

P2-54

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

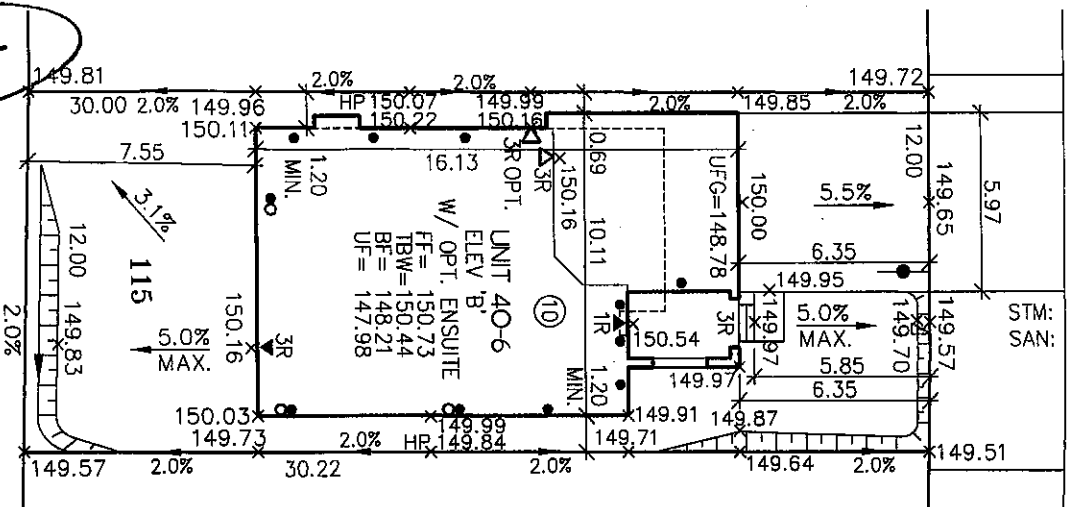
BUILDING HEIGHT

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

LANDSCAPED OPEN SPACE

- MINIMUM 30%

JOHN MATTHEW CRESCENT



- 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 = 361.498 SM
HOUSE AREA W/O PORCH = 143.16 SM
HOUSE AREA W/ PORCH = 152.63 SM
COVERAGE W/O PORCH = 39.62 %
MAX LOT COVERAGE (DWELLING) @ 40% = 144.60 SM
LANDSCAPED OPEN SPACE = 46.81 %

GHD INC.

66 Sulray Street
White, Ontario L1N 8Y3
Phone: (905) 432-7878
LOT GRADING REVIEWED
FEB 21 2015

Client: HIGHCASTLE HOMES

Project: NORTHGLEN
Town of CLARINGTON

Municipal Address: JOHN MATTHEW CRESCENT

Sheet: SITE PLAN Lot: LOT 115

- STREET LIGHT
- HYDRANT
- TRANSFORMER
- VALVE CHAMBER
- CATCH BASIN
- STA & SAN CONNECT
- SINGLE STA & 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 BCN 28461

I, STEPHEN P. KENNEDY, have reviewed and take responsibility for this design.
Signature: _____ Date: FEB 19, 2015
BCN 23411

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.

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. This cannot be construed as a guarantee by the Architectural Technologists of the Municipality of Clarington. The Architectural Technologists are not responsible for any errors or omissions in the plans or drawings or for any consequences arising from the use of the plans or drawings for any purpose other than that for which they were prepared.

ARCHITECTURAL REVIEW & APPROVAL
FEB 24 2015
John G. Williams, Architect

No.	Description	Date	By
1	ISSUED FOR PRELIM. APPROVAL	JAN 19/15	AN
2	ISSUED FOR FINAL APPROVAL	FEB 19/15	AN

Scale: 1/250
Date: FEB. 2015
Drawn by: EO/GS
Checked by: AN
Project No.: 2008-65
Sheet No.: 115

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