

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

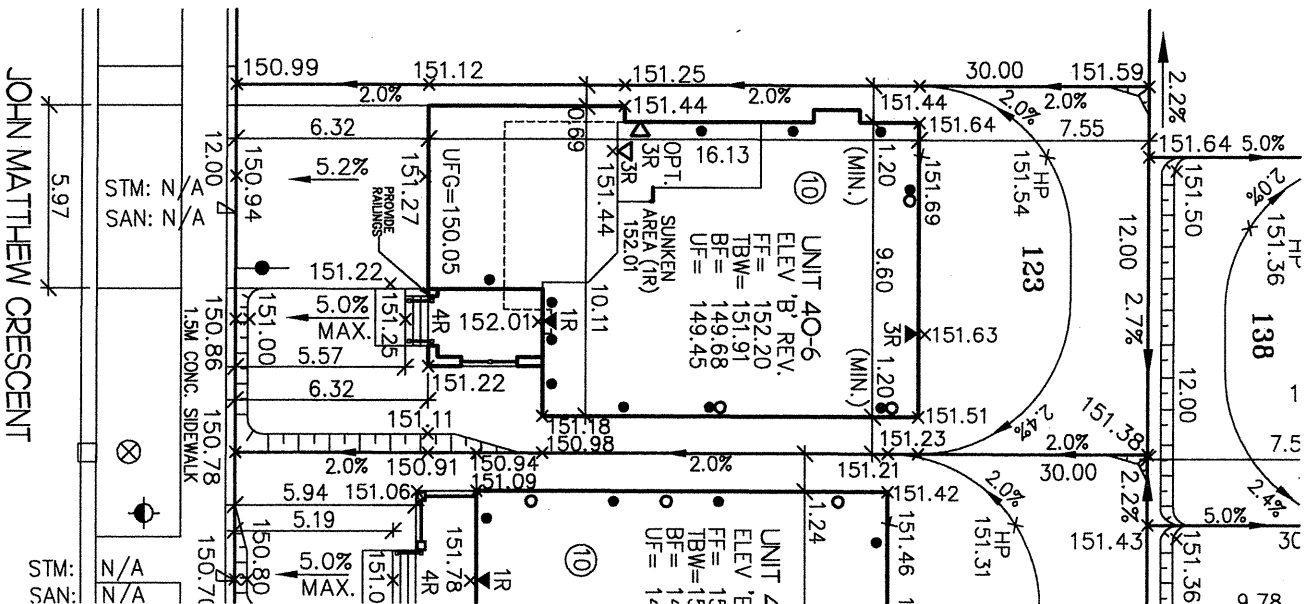
- INTERIOR MINIMUM 11.3M
- EXTERIOR MINIMUM 14.3M

BUILDING HEIGHT

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

LANDSCAPED OPEN SPACE

- MINIMUM 30%



- 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 AREA = 360.00 SM
 HOUSE AREA W/O PORCH = 143.99 SM
 HOUSE AREA W/ PORCH = 153.45 SM
 COVERAGE W/O PORCH = 39.99 %
 COVERAGE W/ PORCH = 42.62 %
 MAX LOT COVERAGE (DWELLING) @ 40% = 144.00 SM
 LANDSCAPED OPEN SPACE = 46.89 %

150.84 *
 JOHN MATTHEW CRESCENT
 5.97
 150.94
 150.86
 150.78
 150.71

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 provisions including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving any (lodging) plans or working drawings with respect to any zoning 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.

ARCHITECTURAL REVIEW & APPROVAL

OCT 26 2015

John G. Williams Limited, Architect

Client HIGHCASTLE HOMES

Project Name
 NORTHGLEN
 TOWN OF CLARINGTON

Municipal Address

JOHN MATTHEW CRESCENT

Sheet Title
 SITE PLAN

Lot LOT 123

REGISTERED PERSON

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

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

Signature: [Signature]
 Date: OCT. 19, 2015

BCIN 23411

- STREET LIGHT
- HYDRANT
- TRANSFORMER
- VALVE CHAMBER
- 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)

TTTT

Scale 1:250
 Date APR. 2015
 Drawn by GS
 Checked by PK
 Project No. 2008-65
 Sheet No. 123

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