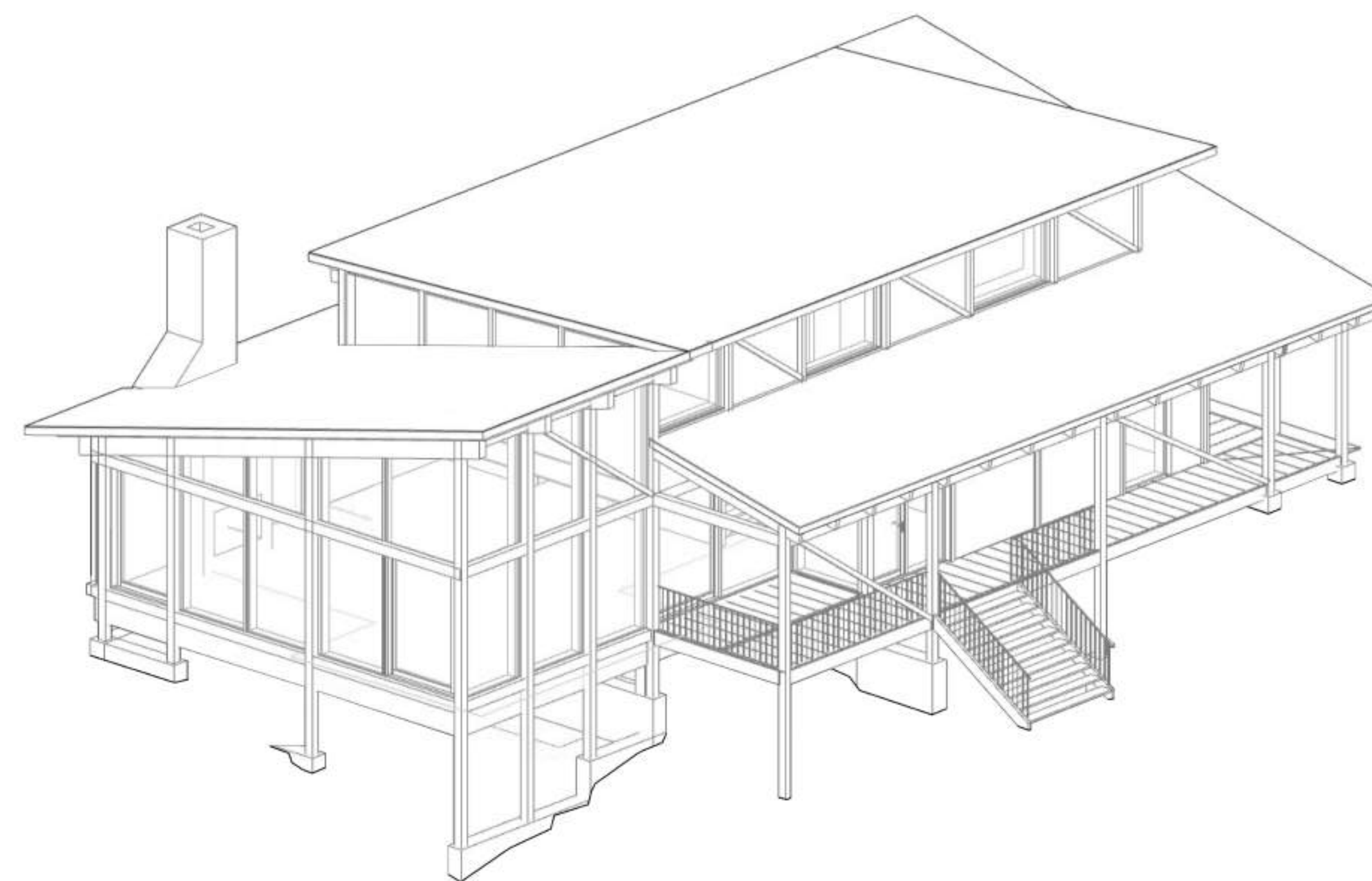
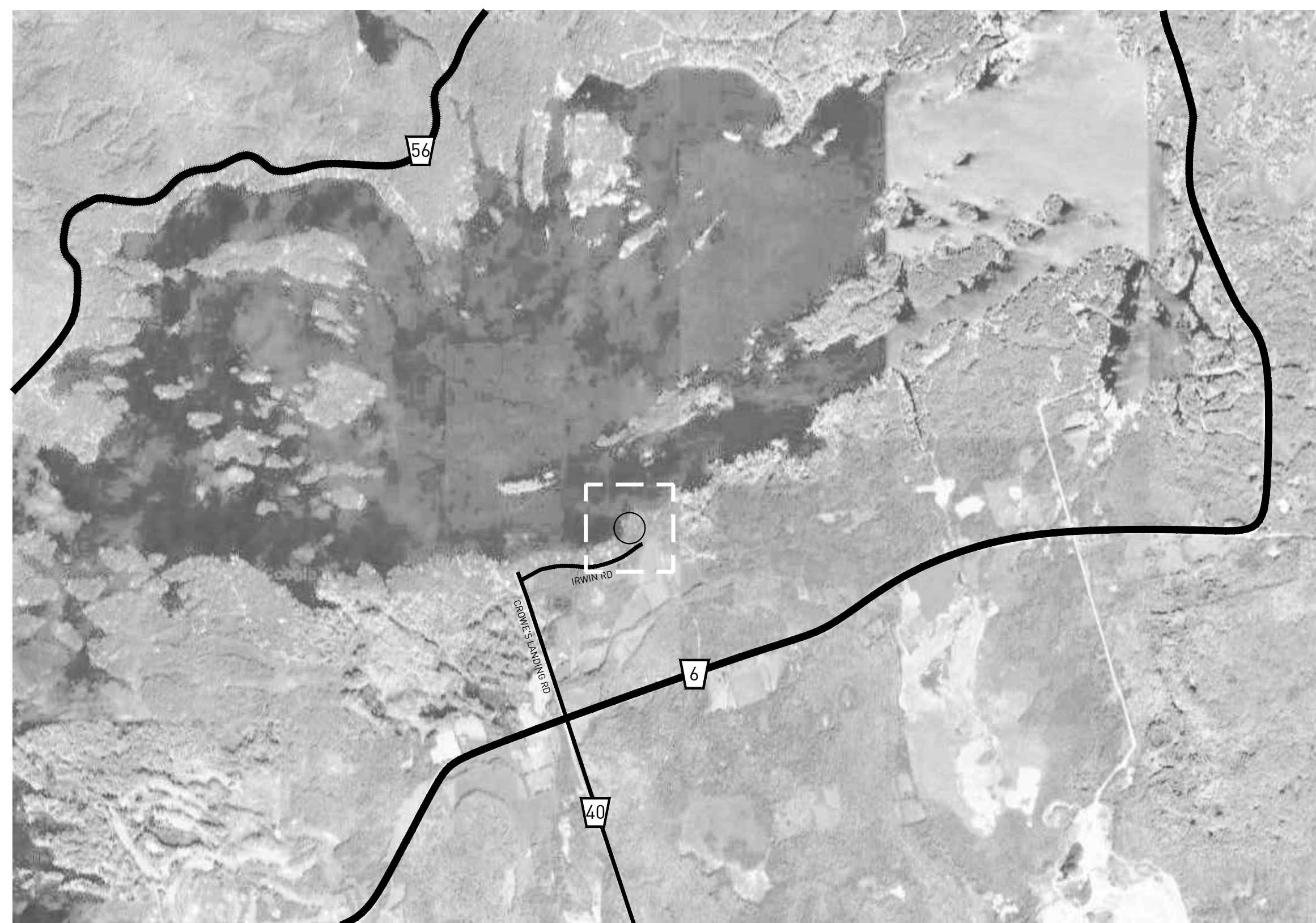


