

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
- TO DWELLING 4.0M

EXTERIOR SIDE YARD

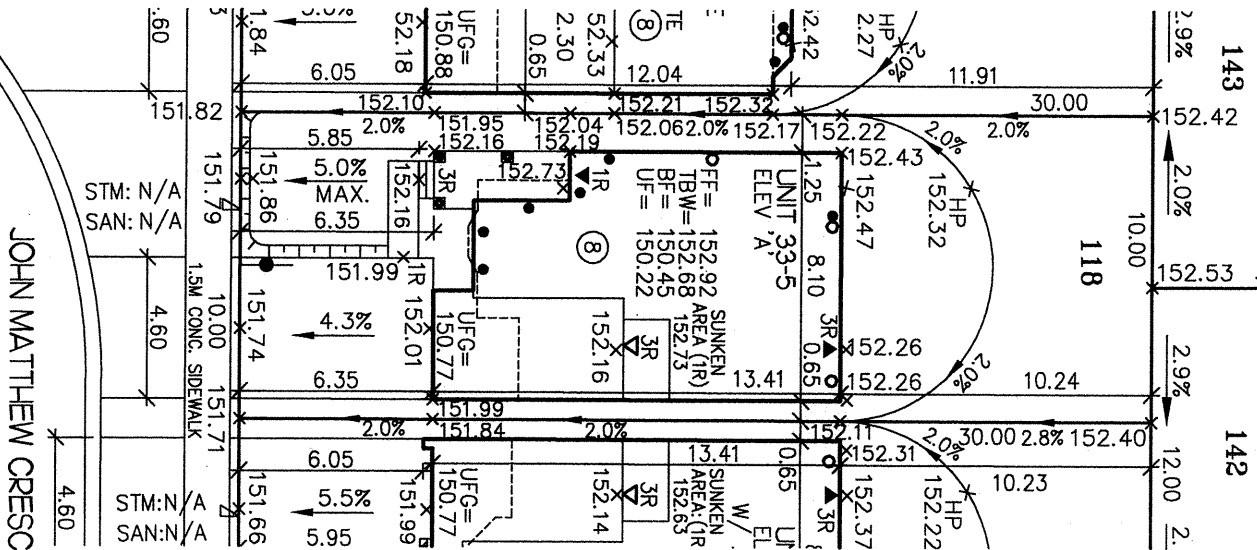
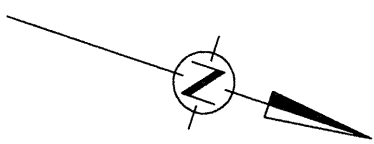
- TO DWELLING 4.0M
- INTERIOR MINIMUM 10.0M
- EXTERIOR MINIMUM 13.0M

BUILDING HEIGHT

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

LANDSCAPED OPEN SPACE

- MINIMUM 30%



JOHN MATTHEW CRESCENT

LOT AREA = 300.00 SM  
HOUSE AREA W/O PORCH = 99.61 SM  
HOUSE AREA W/ PORCH = 107.13 SM  
COVERAGE W/O PORCH = 33.20 %  
COVERAGE W/ PORCH = 35.71 %  
MAX LOT COVERAGE (DWELLING) @ 40% = 120.00 SM  
LANDSCAPED OPEN SPACE = 54.88 %

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.

- 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.

65 SUNDRIE STREET  
WILKINS, ONTARIO L1N 3Y3  
Phone: 905-461-1295  
LOT GRADING REVIEWED  
OCT 22 2015

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 any (grading) plans or for any other matters relating to the proposed 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

OCT 26 2015

John G. Williams Limited, Architect

Client **HIGHCASTLE HOMES**

Project **NORTHGLEN**  
Name **TOWN OF CLARINGTON**

Municipal Address

**JOHN MATTHEW CRESCENT**

Sheet **SITE PLAN**

Lot **LOT 118**

Title

REGISTERED PERSON

**D.W. CASADY & CO.**  
**ARCHITECTURAL TECHNOLOGISTS**  
FIRM BCIN 28461

I, **STEPHEN P. KENNEDY**

have

reviewed and taken responsibility for the design.

Signature

BCIN 2347

Date: OCT. 19, 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

FF FINISHED FLOOR ELEVATION

TBW TOP OF BASEMENT WALL

TBWC TOP OF FOUNDATION WALL

BF BASEMENT FLOOR ELEVATION

UF UNDERSIDE OF FOOTING

UFR UNDERSIDE OF FTG.-GAR

WOD WALK OUT DECK

WOB WALK OUT BASEMENT

REV REVERSE PLANS

LOOK OUT DECK

2R, 3R NUMBER OF RISERS

PROPOSED ELEVATION

EXISTING ELEVATION

No. Description

Date By

Scale 1:250

CASADY & CO.  
ARCHITECTURAL TECHNOLOGISTS  
60 RANDALL DRIVE  
SUITE 11  
AUX, ONTARIO  
L1S 6L3  
PH (905) 619-1270  
FAX (905) 619-1269

Date APR. 2015

Drawn by GS

Checked by PK

Project No. 2008-65

Sheet No. 118

File Name G:\ACAD\DWGS\2008-65\STEPPLAN\STINGS LOT-118.DWG  
(XREF - G:\ACAD\DWGS\2008-65\STEPPLAN\2008-65-SG2.DWG