Application for Minor Variance
A-19-23
130 St. Pierre Street

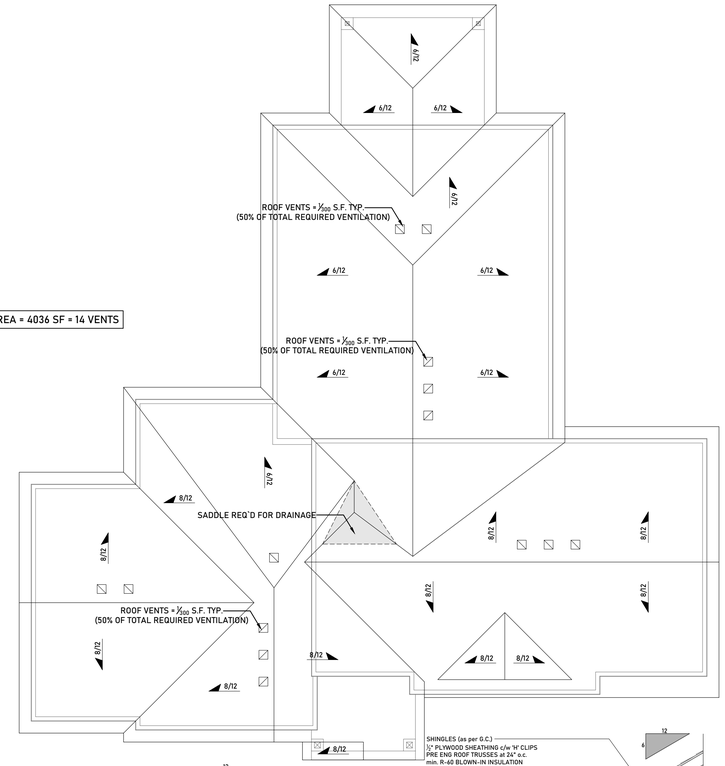
A00.1

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE AS PER ONTARIO BUILDING CODE (O.B.C.) AND AS PER ANY LOCAL BY-LAWS
2. "GENERAL CONTRACTOR" (G.C.) TO BE INTERCHANGEABLE w/ "OWNER" THROUGHOUT THESE DOCUMENTS
3. WINDOW AND DOOR SIZES ARE FOR REFERENCE ONLY. G.C. TO CONFIRM ALL SIZES w/ MANUF. OR SUPPLIER AND NOTIFY THIS DESIGNER OF ANY SIGNIFICANT CHANGES
4. G.C. TO SUBMIT ENGINEERED TRUSS AND FLOOR JOIST DATA DESIGN SHEETS WHEN APPLICABLE
5. A MIN. 2% GRADING TO BE MAINTAINED AROUND THE STRUCTURE
6. ELECTRICAL BY OTHERS (as per O.B.C.)
7. MECHANICAL AND HVAC BY OTHERS (as per O.B.C.)
8. PLUMBING BY OTHERS (as per O.B.C.)
9. DO NOT SCALE THESE DRAWINGS
10. G.C. TO CONFIRM "ERCA" REQUIREMENTS AND SITE CONDITIONS PRIOR TO CONSTRUCTION
11. THIS DESIGNER IS NOT RESPONSIBLE FOR LOCATING THE STRUCTURE ON THE SITE. AN ONTARIO LAND SURVEYOR IS RECOMMENDED TO LOCATE THE STRUCTURE, SET THE GRADE, AND TO PRODUCE LOT GRADING PLANS
12. IF ANY CHANGES OR MODIFICATIONS ARE MADE ON SITE WITHOUT NOTIFYING THIS DESIGNER THEN THIS DESIGNER TAKES NO RESPONSIBILITY FOR CHANGES AND OR ERRORS MADE DURING CONSTRUCTION
13. G.C. RESPONSIBLE FOR REVIEWING AND APPROVING ENGINEERED ROOF AND FLOOR TRUSS DESIGNS PRIOR TO MANUFACTURING AND MUST RELAY ANY RELEVANT INFORMATION TO THIS DESIGNER
14. THESE DRAWINGS ARE FOR MIN. BUILDING PERMIT ONLY AND DO NOT GIVE ALL DETAILS FOR COMPLETE BUILDING PROCESS. G.C. IS RESPONSIBLE FOR ALL OTHER DETAILS ,INFO, ENG. STAMPS FOR CONC. REINF. PORCHES OR POINT LOADING DIAGRAMS , LINTEL DESIGNS, BEAM REINFORCEMENT NEEDED FOR BUILDING PERMIT PROCESS IF REQUESTED BY LOCAL MUNICIPAL AUTHORITIES
