For Office Use Only: File Number Related File Number Pre-consultation Meeting Application Submitted Complete Application	ANPLZO,4203 May 3/19 May 30/19 May 31/19	Application Fee Conservation Authority Fee OSSD Form Provided Planner Public Notice Sign	1406 <u>new system proposed</u> <u>Steve</u> <u>Yes</u>
Check the type of plan	ning application(s) you are submitting.	
☐ Consent/Severance	/Boundary Adjustm	ent	
	ing Severance and	Zoning By-law Amendmer	nt
Minor Variance			
☐ Easement/Right-of-	•		
Property Assessment	Roll Number:3	3608023300€	
A. Applicant Informati			
Name of Owner	Joe UA	ı	
It is the responsibility of ownership within 30 day		ant to notify the planner of	any changes in
Address	965 Concess	ion 13 Townsend	
Town and Postal Code	Simile	on N344K3	
Phone Number	519 427 354	19	
Cell Number			
Email	Juaz a live	, (a	
Name of Applicant			
Address	-		
	-		
Town and Postal Code			
Phone Number	:		
Cell Number			
Email			



Na	me of Agent		
Ad	dress		
Τον	wn and Postal Code		
Ph	one Number		
Се	ll Number		
Em	nail		
all	, <u> </u>		ld be sent. Unless otherwise directed, application will be forwarded to the
	Owner	☐ Agent	☐ Applicant
	mes and addresses of cumbrances on the sub	•	gagees, charges or other
В.	Location, Legal Des	scription and Property	Information
1.	, -	lude Geographic Towns	hip, Concession Number, Lot Number,
	965 CONLESSIO	in 13 Townsend	, to Plan 58% lot 4
	Similer on		,
	Municipal Civic Addre		
	Present Official Plan	Designation(s): <u>டிக</u> ு	icultural
	Present Zoning:	Agricultural	
2.			ne on the subject lands?
	☐ Yes ☑ No If yes,		
3.	Present use of the sul	oject lands:	
			9
		- The state of the	



4.	Please describe all existing buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application: House
5.	If an addition to an existing building is being proposed, please explain what it will be
	used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe. Adular Truing room of Entrance office
6.	Please describe all proposed buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:
7.	Are any existing buildings on the subject lands designated under the <i>Ontario</i> Heritage Act as being architecturally and/or historically significant? Yes No No
	If yes, identify and provide details of the building:
_	
8.	If known, the length of time the existing uses have continued on the subject lands:
	150 415
9.	Existing use of abutting properties:
	residential and Agricultural
10.	Are there any easements or restrictive covenants affecting the subject lands?
	☐ Yes ☑ No If yes, describe the easement or restrictive covenant and its effect:



C. Purpose of Development Application

Note: Please complete all that apply.

1.	Site Information	Existing	Proposed
PΙε	ease indicate unit of measureme	ent, for example: m, m² o	r %
Lo	t frontage	Se Sketch	Name to the state of the state
Lo	t depth		
Lo	t width		
Lo	t area		
Lo	t coverage		
Fro	ont yard		Landon
Re	ar yard		
Le	ft Interior side yard		
Rig	ght Interior side yard		
Ex	terior side yard (corner lot)		
	Please outline the relief request 1.62 m from the mander 1.62 m from the mander 1.63.2 sqm from the mander 1.63.2 sqm from the 1.10 m 253.2 sqm Please explain why it is not pool By-law: House is Attached	ax height to allow x 10% let coverage max usable floor m ssible to comply with the	provision(s) of the Zoning
	Howed to build	attached So	Size is wot
4.	Description of land intended to Frontage:	be severed in metric uni	ts:
	Depth:		
	Width:		
	Lot Area:		
	Present Use:		
	Proposed Use:		and the second s
		\	



	1	ot size (if boundary adjustment):
	1	justment, identify the assessment roll number and property owner of
	the lands to will	ch the parcel will be added:
	Description of la Frontage:	nd intended to be retained in metric units:
	Depth:	
	Width:	
	Lot Area:	
	Present Use:	
	Proposed Use:	
	Buildings on reta	ined land:
5.	Description of pre	oposed right-of-way/easement in metric units:
	Depth:	
	Width:	
	Area:	
	Proposed Use:	
6.		in Norfolk County, which are owned and farmed by the applicant ne farm operation:
Ov	vners Name:	
Ro	oll Number:	
То	tal Acreage:	
W	orkable Acreage:	
	<u> </u>	(for example: corn, orchard, livestock)
		☐ Yes ☐ No If yes, year dwelling built
	•	



Owners Name:	
Roll Number:	
Total Acreage:	
Workable Acreage:	
Existing Farm Type:	(for example: corn, orchard, livestock)
Dwelling Present?:	☐ Yes ☐ No If yes, year dwelling built
Owners Name:	
Roll Number:	
Total Acreage:	
Workable Acreage:	
•	(for example: corn, orchard, livestock)
	☐ Yes ☐ No If yes, year dwelling built
Dwelling Flescht!.	Tes 140 if yes, year dwelling built
Own and Names	
Owners Name:	
Roll Number:	
Total Acreage:	
Workable Acreage:	
	(for example: corn, orchard, livestock)
•	☐ Yes ☐ No If yes, year dwelling built
Note: If additional	space is needed please attach a separate sheet.
D. Previous Use o	f the Property
	an industrial or commercial use on the subject lands or adjacent No Unknown
If yes, specify the	e uses (for example: gas station, or petroleum storage):
2 le thore reseant	o believe the subject lands may have been contaminated by former
	or adjacent sites?□ Yes ☑ No □ Unknown



3.	Provide the information you used to determine the answers to the above questions:
4.	If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? Yes No
E.	Provincial Policy
1.	Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the <i>Planning Act, R.S.O. 1990, c. P. 13</i> ? ☑ Yes ☐ No
	If no, please explain:
2.	It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? Yes \square No
	If no, please explain:
3.	Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? \square Yes \square No
	If no, please explain:
	Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.



4.	Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.
	Livestock facility or stockyard (submit MDS Calculation with application)
	☐ On the subject lands or ☐ within 500 meters – distance
	Wooded area ☐ On the subject lands or ☑ within 500 meters – distance _30
	Municipal Landfill ☐ On the subject lands or ☐ within 500 meters – distance
	Sewage treatment plant or waste stabilization plant ☐ On the subject lands or ☐ within 500 meters – distance
	Provincially significant wetland (class 1, 2 or 3) or other environmental feature ☐ On the subject lands or ☐ within 500 meters – distance
	Floodplain □ On the subject lands or □ within 500 meters – distance
	Rehabilitated mine site ☐ On the subject lands or ☐ within 500 meters – distance
	Non-operating mine site within one kilometre ☐ On the subject lands or ☐ within 500 meters – distance
	Active mine site within one kilometre ☐ On the subject lands or ☐ within 500 meters – distance
	Industrial or commercial use (specify the use(s)) ☐ On the subject lands or ☐ within 500 meters – distance
	Active railway line □ On the subject lands or □ within 500 meters – distance
	Seasonal wetness of lands ☐ On the subject lands or ☐ within 500 meters – distance
	Erosion □ On the subject lands or □ within 500 meters – distance
	Abandoned gas wells ☐ On the subject lands or ☐ within 500 meters – distance



• •	Dervicing and Access		
1.	Indicate what services are available or	pro	pposed:
	Water Supply		
	☐ Municipal piped water		Communal wells
	☐ Individual wells	· Å	Other (describe below)
			Cistern
	Sewage Treatment		
	☐ Municipal sewers		Communal system
	Septic tank and tile bed		Other (describe below)
	Storm Drainage		
	☐ Storm sewers	X	Open ditches
	☐ Other (describe below)		
2.	Existing or proposed access to subject	lan	ds:
	Municipal road		Provincial highway
	☐ Unopened road		Other (describe below)
	Name of road/street:		
	Concession 13 Townsend		
G.	Other Information		
1.	Does the application involve a local bus	sine	ess? ☐ Yes ☑ No
	If yes, how many people are employed	on	the subject lands?
2.	Is there any other information that you application? If so, explain below or atta		



H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

- 1. Concept/Layout Plan
- 2. All measurements in metric
- 3. Existing and proposed easements and right of ways
- Parking space totals required and proposed
- 5. All dimensions of the subject lands
- 6. Dimensions and setbacks of all buildings and structures
- 7. Names of adjacent streets
- 8. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, may also be required as part of the complete application submission:

Zoning Deficiency Form (Complete by Staff)

On-Site Sewage Disposal System Evaluation Form

Environmental Impact Study

Geotechnical Study / Hydrogeological Review

Minimum Distance Separation Schedule

Record of Site Condition

Your development approval might also be dependent on Ministry of Environment

Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.



I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

I authorize and consent to the use by or the	n of Information and Protection of Privacy Act e disclosure to any person or public body any ority of the <i>Planning Act, R.S.O. 1990, c.P.</i> ication.
Au In	- May 30/19
Owner/Applicant/Agent Signature	Date
J. Owner's Authorization	
If the applicant/agent is not the registered of application, the owner must complete the a	owner of the lands that is the subject of this authorization set out below.
I/Welands that is the subject of this application	am/are the registered owner(s) of the for site plan approval.
I/We authorize	his shall be your good and sufficient
Owner	
Ja Vz	May 29/14
Owner	<i>U</i> Date



N. Deciaration	
1, Joe az	of Nortalk County
solemnly declare that:	,
all of the above statements and the stater transmitted herewith are true and I make to believing it to be true and knowing that it is under oath and by virtue of <i>The Canada E</i>	this solemn declaration conscientiously s of the same force and effect as if made
Declared before me at:	
Sincoe	An office
In Nowfolk County	Øwner/Applicant/Agent Signature
This 30th day of May	
A.D., 20_19	Steven James Coliver, a Commissioner, etc., Province of Ontario, for the Corporation of Nerfelk Gounty. Expires April 章, 前章1
A Commissioner, etc.	





