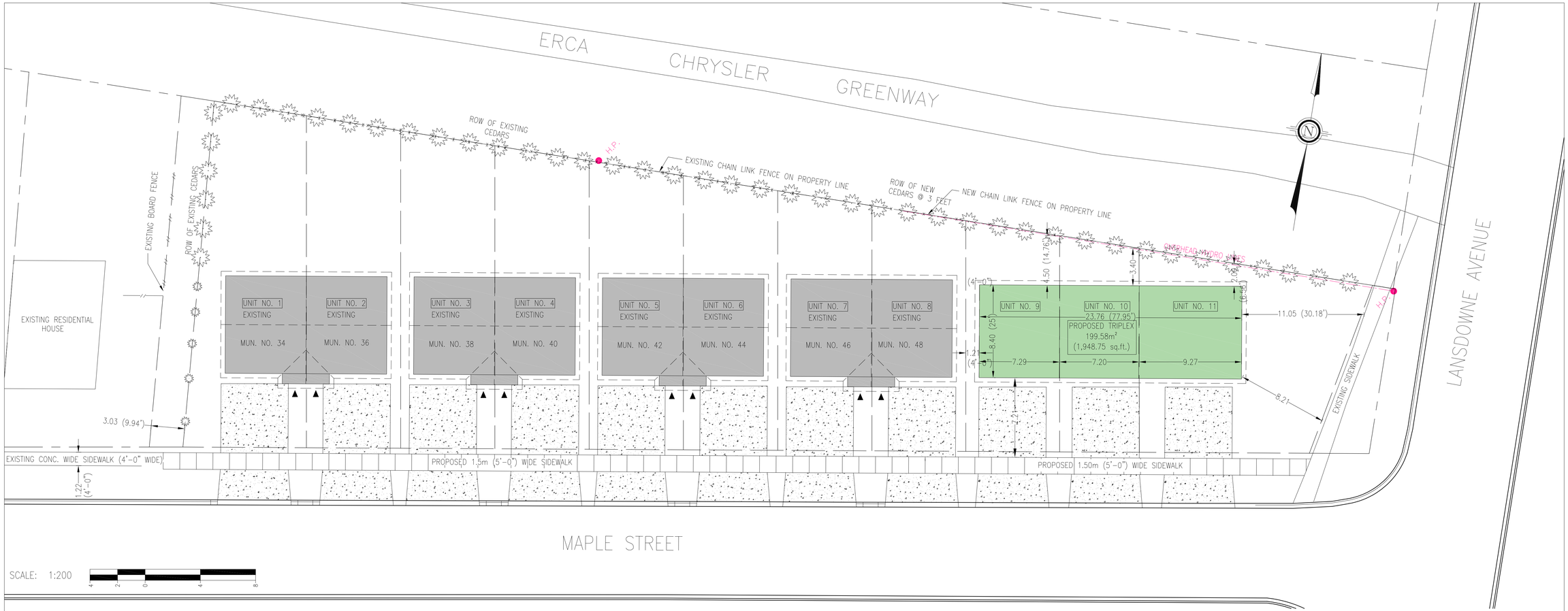

NOTES:

SIDEWALKS:
– SIDEWALKS SHALL HAVE A BRUSHED FINISH COMPLETE WITH TOOLED EDGES AND JOINTS, DUMMY JOINTS AT A MAXIMUM OF 1.8m AND A FULL EXPANSION JOINTS AT A MAXIMUM OF 18m OR 10 SECTIONS OF SIDEWALK.

ZONING:	ZONING: R2.1 – Residential Zone 2 Urban	UNIT NO. 9	UNIT NO. 10	UNIT NO. 11
LOT AREA:	182m² (1,959 ft²)	172.14m² (1,852.90 ft²)	137.20m² (1,476.80 ft²)	312.86m² (3,367.60 ft²)
LOT FRONTAGE:	7.5 (24.5 ft.) Interior Lot	8.49m (27.85 ft)	7.21m (23.65 ft)	16.25m (53.31ft)
OPEN SPACE:	30%	64.5%	55.15%	71.93%
LOT COVERAGE:	50%	35.5%	44.85%	28.07%
FRONT YARD DEPTH:	5.5m (18')	5.48m (18'–0")	5.48m (18'–0")	5.48m (18'–0")
REAR YARD DEPTH:	5.5m (18')	4.50m (14.76')	3.40m (11'–2")	–
INTERIOR SIDE YARD WIDTH:	1.22m (4')	1.22m (4')	1.22m (4')	2.0m (6.56')
EXTERIOR SIDE YARD WIDTH:	4.0m (13')	6.00m (19'–8")	6.00m (19'–8")	6.00m (19'–8")
BUILDING HEIGHT:	11.0m (36')	N/A	N/A	N/A

CONDITIONS OF USE

VERIFY ELEVATIONS AND/OR DIMENSIONS ON DRAWING PRIOR TO USE. REPORT ANY DISCREPANCIES TO THAMES VALLEY ENGINEERING INC.

DO NOT SCALE DIMENSIONS FROM DRAWING.

DO NOT MODIFY, RE–USE, OR RE–PURPOSE DRAWING FROM INTENDED USE AT TIME OF PREPARATION WITHOUT PRIOR WRITTEN PERMISSION FROM THAMES VALLEY ENGINEERING INC.

CHECK SCALE
PRINT MAY BE
PHOTO–REDUCED

ORIGINAL SCALE: 18"x24"

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Leamington, Ontario N8H 5C5
Phone: (519)326–7503
Email: info@liovashomes.com
Web: www.liovashomes.com

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2.	??	H.T.	
1.	??	H.T.	CLIENT REVIEW

DESIGN	W.E.
DRAWN	H.T.
REVIEWED	W.E.
CHECKED	W.E.
DATE	MARCH 2022
SCALE	1:200

PROJECT: 3 UNITS RAISED–RANCH DWELLING UNIT

CLIENT: LIOVAS HOMES

SHEET: PROPOSED SITE PLAN

Project No.:

SHEET No.: 2