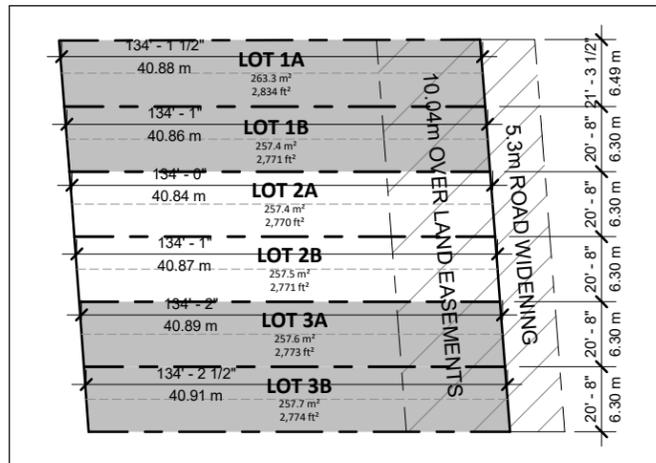


LOCATION MAP



SITE AREA BREAKDOWN:

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

\*\*NET SITE AREA USED FOR STATISTICS CALCULATIONS.

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

FRONT YARD LANDSCAPED AREA:

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

PROJECT STATISTICS:

	REQUIRED / PERMITTED:	PROPOSED:
<b>BY-LAW</b>	ZONING BY-LAW NO. 84-63	ZONING BY-LAW NO. 84-63
<b>ZONING</b>	CURRENT ZONING = A (Agricultural)	R1
<b>BUILDING TYPE</b>	SEMI-DETACHED DWELLINGS	SEMI-DETACHED DWELLINGS
<b>LOT AREA</b>	550.00 m <sup>2</sup> (MIN.)	1,550.9 m <sup>2</sup> (MIN. = LOT 2)
<b>LOT COVERAGE</b>	261.81 m <sup>2</sup> (2,818 ft <sup>2</sup> ) = 45% (MAX.)	578.6 m <sup>2</sup> (6,228 ft <sup>2</sup> ) = 37.3%
<b>LANDSCAPED OPEN SPACE</b>	465.3 m <sup>2</sup> (5,008 ft <sup>2</sup> ) = 30% (MIN.)	452.9 m <sup>2</sup> (4,875 ft <sup>2</sup> ) = 29.2%
<b>PAVED AREA</b>	n/a	519.4 m <sup>2</sup> (5,591 ft <sup>2</sup> ) = 33.5%
<b>LOT FRONTAGE</b>	18.0 m (MIN.)	12.64 m (41' 5 - 1/2")
<b>GROSS FLOOR AREA (GFA)</b>	n/a	1,716.4 m <sup>2</sup> (18,475 ft <sup>2</sup> )
<b>FSI</b>	n/a	1.1
<b>DWELLING UNIT AREA</b>	80.0 m <sup>2</sup> (MIN.)	221.9 m <sup>2</sup>
<b>BUILDING HEIGHT</b>	10.5 m (MAX.)	10.69 m
<b>FRONT YARD (TO HOUSE)</b>	4.5 m (MIN.)	7.78 m (25' 6-1/2")
<b>FRONT YARD (TO GARAGE)</b>	6.0 m (MIN.)	5.78 m (18' 11-1/2")
<b>REAR YARD</b>	7.5 m (MIN.)	7.55 m (24' 9")
<b>INTERIOR SIDE YARD</b>	1.2 m (MIN.)	1.21m (3' 11-1/2")
<b>EXTERIOR SIDE YARD</b>	6.0 m (MIN.)	n/a
<b>PARKING</b>	<b>DIMENSIONS</b>	<b>SPACES PROVIDED</b>
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
<b>TOTAL PARKING PROPOSED</b>		<b>16 SPACES</b>

