

NOTES:

1. MAP IMAGE TAKEN FROM GOOGLE EARTH.
2. ALL WORK SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY OF WEST ELGIN.
3. ALL MEASUREMENTS AND DIMENSIONS TO BE CHECKED AND VERIFIED PRIOR TO START OF CONSTRUCTION.
4. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE NATIONAL BUILDING CODE OF CANADA 2015 & OBC 2012.
5. DRAWINGS ARE IN PART DIAGRAMMATIC AND NOT INTENDED TO CONVEY THE EXACT SCOPE OF WORK OF ALL CONDITIONS, THE CONTRACTOR AND ALL SUBTRADES TO VISIT SITE AND CHECK THEMSELVES ALL CONDITIONS, MATERIALS, CLEARANCES AND DIMENSIONS.

6. The lot is 66 feet wide x 132 feet deep from records that Owners provided from house sale in 2013. Stephen Self Engineering determined the lot lines with the use of a metal detector and tape measure and found the bars to be 66 feet apart in the front. Then measured 132 to the back SW corner where there is a chain link fence post right on the SW corner of the lot. At the front there is curb on each side indicating the property lines. The outside of the 6 inch wide concrete curbs on each side that go to the back of the house and garage on both sides, these curb were measure and they are exactly 66 feet apart from outside to outside of the curbs.

ZONING:	R1	
	REQUIRED	PROVIDED
LOT SIZE:	600m <sup>2</sup>	809.4m <sup>2</sup>
LOT FRONTAGE (MIN.):	15.0m	20.12m
LOT DEPTH (MIN.):	30.0m	40.23m
MAIN FLOOR AREA (MIN.):	100m <sup>2</sup>	115m <sup>2</sup>
LOT COVERAGE (MAX.):	30%	18%
MAIN BUILDING HEIGHT (MAX):	10.5m	7.1m
SETBACKS:		
FRONT YARD (EXISTING):	7.5m	10.96m±
REAR YARD (EXISTING):	7.5m	19.91m±
SIDE YARD (SECOND STOREY):	2.0m	EX. 0.97m
SIDE YARD (GARAGE):	2.0m	EX. 0.58m

Yard Encroachment for eaves		
- to property line (min) north side yard	0.6m	ex. 0.27m
- max yard projection north side yard	0.5m	ex. 0.31m
- to property line (min) south side yard	0.6m	0.65m
- max yard projection south side yard	0.5m	0.31m



**STEPHEN SELF ENGINEERING**

Structural Engineers  
10147 IONA ROAD  
IONA STATION, ON N0L 1P0  
519-317-6884

CLIENT:

STEFAN DESI

LOCATION:

166 GRAHAM ROAD  
WEST LORNE, ON

DRAWN BY:

B. REMPEL

DATE:

24 APRIL 2021

SCALE:

1:250

PROJECT No.

202056

SHEET No.

# SITEPLAN

STAMP:

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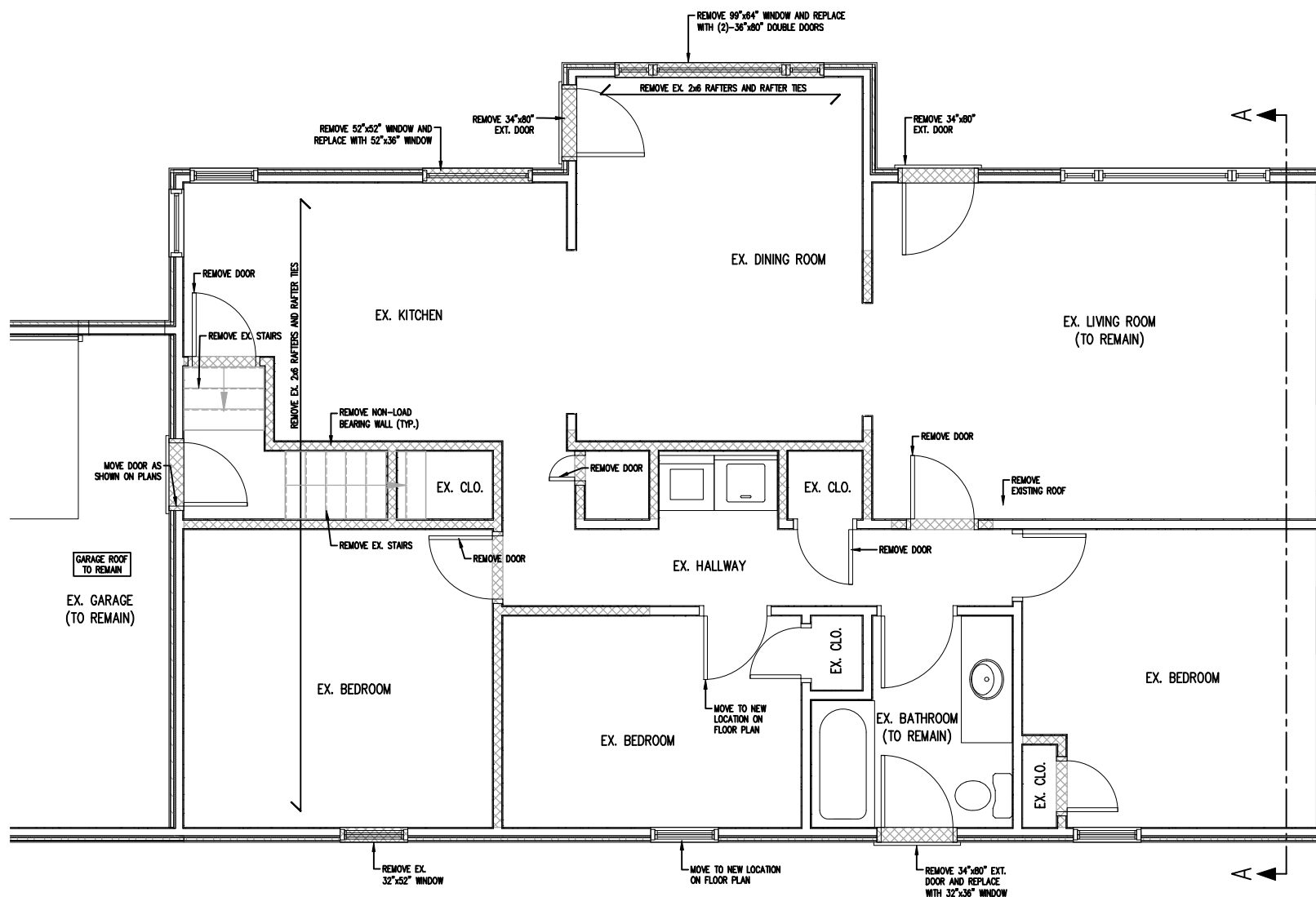
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$$1/4'' = 1'-0''$$

