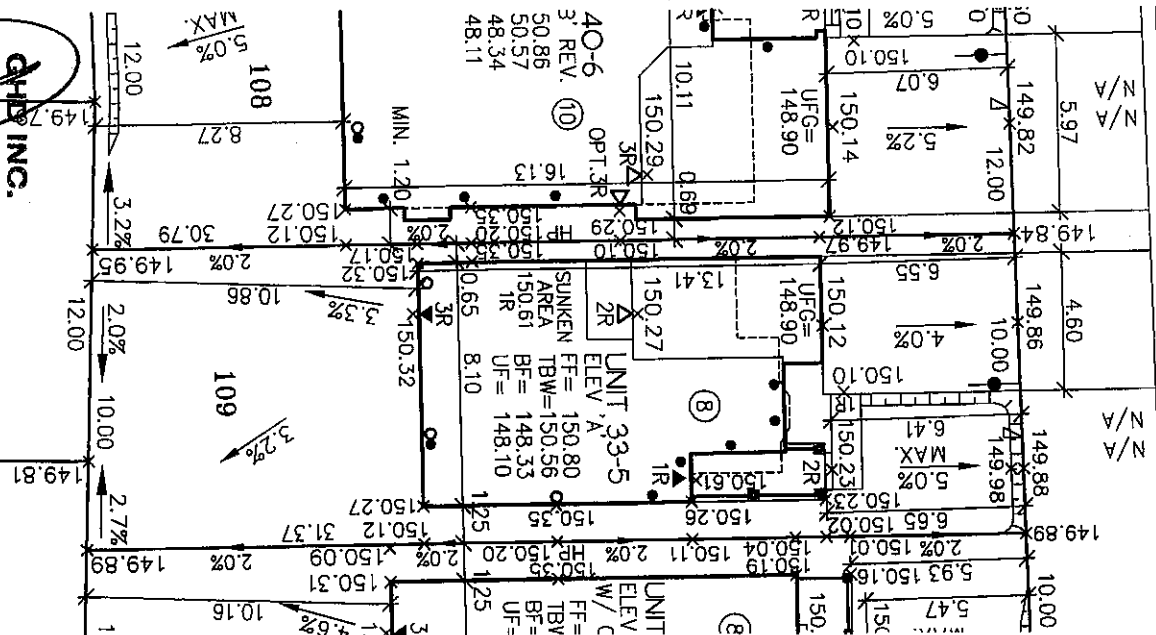
LANDSCAPED OPEN SPACE

- MINIMUM 30%

JACK ROACH STREET

STN. SAN.

STN. SAN.



- 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.

LOT AREA = 310.814 SM
 HOUSE AREA W/O PORCH = 97.64 SM
 HOUSE AREA W/ PORCH = 105.17 SM
 COVERAGE W/O PORCH = 31.41 %
 MAX LOT COVERAGE (DWELLING) @ 40% = 124.33 SM
 LANDSCAPED OPEN SPACE = 55.40 %

It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the applicable zoning regulations 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 working drawings with respect to that part of the lot or building which is not the responsibility of the Control Architect. The Control Architect's responsibility is limited to the house 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'S APPROVAL
 JOHN G. WILKINS Limited, Architect
 FEB 24 2015

Client **HICK CASTLE HOMES**
 Project **NORTHELEN TOWN OF CLARINGTON**
 Municipal Address **JACK ROACH STREET**
 Title **SITE PLAN** Lot **LOT 109**

REGISTERED PERSON
D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS
 FIRM BCN 28461
 I, **STEPHEN P. KENNEDY** have reviewed and take responsibility for this design.
 Signature _____
 BCN 23411 Date: **FEB. 19, 2015**

Scale **1:250**
 Date **FEB. 2015**
 Drawn by **EO/GS**
 Checked by **AN**
 Project No. **2008-65**
 Sheet No. **109**

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