FLOOR AREA BREAKDOWN

NAME	LEVEL	AREA (m2)	AREA (ft2)
BASEMENT	BASEMENT	57.9 m <sup>2</sup>	623 SF
LEVEL 1	1ST FLOOR	57.7 m <sup>2</sup>	621 SF
LEVEL 1 (GARAGE)	1ST FLOOR	22.9 m <sup>2</sup>	246 SF
LEVEL 2	2ND FLOOR	73.1 m <sup>2</sup>	787 SF
LEVEL 3	3RD FLOOR	74.5 m <sup>2</sup>	802 SF
<b>TOTAL UNIT AREA</b>		<b>286.1 m<sup>2</sup></b>	<b>3,079 SF</b>
<b>TOTAL FLOOR AREA</b>		<b>1,716.4 m<sup>2</sup></b>	<b>18,475 SF</b>

CARICARI LEE ARCHITECTS

113 Miranda Avenue  
Toronto, ON M6B 3W8  
t/ 416 962 9670 f/ 416 962 9671  
e/ info@caricarilee.com  
www.caricarilee.com



PROJECT NAME  
**GREEN ROAD**  
1558 GREEN ROAD, BOWMANVILLE, ON

DRAWING TITLE  
**COVER + STATISTICS**

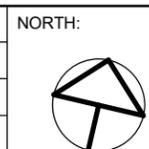
No.	Date:	Issued / Revision:	By:
1	2021-03-22	ISSUED FOR REZONING	MG

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	As indicated
PROJECT NO.	21001
DATE	MARCH 2021
DRAWN BY	MG / LB
CHECKED BY	MG

