Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.: **AN/A-20:206**

APPLICANTS: Bousfields Inc. c/o David Falletta on behalf of the owner Philip Kuca

SUBJECT PROPERTY: Municipal address **93 Judith Cres., Ancaster**

ZONING BY-LAW: Zoning By-law 87-57, as Amended by By-law 18-105

ZONING: "ER" (Existing Residential) district

PROPOSAL: To permit the construction a new single detached dwelling, accessory building (cabana pool house and covered bar) and inground swimming pool in order to facilitate Site Plan Application File No. DAER-20-061 notwithstanding that:

1. A minimum front yard setback of 12.1m which is within 28.25% of the average front yard setback of the one nearest principal dwelling of the interior lot shall be permitted instead of the minimum required front yard of 13.5m which is within 20% of the average front yard setback of the one nearest principal dwelling of the interior lot (being a front yard setback of 16.87m for the abutting lands at 99 Judith Crescent).

2. A minimum side yard setback of 2.9m shall be permitted instead of the minimum required side yard of 3.05m which is 10% of the 30.48m lot frontage.

3. A maximum building height of 9.8m shall be provided for the two (2) storey dwelling instead of the maximum required building height of 9.5m for a two storey dwelling.

4. Eaves and gutters shall be permitted to project into any minimum side yard to a distance of not more than 90cm (0.9m) instead of the requirement that eaves or gutter may project into any minimum side yard a distance of not more than 60 centimetres (0.6m).

5. A minimum parking space size of 3.0m wide x 5.8m long shall be provided for the parking spaces within the attached garage and a maximum of one (1) parking space within the attached garage shall be permitted to have two (2) steps projecting not more than 0.5m into the required parking space length instead of the requirement that for parking spaces located within private residential garages, the parking space shall have a minimum width of 3.5 metres and a minimum length of 6.0 metres, exclusive of any land used for access, manoeuvring, driveways or a similar purpose and a single step, hose bibs, electrical devices and/or ductwork and closet enclosures may project not more than 0.3 metres into the required width or length of a parking space.

6. The manoeuvring space and accessibility to one parking space located within the detached garage may be obstructed by another vehicle in order to allow tandem parking

.../2

instead of the requirement that the parking facilities shall have adequate access from a street to permit unobstructed ingress and egress of motor vehicles.

NOTE:

i) The variances are necessary to facilitate Site Plan File No. DAER-20-061.

ii) The existing single detached dwelling is intended to be demolished.

iii) Pursuant to Variance No. 3 above, the applicant originally requested a variance in order to allow a maximum building height of 9.65m. Be advised that the "average grade" (being 239.12m) shown on the Site Data indicated on the Site Plan (Rev # 9 dated Oct 13/20) is different from "grade" (being 239.16m) shown on the Elevation Plans A5 (Rev # 3), A6 (Rev # 5), A7 (Rev # 5) and A8 (Rev # 5). Based on the "grades" shown on the Average Grade Diagram on the Site Plan, the "grade" of the dwelling is 239.02m. As a roof elevation of 248.77m is shown on the Elevation Plans, the building height is actually 9.75m (Determined by: 248.77m [grade at the roof] – 239.02m [grade] = 9.75m).

iv) Pursuant to Variance No. 4 above, the applicant originally requested a variance to permit eaves and gutters to project a maximum of 80 centimetres (0.8 metres) into any minimum side yard. Based on setbacks shown on the Site Plan, the eaves and gutters actually project 0.9m into the easterly side yard (Determined by: 2.94m [east side yard setback] – 2.04m [eave and gutter setback from the east side lot line] = 0.90m [eave and gutter projection]).

This application will be heard by the Committee as shown below:

DATE: **Thursday, November 5th, 2020**
TIME: **2:45 p.m.**
PLACE: **Via video link or call in (see attached sheet for details)**
To be streamed at www.hamilton.ca/committeeofadjustment
for viewing purposes only

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

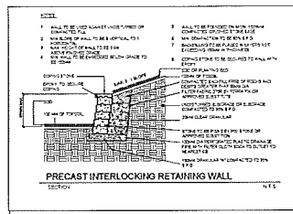
For more information on this matter, including access to drawings illustrating this request:

- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

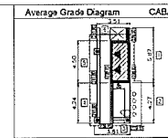
DATED: October 20th, 2020.

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

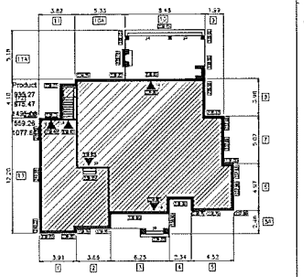


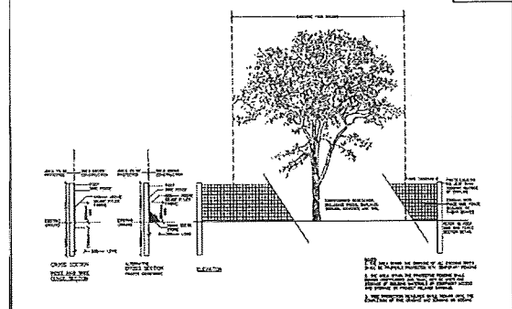
Average Grade Diagram CABANA



Wall	Wall Average Grade	Wall Length (m)	Product
1	5.67	238.58	935.27
2	4.07	239.05	875.47
3	3.81	239.15	1495.00
4	4.24	241.60	553.26
5	4.50	241.60	1077.84
6	3.51	240.60	1077.84
TOTAL	26.20	1441.18	6231.65
			240.15

Average Grade Diagram HOUSE 1:300



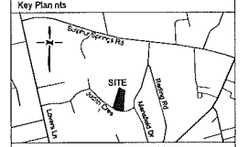


Caution: Notwithstanding Current Surface Conditions, The Property Has Been Determined To Be An Area Of Archaeological Potential. Although An Archaeological Assessment Is Not Required By The City Of Hamilton, The Proponent Is Cautioned That During Development Activities, Should Deeply Buried Archaeological Materials Be Found On The Property The Ontario Ministry Of Heritage, Sport, Tourism And Culture Industries (MHSTCI) Should Be Notified Immediately (416.212.8886). In The Event That Human Remains Are Encountered During Construction, The Proponent Should Immediately Contact Both MHSTCI And The Registrar Or Deputy Registrar Of The Cemeteries Regulation Unit Of The Ministry Of Small Business And Consumer Services (416.212.7499).

Site Data

Lot Area	1,451.87 sm	(0.1452 ha)
Zoning		ER
Average Grade		239.12
Floor Area		
Ground Floor (includes 71.2 sf of Stairs)	207.98 sm	2238.8 sf
Second Floor (includes 71.2 sf of Stairs & Excludes 93.6 sf of O.B)	184.23 sm	1983.1 sf
Total Area	392.21 sm	4221.9 sf
Garage (Measured to Inside Face of Garage Walls)	62.69 sm	677.0 sf
Lot Coverage		
Proposed Footprint (including Garage)	20.15%	292.53 sm
Proposed Covered Porches	2.45%	35.60 sm
Proposed Pool House & Covered Bar	2.58%	37.41 sm
Total Proposed Coverage	25.18%	365.54 sm
Max Allowed Coverage	35.00%	508.16 sm
Landscaping		
Front Yard Area		412.75 sm
Landscape Area	69.42%	298.52 sm
Lot Frontage		30.48 m
Lot Depth		60.51 m
Minimum Rear Yard - 40% of Lot Depth		24.20 m
Minimum Side Yard - 10% of 30.48		3.05 m
Average Front Yard - 15.24 + 16.87 /2		16.05 m
Minimum Front Yard		12.84 m
Maximum Front Yard		19.26 m
Garage projection - Maximum Allowed		2.00 m
Garage projection Provided		1.98 m
Parking Spots at Grade (2) 3.0m x 5.8m =		34.80 sm
At Grade Parking %		2.4%

Key Plan nts



ENGINEER'S CERTIFICATE

I have reviewed this plan as it relates to site grading and drainage. It is my belief that adherence to the proposed grades as shown will produce adequate surface drainage without any detrimental effect to the existing drainage patterns of adjacent properties

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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 The Design Is Exempt Under Division C-3.2.5.1. Of the 2012 ONTARIO Building Code

Peter Giordano — 25061
Name — Signature — BCIN

Registration Information Required Unless The Design Is Exempt Under Division C-3.2.4.1. Of the 2012 ONTARIO Building Code.
DAVID W. SMALL DESIGNS INC. — 22939
Firm Name — BCIN

no.	date	revision / comment
9	Oct 13/20	Revised As Per City Comments
8	Aug 31/20	Client Requested Revisions
7	Jul 27/20	As Per Zoning Comments
6	Jun 30/20	As Per SPA Comments
5	May 29/20	Dimension Added to Westly Neighbour Front Yard
4	Apr 23/20	As Per Van Harten Lot Grading Coordination
3	Apr 02/20	As Per Service Coordination
2	Feb 18/20	As Per Lot Grading Coordination
1	Jan 15/20	Issued To Owner For Building Permit Applic's

Project:

The Kuca Home
93 Judith Crescent

Lot 13
Registered Plan 1050
Township of Ancaster,
City of Hamilton

Drawing:

Site Plan

Scale: 1:150
Date: Jan 2020
Dwn by: EC
Proj. no.: 19-1768

SP

DAVID SMALL DESIGNS .COM

Hamilton GUIDELINES — SITE PLAN — October 2003 — TEMPORARY TREE PROTECTION FENCING (POST SECTION AND ELEVATION, NTS)

Tree Protection:

Trees Within Tree Protection Zones Shall Be Protected By Means Of A "Tree Protection Barrier" Meeting The Following Specifications:

A. The Required Barrier Is A 1.2 Metre (4ft) High Orange Plastic Web Snow Fencing On A 2"x4" Frame Should Be Used. Where Orange Plastic Web Snow Fencing Creates A Restriction To Sightlines, Page Wire Fencing With Reflective Tape Will Be Used.

B. A Modu-Loc Fence (Or Approved Equivalent) Will Be Acceptable As An Alternative To A. Above. Fence Must Be Properly Braced And Maintained For The Duration Of The Project.

C. Tree Protection Barriers Are To Be Erected Prior To The Commencement Of Any Construction Or Grading Activities On The Site And Are To Remain In Place Throughout The Entire Duration Of The Project. The Barriers Shall Be Maintained Erect And In Good Repair Throughout The Duration Of Construction Operations With Breaks And Unsupported Sections And Shall Be Removed Upon Completion Of Work.

D. All Supports And Bracing Used To Safely Secure The Barrier Should Be Located Outside The Tpz. All Supports And Bracing Should Minimize Damage To Roots.

E. Where Some Fill Or Excavated Material Must Be Temporarily Located Near A Tpz, A Wooden Barrier Or Modu-Loc Fence Must Be Used To Ensure No Material Enters The Tpz.

F. Measurement And Payment Shall Be In Linear Meters Measured Along The Length Of The Barrier. Overlaps Shall Not Be Measured. Progress Payments Shall Be Based On The Following Percentage Of The Contract Price

- 60% For Supply And Erection
- 25% For Maintenance
- 15% Removal

Legend

- 3R — Main Level
- 3R — Lower Level
- Property Line
- Existing To Be Removed
- 102.05 — Existing Spot Elevation
- 102.05 — Proposed Spot Elevation
- Rainwater Downspouts
- AC — Air Conditioner
- Tree Hoarding
- AD — Area Drain
- 0.300Ø 102.05 — Denotes Coniferous Tree (with trunk diameter) To Remain
- 0.300Ø 102.05 — Denotes Deciduous Tree (with trunk diameter) To Remain
- 0.300Ø 102.05 — Denotes Tree (with trunk diameter) To Be Removed
- SM — Denotes Replacement Tree Native Species Min 60mm Caliper For Deciduous And 1.8m Height For Coniferous (SM) Refers To Sugar Maple (RM) Refers To Red Maple

General Notes:

1. Do Not Scale Drawings

2. These Plans Are To Remain The Property Of The Designer And Must Be Returned Upon Request. These Plans Must Not Be Used In Any Other Location Without The Written Approval Of The Designer.

3. All Works To Be In Accordance With The Ontario Building Code And All Code References Refer To O.B.C. 2012 Division 'B'

Base Information:

Base Information Taken From Plan Of Survey BY A.T. McLaren Limited Dated August 07, 2019

Location

Lot 13
Registered Plan 1050
Township of Ancaster
City of Hamilton

City Benchmark

Monument 007720020076

City of Hamilton (Ancaster) - R/B with Brass Cap, 10cm Below Ground, -at Northwest Corner of Fallingbrook Dr and Crestview Ave, 8m W of Centreline of Fallingbrook Dr, 9m N of Centreline of Crestview, and 4m NE of CB.

Elevation: 242.805 metres CGVD-1928: 1978

"TFW (Top Of Foundation Wall)

Floor Sill Plans On Inside Face Of Foundation. - See Reduced Thickened Foundation Wall Detail & Reverse Veneer Detail For Foundation Wall Ledge Condition On Outside Face Of Foundation Walls
- Extent Of Each Type To Be Determined By Contractor On Site During Construction

"U/F (Under Side of Footing)

- U/F Denotes Minimum Depth Of Under Side of Footing
- Under Side of Footing May Differ Depending On Basement Conditions. See Floor Plans And Elevations For Specific Under Side Of Footing Conditions.
- Footings To Be Min 1.2m Below Grade

Underground Utilities:

The Location Of Underground Services Shown On This Plan Is Approximate And Is For Planning And Design Purposes Only. This Information Must Not Be Assumed To Be Complete Or Up-To-Date And An On-Site Locate Must Be Ordered Prior To Any Excavation. David W. Small Designs Inc. Accepts No Responsibility For Any Claims Or Losses Due To Improper Use Of This Information.

Notes:

There Are To Be No Grad Changes Within 0.3m Of Common Property Lines

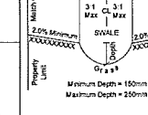
The Existing Sanitary Lateral Must Be Inspected at The property Line By Regional Inspector, And Televised By Regional Inspectors Prior To Connection. A Lateral That Does Not Meet Current Regional Standards Must Be Disconnected At The Main. A Revision To The Service Permit Drawings And Payment Of Applicable Fees Is Required.

Existing Services Must Be Disconnected At The Main By The Contractor

All Water And Sanitary Main Taps Are To Be Preformed By Region Of Halton Forces Only

Contractor To Determine Existing Inverts And Report Any Discrepancies To The Engineer

Contractor To Determine San. Inverts On Site And Determine If San. Ejector Pump Is Required



Typical Swale Detail — nts

Regional Approval

Region Design Of Water &/or Wastewater Services Approval Subject To Detail Construction Conforming To Halton Region Standards & Specifications & Location Approval From Area Municipality.

Signed _____ Dated _____
Infrastructure Planning & Policy

The Approval Of The Water System On Private Property Is The Responsibility Of, The Local Municipality, Regardless, The Applicant Must Ensure That The Region Of Halton's Standards Are Met, (The Water And Wastewater Linear Design Manual May Be Obtained On Halton.ca Or By Calling 311) All Water Quality Tests Must Be Completed To The Region Of Halton's Satisfaction Before The Water Supply Can Be Turned On.

I. *"The Cutting Of Surface Roots Of Existing Trees Is To Be Avoided. However, If These Cuts Are Required, The Cuts Should Be Completed Under The Supervision Of A Tree Management Professional (I.E. Certified Arborist)".*

II. *"The Owner Is To Be Aware Of The Migratory Birds Convention Act, 1994. This Act Is Implemented By Environment Canada And The Owner Is To Make Every Effort To Avoid Removal Of Vegetation From The Period Of March 31st To August 31st".*

III. *"The Trees On Site May Be Regulated Under The Town Of Ancaster By-Law (By-Law 2000-118). If Trees Are Proposed To Be Removed, It Is Advised That The City's Municipal Law Enforcement Section Be Contacted To Determine If Permits Are Required Prior To Removal".*

Average Grade Calculation			
Wall No.	Wall Average Grade	Wall Length (m)	Product
1	3.91	239.20	935.27
2	3.66	239.20	875.47
3	6.25	239.20	1495.00
4	2.34	239.00	559.26
5	4.62	238.46	1077.84
5A	2.45	239.03	553.01
6	4.97	237.96	1182.66
7	5.07	237.99	1206.61
8	3.96	238.50	944.46
9	1.99	239.97	475.55
10	8.45	239.10	2027.57
10A	5.33	239.20	1274.94
11	3.82	239.23	913.68
11A	5.18	239.18	1239.95
12	4.10	239.42	981.62
13	12.20	240.56	2935.00
Total	78.24	3824.22	18712.15
Established Grade =		Total Product Divided By Total Wall Average Grade =	239.16

1440 Hurontario Street, Mississauga, ON L5G 3H4 PH 905.271.9100 FX 905.271.9109

Amended

Elevation Notes

(2) Prefinished natural wood siding to comply with ONT. Reg. 332/12 subsection 9.27.6. Lumber sizing and table 9.27.5.4.

Blocking or furring for the attachment of siding to comply with 9.27.5.2 and 9.27.5.3. and as per manufacturer's specifications

Note: All overhangs are 4" inset from stone facing on ground floors (typical)

Note: Refer to roof plan for all roof slopes and overhang info

(A) Stepped footing per OBC 9.15.3.9

(B) Glazing to be tempered glass (If operable window provide opening restrictor) - Comply with OBC 9.8.8.1 (1) and (2)

Unprotected Openings Calculations

Limiting Distance	3.00m
Wall Area	1110.0 sf (103.1 sm)
Opening Area Allowed	111 sf (10.3 S)
Opening Area Proposed	38.8 sf (3.6 %)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Stated Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4

General Notes:

1. Do not scale drawings

2. These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3. All works to be in accordance with the ontario building code and all code references refer to OBC 2012 division 'B'

4. Contractor to check all dimensions, specifications, etc. On site and shall be responsible for reporting any discrepancy to the engineer and/or designer.

5. Structural engineer to be notified prior to pouring of concrete to inspect rubber septum during construction - engineer will not certify walls or footing slabs unless prior inspection is conducted - it is the responsibility of the contractor to notify the project engineer and make all arrangements.

6. All wood framed window openings that exceed 48" wide are to have 2"2"x9" plates @ bottom of opening (typical) U.N.O.

7. Adjustments or changes made to the floor layout roof truss layout, beams, lentils & point loads or required load bearing walls must be identified prior to construction and David Small Designs Inc. and project engineer must be notified for further review and approval.

8. All shop drawings for posts units to be submitted for field review by site inspector prior to manufacturing and installation.

9. SDS = Simpson stuttering strong-drive heavy duty connector screws. Refer to manuf. Spec. For exact details (see S1 for screw patterns)

13. Typical wall stud construction

- Typical exterior walls to be 2x6 spf #2 @ 16" o/c. (up to 13' high)
- All 10' & 10' high exterior walls to be 2216 spf #2 @ 12" o/c.
- Typical interior walls to be 2x6 spf #2 @ 16" o/c. (up to 13' high)
- All 10' & 10' high interior walls to be 2216 spf #2 @ 12" o/c.
- All 10' high interior basement walls to be 2x6 spf #2 @ 16" o/c.

11. Where load bearing walls are not finished with drywall or a suitable interior finish, then blocking or shiplap shall be fastened to the stud at mid-height as per OBC. 9.23.10.2 (2)(b)

12. 3/4" subfloor sheathing to be screwed and glued to all TJI joists on all floors

13. Typical non load bearing partition

2x4 studs @ 16" o/c c/w double top & single bottom plate provide 1/2" drywall b/s

14. Typical bathroom reinforcement

Stud reinforcement required as per OBC 9.5.2.3 in all bathrooms

15. All rigid or spray foam exposed interior insulation to be covered w/ taped and mudded drywall

16. Specific location of hydro meter to be established by local utility on exterior of the house

17. All electrical panels & components to comply with OBC 9.34 & specific requirements of the local utility supplier

18. Protection from dampness

All wood framing members that are not pressure treated & which are supported on concrete, in contact with ground or fill shall be separated from the concrete by min. 6mil polythylene or type a roll roofing as per OBC 9.23.2.3 (1) & (2)

19. Typical wood posts

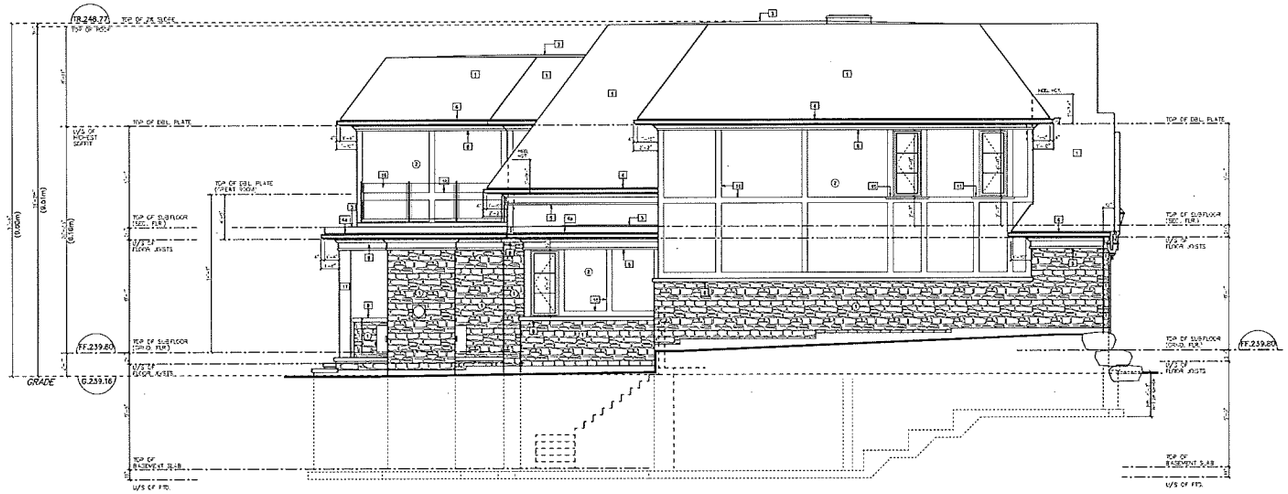
All wood post shown to be 9"9 U.N.O.