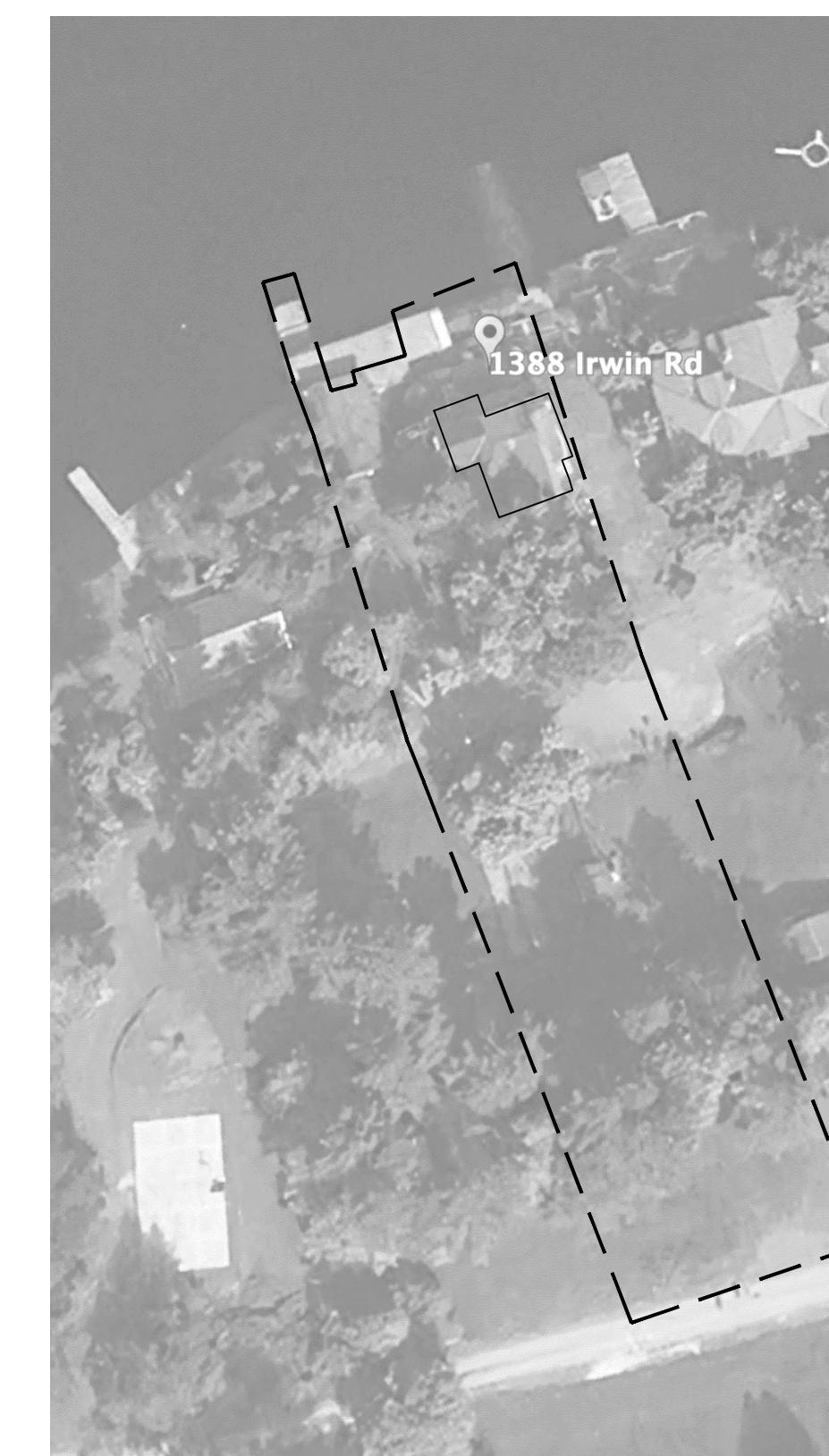
PROJECT AXONOMETRIC SOUTH EAST VIEW
NTS 05



