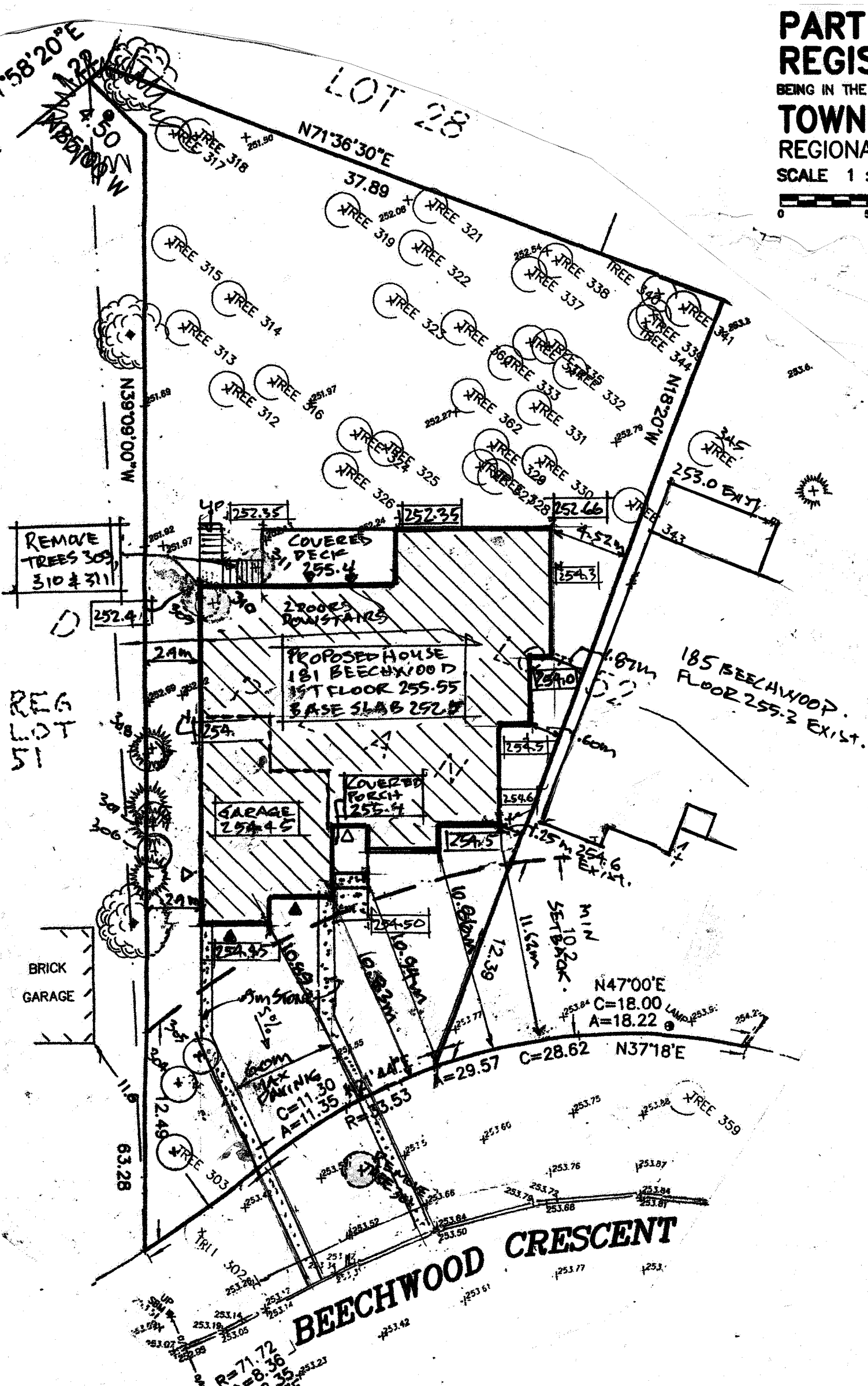


PART OF LOT 52 REGISTERED PLAN 482 BEING IN THE **TOWN OF NEWMARKET** REGIONAL MUNICIPALITY OF YORK SCALE 1 : 250

0 5 10 20 metres



SITE PLAN

SCALE - 1:250 (METRIC)

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM CANSEL CAN-NET RTK BASE STATION 20120110002 (AURD). VALUES ARE RELATED TO CGVD28:1978 (GEOD MODEL HT2.0)

SITE BENCHMARK - SPIKE IN SOUTH FACE OF POLE ON SITE NEAR THE SOUTHWEST CORNER OF PROPERTY HAVING AN ELEVATION OF 253.51 METRES A.S.L.

