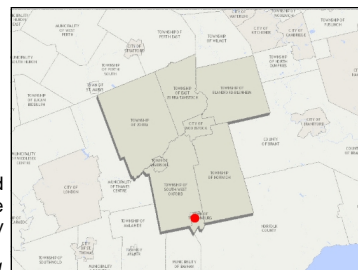


Legend

- Zoning Floodlines**
Regulation Limit
- 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)**

Notes



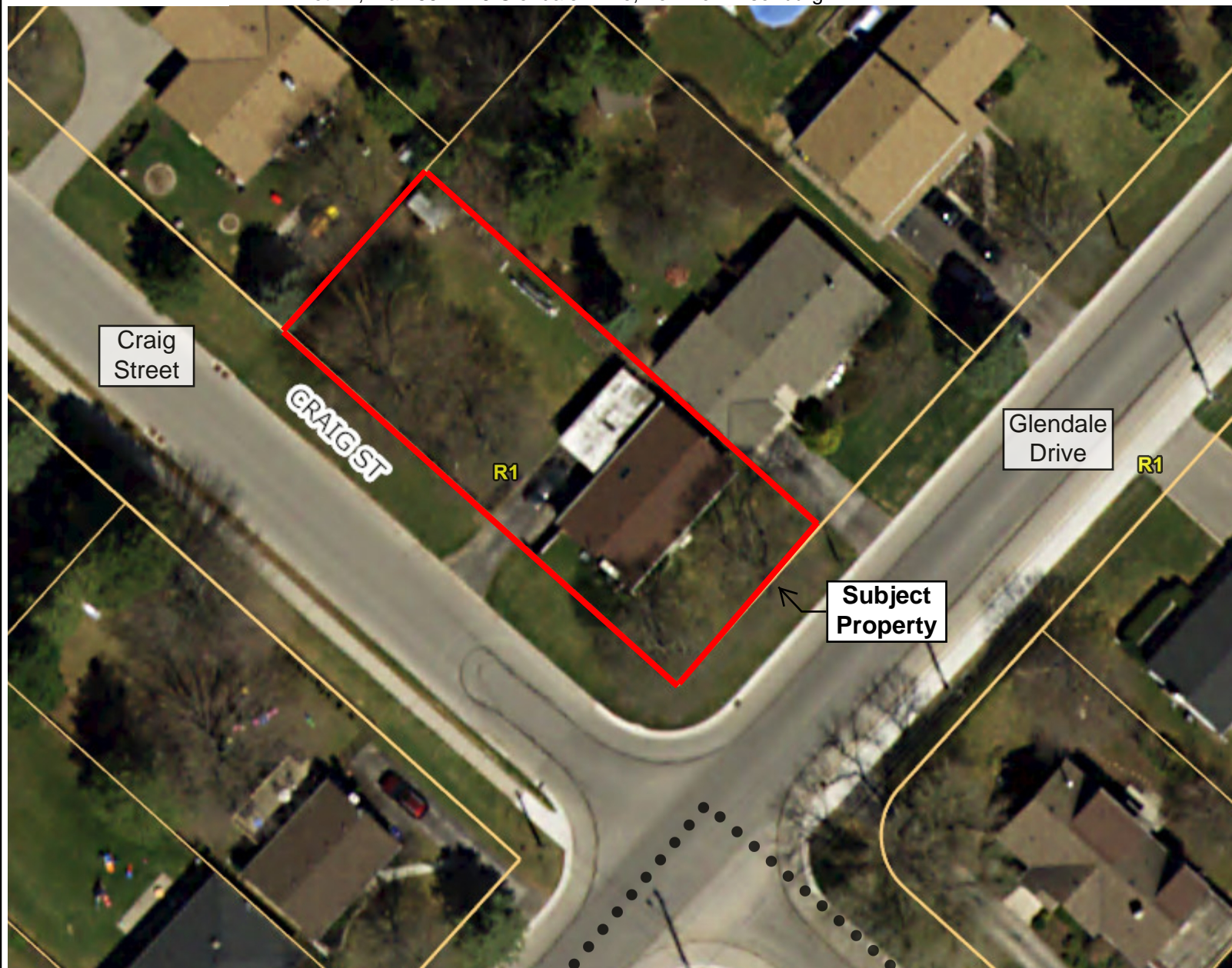
0 26 51 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