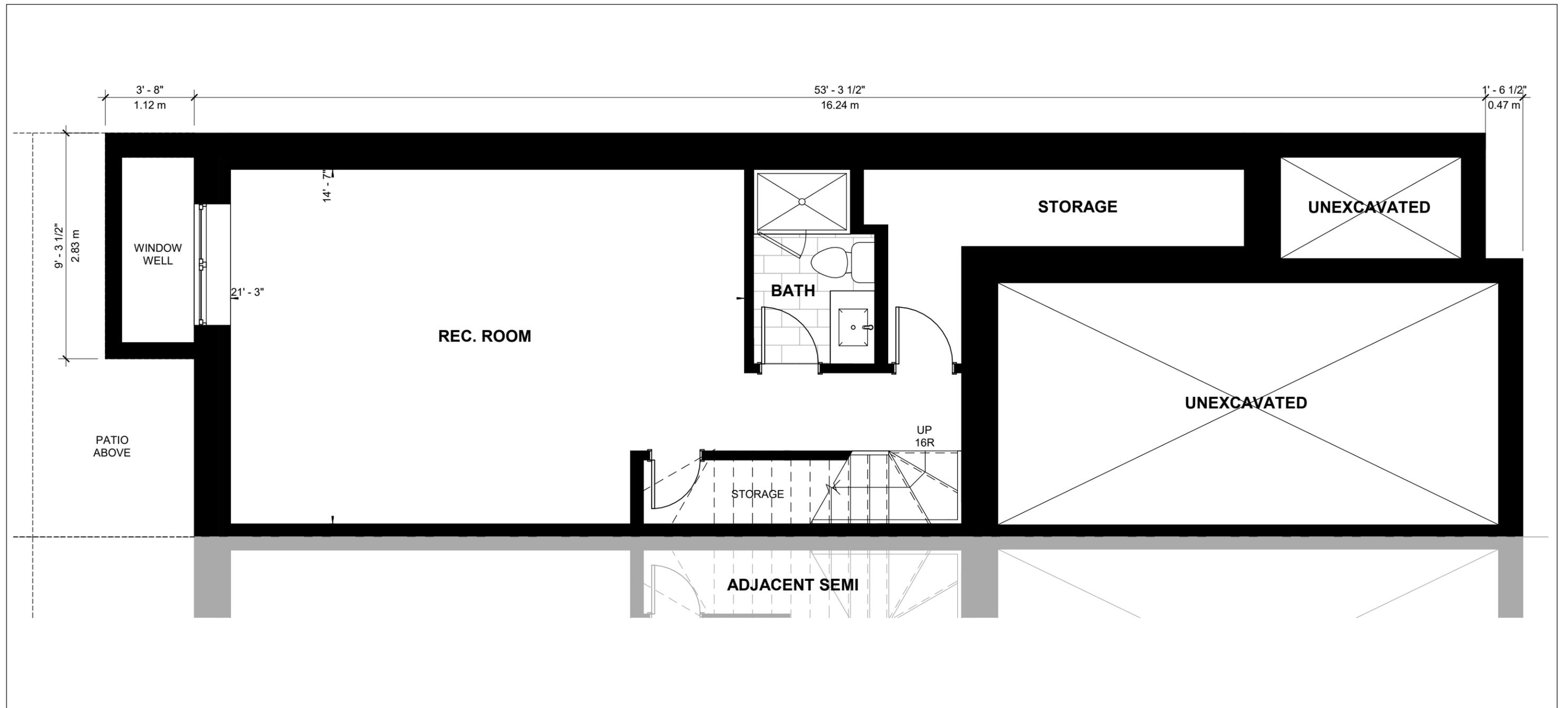


DRAWING NO.

**A 0.00**







CARICARI LEE ARCHITECTS

113 Miranda Avenue  
 Toronto, ON M6B 3W8  
 t/ 416 962 9670 f/ 416 962 9671  
 e/ info@caricarilee.com  
 www.caricarilee.com



PROJECT NAME  
**GREEN ROAD**  
 1558 GREEN ROAD, BOWMANVILLE, ON

DRAWING TITLE  
