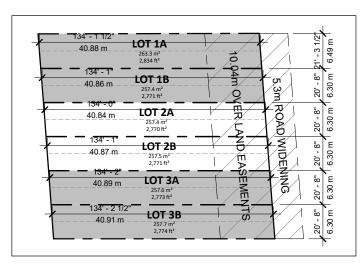


DD DRAWING LIST NO. NAME A 0.00 COVER + STATISTICS A 1.00 SURVEY A 1.30 SITE PLAN A 2.10 BASEMENT FLOOR PLAN A 2.11 1ST FLOOR PLAN A 2.12 2ND FLOOR PLAN A 2.13 3RD FLOOR PLAN A 2.14 ROOF PLAN A 3.20 EAST ELEVATION

LOCATION MAP



SITE AREA BREAKDOWN:

LOT	ARE	A
LOT 1A	263.3 m ²	2,834 ft ²
LOT 1B	257.4 m ²	2,771 ft ²
LOT 1	520.7 m ²	5,605 ft ²
LOT 2A	257.4 m ²	2,770 ft ²
LOT 2B	257.5 m ²	2,771 ft ²
LOT 2	514.9 m²	5,541 ft ²
LOT 3A	257.6 m ²	2,773 ft ²
LOT 3B	257.7 m ²	2,774 ft ²
LOT 3	515.3 m ²	5,547 ft ²
NET SITE AREA**	1,550.9 m²	16,693 ft²
ROAD WIDENING	201.9 m ²	2,174 ft ²
TOTAL SITE AREA	1,752.8 m²	18,867 ft ²

**NET SITE AREA USED FOR STATISTICS CALCULATIONS.

FRONY YARD LANDSCAPED AREA:

LOT	FRONT YARD AREA	LANDSCAPED AREA PROVIDED
LOT 1A	104.1 m ²	26.8 m ² (25.7%)
LOT 1B	101.3 m ²	19.7 m ² (19.4%)
LOT 2A	101.3 m ²	18.7 m ² (18.4%)
LOT 2B	101.3 m ²	19.7 m² (19.4%)
LOT 3A	101.3 m ²	17.2 m² (16.9%)
LOT 3B	101.3 m ²	24.2 m² (23.8%)

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NAME

BASEMENT

LEVEL 1 (GARAGE)

TOTAL UNIT AREA

TOTAL FLOOR AREA

LEVEL 1

LEVEL 2

LEVEL 3

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SCALE

PROPOSED:

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AREA (ft2)

623 SF

621 SF

246 SF

787 SF

802 SF

3,079 SF

18,475 SF

10.69 m

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PROJECT NAME **GREEN ROAD** 1558 GREEN ROAD, BOWMANVILLE, ON DRAWING TITLE COVER + STATISTICS

BY-LAW ZONING BY-LAW NO. 84-63 ZONING BY-LAW NO. 84-63 ZONING CURRENT ZONING = A (Agricultural) SEMI-DETACHED DWELLINGS **BUILDING TYPE** SEMI-DETACHED DWELLINGS LOT AREA 1,550.9 m² (MIN. = LOT 2) 550.00 m² (MIN.) LOT COVERAGE 261.81 m² (2,818 ft²) = 45% (MAX.) 578.6 m² (6,228 ft²) = 37.3% 465.3 m² (5,008 ft²) = 30% (MIN.) LANDSCAPED OPEN SPACE 452.9 m² (4,875 ft²) = 29.2% PAVED AREA 519.4 m² (5,591 ft²) = 33.5% LOT FRONTAGE 18.0 m (MIN.) 12.64 m (41' 5 - 1/2")

REQUIRED / PERMITTED:

PROJECT STATISTICS:

BUILDING HEIGHT

GROSS FLOOR AREA (GFA)	n/a	1,716.4 m ² (18,475 ft ²)
FSI	n/a	1.1
DWELLING UNIT AREA	80.0 m ² (MIN.)	221.9 m ²

10.5 m (MAX.)