202056

A1

## REMOVALS PLAN





SEE DWG No. A7 & A8 FOR GENERAL NOTES

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1/4" = 1'-0"

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A2

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FOUNDATION PLAN

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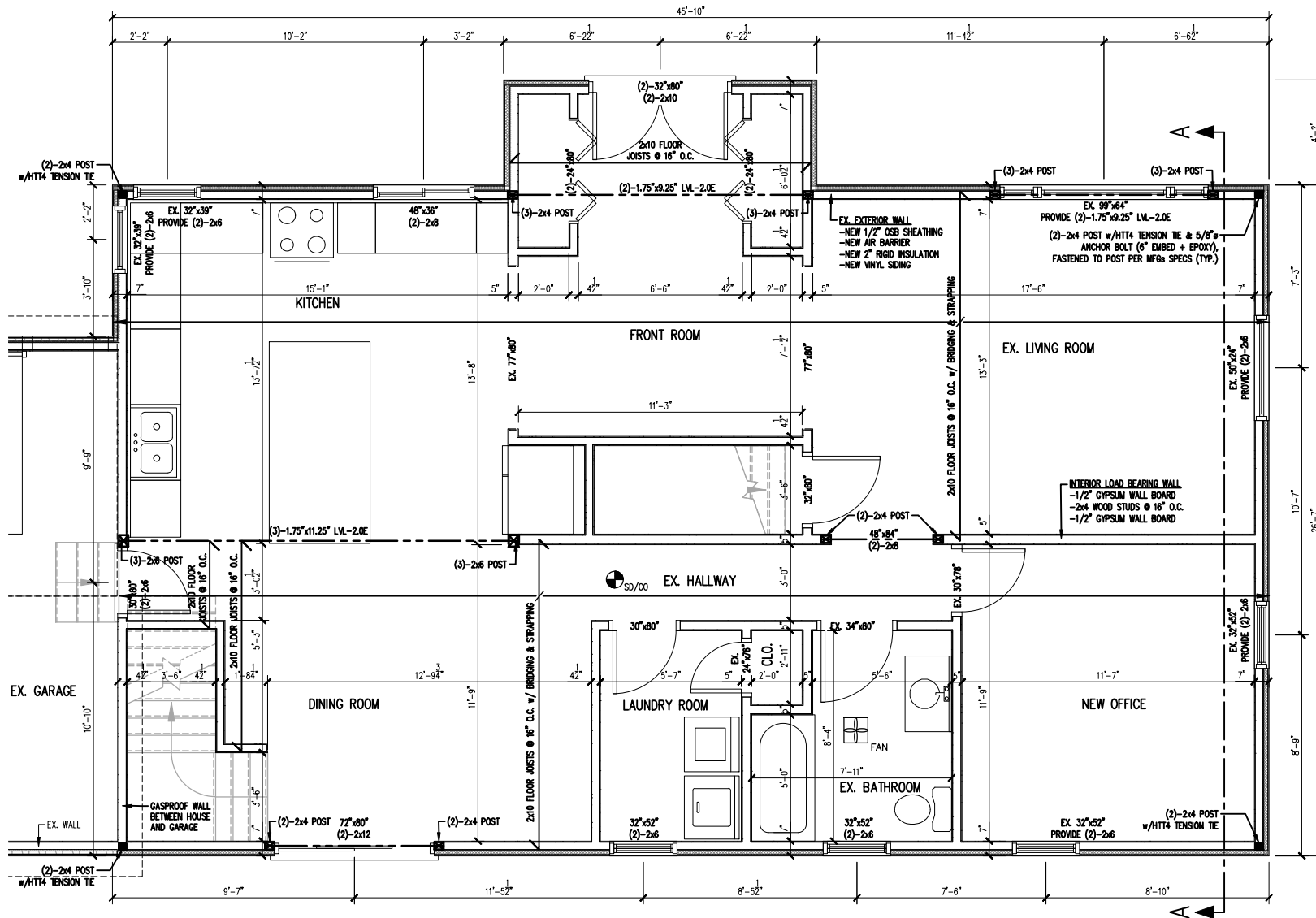
24 APRIL 2021

