

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

N/A
N/A

JOHN TAYLOR STREET



GHDI INC.
55 Sunray Street
Whitby, Ontario L1N 8Y3
Phone: (905) 332-7070
LOT GRADING REVIEWED
APR 20 2015

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 STATISTICS	%	m ²
LOT AREA	N/A	452.78
LANDSCAPED OPEN SPACE	55.85	252.88
COVERAGE (NOT INCLUDING PORCH) (INCLUDES 2ND FLOOR OVER PORCH) (INCLUDES REAR WOOD DECK IF APPLICABLE)	32.50	147.15
MAX LOT COVERAGE (DWELLING)	40.00	181.11
AREA OF PORCH	N/A	14.31
AREA OF PORCH OVER 20 m ²	N/A	N/A
AREA OF REAR WOOD DECK (IF APPLICABLE)	N/A	N/A

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 any errors or omissions in the grading plan or for any work with respect to any grading plans or 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.

APR 21 2015

ARCHITECTURAL REVIEW & APPROVAL

John G. Williams Limited, Architect

Client **HIGHCASTLE HOMES**

Project **NORTHELEN TOWN OF CLARINGTON**

Municipal Address **JOHN MATTHEW CRESCENT**

Sheet **SITE PLAN**

Lot **LOT 116**

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]* Date: April 15, 2015
BCIN 2341

No. Description Date By

1 ISSUED FOR PRELIM. APPROVAL MARCH 27/15 GS

2 ISSUED FOR FINAL APPROVAL APRIL 15/15 AN

Scale **1:250** **CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS** 60 RANDALL DRIVE SUITE 11 A.JAX, ONTARIO L1S 6L3 PH. (905) 619-1270 FAX (905) 619-1269

Date **MARCH 2015**

Drawn by **GS**

Checked by **AN** Project No. **2008-65** Sheet **116**

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