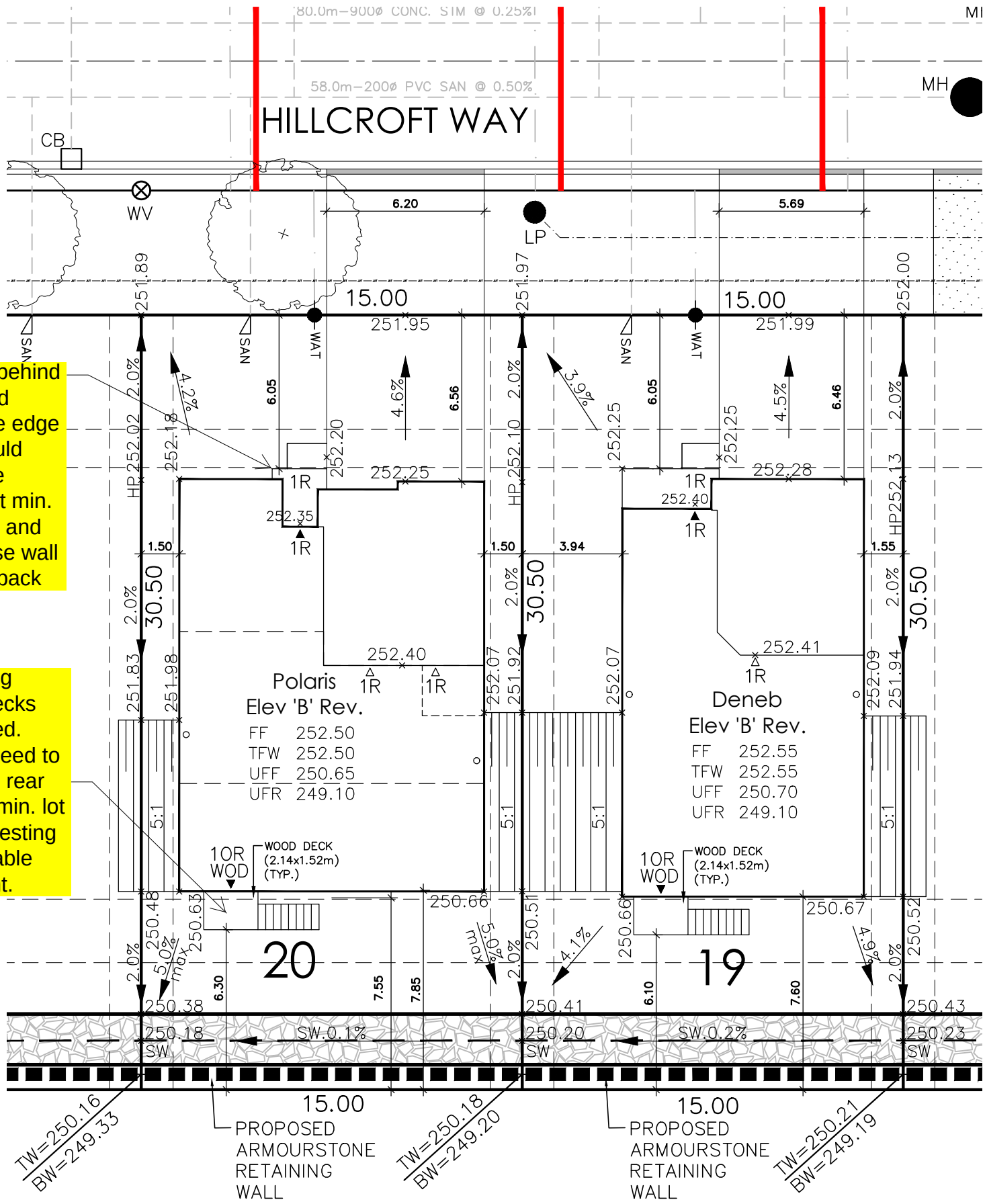
House is set behind min. front yard setback at the edge of porch. Would prefer to have garage wall at min. 6.0m setback and porch or house wall at a 4.5m setback

Due to grading conditions, decks will be required. Deck would need to encroach into rear yards on the min. lot depths. Requesting a 2.5m allowable encroachment.



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Name	Signature	BCIN
Nick Menonna		23967
Daniel Venturuzzo		29448

Firm Name	BCIN
VERUS DESIGN INC.	110512

All drawings & specifications, are an instrument of service, provided by, & are the property of, Camber Design Inc., (the "Designer") & must be returned upon completion of the work.

The contractor must verify & accept responsibility for all dimensions & conditions on site & must notify the Designer, of any variations or discrepancy from the supplied information, before proceeding with the work.

The Designer is not responsible for the accuracy of survey, structural, mechanical, electrical, engineering information, etc. (the "Consultants"), which is shown on this drawing. Refer to the appropriate Consultants drawings before proceeding with the work.

Construction must conform to all applicable codes & requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by the Designer, in regards to the environmental condition of the site to which this drawing relates.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

The as-built information provided in these drawings is for information purposes only. All dimensions are calculated from on site observations representing existing conditions. The information provided must be confirmed prior to construction, enlargement or alteration of any part, or in whole, of the existing building Owner of the property will not hold The Designer liable for the Work done by others nor shall The Architect be held responsible for the accuracy of the information provided by any

LP	LIGHT POLE		SIDE WINDOW LOCATION	W.O.D.	WALK OUT DECK	REV	REVERSE PLAN
H	HYDRANT		SWALE DIRECTION	W.O.B.	WALK OUT BASEMENT		RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
	TRANSFORMER		STREET SIGN	—H—	HYDRO SERVICE LATERAL		RETAINING WALL
	WATER SERVICE		CABLE TELEVISION PEDESTAL		1.5m BLACK VINYL CHAIN LINK FENCE		ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
	DOUBLE STM. CONNECTION DOUBLE SAN. CONNECTION		BELL PEDESTAL		EMBANKMENT 3:1 SLOPE		WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
	SINGLE STM. CONNECTION SINGLE SAN. CONNECTION	FF	FINISHED FLOOR ELEVATION		PROPOSED VALVE	AC	AIR CONDITIONER REQUIRED
CB	CATCH BASIN	UF	UNDERSIDE FOOTING ELEVATION	MAIL	SUPER MAIL BOX		THIS LOT CONTAINS ENGINEERED FILL
	EXTERIOR DOOR LOCATION	BF	FIN. BASEMENT FLOOR SLAB		PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA	124	LOT NUMBER
R	(_R= No. OF RISERS)	TFW	TOP OF FOUNDATION WALL				
		UFR	UNDERSIDE FOOTING AT REAR				
		UFF	UNDERSIDE FOOTING AT FRONT				

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Client
Three Lakes Developments

Project Name:
The Stars in Bobcaygeon - Ph.1
Town of Bobcaygeon, ON

Sheet Title
Siting & Grading Plan
Reg. Plan No:
Lot: 19&20

Scale:	Drawn by:
1:200	NM
Date Issued: June.01.2021	Project No. 145.20

File:
145.20-TLD-ROKEBY-SP-PH1

Drawing No.
SP1-PH1