SITE PLAN GENERAL NOTES:

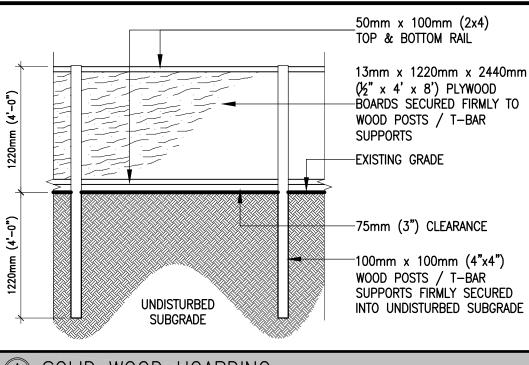
- WHERE POSSIBLE, NO EXCAVATION SHOULD BE CARRIED OUT WITHIN THE DRIP LINES OF THE TREES TO BE SAVED, ROOT LOSS MUST BE MINIMAL.
- THE CONTRACTOR (BUILDER) TO CHECK AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES (CONNECTIONS) PRIOR TO CONSTRUCTION.
- ALL DISTURBED AREAS WITHIN EXISTING ROADS AND BOULEVARDS TO BE RECONSTRUCTED TO THE SATISFACTION OF THE CITY OF BURLINGTON
- ROOF DOWN SPOUTS TO SPILL ONTO GROUND VIA SPLASH PADS.
- A SNOW FENCE OR OTHER BARRIER SHOULD BE ERECTED AROUND THE TREE TO AT LEAST THE DRIP LINE. THE SMALL FIBROUS ROOTS, WHICH FEED THE TREE ARE IN MOST CASES LOCATED PRIMARILY AT THE EXTREMITIES OF THE ROOT SYSTEM AND THEREFORE, MUST BE PROTECTED.
- DO NOT BURN WASTE OR FLUSH CONCRETE TRUCKS OR CEMENT MIXERS OVER OR NEAR ANY ROOT SYSTEM. ANY AND ALL DAMAGED TREES MUST BE IMMEDIATELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 600 mm. IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
- THE OWNER IS RESPONSIBLE FOR ENSURING THAT THE TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. NO MATERIALS (CONSTRUCTION MATERIALS, SOIL, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED, OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL BE CAUSE FOR THE TREE PRESERVATION LETTER OF CREDIT TO BE HELD FOR 2 (TWO) YEARS FOLLOWING COMPLETION OF SITE WORKS.

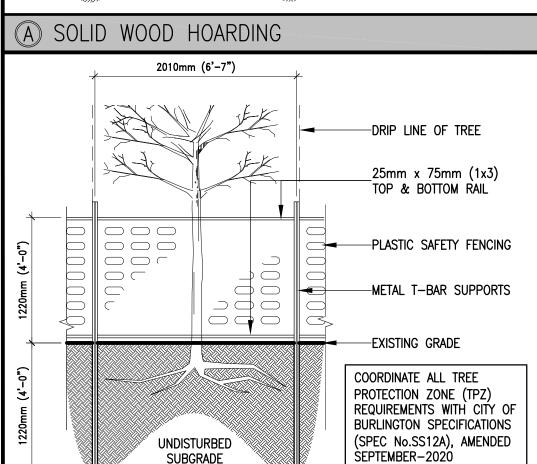
SIGNATURE OF HOMEOWNER:

- SEDIMENT CONTROLS AS PER CITY STANDARD ARE TO BE IMPLEMENTED DURING CONSTRUCTION.
- ALL DAMAGED LANDSCAPE AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.
- ANY EXCESS EXCAVATED MATERIAL IS TO BE REMOVED FROM THE SITE
- . EXISTING DRAINAGE PATTERN IS TO BE MAINTAINED.
- THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.
- . AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- ALL PROPOSED CURBING AT THE ENTRANCES TO THE SITE IS TO STOP AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK. CURB RETAINS SHALL MAINTAIN A MINIMUM CLEARANCE OF 1.2M FROM ABOVE GROUND UTILITIES (EG. HYDRO POLES, HYDRANT).
- PRIOR TO ISSUANCE OF A BUILDING PERMIT, A SECURTIY/LETTER OF CREDIT IS REQUIRED (TREES, SHRUBS, SOD, FENCING) TO BE SUBMITTED TO THE BUILDING OR FINANCE DEPT. ONCE SITE WORK IS DONE, CONTACT ENGINEERING STAFF TO ARRANGE A SITE INSPECTION, TO ALLOW RELEASE OF SECURITIES.
- . ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT
- IF A WELL IS DISCOVERED, IT WILL BE DECOMMISSIONED IN ACCORDANCE WITH THE ONTARIO WATER RESOURCES ACT REGULATION 903 (formerly 612/84) AND ANY OTHER APPLICABLE REGULATIONS AND GUIDELINES.
- 9. THE HOARDING MUST BE INSPECTED PRIOR TO REMOVAL OF ANY TREE PROTECTION HOARDING FROM THE SITE.
- ALL DISTURBED DRIVEWAY AREAS ARE TO BE RE-ASPHALTED PRIOR TO SECURITIES RELEASE.
- PRIOR TO ANY CONSTRUCTION TAKING PLACE, HOARDING ADJACENT TO EXISTING PROPERTIES TO PROTECT FROM CONSTRUCTION ACTIVITIES AND ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
- . THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY RELOCATIONS NECESSITATED BY THE SITE PLAN.
- SHOULD THE INSTALLATION OF BELOW GROUND SERVICES REQUIRE HOARDING TO BE REMOVED, PLANNING AND BUILDING STAFF ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK. SHOULD AN ALTERNATIVE SERVICE ROUTE NOT BE POSSIBLE, STAFF WILL INSPECT AND DOCUMENT THE CONDITION OF VEGETATION AND SERVICING INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO VEGETATION.
- ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE LIMITS OF THE CITY BOULEVARD AREA.
- CONSTRUCTION MATERIALS ARE NOT TO BE PUT OUT FOR COLLECTION.

DEVELOPMENT ENGINEERING REQUIRED NOTES:

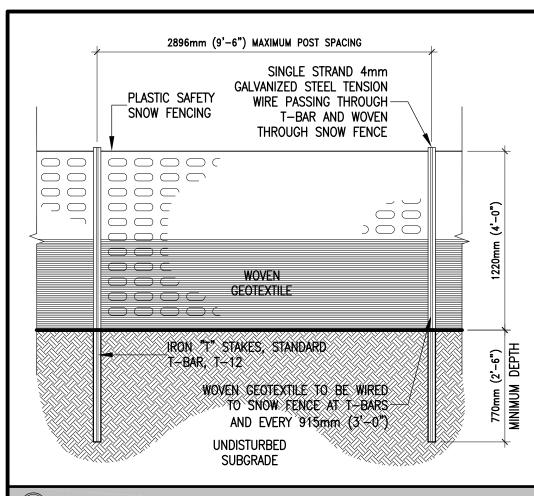
- ALL SURFACE DRAINAGE WIL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS: A) FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON STREET TOWNHOUSES, ALL CURBING IS TO STOP AT THE PROPERTY LIMIT OR THE BACK OF THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE.
- THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE
- THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.





(B) FRAMED HOARDING

2 HOARDING DETAILS \$P1.1/ SCALE: NOT TO SCALE



(D) SEDIMENT CONTROL HOARDING

SEDIMENT CONTROL SP1. J SCALE: NOT TO SCALE

HOARDING GENERAL NOTES:

HOARDING IS TEMPORARY FENCING FOR THE DURATION OF CONSTRUCTION ACTIVITY TO BE CONSTRUCTED AROUND THE DRIP LINE OF SIGNIFICANT EXISTING TREES TO BE PRESERVED AND/OR WHERE SITE CONDITIONS ARE CONSTRAINED ADJACENT TREE PRESERVATION AREAS

- HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION. HOARDING TO BE APPROVED BY DEVELOPMENT & DESIGN HOARDING MUST BE SUPPLIED, INSTALLED & MAINTAINED BY THE APPLICANT
- THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL APPROVAL TO REMOVE HOARDING IS OBTAINED FROM DEVELOPMENT & DESIGN. DO NO ALLOW WATER TO COLLECT & POND BEHIND OR WITHIN HOARDING.