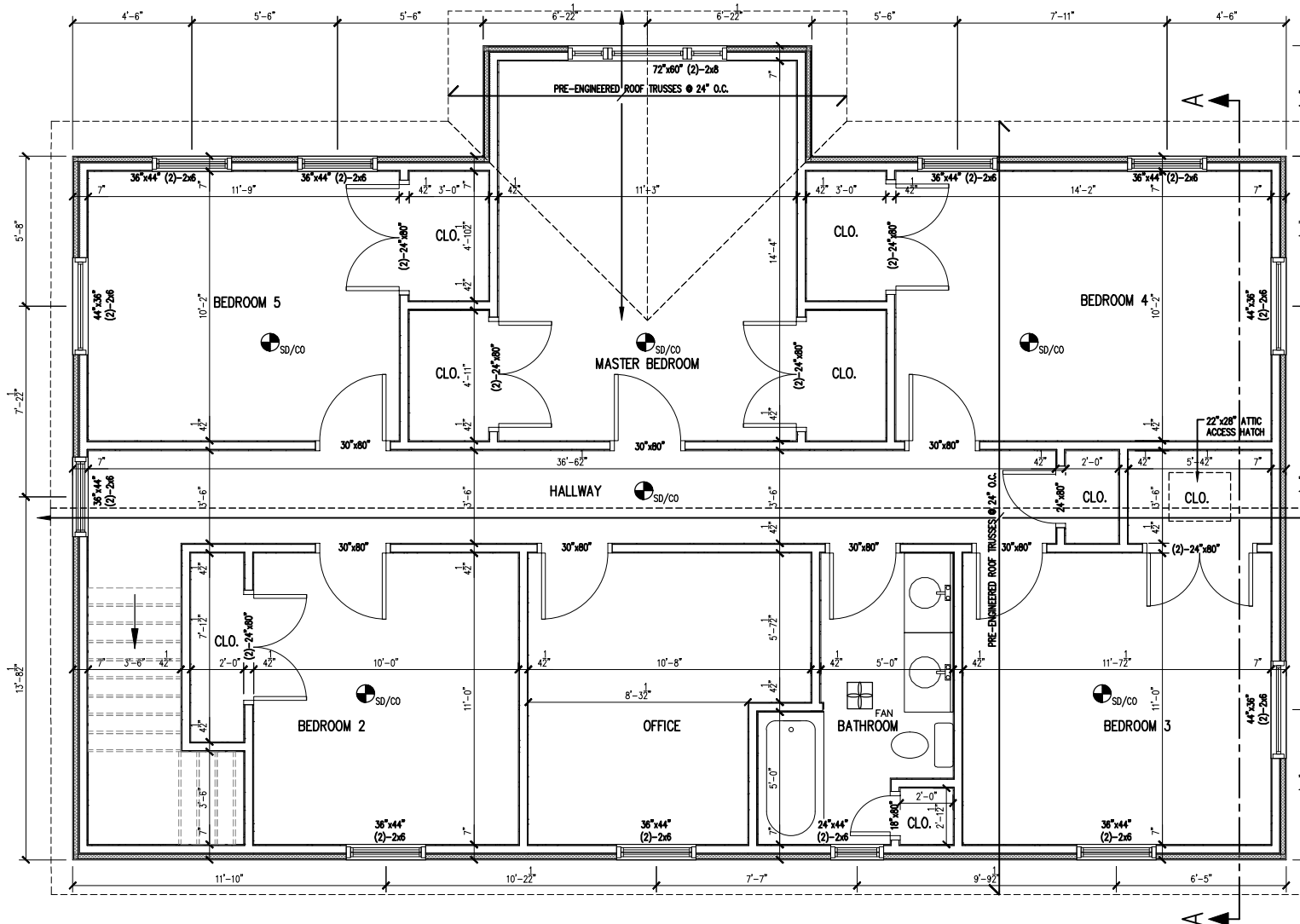
$$1/4'' = 1'-0''$$

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A3

### GROUND FLOOR FRAMING PLAN





SECOND FLOOR FRAMING PLAN



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