

LATOUR/VIBERT COTTAGE
RENO/ADDITION

ONTARIO

ENG. STAMP:



OBC REGISTRATION

I, DARREN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE ONTARIO BUILDING CODE. I AM REGISTERED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

DATI

SIGNATURE OF DESIGNER

BCIN 2628

BCIN 2961

GENERAL NOTES

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3	03.03.25	SUB FOR PRE-ZONING REVIEW	D.S.S.
2	14.01.25	REV 1 ISSUED FOR REVIEW	D.S.S.
1	02.10.24	INIT DESIGN PRES	D.S.S.

EX/DEMO AND PROP FLOOR PLANS AND NOTES

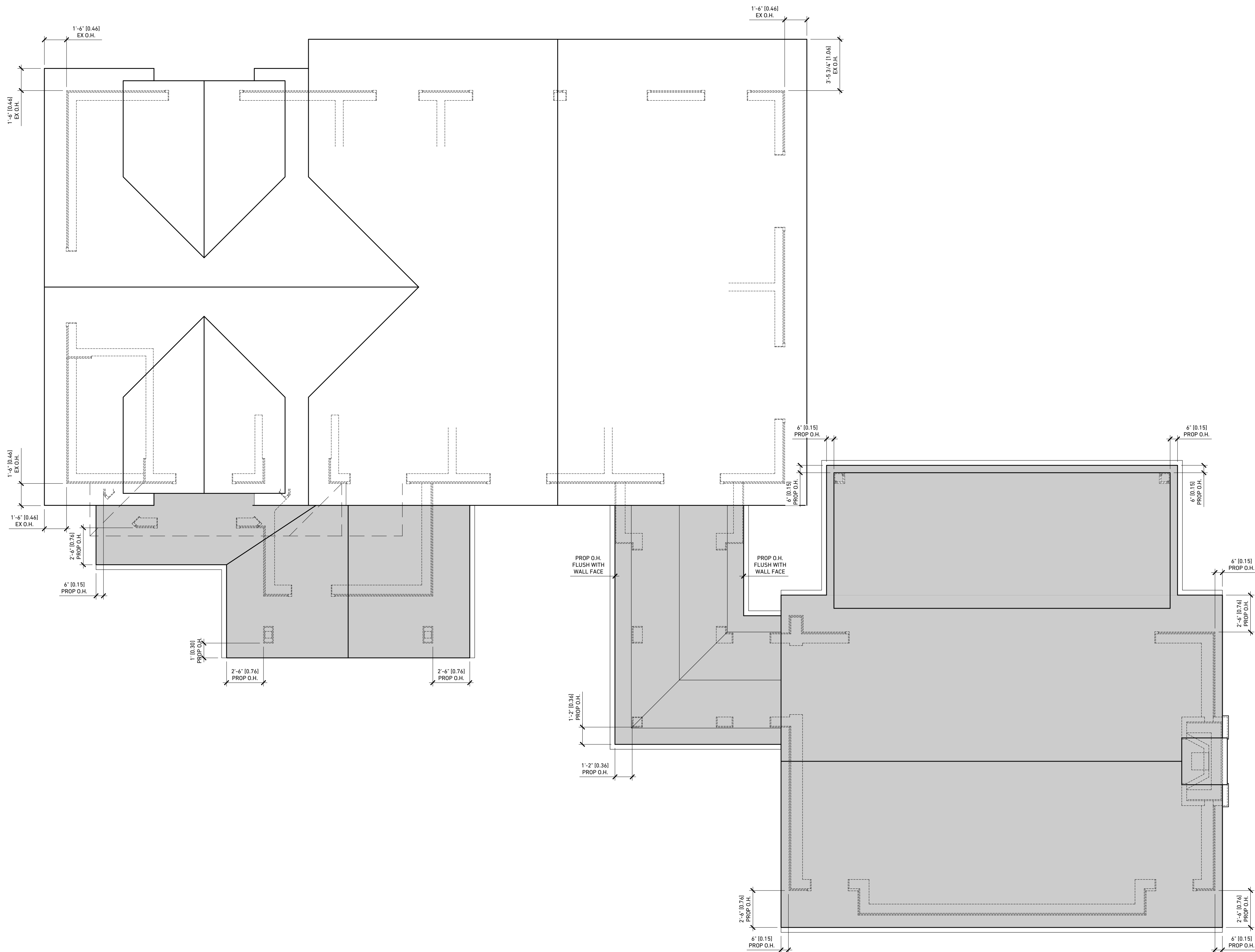
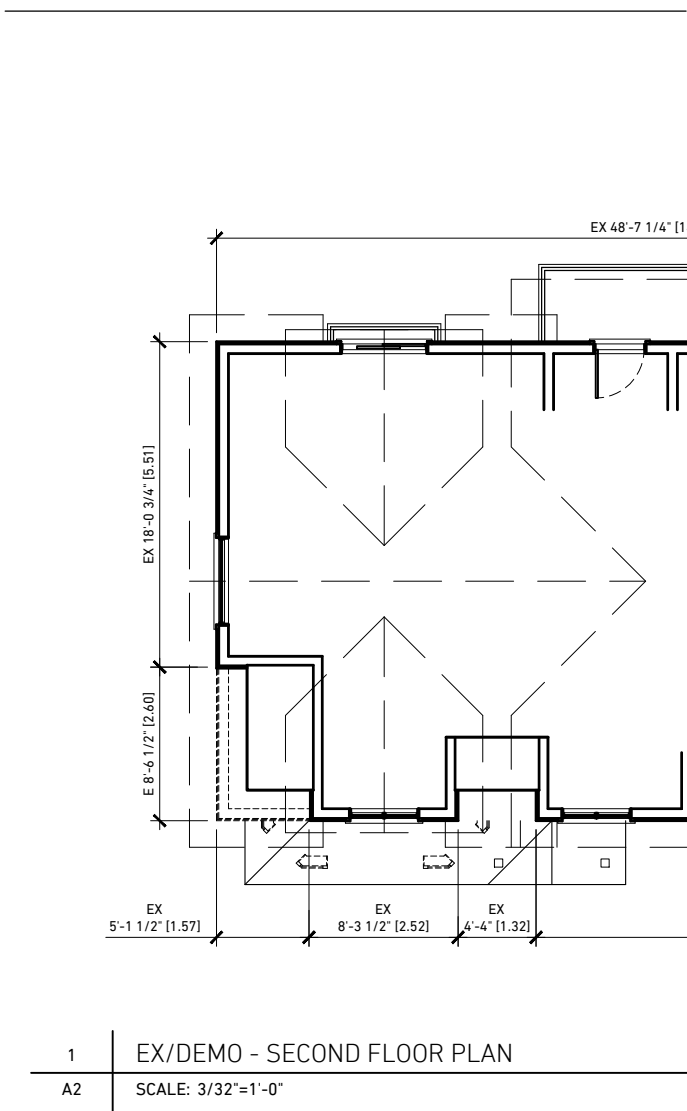
DRAWING #

