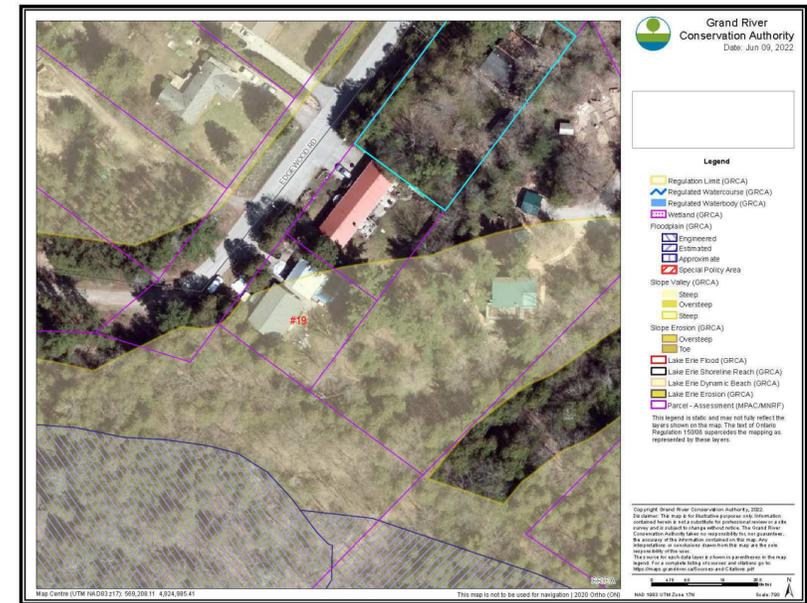
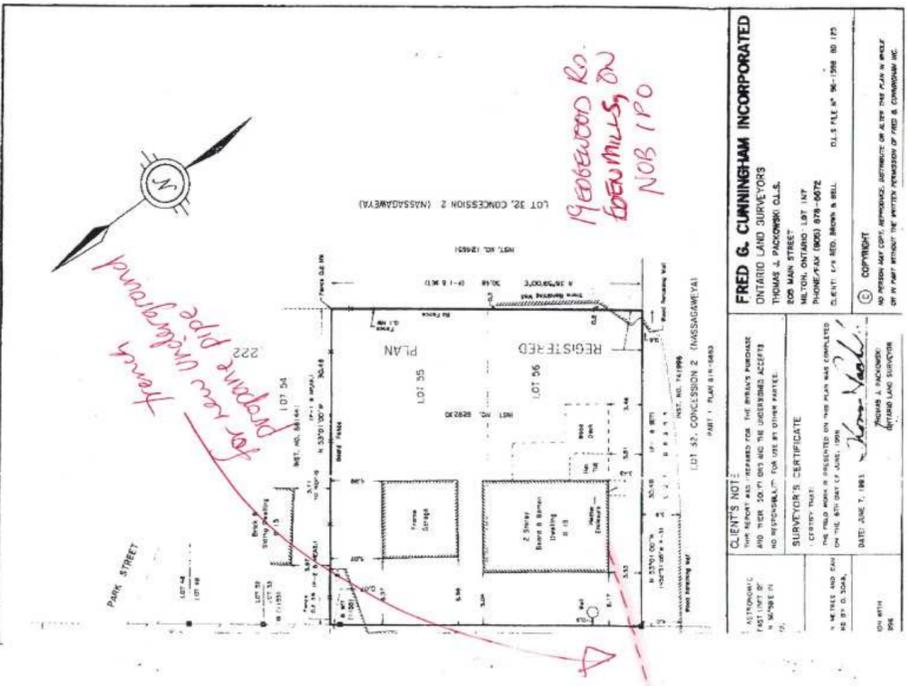


1 Site Plan  
1/8" = 1'-0"



**SITE PLAN NOTES:**

- GRCA REGULATION
- ALL FILL EXCAVATED FROM THE SITE WILL BE REMOVED FROM THE PROPERTY AND PLACED OUTSIDE OF ANY GRCA REGULATED AREA
- ALL EXISTING GRADES MAINTAINED.

**LOT COVERAGE:**

TOTAL LOT AREA: 10 000sq.ft.  
 LOT COVERAGE (HOUSE + ADDITION + PORCHES): 1176 sq.ft. + 824 sq.ft. = 2000 sq.ft.  
 TOTAL LOT COVERAGE: 20 %  
 MAX. LOT COVERAGE: 30 %

**ZONING LEGEND: RR - RURAL RESIDENTIAL**

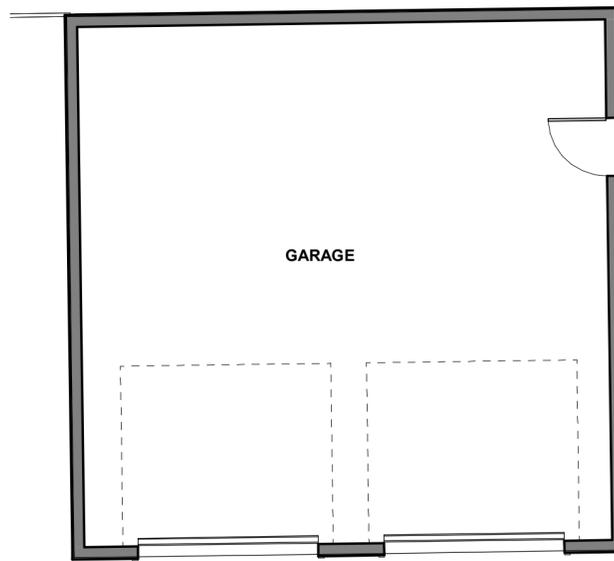
**MAIN BUILDING**

- MAX. LOT COVERAGE: 30 %
- MIN. LOT FRONT YARD SETBACK: 7.5 m
- MIN. INTERIOR SIDE YARD SETBACK: 3.0 m
- MIN. EXTERIOR SIDE YARD SETBACK: N/A
- MIN. REAR YARD SETBACK: 7.5 m
- MAX. BUILDING HEIGHT: 11.0 m
- MEASURED FROM GRADE TO AVERAGE LEVEL BETWEEN EAVES & RIDGE OF ROOF

