

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

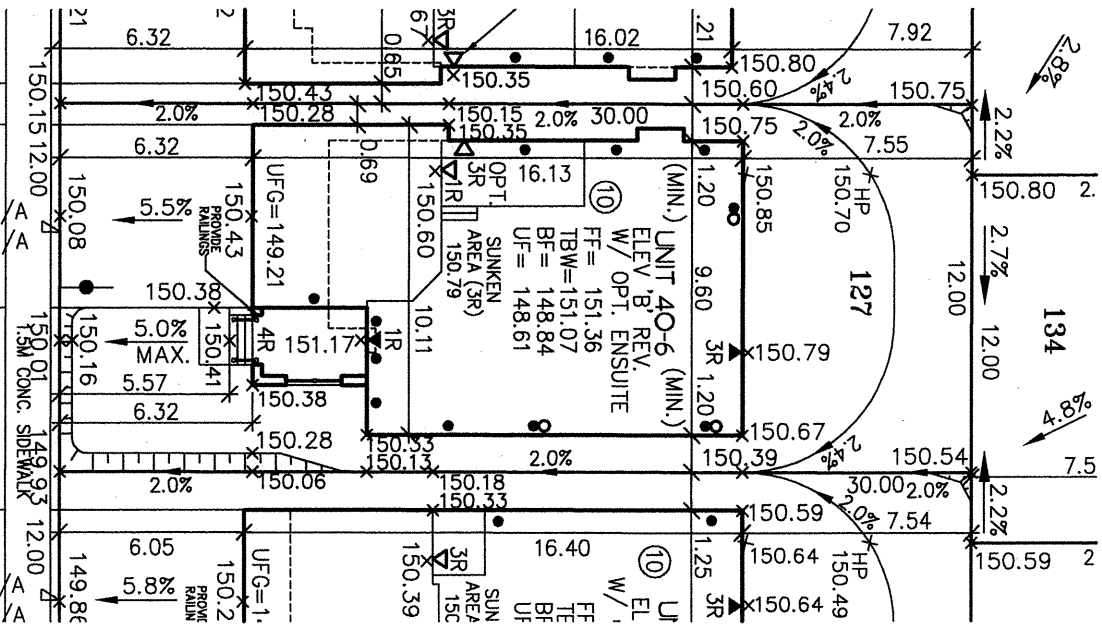
- INTERIOR MINIMUM 11.3M
- EXTERIOR MINIMUM 14.3M

BUILDING HEIGHT

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

LANDSCAPED OPEN SPACE

- MINIMUM 30%



- 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 = 143.99 SM
 HOUSE AREA W/ PORCH = 153.45 SM
 COVERAGE W/O PORCH = 39.99 %
 COVERAGE W/ PORCH = 42.62 %
 MAX LOT COVERAGE (DWELLING) @ 40% = 144.00 SM
 LANDSCAPED OPEN SPACE = 46.89 %

JOHN MATTHEW CRESCENT

149.96

It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the applicable Architectural Design 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

OCT 26 2015

John G. Williams Limited, Architects

Client HIGHCASTLE HOMES

Project Name **NORTHGLEN TOWN OF CLARINGTON**

Municipal Address

JOHN MATTHEW CRESCENT

Sheet Title **SITE PLAN**

Lot **LOT 127**

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: OCT. 19, 2015

- STREET LIGHT
- HYDRANT
- TRANSFORMER
- VALVE CHAMBER
- WATER SERVICE
- CATCH BASIN
- STN & SAN CONNECT
- SINGLE STN & SAN
- SWALE DIRECTION
- CABLE TV PEDESTAL
- BELL PEDESTAL
- 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.

No.	Description	Date	By
1	ISSUED FOR PRELIM APPROVAL	JLY 24/15	GS
2	ISSUED FOR FINAL APPROVAL	OCT. 19/15	TB
Scale 1:250			
Date APR. 2015			
Drawn by GS			
Checked by PK			
Project No. 2008-65			
Sheet No. 127			

File Name G:\ACAD\DWGS\2008-65\SITEPLAN\127.DWG
 (XREF - G:\ACAD\DWGS\2008-65\SITEPLAN\2008-65-S62.DWG)