**BASEMENT FLOOR PLAN**

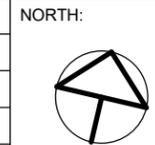
No.	Date:	Issued / Revision:	By:
1	2021-03-22	ISSUED FOR REZONING	MG

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

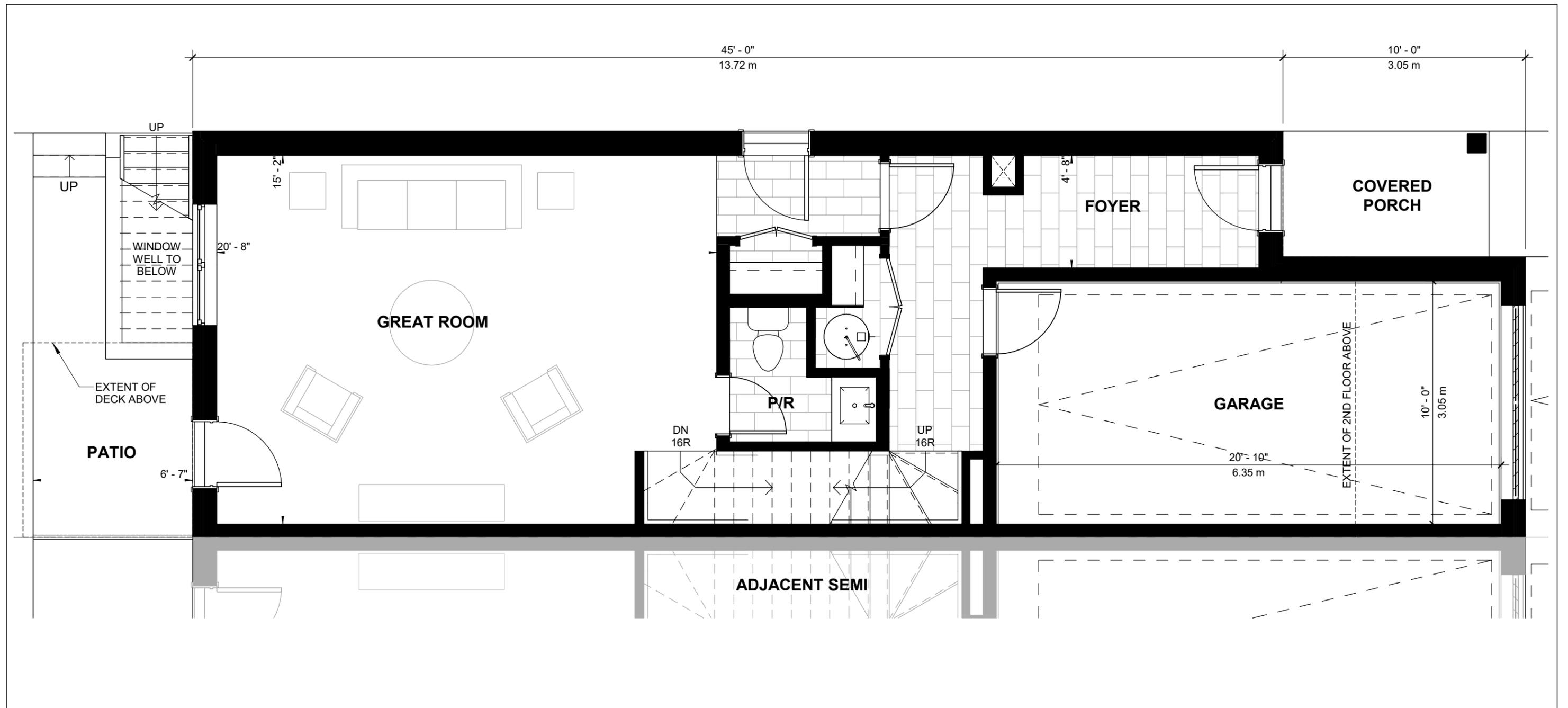
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	1/4" = 1'-0"
PROJECT NO.	21001
DATE	MARCH 2021
DRAWN BY	MG / LB
CHECKED BY	MG



