SITE PLAN OF 5553 REIXINGER ROAD NIAGARA FALLS



DENOTES HYDRO TRANSFORMER \bigcirc MH DENOTES MANHOLE DENOTES SINGLE CATCHBASIN O HP DENOTES HYDRO POLE O LS DENOTES LIGHT STANDARD O SIGN DENOTES SIGN DENOTES TELEPHONE CABLE MARKER DENOTES TELEPHONE PEDESTAL DENOTES WATER VALVE MAIN SHUT OFF DENOTES WATER BOX/ CURB STOP -Ç- FH FIRE HYDRANT GAS METER ---- OH ---- DENOTES OVERHEAD HYDRO WIRE — UH — DENOTES UNDERGROUND HYDRO WIRE —— T — DENOTES OVERHEAD TELEPHONE WIRE

————— B——— DENOTES BELL UNDERGROUND OR OVERHEAD \boxtimes_{B} BELL PEDESTAL CABLE T.V. PEDESTAL \geq MAILBOX SAN. INV. SANITARY CONNECTION / INVERT STORM CONNECTION / INVERT STM. INV.

WATER WATER SERVICE ——X—— CHAIN LINK FENCE ——X X—— PRIVACY FENCE GENERAL NOTES : IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATIONS AND

DESCRIPTIONS AGREE WITH THE INFORMATION SHOWN ON

JANSEN CONSULTING IS TO BE NOTIFIED PROMPTLY PROMPTLY OF ANY DISCREPANCIES AT LEAST 1 (ONE) WEEK BEFORE EXCAVATION COMMENCES IN ORDER THAT THE BUILDING CAN BE RESISTED FAILURE TO OBSERVE THESE CONDITIONS MAY REQUIRE MAY REQUIRE EXPENSIVE REMEDIAL ACTION THAT WILL NOT BE THE RESPONSIBILITY OF OR COST TO JANSEN CONSULTING FOUNDATIONS WALLS SHALL BE POURED TO A MINIMUM OF 6" ABOVE THE APPROVED GRADES.

FINISH GRADE LINES AS INDICATED ON THE HOUSE PROTOTYPE. GARAGE FOOTINGS ARE TO BE EXTENDE TO ORIGINAL GROUND OR AS APPROVED BY SOILS ENGINEER.

R.W.L. DENOTES RAIN WATER LEADERS DIRECTION & SPLASH PADS ENTRY POINTS INTO BUILDING

DIRECTION OF SURFACE FLOW FINISHED MAIN FLOOR F.F.D.S. DROPPED OR SUNKEN FLOOR T.F.W. TOP OF FOUNDATION WALL FINISHED BASEMENT SLAB F.B.S. U.S.F. UNDERSIDE OF FOOTING

U.S.F.G UNDERSIDE OF FOOTING GARAGE U.S.F.T. UNDERSIDE OF FTG. TRENCHED FOR WALKOUTS, LOOKOUTS ENGINEERED FILLED LOT HIGH POINT OF GRADE

NUMBER OF RISERS WALKOUT CONDITION LOOKOUT CONDITION REVERSE PLAN WINDOWS OR DOORS ON WALL

○SP SUMP PUMP (00.00) DENOTES NEW GRADES 00.00 DENOTES EXISTING GRADES

DENOTES BENCHMARK DENOTES DECIDUOUS TREE
DIA = DENOTES DIAMETER DENOTES CONIFEROUS TREE DIA = DENOTES DIAMETER

FY FRONT YARD AREA LA PROP. LANDSCAPED OPEN SPACE (MIN. 40%)

PRIOR TO DIGGING LOCATES REQUIRED FOR SEWER IF APPLICABLE

PRIOR TO DIGGING LOCATES

REQUIRED FOR WATER IF APPLICABLE

SHOULD BE LOCATED ON SITE BY

BEFORE DIGGING, UNDERGROUND SERVICES

NOTE: ANY SEPTIC SYSTEM ON SITE WILL BE DECOMMISSIONED AND

THE RESPECTIVE AGENCIES. CALL LOCATES FOR ALL UNDERGROUNDS PRIOR TO EXCAVATION THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO INSTALLATION OF HOARDING WITH IN MUNICIPAL RIGHT OF WAY