15. EXTERIOR FINISHES AND FINISHING SYSTEMS ARE FOR DEMONSTRATION. G.C. MAY USE APPROVED FINISHES AND FINISHING SYSTEMS THAT MEET MINIMUM CODE. DESIGNER MUST BE INFORMED AND APPROVE CHANGES FROM DEMONSTRATED FINISHES AND FINISHING SYSTEMS
16. EXTERIOR FINISHES, WINDOWS, DOORS SIZES AND STYLES, KITCHEN LAYOUTS, BATH LAYOUTS, AND BASEMENT DESIGNS ARE THIS DESIGNERS RENDERING OF WHAT THE HOUSE CAN INCLUDE. GENERAL CONTRACTORS CONTACT SHALL SUPERCEDE IN ALL ABOVE MENTIONED CATEGORIES AS LONG AS THEY MEET O.B.C. G.C. TO INFORM DESIGNER OF ANY DIFFERENCES TO THIS PLAN.
17. G.C. TO NOTIFY THIS DESIGNER OF ANY DISCREPANCIES BETWEEN THIS DESIGN AND O.B.C. OR OF ANY CHANGES TO BE MADE TO THESE PLANS WITHIN 72 HOURS OR THIS DESIGNER TAKES NO RESPONSIBILITY FOR THE CHANGES OR DISCREPANCIES
18. INSULATION VALUES AND LOCATIONS MAY VARY FROM WHAT IS NOTED. ONLY INSULATION LOCATIONS REQUIRED BY O.B.C. ARE MANDATORY ALL OTHERS ARE INFERRED TO BE OPTIONAL. IF SB-12 PERFORMANCE PACKAGE IS USED THEN THOSE VALUES SHALL SUPERCEDE NOTED VALUES.
19. IF CERTAIN ITEMS NOTED ON THESE PLANS DIFFER FROM G.C.'s CONTRACT WITH CLIENT THEN THE CONTRACT SHALL TAKE PRECEDENT AS LONG AS THE CONTRACTS NOTED DIFFERENCE MEETS O.B.C.

ADDRESS:	130 St. Pierre Tecumseh, ON	
ZONE:	R2	
SITE AREA:	11331 sf	
COVERAGE ALLOWANCE:	30%	(3399) sf
PROPOSED COVERAGE:	32%	(3624) sf
SETBACKS:	as shown	
AREA:		
EXISTING HOME:		1220 sf
ADDITION:		1101 sf
BASEMENT:		947 sf
GARAGE:		1019 sf
FRONT PORCH:		92 sf
BACK PORCH:		192 sf