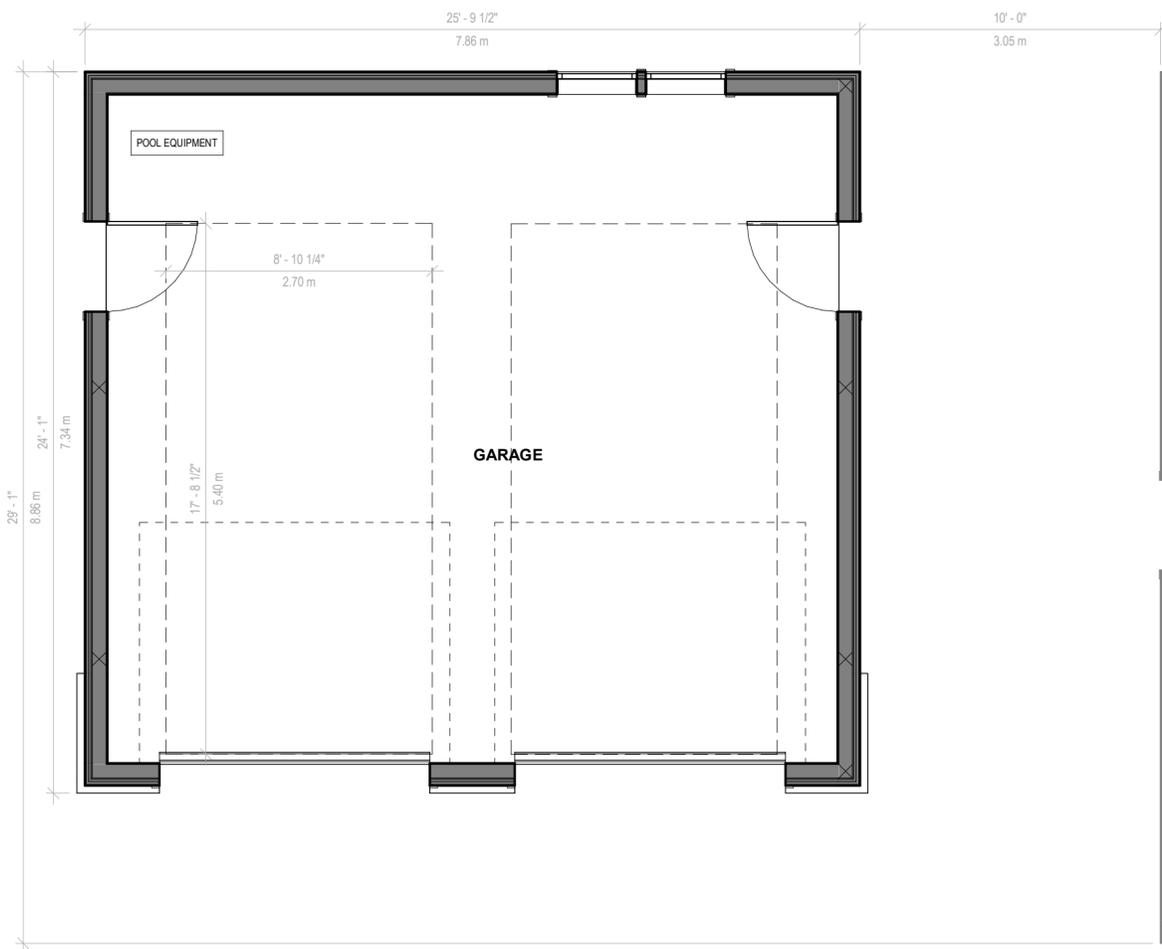
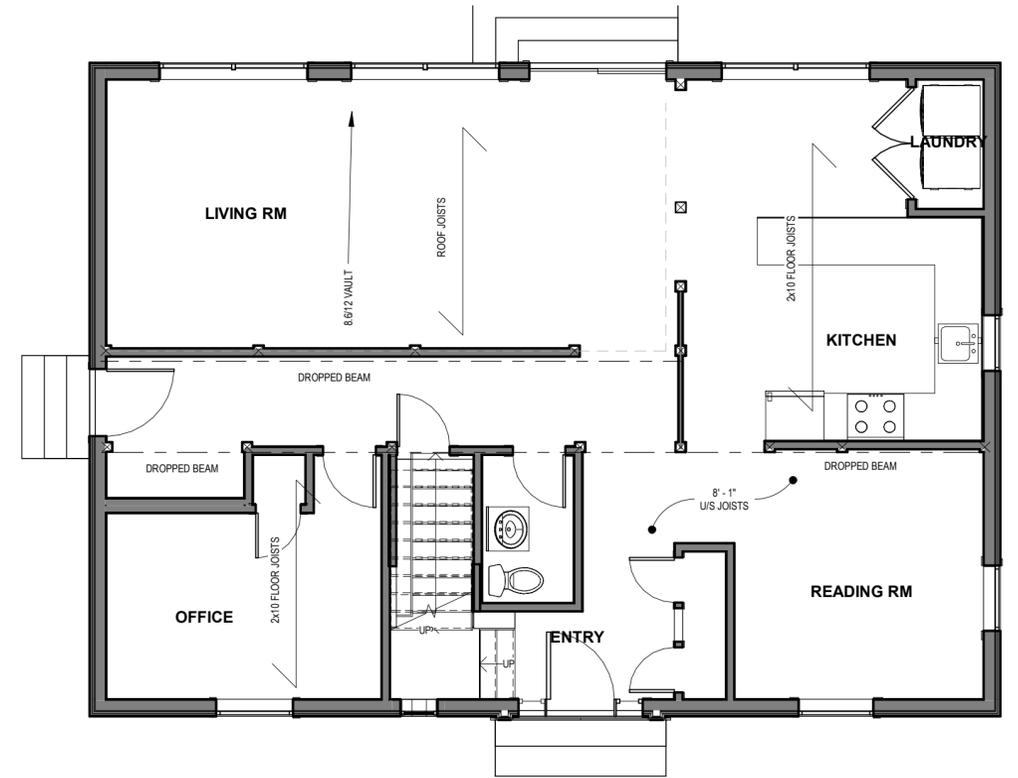
**GENERAL NOTES:**  
 1. REPORT ANY DISCREPANCIES TO DESIGNER BEFORE PROCEEDING.  
 2. DO NOT SCALE DRAWINGS.  
 3. ALL DRAWINGS IN PACKAGE ARE TO BE READ IN CONJUNCTION.  
 4. DRAWINGS ARE PROPERTY OF ARCHITECT AND ARE NOT TO BE REPRODUCED WITHOUT PERMISSION OR INSTRUCTION TO DO SO.  
 5. DIMENSIONS ARE APPROXIMATE AND BASED ON SITE MEASURE. ALL DIMENSIONS TO BE RECONFIRMED PRIOR TO CONSTRUCTION AND MAY VARY SLIGHTLY.  
 6. DRAWINGS ARE BASED ON VISIBLE UTILITIES AT TIME OF SITE MEASURE. CERTAIN ITEMS MAY BE HIDDEN AND EXPOSED AT CONSTRUCTION.