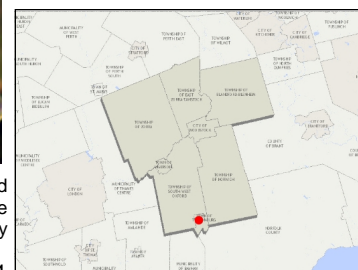
June 28, 2021



Legend

- Zoning Floodlines
- Regulation Limit
- 100 Year Flood Line
- 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 13 26 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

June 28, 2021

Plate 3: Applicant's Sketch

File No. A-14/21- Mark Ritchie

Lot 12, Plan 551 - 26 Glendale Drive, Town of Tillsonburg

LOT 88

SITE PLAN

PREPARED FOR BUILDING PERMIT
AND LOT GRADING

FOR: MARK RITCHIE

MUNICIPAL # 26 GLENDALE DRIVE

SCALE 1:200

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION

- THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES
- DO NOT CONVEY FROM THIS PLAN
- THE PROPOSED BUILDING AND ITS LOCATION SHOWN HEREON MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION. THIS SKETCH SHOULD NOT BE RELIED UPON AS CERTIFICATION THAT THE DWELLING WAS ACTUALLY CONSTRUCTED AS SHOWN.
- ELEVATION OF EXISTING GROUND WATER TABLE AND SOIL CONDITIONS NOT DETERMINED

NOTES

- (1) - PROPERTY DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 551
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN (218.75) AND ARE IN METERS
- PROPOSED EXISTING GRADES ARE SHOWN (218.75) AND ARE IN METERS AND ARE TO REMAIN.
- T.F.W. DENOTES TOP OF FOUNDATION WALL
- U.S.F. DENOTES UNDERSIDE OF FOOTING
- (4) - SITE BENCHMARK SPIKE SET IN NORTH FACE OF HYDRO POLE WEST OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 237.42 meters
- ELEVATIONS ARE REFERRED TO THE CGVD 1928 VERTICAL DATUM
- (5) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION.
- (6) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION
- (7) - EXISTING ELEVATIONS SHOWN 237.50 WERE MEASURED APRIL 9th, 2021
- (8) - AREA OF LOT 12 = 836.0 SQUARE METRES
- AREA OF DWELLING AND CARPORT = 145.0 SQUARE METRES
- EXISTING LOT COVERAGE = 17.3%
- AREA OF PROPOSED SHOP AND EXISTING DWELLING = 169.4 SQUARE METRES
- PROPOSED LOT COVERAGE = 20%

