



ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES APPLICABLE TO THE LOCATION. ALL DIMENSIONS AND INFORMATION SHALL BE VERIFIED ON SITE AND ANY VARIANCES REPORTED TO THE ARCHITECT PRIOR TO START OF WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. THIS DRAWING AND THE DESIGN HEREIN ARE COPYRIGHT OF THE ARCHITECT AND MAY NOT BE REPRODUCED, ALTERED OR REUSED WITHOUT WRITTEN CONSENT. THIS DRAWING MUST NOT BE SCALED.

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SCALE 1 : 200



METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF PART 2, PLAN 61R-9206 AS BEING N61°09'45"E.

THE POSITION OF ALPOLE LINES, CONDUITS, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THIS PLAN, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928: 78) AND ARE DERIVED FROM GNSS OBSERVATIONS USING NATURAL RESOURCES CANADA'S

AREA OF SUBJECT PROPERTY = 2119.7 sq. ft.

LEGEND

Q	DENOTES SURVEY MONUMENT FOUND (375 UNLESS SHOWN OTHERWISE)
Q	DENOTES SURVEY MONUMENT SET
CC	DENOTES STANDARD IRON BAR
CC	DENOTES CUT CROSS
IB	DENOTES IRON PIPE
IP	DENOTES IRON BAR
MEAS	DENOTES MEASURED
3/4"	DENOTES BSRD. O.I. 3/4"
WM	DENOTES WOOD MONUMENT
TAB	DENOTES TELEPHONE JUNCTION BOX
C&P	DENOTES C&P T. JUNCTION BOX
+GM	DENOTES GAS METER
MS	DENOTES MANHOLE
CB	DENOTES CATCH BASIN
LS	DENOTES LIGHT STANDARD
WC	DENOTES WATER VALVE
CC	DENOTES TOP OF CURB
BC	DENOTES BOTTOM OF CURB
TW	DENOTES TOP OF WALL
TF	DENOTES TOP OF FOUNDATION
♦	DENOTES DOOR SILL
DENOTES	DENOTES SURVEY MONUMENT NOT SET DUE TO SITE CONDITIONS
DENOTES	DENOTES DEPOSITED IN PLAN 618-4006
P1	DENOTES REGISTERED PLAN 591

THE ARCHITECT NOTED BELOW HAS EXERCISED RESPONSIBLE CONTROL WITH RESPECT TO ALL DESIGN ACTIVITIES. THE ARCHITECT'S SEAL NUMBER IS THE ARCHITECT'S BCDN, AS REQUIRED UNDER THE BUILDING CODE DESIGNATION SYSTEM.

