

REVISIONS		
#	DESCRIPTION	DATE
1	1st SUBMISSION	SE 16 21
2	2nd SUBMISSION	OC 19 21

SITE STATISTICS	
TOTAL SITE AREA, Before Road Widening	2922.501 m ²
ROAD WIDENING AREA	242.116 m ²
NET SITE AREA, After Road Widening	2680.385 m ²
SITE DENSITY (Units/Hectare)	37.308
FLOOR SPACE RATIO (GFA/Net Site Area)	0.688

SITE STATISTICS - BLOCK A ZONING R-3							
	REQUIRED	UNIT 6 PROPOSED	UNIT 5 PROPOSED	UNIT 4 PROPOSED	UNIT 3 PROPOSED	UNIT 2 PROPOSED	UNIT 1 PROPOSED
MODEL NAME		1830	1970	1970	1860	1860	2140
LOT FRONTAGE, Interior Minimum	6.0 m	11.54 m	7.00 m	7.00 m	7.00 m	7.00 m	8.60 m
LOT FRONTAGE, Exterior Minimum	10.0 m						
LOT AREA, Interior Minimum	170.0 m ²		226.05 m ²	226.03 m ²	226.00 m ²	225.97 m ²	277.63 m ²
LOT AREA, Exterior Minimum	280.0 m ²	488.00 m ²	183.13 m ²	183.13 m ²	172.85 m ²	172.85 m ²	198.38 m ²
GROSS FLOOR AREA		170.04 m ²	183.13 m ²	183.13 m ²	172.85 m ²	172.85 m ²	198.38 m ²
BUILDING FOOTPRINT AREA		119.62 m ²	107.84 m ²	107.84 m ²	106.37 m ²	106.32 m ²	119.78 m ²
LOT COVERAGE, Maximum	50 %	24.51 %	47.71 %	47.71 %	47.07 %	47.05 %	43.14 %
FRONT YARD, Minimum to Garage	6.0 m	6.00 m	6.10 m	6.10 m	6.20 m	6.20 m	7.27 m
FRONT YARD, Minimum to Dwelling	3.0 m	5.70 m	5.39 m	5.39 m	5.80 m	5.80 m	4.32 m
EXTERIOR YARD, Minimum	4.5 m	10.37 m					
INTERIOR YARD, Minimum	1.5 m						1.50 m
REAR YARD, Minimum	7.5 m	9.73 m	9.73 m	9.73 m	9.72 m	9.72 m	9.71 m
BUILDING HEIGHT, Maximum	10.5 m	9.66 m	9.24 m	9.24 m	8.72 m	8.82 m	8.86 m
LANDSCAPED OPEN SPACE, Minimum	30 %	79.01 %	43.93 %	43.92 %	44.45 %	44.46 %	49.00 %
PARKING SPACES, Minimum	2	4	2	2	2	2	2

SITE STATISTICS - BLOCK B ZONING R-3					
	REQUIRED	UNIT 4 PROPOSED	UNIT 3 PROPOSED	UNIT 2 PROPOSED	UNIT 1 PROPOSED
MODEL NAME		2140	1970	1970	2140
LOT FRONTAGE, Interior Minimum	6.0 m	8.60 m	7.00 m	7.00 m	8.56 m
LOT AREA, Interior Minimum	170.0 m ²	277.59 m ²	225.87 m ²	225.84 m ²	281.41 m ²
GROSS FLOOR AREA		198.38 m ²	183.13 m ²	183.13 m ²	198.38 m ²
BUILDING FOOTPRINT AREA		119.83 m ²	107.84 m ²	107.84 m ²	119.83 m ²
LOT COVERAGE, Maximum	50 %	43.17 %	47.74 %	47.75 %	42.58 %
FRONT YARD, Minimum to Garage	6.0 m	6.56 m	6.00 m	6.00 m	6.56 m
FRONT YARD, Minimum to Dwelling	3.0 m	3.61 m	5.29 m	5.29 m	3.61 m
INTERIOR YARD, West Minimum	1.5 m	1.50 m			
INTERIOR YARD, East Minimum	1.5 m				1.50 m
REAR YARD, Minimum	7.5 m	10.42 m	9.81 m	9.80 m	10.41 m
BUILDING HEIGHT, Maximum	10.5 m	9.28 m	9.55 m	9.63 m	9.44 m
LANDSCAPED OPEN SPACE, Minimum	30 %	49.74 %	44.02 %	44.01 %	50.42 %
PARKING SPACES, Minimum	2	2	2	2	2

- LEGEND**
- ☐ SINGLE CATCHBASIN
 - ☐ DOUBLE CATCHBASIN
 - SANITARY MH
 - STORM MH
 - SANITARY CONNECTION
 - - - - - STORM CONNECTION
 - W ——— WATER SERVICE
 - FLOW DIRECTION
 - 000.00 EXISTING ELEVATION
 - 000.00 PROPOSED ELEVATION
 - SW 000.00 SWALE ELEVATION
 - FFF FINISHED 1ST FLOOR
 - TW TOP OF FOUNDATION WALL
 - FS FINISHED SLAB
 - USF UNDERSIDE OF FOOTING
 - USFG GARAGE U/S OF FOOTING
 - RUSF REAR U/S OF FOOTING
 - ⊙ HYDRANT AND VALVE
 - ⊙ VALVE AND BOX
 - ☀ LIGHT STANDARD
 - ⊠ BELL PEDESTAL
 - ⊠ CABLE PEDESTAL
 - ⊠ HYDRO TRANSFORMER
 - ⊠ ENGINEERED FILL LOT
 - MB COMMUNITY MAILBOX
 - - - - - FOOTINGS LOWERED TO MAINTAIN 1.2m MINIMUM FROST PROTECTION

