

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

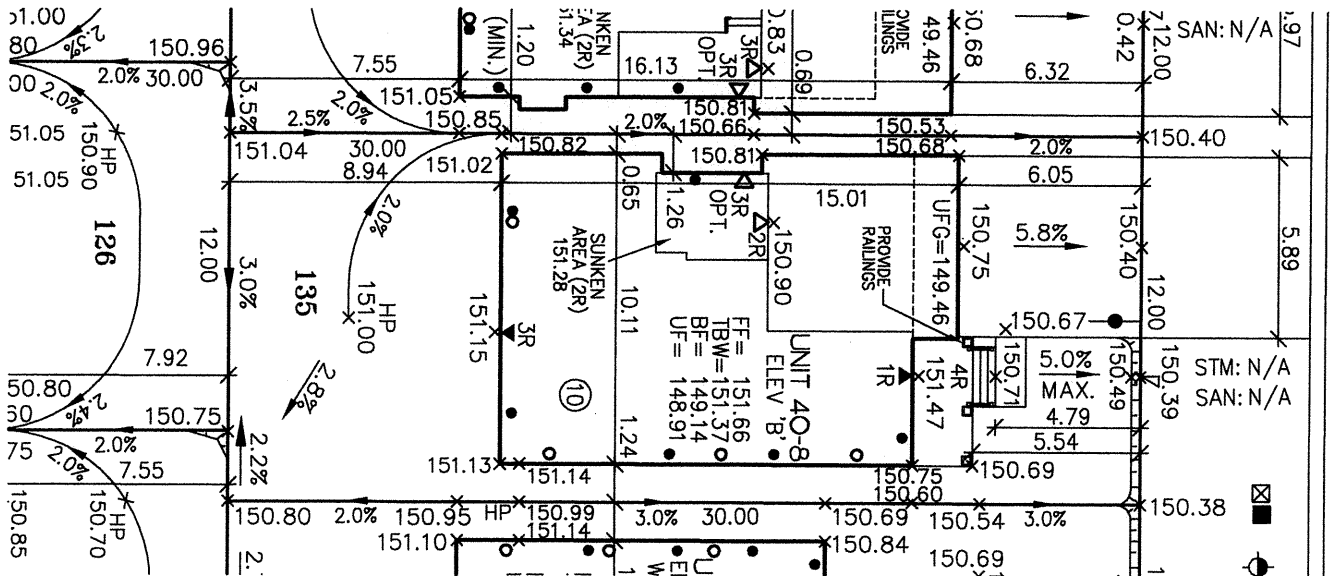
- ONE STOREY MAXIMUM 8.5M
- ALL OTHER UNITS 10.5M

LANDSCAPED OPEN SPACE

- MINIMUM 30%

WILLIAM FAIR DRIVE

130.23



65 SUTHER STREET
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.

- 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.

LOT AREA = 360.00 SM

HOUSE AREA W/O PORCH = 143.72 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 = 47.90 %

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable zoning 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 codes or permit conditions 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

John G. Williams, Architect

OCT 26 2015

Client: **HIGHCASTLE HOMES**

Project: **NORTHGLEN TOWN OF CLARINGTON**

Municipal Address: **WILLIAM FAIR DRIVE**

Sheet: **SITE PLAN** Lot: **LOT 135**

REGISTERED PERSON:
D.W. CASSIDY & 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**

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
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Project No.: **2008-65** Sheet No.: **135**

File Name: G:\ACAD\DWG\2008-65 SITEPLAN\SHIMS LOT-135.DWG (XREF- G:\ACAD\DWG\2008-65 SITEPLAN\2008-65-SG2.DWG)