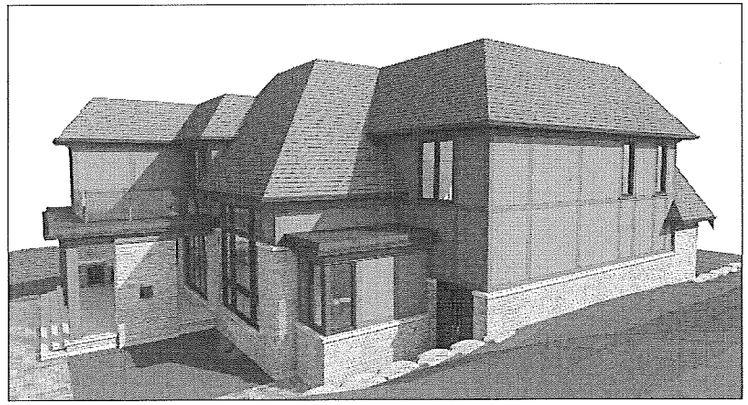
20. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.

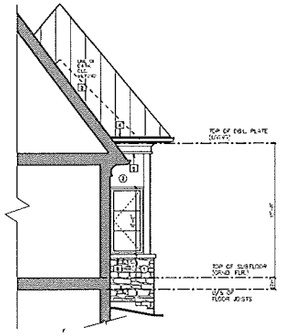
21. All windows and glass doors less than 24" above finished floor are requirmended to be tempered glass.

22. All steel beams to bear on column cap plate. No side header connections allowed. Refer to detail FS1.

23. Structural steel shop drawing review to be done by builder. Builder to site confirm dimensions as per steel shop drawings prepared by steel supplier.







Hidden Elevation - A

Drawing Legend

1.0 Materials

(1) Natural Stone

(2) Painted Wood Panel

2.0 Roofing

(1) 40 Year Asphalt Shingles

(2) Raised Seam Copper Roofing

(3) 2-Ply Torched On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joists

3.0 Trim, Cornice, Moulding, & Gutter Notes

(1) Prefinished Square Bent Aluminum Eaves Trough on 6" Prefinished Aluminum Fascia

(1a) 12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 5" Square Bent Prefinished Aluminum Eaves Trough Typical Cornice Trim

(1) 4" Sloped Wood Trimon Crezon Flat Stock w/ 2" High x 1/2"-1 1/4" Deep Bottom Trim (Total 12" High)

Typical Cornice Trim

(1) 4" Sloped Wood Trim on Crezon Flat Stock (Total 6" High)

(1) 12" Stepped Aluminum Fascia W/2" Top Edge Reveal 10" Pre finished Wood Frieze Trim W/4" Crown Mold

(2) 4" Cut Stone Sill C/W 2" Projection

(2) 4" Cut Stone Coping W/ 2" Projection

(12) 12" Cut Stone Surrounding W/2" Edge Reveal

(13) 12" Cut Stone Lintel

(13) 12" Arched Cut Stone Lintel W/2" Edge Reveal

(14) 15"x 15" Cut Stone Medallion As Shown

(15) 6" Prefinished Wood Sill C/W 2" Projection W/ 2" Top Edge Reveal

(16) 2" Prefinished Wood Sill

(15) 6" Prefinished Wood Trim

4.0 Railing, Post

(17) 12"x12" Crezon Clad Post

(18) Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC 9.8. & 9.8-13 Of The Supplement

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 the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano — Name — Signature — 15041 BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David M. Small Designs Inc. — Firm Name — 27993

Exterior walls	- R22	Wall area=	514.4 sm
Bsmt walls	- R20ci	Window area=	91.5 sm
Roof w/ attic	- R60	Ratio =	17.79%
Roof w/o attic	- R31	Window/skylight Eff. =	U-1.4
Exposed floors	- R31	Efficiency =	U-0.25 or ER-29
Exposed slab	- R10		

Energy efficiency compliance standard SB-12 3.1.1. Table 3.1.1.2.A (IP) pkg. "A1"

no.	date	revision / comment
5	Oct 13/20	Revised As Per City Comments
4	Aug 27/20	Client Requested Revisions
3	Apr 8/20	Client Requested Revisions
2	Mar 25/20	Client Requested Revisions
1	Jan 10/20	Issued To Owner For Building Permit Applic'n

Project:

The Kuca Home
93 Judith Crescent

Lot 13
Registered Plan 1050
Township of Ancaster,
Regional Municipality of Hamilton

Drawing:

Left-Side Elevation

Scale: 3/16"=1'-0"
Date: Jan 2020
Dwn by: CD
Proj. no.: 19-1768

A8

DAVID SMALL DESIGNS .COM

Amended.

1440 Huron tario Street, Mississauga. ON L5G 3H4 PH 905.271.9100 FX 905.271.9109

Schedules

Wood Lintels / Beams

B1 2-2x8	B7 2-2x12	B13 1-9.5" LVL	B19 1-1¾" LVL
B2 3-2x8	B8 3-2x12	B14 2-9.5" LVL	B20 2-1¾" LVL
B3 4-2x8 Bolted	B9 4-2x12 Bolted	B15 3-9.5" LVL	B21 3-1¾" LVL
B4 2-2x10	B10 1-7.25" LVL	B16 1-11.88" LVL	B22 1-9½" LVL
B5 3-2x10	B11 2-7.25" LVL	B17 2-11.88" LVL	B23 2-9½" LVL
B6 4-2x10 Bolted	B12 3-7.25" LVL	B18 3-11.88" LVL	B24 3-9½" LVL

Note: where solid (1) place lumber shown - do not substitute multiple ply.

Note:
1) Engineered wood beams to be min. 2.0e or equal and 1-3/4" in width. Nailing pattern see S1
2) 310D = Simpson Strong-Tie Strong-Drive heavy-duty connector screws. Refer to manuf. specs. for exact details (use typ. detail screw patterns)

Columns / Posts

P2 2-2x6	P5 3-2x6	P8 3-2x4	P11 5-2x6	P12 4-2x8
P3 3-2x6	P6 4-2x6	P9 4-2x4	P11 3-2x8	

C1 HSS 3.5"x3.5"x0.25"	- Brg Plate 6"x 5.5"x 1/2" + (2) 5/8" Dia A.B	12" / 3" Typical anchor bolt
C2 HSS 4"x4"x0.313"	- Brg Plate 10"x 3.5"x 1/2" + (2) 3/4" Dia A.B	
C3 HSS 5"x5"x 0.375"	- Brg Plate 11"x 5"x 1" + (2) 3/4" Dia A.B	
C4 HSS 6"x6"x 0.375"	- Brg Plate 11"x 7"x 1" + (2) 3/4" Dia A.B	
S1 W12x19 Exposed steel post beam		
S2 W12x43 Exposed steel post beam		

Steel Lintels

L1 3.5"x3.5"x1/4"	L3 5"x3.5"x5/16"	L5 6"x4"x3/8"	
L2 5"x3.5"x1/4"	L4 5"x3.5"x3/8"	L6 7"x4"x1/2"	

Steel Plates

WP1 = 6"x 5.5"x 1/2" + (2) 5/8" Diameter Anchor Bolts	12" / 3" Anchor bolt
WP2 = 6"x 7.5"x 1/2" + (2) 3/4" Diameter Anchor Bolts	
WP3 = 11"x 11"x 1" + (2) 3/4" Diameter Anchor Bolts	

All Structural Steel to Conform To G40.21-350W

Concrete Footings

EEW = Bottom Bars Each Way	F4 42" x 42" x 16" Deep c/w 5-15M EEW
	F5 48" x 48" x 16" Deep c/w 5-15M EEW
F1 24" x 24" x 12" Deep	F6 54" x 54" x 15" Deep c/w 7-15M EEW
F2 30" x 30" x 14" Deep	F7 60" x 60" x 18" Deep c/w 7-15M EEW
F3 36" x 36" x 15" Deep	F8 66" x 66" x 20" Deep c/w 9-15M EEW

- Strip footings below load bearing walls to have a min. 6" projection minimum 8" in depth - 2-15M bottom continuous
- All footings to bear on undisturbed soil, rock or engineered fill certified by soils engineer
- Min. soil bearing capacity = SLS 120 Kpa (2500 Psf) and to be verified by soils engineer prior to pouring footings

Refer to Sheet S1 for General Structural Notes

Drawing Legend

1.0 Materials

① Natural Stone

② Painted Wood Panel

2.0 Roofing

① 40 Year Asphalt Shingles

3.0 Trim, Cornice, Moulding, & Gutter Notes

① Prefinished Square Bent Aluminum Eaves Trough on 6" Prefinished Aluminum Fascia

Typical Cornice Trim

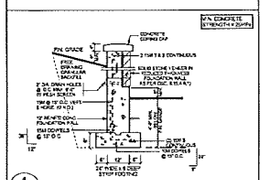
② 4" Sloped Wood Trimon Gracon Flat Stock w/ 2" High x 4½-1-1/4" Deep Bottom Trim (Total 12" High)

③ 4" Cut Stone Sill C/W 2" Projection

④ 4" Cut Stone Coping W/ 2" Projection

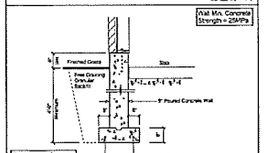
4.0 Railing, Post

① 12"x12" Gracon Clad Post



1 / C1 **12" Concrete Retaining Wall Detail**

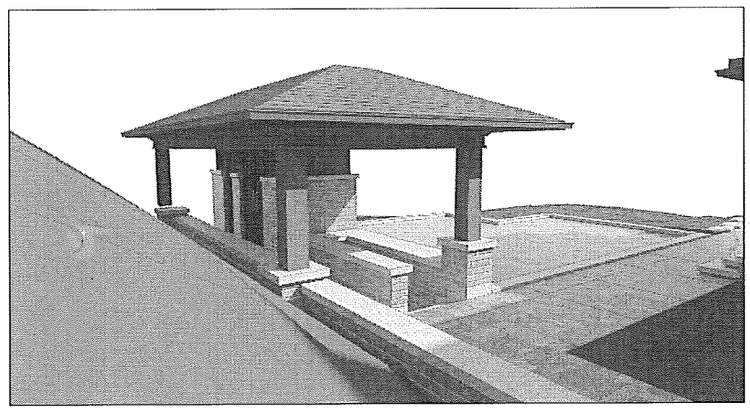
SCALE: 1/2" = 1'-0"

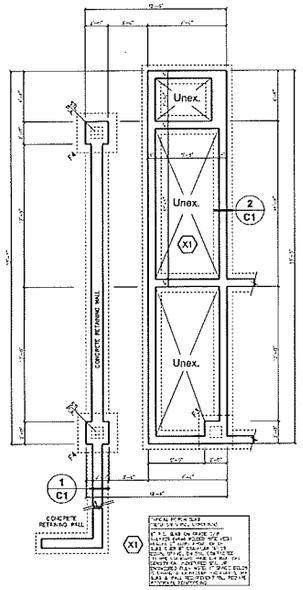


2 / C1 **8" Poured Conc. (Ext.) Foundation Wall**

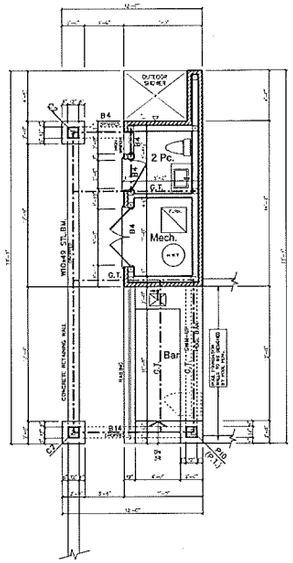
(@ Cabana Exterior (Typical))

Scale: 1/2" = 1'-0"

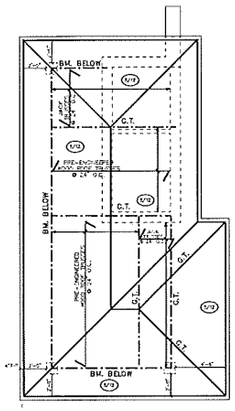




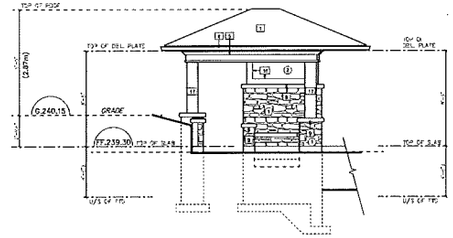
Foundatation Plan



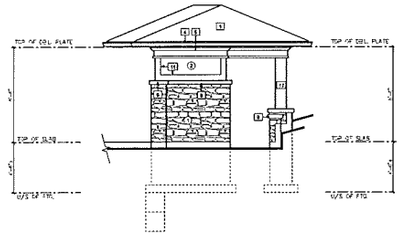
Ground Floor Plan



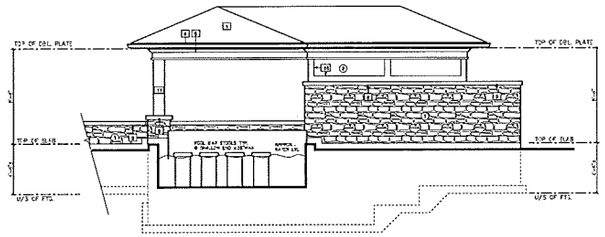
Roof Plan



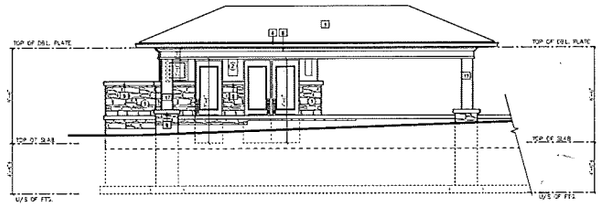
Front Elevation



Rear Elevation



Right-Side Elevation



Left-Side Elevation

Amended

Opening Legend

Sliding Door

Pocket Door

Archway

Swing Door

Glass Wall & Door

Surface Sliding Door

Drawing Legend

Joist direction

Floor drain

Interconnected smoke alarm w/ visual indicator

CO Alarm

Post above

20"X28" Attic access hatch

Typical "P3" post UNO

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 the design is exempt under Div.laion C - 3.2.5.1. of the 2012 Ontario Building Code.

Peter Giordano — Name — Signature — 33641 BCIN

Registration information required unless the design is exempt under Div.laion C - 3.2.4.1. of the 2012 Ontario Building Code.

David M. Small Designs Inc. — Firm Name — 29999 BCIN

Exterior walls	- R22	Wall area=	514.4 sm
Bsmt walls	- R20ci	Window area=	91.5 sm
Roof w/ attic	- R60	Ratio =	17.79%
Roof w/o attic	- R31	Window/skylight Eff. =	U1.4
Exposed floors	- R31	Efficiency =	U-0.25 or ER-29
Exposed slab	- R10		

Energy efficiency compliance standard SB-12 3.1.1. Table 3.1.1.2.A (IP) pkg. "A1"

no.	date	revision / comment
2	Oct 13/20	Average Grade Revised
1	Jan 10/20	Issued To Owner For Building Permit Applic'n

Project:

The Kuca Home

93 Judith Crescent

Lot 13
Registered Plan 1050
Township of Ancaster,
Regional Municipality of Hamilton

Drawing:

Cabana

Scale: 3/16"=1'-0"
Date: Jan 2020
Dwn by: CD
Proj. no.: 19-1768

C1

DAVID SMALL DESIGNS .COM

1440 Huron Ontario Street, Mississauga, ON L5C 3H4 PH 905.271.9100 FX 905.271.9109

Elevation Notes

- Prefinished 'natural' wood siding to comply with ONT. Reg. 332/12 subsection 9.27.6, Lumber siding and table 9.27.5.4
- ② Blocking or furring for the attachment of siding to comply with 9.27.5.2 and 9.27.5.3, and as per manufacturer's specifications.
- Note: All over-hangs are 4" inset from stone facing on ground floors (typical)
- Note: Refer to roof plan for all roof slopes and overhang info
- Ⓐ Stepped flashing per OBC 9.15.3.9.
- Ⓑ Glazing to be tempered glass (if operable window provide opening restrictor) - Comply with OBC 9.8.8.1.(5) and (7)

General Notes:

1. Do not scale drawings

2. These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3. All works to be in accordance with the Ontario building code and all code references refer to OBC 2012 division 'B'

4. Contractor to check all dimensions, specifications, etc. On site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.

5. Structural engineer to be notified prior to pouring of concrete to inspect rubber septum during construction - engineer will not certify walls or footing slabs unless prior inspection is conducted - it is the responsibility of the contractor to notify the project engineer and make all arrangements.

6. All wood framed window openings that exceed 48" wide are to have 2"2"x6" plates @ bottom of opening (typical) U.N.O.

7. Adjustments or changes made to the floor layout, roof truss layout, beams, lentils & pin loads or required load bearing walls must be identified prior to construction and David w. Small Designs Inc. and project engineer must be notified for further review and approval.

8. All shop drawings for packaged units to be submitted for field review by site inspector prior to manufacturing and installation

9. SDS/ + Simpson stuttering strong-drive heavy-duty connector screws. Refer to manufacturers specs. For exact details (see S1 for screw patterns)

12. Typical wall stud construction

- Typical exterior walls to be 2x6 spf #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high exterior walls to be 2"2x6 spf #2 @ 12" o/c.
- Typical interior walls to be 2x6 spf #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high interior walls to be 2"2x6 spf #2 @ 12" o/c.
- All 10' high interior basement walls to be 2x6 spf #2 @ 16" o/c.

11. Where load bearing walls are not finished with drywall or a suitable interior finish, then blocking or strapping shall be fastened to the stud at mid-height as per OBC 9.23.10.2.(2),(3)

12. 3/4" subfloor sheathing to be screwed and glued to all T.J.I joists on all floors

13. Typical non load bearing partition

2x4 studs @16" o/c c/w double top & single bottom plate provide 1/2" drywall b/s

14. Typical bathroom reinforcement

Stud reinforcement required as per OBC. 9.5.2.3. in all bathrooms

15. All rigid or spray foam exposed interior insulation to be covered w/ taped and insulated drywall

16. Specific location of hydro meter to be established by local utility on exterior of the house

17. All electrical panels & components to comply with OBC. 9.34. & specific requirements of the local utility supplier

18. Protection from dampness

All wood framing members that are not pressure treated & which are supported on concrete. In contact with ground or fill shall be separated from the concrete. By min. 6mil polyethylene or type s roll roofing as per OBC 9.23.2.3.(1) & (2)

19. Typical wood posts

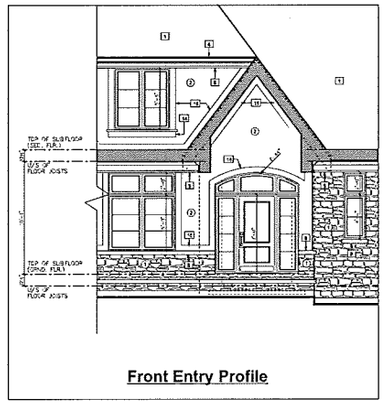
All wood post shown to be 9"9" U.N.O.

20. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room

21. All windows and glass doors less than 24" above finished floor are recommended to be tempered glass.

22. All steel beams to bear on column cap plate. No side header connections allowed. Refer to detail 7 S1.

23. Structural steel shop drawing review to be done by builder. Builder to site confirm dimensions as per steel shop drawings prepared by steel supplier.



Front Entry Profile

Drawing Legend

1.0 Materials

- ① Natural Stone
- (P) Painted Wood Panel

2.0 Roofing

- 1 40 Year Asphalt Shingles
- 2 Raised Seam Copper Roofing
- 3 2-Ply Torched On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Ply-wod Roof Sheathing On Roof Trusses/Joists

3.0 Trim, Cornice, Moulding, & Gutter Notes

- 4 Prefinished Square Bent Aluminum Eaves Trough on 6" Prefinished Aluminum Fascia
- 4a 12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 5" Square Bent Prefinished Aluminum Eaves Trough Typical Cornice Trim
- 5 4" Sloped Wood Trimon Dryvon Flat Stock w/ 2" High x 1/2" x 1-1/4" Deep Bottom Trim (Total 12" High)

  Typical Cornice Trim
- 6 4" Sloped Wood Trim on Dryvon Flat Stock (Total 8" High)
- 7 12" Stepped Aluminum Fascia W/2" Top-Edge Reveal 10" Pre-finished Wood Frieze Trim W/ 4" Crown Mold
- 8 4" Cut Stone Sill C/W 2" Projection
- 9 4" Cut Stone Coping W/ 2" Projection
- 10 10" Cut Stone Surrounding W/2" Edge Reveal
- 11 10" Cut Stone Lintel
- 12 12" Arched Cut Stone Lintel W/2" Edge Reveal
- 13 15"x 15" Cut Stone Medallion As Shown
- 14 6" Prefinished Wood Sill Projected 2" W/ 2" Top Edge Reveal
- 15 2" Prefinished Wood Sill
- 16 6" Prefinished Wood Trim

4.0 Railing, Post

- 17 12"x12" Dryvon Clad Post
- 18 Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC. 9.8. & SB-13 Of The Supplement

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 the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano — Name — Signature — 23661 BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc. — Firm Name — 29999 BCIN

Exterior walls	- R22	Wall area=	514.4 sm
Bsmt walls	- R20ci	Window area=	91.5 sm
Roof w/ attic	- R50	Ratio =	17.79%
Roof w/o attic	- R31	Window/skylight Eff. =	U1.4
Exposed floors	- R31	Efficiency =	U-0.25 or ER-29
Exposed slab	- R10		

Energy efficiency compliance standard SB-12 3.1.1. Table 3.1.1.2.A (IP) pg. "A1"

no.	date	revision / comment
3	Oct 13/20	Revised As Per City Comments
2	Aug 27/20	Client Requested Revisions
1	Jan 10/20	Issued To Owner For Building Permit Applic'n

Project:

The Kuca Home
93 Judith Crescent

Lot 13
Registered Plan 1050
Township of Ancaster,
Regional Municipality of Hamilton

Drawing:

Front Elevation

Scale: 3/16"=1'-0"
Date: Jan 2020
Dwn by: CD
Proj. no.: 19-1768

A5

DAVID SMALL DESIGNS .COM

1440 Huron tario Street, Mississauga, ON L5C 3H4 PH 905.271.9100 FX 905.271.9109

Amended

Elevation Notes

(2) Prefinished natural wood siding to comply with O.Hf. Reg. 332/12 subsection 9.27.6. Lumber-siding and table 9.27.5.4.