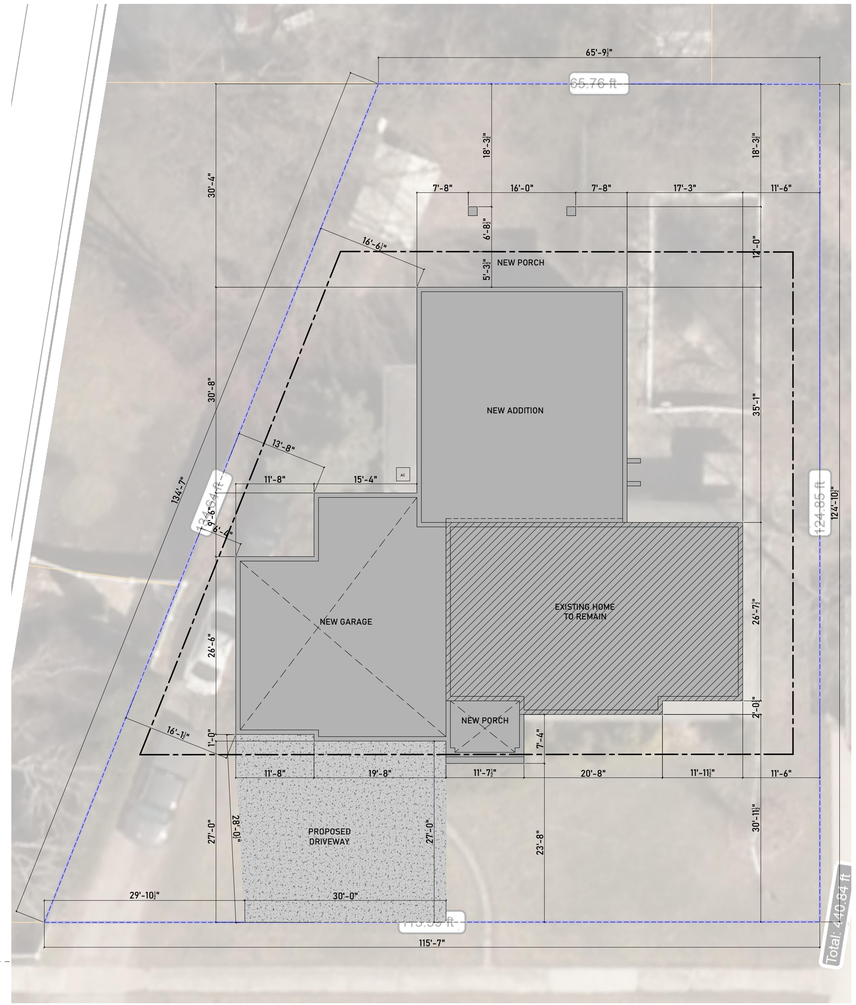
NOTE: EEDS BY OTHERS, PLEASE SEE EEDS FOR PROPER INSULATION VALUES, METHODS OF INSULATION, AND EFFICIENCY VALUES.



NOTE: NEW 2x6" ROOF RAFTERS TO BE INSTALLED OVER EXISTING ROOF IF POSSIBLE. CUT EXISTING ROOF RAFTER BACK TO EXTERIOR WALL.

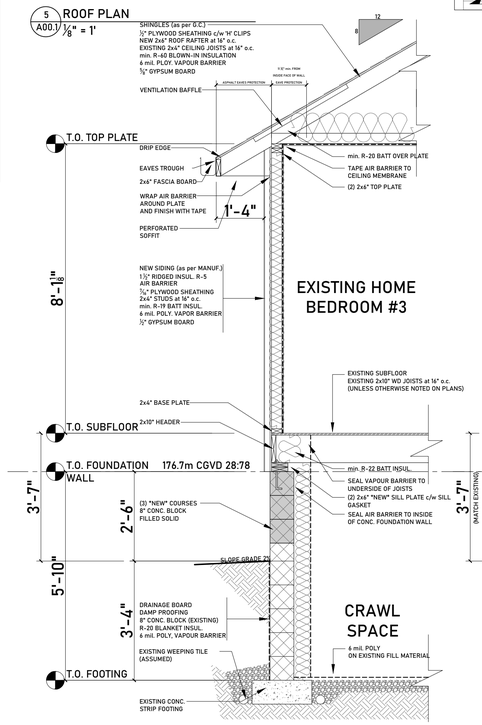
5 A00.1 ROOF PLAN 1/8" = 1'

NOTE: EXISTING DIMENSIONS BASED ON FIELD MEASUREMENTS, IF DIMENSIONS DIFFER ON SITE G.C. TO NOTIFY THIS DESIGNER TO UPDATE DRAWINGS ACCORDINGLY. IF ASSUMED MEASUREMENTS DIFFER GREATLY FROM ON SITE G.C. TO NOTIFY THIS DESIGNER