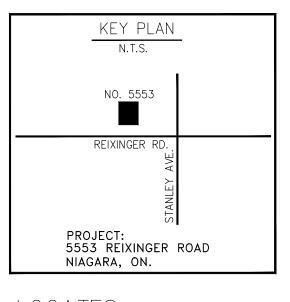
SILTATION FENCING TREE HOARDING OVERHEAD WIRE

BURIED WATER SERVICE BURIED SANITARY SERVICE — SAN — SAN —

5553 REIXINGER ROAD, NIAGARA

ITEM			ZONING BY-LAW REQUIREMENTS	PROPOSED
Α	ZONING CATEGORY		RURAL	RURAL
В	LOT AREA		1 ACRE	2694.33 M2
C	LOT COVERAGE		673.52 M2 (25%)	290.4M2 (10.78 M2)
D	PERCENTAGE OF LANDSCAPE		N/A	N/A
E	MAXIMUM BUILDING HEIGHT FROM GRADE		10.668 METERS ESTABLISHED GRADE TO UPPERMOST POINT OF ROOF	7.62M
F	SIDE YARD SETBACKS HOUSE	INTERIOR	4.572M	2.5M
		EXTERIOR	N/A	N/A
G	FRONT SETBACK		20.7M FROM CENTRELINE OF ROAD ALLOWANCE	10.5M FROM FRONT LOT LINE
Н	REAR SETBACK		9.144M	104.75M

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



LOCATES

PRIOR TO DIGGING LOCATES

REQUIRED FOR SEWER IF APPLICABLE PRIOR TO DIGGING LOCATES REQUIRED FOR WATER IF APPLICABLE BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES. CALL LOCATES FOR ALL UNDERGROUNDS PRIOR TO EXCAVATION THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO INSTALLATION OF HOARDING WITH IN MUNICIPAL RIGHT OF WAY GRADING NOTES:

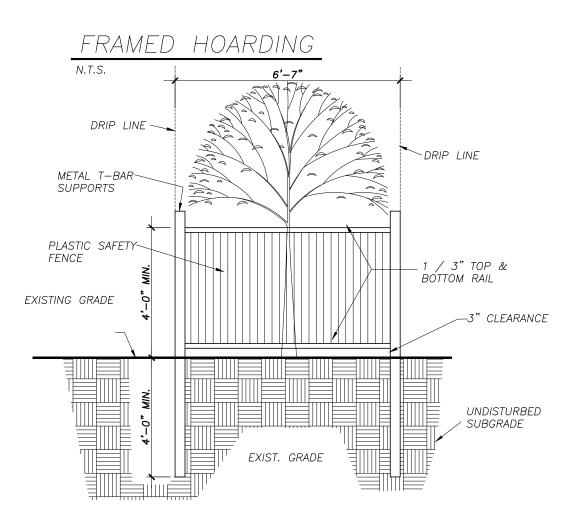
EXISTING DRAINAGE OF ABUTTING LANDS IS NOT TO BE BASEMENT OPENINGS TO BE MINIMUM 300MM ABOVE THE ENTERLINE OF ROAD UNLESS OTHERWISE APPROVED BY THE 3.GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS. 4. SUMP PUMP MUST DISCHARGE DIRECTLY INTO MUNICIPAL STORM SEWER OR TO GRADE.

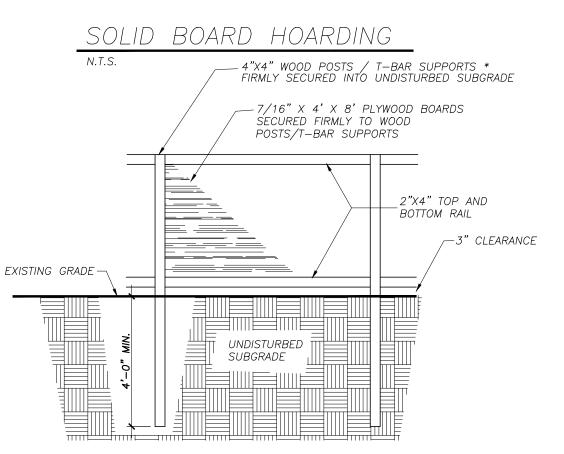
5.A MINIMUM OF 150MM (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, THE FINISHED FLOOR ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE MIN. TOP OF FOUNDATION ELEVATION PROVIDÉD.