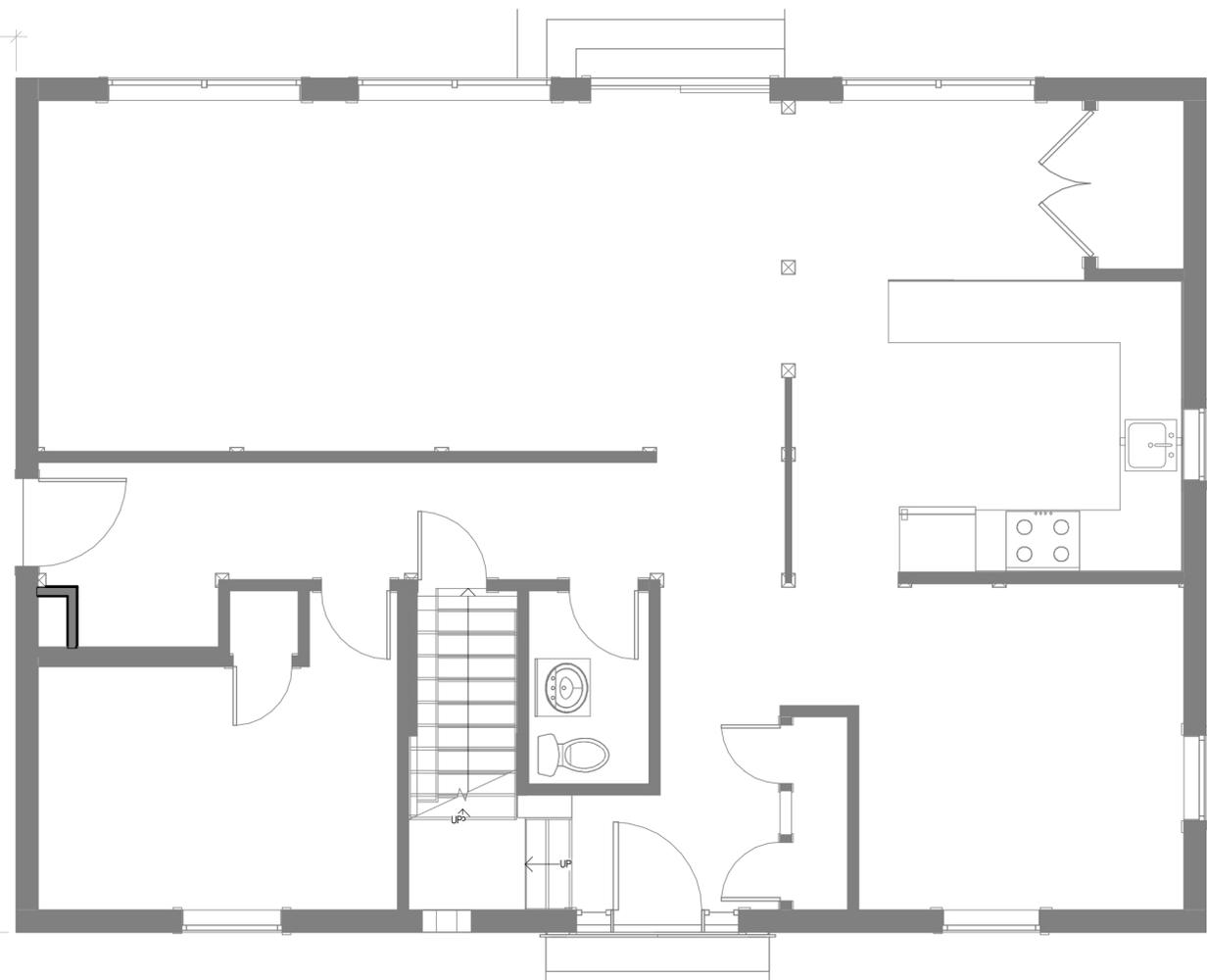
Addition / Renovation	
19 Edgewood Dr, Eden Mills	
Site Plan	2022-11-11 9:46:12 AM
1/8" = 1'-0"	S1