Blocking or furring for the attachment of siding to comply with 9.27.5.2 and 9.27.3.3. and as per manufacturer's specifications

Note: All overhangs are 4" inset from stone facing on ground floors (typical)

Note: Refer to roof plan for all roof slopes and overhang info

(A) Stepped flashing per OBC 9.15.3.9.

(B) Glazing to be tempered glass (if openable windows provide opening restrictor) - Comply with OBC 9.9.8.1 (1) and (5)

Unprotected Openings Calculations

Limiting Distance	8.13m
Wall Area	1402.0 sf (130.3 sm)
Opening Area Allowed	274.6 sf (19.8 %)
Opening Area Proposed	122.3 sf (8.7 %)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.

General Notes:

1. Do not scale drawings

2. These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer

3. All works to be in accordance with the ontario building code and all code references refer to OBC 2012 division 'B'

4. Contractor to check all dimensions, specifications, etc. On site and shall be responsible for reporting any discrepancy to the engineer and or designer.

5. Structural engineer to be notified prior to pouring of concrete to inspect rubber septum during construction - engineer will not certify walls or footing slabs unless prior inspection is conducted - it is the responsibility of the contractor to notify the project engineer and make all arrangements.

6. All wood framed window openings that exceed 48" wide are to have 2-2"x6" plates @ bottom of opening (typical) U.N.O.

7. Adjustments or changes made to the floor layout roof truss layout, beams, lintels & point loads or required load bearing walls must be identified prior to construction and David w. Small Designs Inc. and project engineer must be notified for further review and approval.

8. All shop drawings for posers unto to be submitted for field review by site inspector prior to manufacturing and installation

9. SDS = Simpson strubaring strong-drive heavy-duty connector screws. Refer to manuf. Specs. For exact details (see S1 for screw patterns)

10. Typical wall stud construction

- Typical exterior walls to be 2x6 sep #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high exterior walls to be 2-2x6 sep #2 @ 12" o/c.
- Typical interior walls to be 2x6 sep #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high interior walls to be 2-2x6 sep #2 @ 12" o/c.
- All 10' high interior basement walls to be 2x6 sep #2 @ 16" o/c.

11. Where load bearing walls are not finished with drywall or a suitable interior finish, then blocking or strapping shall be fastened to the stud at mid-height as per OBC 9.23.10.2.(7)(3)

12. 3/4" subfloor sheathing to be screwed and glued to all TJI joists on all floors

13. Typical non load bearing partition

2x4 studs @ 16" o/c o/w double top & single bottom plate provide 1/2" drywall b/s

14. Typical bathroom reinforcement

Stud reinforcement required as per OBC 9.5.2.3 in all bathrooms

15. All rigid or spray foam exposed interior insulation to be covered w/ taped and mudded drywall

16. Specific location of hydro meter to be established by local utility on exterior of the house

17. All electrical panels & components to comply with OBC 9.34. & specific requirements of the local utility supplier

18. Protection from dampness

All wood framing members that are not pressure treated & which are supported on concrete, in contact with ground or 6" shall be separated from the concrete. By min. 6mil polyethylene or type a roll roofing as per OBC 9.23.2.3.(1) & (2)

19. Typical wood posts

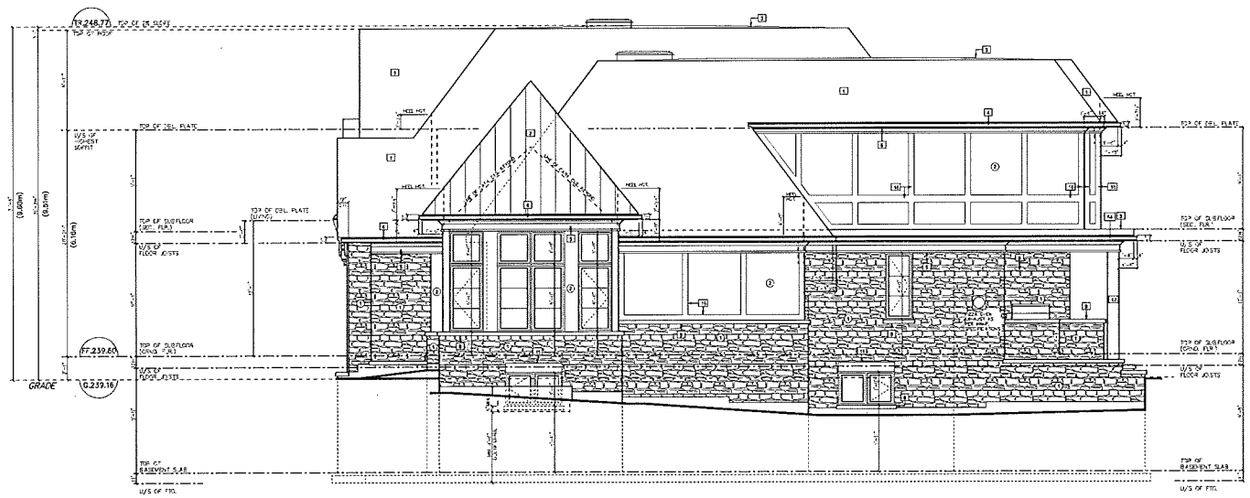
All wood post shown to be 9"3 U.N.O.

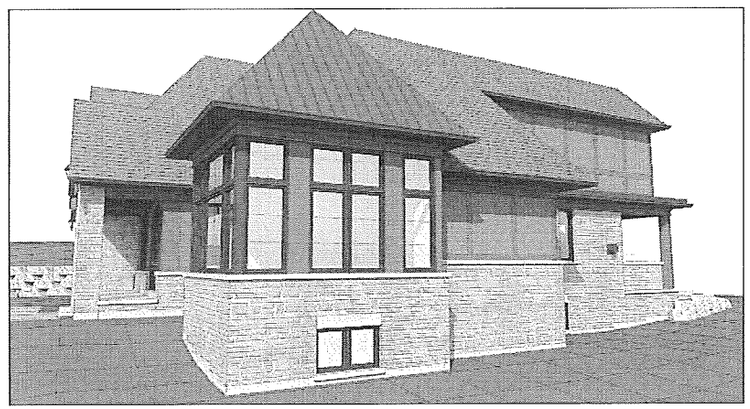
20. Floor drains to be located in every mechanical room, laundry room, lower terrace, window well and laundry room.

21. All windows and glass doors less than 24" above finished floor are recommended to be tempered glass.

22. All steel beams to bear on column cap plate. No side header connections allowed. Refer to detail TYP1.

23. Structural steel shop drawing review to be done by builder. Builder to site confirm dimensions as per steel shop drawings prepared by steel supplier.





Drawing Legend

1.0 Materials

1. Natural Stone
2. Painted Wood Panel

2.0 Roofing

1. 40 Year Asphalt Shingles
2. Raised Seam Copper Roofing
3. 2 Ply Torched On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joists

3.0 Trim, Cornice, Moulding, & Gutter Notes

4. Prefinished Square Bent Aluminum Eavestrough on 6" Prefinished Aluminum Fascia
44. 12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 5" Square Bent Prefinished Aluminum Eaves Trough Typical Cornice Trim
5. 4" Sloped Wood Trimm Crecon Flat Stock w/ 2" High x 4" x 1 1/4" Deep Bottom Trim (Total 12" High)

Typical Cornice Trim

6. 4" Sloped Wood Trim on Crecon Flat Stock (Total 6" High)
7. 12" Stepped Aluminum Fascia W/2" Top Edge Reveal 10" Pre finished Wood Frieze Trim W/4" Crown Mold
8. 4" Cut Stone Sill C/W 2" Projection
9. 4" Cut Stone Coping W/ 2" Projection
10. 10" Cut Stone Surrounding W/2" Edge Reveal
11. 10" Cut Stone Lintel
12. 12" Arched Cut Stone Lintel W/ 2" Edge Reveal
13. 15"x 15" Cut Stone Medallion As Shown
14. 6" Prefinished Wood Sill Projected 2" W/ 2" Top Edge Reveal
15. 2" Prefinished Wood Sill
16. 6" Prefinished Wood Trim

4.0 Railing, Post

17. 12"x12" Crecon Clad Post
18. Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC 9.8. & 9B-13 Of The Supplement

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 the design is exempt under Div.Subsn C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano — Signature — 23061 BCIN — Name

Registration information required unless the design is exempt under Div.Subsn C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc. — Firm Name — 29955 BCIN

Exterior walls	- R22	Wall area=	514.4 sm
Bsmt walls	- R20ci	Window area=	91.5 sm
Roof w/ attic	- R50	Ratio =	17.79%
Roof w/o attic	- R31	Window/daylight Eff. =	U1.4
Exposed floors	- R31	Efficiency =	U-0.25 or ER-29
Exposed slab	- R10		

Energy efficiency compliance standard SB-12 3.1.1. Table 3.1.1.2.A (if) pkg. "A1"

no.	date	revision / comment
5	Oct 13/20	Revised As Per City Comments
4	Aug 27/20	Client Requested Revisions
3	Apr 8/20	Client Requested Revisions
2	Mar 25/20	Client Requested Revisions
1	Jan 10/20	Issued To Owner For Building Permit Applcn

Project:

The Kuca Home
93 Judith Crescent

Lot 13
Registered Plan 1050
Township of Ancaster,
Regional Municipality of Hamilton

Drawing:

Right-Side Elevation

Scale: 3/16"=1'-0"
Date: Jan 2020
Dwn by: CD
Proj. no.: 19-1768

A6

DAVID SMALL DESIGNS .COM

Amended

1440 Huron lorio Street, Mississauga, ON L5G 3H4 PH 905.271.9100 FX 905.271.9109

Elevation Notes

(2) Prefinished 'natural' wood siding to comply with ONT Reg. 332/12 subsection 9.27.6. Lumber-sizing and table 9.27.5.4.

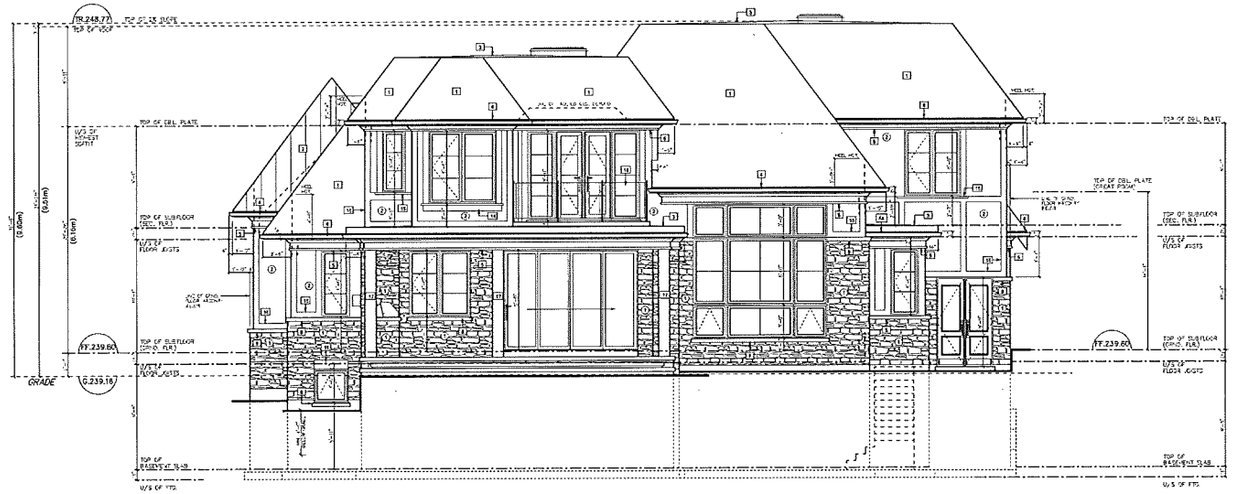
Blocking or furring for the attachment of siding to comply with 9.27.5.2 and 9.27.3.3. and as per manufacturer's specifications

Note: All overhangs are 4" inset from stone facing on ground floors (typical)

Note: Refer to roof plan for all roof slopes and overhang info

(A) Stepped footing per OBC 9.15.3.9.

(B) Glazing to be tempered glass (if operable window provide opening restrictor) - Comply with OBC 9.8.8.1 (1) and (5)



General Notes:

1. Do not scale drawings

2. These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3. All work to be in accordance with the ontario building code and all code references refer to OBC 2012 division 'B'

4. Contractor to check all dimensions, specifications, etc. On site and shall be responsible for reporting any discrepancies to the engineer and/or designer.

5. Structural engineer to be notified prior to pouring of concrete to inspect rubber septum during construction - engineer will not certify walls or footing/slabs unless prior inspection is conducted - it is the responsibility of the contractor to notify the project engineer and make all arrangements

6. All wood framed window openings that exceed 48" wide are to have 2-2"x6" plates @ bottom of opening (typical) U.N.O.

7. Adjustments or changes made to the floor layout roof truss layout, beams, lintels & point loads or required load bearing walls must be identified prior to construction and David Small Designs Inc. and project engineer must be notified for further review and approval.

8. All shop drawings for pavers units to be submitted for field review by site inspector prior to manufacturing and installation

9. 'SDS' = Simpson sdi/strong-drive heavy-duty connector screws. Refer to manufacturers specs. For exact details (see S1 for screw patterns)

10. Typical wall stud construction

- Typical exterior walls to be 2x6 spf #2 @ 16" o/c. (up to 13' high)
- All 14 & 16' high exterior walls to be 2-2x6 spf #2 @ 12" o/c.
- Typical interior walls to be 2x6 spf #2 @ 16" o/c. (up to 13' high)
- All 14 & 16' high interior walls to be 2-2x6 spf #3 @ 12" o/c.
- All 10 high interior basement walls to be 2x6 spf #2 @ 16" o/c.

11. Where load bearing walls are not finished with drywall or a suitable interior finish, fire blocking or strapping shall be fastened to the stud at mid-height as per OBC 9.23.10.2.(2)(3)

12. 3/4" subfloor sheathing to be screwed and glued to all TJI joists on all floors

13. Typical non load bearing partition

2x4 studs @16" o/c c/w double top & single bottom plate provide 1/2" drywall to b

14. Typical bathroom reinforcement

Stud reinforcement required as per OBC 9.5.2.3 in all bathrooms

15. All rigid or spray foam exposed interior insulation to be covered w/ taped and mudded drywall

16. Specific location of hydro meter to be established by local utility on exterior of the house

17. All electrical panels & components to comply with OBC 9.34. & specific requirements of the local utility supplier

18. Protection from dampness

All wood framing members that are not pressure treated & which are supported on concrete, in contact with ground or fill shall be separated from the concrete By min. 6mil polyethylene or type s roll roofing as per OBC 9.23.2.3 (1) & (2)

19. Typical wood posts

All wood post shown to be 9"X U.N.O.

20. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.

21. All windows and glass doors less than 24" above finished floor are recommended to be tempered glass.

22. All steel beams to bear on column cap plate. No side header connections allowed. Refer to detail RS1.

23. Structural steel shop drawing review to be done by builder. Builder to site confirm dimensions as per steel shop drawings prepared by steel supplier.

Drawing Legend

1.0 Materials

(1) Natural Stone

(2) Painted Wood Panel

2.0 Roofing

(1) 40 Year Asphalt Shingles

(2) Raised Seam Copper Roofing

(3) 2-Ply Torched On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joists

3.0 Trim, Cornice, Moulding, & Gutter Notes

(1) Prefinished Square Bord Aluminum Eaves Trough on 6" Prefinished Aluminum Fascia

(1a) 12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 5" Square Bent Prefinished Aluminum Eaves Trough Typical Cornice Trim

(2) 4" Sloped Wood Trimon Crezon Flat Stock w/ 2" High x +/- 1-1/4" Deep Bottom Trim (Total 12" High)

Typical Cornice Trim

(3) 4" Sloped Wood Trim on Crezon Flat Stock (Total 6" High)

(7) 12" Stepped Aluminum Fascia W/ 2" Top Edge Reveal 10" Prefinished Wood Frieze Trim W/ 4" Crown Mold

(8) 4" Cut Stone Sill C/W 2" Projection

(9) 4" Cut Stone Coping W/ 2" Projection

(10) 12" Cut Stone Surrounding W/ 2" Edge Reveal

(11) 12" Cut Stone Lintel

(12) 12" Arched Cut Stone Lintel W/ 2" Edge Reveal

(13) 15"x 15" Cut Stone Medallion As Shown

(14) 6" Prefinished Wood Sill Projected 2" W/ 2" Top Edge Reveal

(15) 2" Prefinished Wood Sill

(16) 6" Prefinished Wood Trim

4.0 Railing Post

(17) 12"x12" Crezon Clad Post

(18) Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC 9.8 & 5B-13 Of The Supplement

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 the design is exempt under Division C - 3.2.5.1. of the 2012 Ontario building code.

Peter Giordano — Signature — 25961 BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc. — Firm Name — 29999 BCIN

Exterior walls	- R22	Wall area=	514.4 sm
Bsmt walls	- R20ci	Window area=	91.5 sm
Roof w/ attic	- R60	Ratio =	17.79%
Roof w/o attic	- R31	Window/skylight ER. =	U1.4
Exposed floors	- R31	Efficiency =	U-0.25 or ER-29
Exposed slab	- R10		

Energy efficiency compliance standard SB-12 3.1.1. Table 3.1.1.2.A (F) pkg. "A1"

no.	date	revision / comment
5	Oct 13/20	Revised As Per City Comments
4	Aug 27/20	Client Requested Revisions
3	Apr 8/20	Client Requested Revisions
2	Mar 25/20	Client Requested Revisions
1	Jan 10/20	Issued To Owner For Building Permit Applic'n

Project:

The Kuca Home
93 Judith Crescent

Lot 13
Registered Plan 1050
Township of Ancaster,
Regional Municipality of Hamilton

Drawing:

Rear Elevation

Scale: 3/16"=1'-0"
Date: Jan 2020
Dwn by: CD
Proj. no.: 19-1768

A7

DAVID SMALL DESIGNS .COM

Amended

1440 Huron tario Street, Mississauga, ON L5C 3H4 PH 905.271.9100 FX 905.271.9109

Schedules

Wood Lintels / Beams

B1 2-2x8	B7 2-2x12	B13 1-9.5" LVL	B19 1-14" LVL
B2 3-2x8	B8 3-2x12	B14 2-9.5" LVL	B20 2-14" LVL
B3 4-2x8 Bolted	B9 4-2x12 Bolted	B15 3-9.5" LVL	B21 3-14" LVL
B4 2-2x10	B10 1-7.25" LVL	B16 1-11.88" LVL	B22 1-16" LVL
B5 3-2x10	B11 2-7.25" LVL	B17 2-11.88" LVL	B23 2-16" LVL
B6 4-2x10 Bolted	B12 3-7.25" LVL	B18 3-11.88" LVL	B24 3-16" LVL

Note: where solid (1) piece lumber shown - do not substitute multiple ply

Note
1). Engineered wood beams to be min. 2.0e or equal and 1-3/4" in width. Nailing pattern see S1.
2). 'SDS' = Simpson Strong-Tie Strong-Drive heavy-duty connector screws. Refer to manuf. specs. for exact details (see typ. detail screw patterns)

Columns / Posts

P2 2-2x6	P4 4-2x6	P6 3-2x4	P8 5-2x4	P10 6x6	P12 4-2x8
P3 3-2x6	P5 5-2x6	P7 4-2x4	P9 4x4	P11 3-2x8	

C1 HSS 3.5"x3.5"x0.25" - Brg. Plate 6"x 5/8"x 10" + (2) 5/8" Dia. A.B
C2 HSS 4"x4"x0.312" - Brg. Plate 10"x 3/4"x 10" + (2) 3/4" Dia. A.B
C3 HSS 5"x3"x 0.375" - Brg. Plate 11"x 3/4"x 11" + (2) 3/4" Dia. A.B
C4 HSS 5"x5"x 0.375" - Brg. Plate 11"x 1"x 11" + (2) 3/4" Dia. A.B
S1 W10x49 Exposed steel post/beam
S2 W12x40 Exposed steel post/beam

12" 3" Typical anchor bolt

Steel Lintels

L1 3.5" x 3.5" x 1/4"	L3 5" x 3.5" x 5/16"	L5 6" x 4" x 3/8"
L2 5" x 3.5" x 1/4"	L4 5" x 3.5" x 3/8"	L6 7" x 4" x 1/2"

Steel Plates

WP1 = 6"x 5/8"x 10" + (2) 5/8" Diameter Anchor Bolts
WP2 = 6"x 7/8"x 14" + (2) 3/4" Diameter Anchor Bolts
WP3 = 11" x 1" x 11" + (2) 3/4" Diameter Anchor Bolts

12" 2" Anchor bolt

All Structural Steel to Conform To G40 21-350W

Concrete Footings

BEW = Bottom Bars Each Way

F1 24" x 24" x 12" Deep
F2 30" x 30" x 14" Deep
F3 36" x 36" x 16" Deep
F4 42" x 42" x 15" Deep c/w 5-15M BEW
F5 48" x 48" x 15" Deep c/w 5-15M BEW
F6 54" x 54" x 18" Deep c/w 7-15M BEW
F7 60" x 60" x 18" Deep c/w 7-15M BEW
F8 66" x 66" x 20" Deep c/w 9-15M BEW
F9 66" x 66" x 20" Deep c/w 10-15M BEW

> Strip footings below load bearing walls to have a min. 6" projection minimum 6" in depth + 2-15m bottom continuous
> All footings to bear on undisturbed soil, rock or engineered fill certified by soils engineer
> Min. soil bearing capacity = SLS 120 Kpa (2500 Psf) and to be verified by soils engineer prior to pouring footings

Refer to Sheet S1 for General Structural Notes

General Ground Floor Notes:

1. At least one smoke alarm shall be installed on or near the ceiling on each floor and basement levels as per OBC 9.10.19 and also in each sleeping room with a visual signaling component as per o.b.c. 9.10.19.1 (2)(3)(4). Smoke alarms and co. Alarms shall be interconnected. A carbon monoxide alarm shall be installed adjacent to every sleeping area for dwellings with fuel burning appliances, or an attached garage.