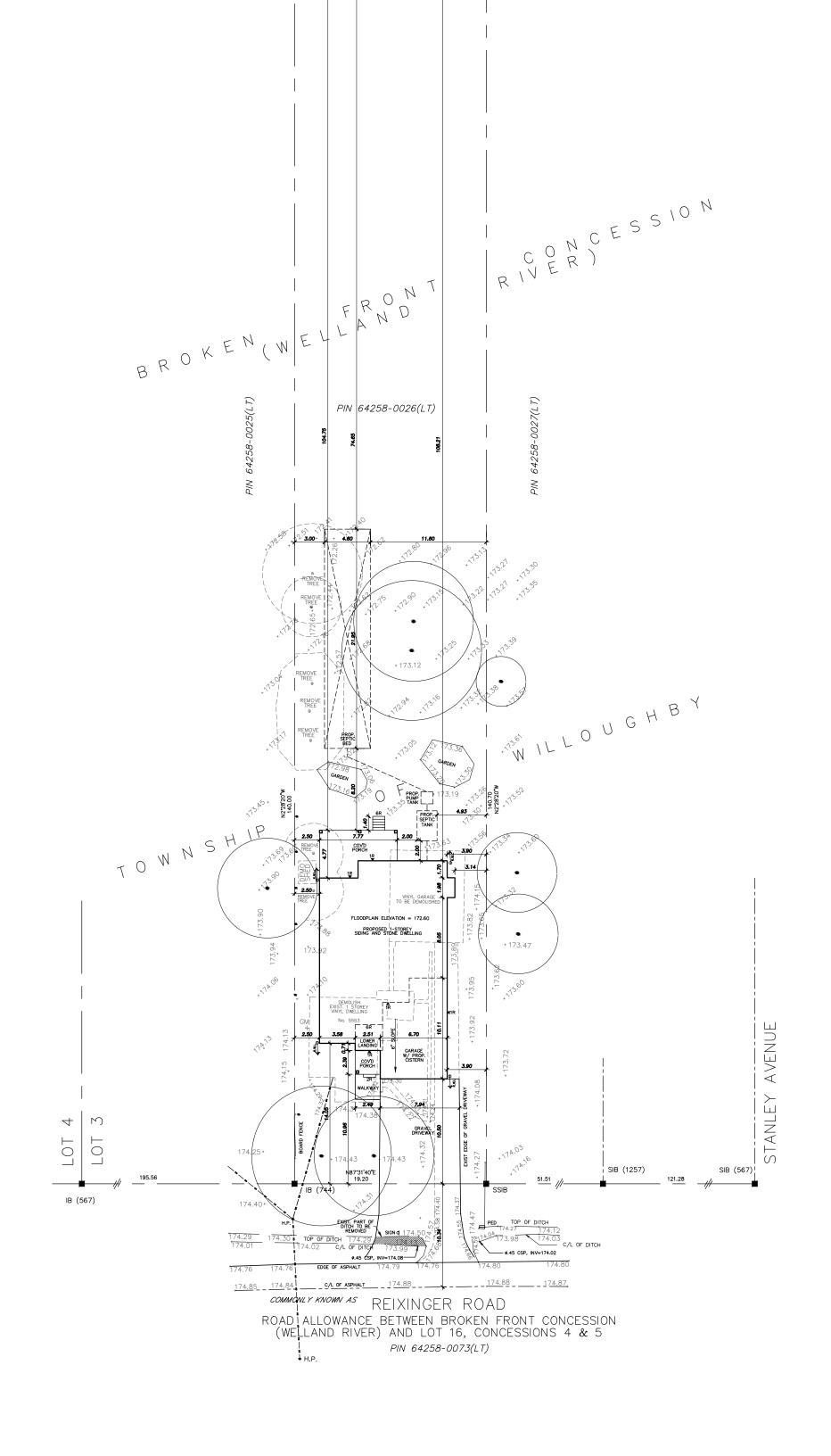
HYDRO TO BE DICONNECTED AT DEMOLITION STAGE & INSTALL NEW OVERHEAD SERVICE TO NEW DWELLINGS