	L		
FRONT YARD (TO HOUSE)	4.5 m (MIN.)	7.78 m	(25' 6-1/2")
FRONT YARD (TO GARAGE)	6.0 m (MIN.)	5.78 m	(18' 11-1/2")
,	,		,
REAR YARD	7.5 m (MIN.)	7.55 m	(24' 9")
INTERIOR SIDE YARD	1.2 m (MIN.)	1.21m	(3' 11-1/2")
EXTERIOR SIDE YARD	6.0 m (MIN.)		n/a

PARKING	DIMENSIONS	SPACES PROVIDED
GARAGE SPACES	2.75m x 5.7m	6 SPACES
DRIVEWAY SPACES	2.75m x 5.7m	6 SPACES
PARALLEL (STREET) SPACES	2.75m x 7.0m	4 SPACES
TOTAL PARKING PROPOSED		16 SPACES

As indicated

FLOOR AREA BREAKDOWN

BASEMENT

1ST FLOOR

1ST FLOOR

2ND FLOOR

3RD FLOOR

LEVEL

AREA (m2)

57.9 m²

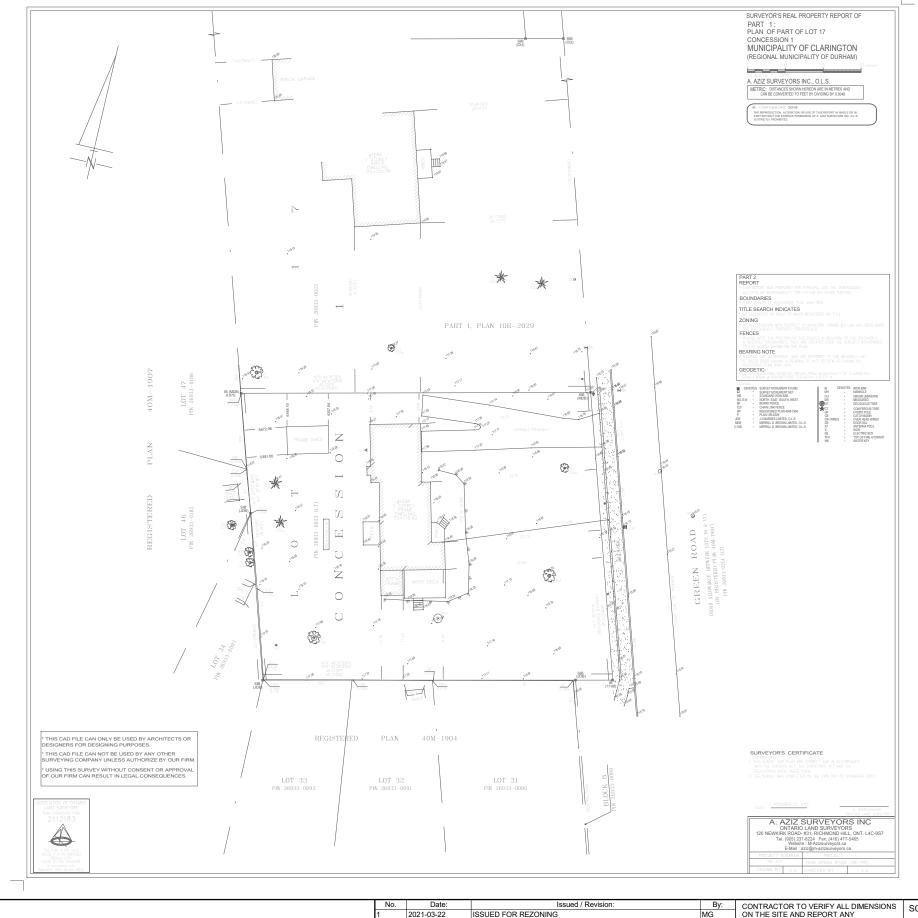
57.7 m²

22.9 m²

73.1 m²

74.5 m²

286.1 m²



LEGAL DESCRIPTION

PART 1, PLAN OF PART OF LOT 17 **CONCESSION 1** MUNICIPALITY OF CLARINGTON (REGIONAL MUNICIPALITY OF DURHAM)

ALL PROPERTY BOUNDARY INFORMATION AS PER SURVEY PREPARED BY A. AZIZ SURVEYORS INC., DATED NOVEMBER 27, 2019.