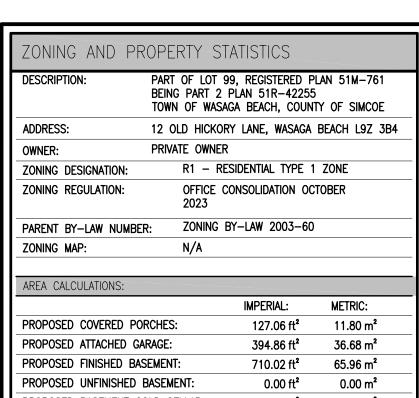
T-BAR SUPPORTS FOR SOLID HOARDING WILL ONLY BE ALLOWED WITH PRE APPROVAL FROM DEVELOPMENT & DESIGN

SOLID WOOD HOARDING

SOLID WOOD HOARDING IS DEFINED AS: A SOLID WOOD STRUCTURE/FENCE, GENERALLY OF PLYWOOD, WITH A MINIMUM HEIGHT OF 1220mm (4'-0") SUPPORTED BY 100mm x 100mm (4"x4") WOOD POST/IRON "T" STAKES AT 2010mm (6'-7") ON CENTER AND SUPPORTED WITH A WOODEN FRAME OF 2"x4" TOP AND BOTTOM RAIL.

FRAMED HOARDING

FRAMED HOARDING IS DEFINED AS: PLASTIC SAFETY (OR WOOD SLAT) FENCING SUPPORTED BY IRON "T" STAKES AT 2010mm (6'-7") ON CENTER AND SUPPORTED WITH A WOODEN FRAME OF 25mm x 75mm (1"x3") SLATS ACROSS THE TOP AND BOTTOM RAIL.



PROPOSED UNFINISHED BASEMENT:	0.00 ft ²	0.00 m²
PROPOSED BASEMENT COLD CELLAR:	97.16 ft²	9.03 m²
TOTAL GROUND FLOOR AREA:	891.19 ft²	82.79 m²
TOTAL SECOND FLOOR AREA:	1106.72 ft²	102.82 m²
TOTAL DWELLING GROSS FLOOR AREA:	1997.91 ft²	185.61 m²
TOTAL BUILDING FOOTPRINT:	1508.71 ft²	140.16 m²
SITE STATISTICS		
	REQUIRED:	PROVIDED:
MINIMUM LOT FRONTAGE: a. lot served by a public water system and a sanitary sewer system	12.0 m	27.04 m
MINIMUM LOT AREA: a. lot served by a public water system and a sanitary sewer system	464.5 m²	472.37 m²
MINIMUM FRONT YARD SETBACK:	6.0 m	3.01 m
MINIMUM REAR YARD SETBACK:	7.6 m	7.60 m
MINIMUM INTERIOR SIDE YARD SETBACK:	1.8 m	1.98 m
MINIMUM EXTERIOR SIDE YARD SETBACK:	4.5 m	4.59 m

MINIMUM DWELLING UNIT AREA: **93 m²** 131.09 m² 10.0 m 9.27 m BUILDING HEIGHT (MAXIMUM): a. a single detached dwelling will be restricted to two storevs but may have a loft or living space located within the pitched roof area / attic of the said dwelling

MINIMUM LANDSCAPED OPEN SPACE: 30% (253.05m²) 40.24% (282.27n MAXIMUM LOT COVERAGE: **35% (295.22m²)** 29.67% (140.16 r

PERMITTED: PROVIDED:

YARD ENCROACHMENTS

SECTION 3.3.3. DECKS MAY PROJECT

	FRONT YARD — PROVIDED NOT MORE THAN 0.6m ABOVE FINISHED GRADE	1.2m MAXIMUM	NOT APPLICABLE
	REAR YARD — PROVIDED NOT MORE THAN 0.6m ABOVE FINISHED GRADE	NO CLOSER THAN 0.9m TO LOT LINE	NOT APPLICABLE
l	REAR YARD — IF DECK IS MORE THAN 0.6m ABOVE FINISHED GRADE		5.75m
l	SECTION 3.3.4. PORCHES/VERANADA	AS MAY PROJECT	
II	FRONT YARD — PROVIDED NOT MORE THAN 1.2m ABOVE FINISHED GRADE	1.2m MAXIMUM	2.04m
	REAR YARD — PROVIDED NOT MORE THAN 1.2m ABOVE FINISHED GRADE 1.2m MAXIMUN		NOT APPLICABLE
	FRONT / REAR YARD - SHALL NOT EXCEED AN AREA OF 1.5m ²	1.5m² MAXIMUM	8.75m²

SECTION 3.3.6. STEPS AND ACCESSIBILITY RAMPS MAXIMUM DISTANCE OF 1.2m AND ARE 1.2m MAXIMUM 5.43m AT 1.56r ABOVE GRADE NOT MORE THAN 0.6m ABOVE GRADE

Sediment and erosion control measures shall be implemented to prevent migration of silt and sediment from the subject lot to any adjacent lot, including municipal right—of—way. Special care shall be taken to ensure that silt and sediment laden surface water does not enter any watercourses or environmentally sensitive areas, either overland or through the storm drainage stem. The Owner/Builder/Applicant shall comply with all

TOWN OF WASAGA LOT GRADING AND DRAINAGE GENERAL NOTES:

directives issued by any of the environmental agencies. Interim grading measures may be required during building construction to ensure that drainage does not adversely affect the neighboring properties. Rough grading of the property shall be completed such that drainage is tained on site or controlled to a positive outlet. All downspouts, sump pump and other drainage discharge

points shall discharge on to a splash pad or approved equivalent, and the location and orientation of splash pads shall be directed away from adjacent properties The Owner/Builder/Applicant is responsible for obtaining utility and servicing locates prior to any works. All disturbed areas are to be sodded over a minimum o

150mm of topsoil or approved alternative ground cover. Sod is to be used in lieu of hydroseeding within swales or any other focus points of runoff that will be prone to erosion. Furthermore, any areas that have been hydro-seed rather than sodded cannot be accepted until the seeding has established sufficient growth for ground cover to the satisfaction of the Town. The Owner/Builder/Applicant must obtain a Road Occupancy Permit from Public Works prior to the

commencement of any construction works. A copy of the "Accepted for Construction" lot grading and drainage plan to be on site for reference at all times during construction

Soak away pits shall be constructed in accordance with Town of Wasaga Beach Std.Dwg.No 11 and the MOE Stormwater Management Planning and Design Manual. nstruction of soakaway pits are to be confirmed by the designer that is to sign the Lot Grading Certificate. (To be reviewed on site by the designer prior to backfill or submission of photographs from the Contractor may be

Headwalls shall constructed of concrete, RisiStone (SienaStone) architectural block, or approved equivalent, complete with filter cloth to prevent migration of fine

treated lumber, architectural block or approved equivalent. Filter cloth shall be placed behind all retaining walls to prevent the migration of fines. Retaining walls are not to encroach into the Municipal road allowance or adjacent The foundaiton weeping tile elevation is to be confirmed in writing by the Builder to the Building Inspector prior to the backfill inspection.

SECTION 3.28 ACCESSORY DWELLING UNITS IN RESIDENTIAL DWELLINGS Shall mean the vertical distance between the established grade

the highest point of a flat roof:

the mean height between the eaves and ridge of a

shall not be included unless otherwise stipulated herein.