PROJECT:
70 LYON AVENUE, GUELPH

PROJECT NO: 22011

OWNER:
KRISTI AND CHRIS LIGUORI

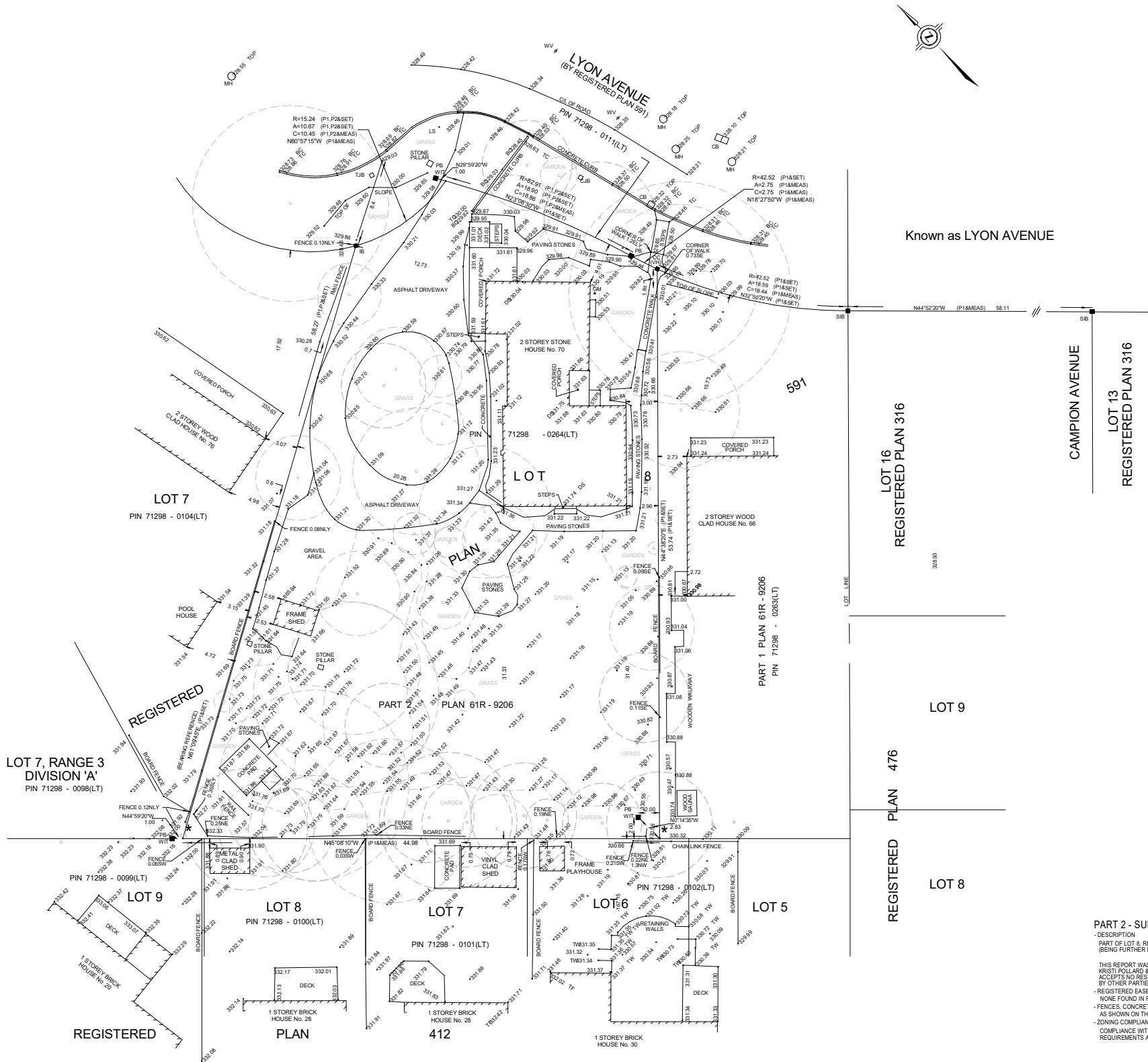
SITE SURVEY - TO FIT

DRAWN BY: M.T. CHECKED BY: K.E. / W.D.

1" = 40'-0"

FOR 22X34 SHEET SIZE, SCALES ARE DOUBLE TO THOSE NOTED

A002



PART 2 - SURVEY REPORT

- DESCRIPTION
PART OF LOT 3

PART OF LOT 8, REGISTERED PLAN 591
(BEING FURTHER DESCRIBED AS PART 2, PLAN 61R-9206)

THIS REPORT WAS PREPARED FOR
KRISTI POLLARD & CHRIS LIGUORI AND THE UNDERSIGNED
ACCEPTS NO RESPONSIBILITY FOR USE

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS
MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 4th DAY OF AUGUST, 2022.

THIS REPORT WAS PREPARED FOR
KRISTI POLLARD & CHRIS LIGUORI AND THE UNDERSIGNED
ACCEPTS NO RESPONSIBILITY FOR USE
BY OTHER PARTIES.

- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE FOUND IN REGISTRY OFFICE
- FENCES, CONCRETE WALK & PAVING STONE WALK
AS SHOWN ON THIS PLAN
- ZONING COMPLIANCE

COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK
REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

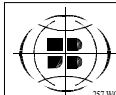
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 4th DAY OF AUGUST, 2022.

AUGUST 5, 2022
DATE

RAYMOND J. SIBTHORP
ONTARIO LAND SURVEYOR



SURVEYING
MAPPING
GIS

257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1
T: (519) 822-4031 F: (519) 822-1220 www.lithone.ca

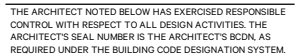
DRAWN BY: DM	CHECKED BY: RJS	REFERENCE NO.: 22-14-763-00
PLOTTED: \$DATES		DATED: AUGUST 5, 2022

FILE: \$FILES



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NO.	ISSUE	DATE
REFERENCE:		



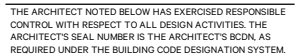
FOR 22X34 SHEET SIZE, SCALES ARE DOUBLE TO THOSE NOTED

A003



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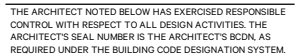
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A011



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NO.	ISSUE	DATE
REFERENCE:		