2. Typical interior door heights

If ceiling height is 10'-0" or greater than interior doors to be 8'-0" tall
If ceiling height is 9'-0" - 10'-0" than interior doors to be 7'-6" tall
If ceiling height is less than 9'-0" than interior doors to be 6'-8" tall

3. Typical mechanical ventilation

A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch identified as such. Every bathroom, powder room and laundry room shall be equipped with a mechanical exhaust fan and vent.

4. Typical railing & guard heights

An interior handrail & guard shall be @ 36" a.f.f. per OBC 9.8 & sb7
An exterior handrail & guard shall be @ 36" (if less than a max. Of 6'-0" drop) per OBC 9.8 & sb7
An exterior handrail & guard shall be @ 42" (if greater than 6'-0" drop) a.f.f. per OBC 9.8 & sb7

5. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.

General Garage Notes:

1. Garage slab to be 5" concrete slab on 6" clean granular fill 32 mpa - 5-8% air entr. C/w 6"x6"x3-16" w.w.m. opt. Class c1

2. Remove all top soil from top layer

3. Insulate all 'warm' garage walls with min. R22 batt insulation

4. Interior garage wall to be 1/2" drywall on gasproofed 2x6 studs @ 16" c/w r22 batt insul'n with 6 mil. Poly vapour barrier covered with 1/2" drywall

5. Garage ceiling to be 'gasproofed' ceiling with taped drywall and min. R31 insulation in floors above or r22 in walls

6. Interior garage door to be weather-stripped gasproof door w/ self-closer

7. Garage slab to be sloped to exterior a minimum of 4"

8. Drop foundation wall for garage door above

Project Notes:

- Min. R31 rigid insul'n glued to u/s of slab
- Stair to be built as one-piece unit as drawn and fastened to adjacent wall and floor headers for support
- Rear @ Front porch slab to be 6" reinforced conc. Slab above 32mpa @ 28 days min. + 5-8% air ent. Class C2
- Counters to be flush w/ window sill (Kitchen & Pantry)
- All exposed floors to have floor joists above full w/ 2lb. Closed cell spray foam insul'n min. R31
- Flat roofs to have 2-ply torched on rubber membrane roof 2% slope to edge on 1/2" plywd. Roof shtg. On roof trusses/joists
- Direct vent gas fireplace unit to comply with CAN/ULC-S610-M "Factory built fire places" installed with exhaust as per manufactures specifications

Cedar wood decking over rear balcony
2"x-" sleepers over 2-ply torched on rubber membrane roof on 1/2" plywood roof sheathing on deck joist 2% slope to edge

- Provide 15M hook bars @ 15" o.c. top bars along slab bearing
- Provide 15M dowels @ 15" o.c. typical along slab bearing

36" UNO

24" UNO 24" UNO

General Notes:

1. Do not scale drawings

2. These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3. All works to be in accordance with the ontario building code and all code references refer to OBC 2012 division 'B'

4. Contractor to check all dimensions, specifications, etc. On site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.

5. Structural engineer to be notified prior to pouring of concrete to inspect rubber septum during construction - engineer will not certify walls or footing/slabs unless prior inspection is conducted - it is the responsibility of the contractor to notify the project engineer and make all arrangements.

6. All wood framed window openings that exceed 48" wide are to have 2/2"x6" plates @ bottom of opening (typical.) U.N.O.

7. Adjustments or changes made to the floor layout roof truss layout, beams, lintels & point loads or required load bearing walls must be identified prior to construction and David w. Small Designs Inc. and project engineer must be notified for further review and approval.

8. All shop drawings for pacers units to be submitted for field review by site inspector prior to manufacturing and installation

9. 'SDS' = Simpson stuttering strong-drive heavy-duty connector screws. Refer to manful. Specs. For exact details (see S1 for screw patterns)

10. Typical wall stud construction

- Typical exterior walls to be 2x6 sep #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high exterior walls to be 2/2x6 sep #2 @ 12" o/c.
- Typical interior walls to be 2x6 sep #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high interior walls to be 2/2x6 sep #2 @ 12" o/c.
- All 10' high interior basement walls to be 2x6 sep #2 @ 16" o/c.

11. Where load bearing walls are not finished with drywall or a suitable interior finish, then blocking or strapping shall be fastened to the stud at mid-height as per OBC. 9.23.10.2.(2)(5)

12. 3/4" subfloor sheathing to be screwed and glued to all T.J joists on all floors

13. Typical non load bearing partition

2x4 studs @16" o/c c/w double top & single bottom plate provide 1/2" drywall b.s

14. Typical bathroom reinforcement

Stud reinforcement required as per OBC. 9.5.2.3 in all bathrooms

15. All rigid or spray foam exposed interior insulation to be covered w/ taped and 'mudded' drywall

16. Specific location of hydro meter to be established by local utility on exterior of the house

17. All electrical panels & components to comply with OBC. 9.34. & specific requirements of the local utility supplier

18. Protection from dampness

All wood framing members that are not pressure treated & which are supported on concrete. In contact with ground or fill shall be separated from the concrete. By min. 6mil polyethylene or type s roll roofing as per OBC 9.23.2.3 (1) & (2)

19. Typical wood posts

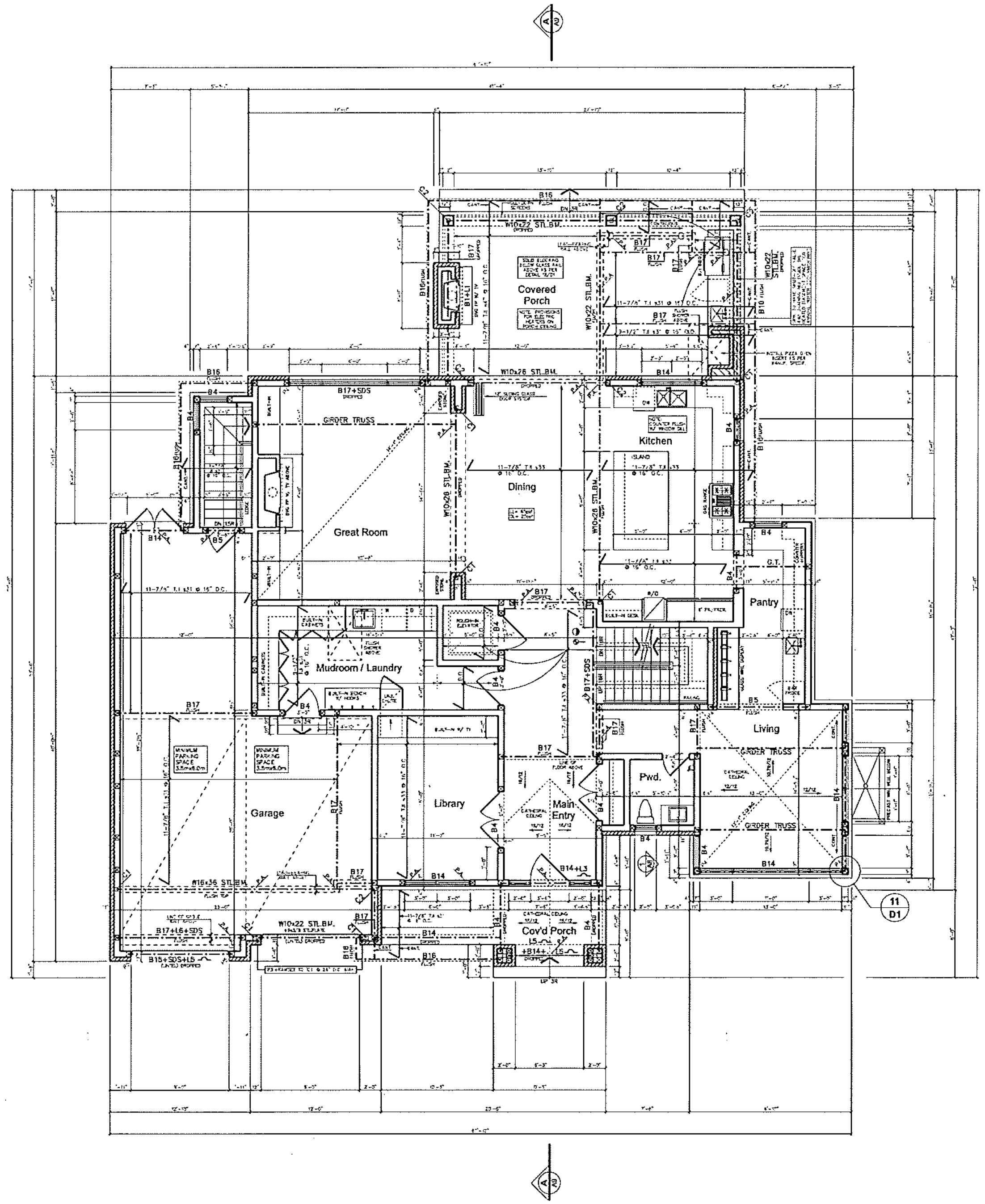
All wood post shown to be 'P3' U.N.O.

20. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.

21. All windows and glass doors less than 24" above finished floor are recommended to be tempered glass.

22. All steel beams to bear on column cap plate. No side header connections allowed. Refer to detail 7/S1.

23. Structural steel shop drawing review to be done by builder. Builder to site confirm dimensions as per steel shop drawings prepared by steel supplier.



Amended

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 the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano — Name | [signature] — Signature | 25081 — BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc. — Firm Name | 29999 — BCIN

Opening Legend

Sliding Door
Pocket Door
Archway
Swing Door
Glass Wall & Door
Surface Sliding Door

Drawing Legend

Joist direction
Post above
Floor drain
20"X28" Attic access hatch
Interconnected smoke alarm w/ visual indicator
Typical 'P3' post UNO
CO Alarm

Exterior walls	- R22	Wall area=	514.4 sm
Bsmt walls	- R20ci	Window area=	91.5 sm
Roof w/ attic	- R60	Ratio =	17.79%
Roof w/o attic	- R31	Window/skylight	
Exposed floors	- R31	Efficiency =U-0.25 or ER-29	
Exposed slab	- R10		

Energy efficiency compliance standard SB-12 3.1.1. Table 3.1.1.2.A (IP) pkg. "A1"

no.	date	revision / comment
5	Oct 12/20	Revised As Per City Comments
4	Aug 27/20	Client Requested Revisions
3	Apr 8/20	Client Requested Revisions
2	Mar 25/20	Client Requested Revisions
1	Jan 10/20	Issued To Owner For Building Permit Applic'n

Project:

The Kuca Home
93 Judith Crescent

Lot 13
Registered Plan 1050
Township of Ancaster,
Regional Municipality of Hamilton

Drawing:

Ground Floor Plan

Scale: 3/16"=1'-0"
Date: Jan 2020
Dwn by: CD
Proj. no.: 19-1768

A2

DAVID SMALL DESIGNS .COM

Schedules

Wood Lintels / Beams

B1 2-2x8	B7 2-2x12	B13 1-9.5" LVL	B19 1-14" LVL
B2 3-2x8	B8 3-2x12	B14 2-9.5" LVL	B20 2-14" LVL
B3 4-2x8 Bolted	B9 4-2x12 Bolted	B15 3-9.5" LVL	B21 3-14" LVL
B4 2-2x10	B10 1-7.25" LVL	B16 1-11.88" LVL	B22 1-16" LVL
B5 3-2x10	B11 2-7.25" LVL	B17 2-11.88" LVL	B23 2-16" LVL
B6 4-2x10 Bolted	B12 3-7.25" LVL	B18 3-11.88" LVL	B24 3-16" LVL

Note: where solid (1) piece lumber shown - do not substitute multiple ply

Note:
1). Engineered wood beams to be min. 2.0e or equal and 1-3/4" in width. Nailing pattern see S1.
2). "SDS" = Simpson Strong-Tie Strong-Drive heavy-duty connector screws. Refer to manuf. specs. for exact details (see typ. detail screw patterns)

Columns / Posts

P2 2-2x6 P3 3-2x8	P4 4-2x6 P5 5-2x6	P6 3-2x4 P7 4-2x4	P8 5-2x4 P9 4x4	P10 6x6 P11 3-2x8	P12 4-2x8

C1 HSS 3.5"x3.5"x0.25" - Brg. Plate 6"x 5/8"x 10" + (2) 5/8" Dia. A.B
C2 HSS 4"x4"x0.312" - Brg. Plate 10"x 3/4"x 10" + (2) 3/4" Dia. A.B
C3 HSS 5"x3"x 0.375" - Brg. Plate 11"x 3/4"x 11" + (2) 3/4" Dia. A.B
C4 HSS 6"x5"x 0.375" - Brg. Plate 11"x 1"x 11" + (2) 3/4" Dia. A.B
S1 W10x49 Exposed steel post/beam
S2 W12x40 Exposed steel post/beam

12" / 3" — Typical anchor bolt

Steel Lintels

L1 3.5" x 3.5" x 1/4" L2 5" x 3.5" x 1/4"	L3 5" x 3.5" x 5/16" L4 5" x 3.5" x 3/8"	L5 6" x 4" x 3/8" L6 7" x 4" x 1/2"

Steel Plates

WP1 = 6"x 5/8"x 10" + (2) 5/8" Diameter Anchor Bolts
WP2 = 6"x 7/8"x 14" + (2) 3/4" Diameter Anchor Bolts
WP3 = 11" x 1" x 11" + (2) 3/4" Diameter Anchor Bolts

12" / 2" — Anchor bolt

All Structural Steel to Conform To G40 21-350W

Concrete Footings

BEW = Bottom Bars Each Way	F4 42" x 42" x 15" Deep c/w 5-15M BEW
F1 24" x 24" x 12" Deep	F5 48" x 48" x 15" Deep c/w 6-15M BEW
F2 30" x 30" x 14" Deep	F6 54" x 54" x 18" Deep c/w 7-15M BEW
F3 36" x 36" x 16" Deep	F7 60" x 60" x 18" Deep c/w 7-15M BEW
	F8 66" x 66" x 20" Deep c/w 9-15M BEW
	F9 66" x 66" x 20" Deep c/w 10-15M BEW

> Strip footings below load bearing walls to have a min. 6" projection minimum 8" in depth + 2-15m bottom continuous
> All footings to bear on undisturbed soil, rock or engineered fill certified by soils engineer
> Min. soil bearing capacity = SLS 120 Kpa (2500 Psf) and to be verified by soils engineer prior to pouring footings

Refer to Sheet S1 for General Structural Notes

General Roof Notes:

1. Typical flat roof specifications

Rubber membrane roofing to meet obc. 9.26.2.1 (g) requirements cgsb 37-gp-52m roofing & waterproofing membrane, sheet applied, elastomeric

2. Provide continuous ice and water shield membrane over sheathing on all roofs less than 4/12

3. All truss dimensions to be site measured and verified by builder/client or truss supplier prior to initiating truss fabrication. All truss hangers, uplift anchors and special fasteners to be specified by truss designer including stamped hangers when required for approvals. Dwsd reviews truss package for general conformance with the truss layout and truss profiles but is not responsible for detailed truss engineering provided in truss 'packages'.

4. Typical roof vent calculation

Roof area - 3569 sf. @ 1/300 = 11.9 (11.9 / 2 = 5.95 or) min. 6 Roof Vents Required

5. Truss to be designed to connect with hangers on inside face of flush lintel or where heel heights allow, the truss can be shaped to box around the raised lintel and bear on top - see details

Project Notes:

- Min. R31 rigid insul'n glued to u/s of slab
- Stair to be built as one-piece unit as drawn and fastened to adjacent wall and floor headers for support
- Rear @ Front porch slab to be 8" reinforced conc. Slab above 32mpa @ 28 days min. + 5-8% air ent. Class C2
- Counters to be flush w/ window sill (Kitchen & Pantry)
- All exposed floors to have floor joists above full w/ 2lb. Closed cell spray foam insul'n min. R31
- Flat roofs to have 2-ply torched on rubber membrane roof 2% slope to edge on 1/2" plywd. Roof shtg. On roof trusses/joists
- Direct vent gas fireplace unit to comply with CAN/ULC-S610-M "Factory built fire places" installed with exhaust as per manufactures specifications

Cedar wood decking over rear balcony
2"x-" sleepers over 2 ply torched on rubber membrane roof on 1/2" plywood roof sheathing on deck joist 2% slope to edge

- Provide 15M hook bars @ 15" o.c. top bars along slab bearing
- Provide 15M dowels @ 15" o.c. typical along slab bearing

36" UNO
24" UNO
24" UNO

General Notes:

1. Do not scale drawings

2. These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3. All works to be in accordance with the ontario building code and all code references refer to OBC 2012 division 'B'

4. Contractor to check all dimensions, specifications, etc. On site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.

5. Structural engineer to be notified prior to pouring of concrete to inspect rubber septum during construction - engineer will not certify walls or footing/slabs unless prior inspection is conducted - it is the responsibility of the contractor to notify the project engineer and make all arrangements.

6. All wood framed window openings that exceed 48" wide are to have 2/2"x6" plates @ bottom of opening (typical.) U.N.O.

7. Adjustments or changes made to the floor layout roof truss layout, beams, lintels & point loads or required load bearing walls must be identified prior to construction and David w. Small Designs Inc. and project engineer must be notified for further review and approval.

8. All shop drawings for pacers units to be submitted for field review by site inspector prior to manufacturing and installation

9. 'SDS' = Simpson stuttering strong-drive heavy-duty connector screws. Refer to manuf. Specs. For exact details (see S1 for screw patterns)

10. Typical wall stud construction

- Typical exterior walls to be 2x6 sep #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high exterior walls to be 2/2x6 sep #2 @ 12" o/c.
- Typical interior walls to be 2x6 sep #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high interior walls to be 2/2x6 sep #2 @ 12" o/c.
- All 10' high interior basement walls to be 2x6 sep #2 @ 16" o/c.

11. Where load bearing walls are not finished with drywall or a suitable interior finish, then blocking or strapping shall be fastened to the stud at mid-height as per OBC. 9.23.10.2.(2)(5)

12. 3/4" subfloor sheathing to be screwed and glued to all TJI joists on all floors

13. Typical non load bearing partition

2x4 studs @ 16" o/c c/w double top & single bottom plate provide 1/2" drywall b/s

14. Typical bathroom reinforcement

Stud reinforcement required as per OBC. 9.5.2.3 in all bathrooms

15. All rigid or spray foam exposed interior insulation to be covered w/ taped and 'mudded' drywall

16. Specific location of hydro meter to be established by local utility on exterior of the house

17. All electrical panels & components to comply with OBC. 9.34 & specific requirements of the local utility supplier

18. Protection from dampness

All wood framing members that are not pressure treated & which are supported on concrete, in contact with ground or fill shall be separated from the concrete. By min. 6mil polyethylene or type s roll roofing as per OBC 9.23.2.3 (1) & (2)

19. Typical wood posts

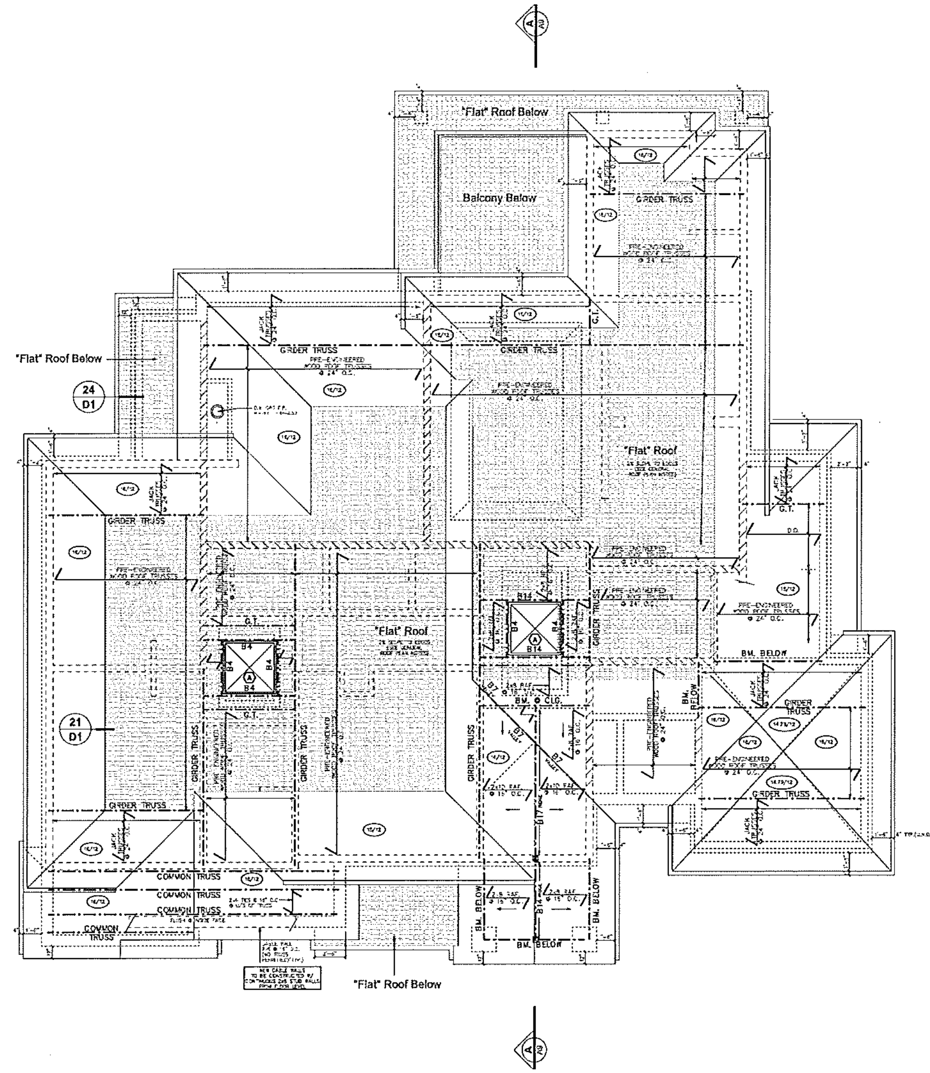
All wood post shown to be 'P3' U.N.O.

20. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.

21. All windows and glass doors less than 24" above finished floor are recommended to be tempered glass.

22. All steel beams to bear on column cap plate. No side header connections allowed. Refer to detail 7/S1.

23. Structural steel shop drawing review to be done by builder. Builder to site confirm dimensions as per steel shop drawings prepared by steel supplier.



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 the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano — Name | Signature | 25361 BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc. — Firm Name | 29999 BCIN

Roof Notes

Ss= 1.5 kPa
Sr= 0.4 kPa

Note: all over-hangs are 4" inset from stone facing on ground floors (typical)

Note: all upper roof overhangs are to be 1'-6" (from stone face) U.N.O.

All roof slopes to be 16/12 unless noted otherwise

= Interior Load-Bearing Walls

= Flush Lintel

= Flat Roof - 2% Slope to Edges (See General Roof Plan Notes)

(A) 4'-0"x4'-0" skylight installed w/ curb & flashing as req'd by manuf. specs.

Drawing Legend

- Joist direction
- Post above
- Floor drain
- 20"X28" Attic access hatch
- Interconnected smoke alarm w/ visual indicator
- Typical 'P3' post UNO
- CO Alarm

Exterior walls	- R22	Wall area= 514.4 sm
Bsmt walls	- R20ci	Window area= 91.5 sm
Roof w/ attic	- R60	Ratio = 17.79%
Roof w/o attic	- R31	Window/skylight Eff. = U1.4
Exposed floors	- R31	Efficiency =U-0.25 or ER-29
Exposed slab	- R10	

Energy efficiency compliance standard SB-12 3.1.1. Table 3.1.1.2.A (IP) pkg. "A1"

no.	date	revision / comment
4	Oct 12/20	Revised As Per City Comments
3	Aug 27/20	Client Requested Revisions
2	Mar 25/20	Client Requested Revisions
1	Jan 10/20	Issued To Owner For Building Permit Applic'n

Project:

The Kuca Home
93 Judith Crescent

Lot 13
Registered Plan 1050
Township of Ancaster, Regional Municipality of Hamilton

Drawing:

Roof Plan

Scale: 3/16"=1'-0"
Date: Jan 2020
Dwn by: CD
Proj. no.: 19-1768

A4

DAVID SMALL DESIGNS .COM

Amended

Schedules

Wood Lintels / Beams

B1 2-2x8	B7 2-2x12	B13 1-9.5" LVL	B19 1-14" LVL
B2 3-2x8	B8 3-2x12	B14 2-9.5" LVL	B20 2-14" LVL
B3 4-2x8 Bolted	B9 4-2x12 Bolted	B15 3-9.5" LVL	B21 3-14" LVL
B4 2-2x10	B10 1-7.25" LVL	B16 1-11.88" LVL	B22 1-16" LVL
B5 3-2x10	B11 2-7.25" LVL	B17 2-11.88" LVL	B23 2-16" LVL
B6 4-2x10 Bolted	B12 3-7.25" LVL	B18 3-11.88" LVL	B24 3-16" LVL

Note: where solid (1) piece lumber shown - do not substitute multiple ply.

Note:
1). Engineered wood beams to be min. 2.0e or equal and 1-3/4" in width. Nailing pattern see S1.
2). 'SDS' = Simpson Strong-Tie Strong-Drive heavy-duty connector screws. Refer to manuf. specs. for exact details (see typ. detail screw patterns)

Columns / Posts

P2 2-2x6	P4 4-2x6	P6 3-2x4	P8 5-2x4	P10 6x6	P12 4-2x8
P3 3-2x6	P5 5-2x6	P7 4-2x4	P9 4x4	P11 3-2x8	

C1 HSS 3.5"x3.5"x0.25" - Brg. Plate 6"x 5/8"x 10" + (2) 5/8" Dia. A.B
C2 HSS 4"x4"x0.312" - Brg. Plate 10"x 3/4"x 10" + (2) 3/4" Dia. A.B
C3 HSS 5"x3"x 0.375" - Brg. Plate 11"x 3/4"x 11" + (2) 3/4" Dia. A.B
C4 HSS 5"x5"x 0.375" - Brg. Plate 11"x 1"x 11" + (2) 3/4" Dia. A.B
S1 W10x49 Exposed steel post/beam
S2 W12x40 Exposed steel post/beam

12" 3" Typical anchor bolt

Steel Lintels

L1 3.5" x 3.5" x 1/4"	L3 5" x 3.5" x 5/16"	L5 6" x 4" x 3/8"
L2 5" x 3.5" x 1/4"	L4 5" x 3.5" x 3/8"	L6 7" x 4" x 1/2"

Steel Plates

WP1 = 6"x 5/8"x 10" + (2) 5/8" Diameter Anchor Bolts
WP2 = 6"x 7/8"x 14" + (2) 3/4" Diameter Anchor Bolts
WP3 = 11" x 1" x 11" + (2) 3/4" Diameter Anchor Bolts

12" 2" Anchor bolt

All Structural Steel to Conform To G40.21-350W

Concrete Footings

BEW = Bottom Bars Each Way

F1 24" x 24" x 12" Deep
F2 30" x 30" x 14" Deep
F3 36" x 36" x 16" Deep
F4 42" x 42" x 16" Deep c/w 5-15M BEW
F5 48" x 48" x 16" Deep c/w 5-15M BEW
F6 54" x 54" x 18" Deep c/w 7-15M BEW
F7 60" x 60" x 18" Deep c/w 7-15M BEW
F8 66" x 66" x 20" Deep c/w 9-15M BEW
F9 66" x 66" x 20" Deep c/w 10-15M BEW

> Strip footings below load bearing walls to have a min. 6" projection minimum 8" in depth + 2-15m bottom continuous
> All footings to bear on undisturbed soil, rock or engineered fill certified by soils engineer
> Min. soil bearing capacity = SLS 120 Kpa (2500 Psf) and to be verified by soils engineer prior to pouring footings

Refer to Sheet S1 for General Structural Notes

General Ground Floor Notes:

1. At least one smoke alarm shall be installed on or near the ceiling on each floor and basement levels as per OBC 9.10.19 and also in each sleeping room with a visual signaling component as per o.b.c. 9.10.19.1 (2)(3)(4). Smoke alarms and co. Alarms shall be interconnected. A carbon monoxide alarm shall be installed adjacent to every sleeping area for dwellings with fuel burning appliances, or an attached garage.

2. Typical interior door heights

If ceiling height is 10'-0" or greater than interior doors to be 8'-0" tall
If ceiling height is 9'-0" - 10'-0" than interior doors to be 7'-6" tall
If ceiling height is less than 9'-0" than interior doors to be 6'-8" tall

3. Typical mechanical ventilation

A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch identified as such. Every bathroom, powder room and laundry room shall be equipped with a mechanical exhaust fan and vent.

4. Typical railing & guard heights

An interior handrail & guard shall be @ 36" a.f.f. per OBC 9.8 & sb7
An exterior handrail & guard shall be @ 36" (if less than a max. Of 6'-0" drop) per OBC 9.8 & sb7
An exterior handrail & guard shall be @ 42" (if greater than 6'-0" drop) a.f.f. per OBC 9.8 & sb7

5. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.

General Garage Notes:

1. Garage slab to be 5" concrete slab on 6" clean granular fill 32 mpa - 5-8% air entr. C/w 6"x6"x3/16" w.w.m. opt. Class c1

2. Remove all top soil from top layer

3. Insulate all 'warm' garage walls with min. R22 batt insulation

4. Interior garage wall to be 1/2" drywall on gasproofed 2x6 studs @ 16" c/w r22 batt insul'n with 6 mil. Poly vapour barrier covered with 1/2" drywall

5. Garage ceiling to be 'gasproofed' ceiling with taped drywall and min. R31 insulation in floors above or r22 in walls

6. Interior garage door to be weather-stripped gasproof door w/ self-closer

7. Garage slab to be sloped to exterior a minimum of 4"

8. Drop foundation wall for garage door above

Project Notes:

- Min. R31 rigid insul'n glued to u/s of slab
- Stair to be built as one-piece unit as drawn and fastened to adjacent wall and floor headers for support
- Rear @ Front porch slab to be 8" reinforced conc. Slab above 32mpa @ 28 days min. - 5-8% air ent. Class C2
- Counters to be flush w/ window sill (Kitchen & Pantry)
- All exposed floors to have floor joists above full w/ 2lb. Closed cell spray foam insul'n min. R31
- Flat roofs to have 2-ply torched on rubber membrane roof 2% slope to edge on 1/2" plywd. Roof shtg. On roof trusses/joists
- Direct vent gas fireplace unit to comply with CAN/ULC-S610-M "Factory built fire places" installed with exhaust as per manufactures specifications

Cedar wood decking over rear balcony
2"x-" sleepers over 2-ply torched on rubber membrane roof on 1/2" plywood roof sheathing on deck joist 2% slope to edge

- Provide 15M hook bars @ 15" o.c. top bars along slab bearing

36" UNO

- Provide 15M dowels @ 15" o.c. typical along slab bearing

24" UNO 24" UNO

General Notes:

1. Do not scale drawings

2. These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3. All works to be in accordance with the ontario building code and all code references refer to OBC 2012 division 'B'

4. Contractor to check all dimensions, specifications, etc. On site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.

5. Structural engineer to be notified prior to pouring of concrete to inspect rubber septum during construction - engineer will not certify walls or footing/slabs unless prior inspection is conducted - it is the responsibility of the contractor to notify the project engineer and make all arrangements.

6. All wood framed window openings that exceed 48" wide are to have 2/2"x6" plates @ bottom of opening (typical.) U.N.O.

7. Adjustments or changes made to the floor layout roof truss layout, beams, lentils & point loads or required load bearing walls must be identified prior to construction and David w. Small Designs Inc. and project engineer must be notified for further review and approval.

8. All shop drawings for pacers units to be submitted for field review by site inspector prior to manufacturing and installation

9. 'SDS' = Simpson stuttering strong-drive heavy-duty connector screws. Refer to manful. Specs. For exact details (see S1 for screw patterns)

10. Typical wall stud construction

- Typical exterior walls to be 2x6 sep #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high exterior walls to be 2/2x6 sep #2 @ 12" o/c.
- Typical interior walls to be 2x6 sep #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high interior walls to be 2/2x6 sep #2 @ 12" o/c.
- All 10' high interior basement walls to be 2x6 sep #2 @ 16" o/c.

11. Where load bearing walls are not finished with drywall or a suitable interior finish, then blocking or strapping shall be fastened to the stud at mid-height as per OBC. 9.23.10.2.(2)(5)

12. 3/4" subfloor sheathing to be screwed and glued to all TJI joists on all floors

13. Typical non load bearing partition

2x4 studs @16" o/c c/w double top & single bottom plate provide 1/2" drywall b/s

14. Typical bathroom reinforcement

Stud reinforcement required as per OBC. 9.5.2.3 in all bathrooms

15. All rigid or spray foam exposed interior insulation to be covered w/ taped and 'mudded' drywall

16. Specific location of hydro meter to be established by local utility on exterior of the house

17. All electrical panels & components to comply with OBC. 9.34. & specific requirements of the local utility supplier

18. Protection from dampness

All wood framing members that are not pressure treated & which are supported on concrete. In contact with ground or fill shall be separated from the concrete. By min. 5mil polyethylene or type s roll roofing as per OBC 9.23.2.3.(1) & (2)

19. Typical wood posts

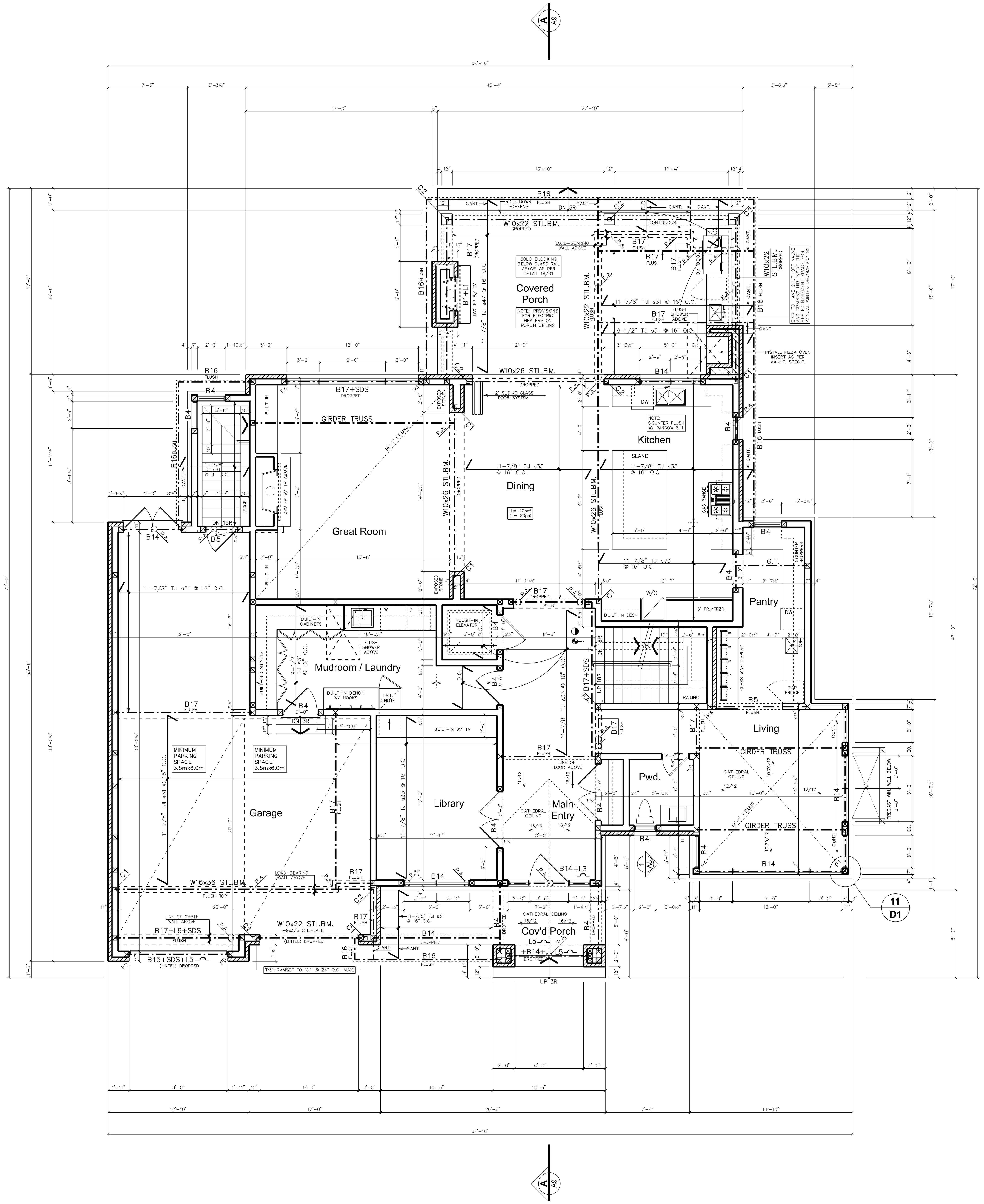
All wood post shown to be 'P3' U.N.O.

20. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.

21. All windows and glass doors less than 24" above finished floor are recommended to be tempered glass.

22. All steel beams to bear on column cap plate. No side header connections allowed. Refer to detail 7/S1.

23. Structural steel shop drawing review to be done by builder. Builder to site confirm dimensions as per steel shop drawings prepared by steel supplier.



For Structural Design Only
L. W-K TSE
AUG 30/20
TSE TAG No. DS 1265
Structural Engineering Design By:
Tse Consultants Inc. 416 543-3088

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 the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano		25061
Name	Signature	BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc.	29999
Firm Name	BCIN

Opening Legend

Sliding Door
Pocket Door
Archway
Swing Door
Glass Wall & Door
Surface Sliding Door

Drawing Legend

Joist direction
Post above
Floor drain
20"X28" Attic access hatch
Interconnected smoke alarm w/ visual indicator
Typical 'P3' post UNO
CO Alarm

Exterior walls - R22		Wall area= 514.4 sm
Bsmt walls - R20ci		Window area= 91.5 sm
Roof w/ attic - R60		Ratio = 17.79%
Roof w/o attic - R31		Window/skylight
Exposed floors - R31		Efficiency =U-0.25 or ER-29
Exposed slab - R10		

Energy efficiency compliance standard SB-12 3.1.1. Table 3.1.1.2.A (IP) pkg. "A1"

no.	date	revision / comment
5	Oct 12/20	Revised As Per City Comments
4	Aug 27/20	Client Requested Revisions
3	Apr 8/20	Client Requested Revisions
2	Mar 25/20	Client Requested Revisions
1	Jan 10/20	Issued To Owner For Building Permit Applic'n

Project:

The Kuca Home
93 Judith Crescent

Lot 13
Registered Plan 1050
Township of Ancaster,
Regional Municipality of Hamilton

Drawing:

Ground Floor Plan

Scale: 3/16"=1'-0"
Date: Jan 2020
Dwn by: CD
Proj. no.: 19-1768

A2

DAVID SMALL DESIGNS .COM

For Structural Design Only

Structural Engineering Design By:
Tse Consultants Inc. 416 543-3088

Schedules

Wood Lintels / Beams

B1 2-2x8	B7 2-2x12	B13 1-9.5" LVL	B19 1-14" LVL
B2 3-2x8	B8 3-2x12	B14 2-9.5" LVL	B20 2-14" LVL
B3 4-2x8 Bolted	B9 4-2x12 Bolted	B15 3-9.5" LVL	B21 3-14" LVL
B4 2-2x10	B10 1-7.25" LVL	B16 1-11.88" LVL	B22 1-16" LVL
B5 3-2x10	B11 2-7.25" LVL	B17 2-11.88" LVL	B23 2-16" LVL
B6 4-2x10 Bolted	B12 3-7.25" LVL	B18 3-11.88" LVL	B24 3-16" LVL

Note: where solid (1) piece lumber shown - do not substitute multiple ply.

Note:
1). Engineered wood beams to be min. 2.0e or equal and 1-3/4" in width. Nailing pattern see S1.
2). 'SDS' = Simpson Strong-Tie Strong-Drive heavy-duty connector screws. Refer to manuf. specs. for exact details (see typ. detail screw patterns)

Columns / Posts

P2 2-2x6	P4 4-2x6	P6 3-2x4	P8 5-2x4	P10 6x6	P12 4-2x8
P3 3-2x6	P5 5-2x6	P7 4-2x4	P9 4x4	P11 3-2x8	

C1 HSS 3.5"x3.5"x0.25" - Brg. Plate 6"x 5/8"x 10" + (2) 5/8" Dia. A.B
C2 HSS 4"x4"x0.312" - Brg. Plate 10"x 3/4"x 10" + (2) 3/4" Dia. A.B
C3 HSS 5"x3"x 0.375" - Brg. Plate 11"x 3/4"x 11" + (2) 3/4" Dia. A.B
C4 HSS 5"x5"x 0.375" - Brg. Plate 11"x 1"x 11" + (2) 3/4" Dia. A.B
S1 W10x49 Exposed steel post/beam
S2 W12x40 Exposed steel post/beam

12" 3" Typical anchor bolt

Steel Lintels

L1 3.5" x 3.5" x 1/4"	L3 5" x 3.5" x 5/16"	L5 6" x 4" x 3/8"
L2 5" x 3.5" x 1/4"	L4 5" x 3.5" x 3/8"	L6 7" x 4" x 1/2"

Steel Plates

WP1 = 6"x 5/8"x 10" + (2) 5/8" Diameter Anchor Bolts
WP2 = 6"x 7/8"x 14" + (2) 3/4" Diameter Anchor Bolts
WP3 = 11" x 1" x 11" + (2) 3/4" Diameter Anchor Bolts

12" 2" Anchor bolt

All Structural Steel to Conform To G40.21-350W

Concrete Footings

BEW = Bottom Bars Each Way

F1 24" x 24" x 12" Deep
F2 30" x 30" x 14" Deep
F3 36" x 36" x 16" Deep
F4 42" x 42" x 16" Deep c/w 5-15M BEW
F5 48" x 48" x 16" Deep c/w 5-15M BEW
F6 54" x 54" x 18" Deep c/w 7-15M BEW
F7 60" x 60" x 18" Deep c/w 7-15M BEW
F8 66" x 66" x 20" Deep c/w 9-15M BEW
F9 66" x 66" x 20" Deep c/w 10-15M BEW

> Strip footings below load bearing walls to have a min. 6" projection minimum 8" in depth + 2-15m bottom continuous
> All footings to bear on undisturbed soil, rock or engineered fill certified by soils engineer
> Min. soil bearing capacity = SLS 120 Kpa (2500 Psf) and to be verified by soils engineer prior to pouring footings

Refer to Sheet S1 for General Structural Notes

General Roof Notes:

1. Typical flat roof specifications

Rubber membrane roofing to meet obc. 9.26.2.1.(g) requirements cgsb 37-gp-52m roofing & waterproofing membrane, sheet applied, elastomeric

2. Provide continuous ice and water shield membrane over sheathing on all roofs less than 4/12

3. All truss dimensions to be site measured and verified by builder/client or truss supplier prior to initiating truss fabrication. All truss hangers, uplift anchors and special fasteners to be specified by truss designer including stamped hangers when required for approvals. Dwsd reviews truss package for general conformance with the truss layout and truss profiles but is not responsible for detailed truss engineering provided in truss 'packages'.