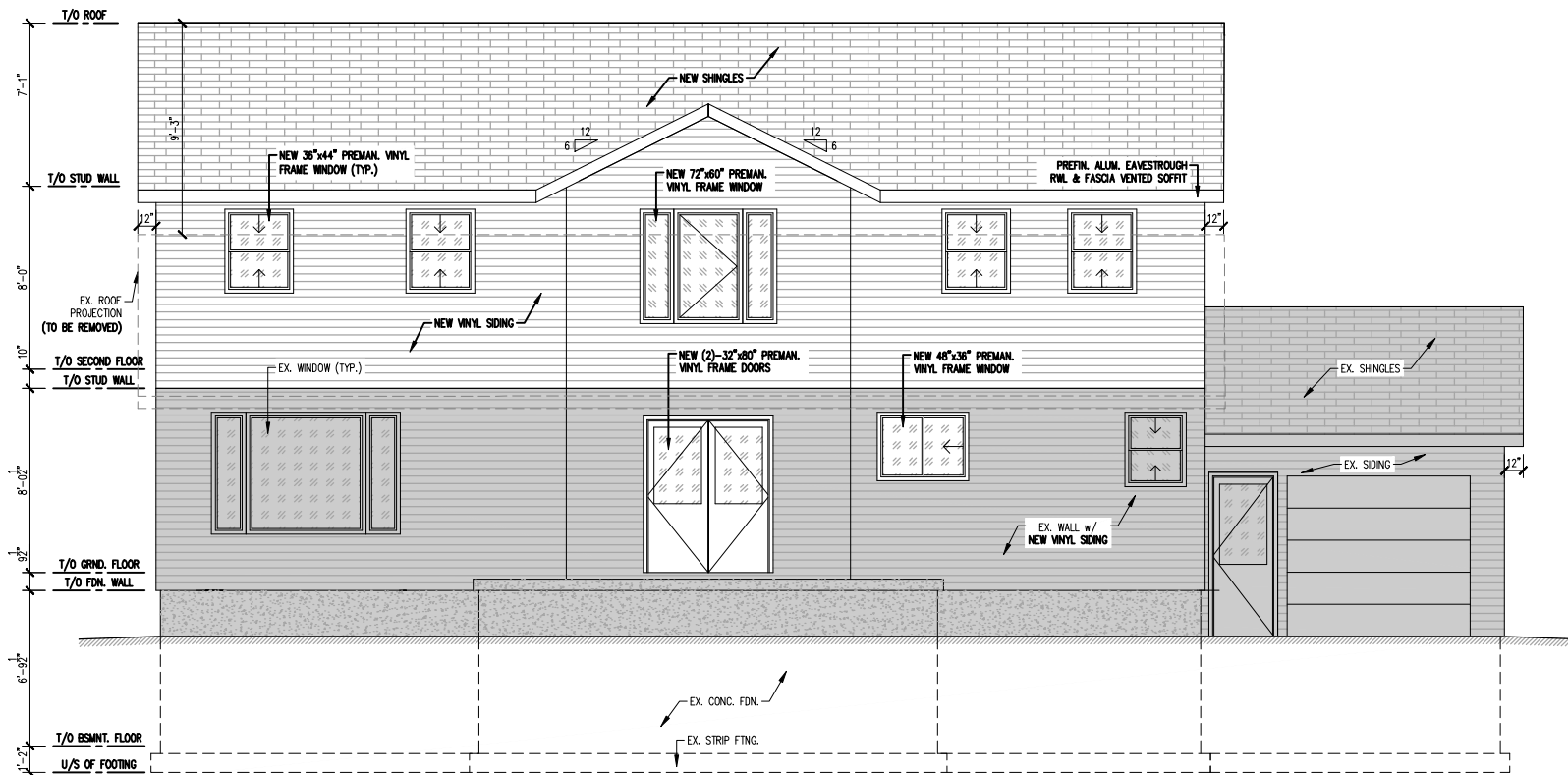
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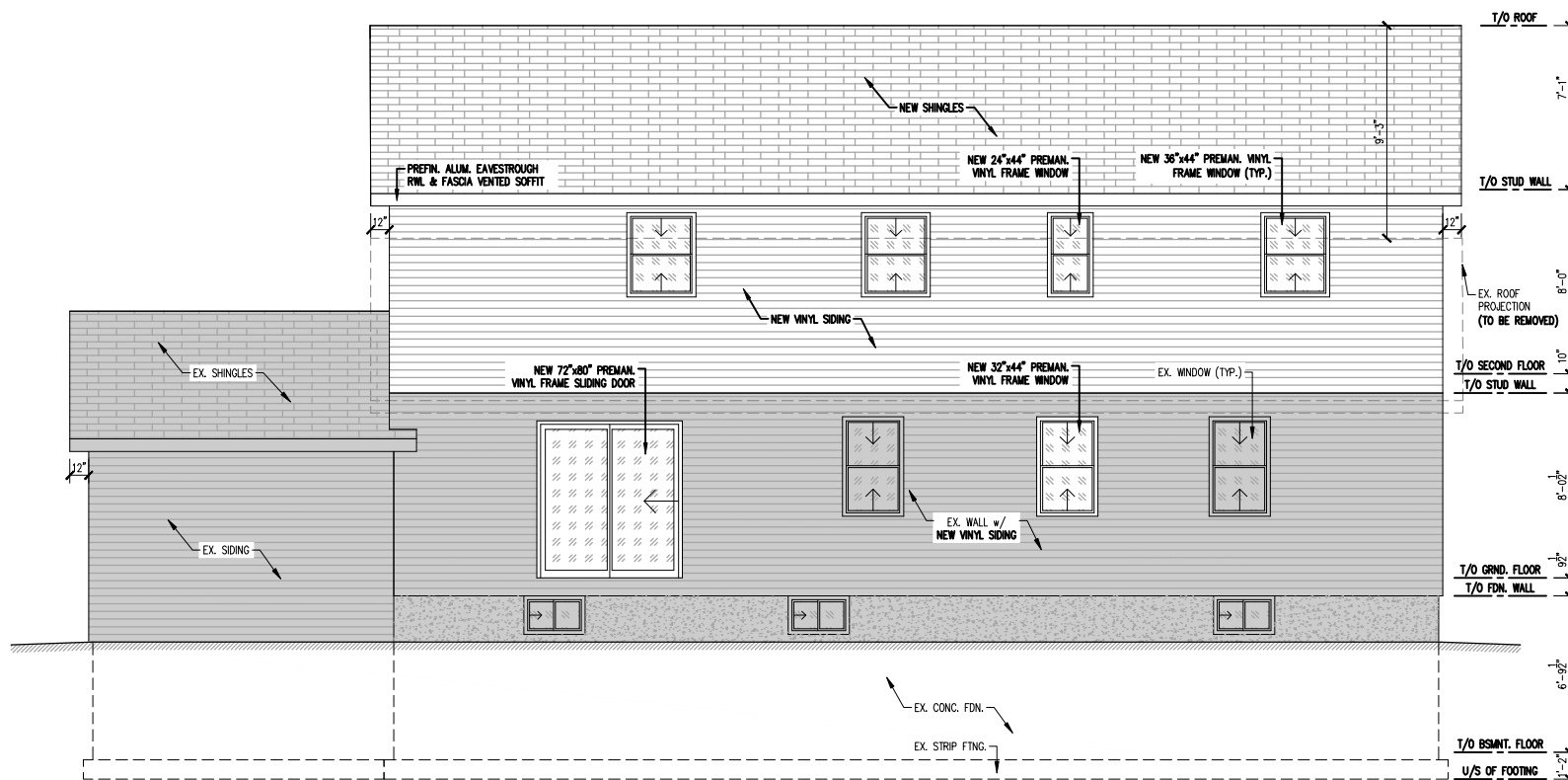
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REAR ELEVATION

