



① SITE PLAN
1" = 50'-0"

SITE PLAN MATRIX		
	REQUIRED	PROVIDED
ZONING:		OS1
LOT AREA:	1,858 M ²	+/- 46,292.20 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 (20.44 M)
SIDE YARD (MIN):	15 FT. MIN.	EAST LOT LINE: 33.25 FT (10.14 M)
		WEST LOT LINE: 478.75 FT (146.94 M)

AREAS	
EXISTING HOUSE:	+/- 2,313 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 (785.99 M ²)
TOTAL LOT AREA:	+/- 713,563.29 SQFT (66,292.20 M ²)

- DOOR & WINDOW OPENING SIZES
- SUBJECT TO CHOSEN MANUFACTURER
- WINDOW 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 6" 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. (9% ABAQ SLIDING)
7. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.
8. ALL DIMENSIONS TO OUTSIDE OF PCF FORM.
9. UNDER ALL POINT LOADS ON TOP OF PCF WALL INSTALL 2-15M VERTICAL REBAR.
10. ALL NON-LOADING PCF FOUNDATION WALLS TO HAVE PCVFL @ 40' O.C. SEE SPEC SHEET FOR DETAILS.

SITE PLAN LEGEND

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

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.27.4 of the O.B.C. I am qualified, and the firm is registered, in the appropriate class/category.

Mike Wall
Mike Wall
B.C.N. 110469

SQUARE FEET

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

REVISION LIST

8.			
7.			
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
WALL TO WALL CONSTRUCTION
mike@walltowallconstruction.ca
548-588-2933

PROPERTY OF WALL TO WALL

DAVID
6809 YARMOUTH CENTRE RD.
ON, N5P 3S9

FINAL
SITE PLAN
DRAWN BY: R.W. SCALE: As indicated
REVIEWED BY: M.W. B.C.N. 110469
DATE: FEBRUARY 2024
SHEET NO: **A1**