

	REQUIRED	EXISTING	PROPOSED
ZONE CATEGORY:	R.1A	R.1A	UNALTERED
MIN. LOT AREA:	555 m ²	EXISTING	UNALTERED
MIN. LOT FRONTAGE:	18 m	20.12 m	UNALTERED
MAX BLDG. HT.:	3 Storeys	2 Storeys	2 Storeys
MIN. FRONT YARD:	6 m	12.72 m	16.257 m
MIN. EXT. SIDE YARD:	N/A	-	-
MIN. SIDE YARD:	1.5 m	5.75 m	1.2 m (REQUESTED VARIANCE)
MIN. REAR YARD:	7.5 m	15.5 m	11.597 m

LEGAL:
 PLAN OF SURVEY OF PART OF PROPERTY PART OF LOT 40 REGISTERED PLAN 232
 P.I.N. - PART OF 71323-0030(LT)
 SITE INFORMATION WAS BASED ON THE SURVEY PROVIDED BY J.D. BARNES LIMITED
 • OCTOBER 4, 2023
 • REF. NO. 23-14-011-00
 • RAYMOND J. SIBTHORP ONTARIO LAND SURVEYOR.
 ** PROVIDED SURVEY DIMENSIONS TO GOVERN OVER THIS ARCHITECTURAL SITE PLAN.
 ** SITE VERIFY ALL DIMENSIONS.



1. REAR VIEW

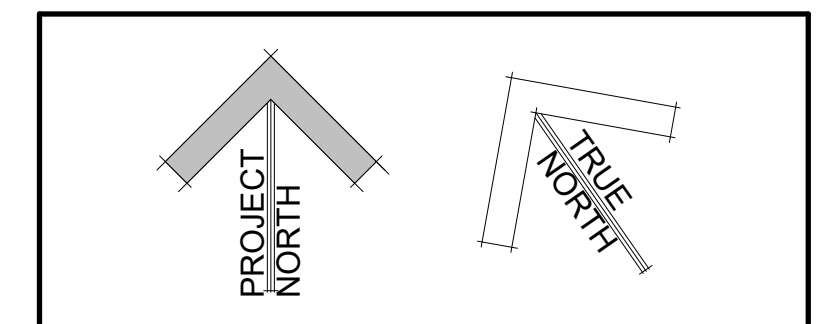


2. REAR VIEW



3. FRONT VIEW

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No.	Description	Date
3	C OF A SUBMISSION	2024-11-25
2	PH2 - PRELIMINARY ZONE REVIEW	2024-07-XX
1	PH1 - PERMIT SUBMISSION	2024-05-30

FORTÉ PLANS INC.
 RESIDENTIAL DESIGN
 CONSULTING
 CONTRACT ADMINISTRATION
 www.fortepans.ca

STAMP
 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION:
 GREGORY BALFOORT
 NAME SIGNATURE 129017 BCIN
REGISTRATION INFORMATION:
 FORTÉ Plans Inc.
 FIRM 129796 BCIN

PROJECT OVERALL NAME
Davison-Schennach Residence
 41 Stuart St
 Guelph ONTARIO
 SHEET TITLE
PH2 - SITE PLAN

PROJ. NO.	24-027	DATE	Issue Date
DRAWN BY	R.W.	SCALE	As indicated
CHECKED	GRB	DATE PLOTTED	2024-11-25 8:13:40 AM

DRAWING NO.
A1.3

1 PH2 - 04 - SITE - EXISTING & DEMO.
 A1.3 1 : 100

SD PH2 - 04 - SITE - PROPOSED
 A1.3 1 : 100

BEAM SCHEDULE:

TYPE	CONSTRUCTION
BM01	W360x33
BM02	8"x10" TIMBER BEAM.
BM03	3PLY - 2"x10" PRESSURE TREATED.

FOOTING SCHEDULE:

TYPE	CONSTRUCTION
FTG1	20"x8" POURED CONCRETE FOOTING. TWO ROWS OF 10M BAR CONTINUOUS.

JOIST SCHEDULE:

TYPE	CONSTRUCTION
JOIST 01	11 7/8" WOOD I-JOISTS @ 16" o.c.

