

# 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

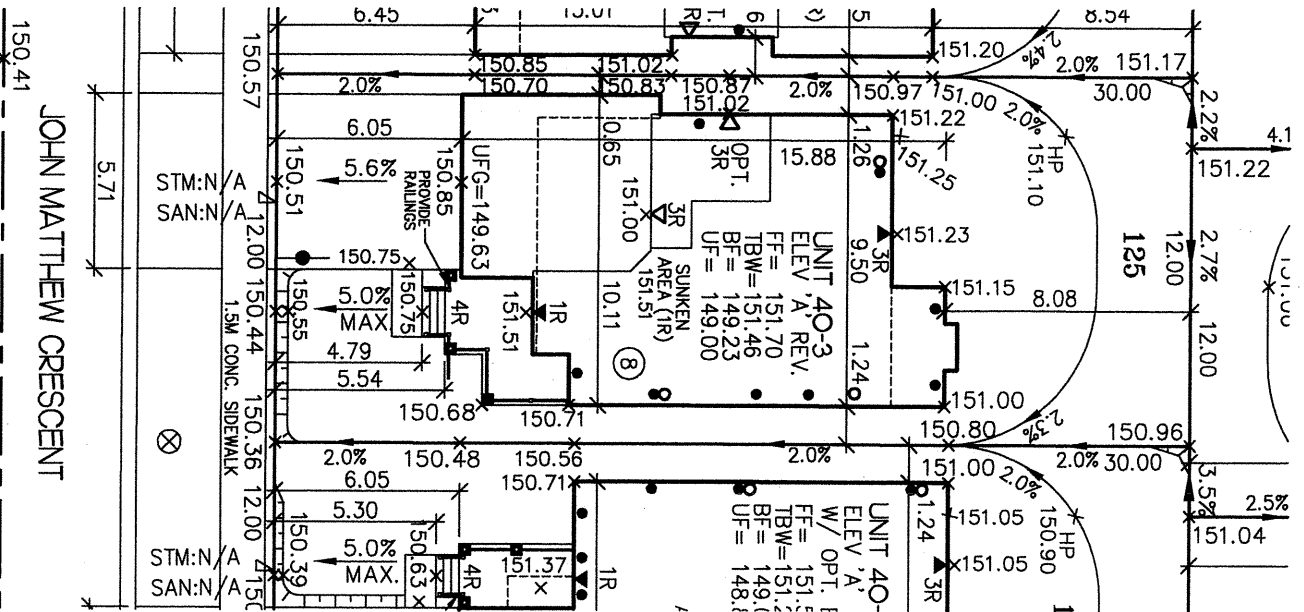
- INTERIOR MINIMUM 11.3M
- EXTERIOR MINIMUM 14.3M

## BUILDING HEIGHT

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

## LANDSCAPED OPEN SPACE

- MINIMUM 30%



JOHN MATTHEW CRESCENT

LOT AREA = 360.00 SM  
 HOUSE AREA W/O PORCH = 133.87 SM  
 HOUSE AREA W/ PORCH = 145.86 SM  
 COVERAGE W/O PORCH = 37.19 %  
 COVERAGE W/ PORCH = 40.52 %  
 MAX LOT COVERAGE (DWELLING) @ 40% = 144.00 SM  
 LANDSCAPED OPEN SPACE = 49.88 %

- 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.

GHM  
 65 Sunny Street  
 WILLOWDALE, ONTARIO M2H 1N8Y3  
 PHONE: (905) 428 5000  
 FAX: (905) 428 5000  
 OCT 22 2015  
 LOT GRADING REVIEWED

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 of the Municipality of Clarington is not responsible for examining or approving site facility 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 the 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 125**

## 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 2341

Date: OCT. 19, 2015

No. Description

Date By

Scale **1/250**

Date **APR. 2015**

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

Drawn by **GS**

Project No. **2008-65**

Checked by **PK**

Sheet No. **125**

- STREET LIGHT
- HYDRANT
- TRANSFORMER
- VALVE CHAMBER
- CATCH BASIN
- STM & SAN CONNECT
- SINGLE STM & SAN
- SWALE DIRECTION
- CABLE TV PEDISTAL
- BELL PEDISTAL
- SUPER MAIL BOX
- EXTERIOR DOOR LOCATION
- SIDE WINDOW LOCATION
- EMBANKMENT 3:1 MAX SLOPE (000.00)

- FINISHED FLOOR ELEVATION
- TOP OF BASEMENT WALL
- TOP OF FOUNDATION WALL
- AT GARAGE
- BASEMENT FLOOR ELEVATION
- UNDERSIDE OF FOOTING
- UNDERSIDE OF FTG.-GAR
- WALK OUT DECK
- WALK OUT DECK
- LOOK OUT DECK
- REVERSE PLANS
- NUMBER OF RISERS
- PROPOSED ELEVATION
- EXISTING ELEVATION

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 (XREF - G:\ACAD\DWGS\2008-65\SITEPLAN\2008-65-SC2.DWG)