NOTE: TOP OF FOUNDATION WALL TO UNDERSIDE
OF FOOTING IS 5'-0" OR 1.52m

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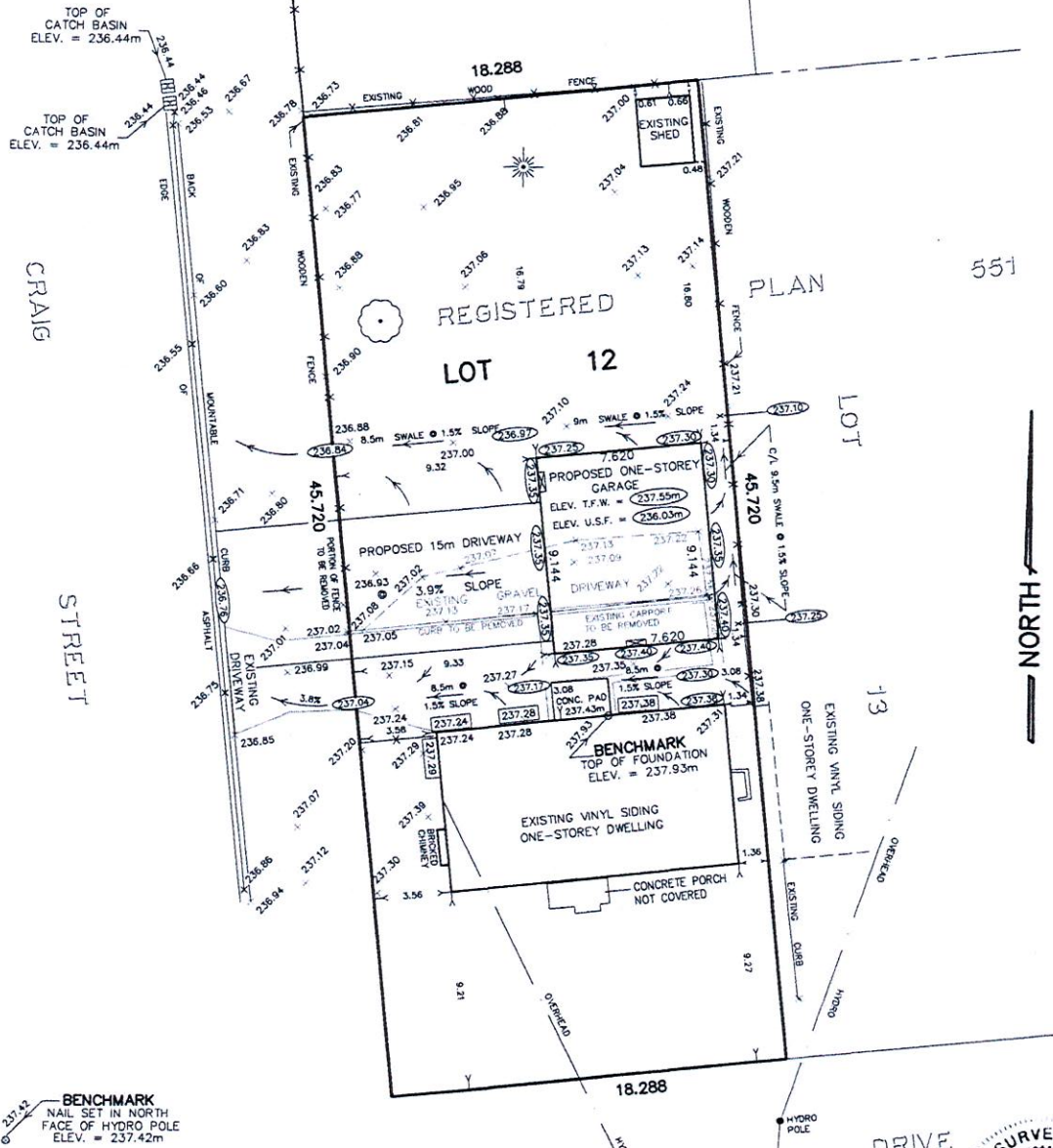
ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILLSONBURG, ONTARIO. N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 19-15169