② Existing - Main Floor  
3/16" = 1'-0"



① Concept - MV Main Floor  
1/4" = 1'-0"



**SCOPE OF WORK**

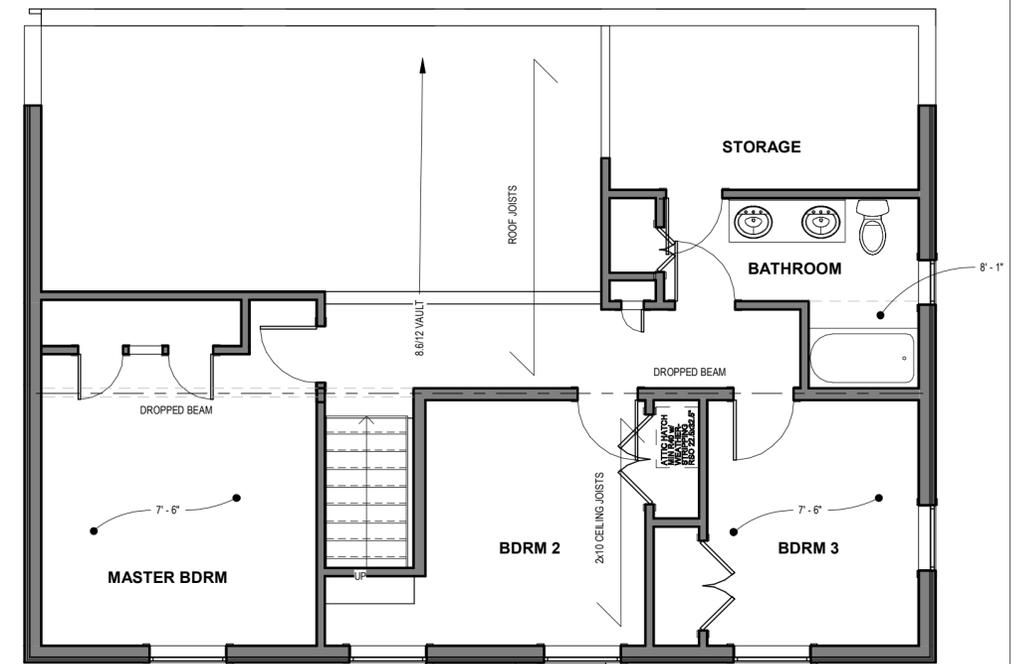
- DEMOLISH EXISTING DETACHED GARAGE
- PROPOSED GARAGE WITH SECOND FLOOR ADDITION ABOVE, CONNECTED ON SECOND FLOOR ONLY. MAIN FLOOR BREEZEWAY.
- REQUESTING FRONT SETBACK OF 6.45m FROM REQUIRED 7.5m
- PROPOSED GARAGE AT SAME FRONT SETBACK AS EXISTING GARAGE

