

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

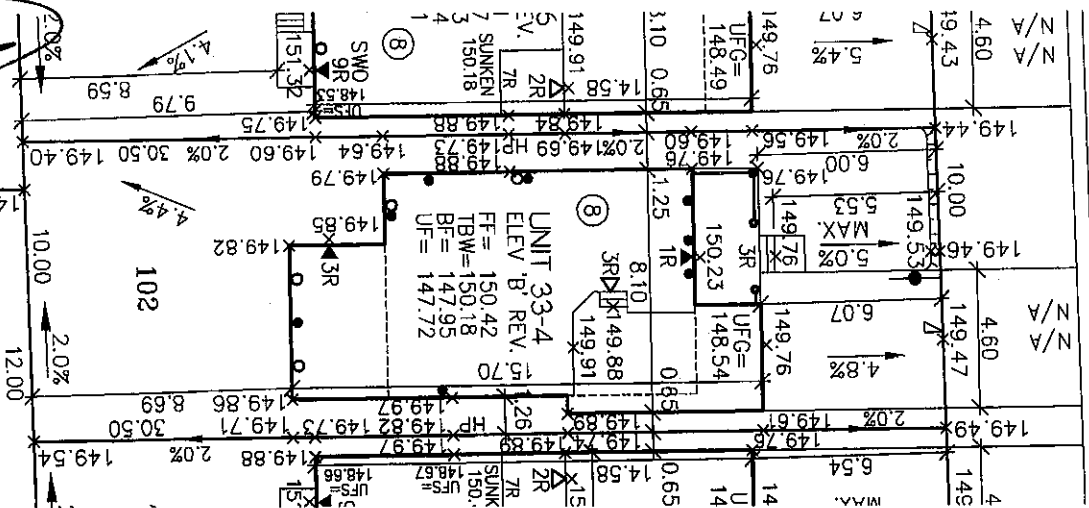
- MINIMUM 30%

149.27

JACK ROACH STREET

SAN. S.M.

SAN. S.M.



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 = 305.031 SM
HOUSE AREA W/O PORCH = 104.14 SM
HOUSE AREA W/ PORCH = 114.08 SM
COVERAGE W/O PORCH = 34.14 %
MAX LOT COVERAGE (DWELLING) @ 40% = 122.012 SM
LANDSCAPED OPEN SPACE = 53.01 %

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 of the City of Clarington. The builder is responsible for ensuring that the proposed building is not in conflict with any zoning or building code or permit (either 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 19 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 102

Registered Person D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS

1 STEPHEN P. KENNEDY
FIRM BCIN 28461
have reviewed and take responsibility for this design.

Signature Date FEB. 19, 2015

No. 1 Description 1 ISSUED FOR PRELIM APPROVAL Date JAN 19/15 AN

Scale 1:250 Date FEB. 2015

Drawn by EO/GS Project No. 2008-65 Sheet No. 102

Checked by AN

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

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.