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

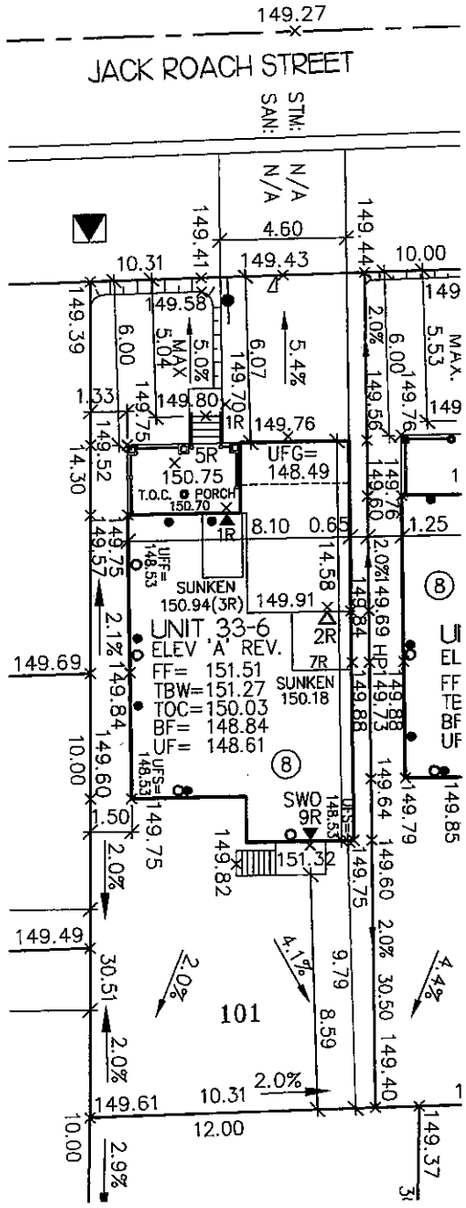
INTERIOR SIDE YARD
- TO DWELLING 0.6M & 1.2M

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 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 INC.
65 Sunray Street
Whitby, Ontario L1N 8Y3
Phone: (905) 432-4878
LOT GRADING REVIEWED
FEB 20 2015

LOT AREA =	311.356 SM
HOUSE AREA W/O PORCH =	100.71 SM
HOUSE AREA W/ PORCH, & DECK =	117.24 SM
COVERAGE W/O PORCH =	32.34 %
COVERAGE W/ PORCH, & DECK =	37.60 %
MAX LOT COVERAGE (DWELLING) @ 40% =	124.540 SM
LANDSCAPED OPEN SPACE =	52.46 %

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
FEB 20 2015
John G. Williams Limited, Architect

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

No.	Description	Date	By.
2	ISSUED FOR FINAL APPROVAL	FEB. 19/15	AN
1	ISSUED FOR PRELIM. APPROVAL	JAN. 19/15	AN

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	FEB. 2015
Drawn by	EO/GS
Checked by	AN

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

File Name G\ACAD\DWGS\2008-65\SITEPLAN\SITINGS\LOT-101.DWG
(XREF- G\ACAD\DWGS\2008-65\SITEPLAN\2008-65-SG2.DWG