A1

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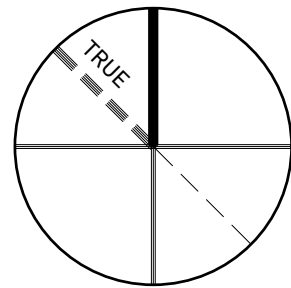
SITE STATISTICS			
PROJECT NAME:	LATOUR VIBERT COTTAGE		
PROJECT NO:	24-020		
PROJECT ADDRESS:	2668 GREEN OAK LANE, PRINCE EDWARD COUNTY		
LOT NO:	PART LOT 1, 2, 3 & 4		
REGISTERED PLAN:	CONVEYANCE 1, WEST OF GREEN POINT		
ZONING:	LSR (LIMITED SERVICE RESIDENTIAL)		
LOT AREA:	2618.12 SQM (6600 SQM MIN.)		
LOT FRONTAGE:	6.00 M (40 M MIN.)		
RED D SETBACKS			
FRONT YARD:	7.5M		
SIDE YARD:	3M		
INTERIOR SIDE YARD:	NA		
REAR YARD:	SEE CONSERVATION		
ATTACHED GARAGE OR CARPORT: NO			
COVERAGE			
MAX. ALLOWABLE COVERAGE:	39.72 SQM (422.37 SQ FT)		15%
EXISTING COVERAGE			
EX. RESIDENCE:	115.42 SQM (1242.36 SQ FT)		4.61%
EX. ATTACHED GARAGE:	NA		NA
EX. FRONT PORCH/DECK:	355.25 SQM (3823.45 SQ FT)		NA
EX. REAR PORCH/DECK:	ALL EX/NEW DECK AROUND EX.		NA
EX. ACCESSORY STRUCTURE:	AND PROP. DWELLING		NA
EX. ROOF OVERHANG:	NA		NA
EX. IF APPLICABLE:			
TOTAL EXISTING COVERAGE:	115.42 SQM (1242.36 SQ FT)		4.61%
PROPOSED COVERAGE			
RESIDENCE:	62.56 SQM (673.46 SQ FT)		2.39%
ATTACHED GARAGE:	NA		NA
FRONT PORCH/DECK:	NA		NA
REAR PORCH/DECK:	NA		NA
ACCESSORY STRUCTURE:	105.24 SQM (1132.63 SQ FT)		4.02%
ROOF OVERHANG:	NA		NA
IF APPLICABLE:			
TOTAL PROPOSED COVERAGE:	167.80 SQM (1806.29 SQ FT)		6.31%
TOTAL OVERALL COVERAGE:	283.22 SQM (3048.65 SQ FT)		10.72%

LATOUR/VIBERT COTTAGE
RENO/ADDITION

266B GREEN POINT LANE
PRINCE EDWARD COUNTY

ONTARIO

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JULY 14/25

DATE _____


SIGNATURE OF DESIGNER

D. SANGER-SMITH, B.A.RCH

BCIN 26286

STRUCTURED CREATIONS INC

BCIN 29617

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[illegible]

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DRAWING ISSUES | REVISIONS

EX/DEMO AND PROP FLOOR PLANS AND NOTES

DESIGN BY D.S.S.	DRAWN BY J.S.	APPROVED BY D.S.S.
SCALE AS NOTED	DATE JULY 14/25	PROJECT # 24-020

DRAWING #

A2

LATOUR/VIBERT COTTAGE
RENO/ADDITION

PROJECT NORTH	ENG. STAMP:
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STRUCTURED CREATIONS INC. BCIN 2961

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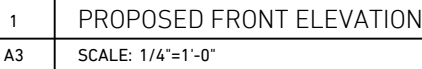
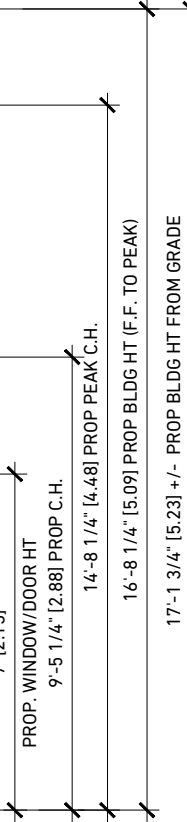
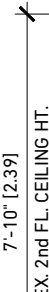
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PROP EXTERIOR ELEVATIONS AND NOTES

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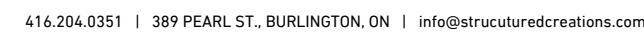
A3

24-020-Design.dwg



2	PROPOSED SIDE ELEVATION
A3	SCALE: 1/4"=1'-0"

A3	SCALE: 1/4"=1'-0"
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266B GREEN POINT LANE
PRINCE EDWARD COUNTY ONTARIO

PROJECT NORTH	ENG. STAMP:
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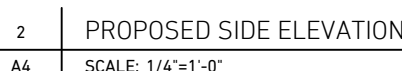
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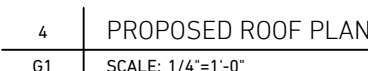
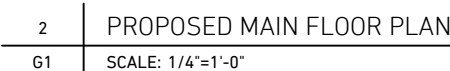
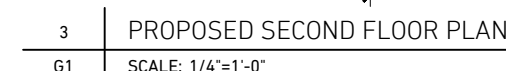
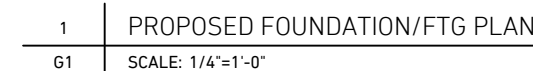
CONTRACTOR TO COORDINATE WITH STAIR MANUFACTURER FOR ALL STAIR AND LANDING STRUCTURE, HEIGHTS, CONSTRUCTION AND INSTALLATION, AND CONTACT DESIGNER FOR ANY/ALL CLARIFICATIONS. PROVIDE SHOP DRAWINGS UPON REQUEST FOR REVIEW.