CARICARI LEE ARCHITECTS

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PROJECT NAME **GREEN ROAD**

SURVEY

1558 GREEN ROAD, BOWMANVILLE, ON DRAWING TITLE

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PROJECT

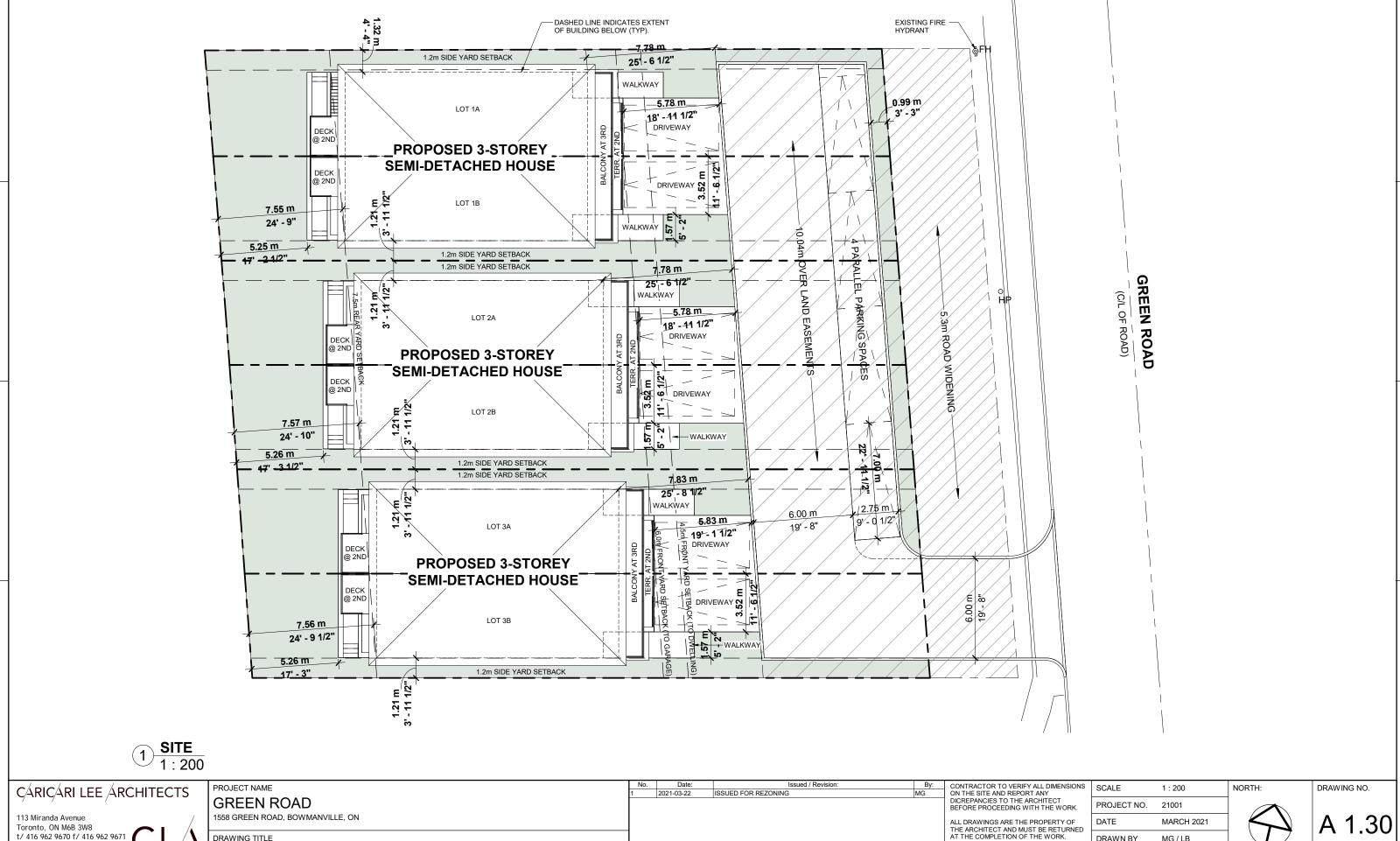