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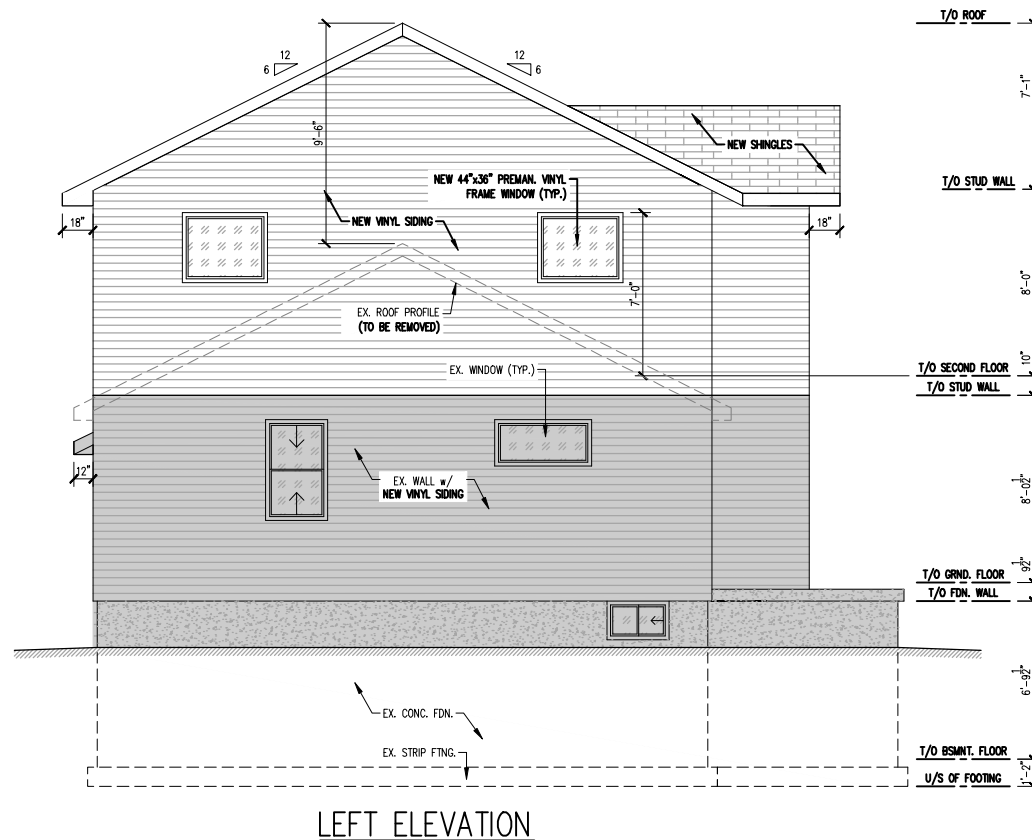
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STAMP:



#### GENERAL NOTES

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#### CONSTRUCTION NOTES:

- ALL FOOTINGS TO BE BEAR ON UNDISTURBED SOIL, ROCK, OR COMPACTED GRANULAR FILL.
- ALL CONCRETE SHALL CONFORM TO O.B.C. 9.3.1.
- ALL CONCRETE FOUNDATION WALLS AND FOOTINGS TO BE OF A MIN. 28 DAY STRENGTH OF 20MPa.
- PROVIDE MIN. 6MIL POLY UNDER ALL WOOD IN CONTACT WITH CONCRETE.
- ALL WOOD TO BE S-P-F GRADE No.1/No.2 UNLESS OTHERWISE NOTED.
- ALL BEAMS AND GIRDERS TO BE SUPPORTED FULL WIDTH OF FOUNDATION.
- THE CONTRACTOR SHALL INSTALL SUBDRAIN TO ENSURE SUFFICIENT DRAINAGE AROUND FOUNDATION.
- AIR BARRIER SYSTEM BETWEEN GARAGE & HOUSE AS PER O.B.C 9.25.3.
- DOOR BETWEEN GARAGE & HOUSE SHALL BE FITTED WITH SELF CLOSERS AS PER O.B.C 9.10.13.15.
- PROVIDE 2 LAYERS OF ASPHALT DAMPROOFING TO ALL BELOW GRADE FOUNDATION WALLS AS PER O.B.C 9.13.3.5.
- PROVIDE FOAM GASKET OR CAULKING UNDER ALL SILL PLATES AS PER O.B.C 9.23.7.
- FOR ALL SHOWERS PROVIDE 2"x6" HORIZONTAL FLAT GIRT IN WALL 5'-0" OFF FLOOR WHERE CERAMIC TILE OCCURS.
- FOR ALL HOUSES WITH 2"x6" EXTERIOR WALL CONSTRUCTION, EXTEND WINDOW & DOOR JAMBS TO SUIT.
- DOORS & WINDOWS TO COMPLY TO FORCED ENTRY REQUIREMENTS. (O.B.C 9.7.5.2. & 9.7.5.3.)
- PROVIDE SOLID BLOCKING ON BOTH SIDES AT THE LOCK HEIGHT BETWEEN THE JAMBS & FRAME FOR ALL EXTERIOR DOORS. (O.B.C 9.7.5.2.(9))
- FLOOR LEVELS CONTAINING BEDROOMS TO HAVE ONE OPENING WINDOW WITH AN UNOBSTRUCTED AREA OF 3.8 SQ.FT (MIN.) WITH NO DIMENSION LESS THAN 15" AND 3'-3" (MAX.) FROM FLOOR LEVEL (O.B.C 9.9.10)

