

SITE PLAN MATRIX

	REQUIRED	PROVIDED
ZONING:		OS1
LOT AREA:	1,858 M ²	+/- 66,292.20 M ²
LOT FRONTAGE:	100 FT. MIN	+/- 554 FT (168.85 M)
LOT COVERAGE:	20% MAX.	+/- 1.19%
FRONT YARD:	65 FT MIN.	+/- 67.33 FT (20.64 M)
SIDE YARD (MIN):	15 FT. MIN	EAST LOT LINE: 33.25 FT (10.14 M)
		WEST LOT LINE: 478.75 FT (145.94 M)

AREAS

EXISTING HOUSE:	+/- 2,113 SQFT (196.31 M ²)
EXISTING GARAGE:	+/- 1,150 SQFT (106.84 M ²)
EXISTING BARN:	+/- 4,400 SQFT (408.77 M ²)
PROPOSED ADU:	793 SQFT (73.67 M ²)
EXISTING HOUSE + ADU + GARAGE + BARN:	+/- 8,456 SQFT (785.59 M ²)
TOTAL LOT AREA:	+/- 713,563.29 SQFT (66,292.20 M ²)

SITE PLAN LEGEND

LINE TYPE	DESCRIPTION
---	EXISTING HOUSE OUTLINE
---	NEW BUILDING OUTLINE
---	PROPERTY LINE
---	BUILDING SETBACKS

- DOOR & WINDOW OPENING SIZES
- SUBJECT TO CHOSEN MANUFACTURER
- WINDOWS SIZES MAY VARY FROM PLAN
- REFER TO MFG. FOR RSO SIZES

FOUNDATION PLAN NOTES:

1. DIMENSIONS ON THIS PLAN GOVERN OVER ALL DRAWINGS REPORT ANY DISCREPANCIES TO WALL TO WALL CONSTRUCTION
2. ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
3. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL. (ASSUMED SOIL BEARING CAPACITY = 2500 P.S.F.)
4. APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY
5. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4" BELOW FINISHED GRADE
6. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR/SUICED)
7. REINFORCING STEEL TO HAVE MINIMUM 1/2" COVER. MAXIMUM 2" COVER AT BOTTOM OF SLAB
8. ALL DIMENSIONS TO OUTSIDE OF PCF FOAM
9. UNDER ALL POINT LOADS ON TIP OF PCF WALL INSTALL 2-15M VERTICAL REBAR
10. ALL NON-LOADBEARING PCF FOUNDATION WALLS TO HAVE PCFV @ 48" O.C. SEE SPEC SHEET FOR DETAILS

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.R.C. I am qualified, and the firm is registered, in the appropriate classes/categories

Mike Wall
Mike Wall
BCIN: 104799

SQUARE FEET

MAIN FLOOR	793 SQFT
LOFT	306 SQFT
COVERED PATIO	130 SQFT
TOTAL	793 SQFT

REVISION LIST

8.			
7.	2024/08/13	FINAL REV 1	C.L.
6.	2024/06/14	FINAL DRAWINGS	R.W.
5.	2024/06/03	ENGINEER READY	R.W.
4.	2024/03/06	REVISION #2	R.W.
3.	2024/03/05	CENTRAL ELGIN PROPOSAL	R.W.
2.	2024/02/12	REVISION #1	R.W.
1.	2024/02/06	PRELIMINARY PROPOSAL	R.W.