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DATE	MARCH 2021	
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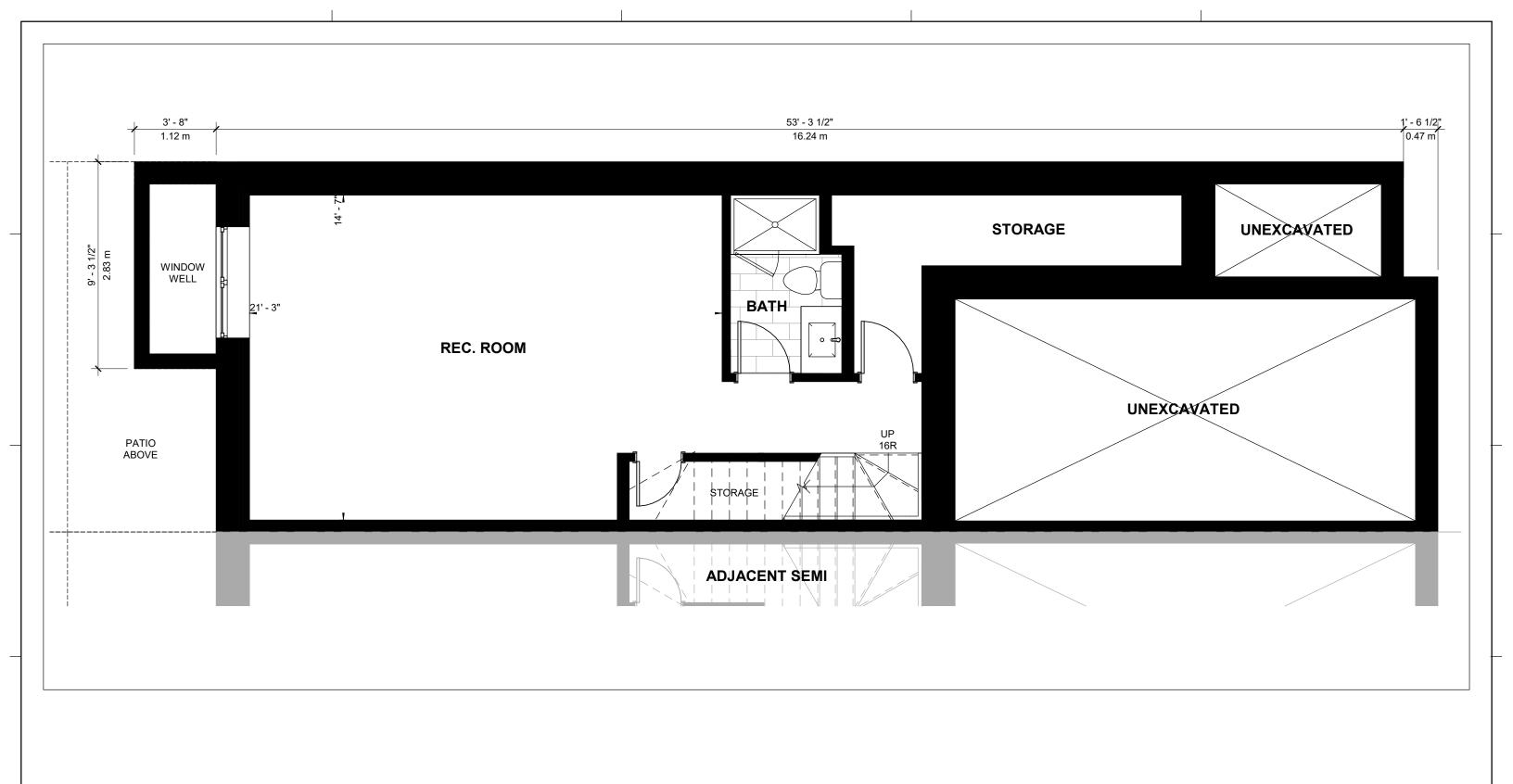
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SITE PLAN