PRE-ENGINEERED FLOOR JOISTS:
CONTRACTOR TO SUBMIT ENGINEERED DRAWINGS TO THE CITY PRIOR TO FABRICATION. SUB-FLOORING TO BE GLUED AND SCREWED.

LINTEL SCHEDULE:

TYPE	CONSTRUCTION
LN01	6"x12" (min. depth) POURED CONCRETE LINTEL TWO ROWS OF 15M BARS, c/w STIRRUPS.
LN02	6"x8" (min. depth) POURED CONCRETE LINTEL TWO ROWS OF 15M BARS, c/w STIRRUPS.

PRELIMINARY

FLOOR SCHEDULE:

TYPE	CONSTRUCTION
F1	REMOVE EXISTING FLOOR FINISH EXISTING PLYWOOD SHEATHING TO REMAIN EXISTING WOOD JOISTS TO REMAIN EXISTING CEILING FINISH TO REMAIN

WALL SCHEDULE:

TYPE	CONSTRUCTION
W1	BRICK VENEER (PER ELEVATIONS) 1" AIR SPACE AIR BARRIER 1" RIGID INSULATION (MIN R5) 1/2" PLYWOOD SHEATHING. 2"x6" WD. STUD @ 16" o.c. BATT INSULATION (MIN R19) VAPOUR BARRIER 1/2" DRYWALL FINISH
W2	1/2" DRYWALL 2"x4" WOOD STUDS @ 16" O.C. 1/2" DRYWALL.

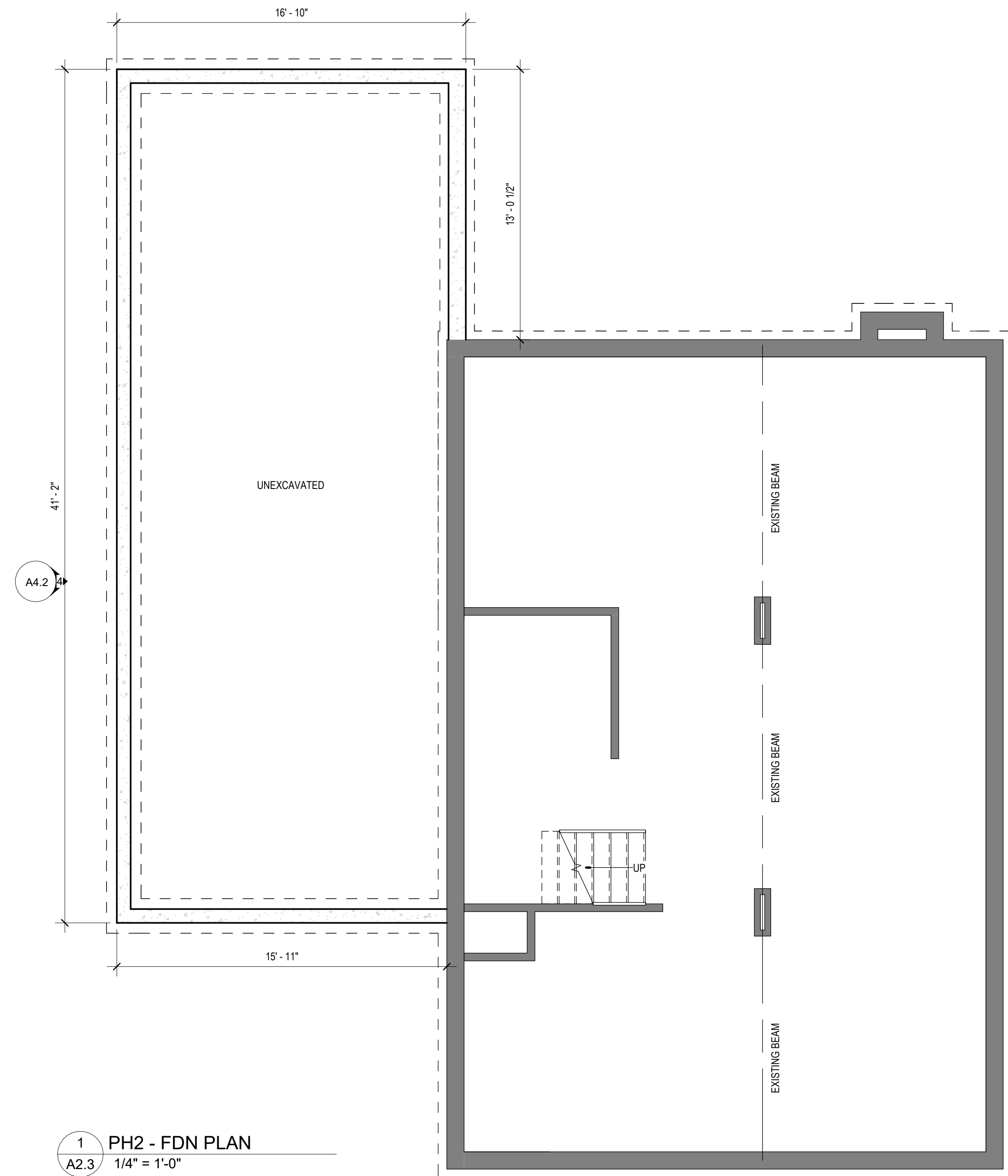
NOTE: ADD SOUND BATT INSULATION AROUND WASHROOM.