Zoning Deficiency

Simcoe: St. Simcoe, ON **N3Y 5L6** 519-426-5870 Langton: t St. Langton, On. **NOE 1GO** 519-875-4485

PROPERTY INFORMATION

965 Concession 13 Townsend

Legal Decription:

Roll Number:33608023300

Application #:

Information Origins: lot grading plan and drawings from designer

Agric	ultural Zone (A)					
	Accessory Structure		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) building height		6.00	7.62	1.62	m .
	b) minimum front yard		13.00	14.94	N/A	m
	c) minimum exterior side yard		6.00		N/A	m
	d) minimum interior side yard	Right	1.20	4.84	- N/A	m
	e) minimum <i>rear yard</i>		1.20	20.75	N/A	m
	f) through lot distance to street line		6.00		N/A	m
	g) Lot coverage (Note: Proposed Area)				·	
	i) lot coverage		10.00	13.90	3.90	%
	ii) usable floor area		200.00	253.20	53.20	m.sq
3.36	Surplus Farm Dwelling Severance					•
			200.00		N/A	m.sq
	b) existing accessory buildings/structures				•	

Comments

only permitted 182sqm of useable floor because 10% lot rule kicks in. No habitable room permitted in accessory building

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Prepared By:

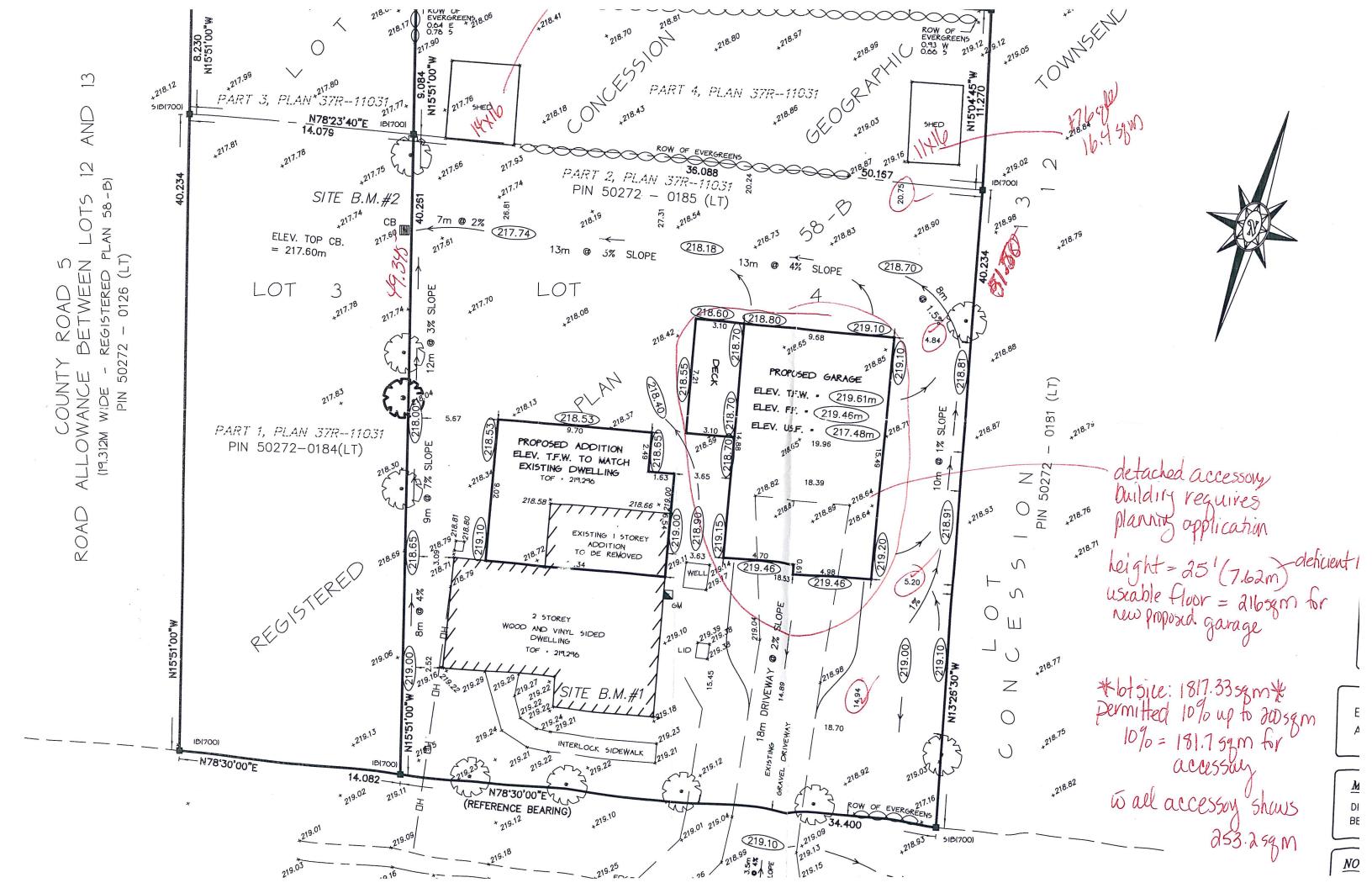
Roxanne Koot

I have read and understand the above.

Signature of owner or authorized agent

Signature of Zoning Administrator

AS PER: Fritz R. Enzlin. CBCO, **CRBO - Chief Building Official** Manager, Building & Bylaw Division, Norfolk County



	Layout Page Table
NO	Title
1	ORTHOGRAPHIC FULL VIEW
2	GENERAL NOTES
3	SITE PLAN
4	MAIN FLOOR (NOTES)
5	MAIN FLOOR CROSS SECTION
6	MAIN FLOOR (
7	MAIN FLOOR (SCHEUDLE)
8	FOUNDATION/BASEMENT
9	FOUNDATION DETAILS
10	SECOND FLOOR (OVER GARAGE)
11	FRONT ELEVATION
12	RIGHT ELEVATION
13	LEFT ELEVATION
14	BACK ELEVATION
15	MALL DETAILS
16	ROOF DETAILS AND NOTES



STANDARD HOMES ORTHOGRAPHIC FULL VIEW ADDITION/RENOVATION 465 Cons 13 TOWNSEND Ξ̈́ 3 AND

9

LIVING AREA:

806 sq ft MAIN FLOOR

1744 sq ft GARAGE FLOOR AREA

MAIN FLOOR
NO SCALE

TECHNICAL NOTES

1. Excavation

- I. Actual soil bearing capacity to be determined at the site.
- 2. Excavation for the foundations to extend to undisturbed soil having a minimum allowable bearing pressure 75 kPa (1510 psf).

2. Backfill

- I. Backfill within 600mm (24 5/8 in) of the foundation shall be free of debris and boulders larger than 250 mm (9 7/8 in) diameter.
- 2. The foundation wall must be laterally supported before backfilling.

3. Footings and Foundations

- I. Footings for walls, columns, etc. to extend below the frost line and bear on undisturbed soil.
- 2. Concrete strength to be minimum 15 MPa (2,200 psi). except as noted,
- 3. Provide 2 *4 steel reinforcing bars over entrances of sewers and utilities.
- 4. Exterior foundation walls to extend at least 150 mm (5 7/8") above finished ground level.
- 5. Step footing vertical rise not to exceed 600 mm (23 5/8") for firm soils and 400 mm (15 3/4") for sand and gravel. Horizontal run to be a minimum of 600 mm (24 5/8").

4. Foundation Drainage

- 1. Drain tile to be on undisturbed or well compacted soil 4 the top of the tile placed below the bottom of the floor slab.
- Foundation drains shall drain to a sewer, drainage ditch, drywell or a covered automatic sump pump draining to a positive outlet.
- 3. A drainage layer shall consist of:

Minimum 19 mm (3/4") mineral fibre insulation with a minimum density of 3.6 lb/sq ft, or

Minimum 100 mm (4") of free drainage granular material, or An approved system that provides equivalent performance.

5. Surface Drainage

The building site is to be graded so that water will not accumulate at or near the building or adversely affect adjacent properties.

. Window wells are to be drained to the footing level drainage tile or other suitable location.

6. Concrete Floors and Flatwork

Concrete strength for garage and carport floors and all exterior flatwork to be minimum 32 MPa (4,650 psi) and have 5% to 8% air entrainment.

Other slabs to have min. concrete strength of 25 MPa (3,600 psi) Concrete slabs to be minimum 75 mm (3") thick on a minimum of 100 mm (4") of coarse, clean granular material.

All fill other than coarse clean material placed beneath concrete slabs shall be compacted to provide uniform support.

7. Wood Frame Construction

- 1. Holes or notching in roof, floor, wall and ceiling members to be restricted to the sizes outlined in the OBC.
- 2. Roof trusses shall not be notched drilled or weakened unless accommodated for in the design.
- 3. Exterior columns and posts are to be anchored.
- 4. Floor joists to have min. 38 mm (1 1/2") length of end bearing.
- 5. Joists framed into the side of a wood beam, trimmers, headers, etc. are to be supported on joist hangers.
- 6. Double joists under parallel non-load bearing partitions.
- 7. Provide 2"x 2" cross bridging at maximum 6'-10" o.c. between supports.

8. Stairs

1. Stairs to have uniform rise and run throughout.
Rise and run to conform to the following:

	minimum	maximum
rise	4 7/8"	ד ד ד/8"
run	B 1/4"	14"
tread	9 1/4"	14"

9. Columna 4 beams

- 1. Minimum 89 mm (3 1/2") end bearing for wood and steel beams.
- 2. Steel columns to have minimum outside diameter of 73 mm (2 7/8") and a minimum wall thickness of 4.7 mm (3/16").

10. Above Grade Masonry

- 1. Veneer over wood frame walls to have not less than 25 mm (1") air space behind the veneer.
- 2. Provide weep holes spaced not more than 800 mm (2'-7") apart at the bottom of air spaces in masonry veneer walls.
- 3. Masonry veneer shall be tied to wood framing members by, corrosion resistant ties and screws or nails as per the OBC.

II. Floorina

 Finished flooring in bathrooms and kitchens shall consist of resilient flooring, felted-synthetic-fibre floor coverings, concrete, terrazzo, ceramic tile, mastic or other type of flooring providing similar degrees of water resistence.

12. Waterproof Wall Finish

Waterproof finish is to be provided to a height of not less than: 1,800 mm (5'-11") above the floor in a shower stall.