MG / LB

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PROJECT NAME
GREEN ROAD
1558 GREEN ROAD, BOWMANVILLE, ON
DRAWING TITLE
BASEMENT FLOOR PLAN

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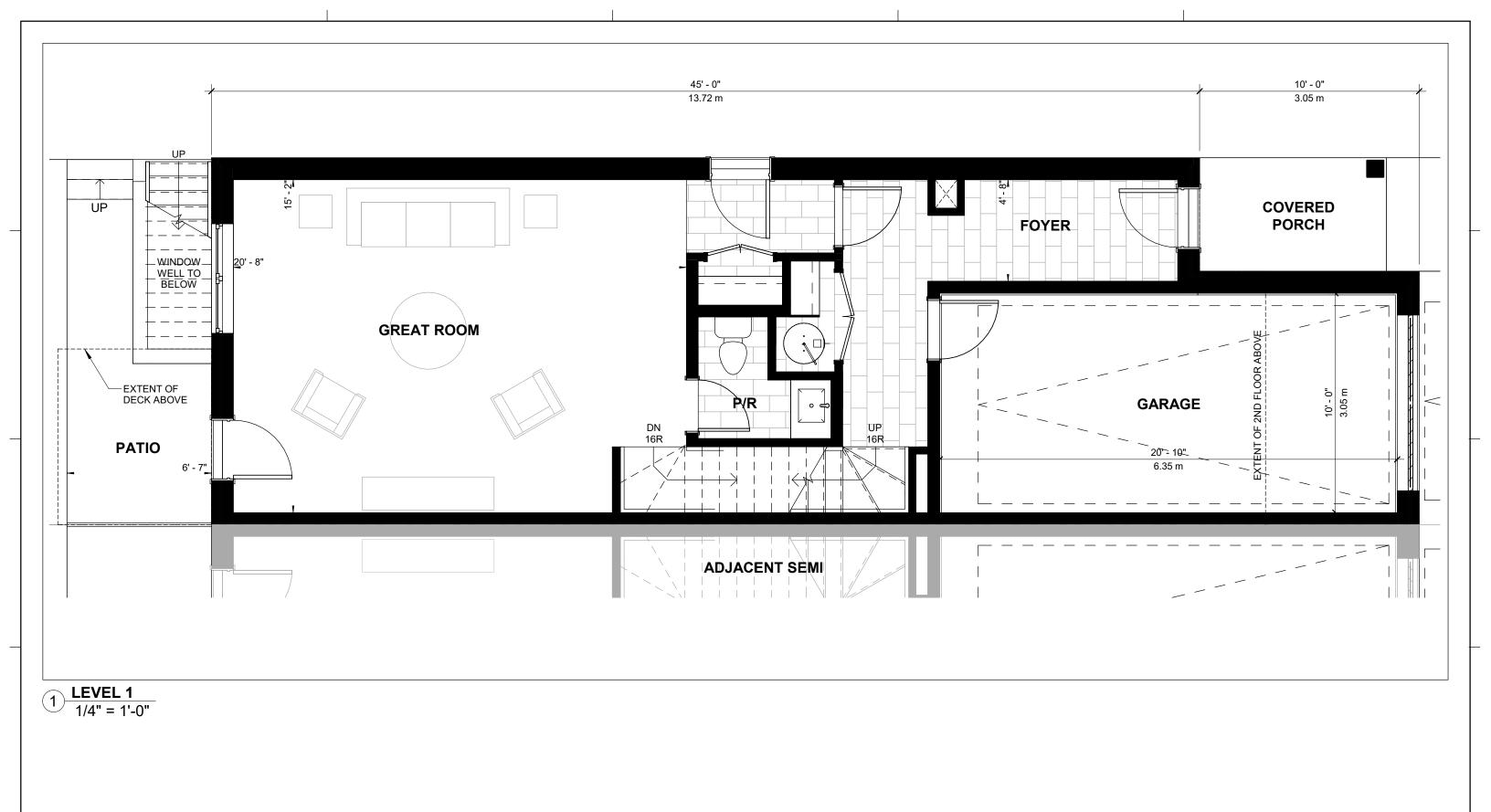
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GREEN ROAD
1558 GREEN ROAD, BOWMANVILLE, ON
DRAWING TITLE
1ST FLOOR PLAN