Shall mean, with reference to a building, the average elevation

of the finished surface of the ground where it meets the

finished grade of the ground immediately surrounding such

structure, exclusive in both cases of any artificial embankmen

or entrenchment and when used with reference to a street,

road or highway, means the elevation of the street, road or

CORNER LOT:
The front lot line shall be deemed to be either the shortest

of the lot lines that abut the streets or the lot line where

Notwithstanding any provisions of this By-law to the contrary,

a. a required front yard a maximum distance of 1.2 metres

provided that the deck is not more than 0.6 metres

a required rear yard, but shall be no closer than 0.9

metres to the lot line, provided that the deck is not

lot line if the deck exceeds 0.6 metres above finished

a required interior and/or exterior side yard a maximum

distance of 0.9 metres provided that the deck is not

a required rear vard, but no closer than 3 metres to the

more than 0.6 metres above finished grade;

more than 0.6 metres above finished grade.

the principal access to the lot is provided.

SECTION 3.3 YARD ENCROACHMENTS

SECTION 3.3.3. DECKS

decks may project into:

above finished grade;

highway established by the Municipality or other designated

exterior of the front of such building and when used with reference to a structure, means the average elevation of the

the deck line of a mansard roof;

gabled or hip roof.

SECTION 3.28.1.2 A MAXIMUM OF ONE (1) ATTACHED ACCESSORY DWELLING UNIT MAY BE PERMITTED IN A

SINGLE-DETACHED, LINK, SEMI-DETACHED, OR STREE TOWNHOUSE DWELLING UNIT IN THE RESIDENTIAL TYPE ONE (R1

SECTION 3.28.1.7 AN ATTACHED ACCESSORY DWELLING UNIT SHALL NOT BE PERMITTED IN A RESIDENTIAL DWELLING THAT IS n calculating the height of a building, any construction used NOT CONNECTED TO FULL MUNICIPAL WATER AND SANITARY as an ornament or for the mechanical operation of the building such as a mechanical penthouse or a chimney, tower cupola, steeple, or an antenna, or a free standing farm silo

SECTION 3.28.2.1 MINIMUM DWELLING UNIT AREA FOR AN ATTACHED ACCESSORY DWELLING UNIT: 37 SQUARE METRES. THE HABITABLE AREA OF THE MAIN DWELLING AND THE ATTACHED ACCESSORY DWELLING UNIT MAY BE LOCATED BELOW GRADE IN ACCORDANCE WITH SUBSECTION 3.28.2.8

SECTION 3.28.2.2 A MAIN RESIDENTIAL DWELLING THAT CONTAINS AN ATTACHED ACCESSORY DWELLING UNIT SHALL HAVE A MINIMUM DWELLING UNIT AREA OF 93 METRES, EXCLUSIVE OF THE ACCESSORY DWELLING UNIT

SECTION 3.28.2.3 AN ATTACHED ACCESSORY DWELLING UNIT SHALL NOT EXCEED 45% OF THE TOTAL GROSS FLOOR ARE OF THE MAIN RESIDENTIAL DWELLING SECTION 3.28.2.5 ONE (1) ADDITIONAL PARKING SPACE SHALL