1,200 mm (3'-11") above the rims of bathtubs with shower heads.

400 mm (15 3/4") above the rim of bathtubs with no shower.

13. Plumbing

- . The owner and/or the contractor are responsible for the design/layout and installation of the plumbing system.
- 2. Where a private sewage system is required or utilized, the design, evaluation, construction or alteration of a new or existing system as the cae may be, shall be undertaken by a qualified person registered to undertake such work.

14. Heating and Air Conditioning

 The owner and/or contractor are responsible for the design/layout and installation of the heating and air conditioning systems.

15. Natural Ventilation

- 1. Roof vents designed to prevent entry of rain, snow 4 insects.
- Vents shall be distributed uniformly on opposite sides of the building with not less than 25% of the openings at either the top or the bottom of the space.

16. Mechanical Ventilation

 The owner and/or contractor are responsible for design, layout and installation of the mechanical ventilation system in compliance with the OBC.

17. Caulking

 Caulking shall be provided between masonry, siding or stucco & adjacent door and window frames or trim and anywhere else where it is required to prevent the entryof water into the structure.

18. Doors and Windows

- Exterior doors and windows within 6'-7" from grade shall be constructed to resist forced entry. Doors shall be equipped with a deadbolt lock.
- The principal entry door shall have either a door viewer, transparent glazing or a sidelight.

19. Guarda

- 1. Maximum opening in any guard must be able to prevent the passage of a 100 mm (4") diameter spherical object.
- 2. Guard attachment to comply with one of the methods detailed in SB-7 of the Supplementary Guidelines to the O.B.C.
- 3. A guard is to be provided at every location where there is a difference in elevation from a floor, stair or ramp to adjacent surfaces of more than 600 mm (23 5/8").
- 4. Minimum guard heights to be as follows:
 - 800 mm (2'-7") for stairs measured vertically above a line drawn through stair nosings.
 - 900 mm (2'-11") for porches, decks, balconies and landings not more than 1,800 mm (5'-11") above adjacent ground, floor or other surface areas.
 - 1,070 mm (3'-6") for porches, decks, balconies and landings more than 1,800 mm (5'-11") above adjacent ground, floor or other surface areas.

20. Alarms and Detectors

- 1. At least one smoke detector shall be installed on or near the ceiling on each floor level and basement level 900 mm (2'-11") or more above an adjacent level and located a maximum of 5M (16'-5") from any bedroom door and a maximum of 15M (49'-3") to any point on the floor area.
- 2. A carbon monoxide detector shall be installed on or near the ceiling adjacent every sleeping area.

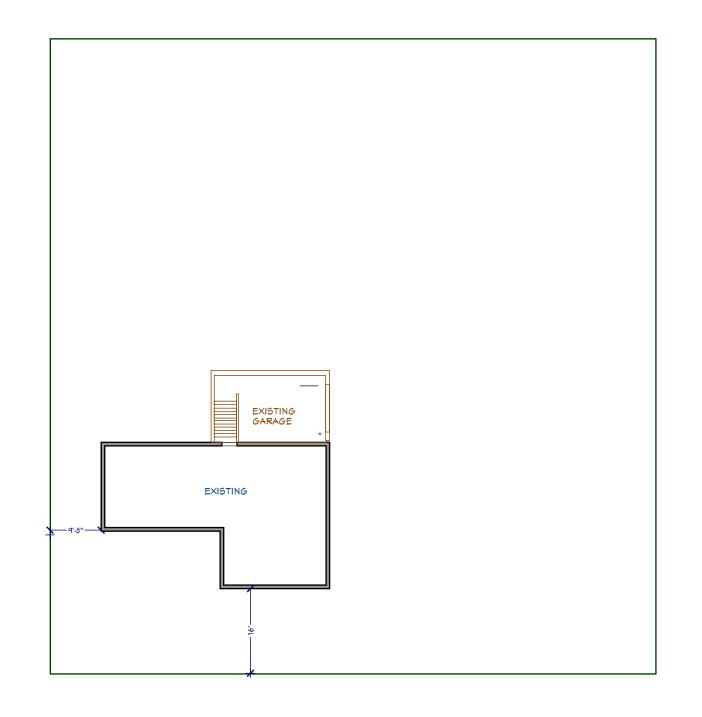
21. Garage Gasproofing

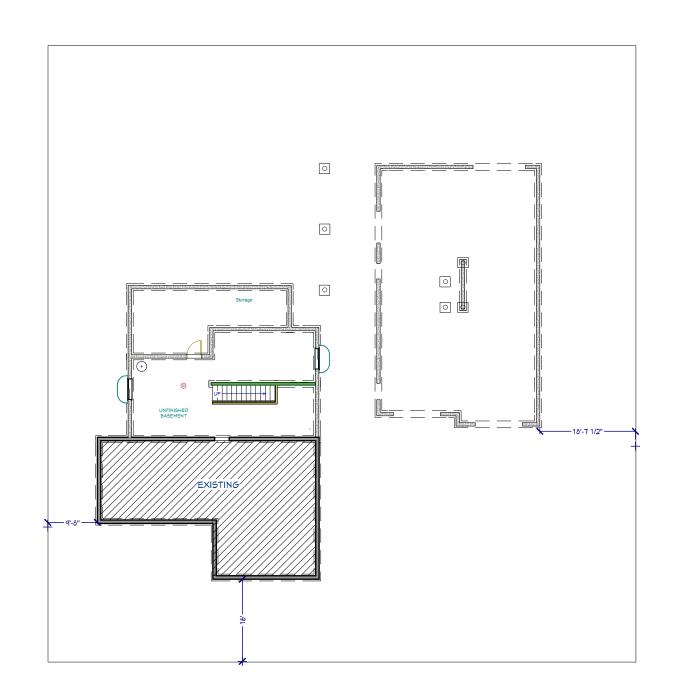
- 1. The walls and ceiling of an attached garage shall be constructed and sealed to provide an effective barrier to exhaust fumes.
- Doors between the dwelling and attached garage shall be weatherstripped and have a self closer.

22. Electrical

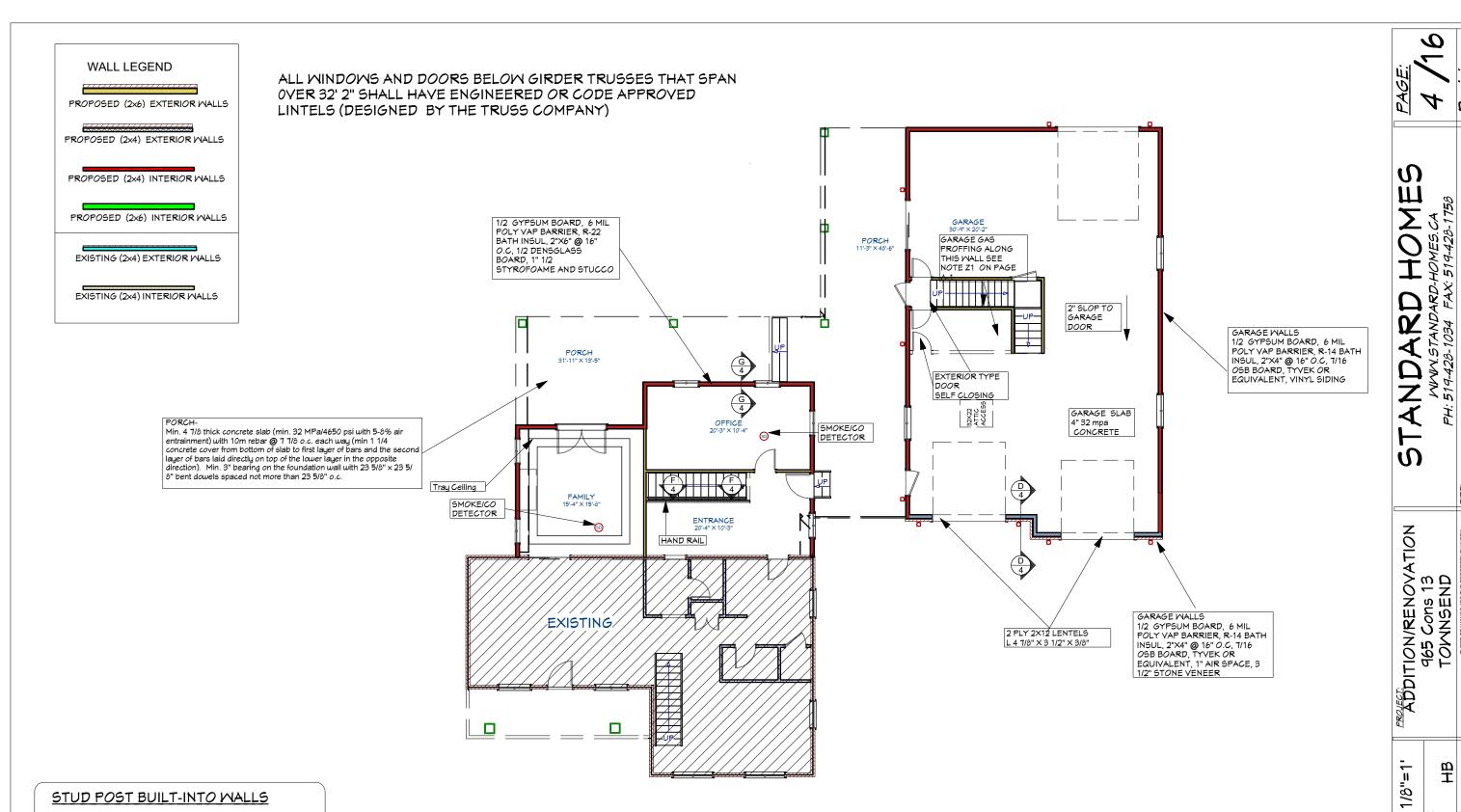
- I. An exterior light controlled by a wall switch is required at every entrance and in every kitchen, bedroom, living room, dining room, utility room, laundry room, vestibule, hallway, garage and carport. A switched receptacle may be provided instead of a light in bedrooms and living rooms.
- 2. Basements require a light for every 30 sq m (323 sq ft) controlled by a switch at the head of the stairs.
- 3. Stairs shall be lighted and except where serving an unfinished basement shall be controlled by a 3 way switch at the head and foot of the stairs.

