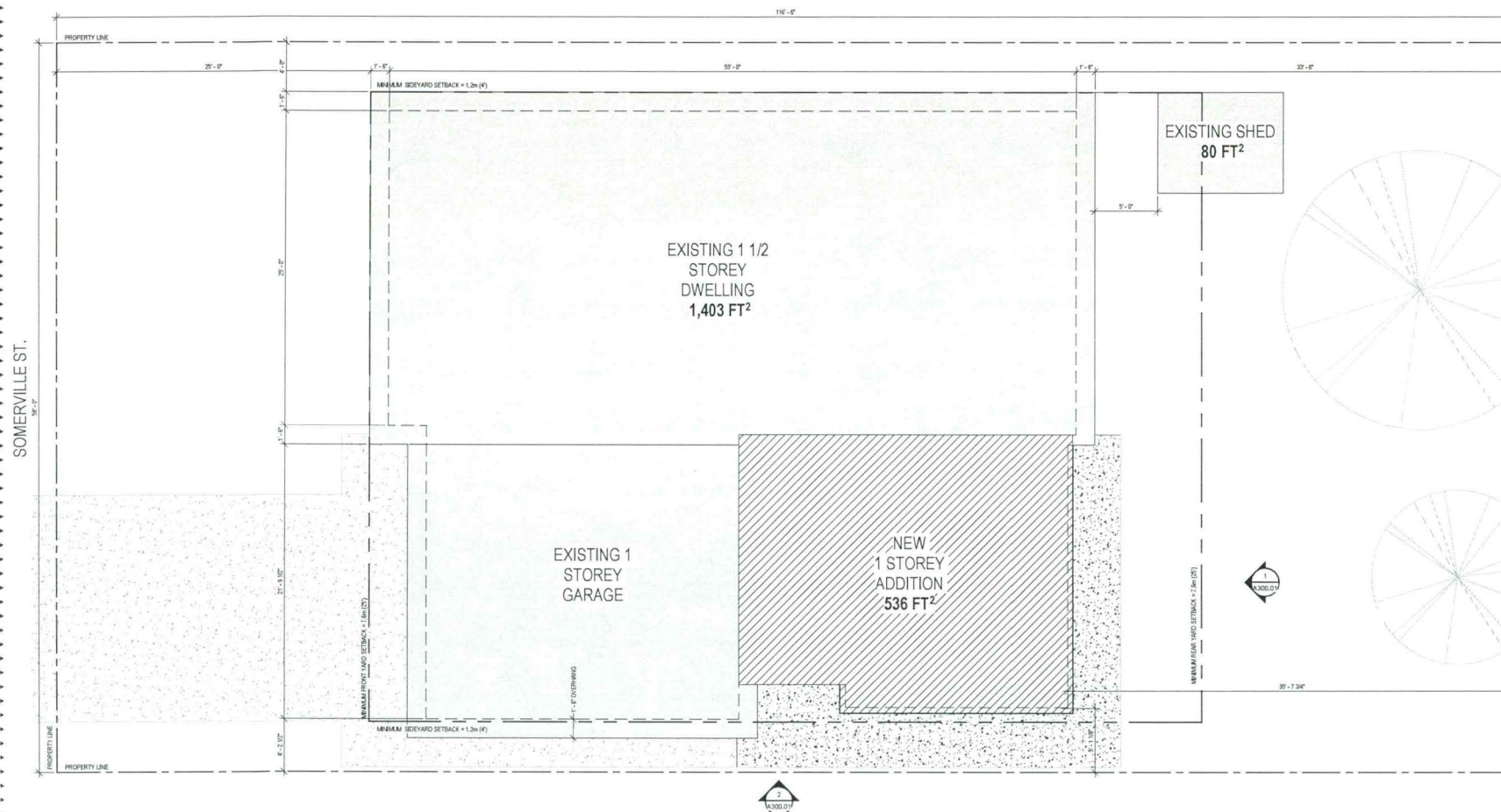


Somerville St Addition

214 Somerville St  
Tecumseh, ON



- GENERAL NOTES:
1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE SCALED.
  2. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF FELIX ULPA ARCHITECTURE WHO RESERVES THE COPYRIGHT WITH RESPECT TO THIS DOCUMENT. IT SHALL NOT BE DUPLICATED, USED OR CIRCULATED FOR ANY OTHER PURPOSE FOR WHICH IT WAS ISSUED.
  3. ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH MECHANICAL, ELECTRICAL AND STRUCTURAL ENGINEERING DRAWINGS (BY OTHERS IF APPLICABLE).
  4. THIS DISCIPLINE IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, AND THE OTHER DISCIPLINES INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE CONSULTANTS DRAWINGS BEFORE PROCEEDING WITH THE WORK.
  5. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS WORK.

Revisions

A-16-23  
214 Somerville Street

ZONING	LOT NO.	PLAN NO.	LOT AREA	LOT FRONTAGE	LOT DEPTH	
R2	-	-	4,761 FT²	86'-4"	116'-4"	
DESCRIPTION	EXISTING	ADDITION	TOTAL	% ALLOWED	%	
LOT COVERAGE	1,379 FT² SHED 80 FT²	536 FT²	1,915 FT²	38.3%	38%	FRONT YARD: 3.8M (25'-0") REAR YARD: 15.2M (50'-0") NORTH SIDE YARD: 8M (26'-4") SOUTH SIDE YARD: 8M (26'-4")
GROSS FLOOR AREA	1,403 FT²	536 FT²	1,939 FT²			REAR YARD: 15.2M (50'-0") NORTH SIDE YARD: 8M (26'-4") SOUTH SIDE YARD: 8M (26'-4")
LANDSCAPE AREA						
NO. OF STORES HT.	1 STOREY 10'-0"	1 STOREY 12'-0"	1 STOREY 10'-0"			

1 SITE PLAN  
A100 SCALE: 1/4" = 1'-0"

NOTE:  
ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY  
REFER TO SURVEY BY OTHERS FOR ALL CIVIL  
ENGINEERING INFORMATION

Drawn: ☐ Preliminary  
Author: ☐ Construction  
Checked: ☐ Record  
Checker: ☐ Record

Approved: ☐ Do not scale  
Approver: ☐ Use signed dimensions only

Job Number: 2333  
Title: SITE PLAN

Sheet  
A100