



THE MUNICIPALITY OF CENTRAL ELGIN

MINOR VARIANCE/PERMISSION APPLICATION

Form MVA-1/2014

REQUIREMENTS FOR A COMPLETE APPLICATION:

Note: Until the Municipality of Central Elgin has received the information and material requested herein (as required under subsection 2 of Ontario Regulation 200/96) and any fee under Section 69(1) of the Planning Act, the application will be deemed incomplete and the time periods referred to in section 45(4) of the Act will not begin. Please ensure your submission includes:

OFFICE USE ONLY
Date Stamp - Date Received:
Fee Paid: [X] Yes [] No

- The completed application form and declarations.
1 digital copy of sketch/plan showing EXISTING and PROPOSED building(s) and structure(s) on subject lands, where applicable.
Application Fee made payable to "The Municipality of Central Elgin". Application Fee Amount: \$ 553.75
A Letter of Authorization from the Owner (with dated, original signature) OR completion of the Owner's Authorization on page 7, if the Owner is not filing the application.
Other information identified through Pre-consultation.

PLEASE LIST THE REPORTS OR STUDIES THAT ACCOMPANY THIS APPLICATION (supply two copies of each):

Note: This section applies to all reports that may have been identified as a result of any pre-application consultation meeting as studies required for a complete application.

Three horizontal lines for listing reports or studies.

About Pre-Consultation

Prior to submitting this application for a Minor Variance to the Municipality of Central Elgin, a proponent is encouraged to consult with relevant staff. Pre-application consultation is intended to facilitate early discussions between the proponent and staff pertaining to the application, and to allow staff to assist in determining the specific reports, studies and information that may be required to be submitted together with the application form as part of a complete application.

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:

Central Elgin Planning Office
9 Mondamin Street, St. Thomas, Ontario N5P 2T9
Telephone: 519-633-2560
Facsimile: 519-633-6581
or
Municipality of Central Elgin
450 Sunset Drive, St. Thomas, Ontario N5R 5V1
Telephone: 519-631-4860
Facsimile: 519-631-4036

Personal information is collected under the authority of the Planning Act and will be used only for the purposes of considering and reviewing your application.



THE MUNICIPALITY OF CENTRAL ELGIN

MINOR VARIANCE/PERMISSION APPLICATION

I/We hereby apply, as outlined in this application, to the Council of the Corporation of the Municipality of Central Elgin pursuant to the provisions of the Planning Act, for a Minor Variance/Permission under Section 45 of the Planning Act.

- 1. Name of applicant: Nicole McDowell
Address: 31914 Pioneer Line, Iona Station
Telephone (home): 519-317-7681 (business)
E-Mail: nicole@duenorthdesign.ca
2. Is the applicant the owner of the land? No
Name of owner: Sherry Welch
Address: 370 Warren St. Port Stanley
Telephone (home): 519-782-7371 (business)
E-Mail: jimmycookson44@gmail.com
3. When was the subject land acquired by the current owner? 2007
4. Name of Agent (if any): Nicole McDowell
Address: 31914 Pioneer Line, Iona Station
Telephone (home): 519-317-7681 (business)
E-Mail: nicole@duenorthdesign.ca
5. Location of Property ("subject lands"):
Registered Plan No.: PLAN 117 Lot No.(s): Lot 8 & Lot 10
Concession No.: Lot No.(s):
Reference Plan No.: Part No.(s):
Municipal Address: 370 Warren St. Port Stanley
6. Municipality of Central Elgin Official Plan:
Designation of the subject lands: Residential
7. Current applicable Zoning By-law: Industrial
Current applicable zone: C1

8. What is the present use(s) of the subject lands? Residential

How long has this use(s) continued on the subject lands? Approx 70-75 yrs

9. What is the proposed use of the subject lands? Residential

10. Nature and extent of relief from the zoning by-law: _____
Permission under Section 45.(2)(a)(i), permit the construction of an addition
and covered front porch, as shown on the the plans accompanying the application.

Reason(s) why the proposed use cannot comply with the provisions of the zoning by-law: _____
Property usage is residential where the zoning is industrial

11. Dimensions of the subject lands:
Frontage (m): 22.88m on Warren St. Street/Road/Highway
Depth (m): 68.74m
Area (m²): 1827.92 sq.m.