NO OPEN BURNING PERMITTED

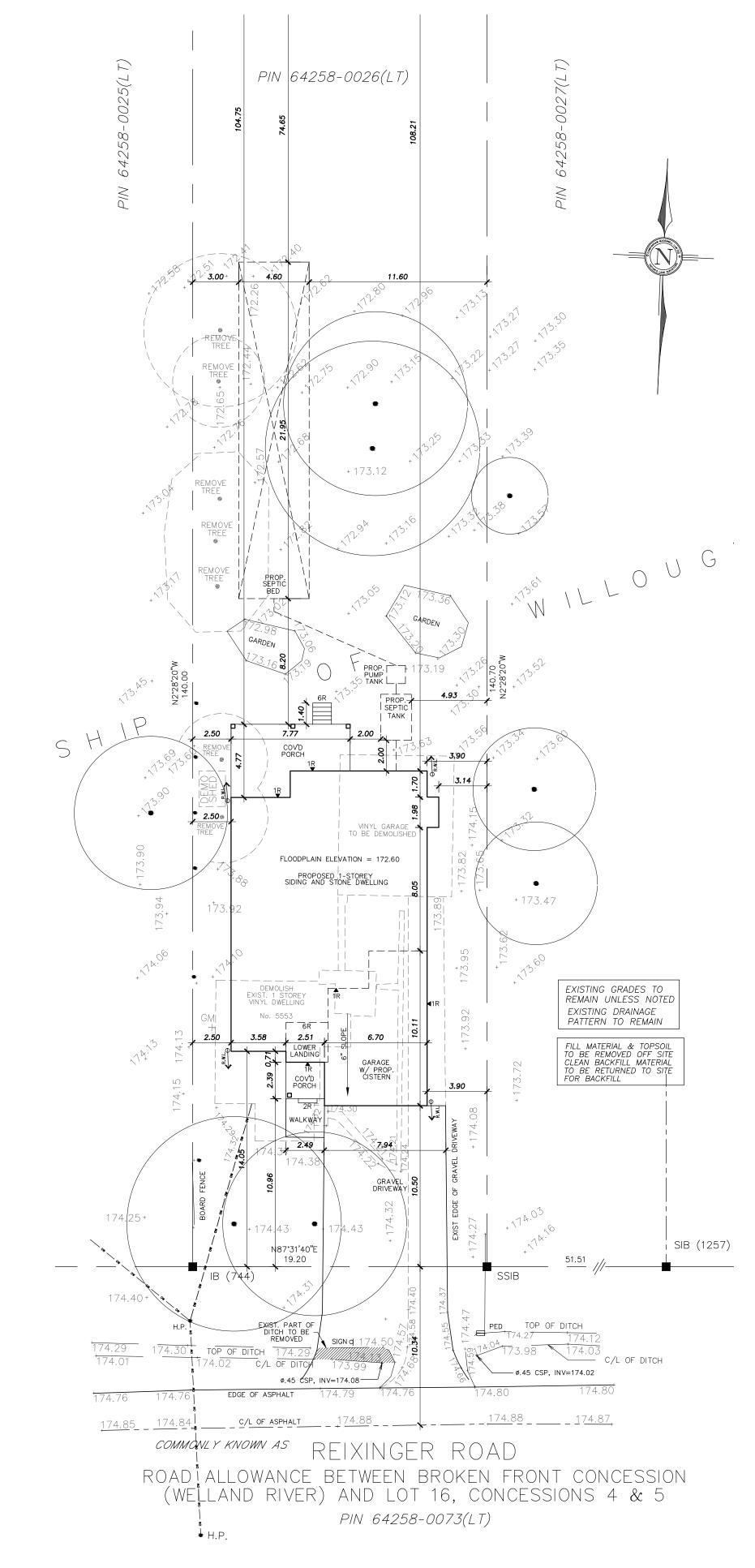
REMOVED ACCORDING TO ALL APPLICABLE GUIDELINES AND REGULATIONS







(MEASURED UN FEBRUARY 26, 2024)



I JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESONSIBILTY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 110042

Jansen Consulting

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OWNERS INFORMATION: ALAN & SANDRA 5553 REIXINGER ROAD NIAGARA, ON

| SITE PLAN

PROJECT NO. 10/15/2024 2024-044 DRAWN BY | CHECKED BY NO. DATE DESCRIPTION | FILE NAME 2024-0045 REVISIONS