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

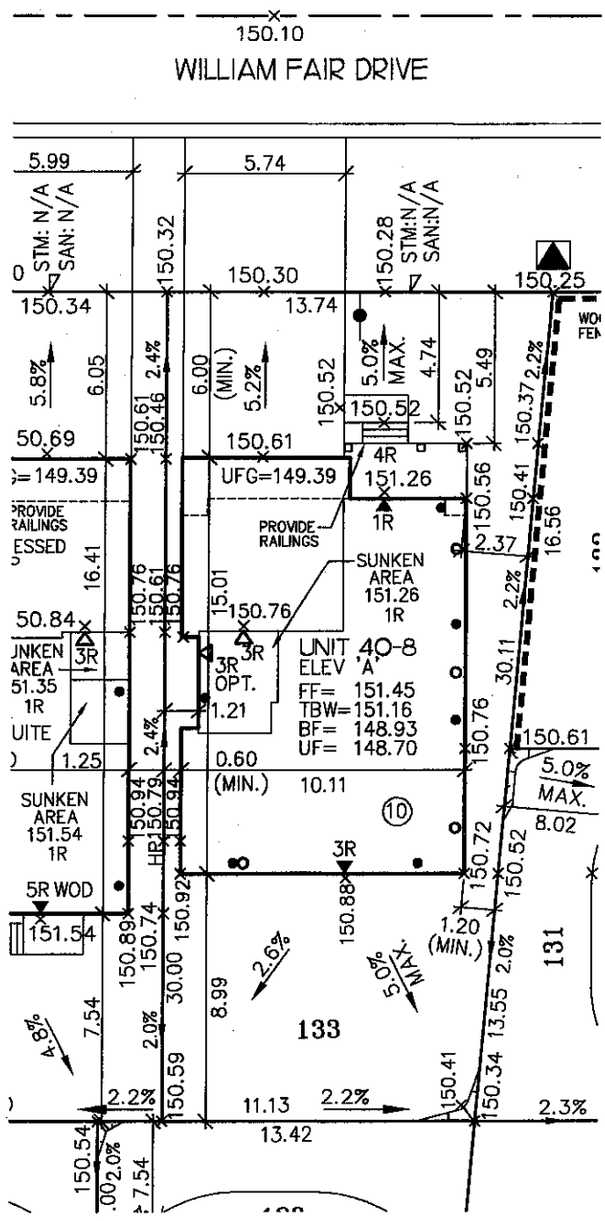
INTERIOR SIDE YARD
- TO DWELLING 0.6M & 1.2M

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:

BUILDER TO VERIFY SERVICE CONNECTION INVERTS RIOR TO CONSTRUCTION

BUILDER TO ENSURE 1.22M OF COVER ON ALL FOOTINGS; 200mm MAX. EXPOSED FOUNDATION WALL.

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 =	373.07 SM
HOUSE AREA W/O PORCH =	143.64 SM
HOUSE AREA W/ PORCH =	152.36 SM
COVERAGE W/O PORCH =	38.50 %
COVERAGE W/ PORCH =	40.83 %
MAX LOT COVERAGE (DWELLING) @ 40% =	149.23 SM
LANDSCAPED OPEN SPACE =	50.01 %

CHD
65 Sunray Street
Whitby, Ontario L1N 8Y3
Phone: (905) 429 5000
LOT GRADING REVIEWED
NOV 2 5 2015

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

NOV 2 5 2015

John G. Williams Limited, Architect

Client	HIGHCASTLE HOMES
Project Name	NORTHGLEN TOWN OF CLARINGTON
Municipal Address	WILLIAM FAIR DRIVE
Sheet Title	SITE PLAN
Lot	LOT 133

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: NOV. 19, 2015

No.	Description	Date	By.
2	ISSUED FOR FINAL APPROVAL	NOV. 19/15	TB
1	ISSUED FOR PRELIM. APPROVAL	NOV. 3/15	GS

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

--H--	HYDRO
FF	FINISHED FLOOR ELEVATION
TBW	TOP OF BASEMENT WALL
TBWG	TOP OF FOUNDATION WALL AT GARAGE
BF	BASEMENT FLOOR ELEVATION
UF	UNDERSIDE OF FOOTING
UFG	UNDERSIDE OF FTG.-GAR
UFR	UNDERSIDE OF FTG.-REAR
WOD	WALK OUT DECK
WOB	WALK OUT BASEMENT
LOD	LOOK OUT DECK
REV	REVERSE PLANS
2R,3R	NUMBER OF RISERS
000.00	PROPOSED ELEVATION
(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

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

Project No. 2008-65
Sheet No. 133

File Name G\ACAD\DWGS\2008-65\SITEPLAN\SITINGS\LOT-133.DWG
(XREF- G\ACAD\DWGS\2008-65\SITEPLAN\2008-65-SG2.DWG