4. Typical roof vent calculation

Roof area - 3569 sf. @ 1/300 = 11.9 (11.9 / 2 = 5.95 or) min. 6 Roof Vents Required

5. Truss to be designed to connect with hangers on inside face of flush lintel or where heel heights allow, the truss can be shaped to box around the raised lintel and bear on top - see details

Project Notes:

- Min. R31 rigid insul'n glued to u/s of slab
- Stair to be built as one-piece unit as drawn and fastened to adjacent wall and floor headers for support
- Rear @ Front porch slab to be 8" reinforced conc. Slab above 32mpa @ 28 days min. - 5-8% air ent. Class C2
- Counters to be flush w/ window sill (Kitchen & Pantry)
- All exposed floors to have floor joists above full w/ 2lb. Closed cell spray foam insul'n min. R31
- Flat roofs to have 2-ply torched on rubber membrane roof 2% slope to edge on 1/2" plywd. Roof shtg. On roof trusses/joists
- Direct vent gas fireplace unit to comply with CAN/ULC-S610-M "Factory built fire places" installed with exhaust as per manufactures specifications

Cedar wood decking over rear balcony
2"x-" sleepers over 2-ply torched on rubber
membrane roof on 1/2" plywood roof
sheathing on deck joist 2% slope to edge

- Provide 15M hook bars @ 15" o.c. top bars along slab bearing

36" UNO

- Provide 15M dowels @ 15" o.c. typical along slab bearing

24" UNO 24" UNO

General Notes:

1. Do not scale drawings

2. These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3. All works to be in accordance with the ontario building code and all code references refer to OBC 2012 division 'B'

4. Contractor to check all dimensions, specifications, etc. On site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.

5. Structural engineer to be notified prior to pouring of concrete to inspect rubber septum during construction - engineer will not certify walls or footing/slabs unless prior inspection is conducted - it is the responsibility of the contractor to notify the project engineer and make all arrangements.

6. All wood framed window openings that exceed 48" wide are to have 2/2"x6" plates @ bottom of opening (typical.) U.N.O.

7. Adjustments or changes made to the floor layout roof truss layout, beams, lentils & point loads or required load bearing walls must be identified prior to construction and David w. Small Designs Inc. and project engineer must be notified for further review and approval.

8. All shop drawings for pacers units to be submitted for field review by site inspector prior to manufacturing and installation

9. 'SDS' = Simpson stuttering strong-drive heavy-duty connector screws. Refer to manful. Specs. For exact details (see S1 for screw patterns)

10. Typical wall stud construction

- Typical exterior walls to be 2x6 sep #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high exterior walls to be 2/2x6 sep #2 @ 12" o/c.
- Typical interior walls to be 2x6 sep #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high interior walls to be 2/2x6 sep #2 @ 12" o/c.
- All 10' high interior basement walls to be 2x6 sep #2 @ 16" o/c.

11. Where load bearing walls are not finished with drywall or a suitable interior finish, then blocking or strapping shall be fastened to the stud at mid-height as per OBC. 9.23.10.2.(2)(5)

12. 3/4" subfloor sheathing to be screwed and glued to all TJI joists on all floors

13. Typical non load bearing partition

2x4 studs @16" o/c c/w double top & single bottom plate provide 1/2" drywall b/s

14. Typical bathroom reinforcement

Stud reinforcement required as per OBC. 9.5.2.3 in all bathrooms

15. All rigid or spray foam exposed interior insulation to be covered w/ taped and 'mudded' drywall

16. Specific location of hydro meter to be established by local utility on exterior of the house

17. All electrical panels & components to comply with OBC. 9.34. & specific requirements of the local utility supplier

18. Protection from dampness

All wood framing members that are not pressure treated & which are supported on concrete. In contact with ground or fill shall be separated from the concrete. By min. 5mil polyethylene or type s roll roofing as per OBC 9.23.2.3.(1) & (2)

19. Typical wood posts

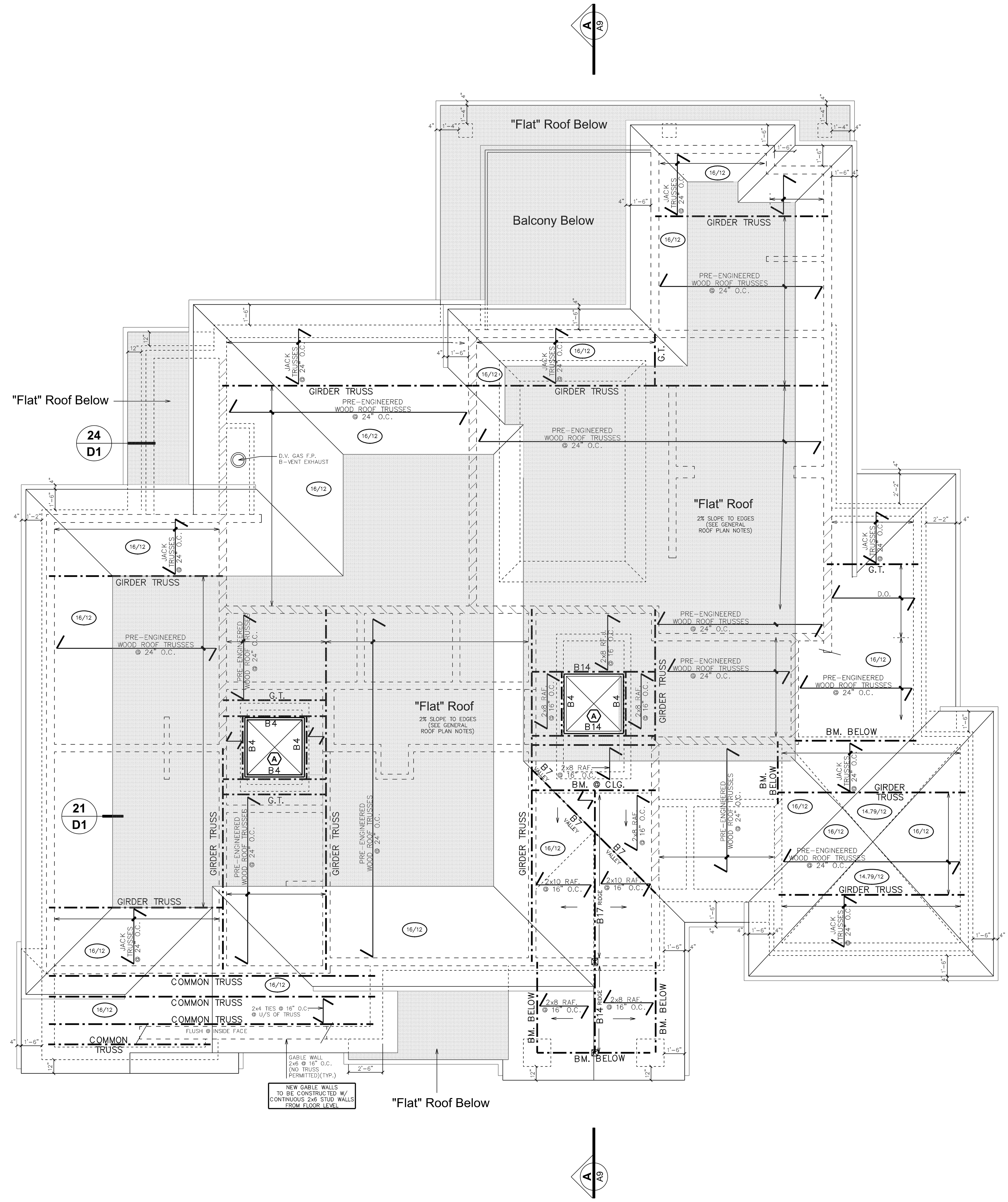
All wood post shown to be 'P3' U.N.O.

20. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.

21. All windows and glass doors less than 24" above finished floor are recommended to be tempered glass.

22. All steel beams to bear on column cap plate. No side header connections allowed. Refer to detail 7/S1.

23. Structural steel shop drawing review to be done by builder. Builder to site confirm dimensions as per steel shop drawings prepared by steel supplier.



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 the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Name	Signature	BCIN
Peter Giordano	[signature]	25061

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

Firm Name	BCIN
David W. Small Designs Inc.	29999

Roof Notes

Ss= 1.5 kPa
Sr= 0.4 kPa

Note: all over-hangs are 4" inset from stone facing on ground floors (typical)

Note: all upper roof overhangs are to be 1'-6" (from stone face) U.N.O.

All roof slopes to be 16/12 unless noted otherwise

= Interior Load-Bearing Walls

= Flush Lintel

= Flat Roof - 2% Slope to Edges (See General Roof Plan Notes)

(A) 4'-0"x4'-0" skylight installed w/ curb & flashing as req'd by manuf. specs.

Drawing Legend

Joist direction
Post above (P.A.)
Floor drain
20"X28" Attic access hatch
Interconnected smoke alarm w/ visual indicator
Typical 'P3' post UNO
CO Alarm

Exterior walls	- R22	Wall area=	514.4 sm
Bsmt walls	- R20ci	Window area=	91.5 sm
Roof w/ attic	- R60	Ratio =	17.79%
Roof w/o attic	- R31	Window/skylight Eff. = U1.4	
Exposed floors	- R31	Efficiency =U-0.25 or ER-29	
Exposed slab	- R10		

Energy efficiency compliance standard SB-12 3.1.1. Table 3.1.1.2.A (IP) pkg. "A1"

no.	date	revision / comment
4	Oct 12/20	Revised As Per City Comments
3	Aug 27/20	Client Requested Revisions
2	Mar 25/20	Client Requested Revisions
1	Jan 10/20	Issued To Owner For Building Permit Applic'n

Project:

The Kuca Home

93 Judith Crescent

Lot 13
Registered Plan 1050
Township of Ancaster,
Regional Municipality of Hamilton

Drawing:

Roof Plan

Scale: 3/16"=1'-0"
Date: Jan 2020
Dwn by: CD
Proj. no.: 19-1768

A4

DAVID SMALL DESIGNS .COM

Elevation Notes

(2) Prefinished 'natural' wood siding to comply with ONT. Reg. 332/12 subsection 9.27.6. Lumber-siding and table 9.27.5.4.

(2) Blocking or furring for the attachment of siding to comply with 9.27.5.2 and 9.27.5.3. and as per manufacturer's specifications

Note: All over-hangs are 4" inset from stone facing on ground floors (typical)

Note: Refer to roof plan for all roof slopes and overhang info

(A) Stepped footing per OBC 9.15.3.9.

(B) Glazing to be tempered glass (If operable window provide opening restrictor) - Comply with OBC 9.8.8.1 (5) and (6)

General Notes:

1. Do not scale drawings

2. These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3. All works to be in accordance with the ontario building code and all code references refer to OBC 2012 division 'B'

4. Contractor to check all dimensions, specifications, etc. On site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.

5. Structural engineer to be notified prior to pouring of concrete to inspect rubber septum during construction - engineer will not certify walls or footing/slabs unless prior inspection is conducted - it is the responsibility of the contractor to notify the project engineer and make all arrangements.

6. All wood framed window openings that exceed 48" wide are to have 2/2"x6" plates @ bottom of opening (typical.) U.N.O.

7. Adjustments or changes made to the floor layout roof truss layout, beams, lentils & point loads or required load bearing walls must be identified prior to construction and David w. Small Designs Inc. and project engineer must be notified for further review and approval.

8. All shop drawings for pacers units to be submitted for field review by site inspector prior to manufacturing and installation

9. 'SDS' = Simpson stuttering strong-drive heavy-duty connector screws. Refer to manful. Specs. For exact details (see S1 for screw patterns)

10. Typical wall stud construction

- Typical exterior walls to be 2x6 sep #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high exterior walls to be 2/2x6 sep #2 @ 12" o/c.
- Typical interior walls to be 2x6 sep #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high interior walls to be 2/2x6 sep #2 @ 12" o/c.
- All 10' high interior basement walls to be 2x6 sep #2 @ 16" o/c.

11. Where load bearing walls are not finished with drywall or a suitable interior finish, then blocking or strapping shall be fastened to the stud at mid-height as per OBC. 9.23.10.2.(2)(5)

12. 3/4" subfloor sheathing to be screwed and glued to all TJI joists on all floors

13. Typical non load bearing partition

2x4 studs @16" o/c c/w double top & single bottom plate provide 1/2" drywall b/s

14. Typical bathroom reinforcement

Stud reinforcement required as per OBC. 9.5.2.3 in all bathrooms

15. All rigid or spray foam exposed interior insulation to be covered w/ taped and 'mudded' drywall

16. Specific location of hydro meter to be established by local utility on exterior of the house

17. All electrical panels & components to comply with OBC. 9.34. & specific requirements of the local utility supplier

18. Protection from dampness

All wood framing members that are not pressure treated & which are supported on concrete. In contact with ground or fill shall be separated from the concrete. By min. 5mil polyethylene or type s roll roofing as per OBC 9.23.2.3.(1) & (2)

19. Typical wood posts

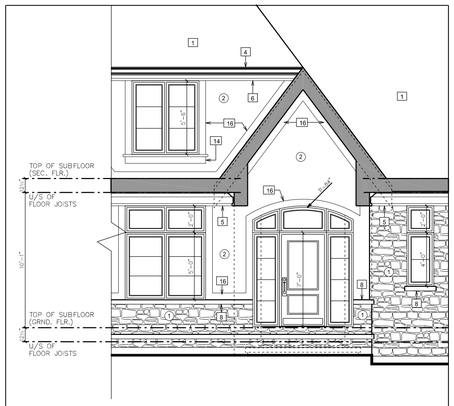
All wood post shown to be 'P3' U.N.O.

20. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.

21. All windows and glass doors less than 24" above finished floor are recommended to be tempered glass.

22. All steel beams to bear on column cap plate. No side header connections allowed. Refer to detail 7/S1.

23. Structural steel shop drawing review to be done by builder. Builder to site confirm dimensions as per steel shop drawings prepared by steel supplier.



Front Entry Profile

Drawing Legend

1.0 Materials

(1) Natural Stone

(2) Painted Wood Panel

2.0 Roofing

[1] 40 Year Asphalt Shingles

[2] Raised Seam Copper Roofing

[3] 2-Ply Torched On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joists

3.0 Trim, Cornice, Moulding, & Gutter Notes

[4] Prefinished Square Bent Aluminum Eaves Trough on 6" Prefinished Aluminium Fascia

[4a] 12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 5" Square Bent Prefinished Aluminum Eaves Trough Typical Cornice Trim

[5] 4" Sloped Wood Trimon Crezon Flat Stock w/ 2" High x +\- 1-1/4" Deep Bottom Trim (Total 12" High)

Typical Cornice Trim

[6] 4" Sloped Wood Trim on Crezon Flat Stock (Total 6" High)

[7] 12" Stepped Aluminum Fascia W/2" Top-Edge Reveal 10" Pre-finished Wood Frieze Trim W/4" Crown Mold

[8] 4" Cut Stone Sill C/W 2" Projection

[9] 4" Cut Stone Coping W/ 2" Projection

[10] 10" Cut Stone Surrounding W/2" Edge Reveal

[11] 10" Cut Stone Lintel

[12] 12" Arched Cut Stone Lintel W/2" Edge Reveal

[13] 15"x 15" Cut Stone Medallion As Shown

[14] 6" Prefinished Wood Sill Projected 2" W/ 2" Top Edge Reveal

[15] 2" Prefinished Wood Sill

[16] 6" Prefinished Wood Trim

4.0 Railing, Post

[17] 12"x12" Crezon Clad Post

[18] Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC. 9.8. & SB-13 Of The Supplement

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 the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano		25061
Name	Signature	BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc.	29999
Firm Name	BCIN

Exterior walls	- R22	Wall area=	514.4 sm
Bsmt walls	- R20ci	Window area=	91.5 sm
Roof w/ attic	- R60	Ratio =	17.79%
Roof w/o attic	- R31	Window/skylight Eff. =	U1.4
Exposed floors	- R31	Efficiency =	U-0.25 or ER-29
Exposed slab	- R10		

Energy efficiency compliance standard SB-12 3.1.1. Table 3.1.1.2.A (IP) pkg. "A1"

no.	date	revision / comment
3	Oct 13/20	Revised As Per City Comments
2	Aug 27/20	Client Requested Revisions
1	Jan 10/20	Issued To Owner For Building Permit Applic'n

Project:

The Kuca Home

93 Judith Crescent

Lot 13
Registered Plan 1050
Township of Ancaster,
Regional Municipality of Hamilton

Drawing:

Front Elevation

Scale: 3/16"=1'-0"
Date: Jan 2020
Dwn by: CD
Proj. no.: 19-1768

A5

DAVID SMALL DESIGNS .COM

1440 Huron tario Street, Mississauga, ON L5G 3H4 PH905.271.9100 FX 905.271.9109

Elevation Notes

(2) Prefinished 'natural' wood siding to comply with ONT. Reg. 332/12 subsection 9.27.6. Lumber-siding and table 9.27.5.4.

(2) Blocking or furring for the attachment of siding to comply with 9.27.5.2 and 9.27.5.3. and as per manufacturer's specifications

Note: All over-hangs are 4" inset from stone facing on ground floors (typical)

Note: Refer to roof plan for all roof slopes and overhang info

(A) Stepped footing per OBC 9.15.3.9.

(B) Glazing to be tempered glass (If operable window provide opening restrictor) - Comply with OBC 9.8.8.1 (5) and (6)

Unprotected Openings Calculations

Limiting Distance	6.13m	
Wall Area	1402.0 sf	(130.3 sm)
Opening Area Allowed	274.6 sf	(19.6 %)
Opening Area Proposed	122.3 sf	(8.7 %)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.

General Notes:

1. Do not scale drawings

2. These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3. All works to be in accordance with the ontario building code and all code references refer to OBC 2012 divison 'B'

4. Contractor to check all dimensions, specifications, etc. On site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.

5. Structural engineer to be notified prior to pouring of concrete to inspect rubber septum during construction - engineer will not certify walls or footing/slabs unless prior inspection is conducted - it is the responsibility of the contractor to notify the project engineer and make all arrangements.

6. All wood framed window openings that exceed 48" wide are to have 2/2"x6" plates @ bottom of opening (typical.) U.N.O.

7. Adjustments or changes made to the floor layout roof truss layout, beams, lentils & point loads or required load bearing walls must be identified prior to construction and David w. Small Designs Inc. and project engineer must be notified for further review and approval.

8. All shop drawings for pacers units to be submitted for field review by site inspector prior to manufacturing and installation

9. 'SDS' = Simpson stuttering strong-drive heavy-duty connector screws. Refer to manful. Specs. For exact details (see S1 for screw patterns)

10. Typical wall stud construction

- Typical exterior walls to be 2x6 sep #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high exterior walls to be 2/2x6 sep #2 @ 12" o/c.
- Typical interior walls to be 2x6 sep #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high interior walls to be 2/2x6 sep #2 @ 12" o/c.
- All 10' high interior basement walls to be 2x6 sep #2 @ 16" o/c.