PAGE:	2/16	Revision:	(<i>C</i>	2
STANDARD HOMES	WWW.STANDARD-HOMES.CA PH: 514-428-1034 FAX: 519-428-1758	ITTEL:	SHLON LARINAL		
ADDITION/RENOVATION	465 Cons 13 TOWNSEND	DISCLAMIER: THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF FYCHOL ROMPANY MANNE MERCH ORDER OF THE PROPULANCE OF THE PROP	WANTE THE STATE OF THE SALCISIVE USE OF THE SALCISIVE THE SALCISIVE THE SALCISIVE THE SET OF THE SET OF THE SET OF THE SET OF SALVININGS AND CONCEPTS CONTAINED	THEREIN WITHOUT THE WRITTEN PERMISSION OF (YOUR COMPANY NAME HERE) IS PROHIBITED	AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM
<u>SCALE:</u> NO SCALE	DESIGN BY: HB	REVIEW BY:	DF	<u>DATE:</u>	2019-03-14
3 AND 4	<u>1,4N NO:</u> 58-B	OB NO:	126	LE:	





STANDARD HOMES	WWW.STANDARD-HOMES.CA PH: 519-428-1034 FAX: 519-428-1158	TITEL:	SITE PLAN
ADDITION/RENOVATION	465 Cons 13 TOMNSEND	PIEGLAMIER: PHESE DRAWINGS ARE THE PROPRIETARY WORK PROJECT AND PROJECT ON PROJECT ON PROJECT ON PROJECT ON PROJECT ON THE ERCALUSIVE DE PROJECT ON THE PROJECT OF PROJECT OF PROJECT OF THE PROJECT ON T	THEERN WITHOUT THE WRITTEN PERMISSION OFF YOUR COMPANY NAME HERE) IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM
3CALE:	DESIGN BY:	REVIEW BY:	PATE: 2019-03-14
HOT S AND 4	PLAN NO: 58-B	<u>JOBNO:</u> 726	<u>FILE:</u>



STUD POST BUILT-INTO WALLS

PER ROW, OFFSET 1" O.C VERTICALLY.

-THE NUMBER OF STUDS, AND FASTENING, IN A WALL DIRECTLY BELOW GIRDER TRUSSES OR ROOF BEAM SHALL CONFORM TO TABLE A-34 TO A-37 AND SENTENCE (2) & (3) -STUD POST SHALL BE NAILED FROM THE CENTER OUT, BOTH SIDES. -NAILING FOR BUILD UP COLUMNS:(2"X4") 1 NAILS PER ROW, OFFSET 1" O.C VERTICALLY. -NAILING FOR BUILD UP COLUMNS:(2"X6") 2 NAILS

MAIN FLOOR

MAIN FLOOR (NOTES)

2019-03-14

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REVIEW BY:

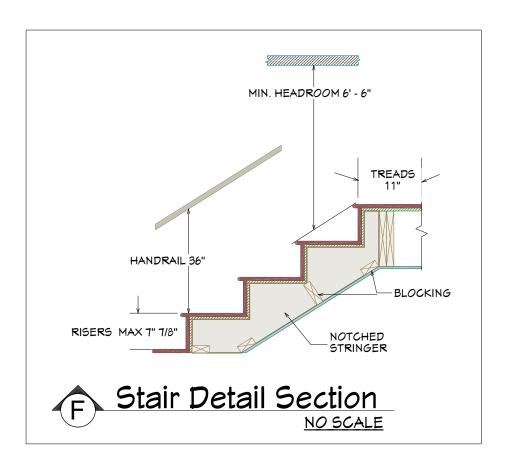
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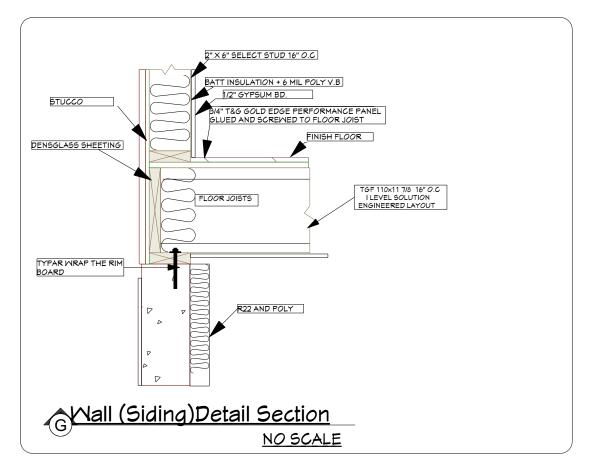
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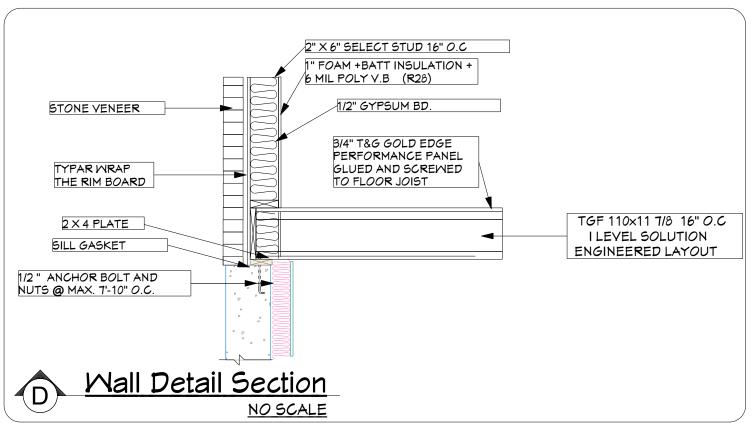
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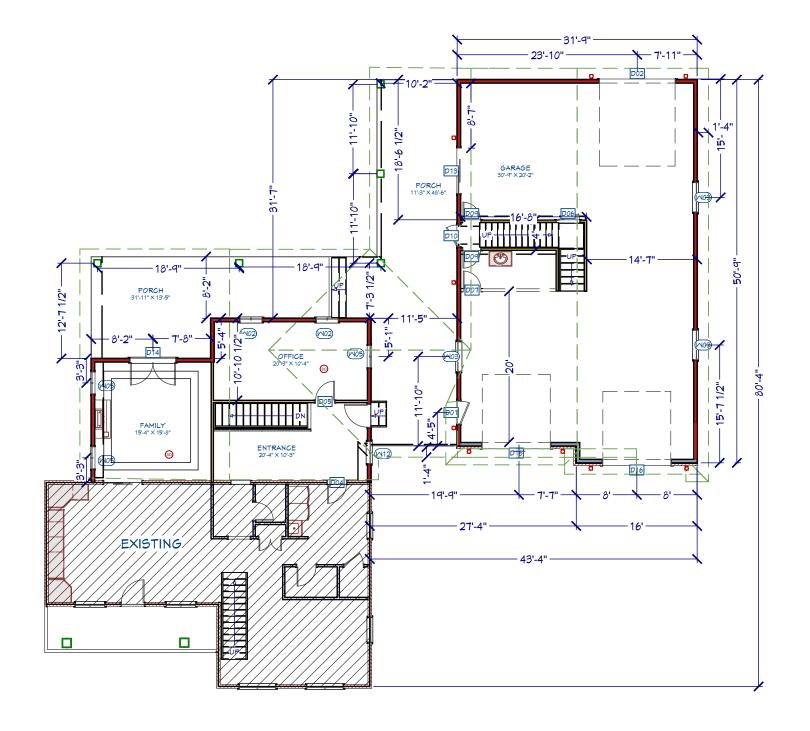
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STANDARD HOMES	WWW.STANDARD-HOMES.CA	PH: 519-428-1034 FAX: 519-428-1758	<u>117EL:</u>	MAIN FLOOR CROSS SECTION		
ADDITION/RENOVATION	465 Cons 13	TOWNSEND	DISCLAMIER: THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF YOUR COMPANY	NAME HERE, DEVELOPED FOR THE EXCLUSIVE USE OF FYOUR COMPANY NAME HERELUSE OF THESE DRAWINGS AND CONCEPTS CONTANED	THEREIN WITHOUT THE WRITTEN PERMISSION OF(YOUR COMPANY NAME HERE) IS PROHIBITED	AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM
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NO: 3 AND 4	PLAN NO:	58-B	JOB NO:	126	FILE:	





PROPOSED (2x6) EXTERIOR WALLS

PROPOSED (2×4) EXTERIOR WALLS

PROPOSED (2x6) INTERIOR WALLS

PROPOSED (2×4) INTERIOR WALLS

EXISTING (2×4) EXTERIOR WALLS

EXISTING (2x4) INTERIOR WALLS

1....