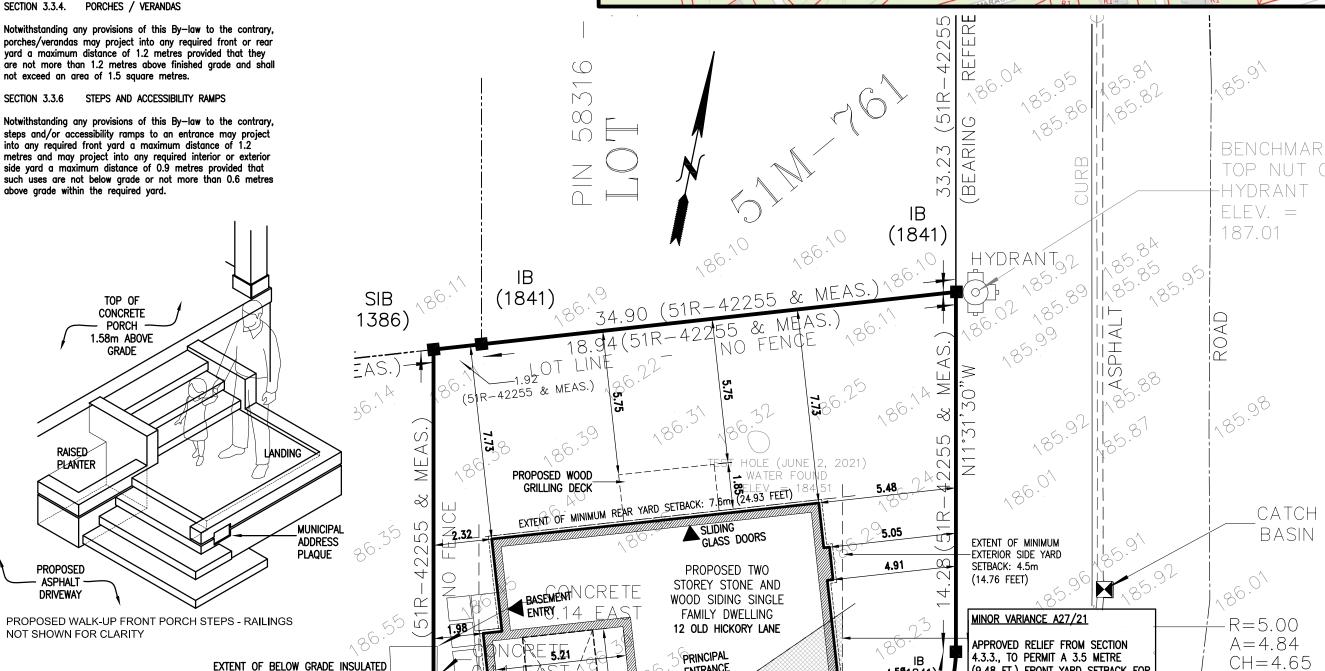
BE REQUIRED FOR AN ATTÁCHED ACCESSORY DWELLING UNIT. ANDEM PARKING SHALL BE PERMITTED. ALL REQUIRED PARKING AREAS SHALL BE PROVIDED ON THE LOT FOR WHICH THE PARKING IS REQUIRED, AND SHALL NOT FORM PART OF ANY

SECTION 3.28.2.8 ANY ATTACHED ACCESSORY DWELLING UNIT. IN ITS ENTIRETY, MAY BE LOCATED IN A BASEMENT OR CELLAR

THE FINISHED FLOOR LEVEL OF SUCH BASEMENT OR CELLAR IS NOT BELOW THE LEVEL OF ANY SANITARY SEWER OR STORM SEWER SERVING THE BUILDING IN WHICH SUCH BASEMENT OR CELLAR IS LOCATED: AND THE ATTACHED ACCESSORY DWELLING UNIT COMPLIES WITH ALL APPLICABLE LAWS, SUCH AS THE ONTARIO BUILDING

SECTION 3.28.2.10 ATTACHED ACCESSORY DWELLING UNITS SHALL NOT BE USED AS SHORT-TERM ACCOMMODATION FOR THE TRAVELING OR VACATIONING PUBLIC

SUBJECT PROPERTY 12 OLD HICKORY LANE



ENTRANCE

PROPOSED PORCH

8.75m² (94.18ft²)

PROPOSED LANDSCAPE ENTRY STEPS

OVERALL FOOTPRINT OF PROPOSED

FORMED PLANTER AND STEPS

157.51 SQ.FT. (14.63 SQ.M.)

BENCHMARK

CENTRE OF MANHOLE

ELEV. = 186.25

ENCROACHMENT AREA:

CONCRETE FORM FOUNDATION WALL EXTENT-OF ABOVE GRADE STONE VENEER EXTERIOR WALL (DASHED) EXTENT OF MINIMUM INTERIOR SIDE SECTION 3.38 OFF STREET PARKING REQUIREMENTS YARD SETBACK: 1.8m (5.91 FEET) PROPOSED LANDSCAPING-STONE WALK TO BASEMENT ENTRY EXTENT OF MINIMUM FRONT YARD

