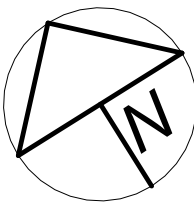


SITE PLAN

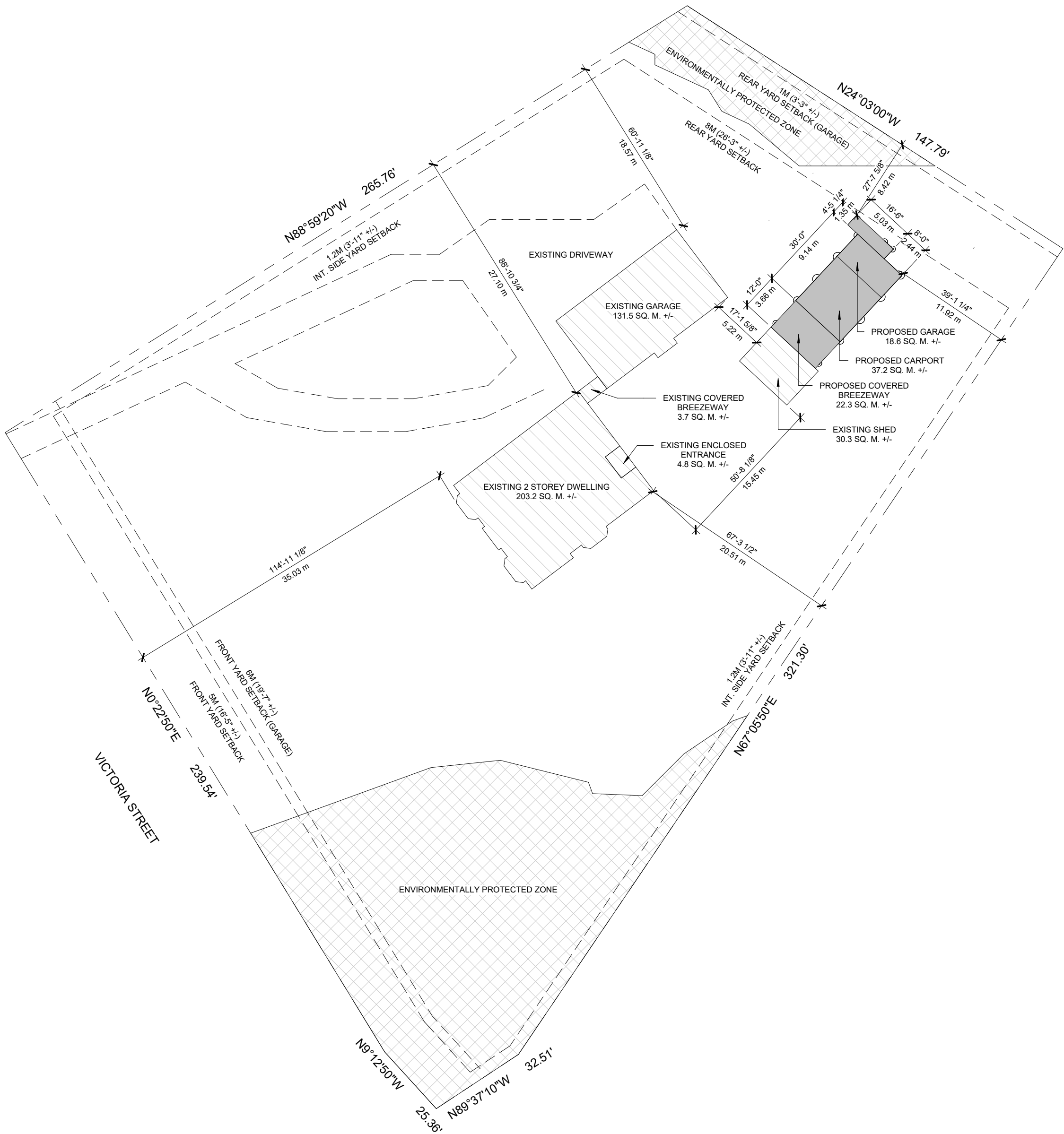
COUNTY OF MIDDLESEX

MUNICIPALITY OF STRATHROY-CARADOC



ZONING REGULATIONS FOR R1 PROPERTY

LOT COVERAGE	
LOT AREA TOTAL	= 5918.7 m²
ALLOWABLE LOT COVERAGE ON SITE	= 40% = 2367.5 m²
ALLOWABLE LOT COVERAGE (ACCESSORY)	= 15% = 887.8 m²
TOTAL PROPOSED LOT COVERAGE	= 7.6% = 451.6 m²
TOTAL PROPOSED LOT COVERAGE (ACCESSORY)	= 4.1% = 243.6 m²
EXISTING DWELLING / ENCLOSED ENTRY	= 208 m² +/-
EXISTING COVERED BREEZEWAY	= 3.7 m² +/-
EXISTING GARAGE	= 131.5 m² +/-
EXISTING SHED	= 30.3 m² +/-
PROPOSED GARAGE / CARPORT	= 55.8 m²
PROPOSED COVERED BREEZEWAY	= 22.3 m²
SETBACKS	
INT. SIDE YARD SETBACK	= 1.2 m
REAR YARD SETBACK	= 8 m
FRONT YARD SETBACK	= 5 m



www.duenorthdesign.ca
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519-317-7681
31914 Pioneer Line
Iona Station ON
N0L 1P0

NOTES:

- DO NOT SCALE DRAWING.
- ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE ONTARIO BUILDING CODE.
- ALL DIMENSIONS ARE TAKEN FROM BLOCK FACE, FOUNDATION FACE, STUD FACE, DECK FACE, COLUMN FACE OR COLUMN CENTERLINE.
- ALL MATERIALS AND FINISHES TO BE VERIFIED BY THE OWNER PRIOR TO CONSTRUCTION.
- ALL DRAWINGS ARE PROPERTY OF DUE NORTH DESIGN & DRAFTING INC. AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

CARPORT: 400 SQ. FT.
GARAGE: 200 SQ. FT.
STORAGE: 445 SQ. FT.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS TO MEET THE REQUIREMENTS PER SUBSECTION 3.2.4. OF DIVISION C, OF THE ONTARIO BUILDING CODE.

ISSUED FOR
PERMIT

N. McDonald

DUE NORTH DESIGN & DRAFTING INC. 117244

REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	NOV 5, 2024
2	ISSUED FOR PRICING	FEB 8, 2025
3	ISSUED FOR PERMIT	FEB 25, 2025

SCRIPNICK

NEW GARAGE

SITE PLAN

Address 401 VICTORIA ST
STRATHROY, ON

Project Number 24-80

Date FEB 25, 2025

Drawn by N.M.

S1

Scale 1" = 30'-0" Rev. 3