LAKEWAY DRIVE

LS

IB(857)

10'-0" [3048]

32.00 (P,P3,P4)&Meas.

(7.93 P5)

UP

*EXISTING DRIVEWAY

*REDUCED EXIST. DRIVEWAY OUTLINE

*EXISTING DRIVEWAY

Driveway

Edge of Asphalt

*NEW PLANTING

48'-7" [14796]

Asphalt

49'-0" [14953]

54'-0" [16472]

NEW PAVERS

12'-0"

Cedar Hedge

18'-6" [5638]

*BOX BAY ADDITION

*BOX BAY ADDITION

*EXIST. PAVERS REMOVED

14'-9 1/8" [4499]

EXIST. DWELLING

*1 STOREY VESTIBULE ADDITION

*GARAGE EXTENSION

*NEW PLANTING

*NEW PLANTING

*EXIST. STONE RETAINING WALL

No. 125
PROPOSED 2 STOREY STONE CLAD DWELLING
(exist. 1½ storey)

*EXIST. PAVERS REMOVED

*CONC. STEPS

*2 STOREY KITCHEN/MASTER BEDRM. ADDITION

*TERRACE

22'-8" [6909]

*new SWIMMING POOL @ BASEMENT LEVEL

50.79

*EXIST. DWELLING

*CONC. STEPS

14'-10 7/8" [4543]

Meas. (N10°32'00"E P3) (N10°38'50"E P5)

N10°32'50"E

79'-3 3/8" [24164]

74'-9 5/8" [22773]

52'-2" [15901]

51'-10 1/4" [15804]

N10°40'10"E

31.90

7.03

IB

21.99 Meas.

(21.94 P2) (21.87 P3)

IBø

IB(WIT)
0.03 North
Acc. E/W

44.00(P2,P4)&Meas.

N 79° 19' 10" W (P1,P2)&Meas.

Site Information:
Lot area = 1,655.08 m²(17,815.24 ft²)

Lot coverage

Allowable	= 30% or 496.52m² (5,344.49 ft²)
Existing	= 12.8% 212.53m² (2,287.70 ft²)
Proposed	= 21.1% 349.61m² (3,763.27 ft²)

FSI

Allowable	= 37.5% - 620.65m² (6,680.72 ft²)
Existing	= 19.1% - 317.37m² (3,416.24 ft²)
Proposed	= 35.69% - 590.86m² (6,360 ft²)

Rear Yard Setback

Allowable	= 30% of lot depth 15.53m (50'11 3/4")
Existing	= 23.24m (76'3")
Proposed	= 15.8m (51' 10 1/4")

*Existing footprint

*Extension of existing footprint

*Pool addition

ANDRÉ GODIN DESIGN
EXCEPTIONAL HOMES
ANDREGODINDESIGN.COM