THE FIELD MEASUREMENTS WERE COMPLETED JULY 14 2017
THE FIELD MEASUREMENTS WERE UPDATED MARCH 27 2018

LEGEND

- MH DENOTES MAN HOLE
- CB DENOTES CATCH BASIN
- UP DENOTES UTILITY POLE
- SBM DENOTES SITE BENCHMARK
- O/H DENOTES OVERHEAD WIRE
- +100.00 DENOTES EXIST. ELEV.
- +100.00 DENOTES PROP. ELEV.

SITE INFORMATION TAKEN FROM:

- 1) TOPO & BOUNDARY DRAWINGS PREPARED BY E.R. GARDEN, (G.S.) SURVEYORS, N.Y.

NOTE! FINAL GRADING & ELEVATIONS TO BE CONFIRMED BY PETER FENERTY (BASE TECH CONSULTING) NEWMARKET, ONTARIO

ROOF CONSTRUCTION

1. GABLE ROOF: 30 YEAR ASPHALT/FIBERGLAS SHINGLE, 36\"/>

CEILING CONSTRUCTION

6. TRUSS: BOTTOM CHORD OF APPROVED TRUSSES @ 24\"/>

EXTERIOR WALL CONSTRUCTION

10. BASEMENT: 3\"/>

INTERIOR WALL CONSTRUCTION

15. HOUSE: 2 x 4 OR 2 x 6 @ 16\"/>

ZONING INFORMATION

LOCATION	IMPERIAL (square feet)	METRIC (square meters)
FIRST FLOOR	2,874	267.1
FINISHED BASEMENT	2,524	234.6
UNFINISHED BASEMENT	380	35.3
GROSS FLOOR AREA	2,874	267.1
GARAGE	799	74.3
COVERED BACK PORCH	270	25.1
COVERED FRONT PORCH	72	6.69
FOOTPRINT	4,015	373.19
LOT AREA	14,782	1,374
COVERAGE	27.1% < 35%	27.1% < 35%
AVE. GRADE TO MIDPOINT	22'-0" > 22'- 4"	6.70 < 6.8
FRONT YARD SETBACK	27.95' < 33.46'	8.52m < 10.2m
REAR SIDE SETBACK	63.09 > 24.6'	19.23m > 7.5m
EAST SIDE SETBACK	4.10' > 3.92'	1.25m > 1.2m
WEST SIDE SETBACK	4.36' > 3.82'	1.33m > 1.2m

OVERHANG

18. HOUSE & PORCHES: 5\"/>

FOUNDATION CONSTRUCTION

21. FOOTING: 8\"/>

CONCRETE SLAB CONSTRUCTION

26. BASEMENT: 3\"/>

REAR DECK CONSTRUCTION

32. FLOOR: 5/4 x 6 P/T DECKING ON 2 x 10 @ 16\"/>

FRONT PORCH

36. STRUCTURE: BLACK 6 x 6 P/T POSTS SUPPORTING BLACK ALUMINUM CLAD 5/2 x 10 BEAM

GENERAL NOTES

1. SUBCONTRACTORS SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO BUILDER BEFORE PROCEEDING WITH WORK
2. ALL FOUNDATIONS SHALL BE PLACED ON SOLID UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 1,500 psi (75 kPa)
3. ALL LOOSE & ORGANIC MATERIAL SHALL BE REMOVED & REPLACED WITH SANDFILL & COMPACTED IN 12\"/>

REVISED APRIL 9, 2021

The undersigned has reviewed & taken responsibility for this design & has the qualifications & meets the requirements set out in 2.17 of the O.B.C. to be a designer.

QUALIFICATION INFORMATION
GARY HODSON BCIN # 28267

DRAFTING & DESIGN SERVICES BCIN # 31898

Signature: Gary Hodson Date: Apr. 9/21

REVISIONS

CLIENT: STEVE & SANDRA SMYTH
5 LENS WITH DRIVE
AURORA, ONTARIO, L4G 6S1
Steve Cell: 905-908-8120
Email: ssmyth34@rogers.com

PROJECT: NEW 4 BEDROOM HOME
181 BEECHWOOD CRESCENT
NEWMARKET, ONTARIO,
PART OF LOT 52
PLAN 482

DWG TITLE: SITE PLANS
GENERAL NOTES

SCALE: 1:250 (METRIC)

PROJ. NO.: 10-20

DATE: DECEMBER 28, 2020

DWG. NO.: 1 OF 9