**GENERAL NOTES:**

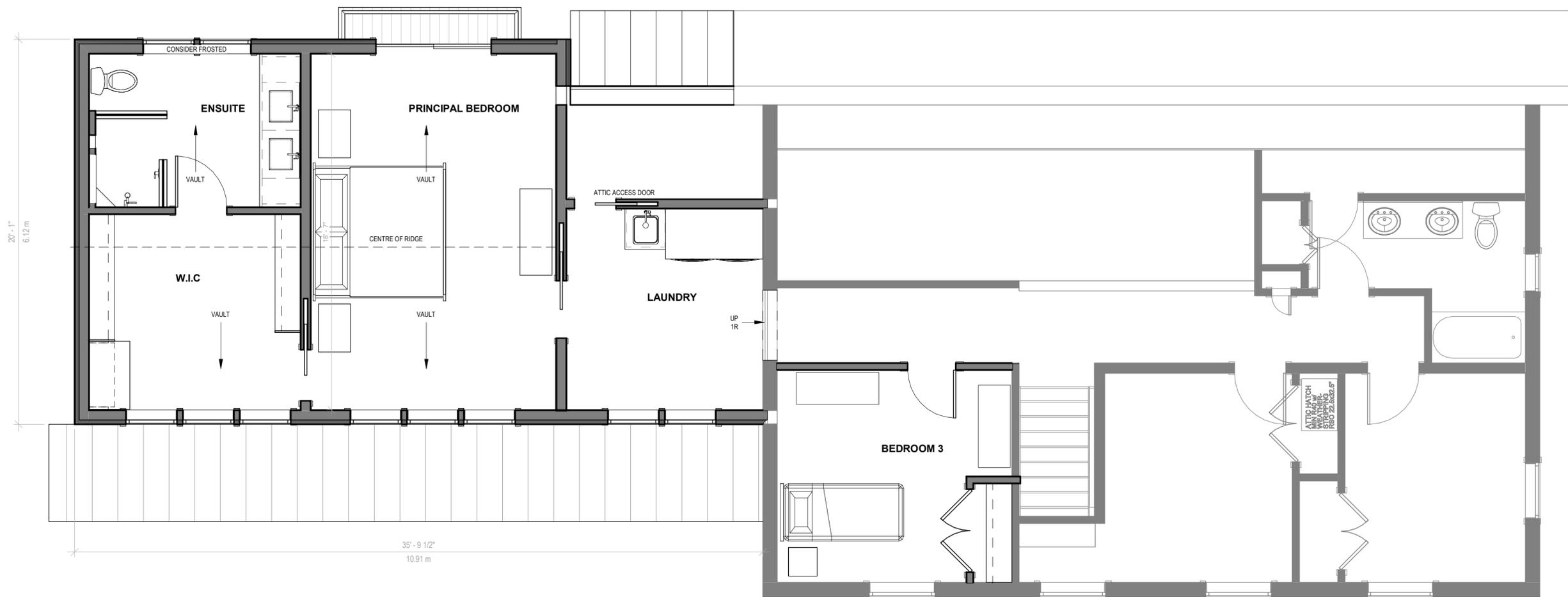
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Addition / Renovation	
19 Edgewood Dr, Eden Mills	
Concept Plan - Main Floor	2022-11-11 9:46:12 AM
As indicated	MV1



② Existing - Second Floor  
3/16" = 1'-0"



① Concept - MV Second Floor  
1/4" = 1'-0"

**SCOPE OF WORK**

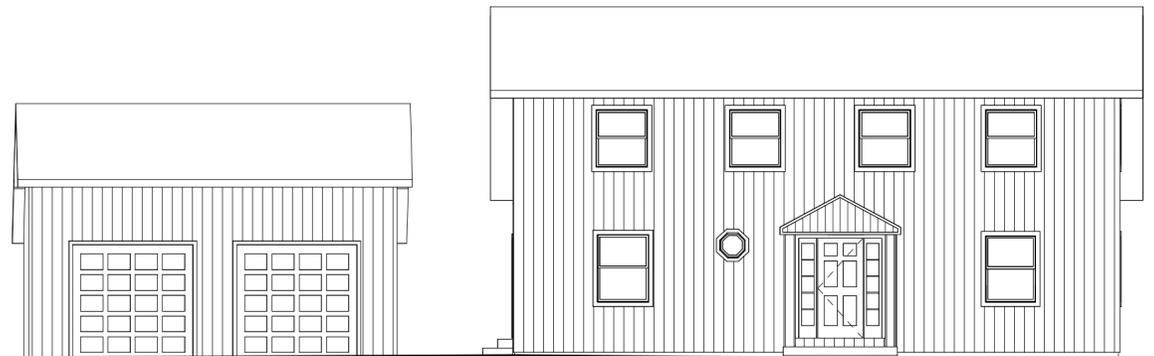
- DEMOLISH EXISTING DETACHED GARAGE
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- PROPOSED GARAGE AT SAME FRONT SETBACK AS EXISTING GARAGE

**GENERAL NOTES:**

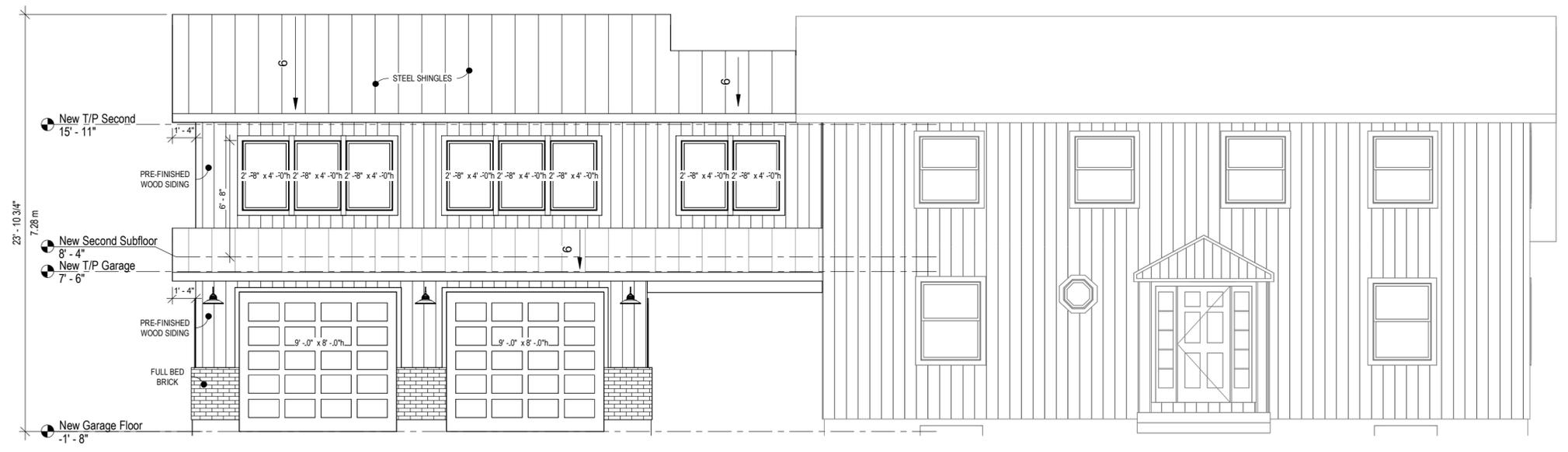
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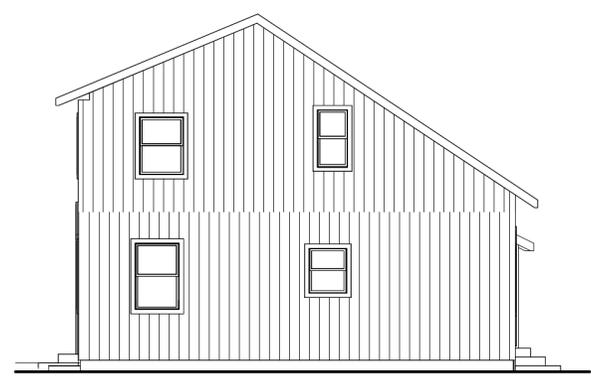
Addition / Renovation	
19 Edgewood Dr, Eden Mills	
Concept Plan - Second Floor	2022-11-11 9:46:13 AM
As indicated	MV2



