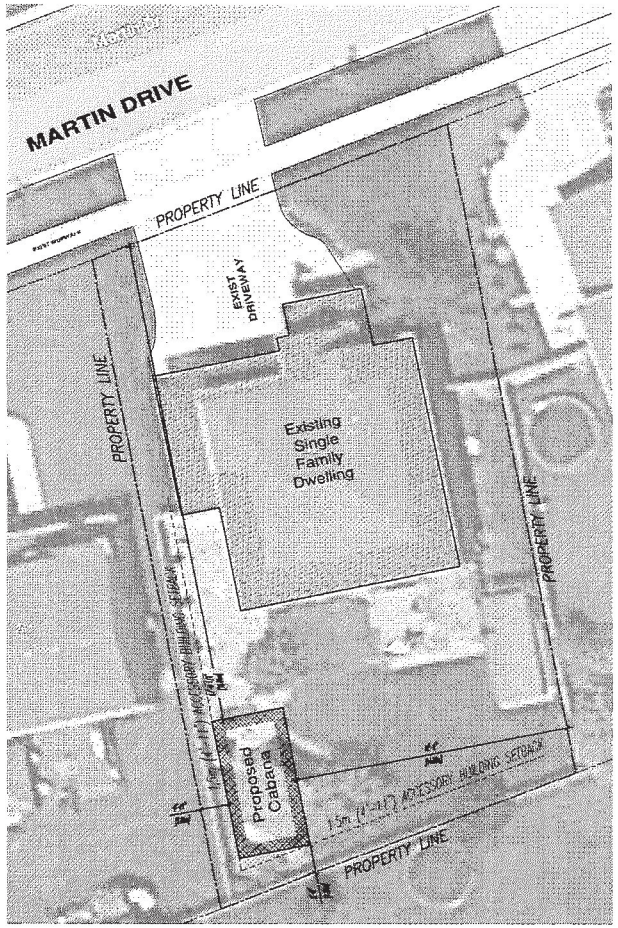

Site Plan
Scale : 1" = 10'-0"

Key Plan
Scale : N.T.S.

MUNICIPALITY OF MIDDLESEX CENTRE
URBAN RESIDENTIAL
FIRST DENSITY (UR1-2) ZONE

BY-LAW RESTRICTIONS	REQUIRED	AS SHOWN ON PLAN
a) USE	S.F.D.	S.F.D.
b) LOT AREA (m^2)	450.0m^2	712.0m^2
c) LOT FRONTAGE (m)	15.0m	Ex.
d) FRONT YARD (m)	6.0m	Ex.
e) REAR YARD (m)	8.0m	Ex.
f) SIDE YARD (m)	1.0m & 1.5m	Ex.
g) MIN FLOOR AREA	90.0m^2	Ex.
h) LOT COVERAGE	35% MAX.	25.7% ±
j) MAXIMUM HEIGHT	12.0	Ex.
k) OTHER		

Accessory

BY-LAW RESTRICTIONS	REQUIRED	AS SHOWN ON PLAN
a) USE/ ZONING		New Cabana
b) SETBACKS	1.5m (4'-11")Min.	1.5m (4'-11")
c) COVERAGE	15% Max	4% (29.0m^2 or 312.15sf)
d) HEIGHT (m)	5.5m (or 18'-5")	3.6m (or 12'-1/2")

SET NUMBER

KEY TO DETAIL & ELEVATION MARKS

GENERAL NOTES

1. ALL CONSTRUCTION TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.B.C.) AND MUNICIPAL BY-LAWS
2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWINGS REPORT ANY DISCREPANCIES TO THE FIRM
3. * INDICATES BEAMS AND LINTELS DESIGNED TO PART 4 OF THE ONTARIO BUILDING CODE
4. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
5. ALL STEEL LINTELS SUPPORTING FACEBRICK TO HAVE 6" MINIMUM END BEARING.
6. ALL BEAMS AND LINTELS TO BE SUPPORTED FULL WIDTH OF FOUNDATION.
7. THE JUNCTION BETWEEN THE SILL PLATE AND TOP OF THE FOUNDATION WALL SHALL BE CALKED, GASKETED OR SEALED TO RESTRICT AIR LEAKAGE.
8. ATTIC HATCHES TO HAVE INSULATED COVERS AND WEATHER STRIPPING.
9. DOORS AND WINDOWS TO COMPLY TO FORCED ENTRY REQUIREMENTS (S.B.8. and 2.7.5. of O.B.C.)
10. SUPPORT ON NON-LOAD BEARING PARTITIONS TO COMPLY WITH 9.23.5. of the O.B.C.
11. FLOOR LEVELS CONTAINING BEDROOMS TO HAVE ONE OPENING WINDOW WITH AN UNOBSTRUCTED AREA OF 3.8 m^2 (5m.) WITH NO DIMENSION LESS THAN 15".
12. STAIRS - MAX. RISE = 7.87" (200mm)
MIN. RUN = 8.25" (210mm)
MIN. TREAD = 9.25" (235mm)
HEADROOM = 6'-5" (1m.) as per O.B.C. 9.8.2.4
HANDRAILS = 2'-7"(1m.) TO 3'-3"(1m.)
GUARDRAILS MAX. = 4"-6"(1m.) AND MIN. = 4" OPENING (NON-CLIMBABLE)
13. SOIL BEARING CAPACITY ASSUMED TO BE 3000 PSF

REVISIONS

No	DATE	DESCRIPTION	BY
07	03/04/2022	Preliminary Issued	AK
06	3/11/2022	Preliminary Issued	AK
05	1/18/2022	Preliminary Issued	AK
02	6/24/2021	Issued for Customer Comments	AK
01	4/28/2021	Issued For Permit Application	AK

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PROJECT TITLE
Proposed
Cabana
for
Matt Thompson
264 Martin Drive
Ilderton, Ontario

SHEET TITLE
Proposed
Site Plan

DRAWN BY Alexey Karnikov	SHEET NO. A0.1
APPROVED BY	DATE
SCALE As Noted	DATE
DATE March 2022	DRAWING NO. 2022-131r REV. 03