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#### DESIGN LOADS

IMPORTANCE CATEGORY: NORMAL  
LOCATION: WEST LORNE, ONTARIO

#### LATERAL LOADS:

IMPORTANCE WIND (ULS): 1.0  
IMPORTANCE WIND (SLS): 0.75  
EXPOSURE: OPEN

INTERNAL PRESSURE CATEGORY: 1

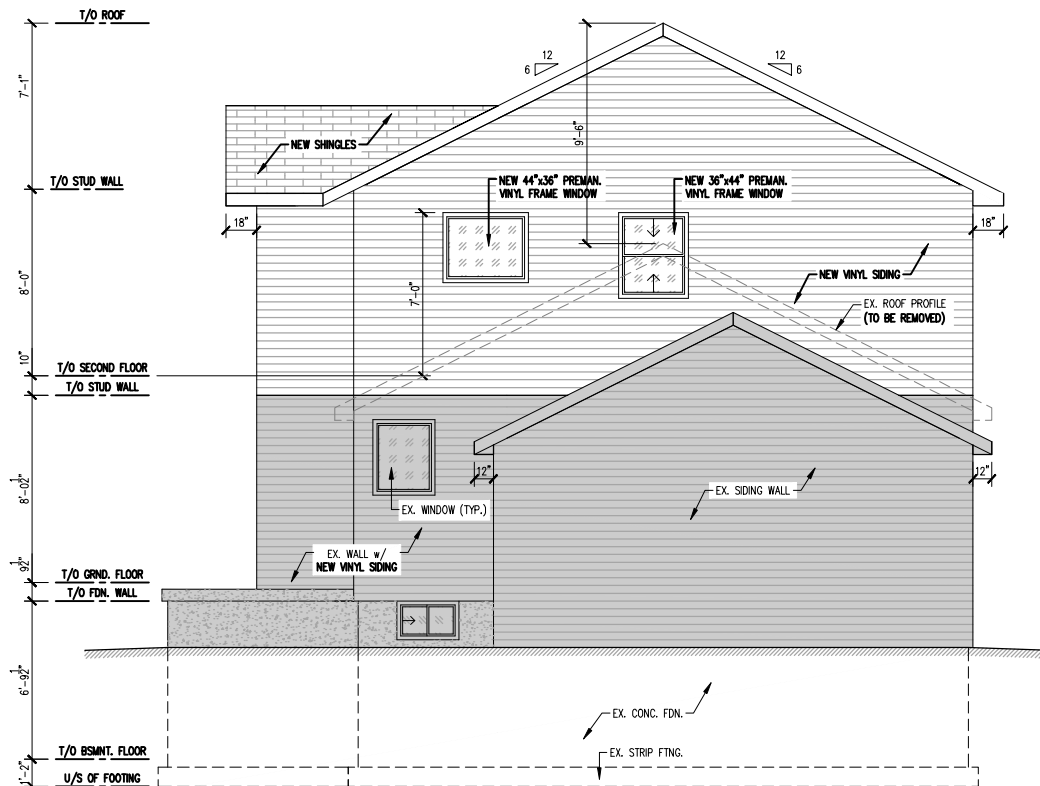
WIND LOAD ( $q_{50}$ ): 0.47 kPa (9.82 psf)  
WIND LOAD ( $q_{10}$ ): 0.36 kPa (7.52 psf)

#### DEAD LOADS:

ROOF DEAD LOAD: 0.72 kPa (15 psf)  
FLOOR DEAD LOAD: 0.48 kPa (10 psf)  
COLLATERAL LOAD: 0.24 kPa (5 psf)  
PARTITION LOAD: 0.48 kPa (10 psf)

#### LIVE LOADS:

FLOOR LIVE LOAD: 1.90 kPa (40 psf)  
GROUND SNOW LOAD,  $S_g$ : 1.30 kPa (27.15 psf)  
RAIN LOAD,  $S_R$ : 0.40 kPa (8.35 psf)  
IMPORTANCE SNOW (ULS): 1.0  
IMPORTANCE SNOW (SLS): 0.9  
BASIC FACTOR,  $C_b$ : 0.8  
EXPOSURE FACTOR,  $C_w$ : 1.0  
SLOPE FACTOR,  $C_s$ : 1.0  
ACCUMULATION FACTOR,  $C_a$ : 1.0  
SPECIFIED SNOW LOAD (ULS),  $S$ : 1.44 kPa (30.08 psf)  
SPECIFIED SNOW LOAD (SLS),  $S$ : 1.30 kPa (27.10 psf)



RIGHT ELEVATION

#### CONSTRUCTION NOTES CONT'D:

- STAIRS AS PER O.B.C 9.8.3:
- UNIFORM RISE/RUN (3/16"(5mm) RISE TOLERANCE & 3/16"(5mm) RUN TOLERANCE BETWEEN ADJACENT STEPS AS PER O.B.C 9.8.4.4.)
  - RISE = 7.875" MAX.
  - RUN = 8.25" MIN.
  - TREAD = 9.25" MIN.
  - NOSING = 1" MAX.
  - HEADROOM = 6'-5" MIN.
  - WIDTH = 2'-10" MIN.
  - HANDRAILS = 34" MIN. TO 38" MAX.
  - HANDRAILS = 2" MIN. TO SURFACE BEHIND
- GUARDS TO BE AS SPECIFIED IN O.B.C 9.8.8:
- INTERIOR - MIN. 36" HEIGHT - 4" MAX. OPENINGS - NON CLIMBABLE (9.8.8.6)
- EXTERIOR GUARDS TO BE 36" (MIN.) WHERE THE WALKING SURFACE OF PORCHES, DECKS, LANDING & BALCONIES ARE LESS THAN 5'-11" ABOVE FINISHED GROUND LEVEL & 42" (MIN.) FOR ANYTHING EXCEEDING 5'-11" BUT LESS THAN 32'-10" ABOVE FINISHED GRADE. (O.B.C 9.8.8.3)
- HANDRAILS TO BE ATTACHED AT POINTS NOT MORE THAN 3'-11" APART, WITH THE FIRST ATTACHMENT POINT NOT MORE THAN 12" FROM THE END OF THE HANDRAIL, WITH MIN. 2 WOOD SCREWS AT EACH POINT PENETRATING MIN. 1 1/4" INTO SOLID WOOD. (O.B.C 9.8.7.7.)
- STAIRS TO FINISHED AND UNFINISHED BASEMENT TO BE ENCLOSED BY WALLS OR GUARDS. (O.B.C 9.8.8.1)
- PROVIDE 20"x28" ATTIC ACCESS IN GARAGE CEILING & UPPER FLOOR CEILING. (O.B.C 9.19.2)
- ALL CHIMNEYS & FIREPLACES TO CONFORM TO SECTIONS 9.21 & 9.22 OF O.B.C.
- SUPPORT OF NON-LOADBEARING PARTITIONS TO COMPLY WITH SUBSECTION (O.B.C 9.23.9.8)
- ALL STUD WALLS BETWEEN GARAGE & LIVING AREAS TO BE 2"x6" STUDS AT 16" O.C. C/W R-24 INSULATION & 1/2" DRYWALL. (O.B.C SB-12)
- ALL AIR BARRIERS TO BE CONTINUOUS & SEALED AS PER O.B.C 9.25.3.
- ALL ATTIC ACCESS PANELS TO BE INSULATED & WEATHERSTRIPPED. (O.B.C SB-12)
- ALL VAPOUR BARRIERS TO BE 6-MIL POLYETHYLENE (CGSB 51.34-M) AND BE INSTALLED AS PER O.B.C 9.25.4.
- PROVIDE ELECTRICAL & LIGHTING FACILITIES AS PER O.B.C 9.34.

