

# 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

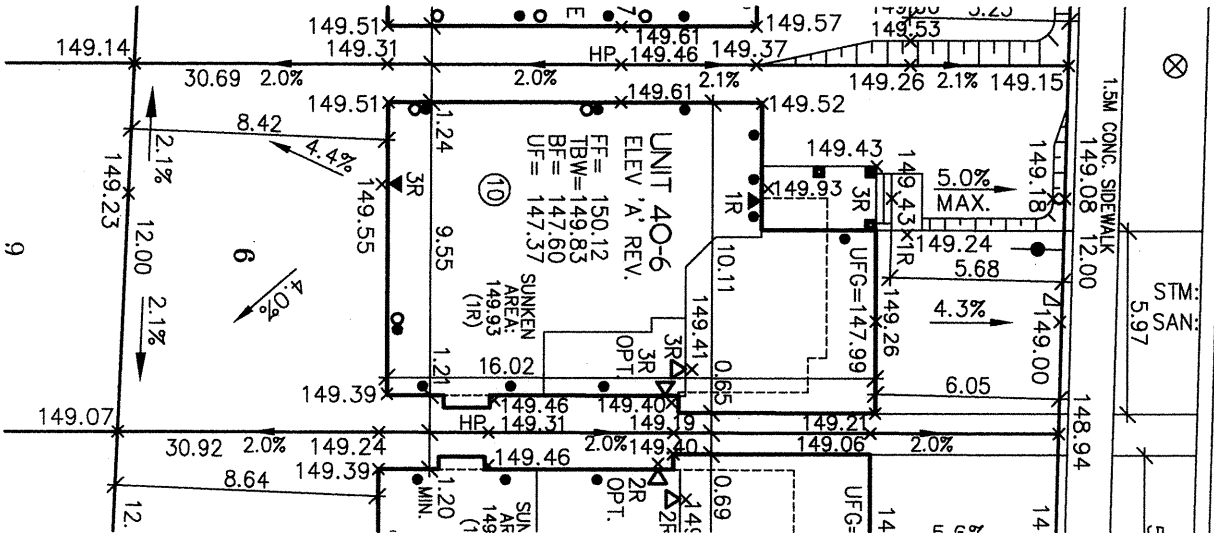
## LANDSCAPED OPEN SPACE

- MINIMUM 30%

JOHN MATTHEW CRESCENT

148.74

N/A  
N/A



### 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 = 369.69 SM  
HOUSE AREA W/O PORCH = 118.29 SM  
HOUSE AREA W/ PORCH = 127.46 SM  
COVERAGE W/O PORCH = 32.00 %  
COVERAGE W/ PORCH = 34.48 %  
MAX LOT COVERAGE (DWELLING) @ 40% = 147.88 SM  
LANDSCAPED OPEN SPACE = 55.65 %

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 is not responsible for reviewing the plans for working drawings with respect to any zoning or building codes or permit matter or that any house can be properly built or located on its lot.

ARCHITECTURAL REVIEW & APPROVAL

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 6**

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

### 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]*  
FIRM BCIN 23461 Date: OCT. 19, 2015

BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF 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  
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No. Description

Date By

1 ISSUED FOR PRELIM. APPROVAL

SEPT. 17/15 GS

2 ISSUED FOR FINAL APPROVAL

OCT. 19/15 TB

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