PROJECT AXONOMETRIC NORTH WEST VIEW
NTS 04



STONEY LAKE
NTS 03



PROPERTY SITE MAP
NTS 02

DRAWING LIST

- A000 TITLE SHEET
- A001 SURVEY
- A002 SITE PLAN

- A100 BASEMENT FLOOR PLAN
- A101 GROUND FLOOR PLAN
- A102 SECOND FLOOR PLAN
- A103 ROOF PLAN
- A104 GARAGE PLANS

- A200 ELEVATIONS
- A201 ELEVATIONS
- A202 ELEVATIONS
- A203 ELEVATIONS
- A204 GARAGE ELEVATIONS

- A300 BUILDING SECTION
- A301 BUILDING SECTION
- A302 BUILDING SECTION

- A310 WALL SECTION
- A311 WALL SECTION

- A900 SCHEDULES

DRAWING LIST
NTS 01

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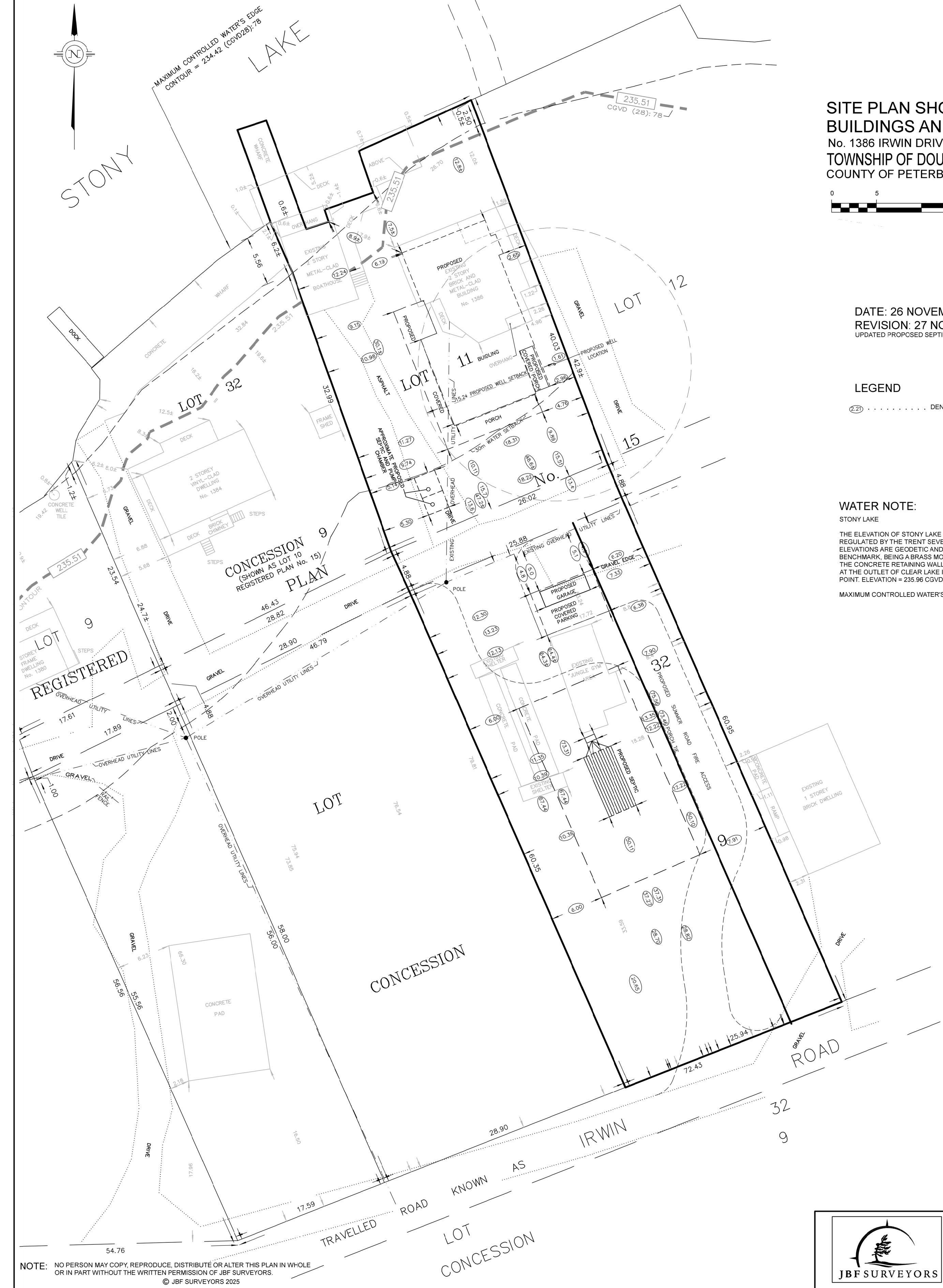
TITLE SHEET

DRAWING NUMBER

A000

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION: THIS IS NOT A PLAN OF SURVEY



SITE PLAN SHOWING PROPOSED BUILDINGS AND SEPTIC AT
No. 1386 IRWIN DRIVE - STONY LAKE
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH



DATE: 26 NOVEMBER 2025
REVISION: 27 NOVEMBER 2025
UPDATED PROPOSED SEPTIC LOCATION

LEGEND

--- DENOTES PROPOSED SETBACK

WATER NOTE:

STONY LAKE
THE ELEVATION OF STONY LAKE IS ARTIFICIALLY REGULATED BY THE TRENT SEVERN WATERWAY - PARKS CANADA. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO A TSW BENCHMARK, BEING A BRASS MONUMENT SET IN THE TOP OF THE CONCRETE RETAINING WALL ON THE NORTH END OF THE DAM AT THE OUTLET OF CLEAR LAKE IN THE HAMLET OF YOUNG'S POINT. ELEVATION = 235.96 CGVD(26)/78
MAXIMUM CONTROLLED WATER'S EDGE - CONTOUR ELEVATION = 234.42 CGVD(26)/78

PLEASE NOTE: THE AVERAGE GRADE ELEVATIONS FACING THE LAKE (FULL WIDTH OF STRUCTURE AND 4'-0" OFFSET FROM BUILDING FACE) WERE CALCULATED BASED ON THE ONTARIO LAND SURVEY DATED APRIL 7, 2025 BY JBF SURVEYORS - SEE SHEET A001 FOR SURVEY.

PLEASE NOTE: THE SURVEY ON THIS PAGE IS NOT PLOTTED TO AN ARCHITECTURAL SCALE. PLEASE REFER TO JBF'S SURVEY FOR 1:250 SCALED SURVEY.

- BASED ON THIS ONTARIO LAND SURVEY, THE AVERAGE GRADE AT THE FRONT OF THE BUILDING WAS CALCULATED AS 237.54m.
- THE MAXIMUM BUILDING HEIGHT IS UNDERSTOOD TO BE 9.00m ABOVE GRADE = 246.54m.
- EXISTING BUILDING HEIGHT IS 249.18m.
PROPOSED BUILDING HEIGHT IS 248.01m.

EXISTING 1386 SITE INFORMATION:
TOTAL LOT AREA: 2,776.758m² (29,888 ft²)

EXISTING BUILDING FOOTPRINT: 140.306m² (1,510 ft²)
BUILDING LOT COVERAGE: 5%

EXISTING GROSS AREA: -337.74m² (3635.41 ft²)

ZONING:
MIN. WATER YARD: 30m
MIN. INTERIOR SIDE YARD: 6m
REAR YARD: 15m
MAX LOT COVERAGE: 15%
ACCESSORY BUILDING LOT COVERAGE: 5%
MAX BUILDING HEIGHT: 9m

PROPOSED 1386 SITE INFORMATION:
TOTAL LOT AREA: 2,776.758m² (29,888 ft²)

PROPOSED CANTINA FOOTPRINT: 210.007m² (2,260 ft²)
PROPOSED CANTINA COVERED PORCH: 66.284m² (692 ft²)
TOTAL: 274.291m² (2,953 ft²)
BUILDING LOT COVERAGE: 10%

