

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

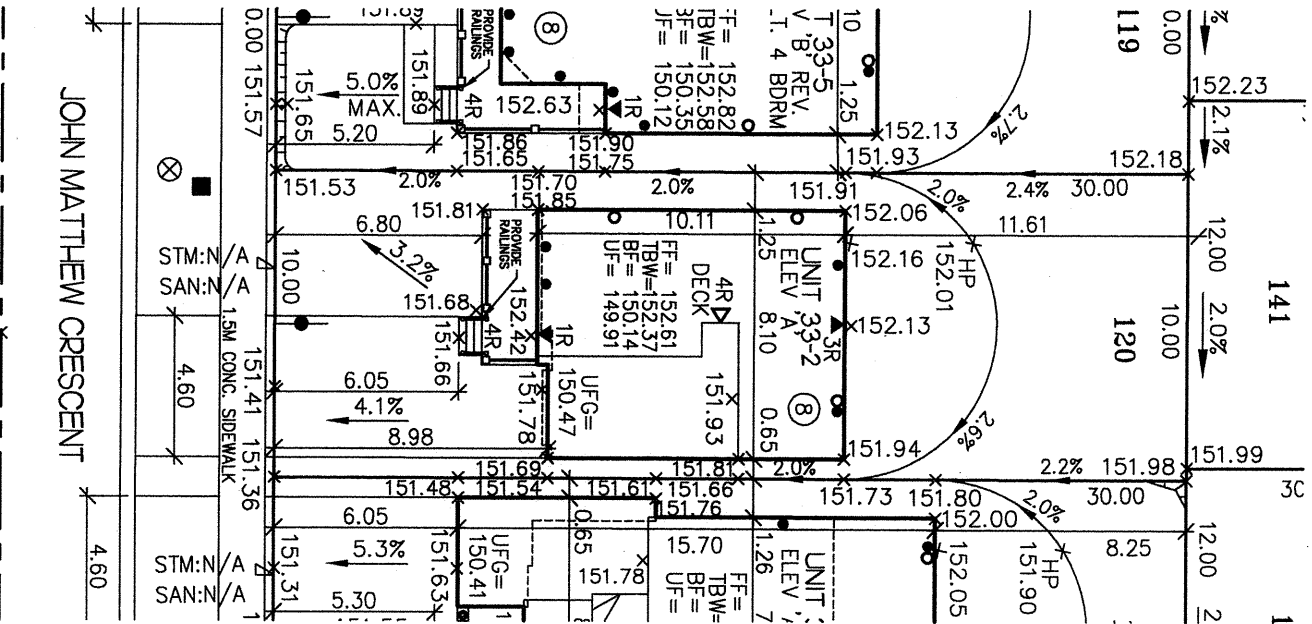
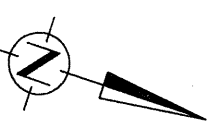
- INTERIOR MINIMUM 10.0M
- EXTERIOR MINIMUM 13.0M

BUILDING HEIGHT

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

LANDSCAPED OPEN SPACE

- MINIMUM 30%



- 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 = 300.00 SM

HOUSE AREA W/O PORCH = 80.92 SM

HOUSE AREA W/ PORCH = 90.17 SM

COVERAGE W/O PORCH = 26.97 %

COVERAGE W/ PORCH = 30.05 %

MAX LOT COVERAGE (DWELLING) @ 40% = 120.00 SM

LANDSCAPED OPEN SPACE = 57.30 %

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 Authority is not responsible in any way for approving or not approving the proposed lot grading plan or any other plan or for any zoning or building code or permit matter or that any house can be properly built or located on the lot.

ARCHITECTURAL REVIEW & APPROVAL

OCT 26, 2015

John G. Williams Limited, Architect

Client **HIGHCASTLE HOMES**

Project **NORTHELEN TOWN OF CLARINGTON**

Municipal Address **JOHN MATTHEW CRESCENT**

Sheet **SITE PLAN**

Lot **LOT 120**

REGISTERED PERSON

D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS

FIRM BCIN 28461

I, **STEPHEN P. KENNEDY** have reviewed and take responsibility for this design.

Signature **STEPHEN P. KENNEDY** Date: **OCT. 19, 2015**

BCIN 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.

No. Description

1 ISSUED FOR PRELIM. APPROVAL

2 ISSUED FOR FINAL APPROVAL

Date **APR. 2015**

Drawn by **GS**

Checked by **PK**

Project No. **2008-65**

Sheet No. **120**

File Name **G:\CAD\DWG\2008-65\SITEPLAN\STN\LOT-120.DWG**

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