

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



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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

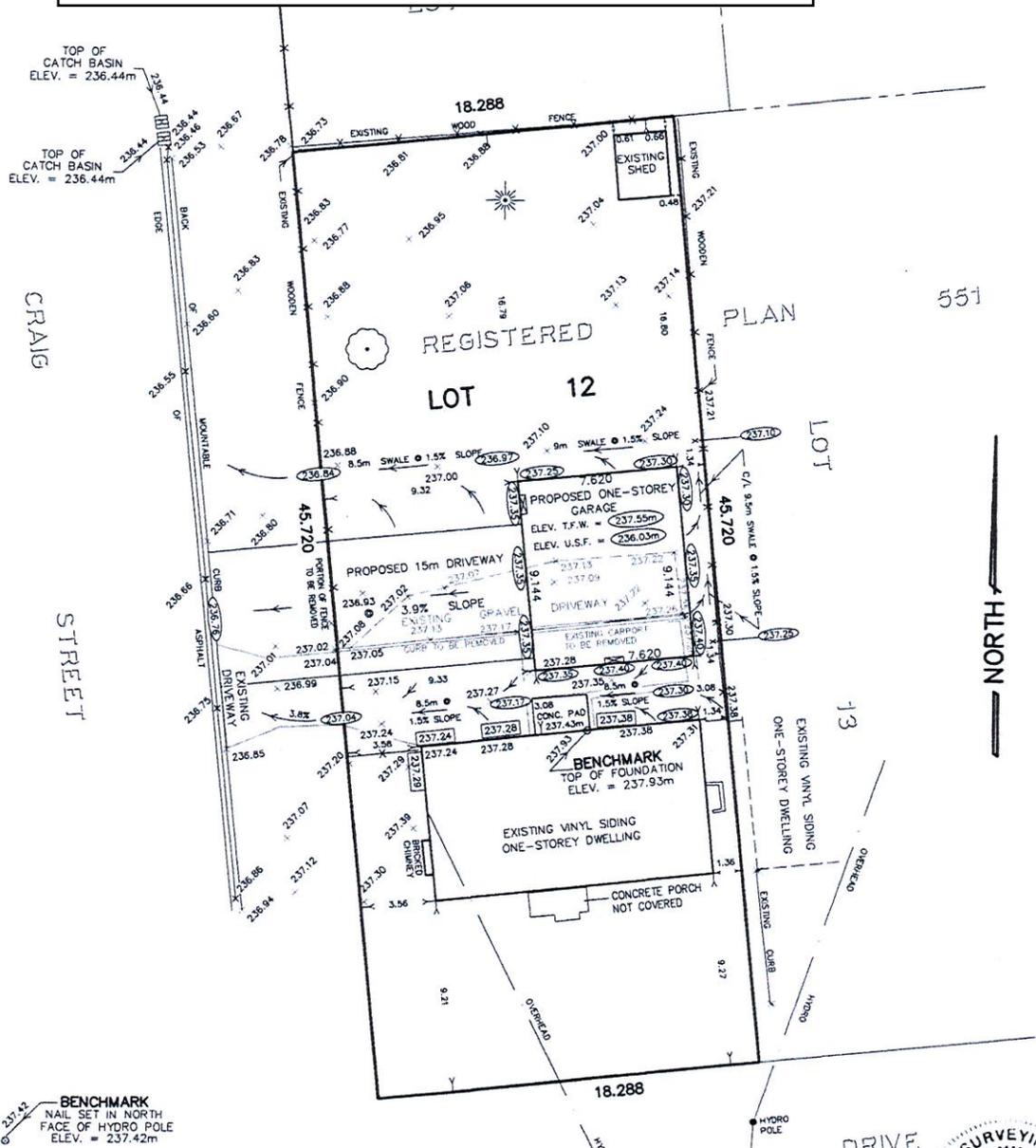
CAUTION

- 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



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

DRIVE



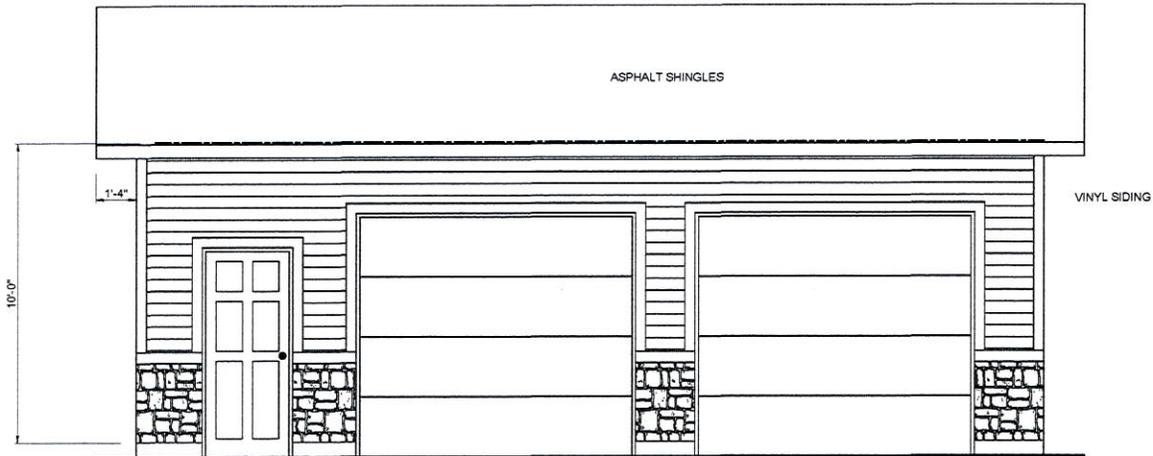
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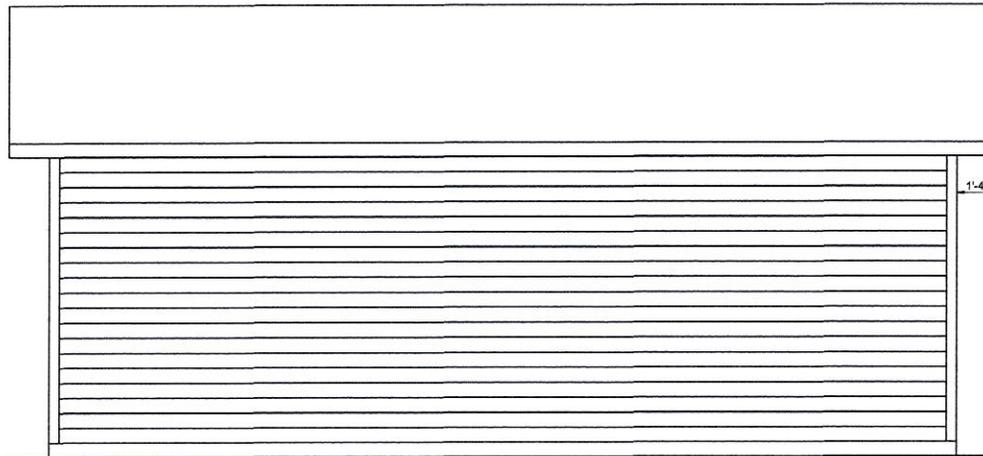
PROJECT: 19-15169 REFERENCE: FILE

DISK No. 646

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 TO BE READ AND NOT TO BE SCALED. THESE DRAWINGS ARE THE PROPERTY OF T-HAMM DESIGN AND DRAFTING SERVICE.

DESIGN LOADS:

GROUND SNOW LOAD
 1.9kPa (33.35psf), S_r 0.40kPa (8.35psf)
 ROOF DEAD LOAD
 0.33 kPa (11.07psf), INCLUDES TOP & BOTTOM CHORD TRUSS LOADING
 WIND LOADS
 1/50 - 0.44kPa (9.19psf), 1/10 FOR DEFLECTION - 0.34kPa (7.10psf)
 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
 Travis Hamm B.C.I.N.

T Hamm Design & Drafting Service

Residential and Small Building Design
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 Email: thdrafting@hotmail.com

Proposed Detached Garage

**26 Glendale Dr
 Tillsonburg, Ontario**

ELEVATION

SCALE: 1/4"=1'-0"
 DATE: March 26, 2021
 DRAWING BY: TH
 DESIGNED BY: TH
 CHECKED BY: TH
 PROJECT NO:

A-3