PROPOSED GARBAGE SHED: 36.78m² (396 ft²)
PERCENTAGE PROPOSED LOT COVERAGE: 1%

PROPOSED CANTINA HOUSE INFORMATION
GROSS AREA IINC. BASEMENT: 406.45m² (4,375 ft²)
BASEMENT AREA: 105.27m² (1133 ft²)
BUILDING HEIGHT FROM AVERAGE GRADE: 10.48m

ZONING:
MIN. WATER YARD: 30m
MIN. INTERIOR SIDE YARD: 6m
REAR YARD: 15m
MAX LOT COVERAGE: 15%
ACCESSORY BUILDING LOT COVERAGE: 5%
MAX BUILDING HEIGHT: 9m

NOTE: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JBF SURVEYORS
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PROJ. # 9928 SITE PLAN

OFFICIAL JBF PROPOSED SITE PLAN
NTS 01

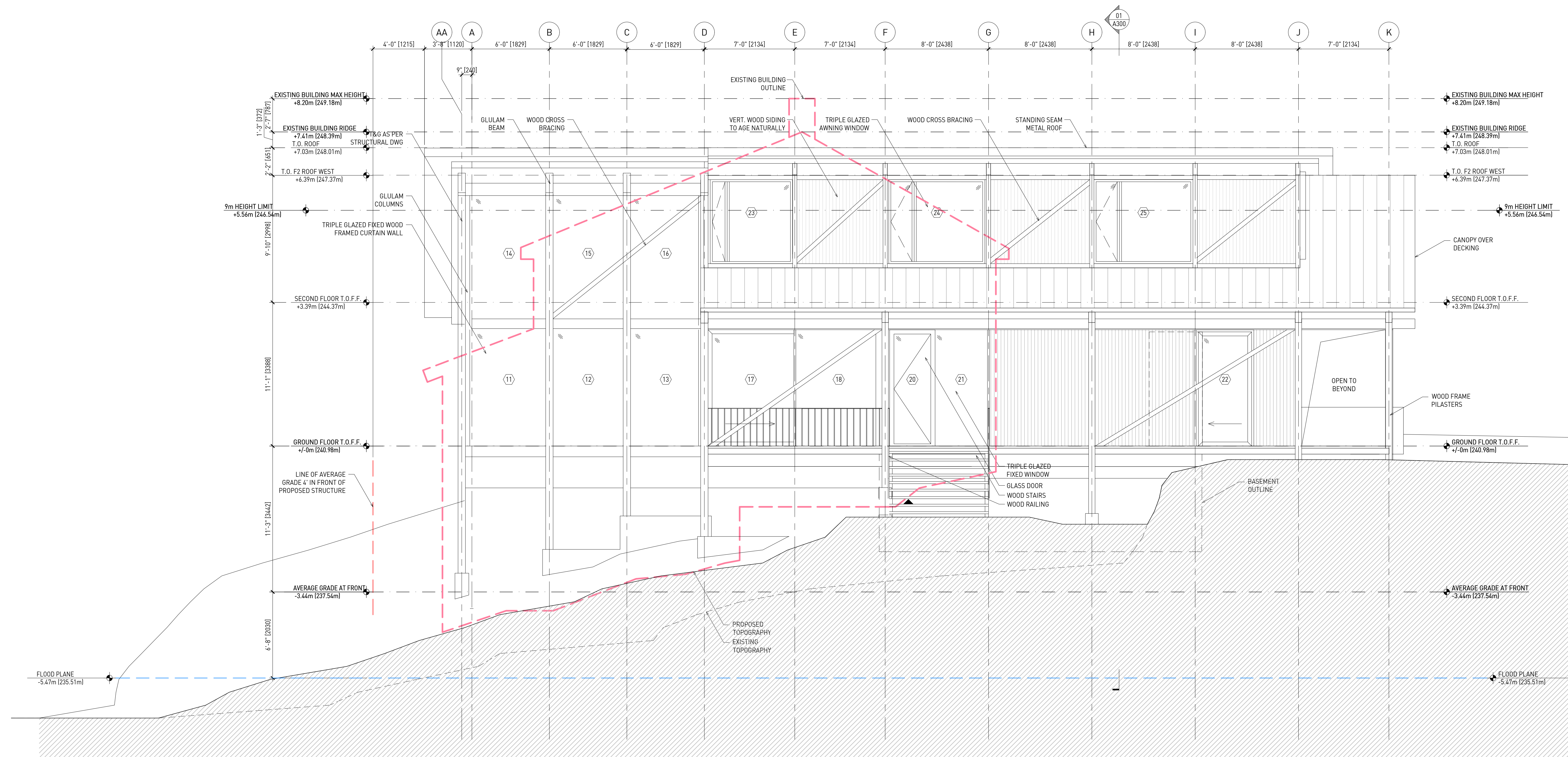
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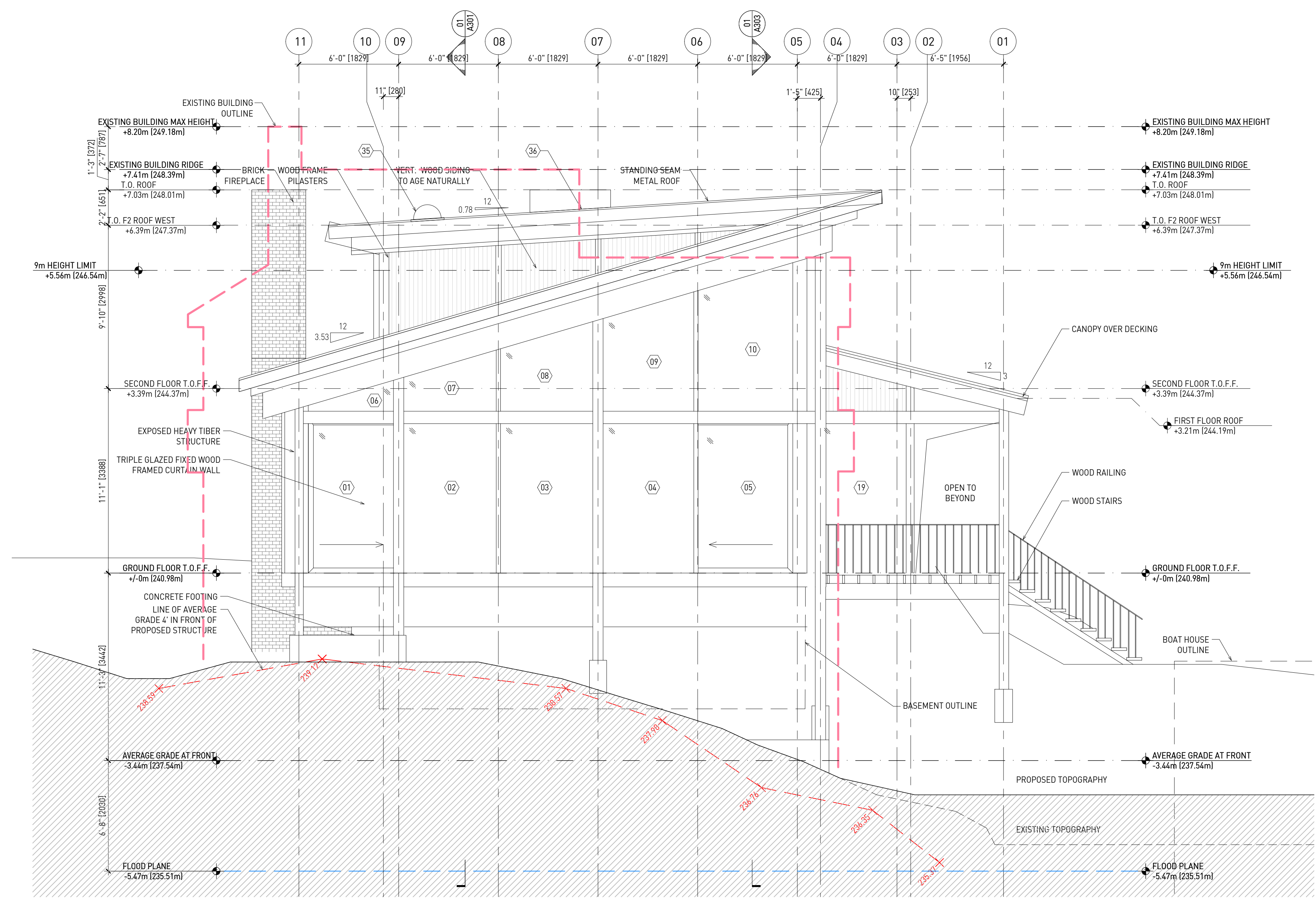