PROPERTY OF WALL TO WALL

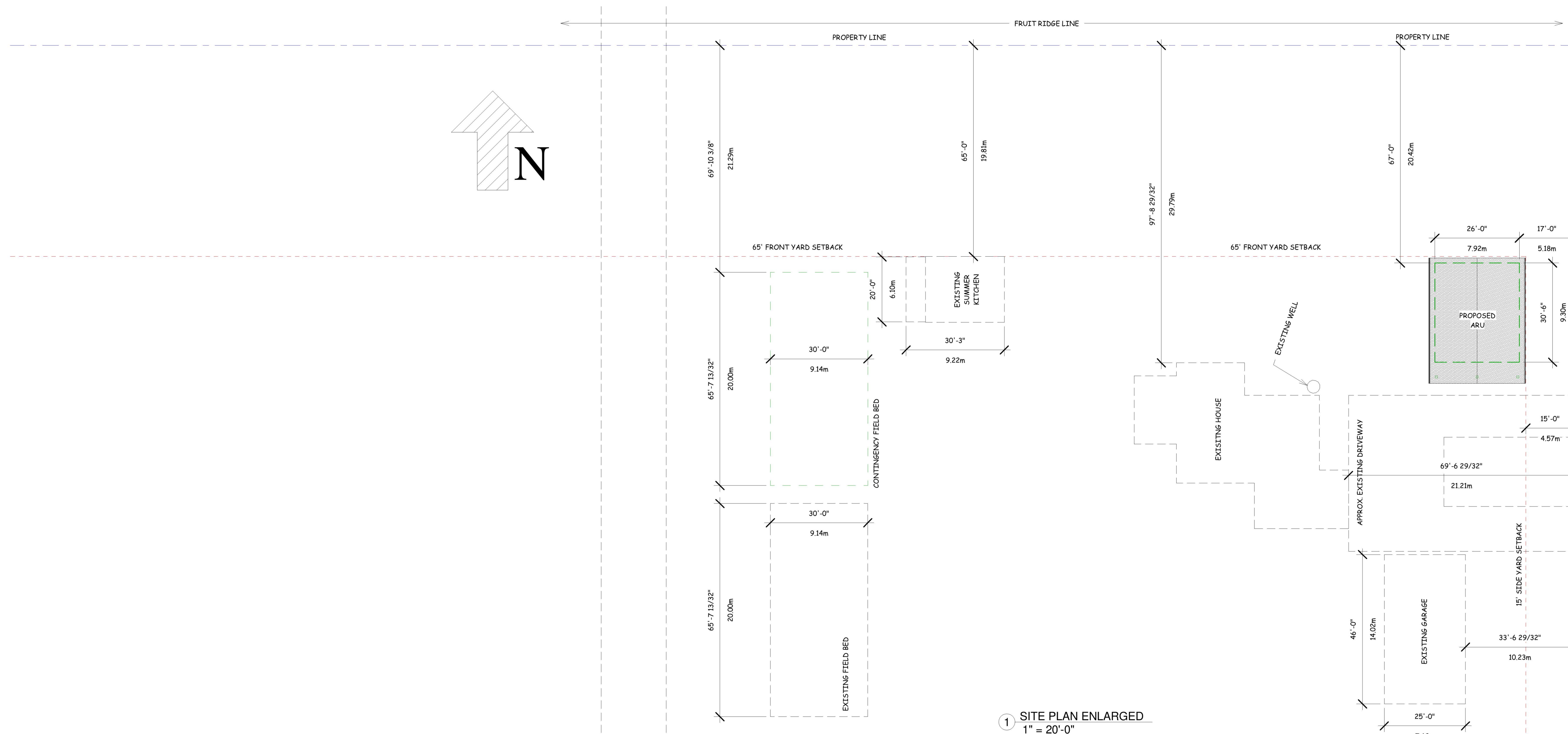
WALL TO WALL CONSTRUCTION
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mike@walltowallconstruction.ca
548-588-2933

PROPERTY OF WALL TO WALL

DAVID
6809 YARMOUTH CENTRE RD.
ON. N5P 3S9

FINAL
SITE PLAN ENLARGED

DRAWN BY:	R.W.	SCALE:	As indicated
REVIEWED BY:	M.W.	B.C.I.N.	110469
DATE:	FEBRUARY 2024		
SHEET NO:			A1.1



① SITE PLAN ENLARGED
1" = 20'-0"