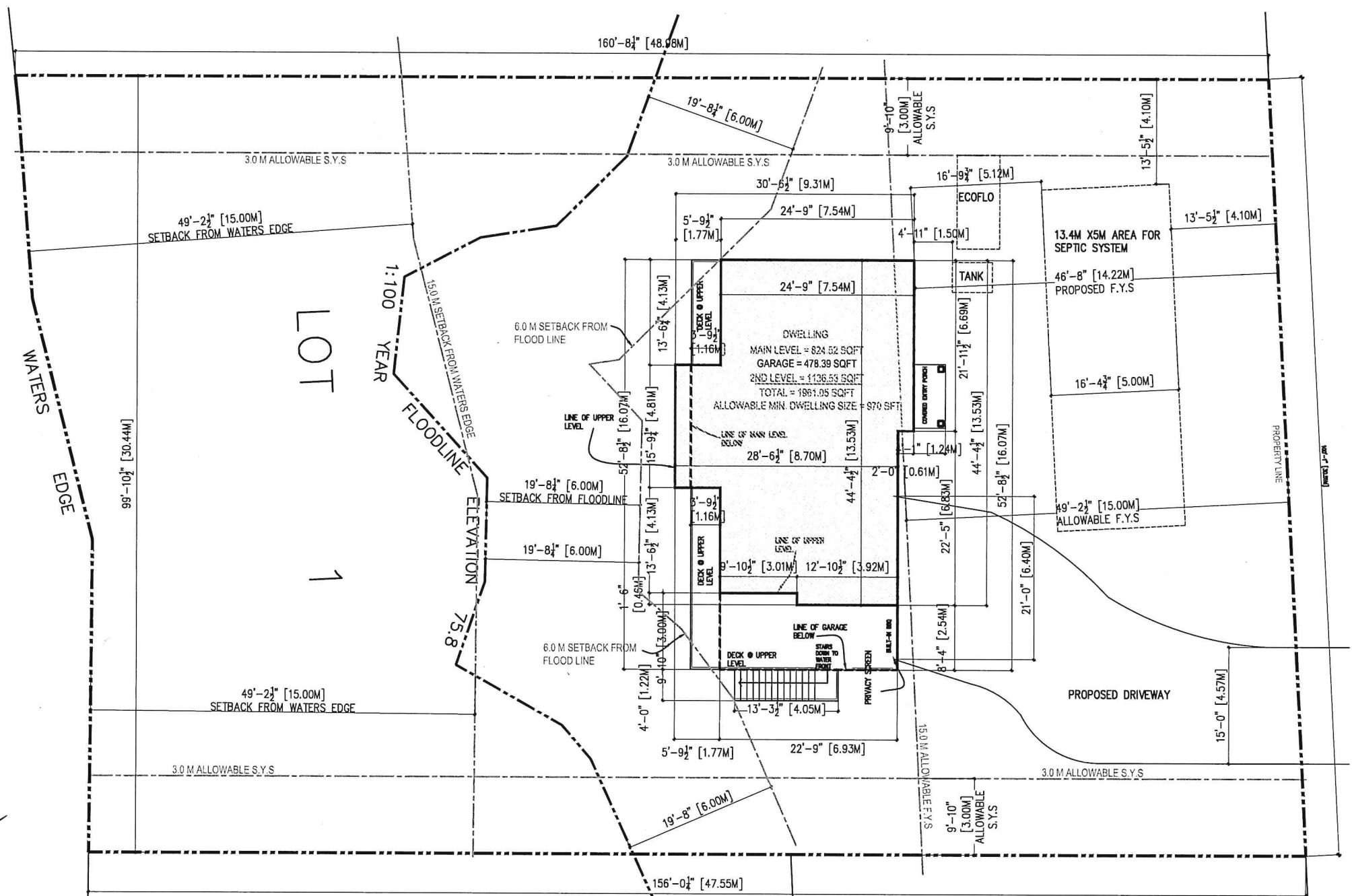
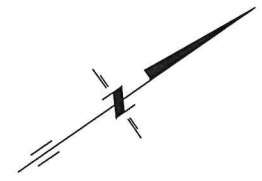


WELLER'S BAY

CANADIAN NATIONAL RAILWAY



ZONE - RR1	
LOT AREA =	15678.49 SQFT (1456.58 SQM)
ALLOWABLE COVERAGE (15%)	= 2351.77 SQFT (218.48 SQM)
PROPOSED COVERAGE (10.76%)	= 1686.84 SQFT (156.71 SQM)
INCLUDES DECKS, STAIR AND FRONT PORCH	
PROPOSED FSI .125=	1961.05 SQFT (182.19 SQM)
ALLOWABLE FRONT YARD SETBACK =	15M
PROPOSED FRONT YARD SETBACK =	14.22M



REVISIONS / ISSUE DATES		
1	06APR21	ISSUED FOR CLIENT REVIEW
2	21JUN21	ISSUED FOR BUILDING PERMIT
3	27AUG21	ISSUED TO COFA

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

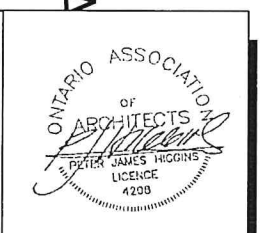
These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton St. Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.

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**HIGGINS**

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PROJECT:  
20465 LOYALIST PKWY  
CONSECON, ONTARIO

DRAWN BY T.A.	DATE: NOV, 2020
CHECKED BY: PJH.	BCIN 4208 3486
SCALE: 1/16"	DRAWING 1/16"
PROJECT NO: 20-022	

DRAWING NO:  
**A1**