12. Access to the subject lands is provided by:
 A Provincial highway or municipal road that is maintained year-round or other public road;
 A right of way; or
 By water (Please provide a description of the parking/docking facilities to be used and the approximate distance of these facilities from the subject lands and the nearest public road):

13. Particulars of all existing and proposed structures on the subject lands (as applicable - add additional pages if necessary):

<u>EXISTING</u>	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
Building type:	<u>Dwelling</u>	<u>Detached Garage</u>	<u>Existing Accessories</u>
Length (m):	<u>12.8m</u>	<u>15.24m</u>	
Width (m):	<u>11.1m</u>	<u>5.49m</u>	
Height (m):	<u>5m +/-</u>		
No. of storeys:	<u>1</u>	<u>1</u>	<u>1</u>
Ground floor area (m ²):	<u>138 +/- sq.m.</u>	<u>83.6 +/- sq.m.</u>	<u>9.9 + 6 + 12.8 + 4.5</u>
Gross floor area (m ²):	<u>138 +/- sq.m.</u>	<u>83.6 +/- sq.m.</u>	<u>83.6 +/- sq.m.</u>
Parking area (m ²):	<u>115 +/- sq.m.</u>		
Setback, front lot line (m):	_____		
Setback, rear lot line (m):	_____		
Setback, side lot line (m):	_____		
Setback, side lot line (m):	_____		
Date constructed:	<u>1950-1955</u>		

<u>PROPOSED</u>	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
Building type:	Dwelling		
Length (m):	14.02 m		
Width (m):	14.62m		
Height (m):	5m +/-		
No. of storeys:	1		
Ground floor area (m ²):	187.5 sq.m.		
Gross floor area (m ²):	187.5 sq.m.		
Parking area (m ²):	115 +/- sq.m.		
Setback, front lot line (m):			
Setback, rear lot line (m):			
Setback, side lot line (m):			
Setback, side lot line (m):			

14. Potable water will be supplied to the subject lands through:
- Publicly owned and operated piped water system.
- Privately owned and operated individual or communal well.
- Lake or other water body.
- Other means. Explain: _____
15. Sewage disposal will be supplied to the subject lands through:
- Publicly owned and operated sanitary sewage system.
- Privately owned and operated individual or communal septic system.
- A privy.
- Other means. Explain: _____
16. Storm drainage will be supplied to the subject lands through:
- Publicly owned and operated storm sewer system.
- Privately owned and operated storm sewer system.
- Ditches and swales.
- Other means. Explain: _____
17. Has the subject lands ever been the subject of any of the following matters under the Planning Act:
- (a) For approval of a plan of subdivision under Section 51. Yes No
File No.: _____ Status: _____
- (b) For approval of a consent under Section 53. Yes No
File No.: _____ Status: _____
- (c) For approval of minor variance/permission under Section 45. Yes No
File No.: _____ Status: _____
18. This application must be accompanied by a digital sketch, in metric, showing as applicable:
- ✓ The boundaries and dimensions of the subject lands;
 - ✓ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
 - ✓ The approximate location of all natural and artificial features (i.e. buildings, railways, roads, watercourses, drainage ditches, rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - (i) are located on the subject land and on land that is adjacent to it; and
 - (ii) in the applicant's opinion, may affect the application.
 - ✓ The current uses of land that is adjacent to the subject land; (continued on next page)

- ✓ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- ✓ If access to the subject lands will be by water only, the location of the parking and docking facilities to be used; and
- ✓ The location and nature of any easement affecting the subject land.

19. This application must be filed with the **Central Elgin Planning Office, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9** or with the **Municipality of Central Elgin, 450 Sunset Drive, St. Thomas, Ontario, N5R 5V1**, and must be accompanied by the application fee of **\$534.50**.

PLEASE MAKE CHEQUES PAYABLE TO “THE MUNICIPALITY OF CENTRAL ELGIN”

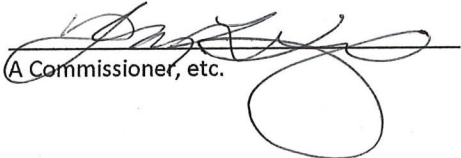
DECLARATION:

I, Nicole McDowell of Iona Station
do solemnly declare that all above statements contained in all of the exhibits transmitted herewith are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Municipality of Central Elgin

In the County of Elgin
this 7th
day of March A.D. 2025

N. McDowell
Signature of Owner or Authorized Agent


(A Commissioner, etc.)