WEST ELEVATION
1/4" = 1'-0" 01

PLEASE NOTE: THE AVERAGE GRADE ELEVATIONS FACING THE LAKE (FULL WIDTH OF STRUCTURE AND 4'-0" OFFSET FROM BUILDING FACE) WERE CALCULATED BASED ON THE ONTARIO LAND SURVEY DATED APRIL 7, 2025 BY JBF SURVEYORS - SEE SHEET A001 FOR SURVEY.

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NORTH ELEVATION
1/4" = 1'-0" 01

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PROPOSED BUILDING HEIGHT IS 248.01m.

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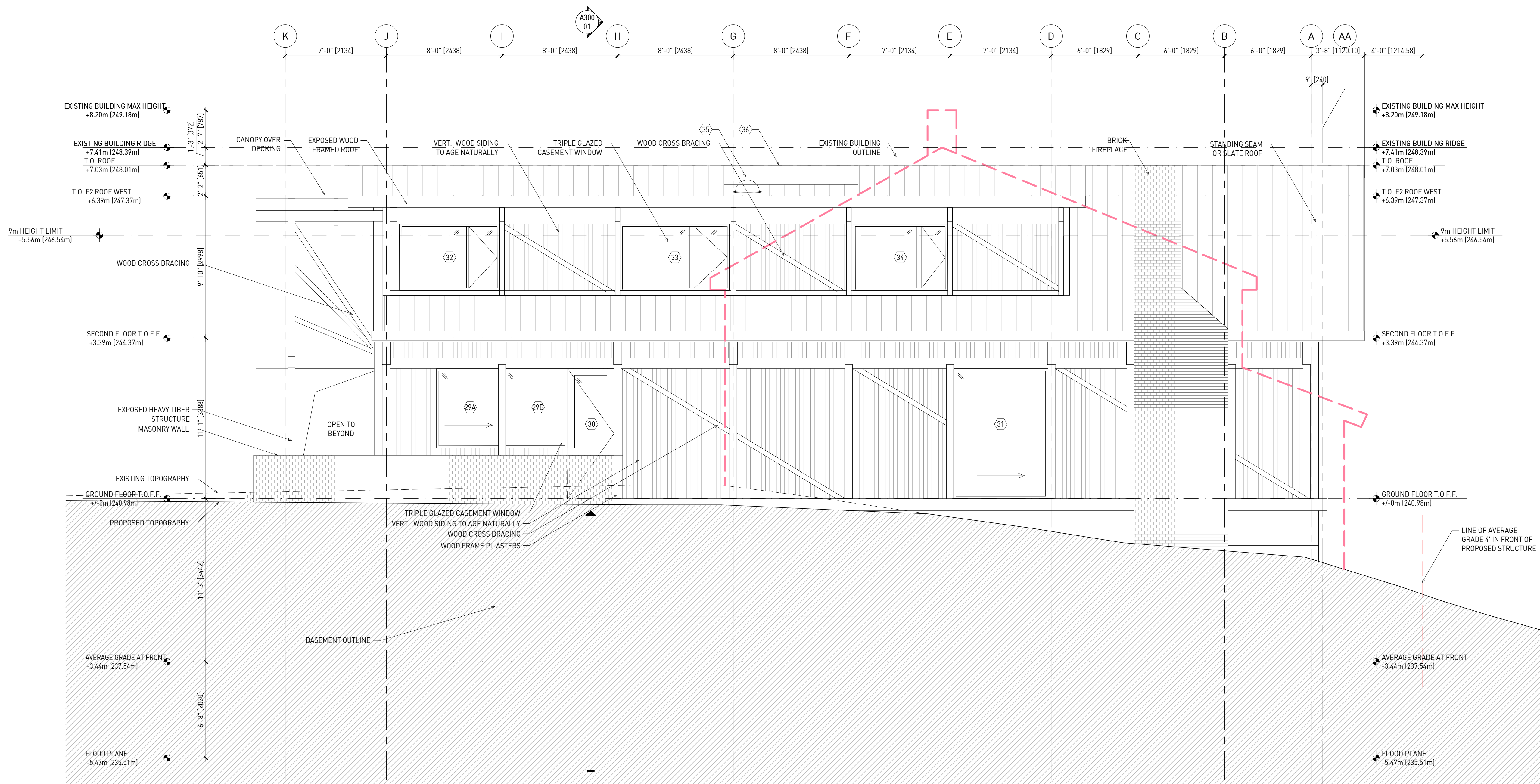
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ELEVATIONS