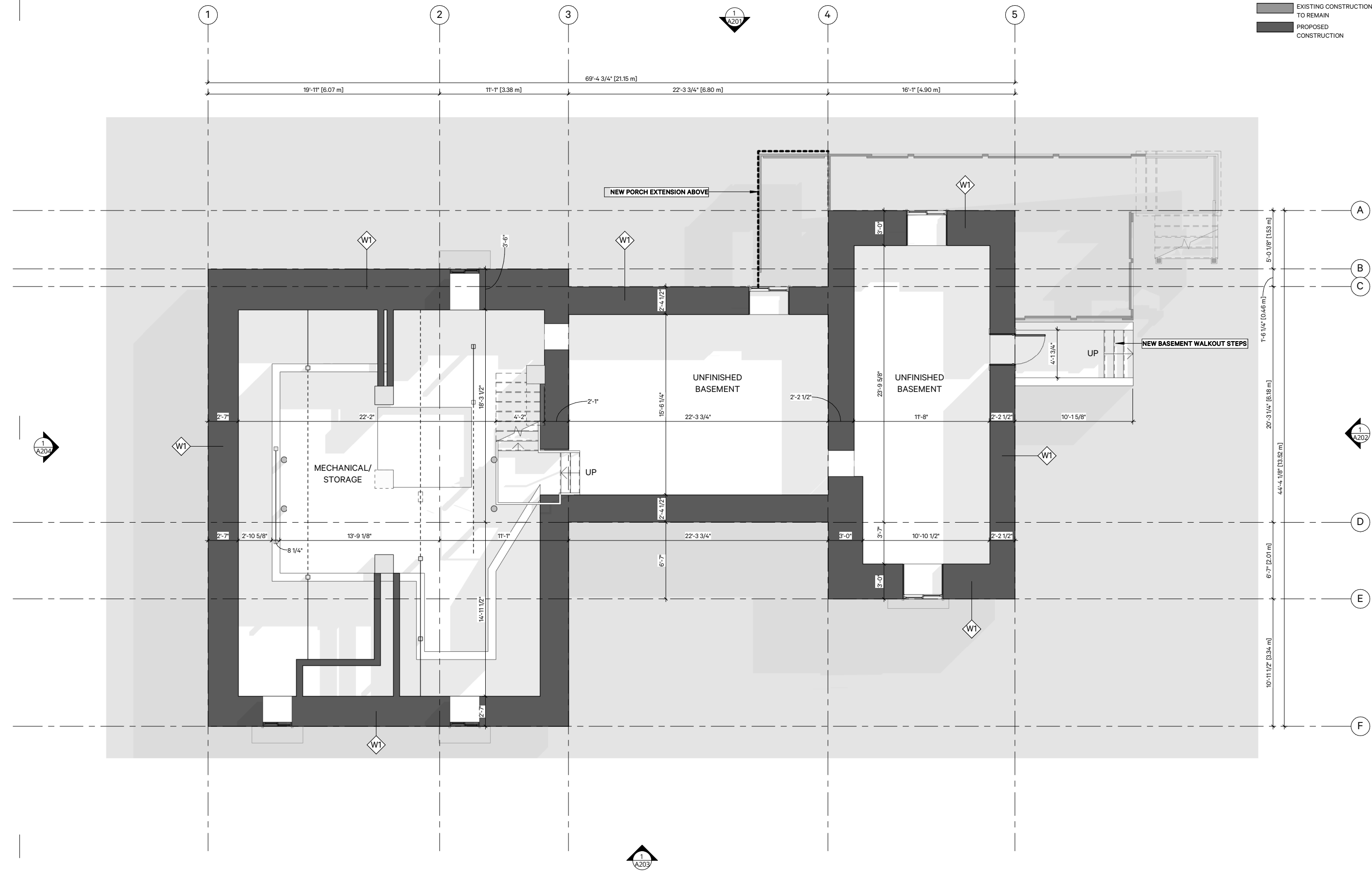


PROPOSED BASEMENT

$$1/8'' = 1'-0''$$

FOR 22X34 SHEET SIZE, SCALES ARE DOUBLE TO THOSE NOTED

A101





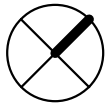
DEWSON ARCHITECTS

174 BEDFORD ROAD, SUITE 200
TORONTO, ON M5R 2K9 416.966.6635
DEWSON.COM

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6	COMMITTEE OF ADJUSTMENT	11/APR/2023
5	COORDINATION	06/APR/2023
4	CLIENT REVIEW 2	01/FEB/2023
3	PRELIMINARY PRICING	07/SEP/2022
2	CLIENT REVIEW	03/AUG/2022
1	EXISTING DRAWINGS	29/JUN/2022
SHEET PRESENT IN ISSUE		