4	14.07.25	SUB FOR CONSERVATION	D.S.S.
3	03.03.25	SUB FOR PRE-ZONING REVIEW	D.S.S.
2	14.01.25	REV 1 ISSUED FOR REVIEW	D.S.S.
1	02.10.24	INIT DESIGN PRES	D.S.S.

DESIGN BY D.S.S.	DRAWN BY J.S.	APPROVED BY D.S.S.
SCALE AS NOTED	DATE JULY 14/25	PROJECT # 24-020

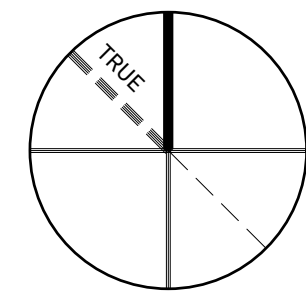
DRAWING #

G1



266B GREEN POINT LANE
PRINCE EDWARD COUNTY ONTARIO

PROJECT NORTH	ENG. STAMP:
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BCIN STAMM

OBC REGISTRATION

I, DARREN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE ONTARIO BUILDING CODE. I AM REGISTERED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

JULY 14/25

DATE _____

D. SANGER-SMITH, B. ARCH

BCIN 26286

STRUCTURED CREATIONS INC

BCIN 29617

GENERAL NOTES

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF STRUCTURED CREATIONS. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED ELECTRICAL PERMITS PERTAINING TO THIS PROJECT. ALL WORK PERFORMED AND APPROVALS OF ELECTRICAL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR TO NOTIFY DESIGNER OF ANY CONFLICTS PERTAINING TO PROPOSED MECHANICAL DUCTWORK AND STRUCTURE PRIOR TO CONSTRUCTION AND INSTALLATION

CONTRACTOR TO PROVIDE STRUCTURED CREATIONS INC. WITH WINDOW SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING. CONTRACTOR TO COORDINATE WITH THE WINDOW COMPANY FOR ON-SITE MEASUREMENTS OF FRAMING/CONSTRUCTION CONDITIONS TO CONFIRM ALL NEW AND EXISTING WINDOW SIZES PRIOR TO ORDERING. CONTRACTOR AND WINDOW COMPANY TO VERIFY ALL PROPOSED WINDOW SIZES WITH STANDARD WINDOW COMPANY FRAME SIZES AND INFORM DESIGNER OF ANY COMPLICATIONS DUE TO CUSTOM SIZES AND ASSOCIATED COSTS AS A RESULT PRIOR TO ORDERING.

CONTRACTOR TO REVIEW ALL FINAL DRAWINGS AND CONFIRM AVAILABILITY OF SPECIFIED NOMINAL AND ENGINEERED LUMBER. ANY SUBSTITUTION FOR JOIST OR BEAM SIZE AND/OR TYPE DUE TO TIMING AND/OR AVAILABILITY ISSUES ARE TO BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE CLIENT AND DESIGNER OF ANY/COST DIFFERENCES ASSOCIATED WITH THE CHANGE PRIOR TO ORDERING. STRUCTURED CREATIONS INC. IS NOT RESPONSIBLE ISSUES PERTAINING TO AVAILABILITY AND/OR TIMING OF SPECIFIED LUMBER AND MATERIAL DELIVERY.

CONTRACTOR TO PROVIDE STRUCTURED CREATIONS INC. WITH TRUSS DRAWINGS PRIOR TO ORDERING FOR REVIEW. CONTRACTOR TO COORDINATE WITH TRUSS COMPANY FOR ON-SITE MEASUREMENTS TO VERIFY ALL NEW/EXISTING FRAMING CONDITIONS AND VERIFY/CONFIRM WITH TRUSS SHOP DRAWINGS.