SITE INFORMATION

THIS PLAN IS BASED ON PLAN OF SURVEY OF PART OF LOT 30, CONCESSION 2 (GEOGRAPHIC TOWNSHIP OF DARLINGTON) MUNICIPALITY OF CLARINGTON REGIONAL MUNICIPALITY OF DURHAM

SURVEY PREPARED BY IBW SURVEYORS DATED

ONTARIO ASSOCIATION OF ARCHITECTS

LEO ARIEMMA LICENCE 7561

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT

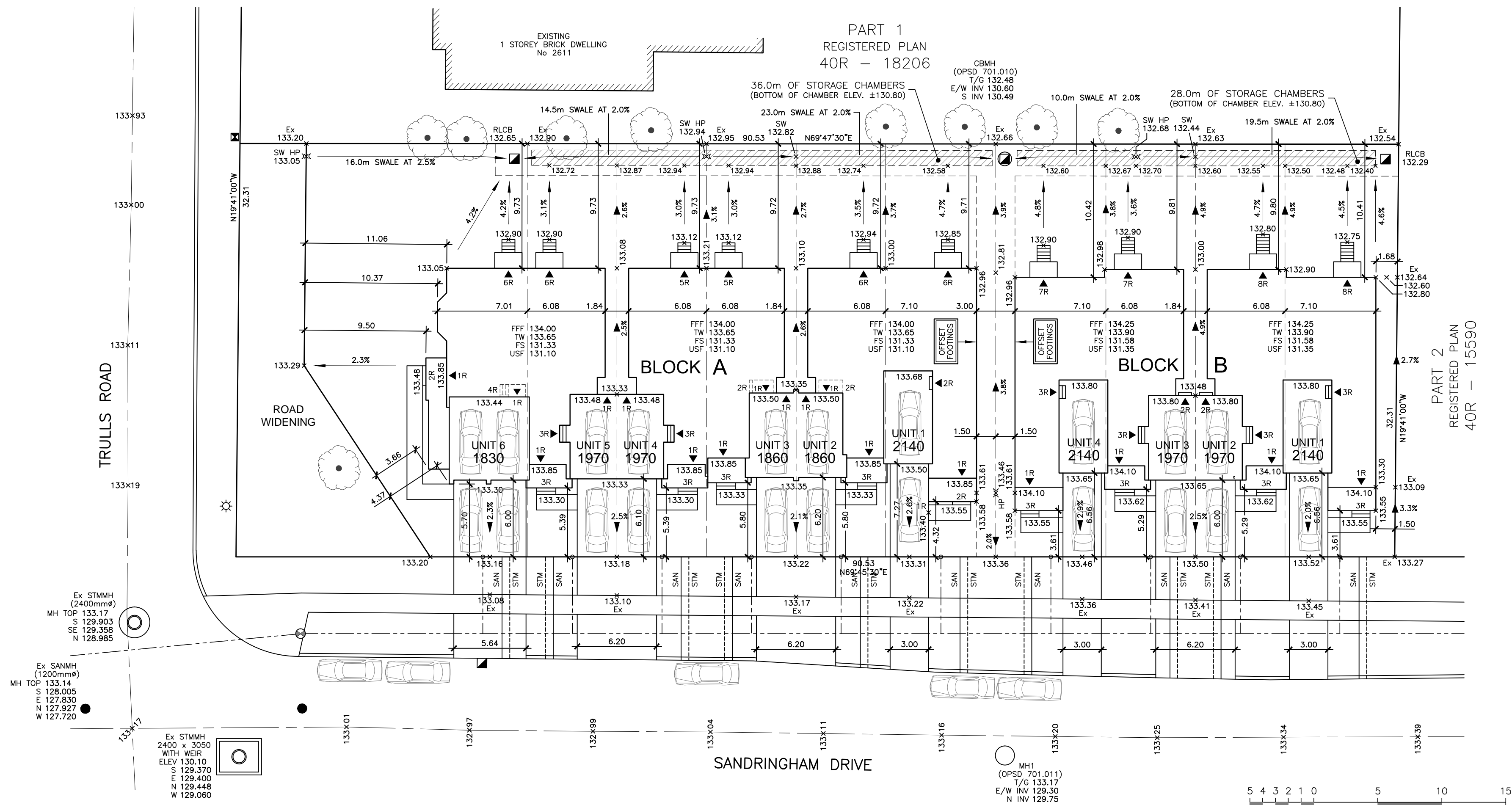
DRAWINGS MUST NOT BE SCALED

ARCHITECTURAL DESIGN INC.

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PROJECT
PROPOSED TOWNHOUSES
FOR: 2734796 ONTARIO LTD
AT: TRULLS ROAD AND SANDRINGHAM DRIVE
CLARINGTON

DRAWING SITE PLAN	DATE SEP '21	PROJECT NO 20-28
SCALE 1:250	DRAWN T.P.	DRAWING NO A-1



Ex STMMH (2400mm#)
MH TOP 133.17
S 129.903
SE 129.358
N 128.985

Ex SANMH (1200mm#)
MH TOP 133.14
S 128.005
E 127.830
N 127.927
W 127.720

Ex STMMH 2400 x 3050 WITH WEIR
ELEV 130.10
T/G 129.370
S 129.400
N 129.448
W 129.060

MH1 (OPSD 701.011)
T/G 133.17
E/W INV 129.30
N INV 129.75