NO.	ISSUE	DATE
REFERENCE:		



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PROJECT:
70 LYON AVENUE, GUELPH

PROJECT NO: Z2011
OWNER:
KRISTI AND CHRIS LIGUORI

PROPOSED SECOND FLOOR

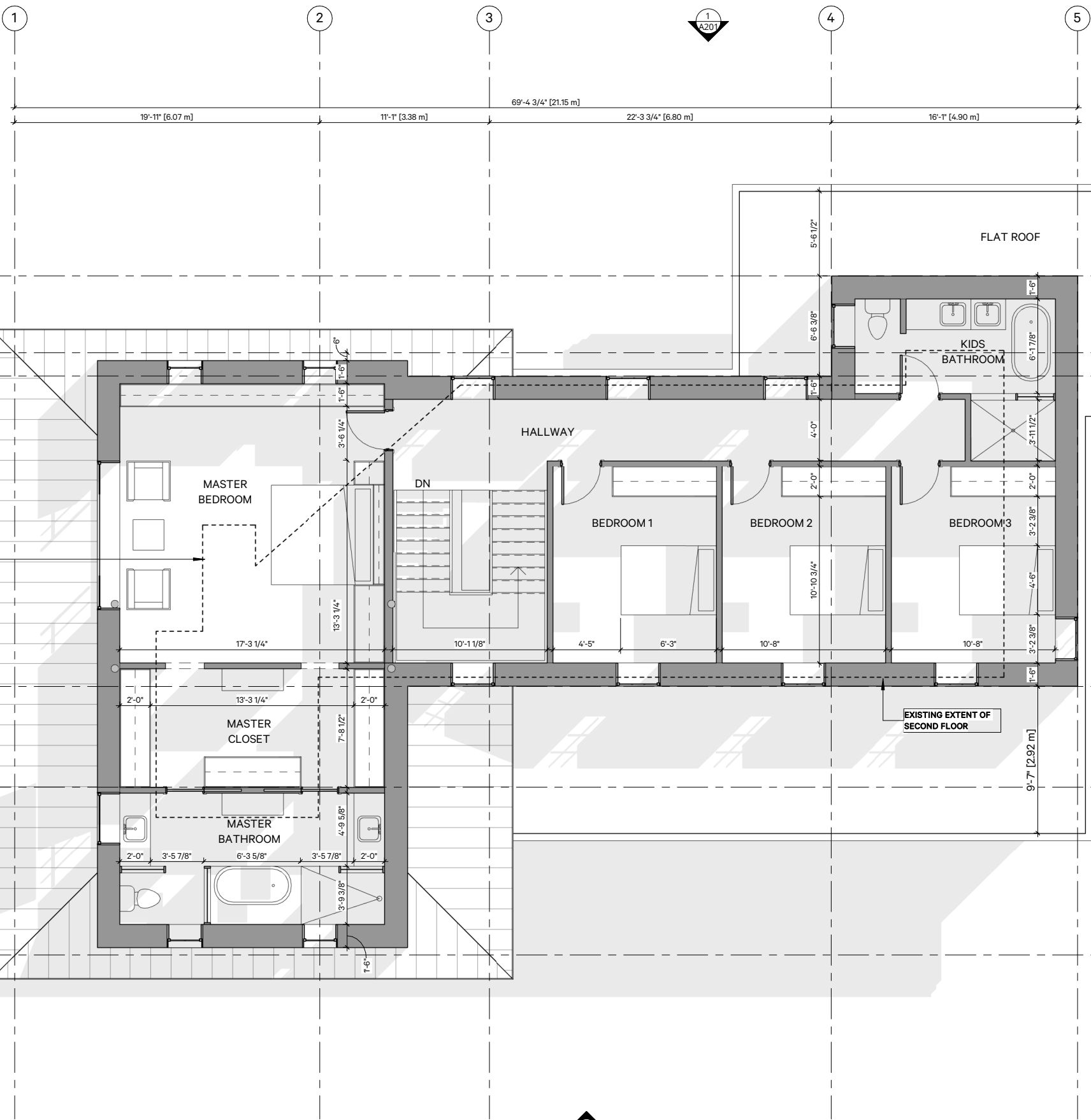
DRAWN BY: M.T. CHECKED BY: K.E. / W.D.