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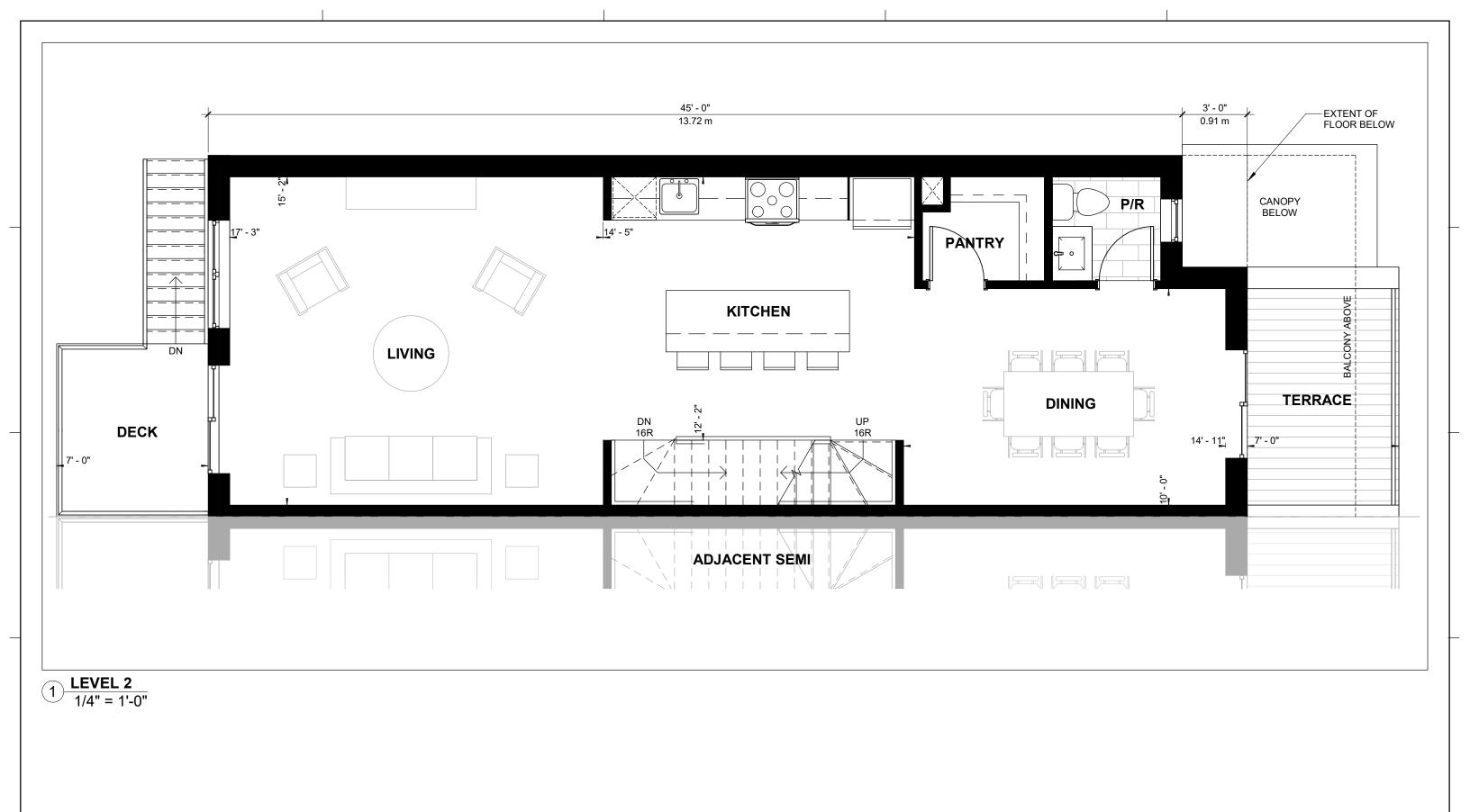
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	PROJECT NAME	ŀ
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