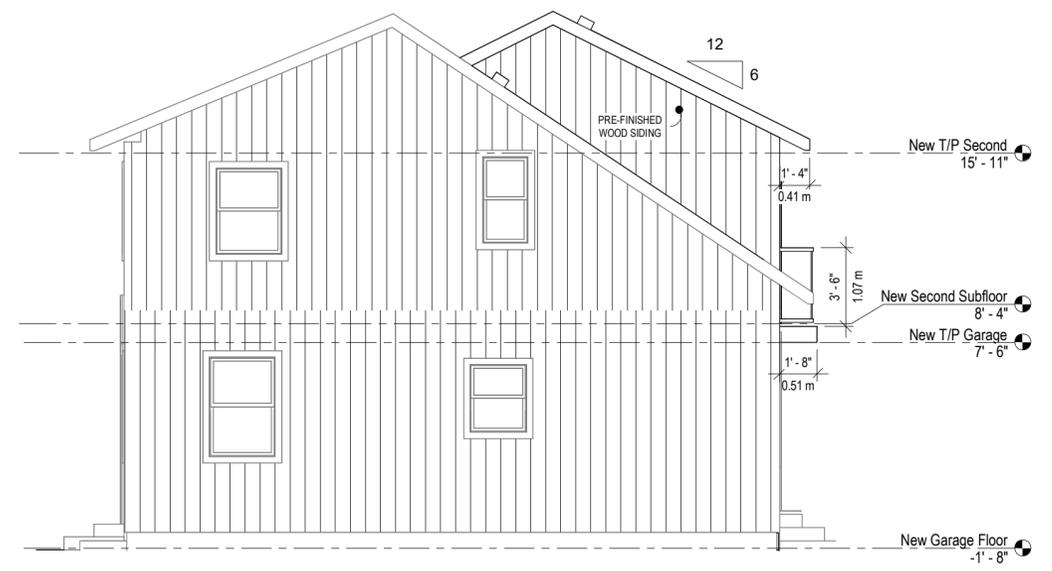
3 Elevation 1 - Existing  
1/8" = 1'-0"



1 Elevation 1 - Proposed  
3/16" = 1'-0"



4 Elevation 2 - Existing  
1/8" = 1'-0"



2 Elevation 2 - Proposed  
3/16" = 1'-0"

**SCOPE OF WORK**

- DEMOLISH EXISTING DETACHED GARAGE  
 - PROPOSED GARAGE WITH SECOND FLOOR ADDITION ABOVE; CONNECTED ON SECOND FLOOR ONLY. MAIN FLOOR BREEZEWAY.  
 REQUESTING FRONT SETBACK OF 6.45m FROM REQUIRED 7.5m  
 PROPOSED GARAGE AT SAME FRONT SETBACK AS EXISTING GARAGE

