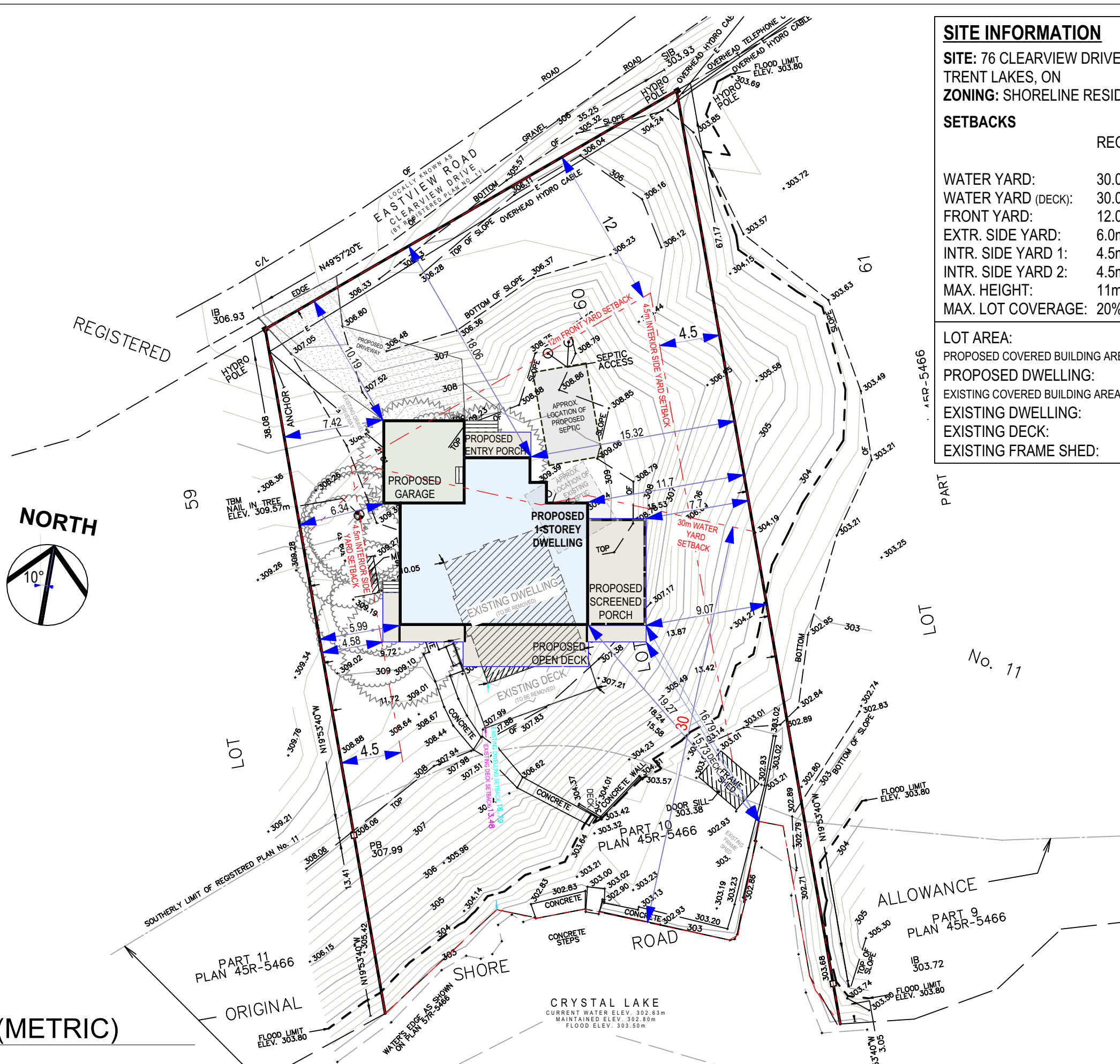
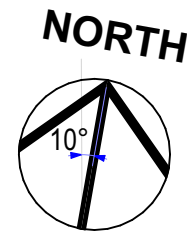


SITE PLAN (METRIC)

SCALE: 1:300



SITE INFORMATION

SITE: 76 CLEARVIEW DRIVE, CRYSTAL LAKE, TRENT LAKES, ON
ZONING: SHORELINE RESIDENTIAL (SR)

SETBACKS

	REQ'D	PROPOSED
WATER YARD:	30.0m	16.79m
WATER YARD (DECK):	30.0m	15.73m
FRONT YARD:	12.0m	10.19m
EXTR. SIDE YARD:	6.0m	---
INTR. SIDE YARD 1:	4.5m	7.7m
INTR. SIDE YARD 2:	4.5m	5.99m
MAX. HEIGHT:	11m	8.33m
MAX. LOT COVERAGE:	20%	15%

LOT AREA:	1771 SQ.M.
PROPOSED COVERED BUILDING AREA:	226.5 SQ.M.
PROPOSED DWELLING:	146.87 SQ.M.
EXISTING COVERED BUILDING AREA:	83.71 SQ.M.
EXISTING DWELLING:	73.91 SQ.M.
EXISTING DECK:	32.27 SQ.M.
EXISTING FRAME SHED:	9.8 SQ.M.

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PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

FLOOR AREAS (sq.ft.)

BASEMENT

BASEMENT FLOOR	1,581
1,581 ft²	

LIVING AREAS

MAIN FLOOR	1,581
1,581 ft²	

OTHER

GARAGE	397
397 ft²	

PORCHES & DECKS

COLD STORAGE	99
ENTRY PORCH	96
OPEN DECK	471
SCREENED PORCH	364
1,030 ft²	
4,589 ft²	



Keene, Ontario, Canada
(705) 400-5647

Project:
MODIFIED NADI BAY

Client:
ALASDAIR & JULI PATTON

Drawn By: NS	Sales Rep.: SS	Project No.: 23-047	Revision: E
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Date:
December 11, 2023

Ground Snow Load: 2.7 kPa	Pg No: 7 of 7
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