DRAWING NUMBER
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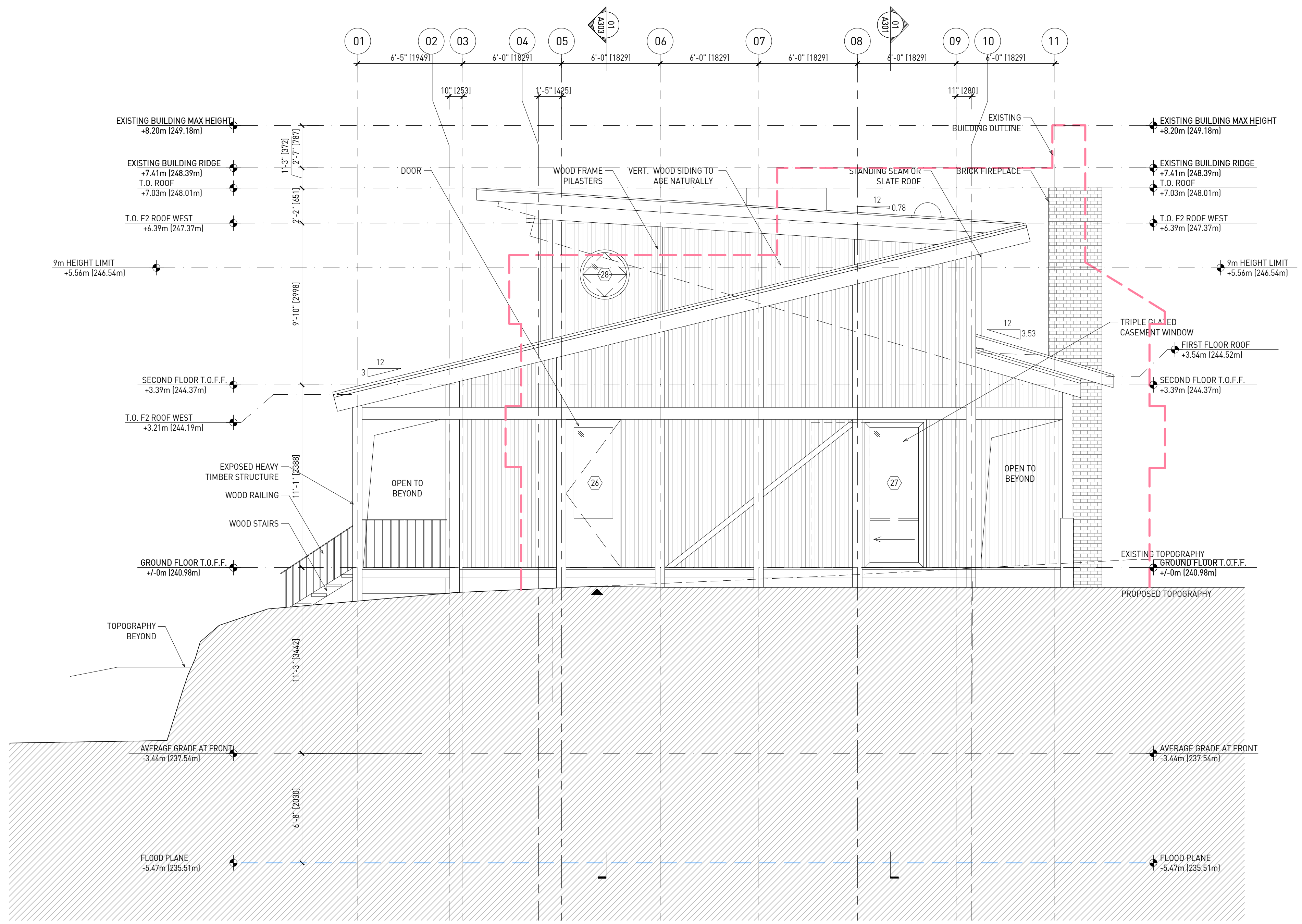
EAST ELEVATION
1/4" = 1'-0" 01