1/8" = 1'-0"

FOR 22X34 SHEET SIZE, SCALES ARE DOUBLE TO THOSE NOTED

A103

EXISTING CONSTRUCTION
TO REMAIN
PROPOSED
CONSTRUCTION





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A201



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PROJECT NO: 22011

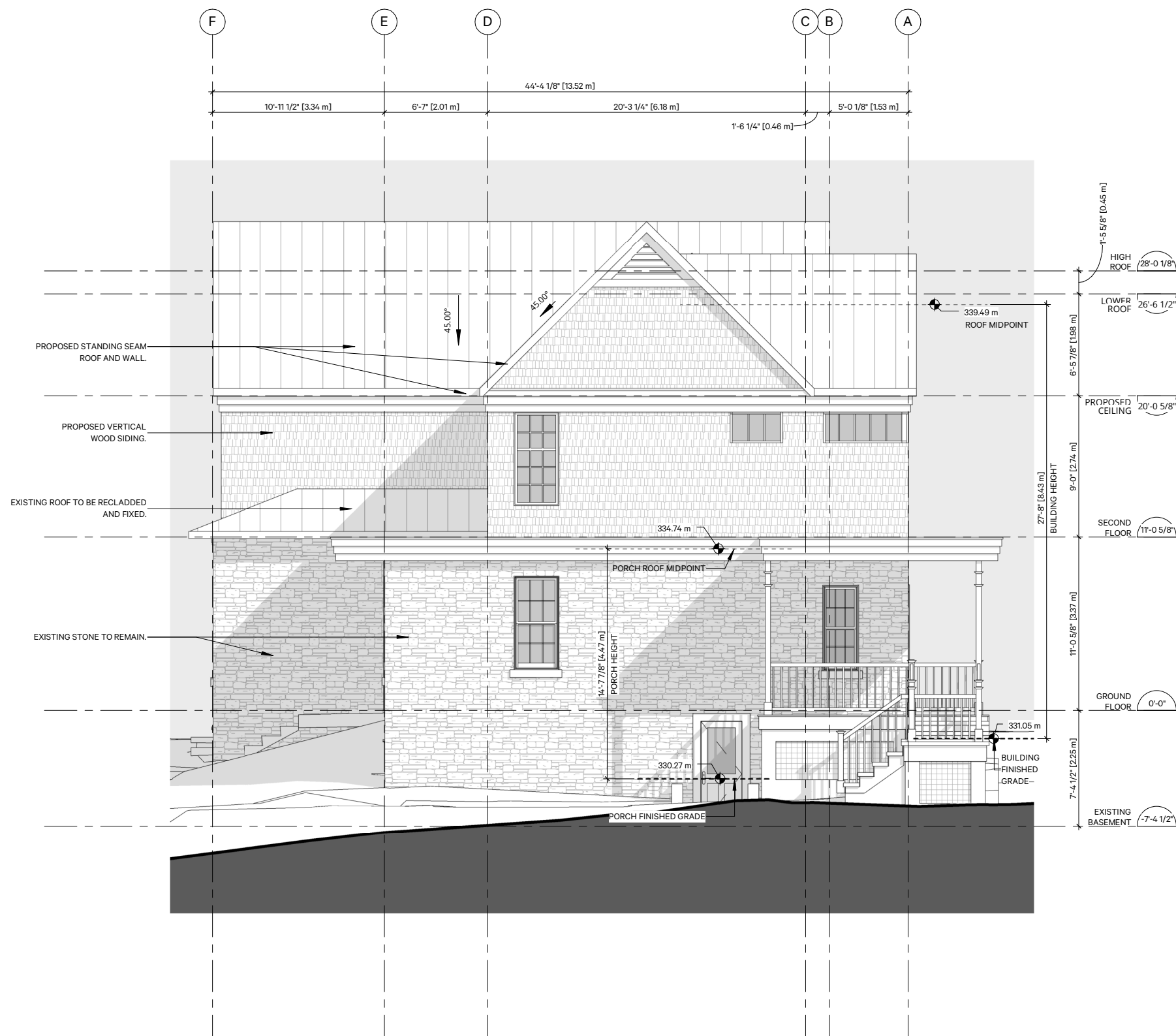
OWNER:
KRISTI AND CHRIS LIGUORI

PROPOSED EAST ELEVATION

$$1/8'' = 1'-0''$$

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A 202





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● SHEET PRESENT IN ISSUE

NO.	ISSUE	DATE
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PROPOSED WEST ELEVATION

$$1/8'' = 1'-0''$$

FOR 22X34 SHEET SIZE, SCALES ARE DOUBLE TO THOSE NOTED

1000 /



1000 /