ASPHALT

DRIVEWAY

OLO4 NORTH

0\20 EAST

MINIMUM AREA: 16.7 SQUARE METRES MINIMUM WIDTH: 2.8 METRES MINIMUM LENGTH: 5.5 METRES

DRIVEWAY

SECTION 3.38.2.8 ANGLE OF INTERSECTION OF DRIVEWAY MINIMUM ANGLE OF INTERSECTION BETWEEN A DRIVEWAY AND A STREET LINE SHALL BE 60 DEGREES SECTION 3.38.2.10 DRIVEWAY LOCATION

DOES NOT EXCEED 9.0 METRES

SECTION 3.38.2.2 LOCATION AND ACCESS

MINIMUM DRIVEWAY WIDTH: 3.0m

MAXIMUM DRIVEWAY WIDTH FOR:

SECTION 3.38.9 MINIMUM PARKING REQUIREMENTS

THE PRIMARY RESIDENTIAL USE

(1841)

Retaining walls are to be constructed of acceptable

NO GARAGE / SINGLE CAR GARAGE: DOUBLE CAR GARAGE: TRIPLE CAR GARAGE: SECTION 3.38.2.3. PARKING SPACE DIMENSIONS

NO DRIVEWAY SHALL BE ESTABLISHED CLOSER THAN 1.0

METRE TO A SIDE LOT LINE, PROVIDED THIS SHALL APPLY TO PREVENT THE ESTABLISHMENT OF ABUTTING DRIVEWAYS ALONG A COMMON LOT LINE IF THEIR COMBINED WIDTH

ATTACHED ACCESSORY DWELLING UNIT: 1 PARKING SPACE IN ADDITION TO THE MINIMUM PARKING REQUIREMENTS OF RESIDENTIAL USE: 2 PARKING SPACES PER DWELLING UNIT

MANHOLE

シーン SETBACK: 6.0m (19.69 FEET)

R = 30.0

(1841)

(51R-42255 & MEAS.

R = 30.00

CH=1.73

N56°09'50"E

(51R-42255 & MEAS,)

ALL SITE INFORMATION, INCLUDING BENCHMARKS. BOUNDARY LINES. UTILITIES, GRADING MEASUREMENTS AN LEGAL INFORMATION PROVIDED FROM DOCUMENTS PREPARED BY THE FOLLOWING: RODNEY G. REYNOLDS

(9.48 FT.) FRONT YARD SETBACK FOR

À TRIANGULAR AREA OF 7.5 SQUARE

METRES (80.72 SQUARE FEET)

N16°11'50"

BENCHMARK

CENTRE OF

MANHOLE

ELEV. = 186.03

MANHOLE

ONTARIO LAND SURVEYORS WASAGA BEACH, ONTARIO

DATED JUNE 10, 2021

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCING ANY CONSTRUCTION.

SITE PLAN

DRAWN: LJH DATE: 03.15.24 SCALE: AS NOTI JOB NUMBER:

ndersigned has reviewed and takes responsibility for this design, has the qualificat

Required unless design is exempt under 2.17.5.1 and/or 2.17.4.1 of the

Ontario Building Code

This document must be signed above to be valid. Reproductions should not be accept

. DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWING

UST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES

ABRICATION OF ITS COMPONENTS: SHOULD EXISTING CONDITIONS.

EATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE

he same character as those noted for similar conditions

NLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO

racing, shoring, sheet piling or other temporary supports,

O SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED

L DRAWINGS, DETAILS, AND SPECIFICATIONS REPRESENTED IN THE

RAWINGS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN ISSUED

ALL STAIR / EXTERIOR STAIRS: OBC 2012, DIV.

200mm

210mm

235mm

1950mm

(2'-8'')

25mm

REVISIONS/ISSUANCE" BOX HEREON. DO NOT SCALE DRAWINGS.

ROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE

ROPERTY AND COPYRIGHT OF LJH ARCHITECTURAL DESIGN.

Y THE DESIGNER AND NOTED ACCORDINGLY IN THE

B PART 9.8

MAXIMUM RISE:

MINIMUM RUN:

MINIMUM TREAD:

MAXIMUM NOSING:

MINIMUM HEADROOM:

RAIL HEIGHT @ LANDING: 900mm

RAIL HEIGHT @ STAIR: 800mm

MINIMUM STAIR WIDTH: 860mm

100mm (4") BETWEEN PICKETS.

9.8.8.3 HEIGHT OF GUARDS

FINISHED RAILING ON PICKETS SPACED MAX

<u>GUARDS - OBC 2012, DIV. B PART. 9.8.8.</u>

INTERIOR GUARD HEIGHT: 900mm (2'-11") MIN

EXTERIOR GUARD HEIGHT: 1070mm (3'-6") MIN.

3) EXTERIOR GUARDS SERVING NOT MORE THAN

ONE DWELLING UNIT SHALL BE NOT LESS THAN

04.09.24 | RE-ISSUED FOR MINOR VARIANCE

email: linc@ljh-architectural-design.cor

WASAGA BEACH, ONTARIO

3 | 04.05.24 | ISSUED FOR MINOR VARIANCE

4 | 04.07.24 | REVISIONS FOR REVIEW

2 | 03.20.24 | ISSUED FOR REVIEW

03.17.24 | ISSUED FOR REVIEW

REF. DATE: | DESCRIPTION:

REVISIONS / ISSUANCE:

vww.ljh-architectural-design.com

GARGARO

RESIDENCE

DRAWING TITLE:

SINGLE FAMILY

ADDRESS: 12 OLD HICKORY LANE

900 mm HIGH WHERE THE WALKING SURFACE

mm ABOVE THE FINISHED GROUND LEVEL.

OCCURRING DURING CONSTRUCTION. IT SHALL BE THE SPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY

OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE

EPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND

RAWINGS. THE DESIGNER MUST BE NOTIFIED IMMEDIATELY

FIRM BCIN:

INDIVIDUAL BCIN: 34224

NAME: Lincoln Hilger SIGNATURE:____

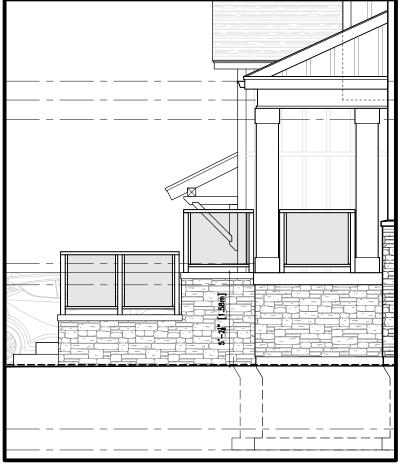
and meets the requirements set out in the Ontario Building Code to be a designer.

REGISTRATION AND QUALIFICATION INFORMATION

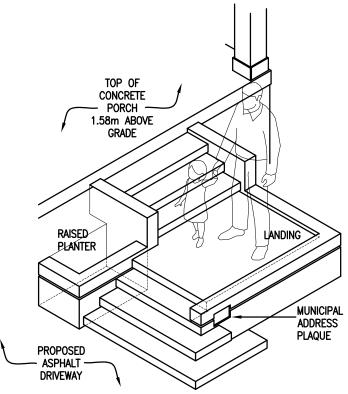
SHEET NUMBER:



FRONT PORCH ELEVATION
FACING SOUTH SCALE: 3/16" = 1'-0"



FRONT PORCH ELEVATION FACING EAST SCALE: 3/16" = 1'-0"



PROPOSED WALK-UP FRONT PORCH STEPS - RAILINGS NOT SHOWN FOR CLARITY

12 OLD HICKORY LANE WASAGA BEACH, ONTARIO

MINOR VARIANCE APPLICATION No. A013/24

MAY 2, 2024

