

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

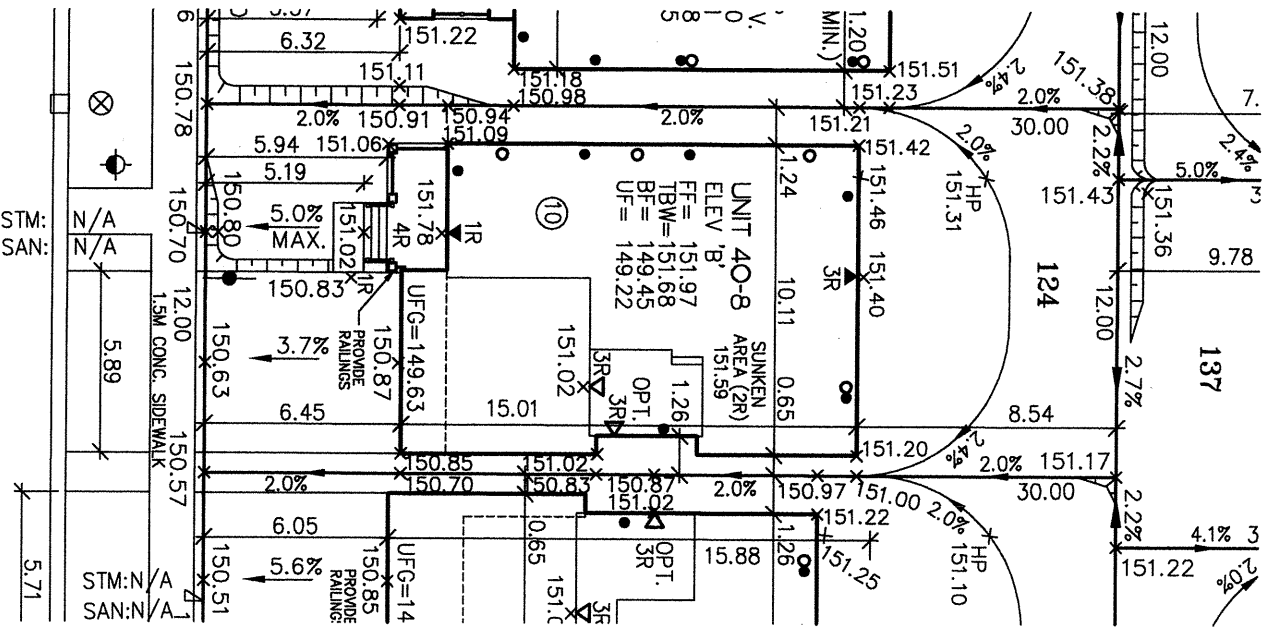
- INTERIOR MINIMUM 11.3M
- EXTERIOR MINIMUM 14.3M

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 = 143.73 SM
HOUSE AREA W/ PORCH = 151.90 SM
COVERAGE W/O PORCH = 40.00 %
COVERAGE W/ PORCH = 42.20 %
MAX LOT COVERAGE (DWELLING) @ 40% = 144.00 SM
LANDSCAPED OPEN SPACE = 47.25 %

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 Council and the Municipality are not responsible for examining or approving site (footing) 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 C. Matthews Limited Architect

Client **HIGHCASTLE HOMES**

Project Name **NORTHGLEN TOWN OF CLARINGTON**

Municipal Address

JOHN MATTHEW CRESCENT

Sheet Title **SITE PLAN**

Lot **LOT 124**

REGISTERED PERSON

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

I, **STEPHEN P. KENNEDY**

have

reviewed and taken responsibility for this design.

Signature

BCIN 234711

Date: OCT. 19, 2015

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

Date By

Scale **1/250**

Date **APR. 2015**

Drawn by **GS**

Checked by **PK**

Project No. **2008-65**

Sheet No. **124**

File Name **G:\ACAD\DWGS\2008-65\SITEPLAN\STNUS\LOT-124.DWG**

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