

CONTRACTOR/OWNER SHALL VERIFY LOCATION OF ALL UTILITIES, SERVICES AND REGISTERED EASEMENT PRIOR TO CONSTRUCTION. OWNER AND CONSTRUCTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AUTHORITIES THAT HAVE JURISDICTION PRIOR TO CONSTRUCTION.

SILVERSTONE ARCHITECTURAL DESIGN

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** NOTE **

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OBC DATA MATRIX

1. Project Description:	PART 9 - RESIDENTIAL ADDITION		
2. Major Occupancy(s):	GROUP C RESIDENTIAL OCCUPANCY		
3. First Floor Area:	Existing	82.65 m ²	889.71 sq. ft.
First Floor:	New	79.18 m ²	852.39 sq. ft.
Second Floor:	New	56.85 m ²	612.0 sq. ft.
Attached Garage:	New	53.51 m ²	576 sq. ft.
Total Proposed Living Area:		218.68 m ²	2354.1 sq. ft.
4. Number of Storey(s):	Above Grade:	1.5	Below Grade: 0
5. Number of Streets / Fire Fighting Access:	1		

ROOF LOADS

Ground Snow Load S _g	56.38 Psf	2.7 KPa
Rain Load S _r	8.35 Psf	0.4 KPa
Specified Snow Load	39.35 Psf	1.89KPa

FLOOR LOADS

FLOOR LIVE LOAD	40 Psf	1.9 KPa
FLOOR DEAD LOAD	10 Psf	0.5 KPa
FLOOR LOAD TOTAL	50 Psf	2.4 KPa

SUBSURFACE SOIL BEARING CAPACITY 150kPa

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
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE BUILDING CODE

CHRISTINE LAWRENCE 35491
 NAME SIGNATURE BCINBCONT

REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE BUILDING CODE

SILVER STONE DESIGN 126403
 FIRM NAME BCINBCONT

DO NOT SCALE DRAWINGS

CUSTOMER(S) / CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION BEGINS. ANY ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER PRIOR TO STARTING CONSTRUCTION.

CLIENT NAME: JANICE & TONY PAVICIC

PROJECT ADDRESS: FIRE ROUTE 14, LOT 23 BUCKHORN, ON

DRAWING: PROPOSED SITE PLAN

DRAWN BY: C. LAWRENCE

DRAWING REVISIONS:

NO.	REVISION:	DATE:
1	PRELIMINARY CONCEPT	JULY 22, 2024
2	PLANNING APPLICATION	AUGUST 30, 2024
3	CONTRACTOR PRICING	
4	BUILDING PERMIT	
5		

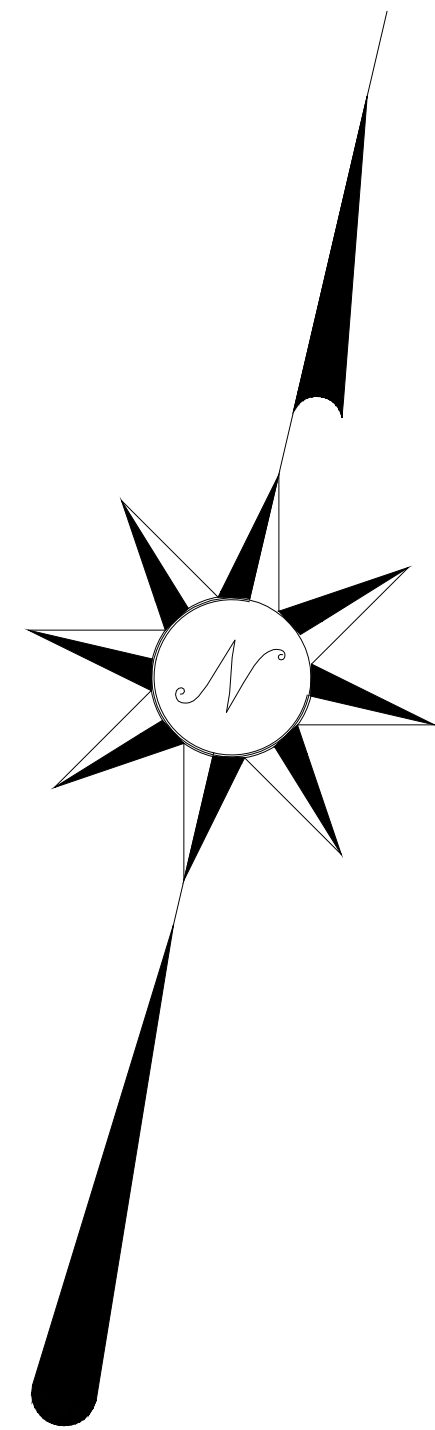
DRAWING SCALE:

3/32" = 1'-0"

SHEET NO:

A1.00

PIN 28357-0126(LT)



LEGEND

	EXISTING GARAGE TO BE RELOCATED & DECK/SHED DEMOLISHED
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION
	EXISTING SEWAGE SYSTEM TO REMAIN

SITE STATISTICS

TOTAL LOT AREA	17,678.9 SQ. FT. (0.405 ACRES)
EXISTING HOUSE	889.71 SQ. FT.
EXISTING DECK	496.4 SQ. FT.
EXISTING GARAGE & SHED	339.5 SQ. FT.
SHED # 1	80.9 SQ. FT.
SHED # 2 W/ DECK PLATFORM	104.5 + 29 SQ. FT.
TOTAL EXISTING COVERAGE	1940.01 SQ. FT. (10.97% TOTAL LOT COVERAGE)
SHED TO BE DEMOLISHED	87.9 SQ. FT.
DECK TO BE DEMOLISHED	223.9 SQ. FT.
GARAGE TO BE DEMOLISHED	339.5 SQ. FT.
PROPOSED HOUSE ADDITIONS	1428. SQ. FT. (GROUND FLOOR COVERAGE)
PROPOSED COVERED ENTRY	285. SQ. FT.
TOTAL PROPOSED COVERAGE	3001.71 SQ. FT. (16.97% TOTAL LOT COVERAGE)

