





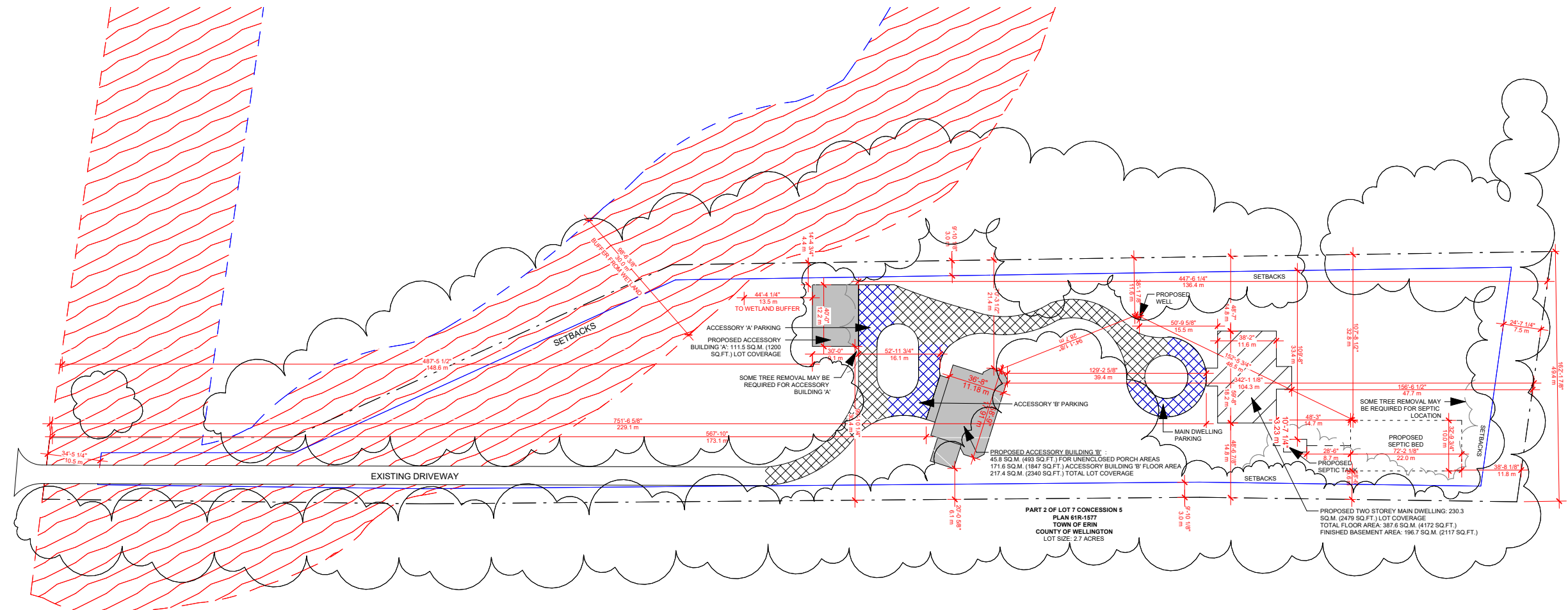


SITE STATISTICS		ZONING BY-LAW: AGRICULTURAL (A) ZONE			
SETBACKS	REQUIRED	EXISTING	PROP. MAIN DWELLING	PROP. ACCESSORY BUILDING A	PROPOSED ACCESSORY BUILDING B
FRONT YARD	10.5 M	-	229.1 M	148.6 M	173.1 M
REAR YARD	7.5 M	-	47.7 M	136.4 M	104.3 M
SIDE YARD (SOUTH)	3.0 M	-	14.8 M	4.4 M	21.4 M
SIDE YARD (NORTH)	3.0 M	-	14.8 M	30.4 M	6.1 M
BUILDING HEIGHT	11.0 M Main Dwelling 4.5 M Accessory Building	-	10.1 M	4.5 M	6.6 M
LOT COVERAGE	30% Main Dwelling 10% Total Accessory Buildings	-	2.1% (230.3 SQ.M.)	1.0% (111.5 SQ.M.)	2.0% (217.4 SQ.M.)
LOT AREA	4000 SQ.M.	11,028 SQ.M. (2.7 ACRES)	-	-	-
ACCESSORY BUILDING FLOOR AREA	MAX. 185.8 SQ.M. (2000 SQ.FT.)	-	-	111.5 SQ.M. (1200 SQ.FT.)	171.6 SQ.M. (1847 SQ.FT.)

- LEGEND**
-  FUTURE BUILDING
 -  PROPOSED BUILDING
 -  PROPOSED DRIVEWAY EXTENSION
 -  WETLAND LIMIT
 -  WETLAND LIMIT + 30M
 -  PROPOSED PARKING AREA



Drawings are only valid for permits after they have been signed. They are only valid for the original address in the titleblock. Scale of drawings is based on 11x17 paper size printed at a custom scale of 100%. Do not scale drawings.

Design Loads Criteria
Floor Loads:
 Live Load = 40 P.S.F.
 Dead Load = 12 P.S.F.
 Total Floor Load = 52 P.S.F.
Roof Loads:
 Live Loads = 42 P.S.F. (snowload)
 Dead Load = 15 P.S.F.
 Total Roof Load = 57 P.S.F.

Specified Snow Load = 2.0 KPA.

CLIENT NAME:
Sarah O'Beirne
 Main Dwelling

Project Location:
 No Municipal Address
 Part 2 of Part of Lot 7, Concession 5



JANSSEN DESIGN

23 COMMERCE ROAD
 ORANGEVILLE, ON L9W 3X5
 PHONE #: 519-925-0663
 FAX #: 519-925-1371
 EMAIL: NATASHA@JANSSENDESIGN.CA



THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Paul Janssen BCIN 25681

REGISTRATION INFORMATION
 Firm Name: Janssen Design & Construction
 (Div. of JDC Custom Homes Inc.)
 BCIN 32079

DRAWING TITLE:
 Site Plan

DATE:	REVISIONS
Sept. 4, 2024	
DRAWN BY: Natasha J.	
CHECKED BY: Paul Janssen	
PROJECT NO: 2111-1074	S101