REFERENCE: FILE

DISK No.
646



PROPERTY DESCRIPTION:
LOT 12
REGISTERED PLAN 551
TOWN OF TILLSONBURG
COUNTY OF OXFORD

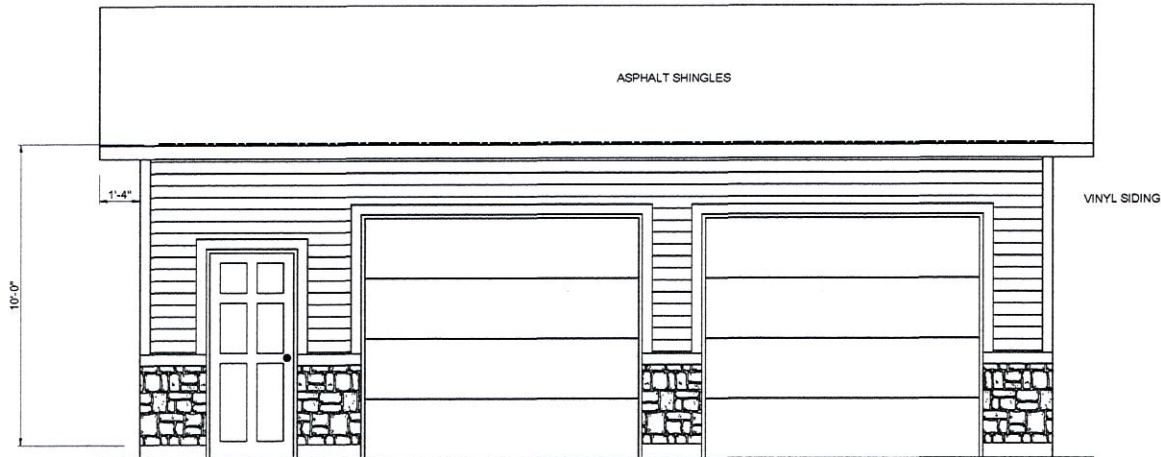
GLENDALE

DRIVE

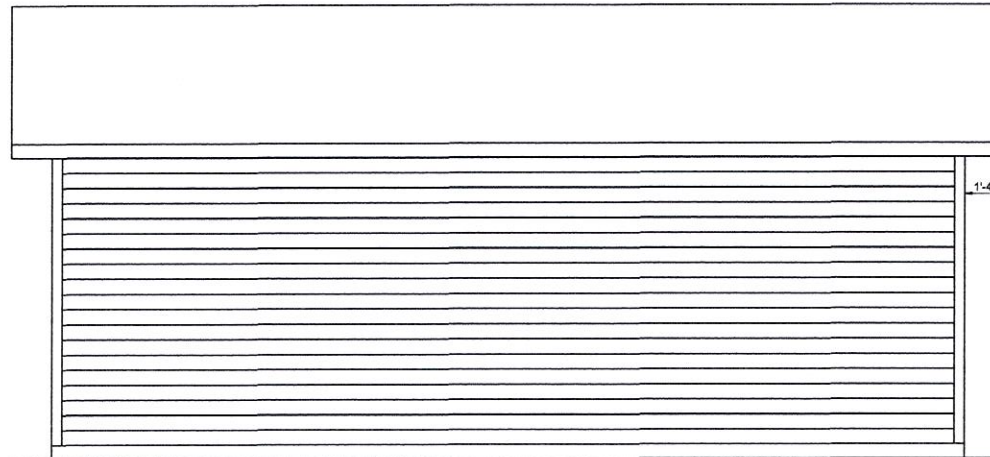


APRIL 21, 2021

Plate 4: Building Elevations
File No. A-14/21- Mark Ritchie
Lot 12, Plan 551 - 26 Glendale Drive, Town of Tillsonburg



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



CONSTRUCTION NORTH

BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRADES, SHALL REVIEW ALL DRAWINGS AND VERIFY ALL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION. THESE DRAWINGS ARE THE PROPERTY OF T-HAMM DESIGN AND DRAFTING SERVICE.

DESIGN LOADS:

GROUND SNOW LOAD
1.34 kPa (33.35 psf), S_r 0.40 kPa (8.35 psf)
ROOF DEAD LOAD
0.33 kPa (11.07 psf), INCLUDES TOP & BOTTOM CHORD TRUSS LOADING
WIND LOADS
1/50 - 0.44 kPa (9.19 psf), 1/10 FOR DEFLECTION - 0.34 kPa (7.10 psf)
MIN. SOIL BEARING CAPACITY - 75 kPa

S.P.F. #1&2 LINTELS
UP TO 1.5 KPA - ROOF/CEILING/1 STOREY

NON-STRUCT. SHEATHING STRUCTURAL SHEATHING

(2) 2x4 - 3'-1 1/2"	(2) 2x4 - 3'-7"
(2) 2x6 - 4'-5 1/2"	(2) 2x6 - 5'-2"
(2) 2x8 - 5'-5 1/2"	(2) 2x8 - 6'-3 1/2"
(2) 2x10 - 6'-8"	(2) 2x10 - 7'-8"
(2) 2x12 - 7'-9 1/2"	(2) 2x12 - 8'-10 1/2"

Revision:	By:	Date:
1	ISSUED FOR PRELIMINARY REVIEW	TH
2	ISSUED FOR PERMIT & CONSTRUCTION	TH

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code. I am qualified and the firm is registered in the appropriate classes/categories.

T-HAMM DESIGN AND DRAFTING SERVICE 48374
B.C.I.N.
23275
B.C.I.N.
T-Hamm
T-Hamm

T Hamm Design & Drafting Service

Residential and Small Building Design
21 HWY 24 E
St. Williams, Ontario
N0E 1P0
Tel: 519-586-3440
Email: thdrafting@hotmail.com

Proposed Detached Garage

26 Glendale Dr
Tillsonburg, Ontario

ELEVATION

SCALE: 1/8"=1'-0"
DATE: March 26, 2023
DRAWING BY: TH
DESIGNED BY: TH
CHECKED BY: TH
PROJECT NO:

A-3