DELANY LYNN LEITCH, Deputy Clerk
for The Corporation of the Municipality
of Central Elgin. A Commissioner for
taking Affidavits in the County of Elgin
in the Province of Ontario.

OWNER'S AUTHORIZATION:

THIS MUST BE COMPLETED BY THE OWNER IF THE OWNER IS NOT FILING THE APPLICATION

Note: If there are multiple Owners, an authorization letter from each Owner (with dated, original signature) is required OR each Owner must sign the following authorization.

I (we) Sherry Welch being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize Nicole McDowell to prepare and submit an Application for a Minor Variance.

Sherry Welch
Signature
22 Day 02 Month 2025 Year

Municipal Freedom of Information Declaration:

In accordance with the provisions of the Planning Act, it is the policy of the Municipality of Central Elgin to provide public access to all development applications and supporting documentation.

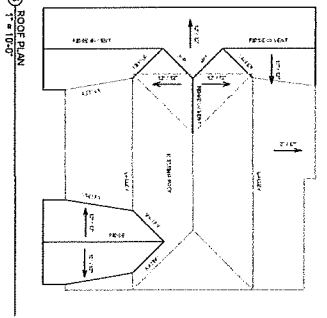
In submitting this development application and supporting documentation, I Nicole McDowell (please print name) the Owner Applicant Authorized Agent, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the Municipality of Central Elgin to post a "Possible Land Use Change" sign and allow municipal staff to access to the subject lands for purposes of evaluation of the subject application

N McDowell 11th Day March Month 2025 Year
Signature

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
4. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO EXCAVATION.
7. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
10. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

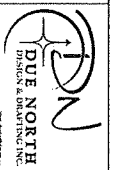


DESIGN LOADS:

DEAD LOAD (DL)	10 PSF
LIVE LOAD (LL)	20 PSF
WIND LOAD (WL)	AS PER ASCE 7-10
SEISMIC LOAD (SL)	AS PER ASCE 7-10
ICE LOAD (IL)	AS PER ASCE 7-10
RAINFALL LOAD (RL)	AS PER ASCE 7-10
SNOW LOAD (SN)	AS PER ASCE 7-10
WIND UPLIFT (WU)	AS PER ASCE 7-10
MINIMUM UPLIFT (MU)	AS PER ASCE 7-10
MAXIMUM UPLIFT (MX)	AS PER ASCE 7-10
MINIMUM DOWNLOAD (MD)	AS PER ASCE 7-10
MAXIMUM DOWNLOAD (MX)	AS PER ASCE 7-10

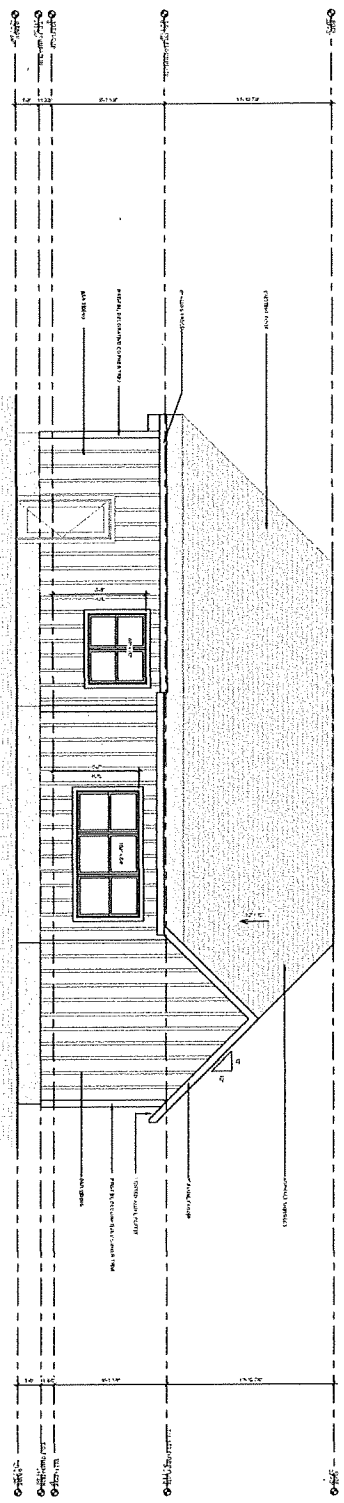
SYMBOLS:

1	1/2" DIA. REINFORCING BARS
2	3/4" DIA. REINFORCING BARS
3	1" DIA. REINFORCING BARS
4	1 1/2" DIA. REINFORCING BARS
5	2" DIA. REINFORCING BARS
6	3" DIA. REINFORCING BARS
7	4" DIA. REINFORCING BARS
8	5" DIA. REINFORCING BARS
9	6" DIA. REINFORCING BARS
10	8" DIA. REINFORCING BARS
11	10" DIA. REINFORCING BARS
12	12" DIA. REINFORCING BARS
13	14" DIA. REINFORCING BARS
14	16" DIA. REINFORCING BARS
15	18" DIA. REINFORCING BARS
16	20" DIA. REINFORCING BARS
17	24" DIA. REINFORCING BARS
18	30" DIA. REINFORCING BARS
19	36" DIA. REINFORCING BARS
20	42" DIA. REINFORCING BARS
21	48" DIA. REINFORCING BARS
22	54" DIA. REINFORCING BARS
23	60" DIA. REINFORCING BARS
24	66" DIA. REINFORCING BARS
25	72" DIA. REINFORCING BARS
26	78" DIA. REINFORCING BARS
27	84" DIA. REINFORCING BARS
28	90" DIA. REINFORCING BARS
29	96" DIA. REINFORCING BARS
30	102" DIA. REINFORCING BARS
31	108" DIA. REINFORCING BARS
32	114" DIA. REINFORCING BARS
33	120" DIA. REINFORCING BARS
34	126" DIA. REINFORCING BARS
35	132" DIA. REINFORCING BARS
36	138" DIA. REINFORCING BARS
37	144" DIA. REINFORCING BARS
38	150" DIA. REINFORCING BARS
39	156" DIA. REINFORCING BARS
40	162" DIA. REINFORCING BARS
41	168" DIA. REINFORCING BARS
42	174" DIA. REINFORCING BARS
43	180" DIA. REINFORCING BARS
44	186" DIA. REINFORCING BARS
45	192" DIA. REINFORCING BARS
46	198" DIA. REINFORCING BARS
47	204" DIA. REINFORCING BARS
48	210" DIA. REINFORCING BARS
49	216" DIA. REINFORCING BARS
50	222" DIA. REINFORCING BARS
51	228" DIA. REINFORCING BARS
52	234" DIA. REINFORCING BARS
53	240" DIA. REINFORCING BARS
54	246" DIA. REINFORCING BARS
55	252" DIA. REINFORCING BARS
56	258" DIA. REINFORCING BARS
57	264" DIA. REINFORCING BARS
58	270" DIA. REINFORCING BARS
59	276" DIA. REINFORCING BARS
60	282" DIA. REINFORCING BARS
61	288" DIA. REINFORCING BARS
62	294" DIA. REINFORCING BARS
63	300" DIA. REINFORCING BARS
64	306" DIA. REINFORCING BARS
65	312" DIA. REINFORCING BARS
66	318" DIA. REINFORCING BARS
67	324" DIA. REINFORCING BARS
68	330" DIA. REINFORCING BARS
69	336" DIA. REINFORCING BARS
70	342" DIA. REINFORCING BARS
71	348" DIA. REINFORCING BARS
72	354" DIA. REINFORCING BARS
73	360" DIA. REINFORCING BARS
74	366" DIA. REINFORCING BARS
75	372" DIA. REINFORCING BARS
76	378" DIA. REINFORCING BARS
77	384" DIA. REINFORCING BARS
78	390" DIA. REINFORCING BARS
79	396" DIA. REINFORCING BARS
80	402" DIA. REINFORCING BARS
81	408" DIA. REINFORCING BARS
82	414" DIA. REINFORCING BARS
83	420" DIA. REINFORCING BARS
84	426" DIA. REINFORCING BARS
85	432" DIA. REINFORCING BARS
86	438" DIA. REINFORCING BARS
87	444" DIA. REINFORCING BARS
88	450" DIA. REINFORCING BARS
89	456" DIA. REINFORCING BARS
90	462" DIA. REINFORCING BARS
91	468" DIA. REINFORCING BARS
92	474" DIA. REINFORCING BARS
93	480" DIA. REINFORCING BARS
94	486" DIA. REINFORCING BARS
95	492" DIA. REINFORCING BARS
96	498" DIA. REINFORCING BARS
97	504" DIA. REINFORCING BARS
98	510" DIA. REINFORCING BARS
99	516" DIA. REINFORCING BARS
100	522" DIA. REINFORCING BARS
101	528" DIA. REINFORCING BARS
102	534" DIA. REINFORCING BARS
