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

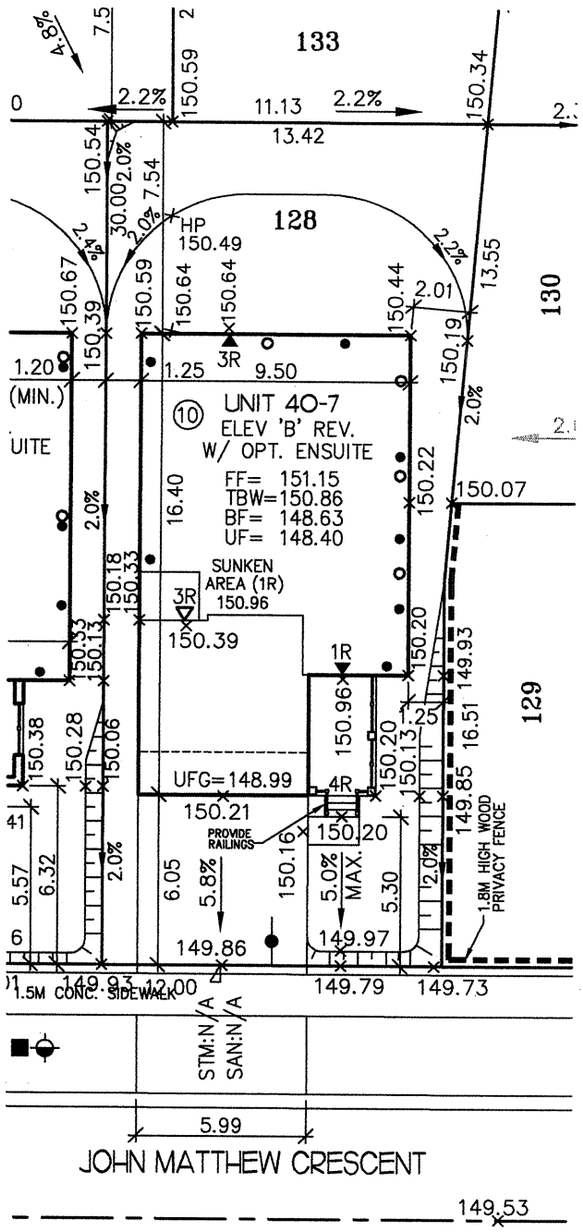
INTERIOR SIDE YARD
- TO DWELLING 0.6M & 1.2M

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.

GHD
65 Sunray Street
Whitby, Ontario L1N 8Y3
Phone: (905) 429 5070
LOT GRADING REVIEWED
OCT 22 2015

LOT AREA =	371.60 SM
HOUSE AREA W/O PORCH =	143.97 SM
HOUSE AREA W/ PORCH =	154.22 SM
COVERAGE W/O PORCH =	38.74 %
COVERAGE W/ PORCH =	41.50 %
MAX LOT COVERAGE (DWELLING) @ 40% =	148.24 SM
LANDSCAPED OPEN SPACE =	49.81 %

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 examining or approving site (lotting) 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 128

REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

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

Signature

BCIN 23411 Date: OCT. 19, 2015

No.	Description	Date	By.
2	ISSUED FOR FINAL APPROVAL	OCT. 19/15	TB
1	ISSUED FOR PRELIM. APPROVAL	JULY 24/15	GS

STREET LIGHT	--H-- HYDRO
HYDRANT	FF FINISHED FLOOR ELEVATION
TRANSFORMER	TBW TOP OF BASEMENT WALL
VALVE CHAMBER	TBWG TOP OF FOUNDATION WALL AT GARAGE
WATER SERVICE	BF BASEMENT FLOOR ELEVATION
CATCH BASIN	UF UNDERSIDE OF FOOTING
STM & SAN CONNECT	UFG UNDERSIDE OF FTG.-GAR
SINGLE STM & SAN	UFR UNDERSIDE OF FTG.-REAR
SWALE DIRECTION	WOD WALK OUT DECK
CABLE TV PEDESTAL	WOB WALK OUT BASEMENT
BELL PEDISTAL	LOD LOOK OUT DECK
SUPER MAIL BOX	REV REVERSE PLANS
EXTERIOR DOOR LOCATION	2R,3R NUMBER OF RISERS
SIDE WINDOW LOCATION	000.00 PROPOSED ELEVATION
EMBANKMENT 3:1 MAX SLOPE	(000.00) EXISTING ELEVATION

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.

Scale: 1:250

Date: APR. 2015

Drawn by: GS

Checked by: PK

Project No.: 2008-65

Sheet No.: 128

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
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