



ZONING INFO

RESIDENTIAL TYPE:	SINGLE DETACHED	DWELLING UNIT			
ZDNE:	R4 RESIDENTIAL R4 ZONE 14 WARWICK AVE, GRANDBEND, ONTARIO				
	REQUIRED	EXISTING	PROPOSED		
LOT AREA	MIN. 297 m ²	305.5m ²	SAME AS EXIST.		
LOT FRONTAGE	MIN. 12.0 m	12.19 m	SAME AS EXIST.		
FRONT YARD DEPTH	MIN. 6 m	7m	SAME AS EXIST.		
REAR YARD DEPTH	MIN. 6 m	7.5m	SAME AS EXIST.		
INTERIOR SIDE YARD DEPTH 1.2 m IF ATTACHED GARAGE		N/A	1.2m		
MAX. BUILDING HEIGHT	X. BUILDING HEIGHT 9 m		SAME AS EXIST.		
MAX. LOT COVERAGE	35%	48.72%	42.76%		
BUILDING AREA	LESS THAN 106.93 sq.m	148.4 sq.m	130.64 sq.m		

NOTES

- DO NOT SCALE FROM THIS DRAWING
 ALL DIMENSIONS ARE TO BE CHECKED ON SITE
- 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS

LEGEND

1 NOV.3.2021 CH ELEVATIONS AND PROPOSALS No. DATE NAME DESCRIPTION	REVISIONS					
1 NOV.3.2021 CH ELEVATIONS AND PROPOSALS	No.	DATE	NAME	DESCRIPTION		
	1	NOV.3,2021	021 CH	ELEVATIONS AND PROPOSALS		

ENGINEERING CONSULTANTS

368 HURON STREET, STRATFORD, ONTARIO NSA 515 FAX (519) 271-5353 http://www.jecinc.on.co

SIMPLY PARADISE INTERIOR DESIGN INC. 17 ELBER ROAD GRAND BEND ON NOM 1TO

THE MUNICIPALITY OF LAMBTON SHORES

14 WARWICK AVE. GRAND BEND

SITE PLAN OF 14 WARWICK AVE. GRAND BEND

SCALE	APPROVED BY:
1:75	
DATE:	PROFESS/ONLY
OCT. 30, 2021	NOV.22,2021 %
DESIGNED BY:	
BRIAN JOHNSON	NOV.22,2021 F
DRAWN BY:	— (ĭ B. D. JOHNSON \$
CH	
J.E.C. FILING No:	- \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
2021104	TOWN OF ON THE
FILING LOCATION:	
N1Project/10/2021/0021104	

	PROP. LINE 12.113M	N31°18'55"E	EXISTING TREE	Z
	186.32		EXISTING TILL	RE
186.22 [*] 186.01		196.45	x.	
) N	186.39 ×	186.36	186.40×	ZC
1	186,36	×/	PROPOSED QUICK4	
1	**	37	16"X53"X11" INFILTRATOR E24 EQUALIZER	LO
	186.51	186.42	186.33 PROPOSED	LO
1		186.32	* 18"x18"x24"PLASTIC	FR
1		EXISTING DECK	C DACINI	
1	186.55 ×	EXISTING BEEN	*186.30 TOP AT 186.30	RE
186.13 ×	^ 	¹ − − − −	058	INT
ĵ	9.27	m	25.	DE
ا چ	186.56 186.74 186.59		× × × × 25	MA
1 028	9.79	<u></u> 9m′′′′′////	YARD SETBACKS	MA
25.058m				ви
186.11 ×	e II		N EXISTING SOUTH	
	EXISTING 1		43.	
35"	¬ FAMILY RE		28.	
	82.10 s	sq.m	× Ž EXISTING SOUTH	DECK
NS	.2m	1.20	EXISTING SOUTH TO BE REMOVED SETBACK LINE	Ε 10 Ε
2	186.94		/ <u> </u>	
 1867 	.		PROP. LINE	
ļ×.			PRC	
<u> </u>		2.4	⁻	
		EXISTING DECK	\ SC	
연. 구		X188.53	** 	
PROP. LINE	77.03 (E) /////	187.06	PROPOSED	
<u> </u>	187.10		186.97	
	× 187.11 186.36× _	X 186.39	\\o i86.84	
i	186.35			
i	187.09 × 1 186	.41 186.43 × 186.74	186.34	
i	187.09 × E 186.23	186.30 186.30		
	⁹ <u> </u>	EXISTING GRAVEL	THETHE STOLL	E DETAINING WALL
12	86.98		EXISTING STON	E RETAINING WALL
EXISTING STONE RETAINING WALL	X 186.19 186.13			
	187,02 *			
	────────────────────────────────────			
	2.7m 12.1	13m PROPOSED PARKING S	SPACE	
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_				
_	WADWOV AVE		А	
	WARWICK AVE.		→	

PROP. LINE 12.113m N31°18'55"E

