<u>SITE PLAN</u>

THE SITE PLAN PROVIDED IS NOT A LEGAL SURVEY OF THE PROPERTY. ALL LOT BOUNDARY DIMENSIONS

AND EASEMENTS SHOULD BE VERIFIED BY O.L.S. THIS SITE PLAN IS PROVIDED AS

A GUIDE TO SHOW THE INTENDED LOCATION OF FOUNDATION AND TO SHOW THE ZONING SETBACKS OF THE PROPERTY

SOIL CONDITIONS SOIL CONDITONS ARE ASSUMED TO HAVE A BEARING CAPACITY OF NOT LESS THAN 75

BEARING CAPACITY OF NOT LESS THAN 75 KPA. IF BEARING CAPACITY IS LESS THAN 75 KPA, NOTIFY THE DESIGNER TO REAVALUATE THE FOOTING SIZES

WOOD FRAME CONSTRUCTION -LUMBER FOR JOISTS, RAFTERS, TRUSSES AND BEAMS SHALL BE IDENTIFIED BY A GRADE STAMP TO INDICATE ITS GRADE AS DETERMINED BY THE NLGA,

"STANDARD GRADING RULES FOR CANADIAN LUMBER" - OBC 9.3.2 -LUMBER SHALL BE NO LESS THAN SPF NO. 1/2 OR SELECT STRUCTURAL FOR WALL STUDS OR ROOF TRUSSES (PRAMING (2005)

STUDS OR ROOF TRUSSES/FRAMING (DOES NOT INCLUDE SHEARHING MATEIRALS FLOOR JOISTS

ALL CONVENTIONAL FLOOR JOISTS ARE DESIGNED IN ACCORDANCE WITH SECTION 9.23.4.2 TABLE A-1 AND BUILDER/OWNER SHALL ONLY USE MINIMUM SPF NO.1/2

SHALL ONLY USE MINIMUM SPF NO.1 GRADE OR HIGHER ALL ENGINEERED FLOOR JOISTS ARE

DESIGNED BY THE MANUFACTURER THE EWP MANUFACTURER SHALL NOT BEAR ANY POINT LOADS ONTO ANY STEEL BEAMS UNLESS THE STEEL BEAM IS DESIGNED BY A PROFESSIONAL ENCINEER TO THE STREET

UNLESS THE STEEL BEAM IS DESIGNED BY A PROFESSIONAL ENGINEER TO ALLOW FOR IT.

WALL STUDS ARE DESIGNED IN ACCORDANCE TO TABLE 9.23.10.1 WALL STUDS SPACED NOT MORE THAN 16"

ROOF FRAMING/TRUSSES ALL ROOF JOISTS ARE DESIGNED IN ACCORDANCE WITH SECTION 9.23.4.2. TABLE A4 -SNOW LOADS FROM 1.0-2.0 KPA

(WINDSOR, ESSEX, LEAMINGTON AND CHATHAM SNOW LAODS) ALL CEILING JOISTS DESGINED IN ACCORDANCE TO 9.23.3.2 TABLE A-3

ALL ENGINEERED TRUSSES TO BE DESGINED BY THE MANUFACTURER/ENGINEER IN ACCORDANCE TO THE OBC - PART 4

THE ROOF TRUSS DESIGNER SHALL NOT BEAR ANY POINT LOADS ONTO ANY STEEL BEAMS UNLESS THE STEEL BEAM IS

DESIGNED BY A PROFESSIONAL ENGINEER. ROOF TRUSS MEMBERS SHALL NOT BE NOTCHED, DRILLED OR OTHERWISE WEAKENED UNLESS SUCH NOTCHING OR

DRILLING IS ALLOWED FOR IN THE DESIGN OF THE TRUSS - OBC 9.23.5.5.

ASPHALT SHINGLES USED IN NORMAL APPLICATION ON SLOPE NO LESS THAN 4/12 PITCH. OBC - TABLE 9.26.3.1

USED IN LOW SLOPE APPLICATION (WITH ICE AND WATER SHEILD) NOT LESS THAN 2/12 PITCH. OBC - TABLE 9.26.3.1

SHEATHING & SUBFLOOR

-SUBFLOOR SHALL NOT BE LESS THAN 5/8 PLYWOOD OR 23/32" WATER RESISTANT OSB SHEATHING WHERE THE JOISTS SPACING DOES NOT EXCEED 16" O/C. SUBFLOOR FOR ATTIC TRUSSES SPACED NO MORE THAN 24" O/C SHALL HAVE A MINIUM OF 3/4" PLYWOOD. - TABLE 9.23.4.5.A

-WALL SHEATHING SHALL NOT BE LESS THAN 3/8 PLYWOOD OR OSB

ROOF SHEATHING SHALL BE NOT LESS THAN 3/8 PLYWOOD (H-CLIPS REQUIRED) RECOMENDED SHEATHING IS 1/2" PLYWOOD (H-CLIPS NOT REQUIRED)

WINDOWS AND DOORS

ALL WINDOWS AND DOORS SHOWN IN PLAN ARE TO BE VERIFIED BY THE GENERAL CONTRACTOR/HOME OWNER AND SHOULD NOT BE USED FOR ROUGH OPENING INFORMATION. USE WINDOW/DOOR SCHEDULE PROVIDED BY MANUFACTURER FOR R.O. SIZES.