11. Where load bearing walls are not finished with drywall or a suitable interior finish, then blocking or strapping shall be fastened to the stud at mid-height as per OBC. 9.23.10.2.(2)(5)

12. 3/4" subfloor sheathing to be screwed and glued to all TJI joists on all floors

13. Typical non load bearing partition

2x4 studs @16" o/c c/w double top & single bottom plate provide 1/2" drywall b/s

14. Typical bathroom reinforcement

Stud reinforcement required as per OBC. 9.5.2.3 in all bathrooms

15. All rigid or spray foam exposed interior insulation to be covered w/ taped and 'mudded' drywall

16. Specific location of hydro meter to be established by local utility on exterior of the house

17. All electrical panels & components to comply with OBC. 9.34. & specific requirements of the local utility supplier

18. Protection from dampness

All wood framing members that are not pressure treated & which are supported on concrete. In contact with ground or fill shall be separated from the concrete. By min. 5mil polyethylene or type s roll roofing as per OBC 9.23.2.3.(1) & (2)

19. Typical wood posts

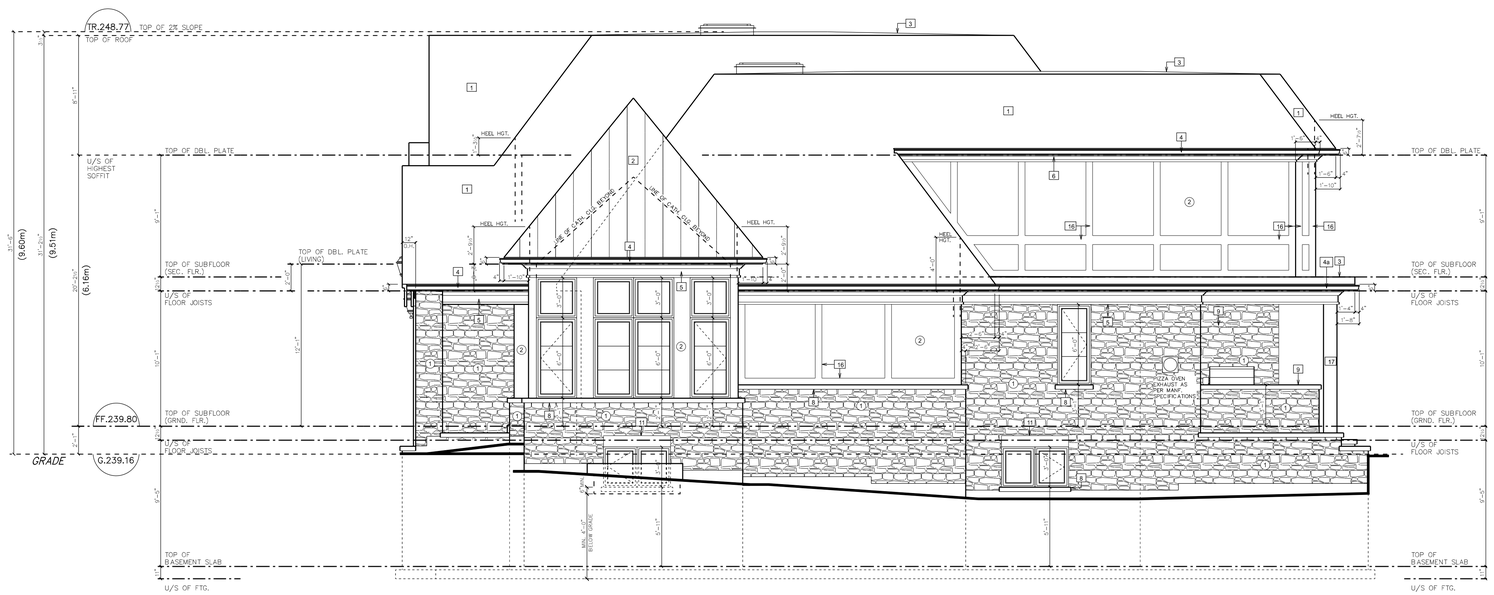
All wood post shown to be 'P3' U.N.O.

20. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.

21. All windows and glass doors less than 24" above finished floor are recommended to be tempered glass.

22. All steel beams to bear on column cap plate. No side header connections allowed. Refer to detail 7/S1.

23. Structural steel shop drawing review to be done by builder. Builder to site confirm dimensions as per steel shop drawings prepared by steel supplier.



Drawing Legend

1.0 Materials

(1) Natural Stone

(2) Painted Wood Panel

2.0 Roofing

[1] 40 Year Asphalt Shingles

[2] Raised Seam Copper Roofing

[3] 2-Ply Torched On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joists

3.0 Trim, Cornice, Moulding, & Gutter Notes

[4] Prefinished Square Bent Aluminum Eaves Trough on 6" Prefinished Aluminium Fascia

[4a] 12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 5" Square Bent Prefinished Aluminum Eaves Trough Typical Cornice Trim

[5] 4" Sloped Wood Trimon Crezon Flat Stock w/ 2" High x +\- 1-1/4" Deep Bottom Trim (Total 12" High)

Typical Cornice Trim

[6] 4" Sloped Wood Trim on Crezon Flat Stock (Total 6" High)

[7] 12" Stepped Aluminum Fascia W/2" Top-Edge Reveal 10" Pre-finished Wood Frieze Trim W/4" Crown Mold

[8] 4" Cut Stone Sill C/W 2" Projection

[9] 4" Cut Stone Coping W/ 2" Projection

[10] 10" Cut Stone Surrounding W/2" Edge Reveal

[11] 10" Cut Stone Lintel

[12] 12" Arched Cut Stone Lintel W/2" Edge Reveal

[13] 15"x 15" Cut Stone Medallion As Shown

[14] 6" Prefinished Wood Sill Projected 2" W/ 2" Top Edge Reveal

[15] 2" Prefinished Wood Sill

[16] 6" Prefinished Wood Trim

4.0 Railing, Post

[17] 12"x12" Crezon Clad Post

[18] Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC. 9.8. & SB-13 Of The Supplement

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 the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano		25061
Name	Signature	BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc.	29999
Firm Name	BCIN

Exterior walls	- R22	Wall area=	514.4 sm
Bsmt walls	- R20ci	Window area=	91.5 sm
Roof w/ attic	- R60	Ratio =	17.79%
Roof w/o attic	- R31	Window/skylight Eff. =	U1.4
Exposed floors	- R31	Efficiency =	U-0.25 or ER-29
Exposed slab	- R10		

Energy efficiency compliance standard SB-12 3.1.1. Table 3.1.1.2.A (IP) pkg. "A1"

no.	date	revision / comment
5	Oct 13/20	Revised As Per City Comments
4	Aug 27/20	Client Requested Revisions
3	Apr 8/20	Client Requested Revisions
2	Mar 25/20	Client Requested Revisions
1	Jan 10/20	Issued To Owner For Building Permit Applic'n

Project:

The Kuca Home

93 Judith Crescent

Lot 13
Registered Plan 1050
Township of Ancaster,
Regional Municipality of Hamilton

Drawing:

Right-Side Elevation

Scale: 3/16"=1'-0"
Date: Jan 2020
Dwn by: CD
Proj. no.: 19-1768

A6

1440 Hurontario Street, Mississauga, ON L5G 3H4 PH905.271.9100 FX 905.271.9109

Elevation Notes

(2) Prefinished 'natural' wood siding to comply with ONT. Reg. 332/12 subsection 9.27.6. Lumber-siding and table 9.27.5.4.

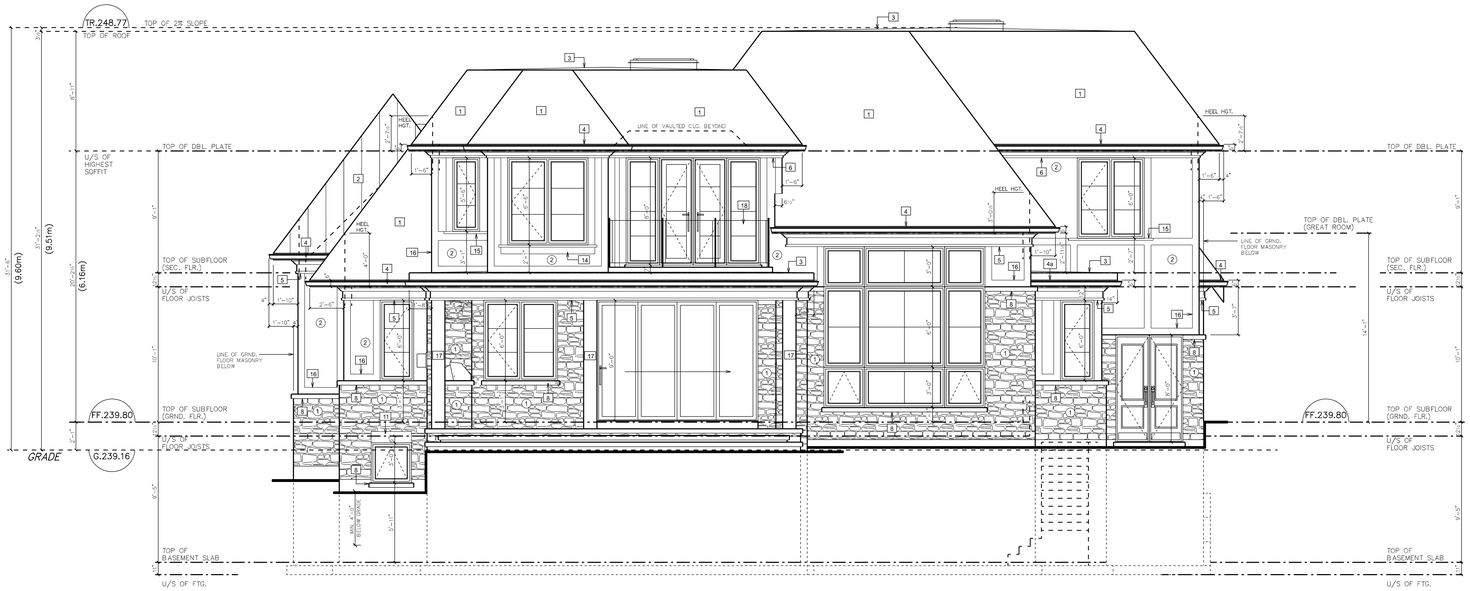
(2) Blocking or furring for the attachment of siding to comply with 9.27.5.2 and 9.27.5.3. and as per manufacturer's specifications

Note: All over-hangs are 4" inset from stone facing on ground floors (typical)

Note: Refer to roof plan for all roof slopes and overhang info

(A) Stepped footing per OBC 9.15.3.9.

(B) Glazing to be tempered glass (If operable window provide opening restrictor) - Comply with OBC 9.8.8.1 (5) and (6)



General Notes:

1. Do not scale drawings

2. These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3. All works to be in accordance with the ontario building code and all code references refer to OBC 2012 division 'B'

4. Contractor to check all dimensions, specifications, etc. On site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.

5. Structural engineer to be notified prior to pouring of concrete to inspect rubber septum during construction - engineer will not certify walls or footing/slabs unless prior inspection is conducted - it is the responsibility of the contractor to notify the project engineer and make all arrangements.

6. All wood framed window openings that exceed 48" wide are to have 2/2"x6" plates @ bottom of opening (typical.) U.N.O.

7. Adjustments or changes made to the floor layout roof truss layout, beams, lentils & point loads or required load bearing walls must be identified prior to construction and David w. Small Designs Inc. and project engineer must be notified for further review and approval.

8. All shop drawings for pacers units to be submitted for field review by site inspector prior to manufacturing and installation

9. 'SDS' = Simpson stuttering strong-drive heavy-duty connector screws. Refer to manful. Specs. For exact details (see S1 for screw patterns)

10. Typical wall stud construction

- Typical exterior walls to be 2x6 sep #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high exterior walls to be 2/2x6 sep #2 @ 12" o/c.
- Typical interior walls to be 2x6 sep #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high interior walls to be 2/2x6 sep #2 @ 12" o/c.
- All 10' high interior basement walls to be 2x6 sep #2 @ 16" o/c.

11. Where load bearing walls are not finished with drywall or a suitable interior finish, then blocking or strapping shall be fastened to the stud at mid-height as per OBC. 9.23.10.2.(2)(5)

12. 3/4" subfloor sheathing to be screwed and glued to all TJI joists on all floors

13. Typical non load bearing partition

2x4 studs @16" o/c c/w double top & single bottom plate provide 1/2" drywall b/s

14. Typical bathroom reinforcement

Stud reinforcement required as per OBC. 9.5.2.3 in all bathrooms

15. All rigid or spray foam exposed interior insulation to be covered w/ taped and 'mudded' drywall

16. Specific location of hydro meter to be established by local utility on exterior of the house

17. All electrical panels & components to comply with OBC. 9.34. & specific requirements of the local utility supplier

18. Protection from dampness

All wood framing members that are not pressure treated & which are supported on concrete. In contact with ground or fill shall be separated from the concrete. By min. 5mil polyethylene or type s roll roofing as per OBC 9.23.2.3.(1) & (2)

19. Typical wood posts

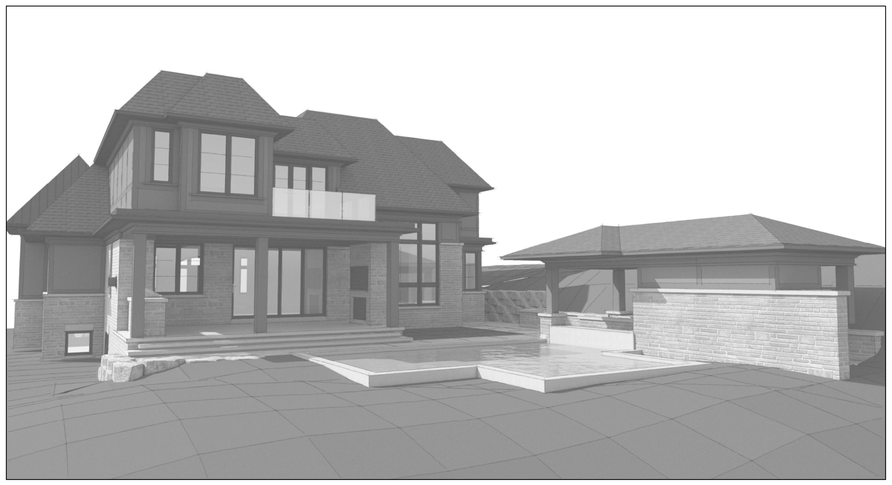
All wood post shown to be 'P3' U.N.O.

20. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.

21. All windows and glass doors less than 24" above finished floor are recommended to be tempered glass.

22. All steel beams to bear on column cap plate. No side header connections allowed. Refer to detail 7/S1.

23. Structural steel shop drawing review to be done by builder. Builder to site confirm dimensions as per steel shop drawings prepared by steel supplier.



Drawing Legend

1.0 Materials

(1) Natural Stone

(2) Painted Wood Panel

2.0 Roofing

[1] 40 Year Asphalt Shingles

[2] Raised Seam Copper Roofing

[3] 2-Ply Torched On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joists

3.0 Trim, Cornice, Moulding, & Gutter Notes

[4] Prefinished Square Bent Aluminum Eaves Trough on 6" Prefinished Aluminium Fascia

[4a] 12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 5" Square Bent Prefinished Aluminum Eaves Trough Typical Cornice Trim

[5] 4" Sloped Wood Trimon Crezon Flat Stock w/ 2" High x +\- 1-1/4" Deep Bottom Trim (Total 12" High)

Typical Cornice Trim

[6] 4" Sloped Wood Trim on Crezon Flat Stock (Total 6" High)

[7] 12" Stepped Aluminum Fascia W/2" Top-Edge Reveal 10" Pre-finished Wood Frieze Trim W/4" Crown Mold

[8] 4" Cut Stone Sill C/W 2" Projection

[9] 4" Cut Stone Coping W/ 2" Projection

[10] 10" Cut Stone Surrounding W/2" Edge Reveal

[11] 10" Cut Stone Lintel

[12] 12" Arched Cut Stone Lintel W/2" Edge Reveal

[13] 15"x 15" Cut Stone Medallion As Shown

[14] 6" Prefinished Wood Sill Projected 2" W/ 2" Top Edge Reveal

[15] 2" Prefinished Wood Sill

[16] 6" Prefinished Wood Trim

4.0 Railing, Post

[17] 12"x12" Crezon Clad Post

[18] Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC. 9.8. & SB-13 Of The Supplement

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 the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano		25061
Name	Signature	BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc.		29999
Firm Name		BCIN

Exterior walls	- R22	Wall area=	514.4 sm
Bsmt walls	- R20ci	Window area=	91.5 sm
Roof w/ attic	- R60	Ratio =	17.79%
Roof w/o attic	- R31	Window/skylight Eff. =	U1.4
Exposed floors	- R31	Efficiency =	U-0.25 or ER-29
Exposed slab	- R10		

Energy efficiency compliance standard SB-12 3.1.1. Table 3.1.1.2.A (IP) pkg. "A1"

no.	date	revision / comment
5	Oct 13/20	Revised As Per City Comments
4	Aug 27/20	Client Requested Revisions
3	Apr 8/20	Client Requested Revisions
2	Mar 25/20	Client Requested Revisions
1	Jan 10/20	Issued To Owner For Building Permit Applic'n

Project:

The Kuca Home
93 Judith Crescent

Lot 13
Registered Plan 1050
Township of Ancaster,
Regional Municipality of Hamilton

Drawing:

Rear Elevation

Scale: 3/16"=1'-0"
Date: Jan 2020
Dwn by: CD
Proj no.: 19-1768

A7

1440 Hurontario Street, Mississauga, ON L5G 3H4 PH905.271.9100 FX 905.271.9109

Elevation Notes

(2) Prefinished 'natural' wood siding to comply with ONT. Reg. 332/12 subsection 9.27.6. Lumber-siding and table 9.27.5.4.

(2) Blocking or furring for the attachment of siding to comply with 9.27.5.2 and 9.27.5.3. and as per manufacturer's specifications

Note: All over-hangs are 4" inset from stone facing on ground floors (typical)

Note: Refer to roof plan for all roof slopes and overhang info

(A) Stepped footing per OBC 9.15.3.9.

(B) Glazing to be tempered glass (If operable window provide opening restrictor) - Comply with OBC 9.8.8.1 (5) and (6)

Unprotected Openings Calculations

Limiting Distance	3.00m
Wall Area	1110.0 sf (103.1 sm)
Opening Area Allowed	111 sf (10.0 %)
Opening Area Proposed	38.8 sf (3.5 %)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.

General Notes:

1. Do not scale drawings

2. These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3. All works to be in accordance with the ontario building code and all code references refer to OBC 2012 division 'B'

4. Contractor to check all dimensions, specifications, etc. On site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.

5. Structural engineer to be notified prior to pouring of concrete to inspect rubber septum during construction - engineer will not certify walls or footing/slabs unless prior inspection is conducted - it is the responsibility of the contractor to notify the project engineer and make all arrangements.

6. All wood framed window openings that exceed 48" wide are to have 2/2"x6" plates @ bottom of opening (typical.) U.N.O.

7. Adjustments or changes made to the floor layout roof truss layout, beams, lentils & point loads or required load bearing walls must be identified prior to construction and David w. Small Designs Inc. and project engineer must be notified for further review and approval.

8. All shop drawings for pacers units to be submitted for field review by site inspector prior to manufacturing and installation

9. 'SDS' = Simpson stuttering strong-drive heavy-duty connector screws. Refer to manful. Specs. For exact details (see S1 for screw patterns)

10. Typical wall stud construction

- Typical exterior walls to be 2x6 sep #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high exterior walls to be 2/2x6 sep #2 @ 12" o/c.
- Typical interior walls to be 2x6 sep #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high interior walls to be 2/2x6 sep #2 @ 12" o/c.
- All 10' high interior basement walls to be 2x6 sep #2 @ 16" o/c.

11. Where load bearing walls are not finished with drywall or a suitable interior finish, then blocking or strapping shall be fastened to the stud at mid-height as per OBC. 9.23.10.2.(2)(5)

12. 3/4" subfloor sheathing to be screwed and glued to all TJI joists on all floors

13. Typical non load bearing partition

2x4 studs @16" o/c c/w double top & single bottom plate provide 1/2" drywall b/s

14. Typical bathroom reinforcement

Stud reinforcement required as per OBC. 9.5.2.3 in all bathrooms

15. All rigid or spray foam exposed interior insulation to be covered w/ taped and 'mudded' drywall

16. Specific location of hydro meter to be established by local utility on exterior of the house

17. All electrical panels & components to comply with OBC. 9.34. & specific requirements of the local utility supplier

18. Protection from dampness

All wood framing members that are not pressure treated & which are supported on concrete. In contact with ground or fill shall be separated from the concrete. By min. 5mil polyethylene or type s roll roofing as per OBC 9.23.2.3.(1) & (2)

19. Typical wood posts

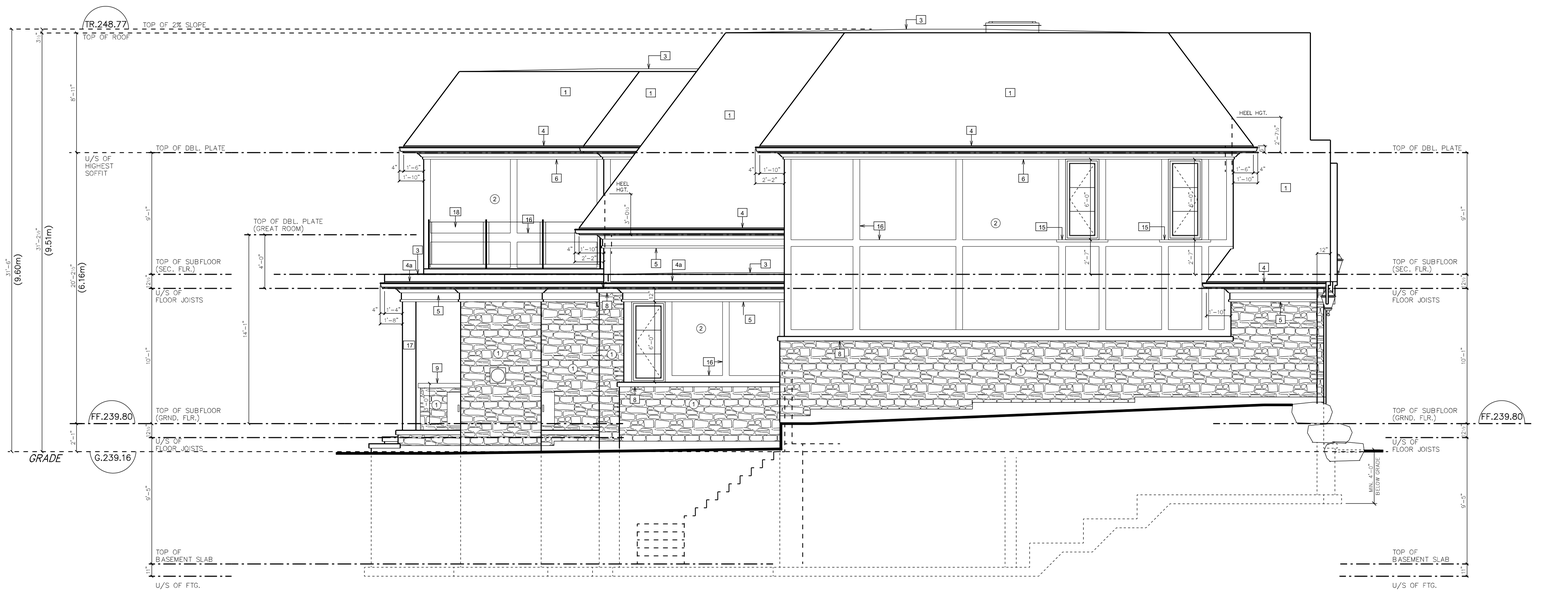
All wood post shown to be 'P3' U.N.O.