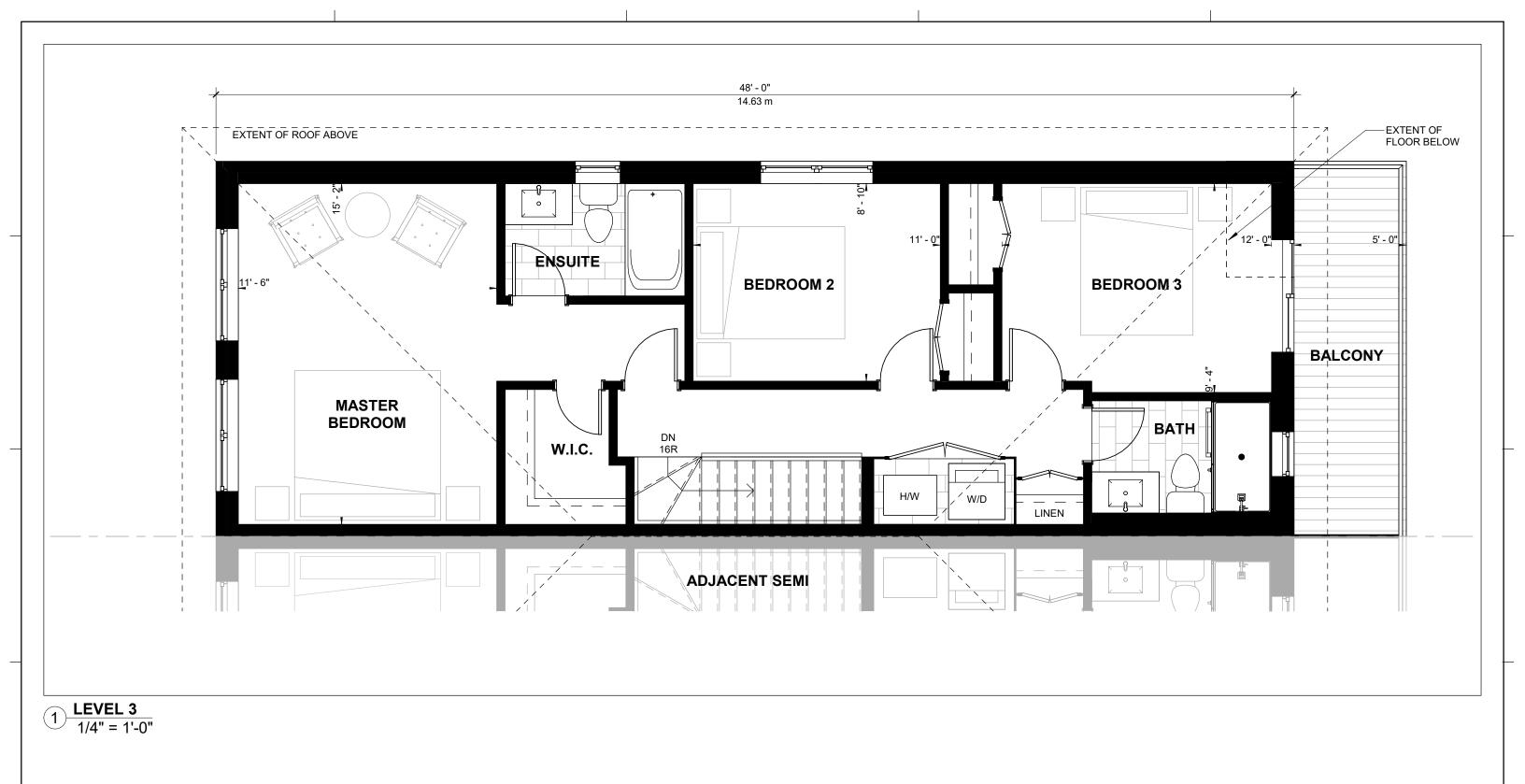
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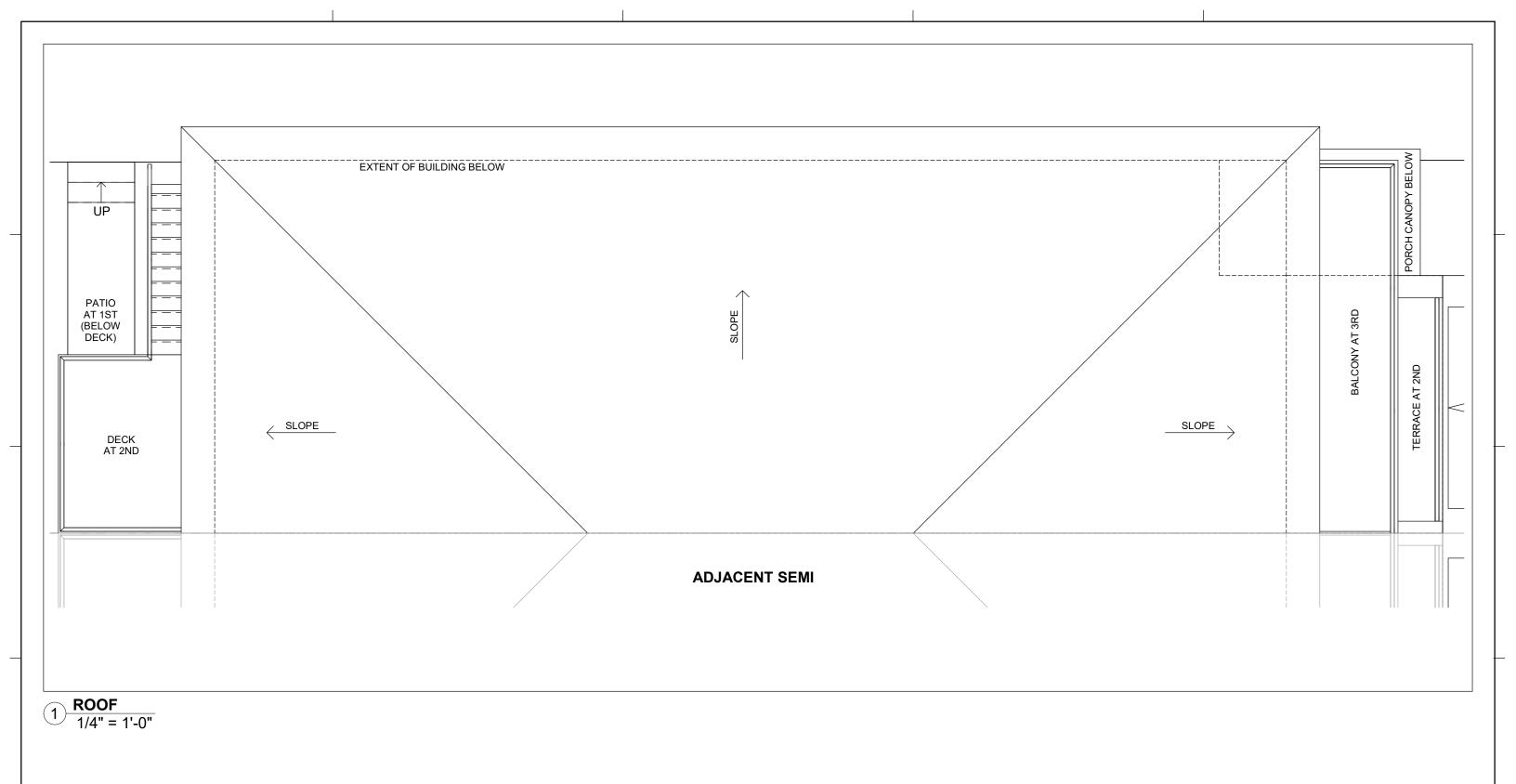
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