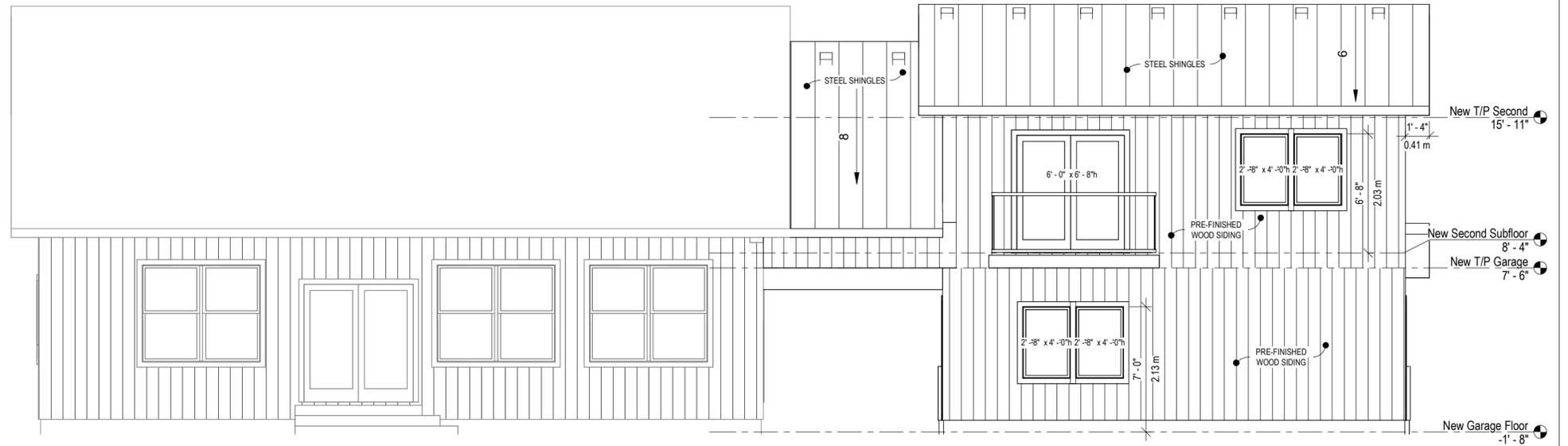
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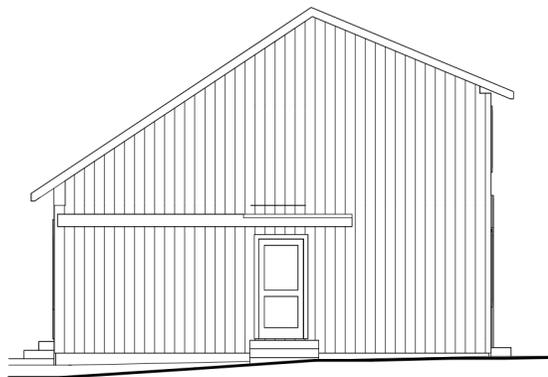
Addition / Renovation	
19 Edgewood Dr, Eden Mills	
Elevations	2022-11-11 9:46:14 AM
As indicated	MV3



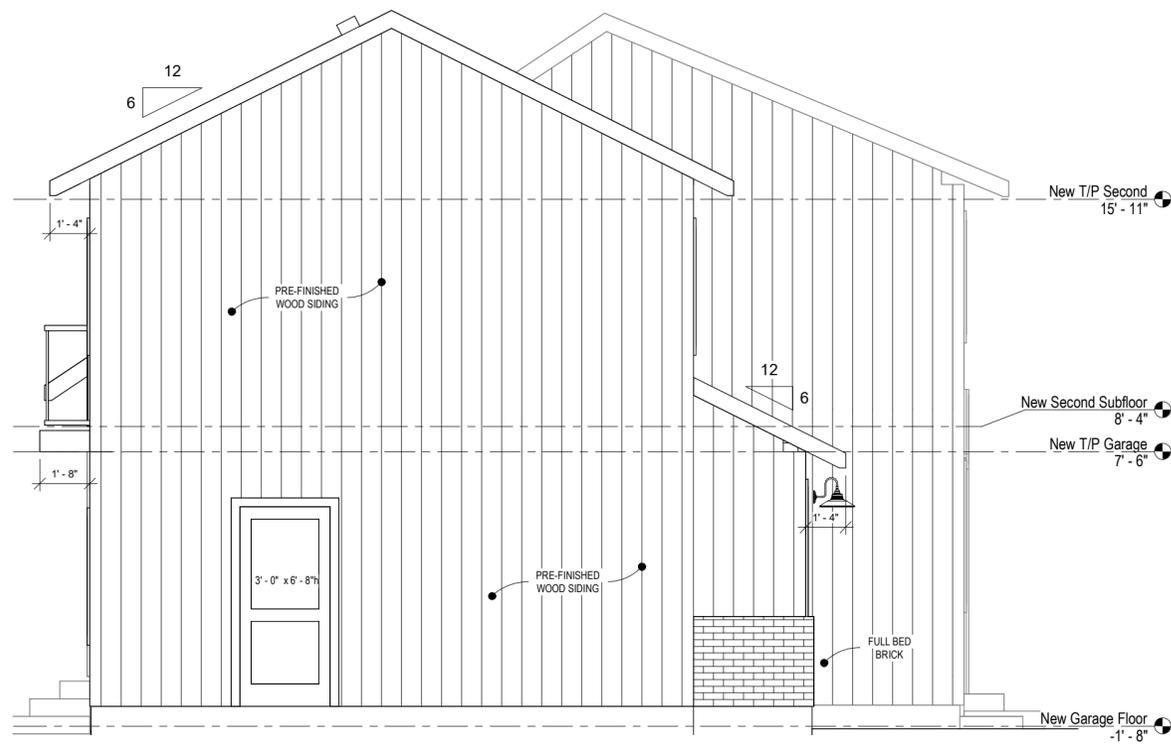
③ Elevation 3 - Existing  
1/8" = 1'-0"



① Elevation 3 - Proposed  
3/16" = 1'-0"



④ Elevation 4 - Existing  
1/8" = 1'-0"



② Elevation 4 - Proposed  
1/4" = 1'-0"