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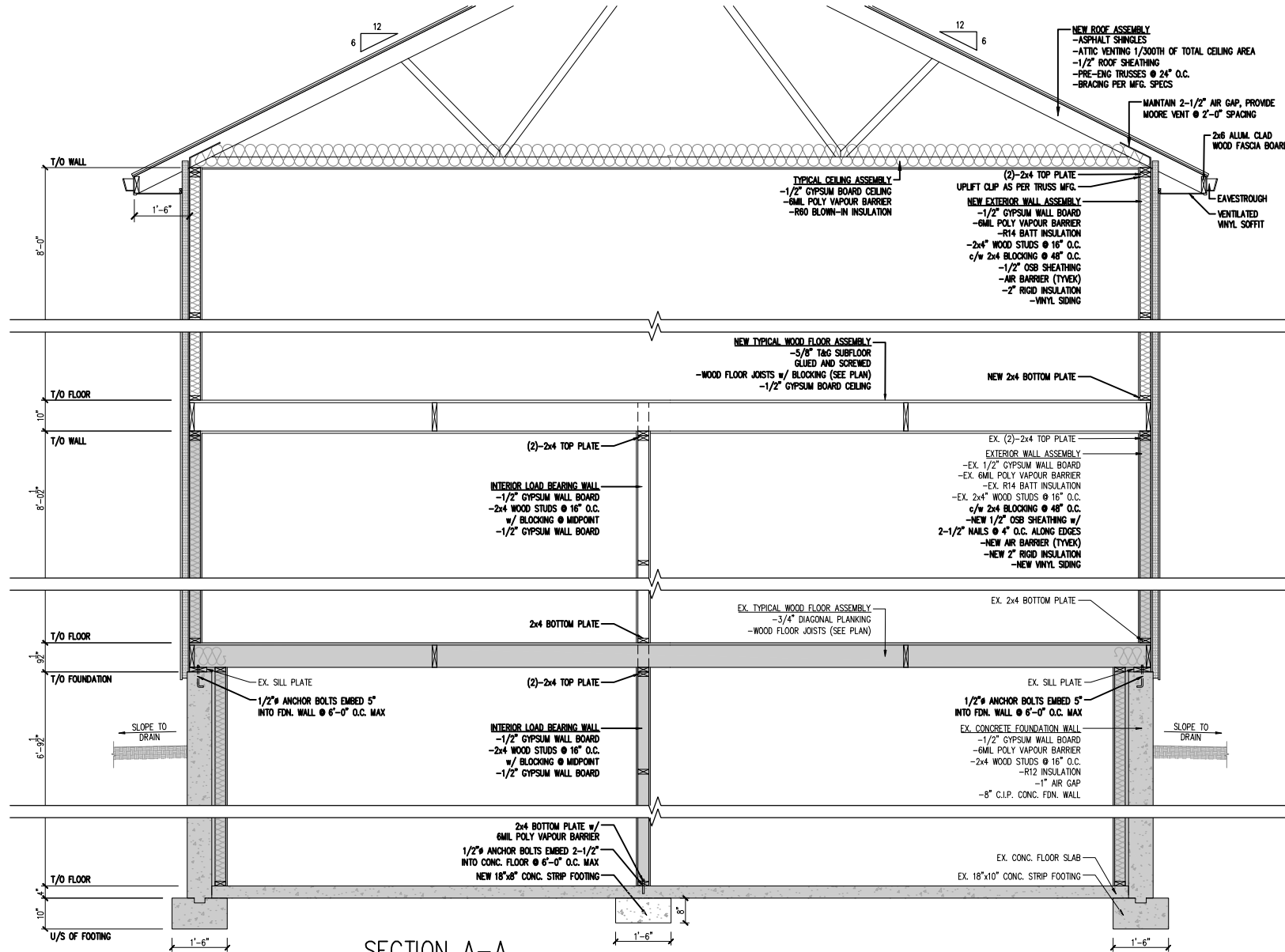
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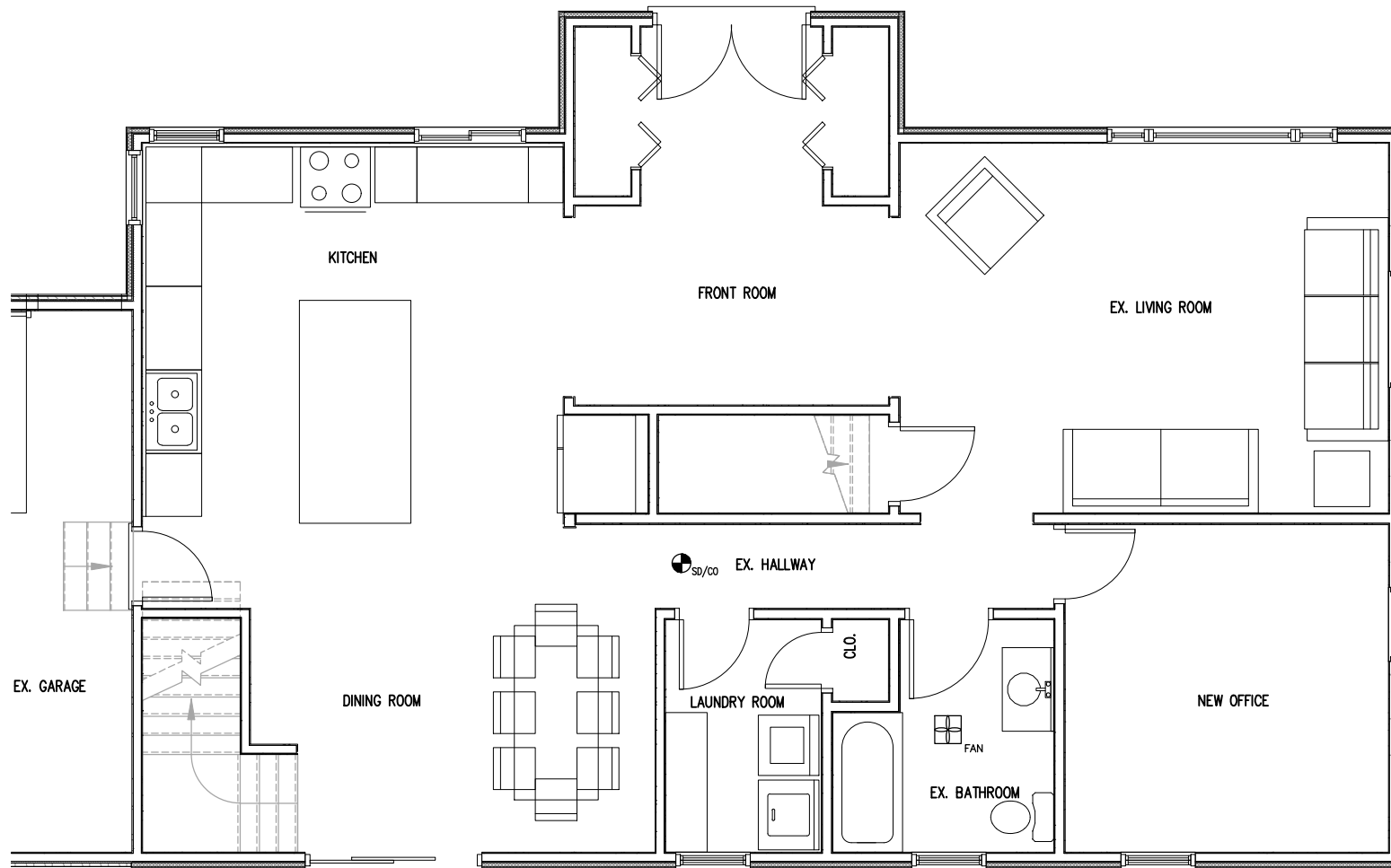
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F1