ROOF SCHEDULE:

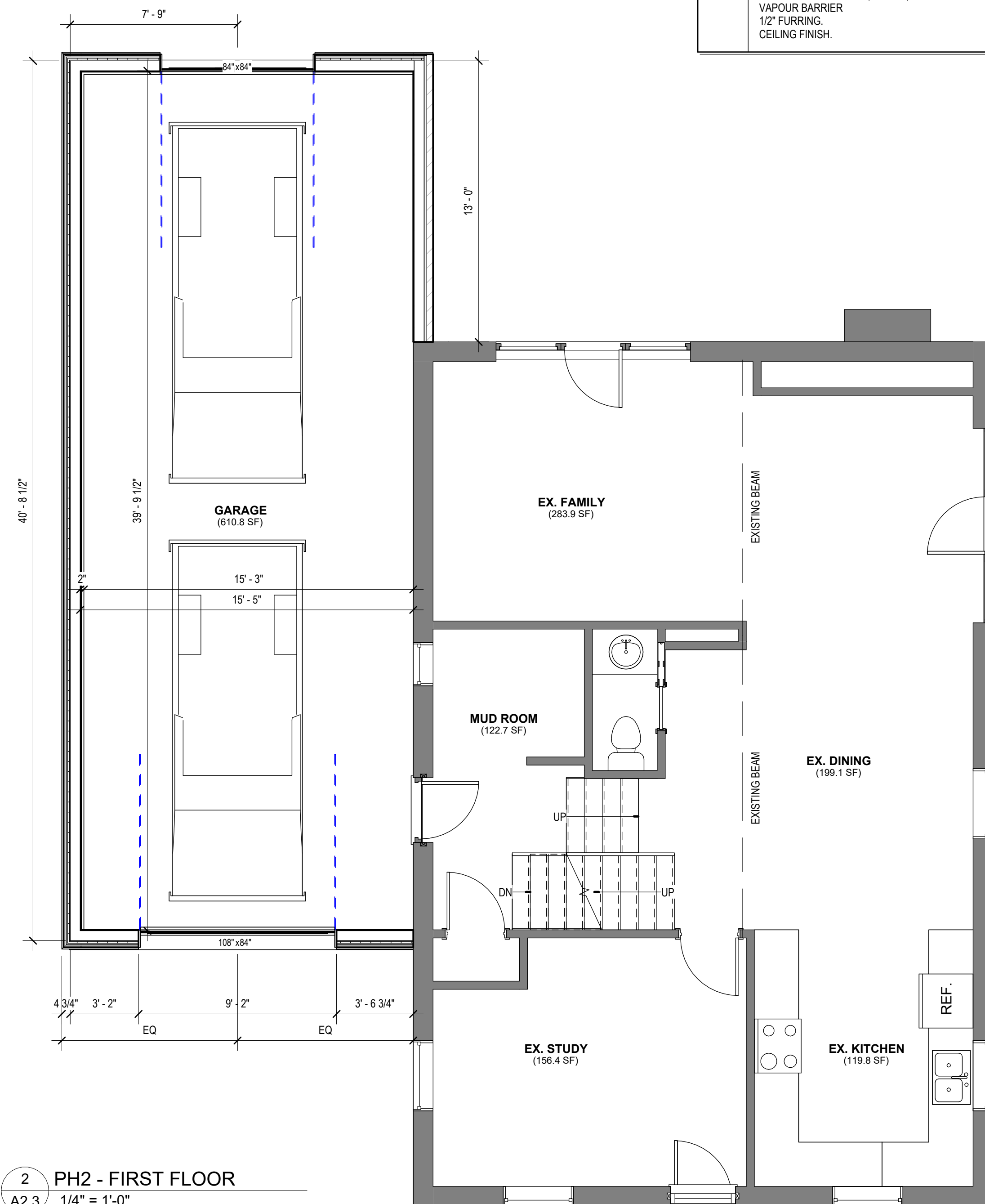
TYPE	CONSTRUCTION
R1	ASPHALT SHINGLES 7/16" OSB SHEATHING c/w 1" CLIPS ICE & WATER SHEALD PROTECTION AT THE LOW EAVE AND COVERING 48" HORIZONTALLY OVERTOP OF HEATED SPACE. PRE-ENGINEERED WOOD TRUSSES @ 24" o.c. BLOWN IN INSULATION (MIN R60) VAPOUR BARRIER 1/2" FLOORING CEILING FINISH.