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SOUTH ELEVATION
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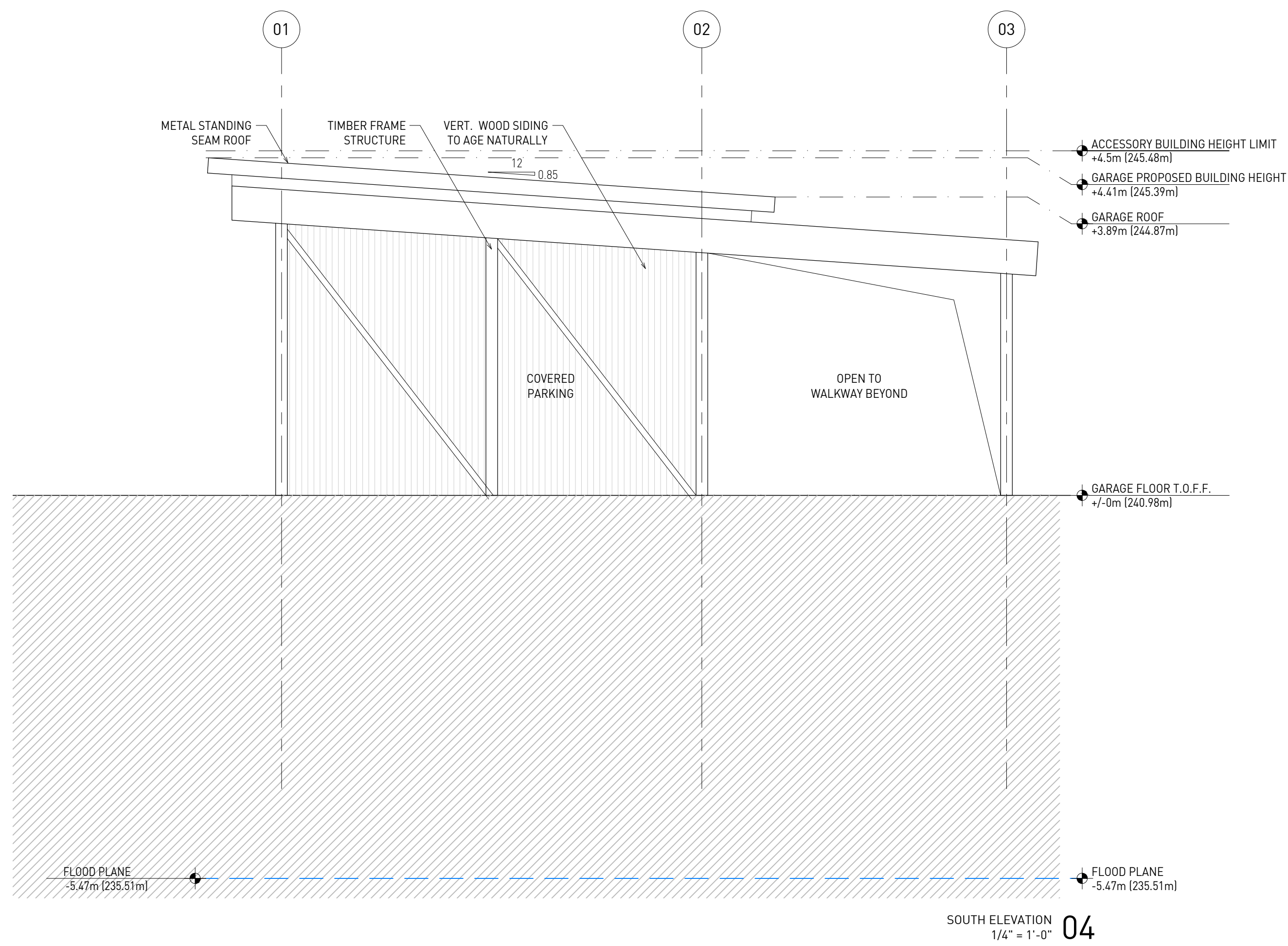
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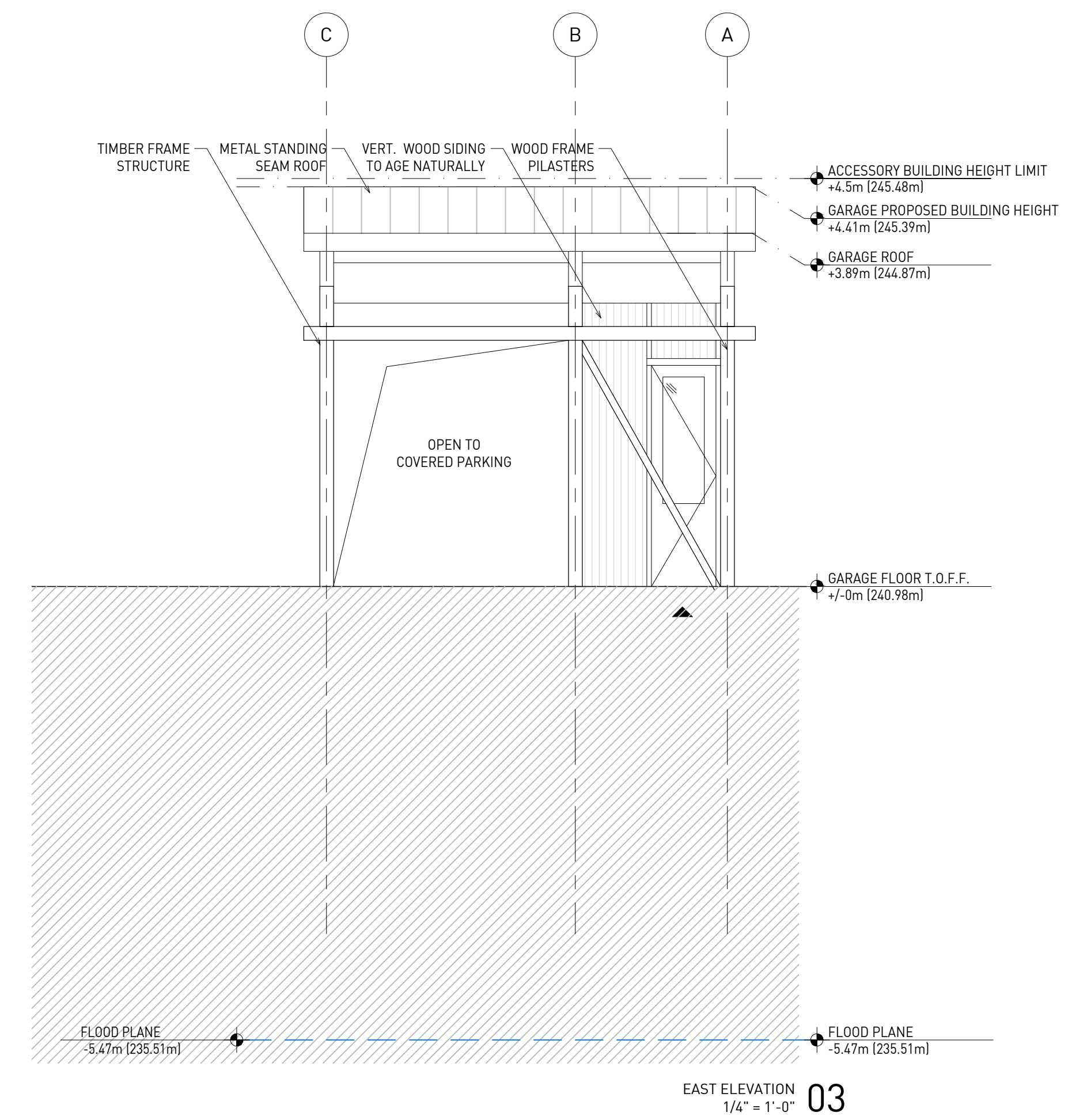