ZONE(SR-PA1) SHORELINE PRIVATE ACCESS

	MINIMUM	EXISTING	PROPOSED
MINIMUM LOT AREA	0.3 HA (0.7 AC.)	(0.401 AC)	NO CHANGES
MINIMUM LOT FRONTAGE	45.0 m	44.38 m	44.38 m - NO CHANGES
MINIMUM FRONT YARD	12.0 m	9.93 m	4.87m - TO GARAGE
MINIMUM EXTERIOR SIDE YARD	18.0 m	-	-
MINIMUM INTERIOR SIDE NORTH	4.5 m	0.00 m	0.98 m
MINIMUM INTERIOR SIDE SOUTH	4.5 m	17.31m	14.61 m
MINIMUM REAR YARD	4.5 m	-	-
MINIMUM WATER YARD	30.0 m	18.57 m	18.57 m - NO CHANGES
MAXIMUM BUILDING HEIGHT	11.00 m	4.81	7.60 m
MAXIMUM LOT COVERAGE	20% (3,536 ft2)	10.81 %	17.12 %

ZONING DATA

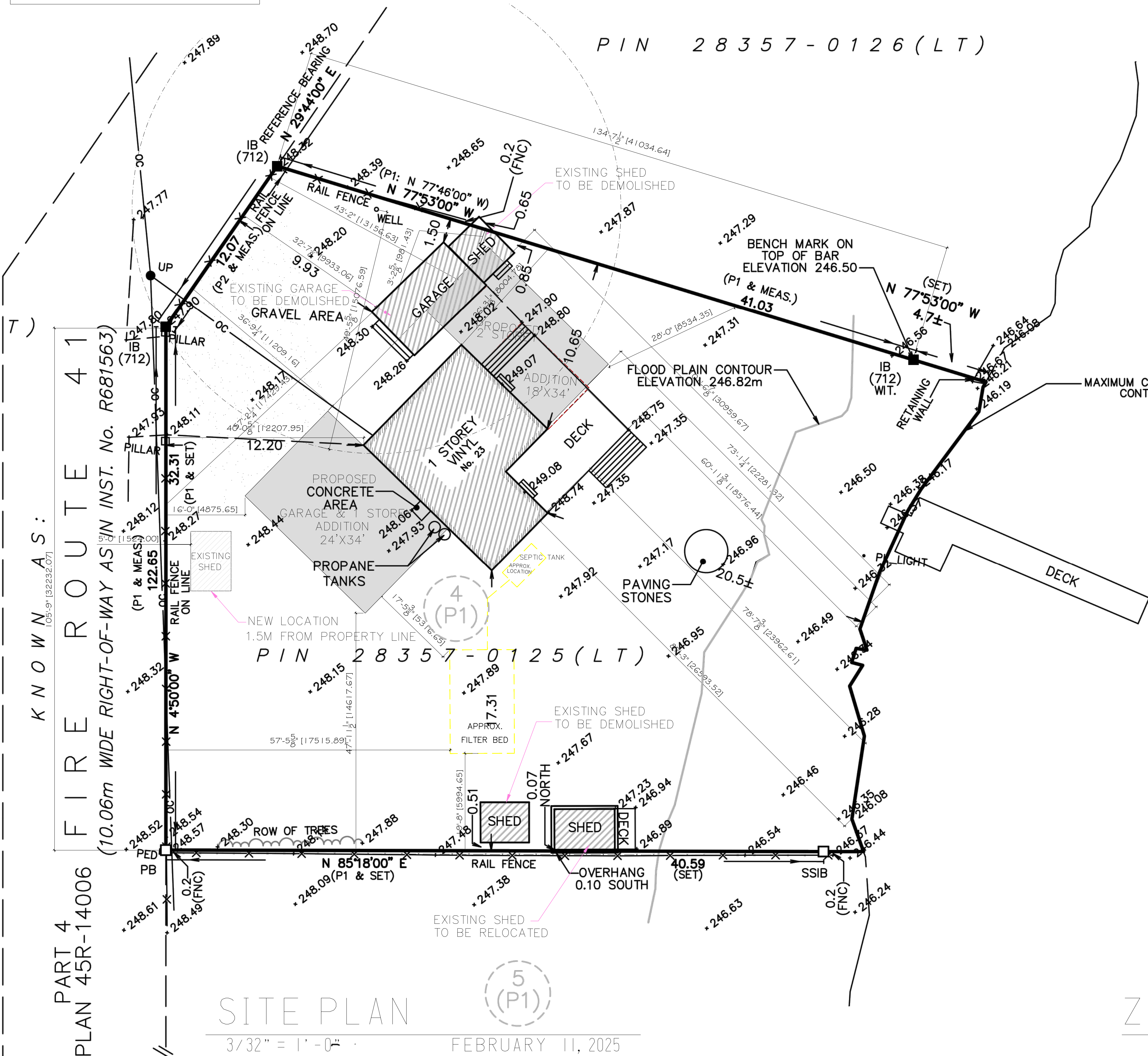
SITE PLAN

3/32" = 1'-0"

FEBRUARY 11, 2025

PART 4 FIRE ROUTE 41 PLAN 45R-14006

(10.06m WIDE RIGHT-OF-WAY AS IN INST. No. R681563)



PIN 28357-0125(LT)

5 (P1)