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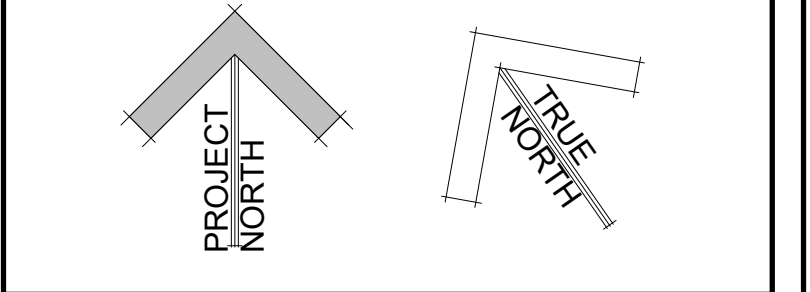
- DEMOLISH WALL
- EXISTING WALL
- STUD WALL
- STUD WALL W/ SOUND BATT
- CONCRETE BLOCK
- INSULATED CONCRETE FORM (ICF)
- WALL TYPE TAG
- CONSTRUCTION NOTE
- DEMOLITION NOTE
- BEAM POCKET.
- SITE VERIFY DIMENSION BEFORE CONSTRUCTING.
- PRESSURE TREATED LUMBER.
- OVERHANG.
- SMOKE ALARM
- EXHAUST FAN
- CARBON MONOXIDE ALARM
- FLOOR DRAIN.



1 PH2 - FDN PLAN
A2.3 1/4" = 1'-0"



2 PH2 - FIRST FLOOR
A2.3 1/4" = 1'-0"



No.	Description	Date
1	C OF A SUBMISSION	2024-11-25

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QUALIFICATION INFORMATION:

GREGORY BALFOORT
NAME SIGNATURE 129017 BCIN

REGISTRATION INFORMATION:

FORTÉ Plans Inc.
FIRM 129736 BCIN

PROJECT OVERALL NAME
Davison-Schennach Residence
41 Stuart St
Guelph ONTARIO

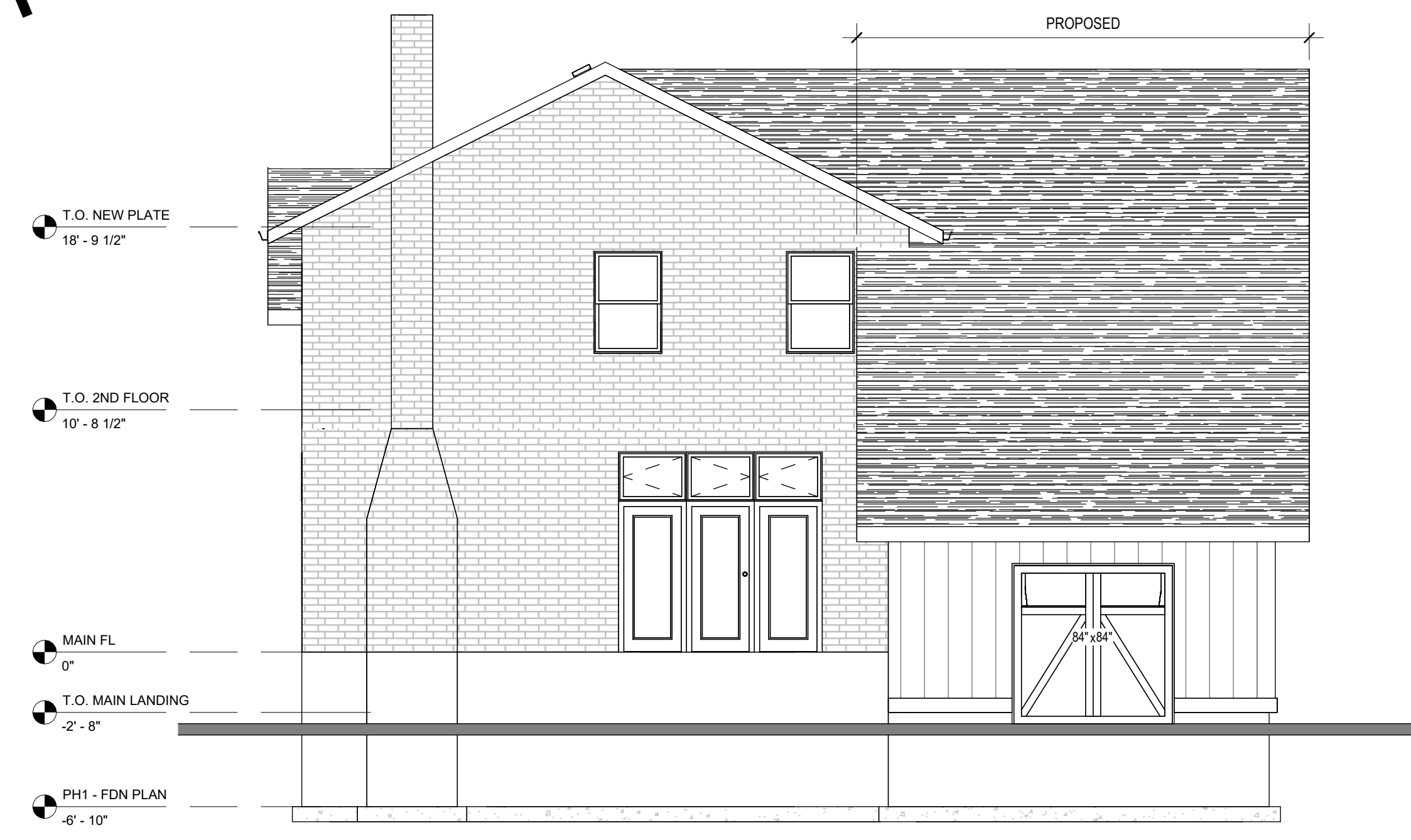
SHEET TITLE
PH2 - FLOOR PLANS

PROJ. NO.	24-027	DATE	Issue Date
DRAWN BY	Author	SCALE	1/4" = 1'-0"
CHECKED	Checker	DATE PLOTTED	2024-11-25 8:13:40 AM