**SCOPE OF WORK**

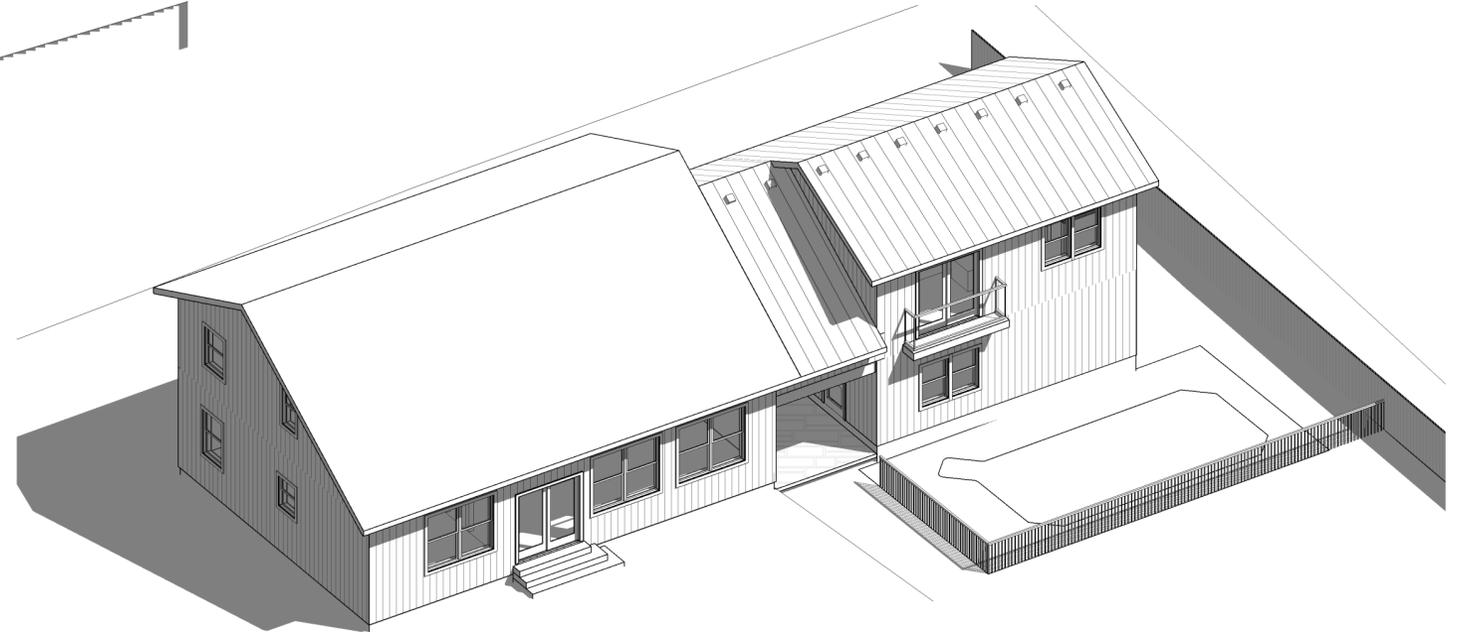
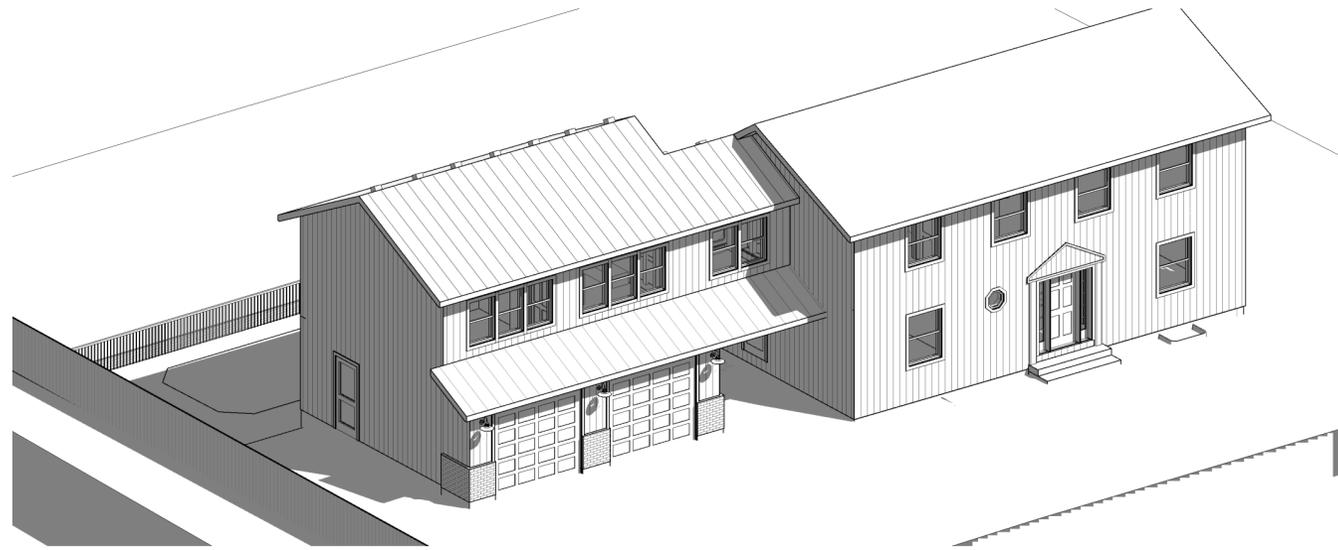
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PROPOSED GARAGE AT SAME FRONT SETBACK AS EXISTING GARAGE

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Addition / Renovation	
19 Edgewood Dr, Eden Mills	
Elevations	2022-11-11 9:46:15 AM
As indicated	MV4



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Addition / Renovation	
19 Edgewood Dr, Eden Mills	
Proposed Exterior 3Ds	2022-11-11 9:46:21 AM
	MV5