ELECTRICAL

ELECTRICAL SYSTEM DESIGN IS BY OTHERS. DESIGN AND INSTALLATION SHALL COMPLY ONTARIO ELECTRICAL SAFETY CODE

ROOF AND FLOOR LOADING

FLOORS ARE TO BE DESIGNED WITH 40LBS LIVE & 15 LBS DEAD (CONCRETE TOPPING WILL REQUIRE ADDITIONAL LOADING)

ROOF LOADING DESIGNED FOR WINDSOR/ESSEX SNOW LOAD -22 LBS SNOW & 10 LBS DEAD

VENTILATION

1 VENT REQUIRED PER 300 SQFT OR RIDGE-VENT EQUIVELENT LOCATION OF FOUNDATION 85' - 0" 77' - 0" 332 LAIRD 26' - 0" PROPOSED 1040 SQFT GARAGE EXISTING DWELLING (2575 SQFT BUILDING AREA) 12' - 5 1/2" WALL BELOW < SEWER PIPE WATER ۶ N _____ . Q 75' - 0" 10' - 0" 85' - 0" - LAIRD AVE

SITE PLAN NOTES

SURVEY

VERIFIED

BY O.L.S.

THIS PLAN IS NOT A LEGAL

ALL LOT BOUNDARY DIMENSIONS AND EASEMENTS SHOULD BE

THIS SITE PLAN IS PROVIDED AS

A GUIDE TO SHOW THE INTENDED

ZONE = R1.1

REAR YARD = 4'

MAX SQFT = 750SQFT

(MINOR VARIANCE REQUIRED)

ACCESSORY BUILDINGS

INTERIOR SIDE YARD = 4'

ACCESS. HEIGHT = 13' STOREY MAX ALLOWABLE = 40 %

LOT COVERAGE

SITE AREA = 19,185 SQFT

LOT COVERAGE = 18.68 %

TOTAL COVER = 3583 SQFT

3 05 - SITE PLAN 1" = 20'-0"

FINAL DRAWING - USE FOR CONSTRUCTION.

FINAL DRAWING - USE FOR CONSTRUCTION. FINAL DRAWING



FINAL DRA	WING
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 WINDOW AND DOOR SIZES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONSULT MANUFACTURER SPECIFICATIONS FOR ALL EXACT ROUGH OPENING SIZES AND GLAZING DIMENSIONS PRIOR TO CONSTRUCTION. HEAD HEIGHTS AND SILL HEIGHTS TO BE CONFIRMED ON SITE BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. PROVIDE GUTTERS AND DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS SHALL BE LOCATED SO THAT THE 	CONTRACTOR MAY / CAN CHANGE ANY DOORS, WINDOWS, MATERIALS, OR EXTERIOR DETAILS TO MEET THE CONTRACT BETWEEN THE G.C. AND HIS/HER CLIENT. THE G.C. IS TO NOTIFY THIS DESIGNER OF ANY CHANGES THAT ARE MADE TO THESE DRAWINGS.	RO MAX OPENING SIZE EXTERIOR WALL 2'10" 4'1" 5'0" 6'1"	OF & CEILING & 2 S [*] MAX OPENING INTERIOR WALL 2'1" 2'10" 3'5" 4'1" 4'9"	CORY LINTEL 2-2x4s 2-2x6s 2-2x8s 2-2x10s 2-2x12s	ROOF MAX OPENING EXTERIOR WALL 3'1" 4'5" 5'5" 6'7" 7'8"	& CEILING & 1 ST MAX OPENING INTERIOR WALL 2'4" 3'3" 3'10" 4'9" 5'5"	CORY LINTEL 2-2x4s 2-2x6s 2-2x8s 2-2x10s 2-2x12s
DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS, OR DRIVES.							

3. OFFSET ALL PLUMBING VENTS TO REAR OF SLOPE.



1 01 - FOUNDATION 1/4" = 1'-0"

FINAL DRAWING - USE FOR CONSTRUCTION. FINAL DRAWING

ROC	OF & CEILING ONL	.Y
AX OPENING	MAX OPENING	LINTEL
EXTERIOR WALL	INTERIOR WALL	
5'7"	3'7"	2-2x4s
5'4"	5'4"	2-2x6s
5'7"	6'7"	2-2x8s
5'1"	8'1"	2-2x10s
)'4"	9'4"	2-2x12s

FINAL DRAWING - USE FOR CONSTRUCTION. FINAL DRAWING



2 02 - MAIN FLOOR 1/4" = 1'-0" 3 04 - ROOF PLAN 1/4" = 1'-0"

6



332 LAIRD AVE

FLOOR PLANS

6

 DESIGN BY: DEVON HODGKINS - BCIN # 47043

 2024-09-09 2:04:00 PM
 A2
 Scale
 1/4" = 1'-0"





T.O.ROOF





4 <u>3 - LEFT ELEVATION</u> 1/4" = 1'-0"

INGLES								

.T SHINC	3LES					
			—SIDII	NG		



ELEVATIONS

- _____

DESIGN BY: DEVON HODGKINS - BCIN # 47043 2024-09-09 2:04:01 PM A3 Scale 1/4" = 1'-0"