103	540" DIA. REINFORCING BARS
104	546" DIA. REINFORCING BARS
105	552" DIA. REINFORCING BARS
106	558" DIA. REINFORCING BARS
107	564" DIA. REINFORCING BARS
108	570" DIA. REINFORCING BARS
109	576" DIA. REINFORCING BARS
110	582" DIA. REINFORCING BARS
111	588" DIA. REINFORCING BARS
112	594" DIA. REINFORCING BARS
113	600" DIA. REINFORCING BARS
114	606" DIA. REINFORCING BARS
115	612" DIA. REINFORCING BARS
116	618" DIA. REINFORCING BARS
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120	642" DIA. REINFORCING BARS
121	648" DIA. REINFORCING BARS
122	654" DIA. REINFORCING BARS
123	660" DIA. REINFORCING BARS
124	666" DIA. REINFORCING BARS
125	672" DIA. REINFORCING BARS
126	678" DIA. REINFORCING BARS
127	684" DIA. REINFORCING BARS
128	690" DIA. REINFORCING BARS
129	696" DIA. REINFORCING BARS
130	702" DIA. REINFORCING BARS
131	708" DIA. REINFORCING BARS
132	714" DIA. REINFORCING BARS
133	720" DIA. REINFORCING BARS
134	726" DIA. REINFORCING BARS
135	732" DIA. REINFORCING BARS
136	738" DIA. REINFORCING BARS
137	744" DIA. REINFORCING BARS
138	750" DIA. REINFORCING BARS
139	756" DIA. REINFORCING BARS
140	762" DIA. REINFORCING BARS
141	768" DIA. REINFORCING BARS
142	774" DIA. REINFORCING BARS
143	780" DIA. REINFORCING BARS
144	786" DIA. REINFORCING BARS
145	792" DIA. REINFORCING BARS
146	798" DIA. REINFORCING BARS
147	804" DIA. REINFORCING BARS
148	810" DIA. REINFORCING BARS
149	816" DIA. REINFORCING BARS
150	822" DIA. REINFORCING BARS
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181	1008" DIA. REINFORCING BARS
182	1014" DIA. REINFORCING BARS
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184	1026" DIA. REINFORCING BARS
185	1032" DIA. REINFORCING BARS
186	1038" DIA. REINFORCING BARS
187	1044" DIA. REINFORCING BARS
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191	1068" DIA. REINFORCING BARS
192	1074" DIA. REINFORCING BARS
193	1080" DIA. REINFORCING BARS
194	1086" DIA. REINFORCING BARS
195	1092" DIA. REINFORCING BARS
196	1098" DIA. REINFORCING BARS
197	1104" DIA. REINFORCING BARS
198	1110" DIA. REINFORCING BARS
199	1116" DIA. REINFORCING BARS
200	1122" DIA. REINFORCING BARS
201	1128" DIA. REINFORCING BARS
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203	1140" DIA. REINFORCING BARS
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206	1158" DIA. REINFORCING BARS
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210	1182" DIA. REINFORCING BARS
211	1188" DIA. REINFORCING BARS
212	1194" DIA. REINFORCING BARS
213	1200" DIA. REINFORCING BARS
214	1206" DIA. REINFORCING BARS
215	1212" DIA. REINFORCING BARS
216	1218" DIA. REINFORCING BARS
217	1224" DIA. REINFORCING BARS
218	1230" DIA. REINFORCING BARS
219	1236" DIA. REINFORCING BARS
220	1242" DIA. REINFORCING BARS
221	1248" DIA. REINFORCING BARS
222	1254" DIA. REINFORCING BARS
223	1260" DIA. REINFORCING BARS
224	1266" DIA. REINFORCING BARS
225	1272" DIA. REINFORCING BARS
226	1278" DIA. REINFORCING BARS
227	1284" DIA. REINFORCING BARS
228	1290" DIA. REINFORCING BARS
229	1296" DIA. REINFORCING BARS