CONTRACTOR TO REVIEW SUBMITTED FINAL DRAWINGS FOR ANY/ALL HANGER LOCATIONS THROUGHOUT FLOOR, WALL AND/OR ROOF FRAMING AND COORDINATE WITH LUMBER COMPANY FOR THE MANUFACTURING OF ANY CUSTOM HANGERS PRIOR TO CONSTRUCTION.

CONTRACTOR TO COORDINATE WITH STAIR MANUFACTURER FOR ALL STAIR AND LANDING STRUCTURE, HEIGHTS, CONSTRUCTION AND INSTALLATION, AND CONTACT DESIGNER FOR ANY/ALL CLARIFICATIONS. PROVIDE SHOP DRAWINGS UPON REQUEST FOR REVIEW.

[illegible]

4	14.07.25	SUB FOR CONSERVATION	O.S.S.
3	03.03.25	SUB FOR PRE-ZONING REVIEW	O.S.S.
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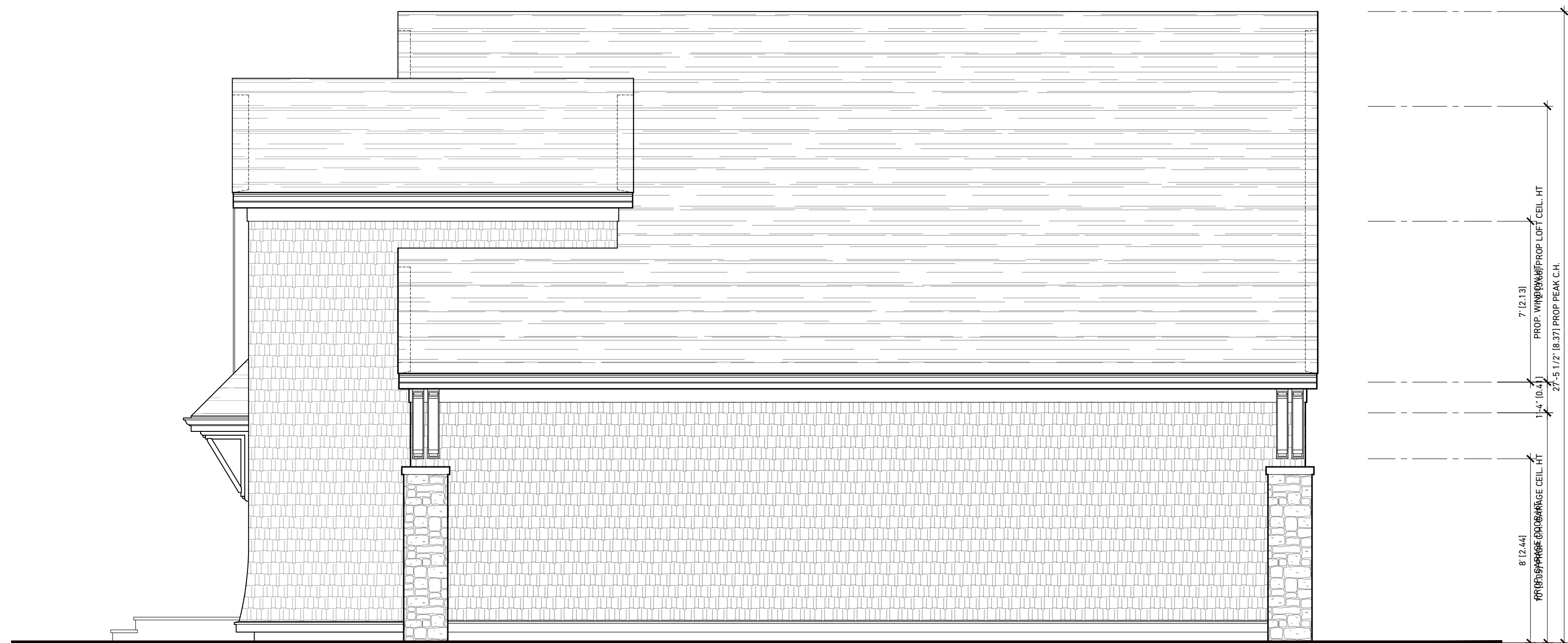
PROP EXTERIOR ELEV AND NOTES