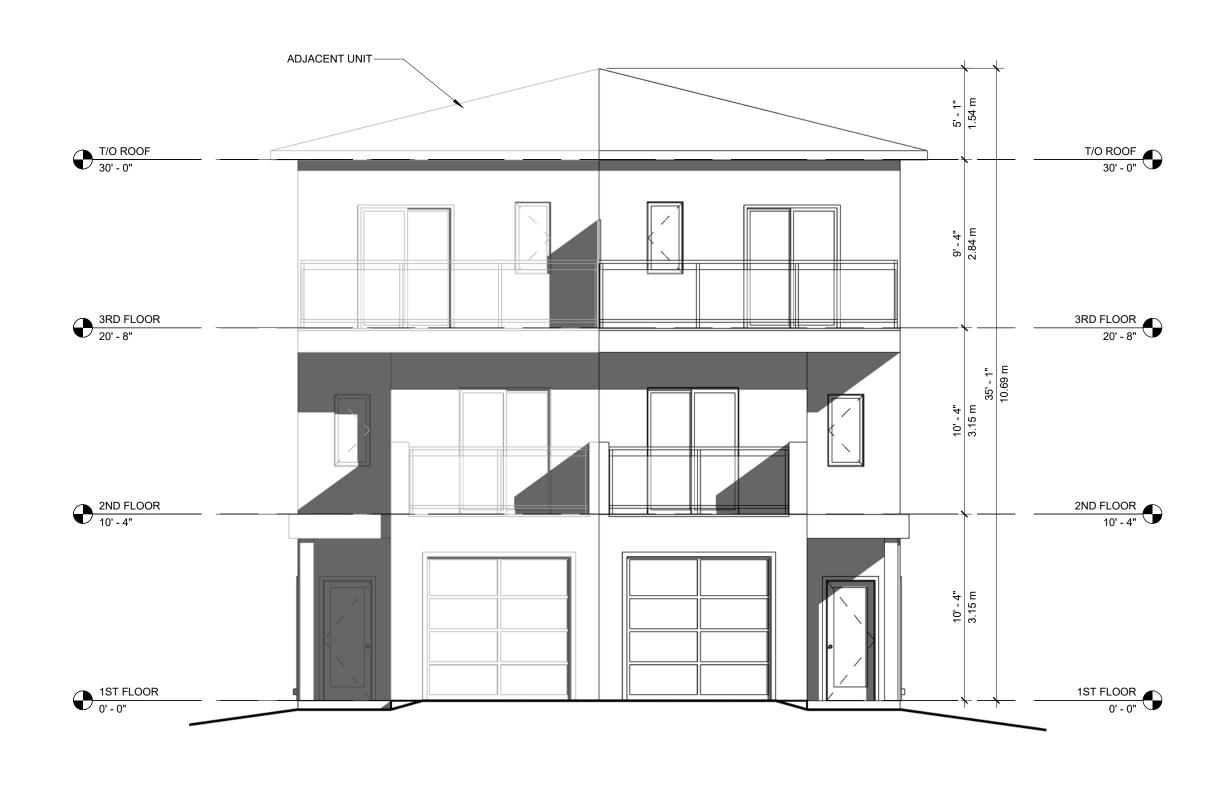
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	1558 GREEN ROAD, BOWMANVILLE, ON
	DRAWING TITLE
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