230	1302" DIA. REINFORCING BARS
231	1308" DIA. REINFORCING BARS
232	1314" DIA. REINFORCING BARS
233	1320" DIA. REINFORCING BARS
234	1326" DIA. REINFORCING BARS
235	1332" DIA. REINFORCING BARS
236	1338" DIA. REINFORCING BARS
237	1344" DIA. REINFORCING BARS
238	1350" DIA. REINFORCING BARS
239	1356" DIA. REINFORCING BARS
240	1362" DIA. REINFORCING BARS
241	1368" DIA. REINFORCING BARS
242	1374" DIA. REINFORCING BARS
243	1380" DIA. REINFORCING BARS
244	1386" DIA. REINFORCING BARS
245	1392" DIA. REINFORCING BARS
246	1398" DIA. REINFORCING BARS
247	1404" DIA. REINFORCING BARS
248	1410" DIA. REINFORCING BARS
249	1416" DIA. REINFORCING BARS
250	1422" DIA. REINFORCING BARS
251	1428" DIA. REINFORCING BARS
252	1434" DIA. REINFORCING BARS
253	1440" DIA. REINFORCING BARS
254	1446" DIA. REINFORCING BARS
255	1452" DIA. REINFORCING BARS
256	1458" DIA. REINFORCING BARS
257	1464" DIA. REINFORCING BARS
258	1470" DIA. REINFORCING BARS
259	1476" DIA. REINFORCING BARS
260	1482" DIA. REINFORCING BARS
261	1488" DIA. REINFORCING BARS
262	1494" DIA. REINFORCING BARS
263	1500" DIA. REINFORCING BARS
264	1506" DIA. REINFORCING BARS
265	1512" DIA. REINFORCING BARS
266	1518" DIA. REINFORCING BARS
267	1524" DIA. REINFORCING BARS
268	1530" DIA. REINFORCING BARS
269	1536" DIA. REINFORCING BARS
270	1542" DIA. REINFORCING BARS
271	1548" DIA. REINFORCING BARS
272	1554" DIA. REINFORCING BARS
273	1560" DIA. REINFORCING BARS
274	1566" DIA. REINFORCING BARS
275	1572" DIA. REINFORCING BARS
276	1578" DIA. REINFORCING BARS
277	1584" DIA. REINFORCING BARS
278	1590" DIA. REINFORCING BARS
279	1596" DIA. REINFORCING BARS
280	1602" DIA. REINFORCING BARS
281	1608" DIA. REINFORCING BARS
282	1614" DIA. REINFORCING BARS
283	1620" DIA. REINFORCING BARS
284	1626" DIA. REINFORCING BARS
285	1632" DIA. REINFORCING BARS
286	1638" DIA. REINFORCING BARS
287	1644" DIA. REINFORCING BARS
288	1650" DIA. REINFORCING BARS
289	1656" DIA. REINFORCING BARS
290	1662" DIA. REINFORCING BARS
291	1668" DIA. REINFORCING BARS
292	1674" DIA. REINFORCING BARS
293	1680" DIA. REINFORCING BARS
294	1686" DIA. REINFORCING BARS
295	1692" DIA. REINFORCING BARS
296	1698" DIA. REINFORCING BARS
297	1704" DIA. REINFORCING BARS
298	1710" DIA. REINFORCING BARS
299	1716" DIA. REINFORCING BARS
300	1722" DIA. REINFORCING BARS
301	1728" DIA. REINFORCING BARS
302	1734" DIA. REINFORCING BARS
303	1740" DIA. REINFORCING BARS
304	1746" DIA. REINFORCING BARS
305	1752" DIA. REINFORCING BARS
306	1758" DIA. REINFORCING BARS
307	1764" DIA. REINFORCING BARS
308	1770" DIA. REINFORCING BARS
309	1776" DIA. REINFORCING BARS
310	1782" DIA. REINFORCING BARS
311	1788" DIA. REINFORCING BARS
312	1794" DIA. REINFORCING BARS
313	1800" DIA. REINFORCING BARS
314	1806" DIA. REINFORCING BARS
315	1812" DIA. REINFORCING BARS
316	1818" DIA. REINFORCING BARS
317	1824" DIA. REINFORCING BARS
318	1830" DIA. REINFORCING BARS
319	1836" DIA. REINFORCING BARS
320	1842" DIA. REINFORCING BARS
321	1848" DIA. REINFORCING BARS
322	1854" DIA. REINFORCING BARS
323	1860" DIA. REINFOR

