

## MUNICIPALITY OF MIDDLESEX CENTRE URBAN RESIDENTIAL FIRST DENSITY UR1-26 ZONE

BY-LAW RESTRICTIONS	REQUIRED	AS SHOWN ON PLAN
a) USE/ ZONING	Residential	Exist. S.F.D.
b) LOT AREA (m <sup>2</sup> )	860.0m <sup>2</sup> Min.	±908.88m <sup>2</sup>
c) LOT FRONTAGE (m)	17.346m	±22.72m (Exist.)
d) FRONT YARD (m)	8.0m	Exist.
e) REAR YARD (m)	8.0m	Exist.
f) SIDE YARD (m)	3.0m	Exist.
g) LOT COVERAGE (%)	38% Max. including Cabana (345.378m)	±345.378m Total
h) HEIGHT (m)	12.0m Max.	Exist.
j) LANDSCAPE OPEN SPACE	40.0% Min.	±44.65% including new accessory
i) OTHER		

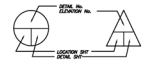
### Accessory

BY-LAW RESTRICTIONS	REQUIRED	AS SHOWN ON PLAN
a) USE/ ZONING		New Cabana
b) SETBACKS	1.5m or 4'-11" Min	1.525m or 5'-0"
c) COVERAGE	3% Max	3.8% (29.1% of 27.77m <sup>2</sup> )
d) HEIGHT (m)	5.5m (18'-0") Max	4.2m (13'-10")

VARIANCE REQUIRED FOR  
ACCESSORY CABANA.

## SET NUMBER

### KEY TO DETAIL & ELEVATION MARKS



### GENERAL NOTES

- ALL CONSTRUCTION TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.B.C.) AND MINIMUM BY-LAW.
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE FIRM.
- \* INDICATES BEAMS AND LINTELS DESIGNED TO PART 4 OF THE ONTARIO BUILDING CODE.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
- ALL STEEL LINTELS SUPPORTING FACEBRICK TO HAVE 6" MINIMUM END BEARING.
- ALL BEAMS AND LINTELS TO BE SUPPORTED FULL WIDTH OF FOUNDATION.
- THE JUNCTION BETWEEN THE SILL PLATE AND TOP OF THE FOUNDATION WALL SHALL BE CHANGEL DETECTED OR SEALED TO RESTRICT AIR LEAKAGE.
- ATTE INCHES TO HAVE INSULATED EDGERS AND WEATHER STRAPPING.
- DOORS AND WINDOWS TO COMPLY TO FORCED ENTRY REQUIREMENTS (O.B.C. AND U.S.A. OF O.B.C.).
- FLOOR LEVELS CONTAINING DEPRESSIONS TO HAVE ONE OPENING WINDOW WITH AN UNOBSTRUCTED AREA OF 3.8 sqft (min.) WITH NO DIMENSION LESS THAN 15".
- SUPPORT ON NON-LOAD BEARING PARTITIONS TO COMPLY WITH 9.23.8.8. of the O.B.C.
- FLOOR LEVELS CONTAINING DEPRESSIONS TO HAVE ONE OPENING WINDOW WITH AN UNOBSTRUCTED AREA OF 3.8 sqft (min.) WITH NO DIMENSION LESS THAN 15".
- SOIL BEARING CAPACITY ASSUMED TO BE 2000 P.S.F.

### REVISIONS

No.	DATE	DESCRIPTION	BY
01	01/01/2022	Initial Issue	J.A.
02	01/01/2022	Issued for New Version App.	J.A.



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**PROJECT FILE**  
Proposed  
Cabana  
for the  
**Mark Guzi**  
144 Parkview Dr.  
Komoka, Ontario

**SHEET FILE**  
**Proposed  
Site Plan**

**Drawn by** Alexey Kurnilov  
**Checked by** James Willems  
**Scale** As Noted  
**Date** June 2022  
**Sheet No.** 2022-141r  
**01**