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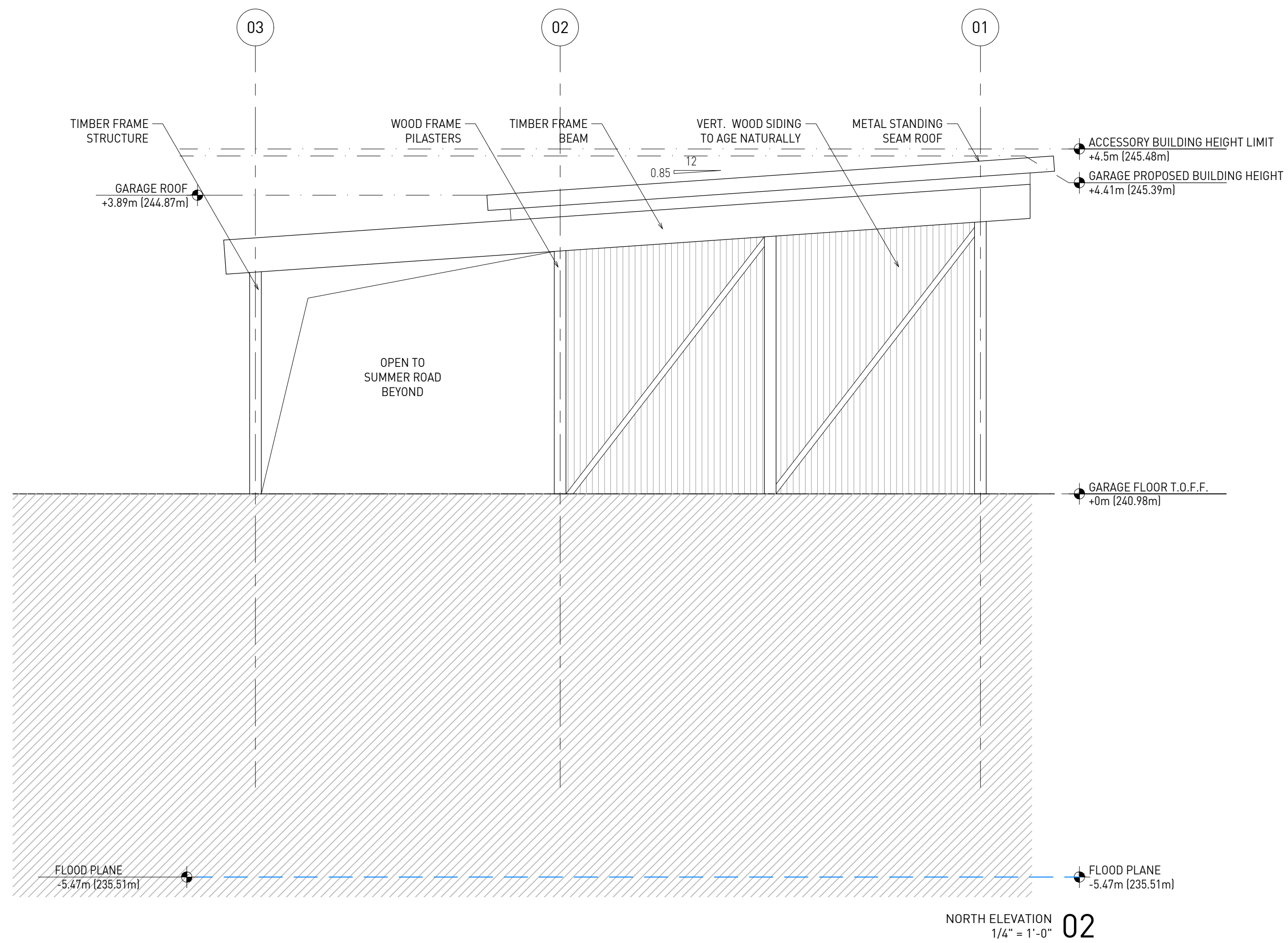
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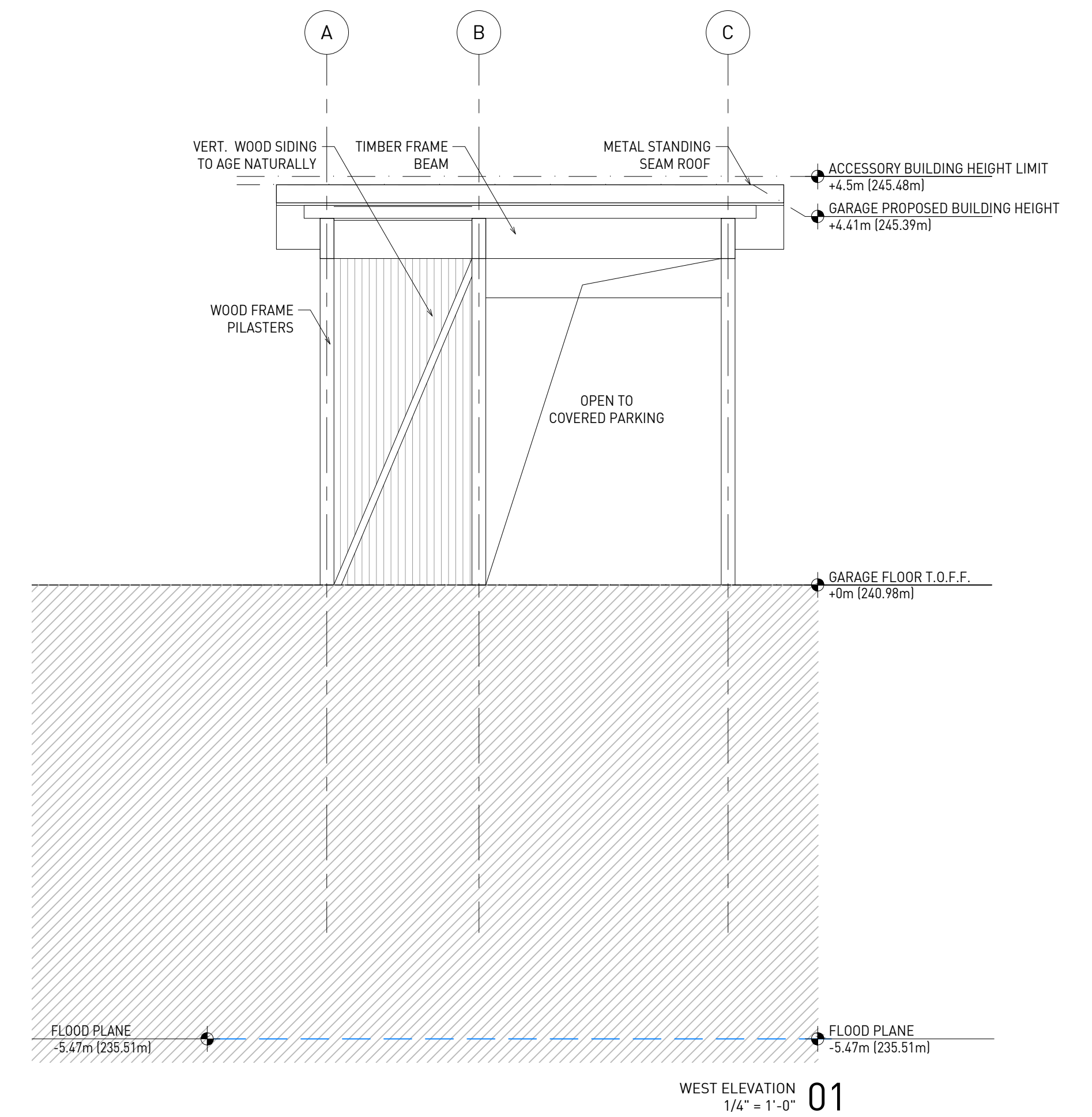
SOUTH ELEVATION
1/4" = 1'-0" 04



EAST ELEVATION
1/4" = 1'-0" 03



NORTH ELEVATION
1/4" = 1'-0" 02



WEST ELEVATION
1/4" = 1'-0" 01

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