MAIN FLOOR

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STANDARD HOMES	WWW.STANDARD-HOMES.CA	PH: 519-428-1034 FAX: 519-428-1758	<u>117EL:</u>		MAIN THOOK	
ADDITION/RENOVATION	465 Cons 13	TOWNSEND	DISCLAMIER: THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF (YOUR COMPANY	NAME HEREI, DEVELOPED FOR THE EXCLUSIVE USE OFYOUR COMPANY NAME HEREI, USE OF THESE DRAWINGS AND CONCEPTS CONTANED	THEREN WITHOUT THE WRITTEN PERMISSION OF(YOUR COMPANY NAME HERE) IS PROHIBITED	AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM
3CALE: 1/8"=1'	DESIGN BY:	T	REVIEW BY:	D IT	<u>DATE:</u>	2014-03-14
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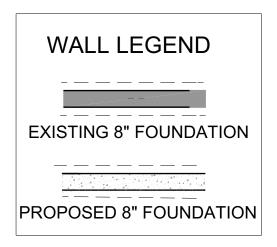
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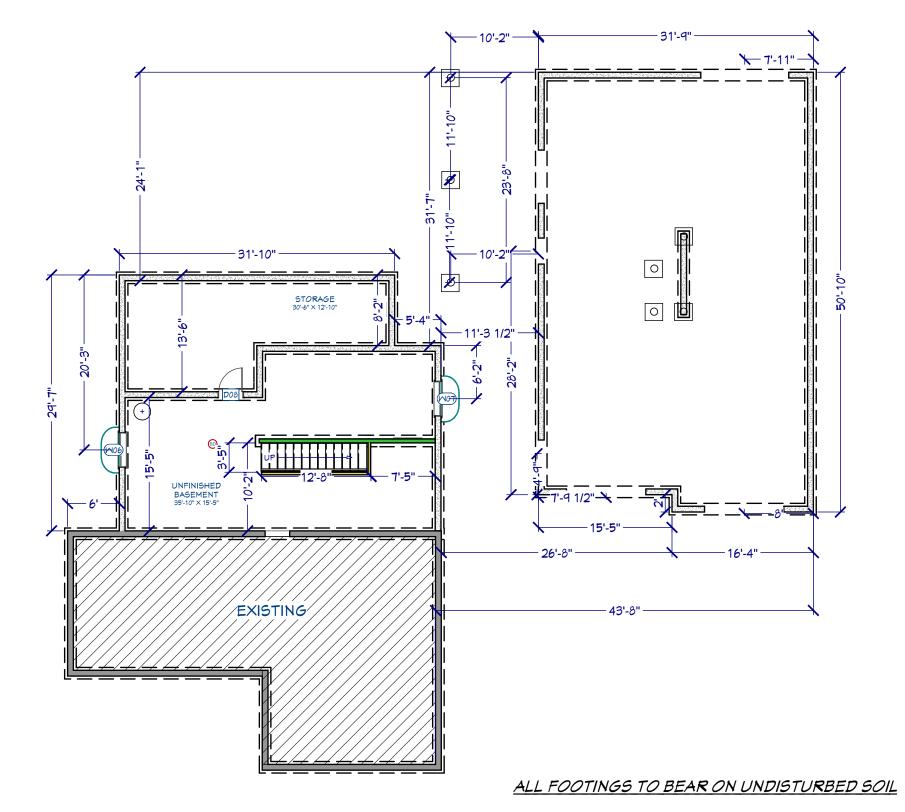
		DOOR SCHEI	DULE				
NUMBER	ROOM NAME	QTY	FLOOR	MIDTH	HEIGHT	R/0	HEADER
D01	GARAGE/PORCH	1	1	36 "	80 "	38"X83"	2X6X41" (2)
D02	GARAGE	1	1	120 "	132 "	122"X135"	2X12X128" (2)
D03	ENTRANCE/PORCH	1	1	36 "	80 "	38"X83"	2X6X41" (2)
D04	UNSPECIFIED/ENTRANCE	1	1	30 "	80 "	32"X82 1/2"	2X6X35" (2)
D05	ENTRANCE/OFFICE	1	1	30 "	80 "	32"X82 1/2"	2X6X35" (2)
D06	UNSPECIFIED/GARAGE	1	1	36 "	80 "	38"X83"	2X6X41" (2)
D07	GARAGE	1	1	2 8 "	80 "	30"X82 1/2"	2X6X33" (2)
D08	UNFINISHED BASEMENT/STORAGE	1	0	33 "	80 "	35"X82 1/2"	2X6X38" (2)
D09	UNSPECIFIED/GARAGE	2	1	2 8 "	80 "	30"X83"	2X6X33" (2)
D10	UNSPECIFIED/PORCH	1	1	34 "	80 "	36"X83"	2X6X39" (2)
D13	GARAGE/PORCH	1	1	72 "	80 "	74"X83"	2X10X77" (2)
D14	FAMILY/PORCH	1	1	72 "	80 "	74"X83"	2X10X77" (2)
D16	GARAGE	2	1	108 "	108 "	110"X111"	2X12X116" (2)

				MINDOM SCH	HEDULE		
NUMBER	QTY	FLOOR	SIZE	MIDTH	HEIGHT	R/0	HEADER
M01	2	2	3 55 10	41 "	69 3/4 "	42"X70 3/4"	2X6X45" (2)
M02	2	1	3041DC	36 "	49 "	3 7 "X 5 0"	2X6X40" (2)
M03	3	1	4040DC	48 "	48 "	49"X49"	2X8X52" (2)
M04	2	2	5942LS	68 9/16 "	50 "	69 9/16"X51"	2X8XT2 9/16" (2)
M05	3	1	3050DC	36 "	60 "	3 7 "X61"	2X6X40" (2)
M06	1	0	4020LS	48 "	24 "	49"X25"	2X8X49" (2)
MOT	1	0	4020LS	48 "	24 "	49"X25"	2X8X52" (2)
M08	1	2	5942LS	68 11/16 "	50 "	69 11/16"X51"	2X8X72 11/16" (2)
W12	1	1	3040DC	36 "	48 "	3 7 "X49"	2X6X40" (2)
M13	1	2	5042LS	60 "	50 "	61"X51"	2X8X64" (2)

	<u>_</u>	<u>ROOM FINISH SCHEDUL</u>	<u> </u>	
ROOM NAME	DIMENSIONS	AREA, INTERIOR (SQ FT)	CEILING HEIGHT	FLOOR FINISH
PORCH	11'-3" × 48'-6"	572	119"	SOIL SOIL
PORCH	31'-11" × 13'- 5 "	342	9 7 1/8"	CONCRETE
FAMILY	15'-4" × 15'-8"	240	97 1/8"	HARDWOOD
GARAGE	30'-9" × 20'-2"	1406	146"	CONCRETE
OFFICE	20'-3" × 10'-4"	209	97 1/8"	HARDWOOD
TOTALS:		2769		

3 AND 4	<u>SCALE:</u>	ADDITION/RENOVATION	STANDARD HOMES	PAGE:
PLAN NO:	DESIGN BY:	465 Cons 13	WWW.STANDARD-HOMES.CA	7/
58-B	H	TOWNSEND	PH: 519-428-1034 FAX: 519-428-1758) - `
10B NO:	REVIEW BY:	DISCLAMIER: THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF (YOUR COMPANY	<u>117EL.:</u>	Revision:
726	DF	NAME HERE, DEVELOPED FOR THE EXCLUSIVE USE OF FOUR COMPANY NAME HERE, USE OF THESE DRAWINGS AND CONCEPTS CONTANED	MAIN FLOOR (SCHFLIDLE)	
FILE:	<u>DATE:</u>	THEREIN WITHOUT THE WRITTEN PERMISSION OF(YOUR COMPANY NAME HERE) IS PROHIBITED		0
	2019-03-14	AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM		2



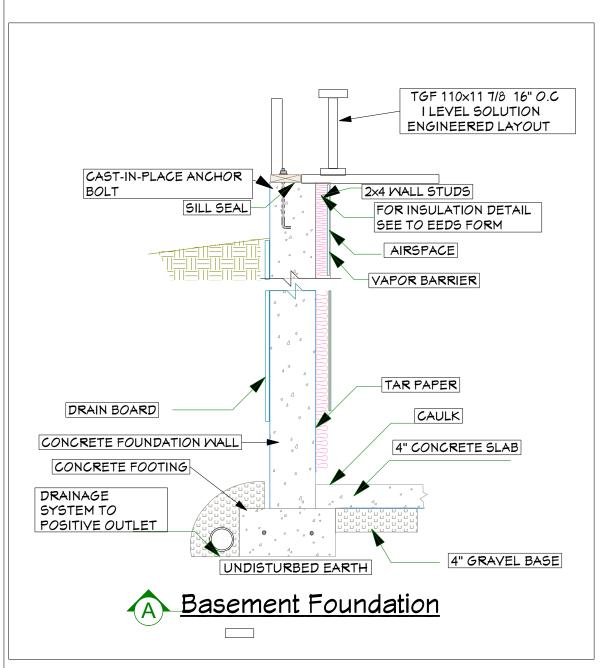


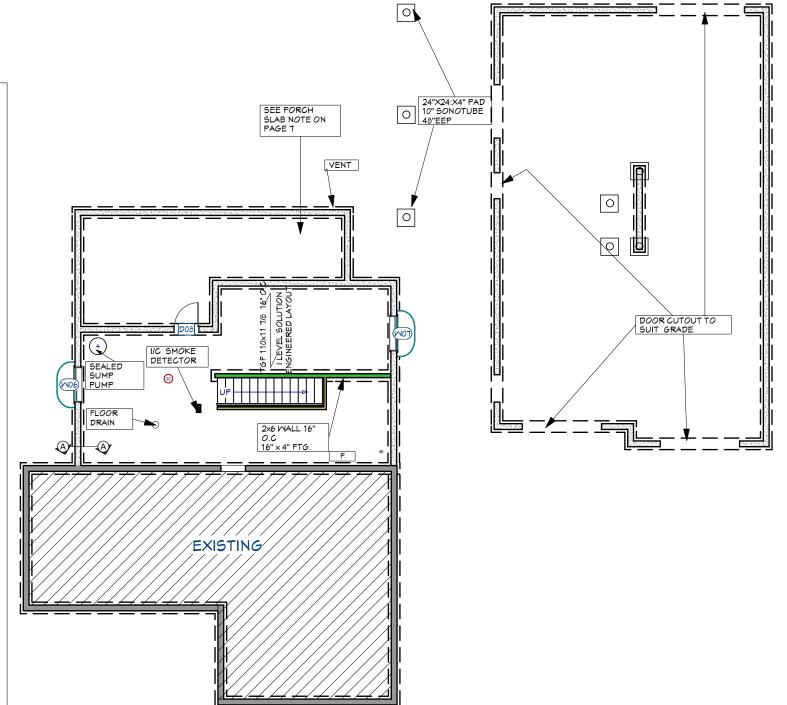
FOUNDATION PLAN

ALL STEEL ANGLE LINTELS 4" \times 4" \times 1/4" UNLESS OTHERWISE NOTED ALL STRUCTURES LINTELS TO BE 2-2 \times 10 UNLESS OTHERWISE NOTED

