

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%

GHDI INC.

85 Surrey Street

Whitby, Ontario L1N 8Y3

Phone: (905) 432-7678

LOT GRADING REVIEWED

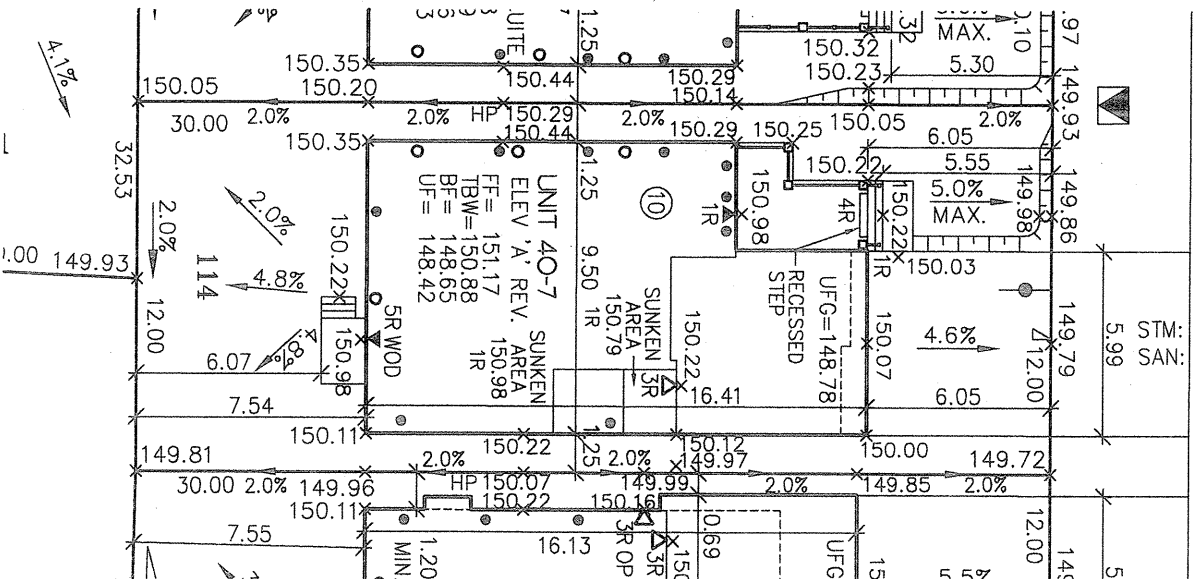
APR 21 2015

NOTES:

JOHN MATTHEW CRESCENT

N

149.53



LOT STATISTICS	%	m ²
LOT AREA	N/A	366.00
LANDSCAPED OPEN SPACE	47.45	173.66
COVERAGE (NOT INCLUDING PORCH) (INCLUDES 2ND FLOOR OVER PORCH) (INCLUDES REAR WOOD DECK IF APPLICABLE)	39.33	143.97
MAX LOT COVERAGE (DWELLING)	40.00	146.4
AREA OF PORCH	N/A	12.10
AREA OF PORCH OVER 12 m ²	N/A	0.10
AREA OF REAR WOOD DECK (IF APPLICABLE)	N/A	3.14

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.

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 obtaining or approving site (lotting) plans or for any other matters relating to the 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 Design Guidelines approved by the Municipality of CLARINGTON.

ARCHITECTURAL REVIEW/ APPROVAL

APR 22 2015

John G. Williams Limited, Architect

Client **HIGHCASTLE HOMES**

Project Name **NORTHELEN TOWN OF CLARINGTON**

Municipal Address **JOHN MATTHEW CRESCENT**

Sheet Title **SITE PLAN**

Lot **LOT 114**

REGISTERED PERSON:
D.W. CASIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCN 28461
I **STEPHEN P. KENNEDY** have reviewed and take responsibility for this design.
Signature *[Signature]*
BCN 23417 Date: April 15, 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
- AT GARAGE
- 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
- 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 **MARCH 2015**
Drawn by **GS**
Checked by **AN**
Project No. **2008-65**
Sheet **114**
CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
60 RANDALL DRIVE
SUITE 11
AUX, ONTARIO
L1S 6L3
PH. (905) 619-1270
FAX (905) 619-1269
File Name G:\ACAD\DWGS\2008-65\SITEPLAN\STINGS\LOT-114.DWG
(XREF - G:\ACAD\DWGS\2008-65\SITEPLAN\2008-65-SG2.DWG