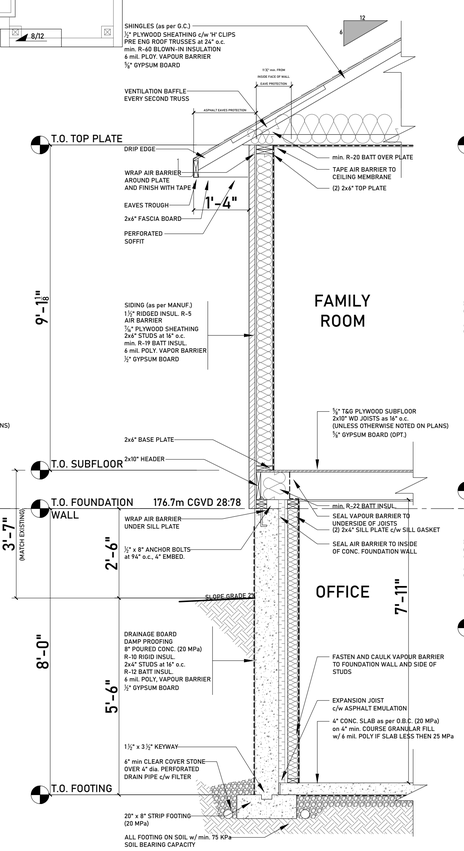


4 A00.1 PROPERTY PLAN 3/32" = 1'

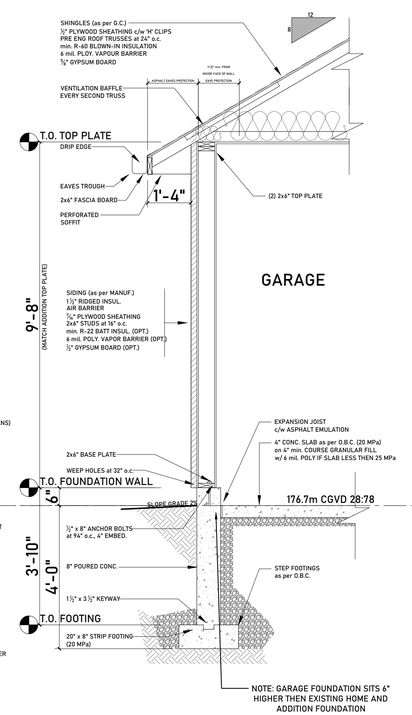
NOTE: HOMEOWNER / G.C. TO VERIFY AND ADJUST GRADING ACCORDINGLY. RETAINING WALL MAY BE NECESSARY FOR APPROPRIATE GRADE. P.ENG. TO BE CONSULTED TO RETAINING WALL CONSTRUCTION.



1 A00.1 TYP. WALL SECTION - EXISTING 1/2" = 1'



2 A00.1 TYP. WALL SECTION - ADDITION 1/2" = 1'



3 A00.1 TYP. WALL SECTION - GARAGE 1/2" = 1'

NOTE: THESE PRINTS ARE THE PROPERTY AND DESIGN OF THIS DESIGNER. THE DESIGNER RESERVES THE RIGHT TO REPRODUCE THE SAME HOUSE AT NO BENEFIT TO THE PURCHASER OF THIS HOME.

NOTE: THIS DESIGNER IS NOT RESPONSIBLE FOR ERCA, EASEMENTS, SITE PLAN CONTROL, APPROVALS AND DEVELOPMENTAL SITE CONDITIONS, AND LOT RESTRICTIONS.

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APPROVED FINAL DRAWINGS FOR CONSTRUCTION. APPROVED FINAL DRAWINGS FOR CONSTRUCTION. APPROVED FINAL DRAWINGS FOR CONSTRUCTION.

PROJECT NOTES:

Nov. 15. 2023.

23062 - 130 St. Pierre
130 St. Pierre Tecumseh ON.