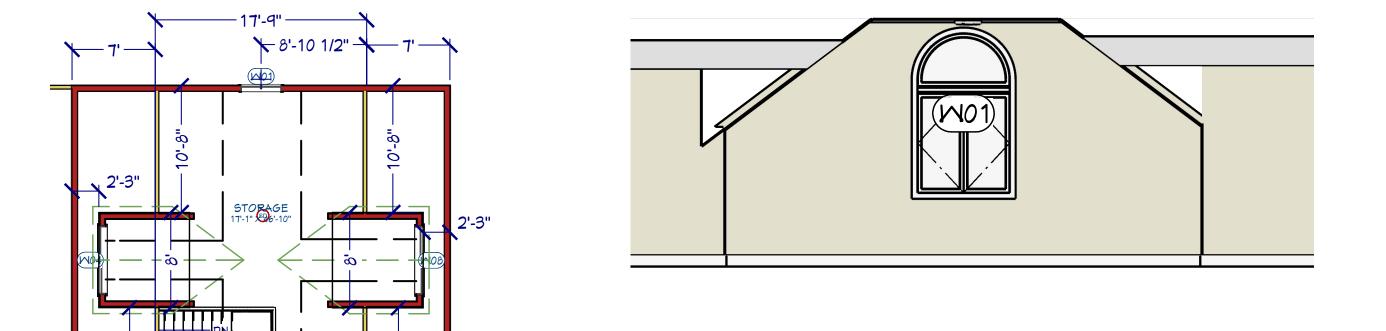
BASEMENT / FOUNDATION

A G	X)	Rev			
STANDARD HOMES	WWW.STANDARD-HOMES.CA	PH: 519-428-1034 FAX: 519-428-1758	<u>117EL:</u>		トクロトフターロの火むみのボタボト	
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<i>504∟E</i> : 1/8"=1'	DESIGN BY:	£	REVIEW BY:	IJ I	<u>DATE:</u>	71 80 8100
3 AND 4	PLAN NO:	58-B	10B NO:	126	-11.E:	





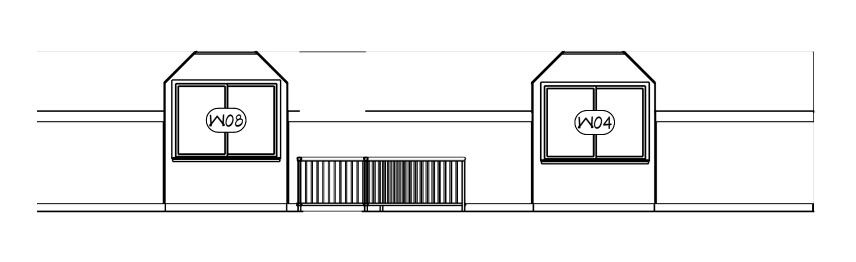
3 AND 4	4 <u>SCALE:</u> 1/8"=1'	ADDITION/RENOVATION	STANDARD HOMES	PAGE
	DESIGN BY:	9 65 Cons 13	WWW STANDARD-HOMES CA	<u></u>
58-B	12 12	TOWNSEND	PH: 519-428-1034 FAX: 519-428-1758	<u> </u>
	REVIEW BY:	DISCLAMIER: THESE DRAWINGS ARE THE PROPRIETARY WORK PROPIETY OF YOUR COMPANY	<u>TITEL:</u>	Revisi
126	D	NAME HERE, DEVELOPED FOR THE EXCLUSIVE USE OFFOUR COMPANY NAME HERE, USE OF THESE DRAWINGS AND CONCEPTS CONTANED		
	DATE:	THEREIN WITHOUT THE WRITTEN PERMISSION OF(YOUR COMPANY NAME HERE) IS PROHIBITED		_
	2019-03-14	AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM	DEDAILS	



12'-5"

3"、

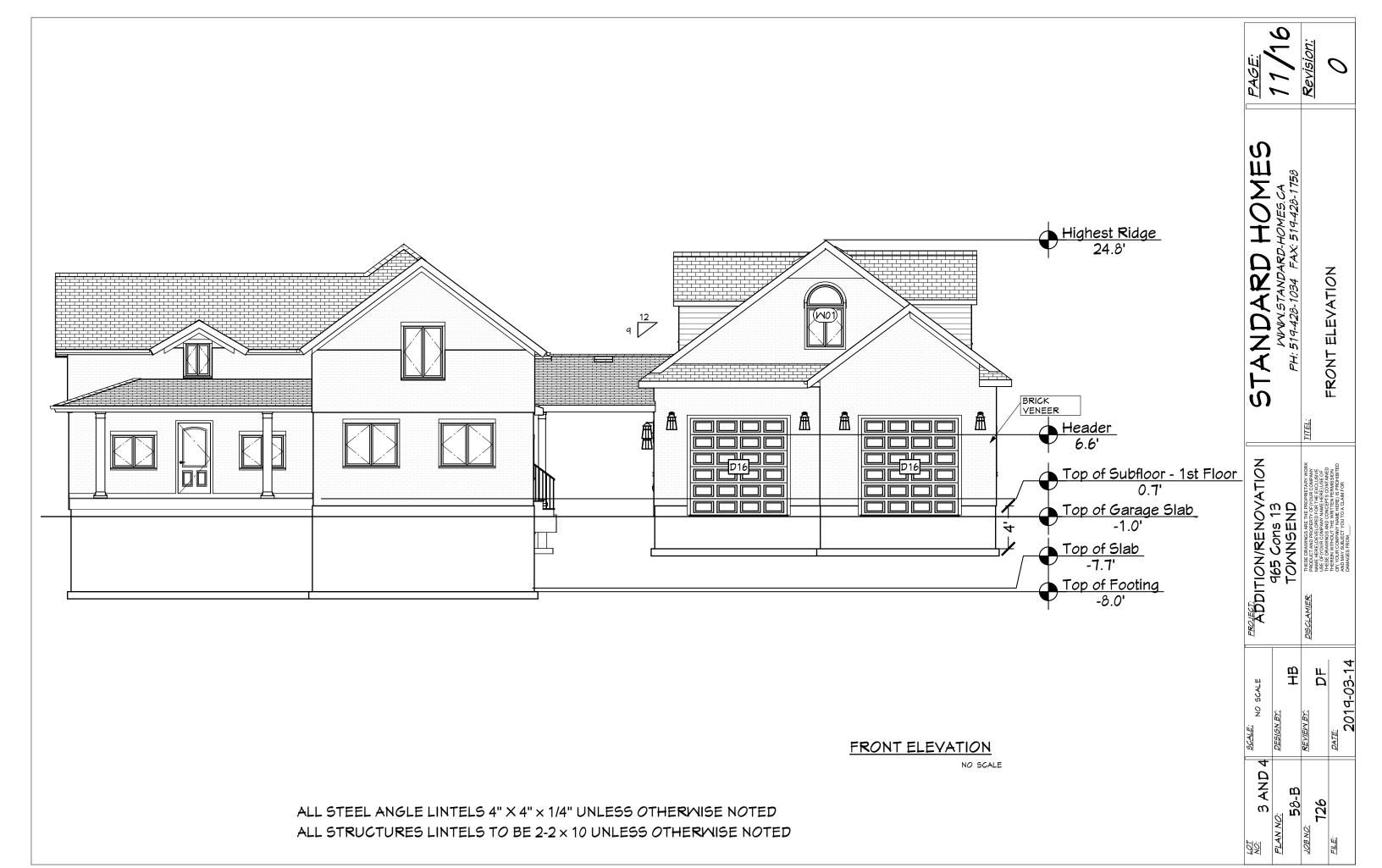
12'-5"