DESIGN BY D.S.S.	DRAWN BY J.S.	APPROVED BY D.S.S.
SCALE AS NOTED	DATE JULY 14/25	PROJECT # 24-020

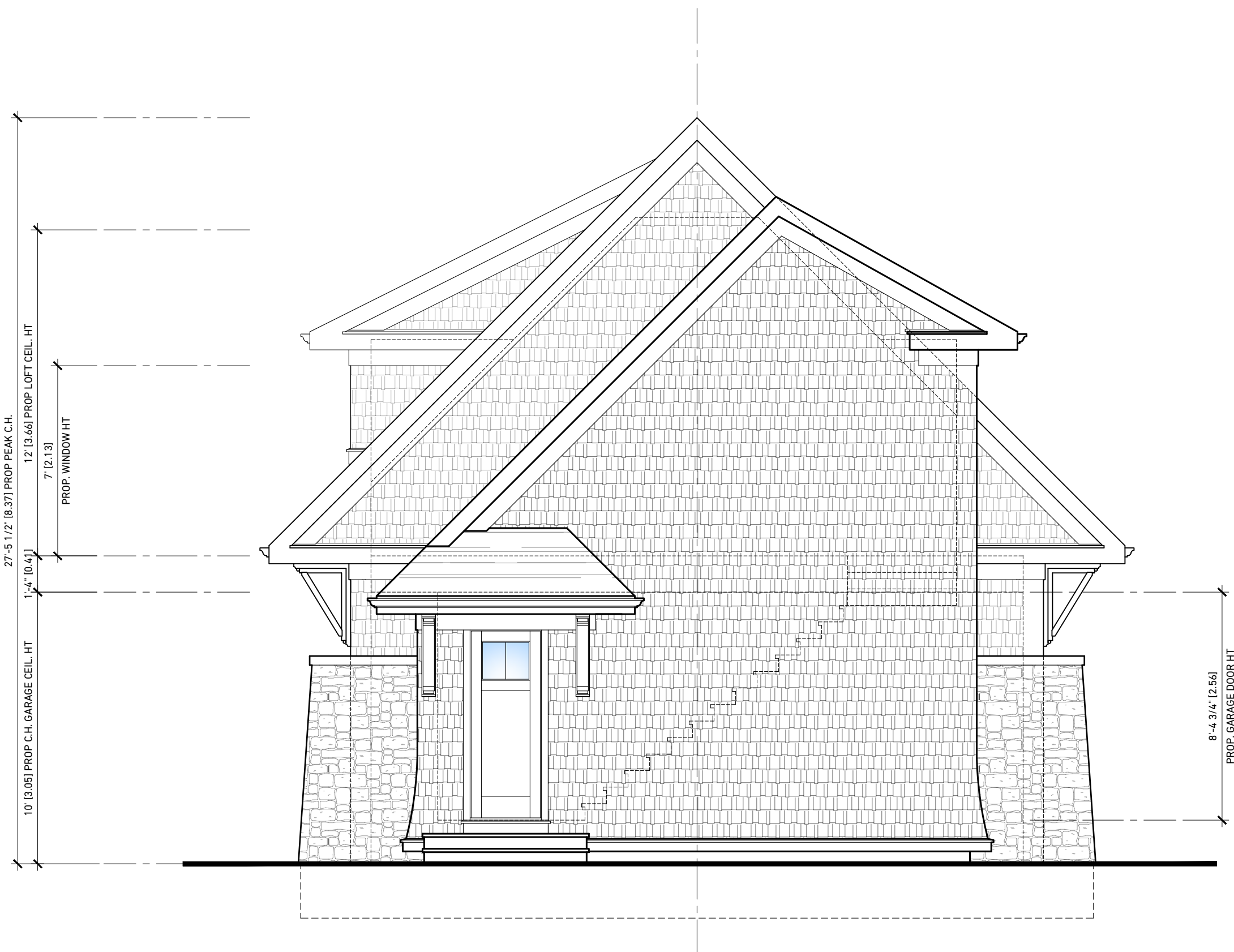
DRAWING #

G2

24-020-Design.dwg



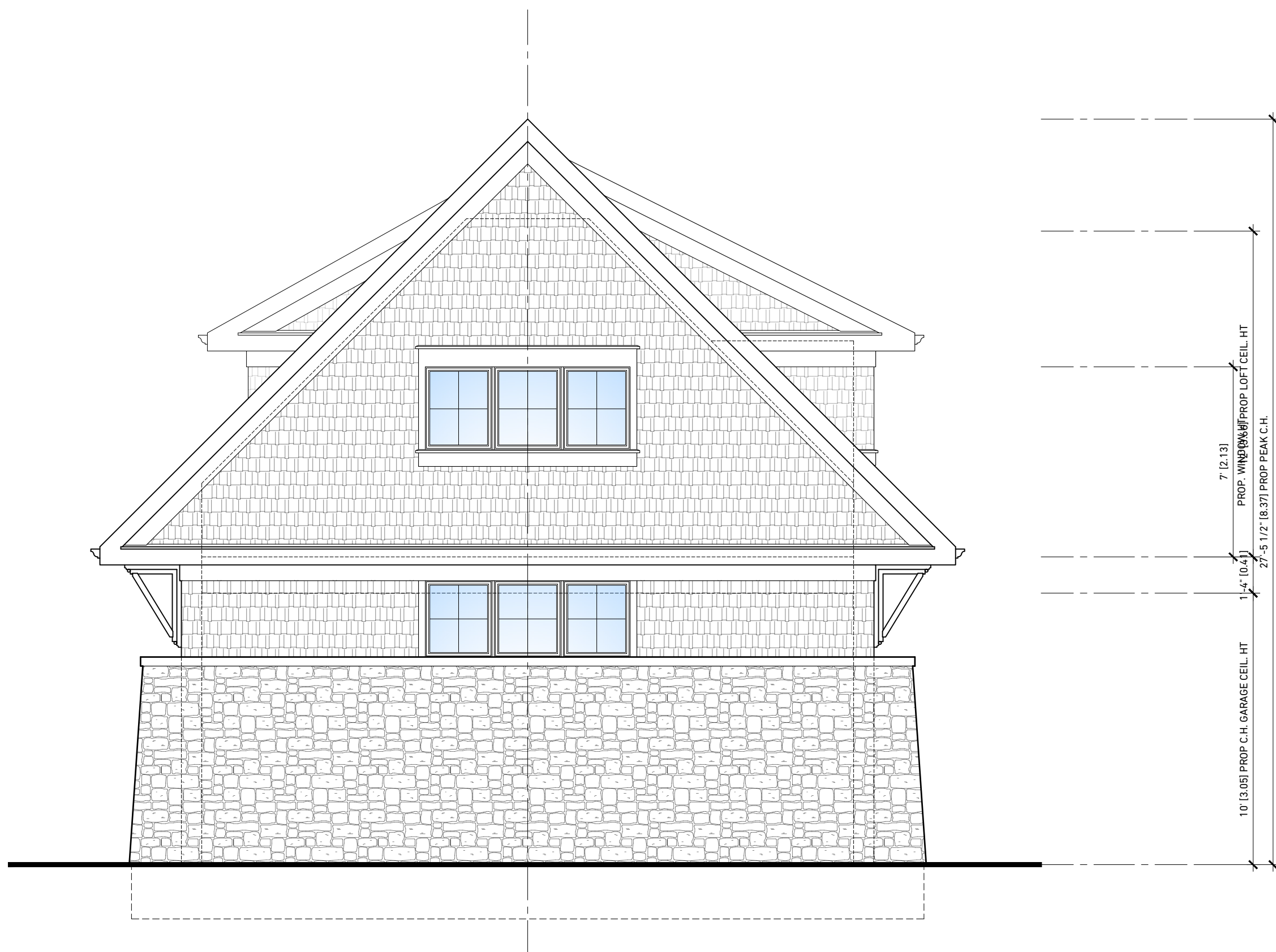
1	PROP REAR (NORTH) ELEVATION
G2	SCALE: 1/4"=1'-0"



2	PROP SIDE (EAST) ELEVATION
G2	SCALE: 1/4"=1'-0"



3	PROP FRONT (SOUTH) ELEVATION
G2	SCALE: 1/4"=1'-0"



4	PROP SIDE (WEST) ELEVATION
G2	SCALE: 1/4"=1'-0"