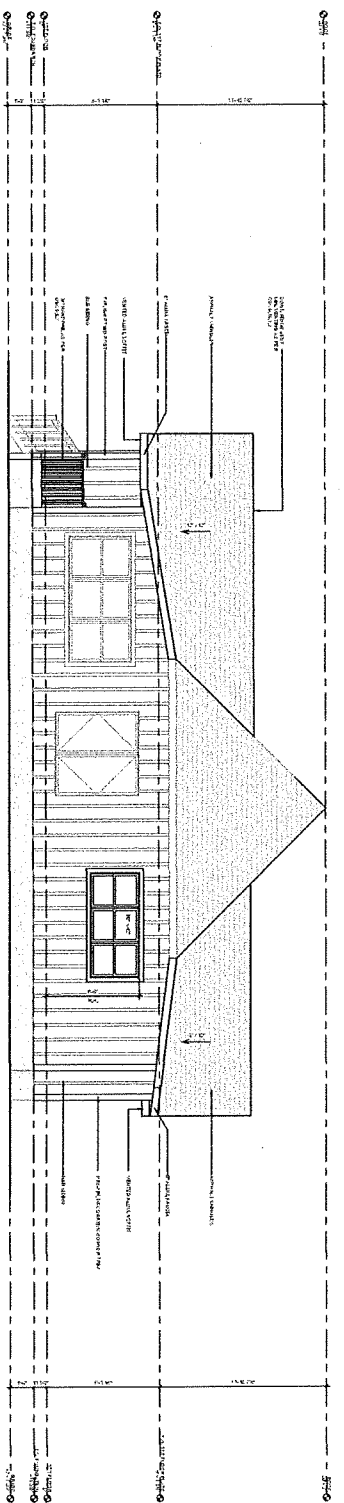


NOTES:

1. All work shall be in accordance with the current edition of the International Building Code (IBC) and the International Residential Code (IRC) unless otherwise specified.
2. All materials shall be of good quality and shall conform to the specifications listed in the schedule of materials.
3. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations.
4. The contractor shall maintain access to all existing utilities and structures on the site.
5. The contractor shall be responsible for protecting all existing structures and utilities on the site.
6. The contractor shall be responsible for the safety of all workers and the public during the construction process.
7. The contractor shall be responsible for the cleanup and removal of all construction debris.
8. The contractor shall be responsible for the final inspection and certification of the work.



① REAR ELEVATION
1/4" = 1'-0"



② RIGHT ELEVATION
1/4" = 1'-0"

**PRELIMINARY
ONLY
NOT FOR
PERMIT**

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	12/10/2024
2	REVISED PER COMMENTS	12/10/2024
3	REVISED PER COMMENTS	12/10/2024
4	REVISED PER COMMENTS	12/10/2024
5	REVISED PER COMMENTS	12/10/2024
6	REVISED PER COMMENTS	12/10/2024
7	REVISED PER COMMENTS	12/10/2024
8	REVISED PER COMMENTS	12/10/2024
9	REVISED PER COMMENTS	12/10/2024
10	REVISED PER COMMENTS	12/10/2024

**COOKSON
ADDITION**

ELEVATIONS

DATE	24-108
PROJECT	COOKSON ADDITION
DATE	DEC 10, 2024
COMMENTS	N/A
SCALE	1/4" = 1'-0"
NO.	A3