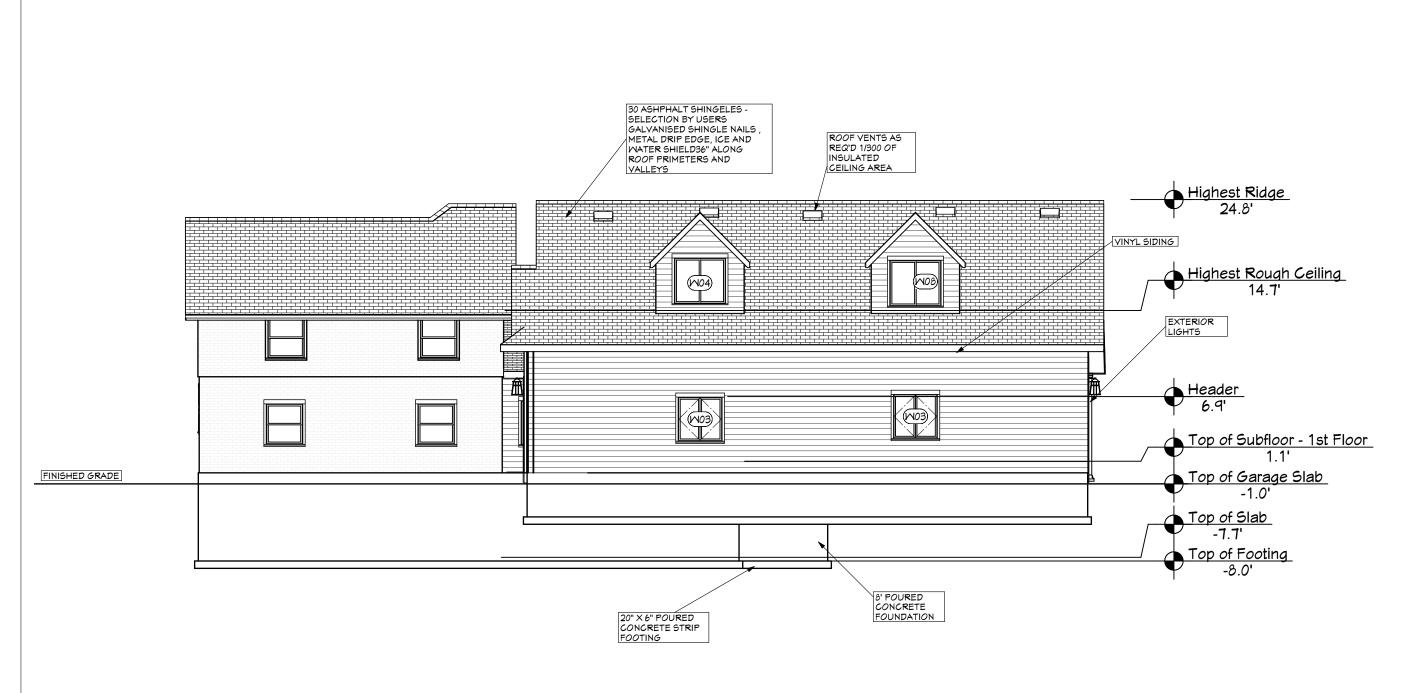


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PAGE 10





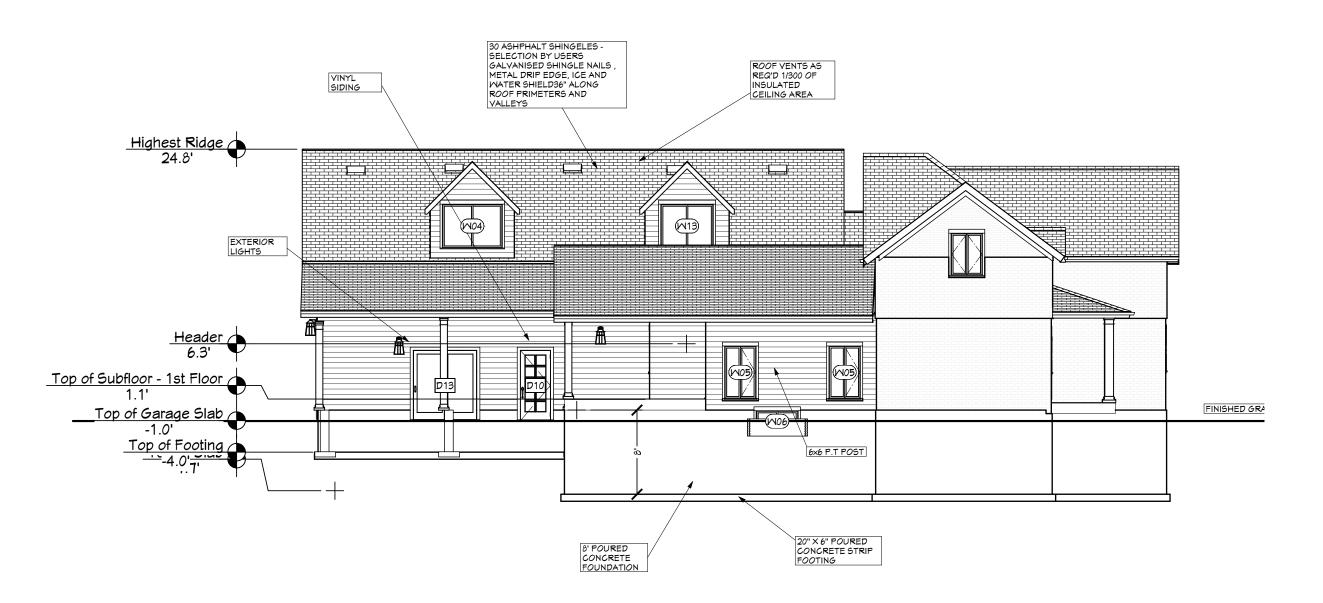
ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL

ALL STEEL ANGLE LINTELS 4" × 4" × 1/4" UNLESS OTHERWISE NOTED ALL STRUCTURES LINTELS TO BE 2-2 × 10 UNLESS OTHERWISE NOTED

<u>RIGHT ELEVATION</u>

NO SCALE

PAGE:	7776) - \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Revision:		<i>C</i>	2
STANDARD HOMES	WWW.STANDARD-HOMES.CA	PH: 519-428-1034 FAX: 519-428-1758	<u>111EL.:</u>	; ; ; ;	MGT FLTVALION	
ADDITION/RENOVATION	965 Cons 13	10~28m8	DISCLAMIER: THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF (YOU'R COMPANY	NAME HERE) DEVELOPED FOR THE EXCLUSIVE USE OF FYOUR COMPANY NAME HERE).USE OF THESE DRAWINGS AND CONCEPTS CONTANED	THEREN WITHOUT THE WRITTEN PERMISSION OF(YOUR COMPANY NAME HERE) IS PROHIBITED	AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM
SCALE: NO SCALE	DESIGN BY:	9	REVIEW BY:	D T	<u>DATE:</u>	2019-03-14
AND 4	PLAN NO:	58-B	JOB NO:	126	<u>FILE:</u>	



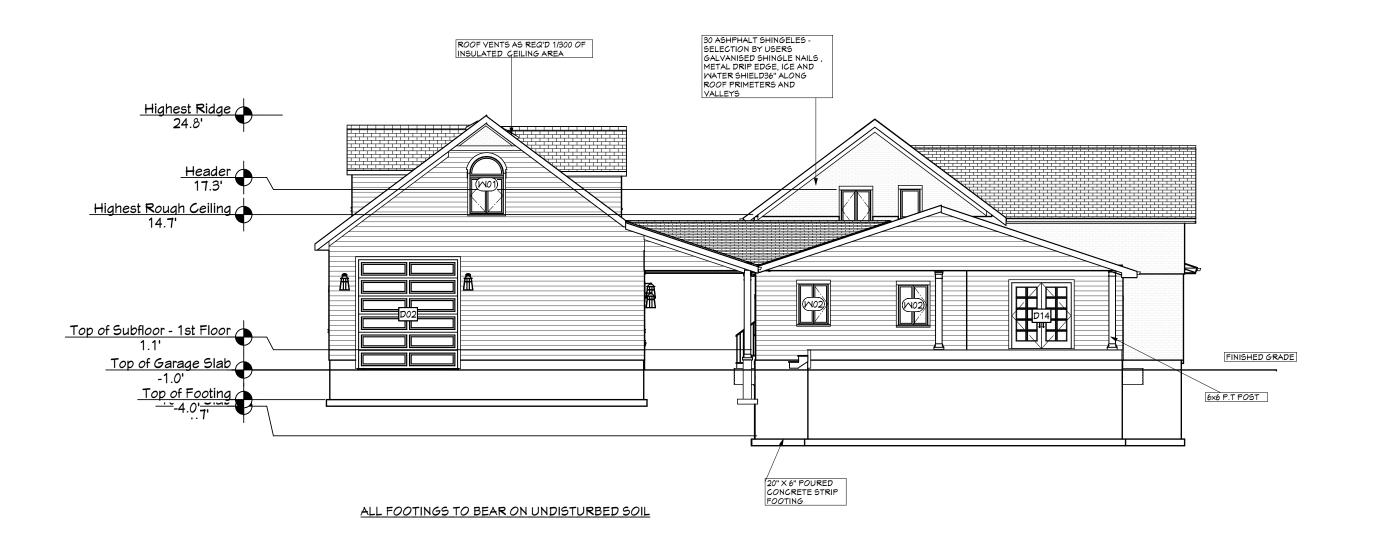
ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL

ALL STEEL ANGLE LINTELS 4" × 4" × 1/4" UNLESS OTHERWISE NOTED ALL STRUCTURES LINTELS TO BE 2-2 × 10 UNLESS OTHERWISE NOTED

LEFT ELEVATION

NO SCALE

PAGE:	13/16	Revision:	0		
STANDARD HOMES	WWW.STANDARD-HOMES.CA PH: 519-428-1034 FAX: 519-428-1158	LEFT ELEVATION			
ADDITION/RENOVATION	465 Cons 13 TOWNSEND		THEER ENAMINES AND OONGETS CONTAINED THEER WITHOUT THE WRITTEN PERMISSION OF YOUNG COMPANY NAME HERE) IS PROHIBITED AND IMAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM		
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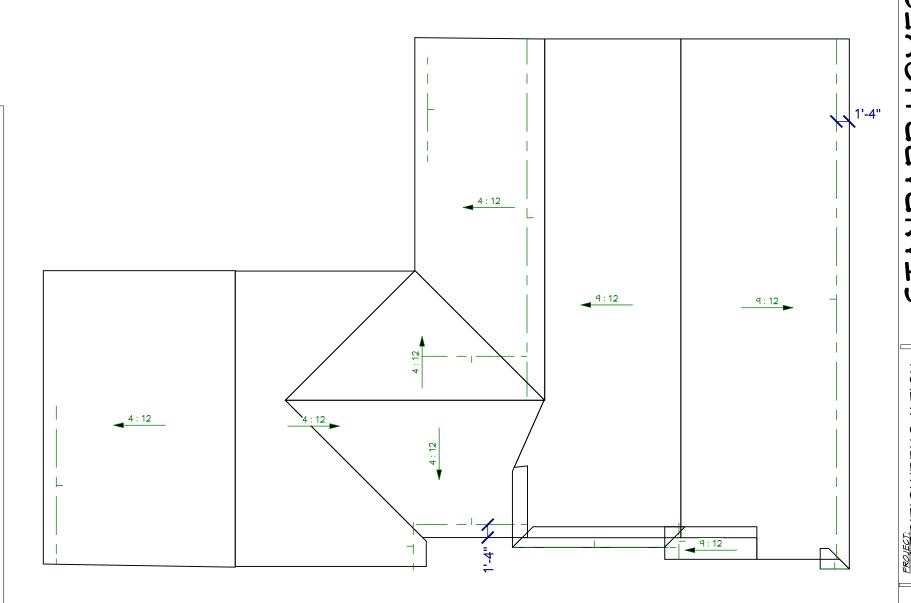
9 14 **HOMES** STANDARD BACK ELEVATION ADDITION/RENOVATION 965 Cons 13 TOWNSEND 2019-03-14 Ħ DΕ 2 REVIEW BY: 3 AND 58-B 726 10 N

ALL STEEL ANGLE LINTELS 4" X 4" X 1/4" UNLESS OTHERWISE NOTED ALL STRUCTURES LINTELS TO BE 2-2 X 10 UNLESS OTHERWISE NOTED

BACK ELEVATION

TRUSS NOTES:

- 1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
- 2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO GIVEN SPECIFICATIONS.
- 3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT.
- 4. ALL TRUSSES SHALL HAVE DESIGN DETAILS ON SITE FOR FRAMING INSPECTION.
- 5. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.
- 6. ALL ROOF FRAMING 24" O.C.
- 7. ROOF PITCH 9:12. & 4:12
- 8. TRUSSES MANUFACTURED BY
- 9. ALL OVERHANGS 16". (12" FROM BRICK)
- 10. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.