A2.3

PRELIMINARY

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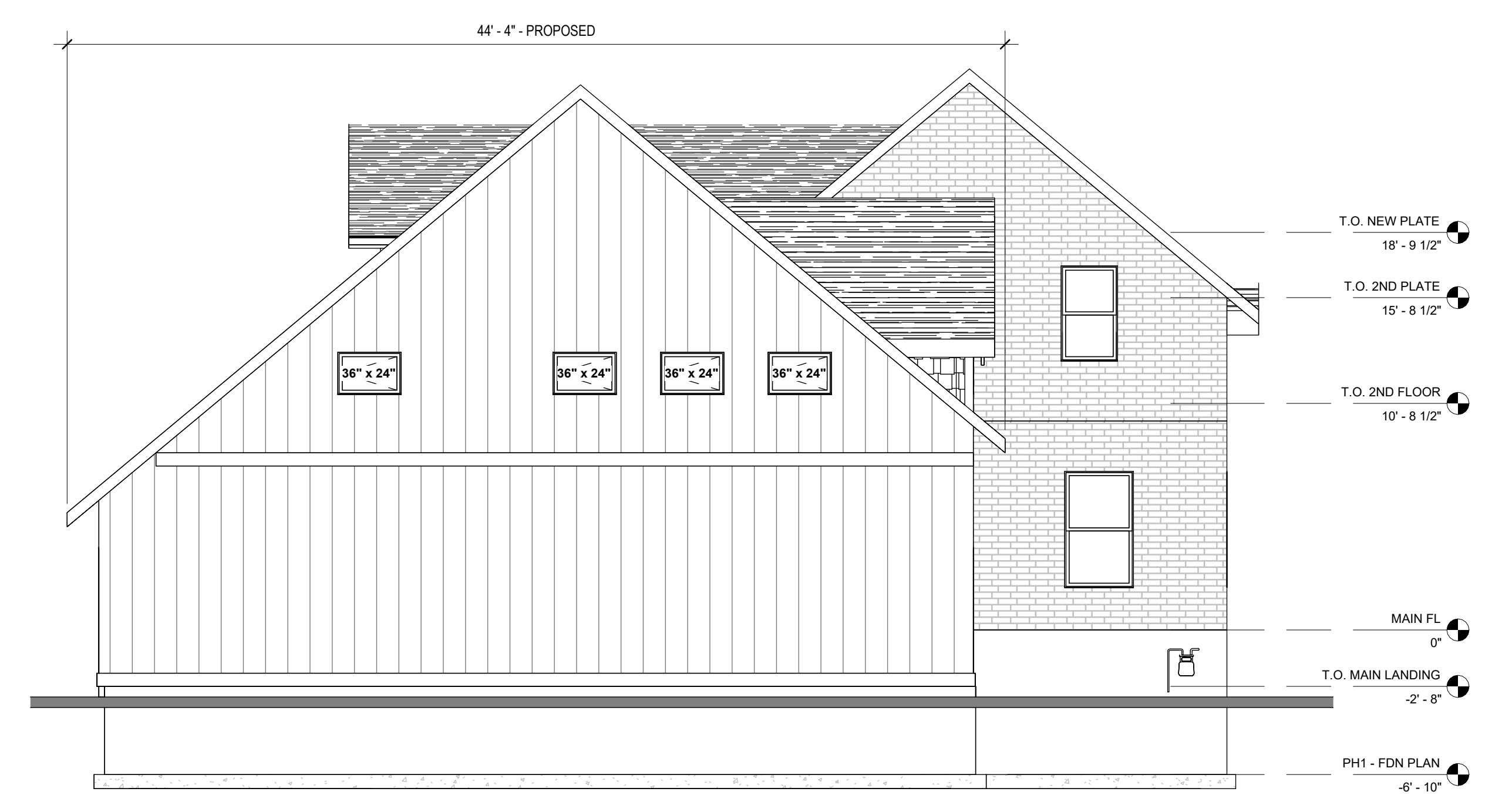
1 PH2 - NORTH ELEVATION
A4.2 3/16" = 1'-0"



2 PH2 - EAST ELEVATION
A4.2 3/16" = 1'-0"



3 PH2 - SOUTH ELEVATION
A4.2 3/16" = 1'-0"



4 PH2 - WEST ELEVATION
A4.2 3/16" = 1'-0"

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FIRM 129796 BCIN

PROJECT OVERALL NAME
Davison-Schennach Residence
41 Stuart St
Guelph ONTARIO

SHEET TITLE
PH2 - ELEVATIONS

PROJ. NO.	DATE	Issue Date
24-027		
DRAWN BY	SCALE	3/16" = 1'-0"
R.W.		
CHECKED	DATE PLOTTED	2024-11-25 8:13:41 AM
GRB		
DRAWING NO.		

A4.2