DRAWING NO.  
**A 2.10**



① **LEVEL 1**  
1/4" = 1'-0"

CARICARI LEE ARCHITECTS

113 Miranda Avenue  
Toronto, ON M6B 3W8  
t/ 416 962 9670 f/ 416 962 9671  
e/ info@caricarilee.com  
www.caricarilee.com



PROJECT NAME  
**GREEN ROAD**  
1558 GREEN ROAD, BOWMANVILLE, ON

DRAWING TITLE  
**1ST FLOOR PLAN**

No.	Date:	Issued / Revision:	By:
1	2021-03-22	ISSUED FOR REZONING	MG

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

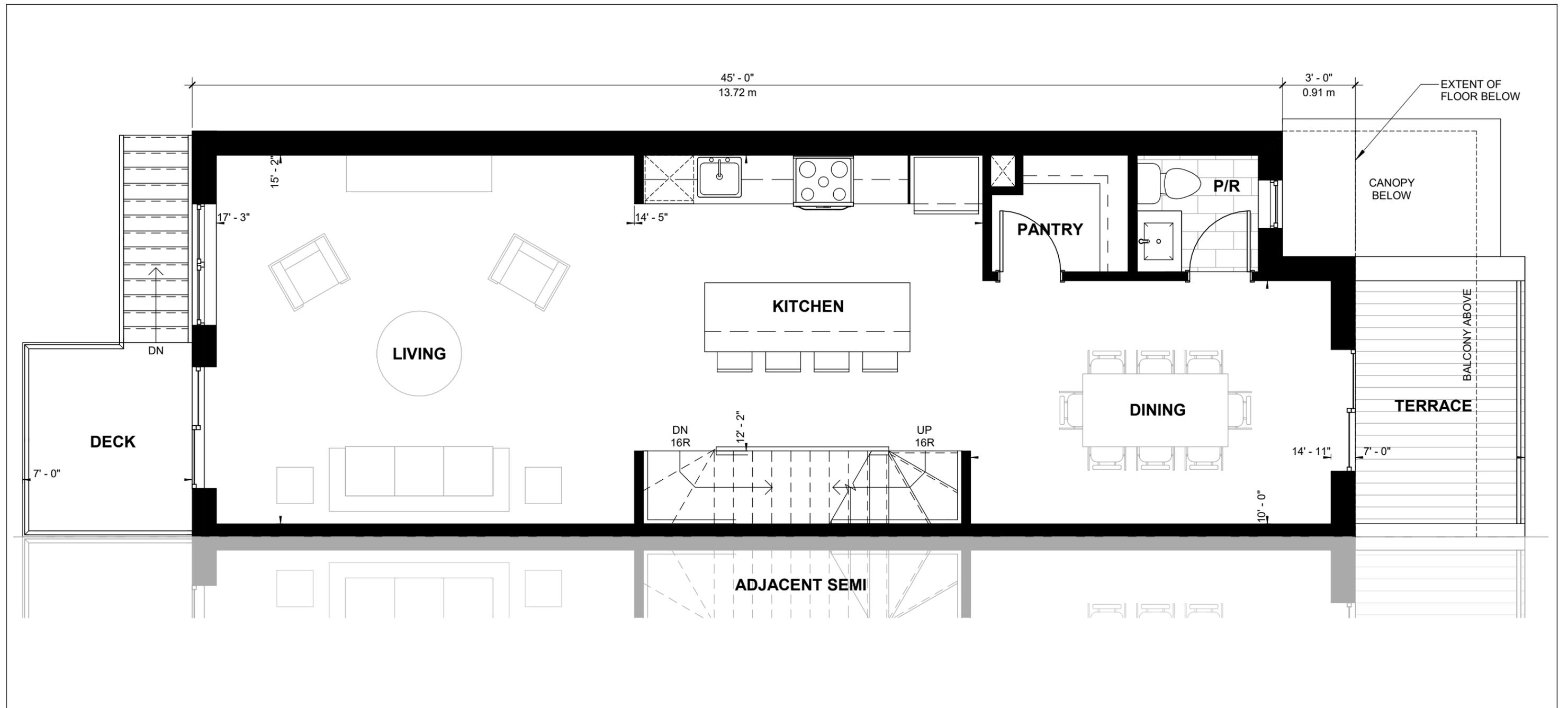
SCALE	1/4" = 1'-0"
PROJECT NO.	21001
DATE	MARCH 2021
DRAWN BY	MG / LB
CHECKED BY	MG

NORTH:



DRAWING NO.

**A 2.11**



① **LEVEL 2**  
1/4" = 1'-0"

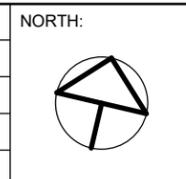
No.	Date:	Issued / Revision:	By:
1	2021-03-22	ISSUED FOR REZONING	MG

