



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

LEGEND

No.	DATE	NAME	DESCRIPTION
1	NOV.3.2021	CH	ELEVATIONS AND PROPOSALS
REVISIONS			

JOHNSON
ENGINEERING
CONSULTANTS
STRUCTURAL - CIVIL - MUNICIPAL
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CLIENT:
SIMPLY PARADISE INTERIOR
DESIGN INC.
17 ELBER ROAD
GRAND BEND ON
NOM 1T0

AUTHORITY:
THE MUNICIPALITY OF LAMBTON
SHORES

PROJECT:
14 WARWICK AVE. GRAND BEND

DRAWING TITLE:
SITE PLAN OF 14 WARWICK AVE. GRAND BEND

SCALE: 1:75	APPROVED BY:
DATE: OCT. 30, 2021	
DESIGNED BY: BRIAN JOHNSON	
DRAWN BY: CH	
J.E.C. FILING No.: 2021104	
FILING LOCATION: Municipal Office	

DWG. No.:
A1

SHEET No.:
1/1

ZONING INFO

RESIDENTIAL TYPE:	SINGLE DETACHED DWELLING UNIT		
ZONE:	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	9 m	3.75m	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