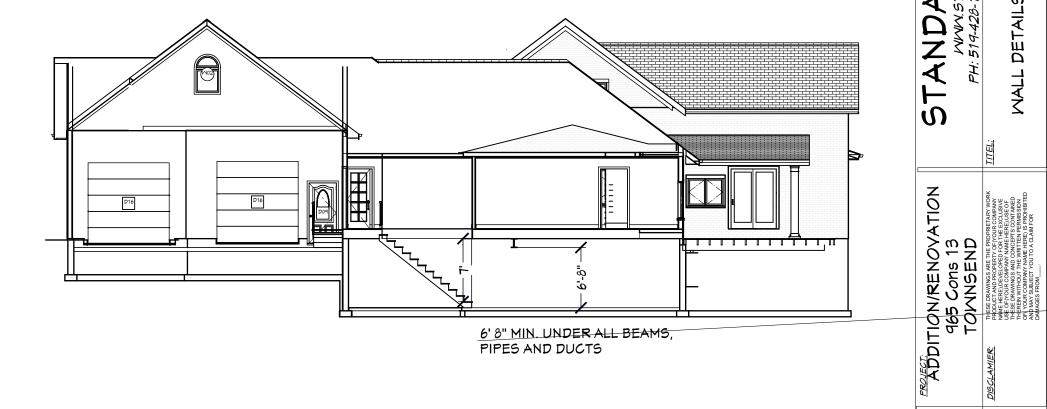


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_	465 Cons 13	TOWNSEND	DISCLAMIER: THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF (YOUR COMPANY)	NAME HERE, DEVELOPED FOR THE EXCLUSIVE USE OF FOUCH COMPANY NAME HERE, USE OF THESE DRAWINGS AND CONCEPTS CONTANED	THEREIN WITHOUT THE WRITTEN PERMISSION OF(YOUR COMPANY NAME HERE) IS PROHIBITED	AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM		
1/8"=1'	DESIGN BY:	9	REVIEW BY:	DF	<u>DATE:</u>	2019-03-14		
3 AND 4	PLAN NO:	58-B	JOB NO:	126	FILE:			

TOP ELEVATION

ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA ASPHALT SHINGLES 30 L.B. FELT & ICE AND WATER SHILD 1/2" PLYWOOD PRE-ENGINEERED TRUSSES R.-XX INSULATION 6 MIL POLY Y.B 1/2" CYPSLIM RD 1/2" GYPSUM BD. TRUSS GUSSET 2" X 4" SOLID BLOCKING STRATER STRIP 2" X 6" FASCIA BOARD VINYL SIDING TYPAR TAPED OR CAULKED SEAMS AND EDGES 1/2" DENSGLASS SHEATHING ALUM. FASCIA – ALUM S*O*FFIT FIRST FLOOR 2" X 6" SELECT STUD 16" O.C BATT INSULATION + 6 MIL POLY V.B 1/2" GYPSUM BD. FINISH FLOOR 3/4" T&G GOLD EDGE PERFORMANCE PANEL GLUED AND SCREWED TO FLOOR JOIST 11 T/8" TJI FLOOR JOISTS (GRADE ACORDING TO MANUFACTURE SPECS) TYPAR WRAP THE RIM BOARD 2 X 4 PLATE SILL GASKET 1/2 " ANCHOR BOLT AND NUTS @ MAX. 7'-10" O.C. FINISHED GRADE

FOR INSULATION DETAIL SEE "EEDS FORM"



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WALL DETAILS

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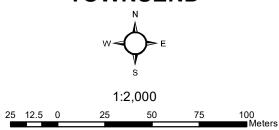
MALL DETAIL SECTION

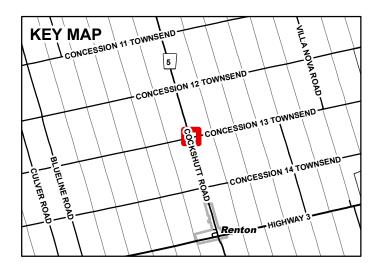
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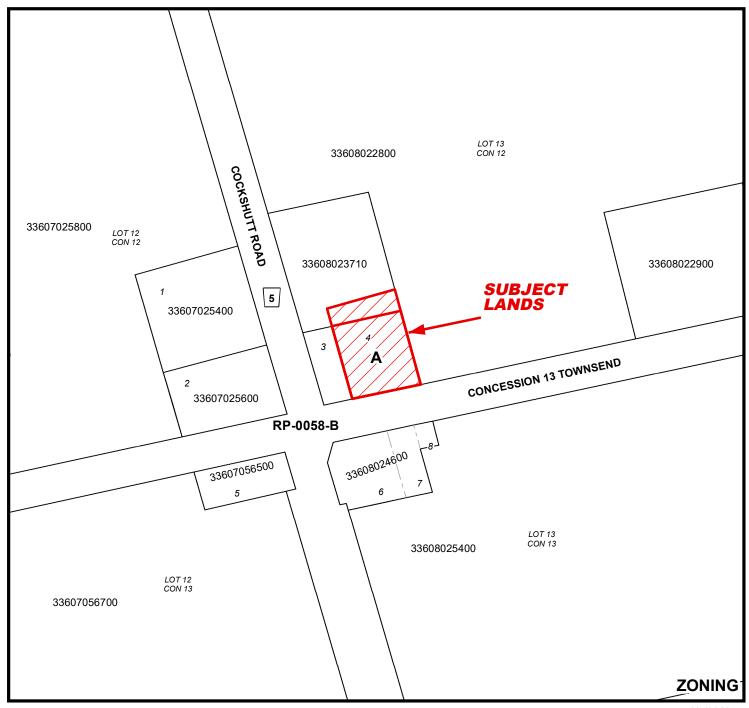
MAP 1 File Number: ANPL2019203

Geographic Township of

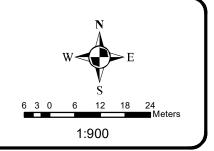
TOWNSEND

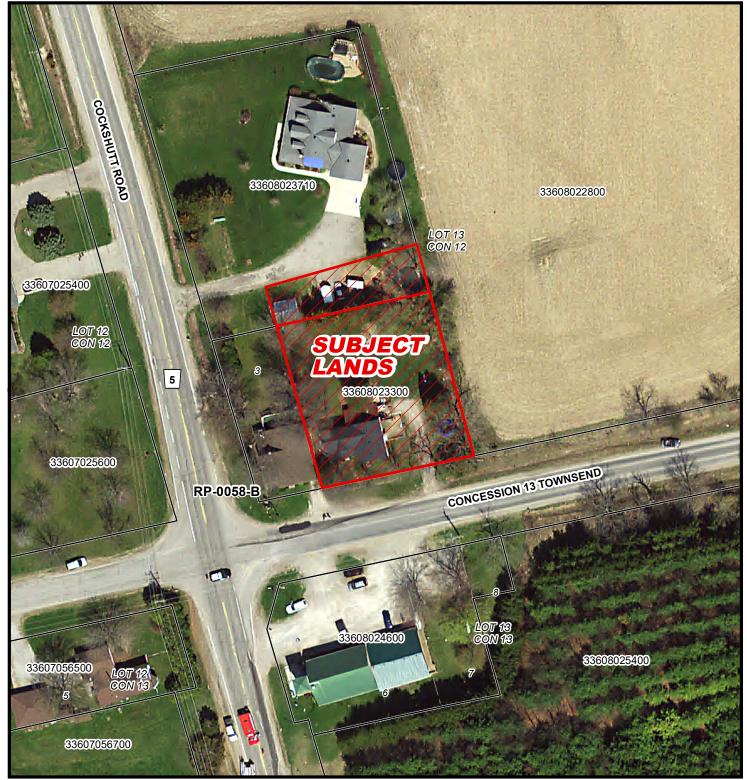




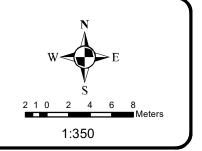


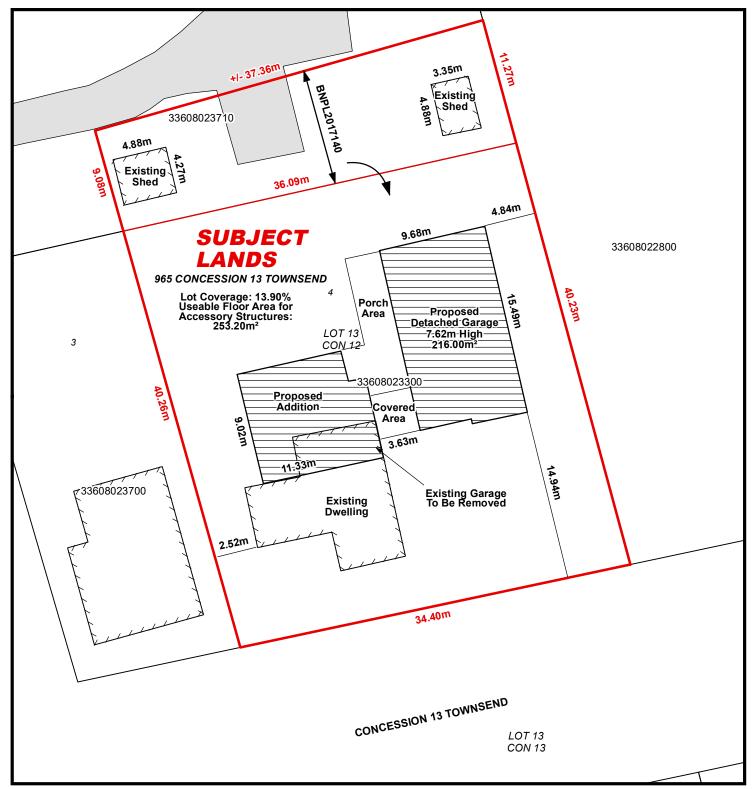
MAP 2
File Number: ANPL2019203
Geographic Township of TOWNSEND





MAP 3
File Number: ANPL2019203
Geographic Township of TOWNSEND





LOCATION OF LANDS AFFECTED

File Number: ANPL2019203

Geographic Township of TOWNSEND