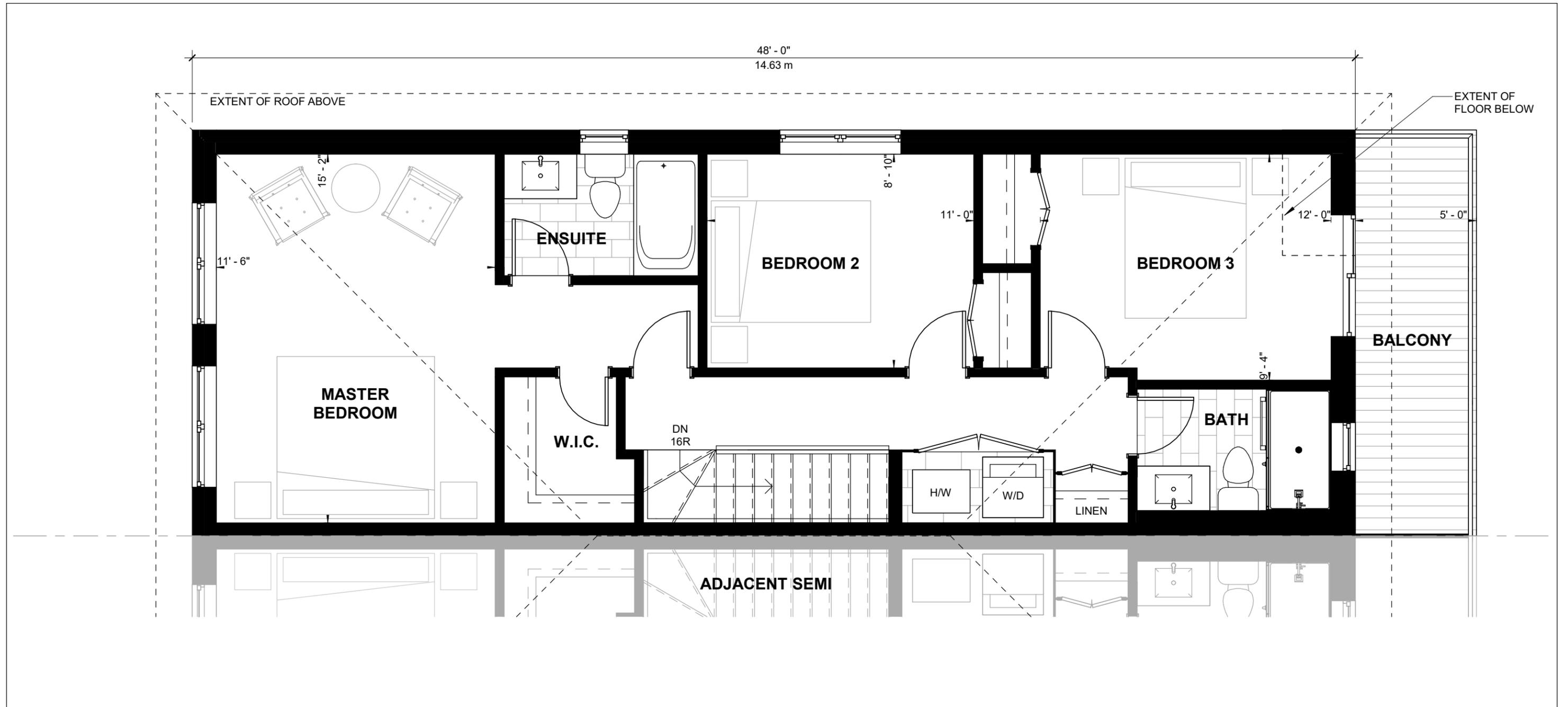
CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	1/4" = 1'-0"
PROJECT NO.	21001
DATE	MARCH 2021
DRAWN BY	MG / LB
CHECKED BY	MG





① **LEVEL 3**  
1/4" = 1'-0"

**CARICARI LEE ARCHITECTS**  
113 Miranda Avenue  
Toronto, ON M6B 3W8  
t/ 416 962 9670 f/ 416 962 9671  
e/ info@caricarilee.com  
www.caricarilee.com



