

GENERAL NOTES:

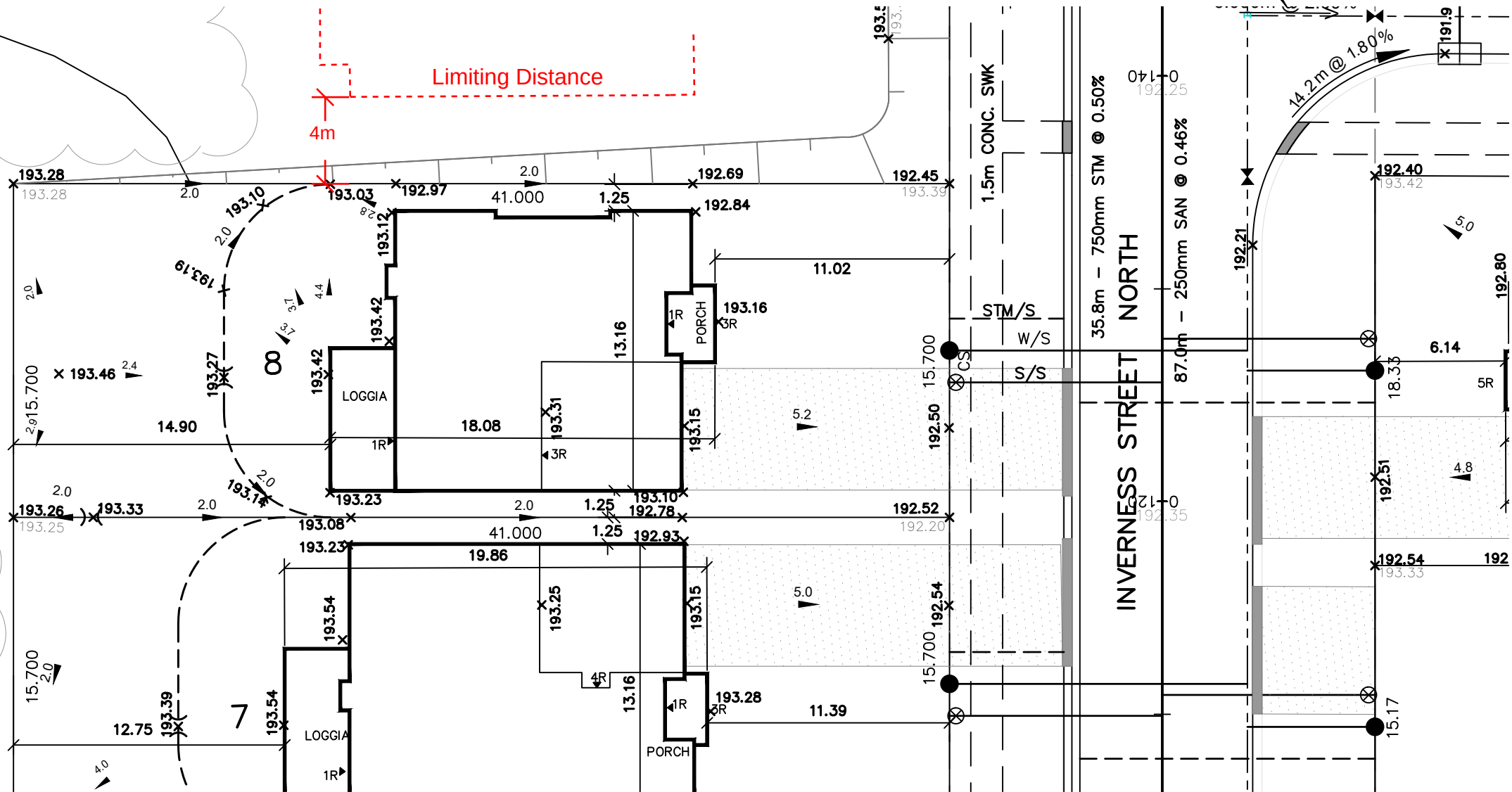
1. THE BUILDER IS RESPONSIBLE TO ENSURE FROST COVER OF 1.50m MIN. MEASURED DOWN FROM FINISHED GRADE.
2. ALL DISTURBED AREAS TO RECEIVED MIN. 100mm TOPSOIL AND SOD.
3. DRIVEWAYS TO BE LOCATED MINIMUM OF 1.5m FROM ANY UTILITY STANDARD.
4. IT IS THE BUILDERS RESPONSIBILITY TO VERIFY THE SUITABILITY OF THE FOUNDING SOIL.
5. LOCATIONS AND ELEVATIONS OF THE EXISTING SERVICES ARE APPROXIMATE ONLY. IT IS THE BUILDERS RESPONSIBILITY TO VERIFY ALL LOCATIONS AND ELEVATIONS.

DESIGN INFORMATION	
HOUSE MODEL	5009 ELEV C
FINISHED FLOOR	193.91
TOP OF FOUNDATION	193.57
PORCH SLAB	193.76
LOGGIA SLAB	193.76
BASEMENT SLAB	191.12
U/S OF FOUNDATION	190.87
GARAGE SLAB	AS SHOWN
SANITARY INV	189.69
STORM INV	190.25

ZONING INFORMATION		
DESCRIPTION	MIN. REQ.	INFORMATION
ZONING		R1-bh
FRONT YARD	6.00m	11.02m
INT. SIDEYARD	1.20m	1.25m
EXT. SIDEYARD	4.50m	
REAR YARD	7.50m	14.90m
ENGINEERED FILL		NO
LOT AREA	464.00 s.m.	643.70 s.m.
BLDG AREA	-	205.78 s.m.
COVERAGE	40.00%	31.97%



LEGEND:	
PROPOSED ELEVATION	× 285.68
ORIGINAL ELEVATION	× 285.68
SURFACE DRAINAGE	3.7%
ENTRY LOCATION	◀
RISERS REQUIRED	2R
MAX 3:1 SLOPE UNLESS OTHERWISE NOTED	
STREET LIGHT	○●
STORM MANHOLE	○ MH1
CATCHBASIN	□ CB
HYDRANT AND VALVE	H&V ●
STORM SERVICE	— STM/S
SANITARY SERVICE	⊗ S/S
WATER SERVICE/ CURB STOP	○● W/S
SANITARY MANHOLE	● MH1A
FENCE	—
CURB CUT	—



----- Simulated Building Envelope

FOR VISUAL REFERENCE ONLY

BENCHMARK ELEV: 200.823
TOP NUT OF FIREHYDRANT ON COUNTY ROAD 23
WEST IMMEDIATELY SOUTH OF HARTWICK LANE

NO.	REVISIONS	DATE	INITIAL

WESTRIDGE ON THE LAKE
PHASE 1 SUBDIVISION

LOT 8 3M-259
61 INVERNESS ST. NORTH



PEARSON
ENGINEERING
PEARSONENG.COM PH. 705.719.4785

SCALE: 1:200

19110.01

DESIGN JP

CHECKED MWD

DRAWN JP

DATE SEPT.2022

DWG. N° LOT 8