

R2-57

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

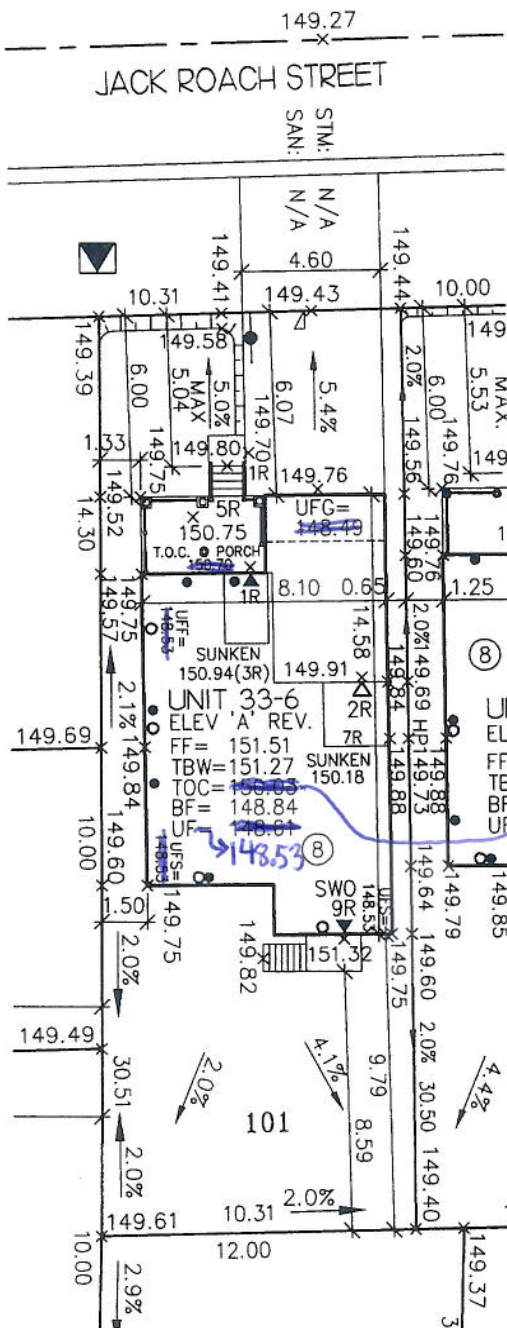
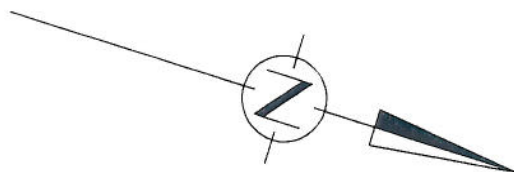
- INTERIOR MINIMUM 10.0M
- EXTERIOR MINIMUM 13.0M

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 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 =

HOUSE AREA W/O PORCH =

HOUSE AREA W/ PORCH, & DECK =

COVERAGE W/O PORCH =

COVERAGE W/ PORCH, & DECK =

MAX LOT COVERAGE (DWELLING) @ 40% =

LANDSCAPED OPEN SPACE =

311.356 SM

100.71 SM

117.24 SM

32.34 %

37.60 %

124.540 SM

52.46 %

GHD INC.
 25 Sunray Street
 Whitby, Ontario L1N 8Y3
 Phone: (905) 732-7878
 LOT GRADING REVIEWED
 FEB 23 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.

Client **HIGHCASTLE HOMES**Project Name **NORTHGLEN TOWN OF CLARINGTON**Municipal Address **JACK ROACH STREET**Sheet Title **SITE PLAN**Lot **LOT 101**

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: FEB. 19, 2015

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 (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	UNDERSIDE OF FTG.-REAR	WALK OUT DECK	WALK OUT BASEMENT	LOOK OUT DECK	REVERSE PLANS	NUMBER OF RISERS	PROPOSED ELEVATION	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	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. 101
Date	FEB. 2015			
Drawn by	EO/GS			
Checked by	AN			
File Name	G:\ACAD\DWGS\2008-65\SITEPLAN\STINGS\LOT-101.DWG			
(XREF-)	G:\ACAD\DWGS\2008-65\SITEPLAN\2008-65-SG2.DWG			