PROJECT NAME  
**GREEN ROAD**  
1558 GREEN ROAD, BOWMANVILLE, ON

DRAWING TITLE  
**3RD FLOOR PLAN**

No.	Date:	Issued / Revision:	By:
1	2021-03-22	ISSUED FOR REZONING	MG

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

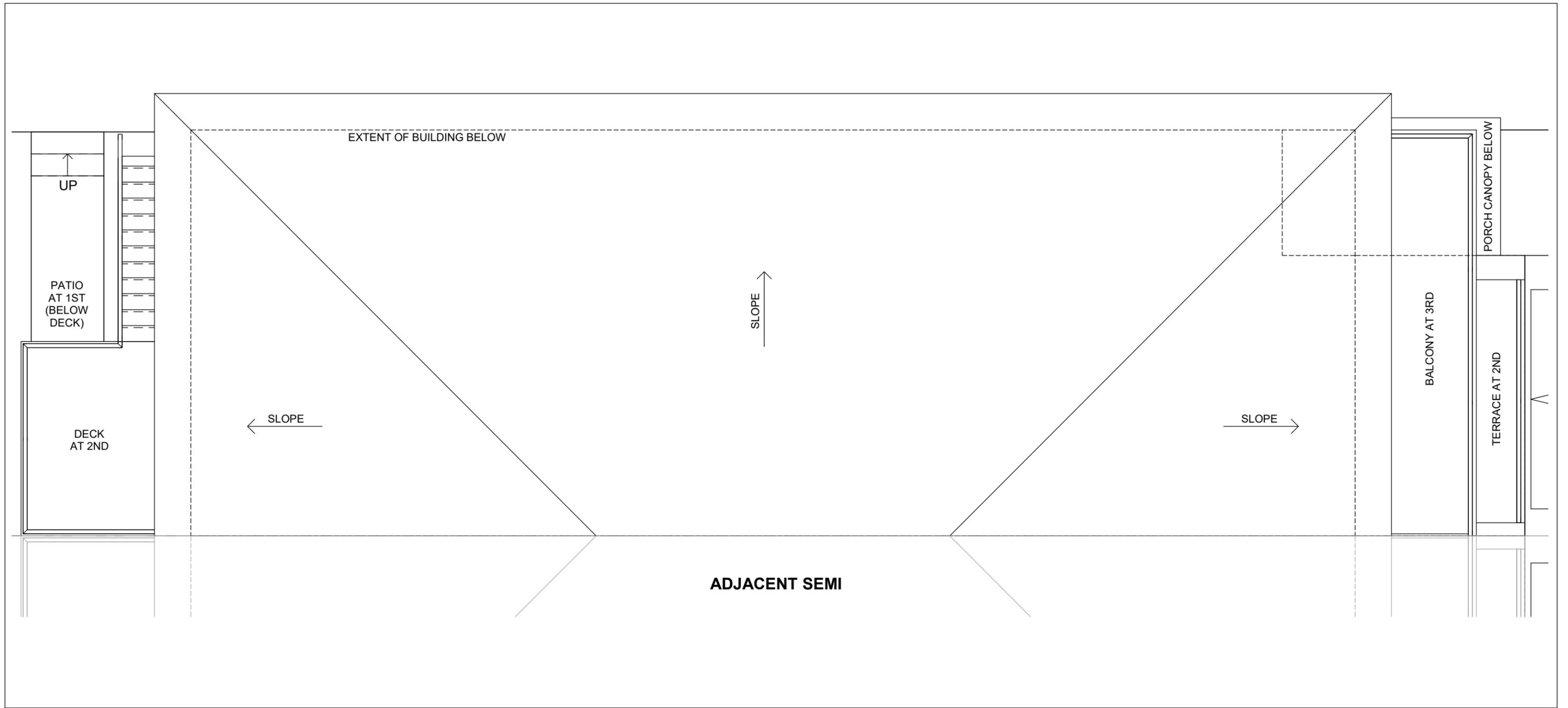
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	1/4" = 1'-0"
PROJECT NO.	21001
DATE	MARCH 2021
DRAWN BY	Author
CHECKED BY	Checker



DRAWING NO.  
**A 2.13**

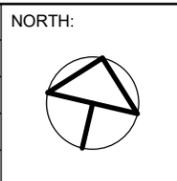


① **ROOF**  
1/4" = 1'-0"

No.	Date:	Issued / Revision:	By:
1	2021-03-22	ISSUED FOR REZONING	MG

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.  
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.  
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	1/4" = 1'-0"
PROJECT NO.	21001
DATE	MARCH 2021
DRAWN BY	MG / LB
CHECKED BY	MG





CARICARI LEE ARCHITECTS

113 Miranda Avenue  
 Toronto, ON M6B 3W8  
 t/ 416 962 9670 f/ 416 962 9671  
 e/ info@caricarilee.com  
 www.caricarilee.com



PROJECT NAME  
**GREEN ROAD**  
 1558 GREEN ROAD, BOWMANVILLE, ON

DRAWING TITLE  
**EAST ELEVATION**

No.	Date:	Issued / Revision:	By:
1	2021-03-22	ISSUED FOR REZONING	MG

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.  
 ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	3/16" = 1'-0"
PROJECT NO.	21001
DATE	MARCH 2021
DRAWN BY	MG / LB
CHECKED BY	MG

NORTH:

DRAWING NO.

**A 3.20**

4/22/2021 4:22:45 PM