

P2-54
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

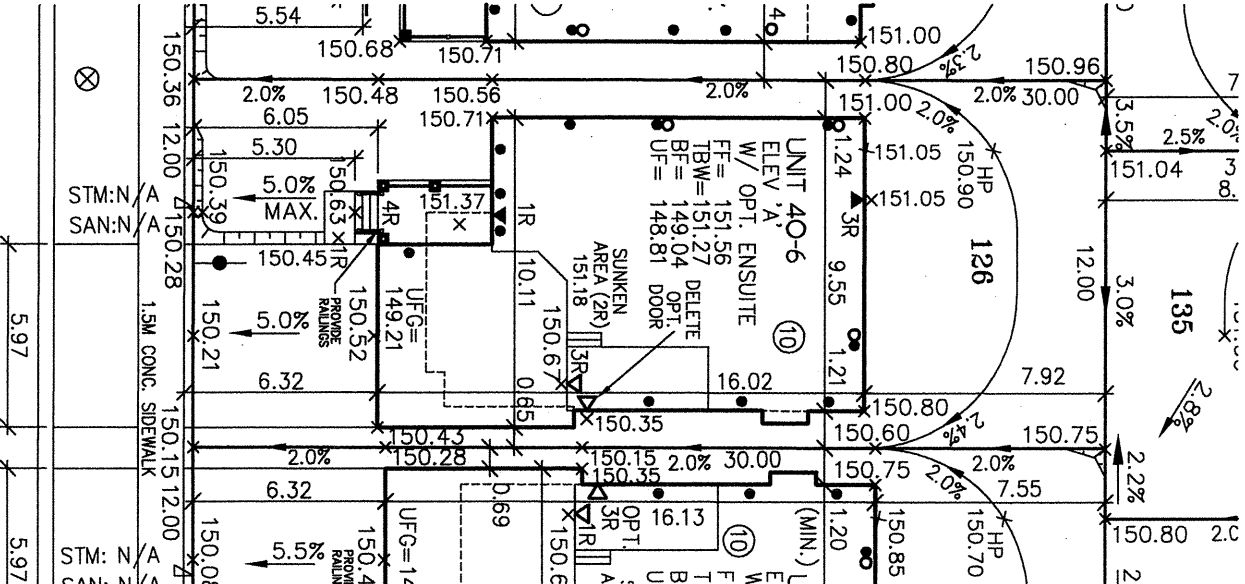
- INTERIOR MINIMUM 11.3M
- EXTERIOR MINIMUM 14.3M

BUILDING HEIGHT

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

LANDSCAPED OPEN SPACE

- MINIMUM 30%



- 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.

LOT AREA = 360.00 SM
HOUSE AREA W/O PORCH = 143.96 SM
HOUSE AREA W/ PORCH = 151.80 SM
COVERAGE W/O PORCH = 39.99 %
COVERAGE W/ PORCH = 42.16 %
MAX LOT COVERAGE (DWELLING) @ 40% = 144.00 SM
LANDSCAPED OPEN SPACE = 47.80 %

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 of the Municipality of Clarington is responsible for examining or approving site layout 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 the lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

ARCHITECTURAL REVIEW & APPROVAL

OCT 26 2015

Jym G. Williams Limited, Architect

Client
HIGHCASTLE HOMES

Project
**NORTHGLEN
TOWN OF CLARINGTON**

Municipal Address
JOHN MATTHEW CRESCENT

Registered Person
**D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCN 28461**

I, **STEPHEN P. KENNEDY** have

reviewed and take responsibility for this design

Signature *[Signature]* Date: **OCT. 19, 2015**

BCN 23411

Sheet
SITE PLAN

Lot
LOT 126

STREET LIGHT

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

FINISHED FLOOR ELEVATION
TOP OF BASEMENT WALL
TOP OF FOUNDATION WALL
BASEMENT FLOOR ELEVATION
UNDERSIDE OF FTG.-GAR
UNDERSIDE OF FTG.-REAR
WALK OUT DECK
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.

No. Description

Date

Scale
1/250

Date
APR. 2015

Drawn by
GS

Checked by
PK

Project No.
2008-65

Sheet
126

File Name
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