

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

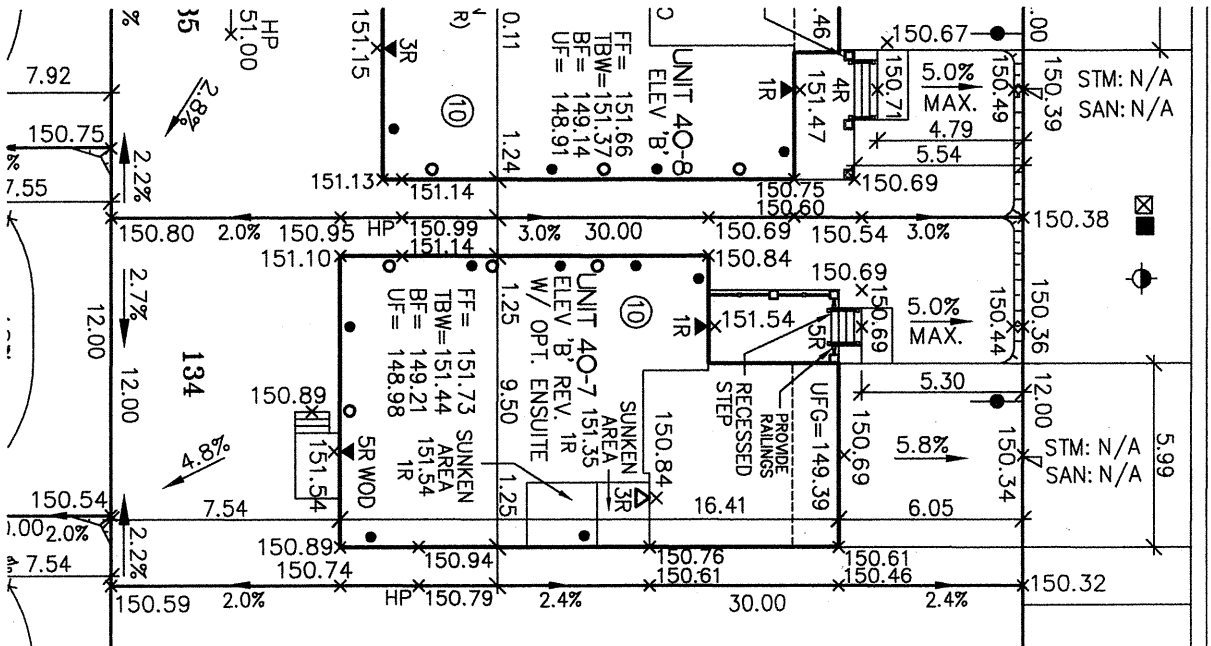
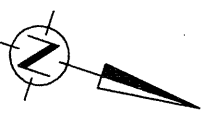
BUILDING HEIGHT

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

LANDSCAPED OPEN SPACE

- MINIMUM 30%

WILLIAM FAIR DRIVE



- 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 = 143.98 SM
HOUSE AREA W/ PORCH = 154.22 SM
COVERAGE W/O PORCH = 39.99 %
COVERAGE W/ PORCH = 42.84 %
MAX LOT COVERAGE (DWELLING) @ 40% = 144.00 SM
LANDSCAPED OPEN SPACE = 47.08 %

WILLIAM FAIR DRIVE
Phone: (905) 639 5000
LOT GRADING REVIEWED
OCT 22 2015

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 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 United, Architect

Client **HIGHCASTLE HOMES**

Project **NORTHGLEN
TOWN OF CLARINGTON**

Municipal Address **WILLIAM FAIR DRIVE**

Sheet **SITE PLAN** Lot **LOT 134**

REGISTERED PERSON

D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

I **STEPHEN P. KENNEDY** have

reviewed and take responsibility for this design.

Signature  Date: OCT. 19, 2015

BCIN 23411

- 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)

- FINISHED FLOOR ELEVATION
- TOP OF BASEMENT WALL
- TOP OF FOUNDATION WALL
- AT GARAGE
- 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

No.	Description	Date	By
1	ISSUED FOR PRELIM. APPROVAL	SEPT. 17/15	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	134		

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