STAMP:



GROUND FLOOR FURNITURE PLAN



SEE DWG No. A7 & A8 FOR GENERAL NOTES

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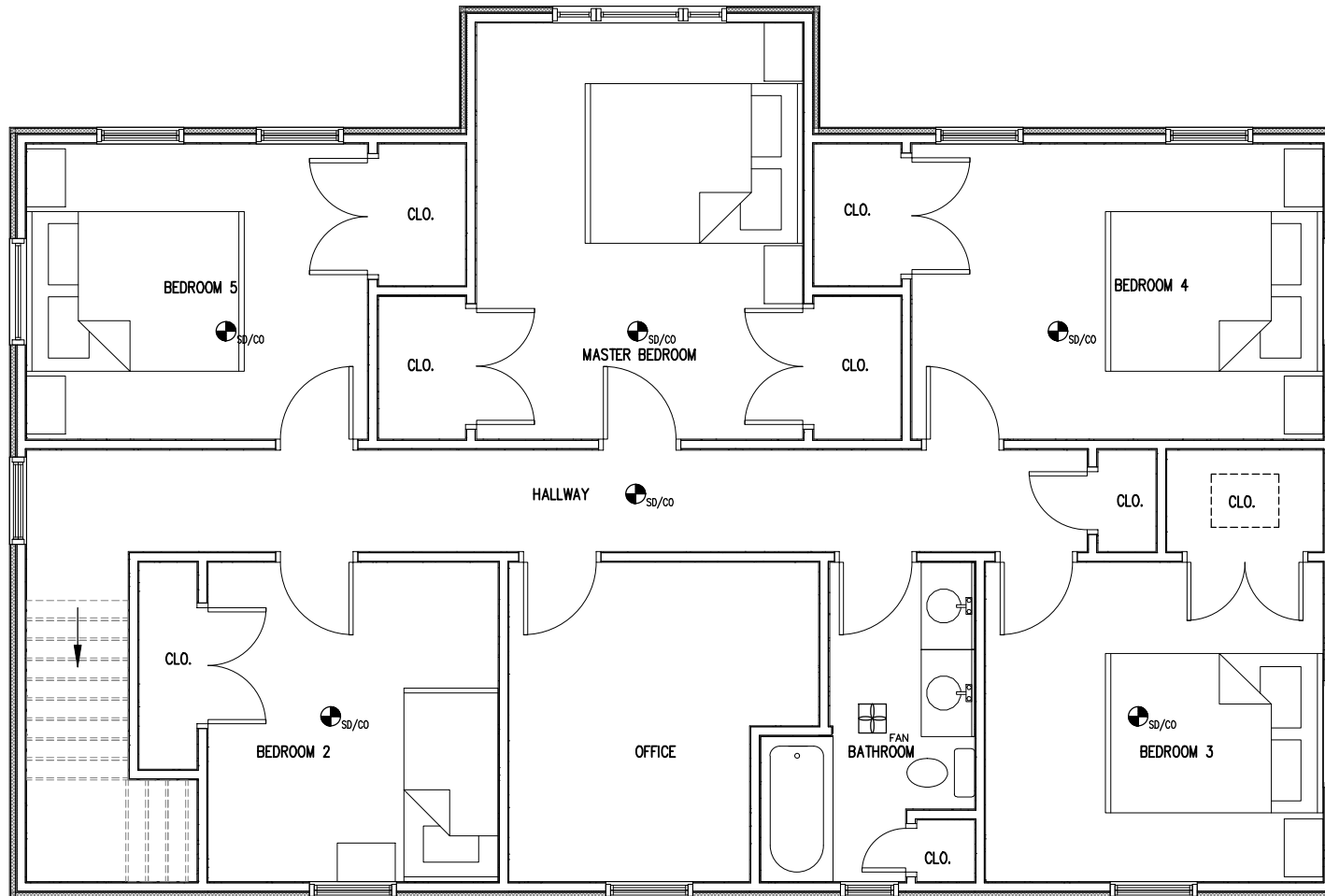
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SECOND FLOOR FURNITURE PLAN