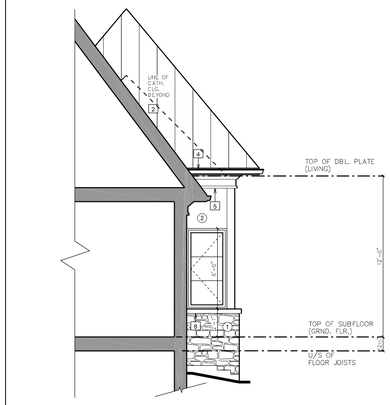
20. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.

21. All windows and glass doors less than 24" above finished floor are recommended to be tempered glass.

22. All steel beams to bear on column cap plate. No side header connections allowed. Refer to detail 7/S1.

23. Structural steel shop drawing review to be done by builder. Builder to site confirm dimensions as per steel shop drawings prepared by steel supplier.





Hidden Elevation - A

Drawing Legend

1.0 Materials

(1) Natural Stone

(2) Painted Wood Panel

2.0 Roofing

[1] 40 Year Asphalt Shingles

[2] Raised Seam Copper Roofing

[3] 2-Ply Torched On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joists

3.0 Trim, Cornice, Moulding, & Gutter Notes

[4] Prefinished Square Bent Aluminum Eaves Trough on 6" Prefinished Aluminium Fascia

[4a] 12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x 12" Base Fascia Board 1"x6" Flat Stock 5" Square Bent Prefinished Aluminum Eaves Trough Typical Cornice Trim

[5] 4" Sloped Wood Trimon Crezon Flat Stock w/ 2" High x +\- 1-1/4" Deep Bottom Trim (Total 12" High)

Typical Cornice Trim

[6] 4" Sloped Wood Trim on Crezon Flat Stock (Total 6" High)

[7] 12" Stepped Aluminum Fascia W/2" Top-Edge Reveal 10" Pre-finished Wood Frieze Trim W/4" Crown Mold

[8] 4" Cut Stone Sill C/W 2" Projection

[9] 4" Cut Stone Coping W/ 2" Projection

[10] 10" Cut Stone Surrounding W/2" Edge Reveal

[11] 10" Cut Stone Lintel

[12] 12" Arched Cut Stone Lintel W/2" Edge Reveal

[13] 15"x 15" Cut Stone Medallion As Shown

[14] 6" Prefinished Wood Sill Projected 2" W/ 2" Top Edge Reveal

[15] 2" Prefinished Wood Sill

[16] 6" Prefinished Wood Trim

4.0 Railing, Post

[17] 12"x12" Crezon Clad Post

[18] Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC. 9.8. & SB-13 Of The Supplement

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 the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano	**Signature**	**25061**
Name		**BCIN**

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc.	**29999**
Firm Name	**BCIN**

Exterior walls	- R22
Bsmt walls	- R20ci
Roof w/ attic	- R60
Roof w/o attic	- R31
Exposed floors	- R31
Exposed slab	- R10

Wall area=	514.4 sm
Window area=	91.5 sm
Ratio =	17.79%
Window/skylight Eff. =	U1.4
Efficiency =	U-0.25 or ER-29

Energy efficiency compliance standard SB-12 3.1.1. Table 3.1.1.2.A (IP) pkg. "A1"

no.	date	revision / comment
5	Oct 13/20	Revised As Per City Comments
4	Aug 27/20	Client Requested Revisions
3	Apr 8/20	Client Requested Revisions
2	Mar 25/20	Client Requested Revisions
1	Jan 10/20	Issued To Owner For Building Permit Applic'n

Project:

The Kuca Home
93 Judith Crescent
Lot 13
Registered Plan 1050
Township of Ancaster,
Regional Municipality of Hamilton

Drawing:

Left-Side Elevation

Scale: 3/16"=1'-0"
Date: Jan 2020
Dwn by: CD
Proj. no.: 19-1768

A8

1440 Hurontario Street, Mississauga, ON L5G 3H4 PH905.271.9100 FX 905.271.9109

Schedules

Wood Lintels / Beams

B1 2-2x8	B7 2-2x12	B13 1-9.5" LVL	B19 1-14" LVL
B2 3-2x8	B8 3-2x12	B14 2-9.5" LVL	B20 2-14" LVL
B3 4-2x8 Bolted	B9 4-2x12 Bolted	B15 3-9.5" LVL	B21 3-14" LVL
B4 2-2x10	B10 1-7.25" LVL	B16 1-11.88" LVL	B22 1-16" LVL
B5 3-2x10	B11 2-7.25" LVL	B17 2-11.88" LVL	B23 2-16" LVL
B6 4-2x10 Bolted	B12 3-7.25" LVL	B18 3-11.88" LVL	B24 3-16" LVL

Note: where solid (1) piece lumber shown - do not substitute multiple ply.

Note:
1). Engineered wood beams to be min. 2.0e or equal and 1-3/4" in width. Nailing pattern see S1.
2). 'SDS' = Simpson Strong-Tie Strong-Drive heavy-duty connector screws. Refer to manuf. specs. for exact details (see typ. detail screw patterns)

Columns / Posts

P2 2-2x6	P4 4-2x6	P6 3-2x4	P8 5-2x4	P10 6x6	P12 4-2x8
P3 3-2x6	P5 5-2x6	P7 4-2x4	P9 4x4	P11 3-2x8	

C1 HSS 3.5"x3.5"x0.25" - Brg. Plate 6"x 5/8"x 10" + (2) 5/8" Dia. A.B
C2 HSS 4"x4"x0.312" - Brg. Plate 10"x 3/4"x 10" + (2) 3/4" Dia. A.B
C3 HSS 5"x3"x 0.375" - Brg. Plate 11"x 3/4"x 11" + (2) 3/4" Dia. A.B
C4 HSS 5"x5"x 0.375" - Brg. Plate 11"x 1"x 11" + (2) 3/4" Dia. A.B
S1 W10x49 Exposed steel post/beam
S2 W12x40 Exposed steel post/beam

12" 3" Typical anchor bolt

Steel Lintels

L1 3.5" x 3.5" x 1/4"	L3 5" x 3.5" x 5/16"	L5 6" x 4" x 3/8"
L2 5" x 3.5" x 1/4"	L4 5" x 3.5" x 3/8"	L6 7" x 4" x 1/2"

Steel Plates

WP1 = 6"x 5/8"x 10" + (2) 5/8" Diameter Anchor Bolts
WP2 = 6"x 7/8"x 14" + (2) 3/4" Diameter Anchor Bolts
WP3 = 11" x 1" x 11" + (2) 3/4" Diameter Anchor Bolts

12" 2" Anchor bolt

All Structural Steel to Conform To G40.21-350W

Concrete Footings

BEW = Bottom Bars Each Way	F4 42" x 42" x 16" Deep c/w 5-15M BEW
F1 24" x 24" x 12" Deep	F5 48" x 48" x 16" Deep c/w 5-15M BEW
F2 30" x 30" x 14" Deep	F6 54" x 54" x 18" Deep c/w 7-15M BEW
F3 36" x 36" x 16" Deep	F7 60" x 60" x 18" Deep c/w 7-15M BEW
	F8 66" x 66" x 20" Deep c/w 9-15M BEW

> Strip footings below load bearing walls to have a min. 6" projection minimum 8" in depth + 2-15m bottom continuous
> All footings to bear on undisturbed soil, rock or engineered fill certified by soils engineer
> Min. soil bearing capacity = SLS 120 Kpa (2500 Psf) and to be verified by soils engineer prior to pouring footings

Refer to Sheet S1 for General Structural Notes

Drawing Legend

1.0 Materials

(1) Natural Stone
(2) Painted Wood Panel

2.0 Roofing

[1] 40 Year Asphalt Shingles

3.0 Trim, Cornice, Moulding, & Gutter Notes

[4] Prefinished Square Bent Aluminum Eaves Trough on 6" Prefinished Aluminium Fascia

Typical Cornice Trim

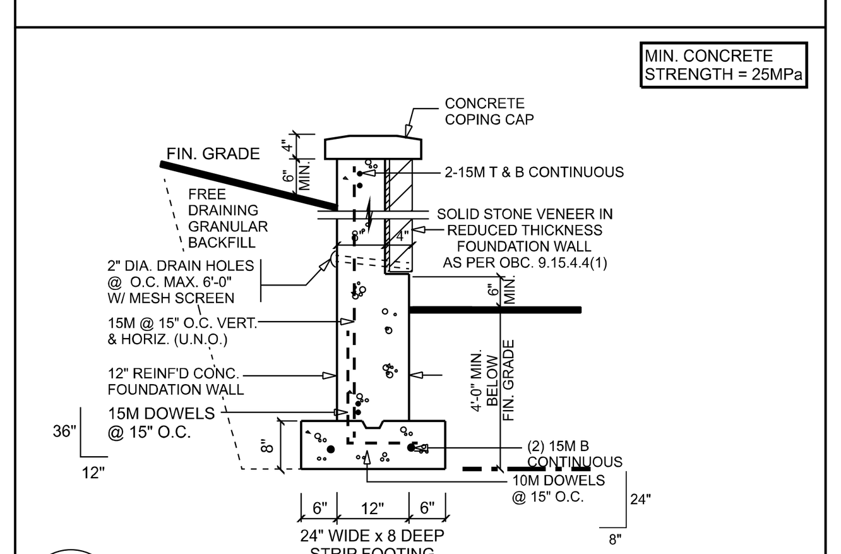
[5] 4" Sloped Wood Trimon Crezon Flat Stock w/ 2" High x +\- 1-1/4" Deep Bottom Trim (Total 12" High)

[8] 4" Cut Stone Sill C/W 2" Projection

[9] 4" Cut Stone Coping W/ 2" Projection

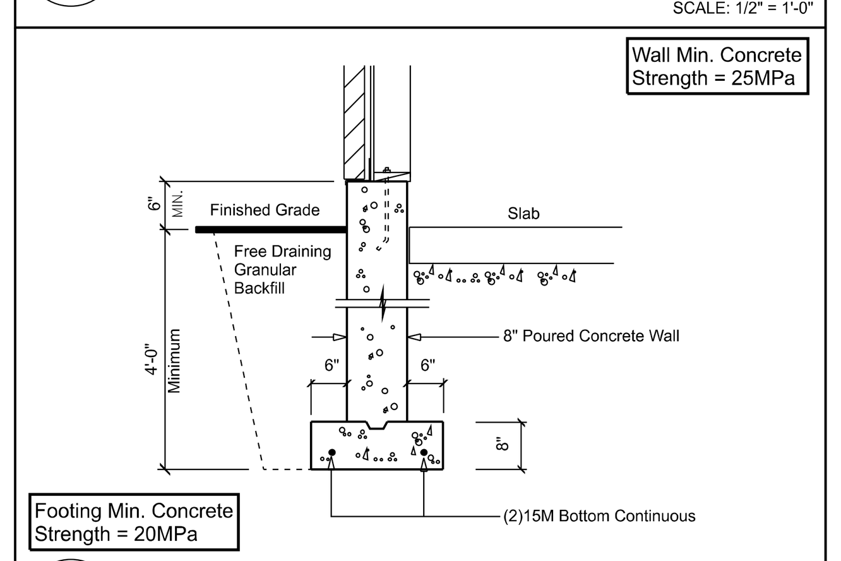
4.0 Railing, Post

[17] 12"x12" Crezon Clad Post



1 / C1 12" Concrete Retaining Wall Detail

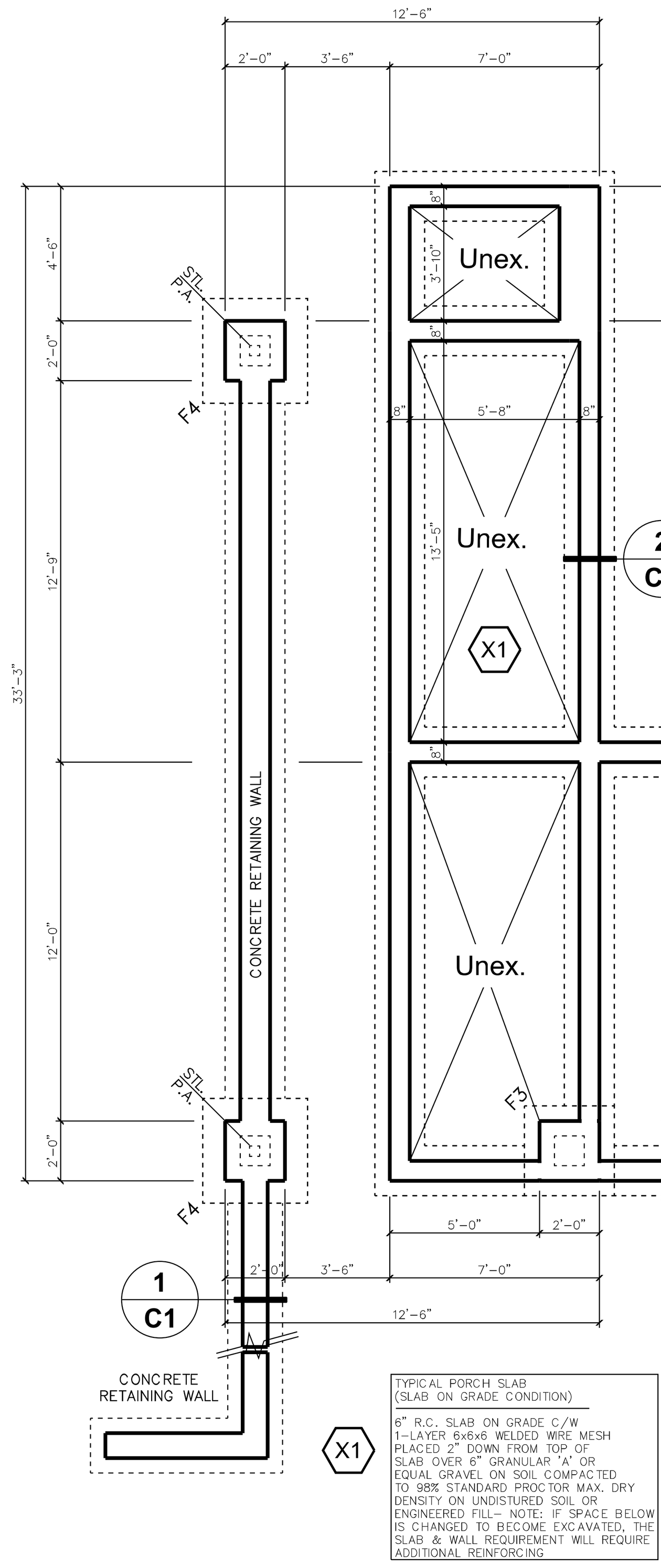
SCALE: 1/2" = 1'-0"



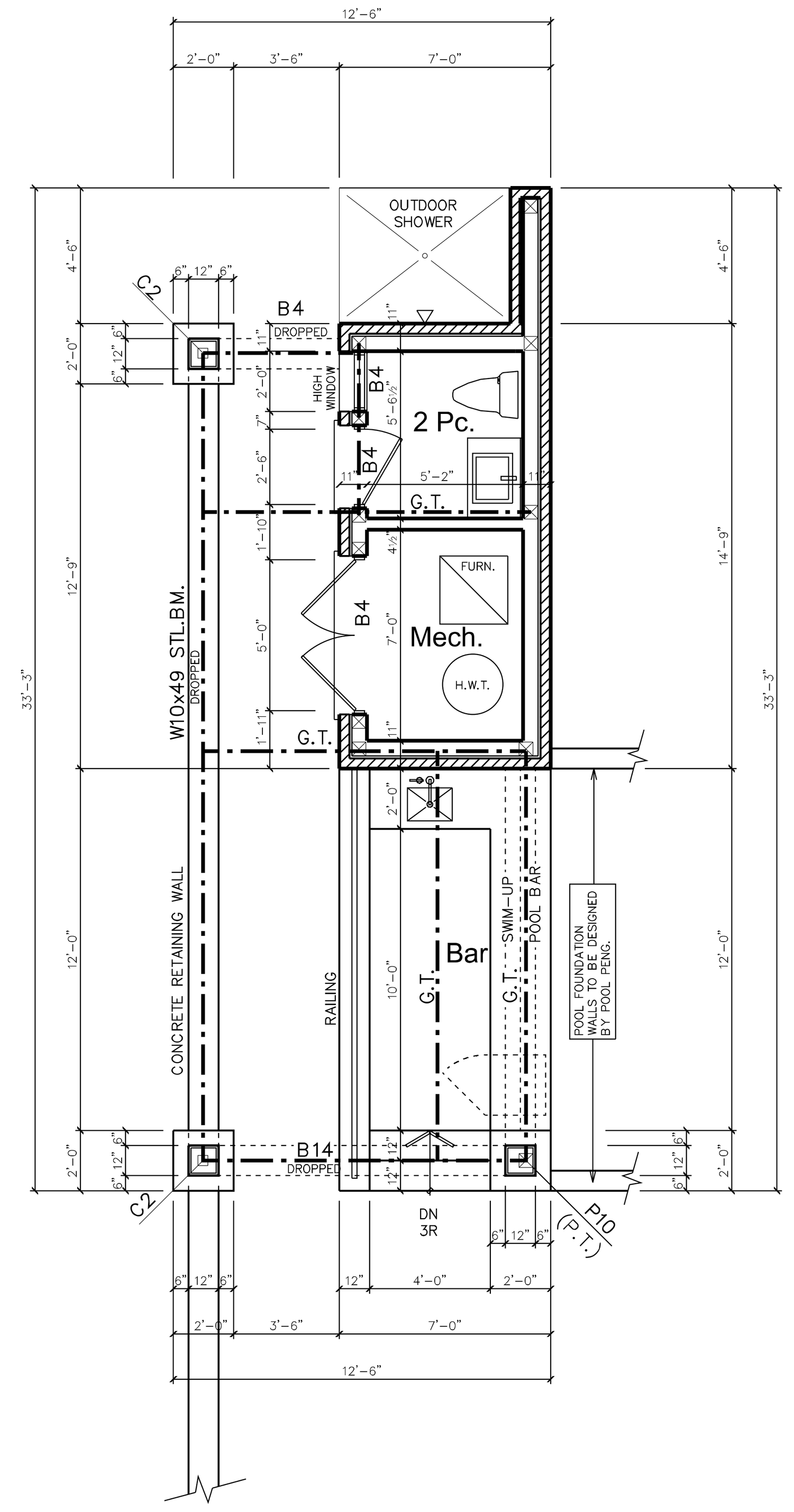
2 / C1 8" Poured Conc. (Ext.) Foundation Wall

(@ Cabana Exterior (Typical))

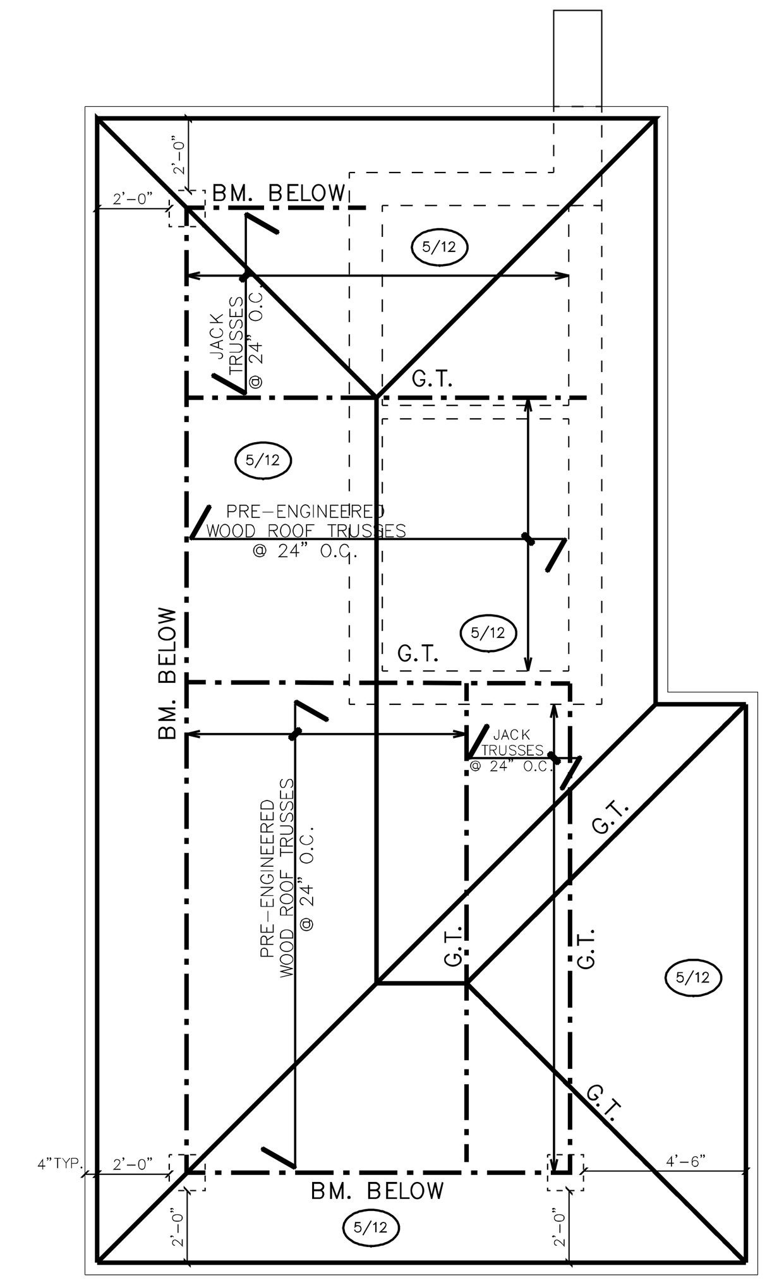
Scale: 1/2" = 1'-0"



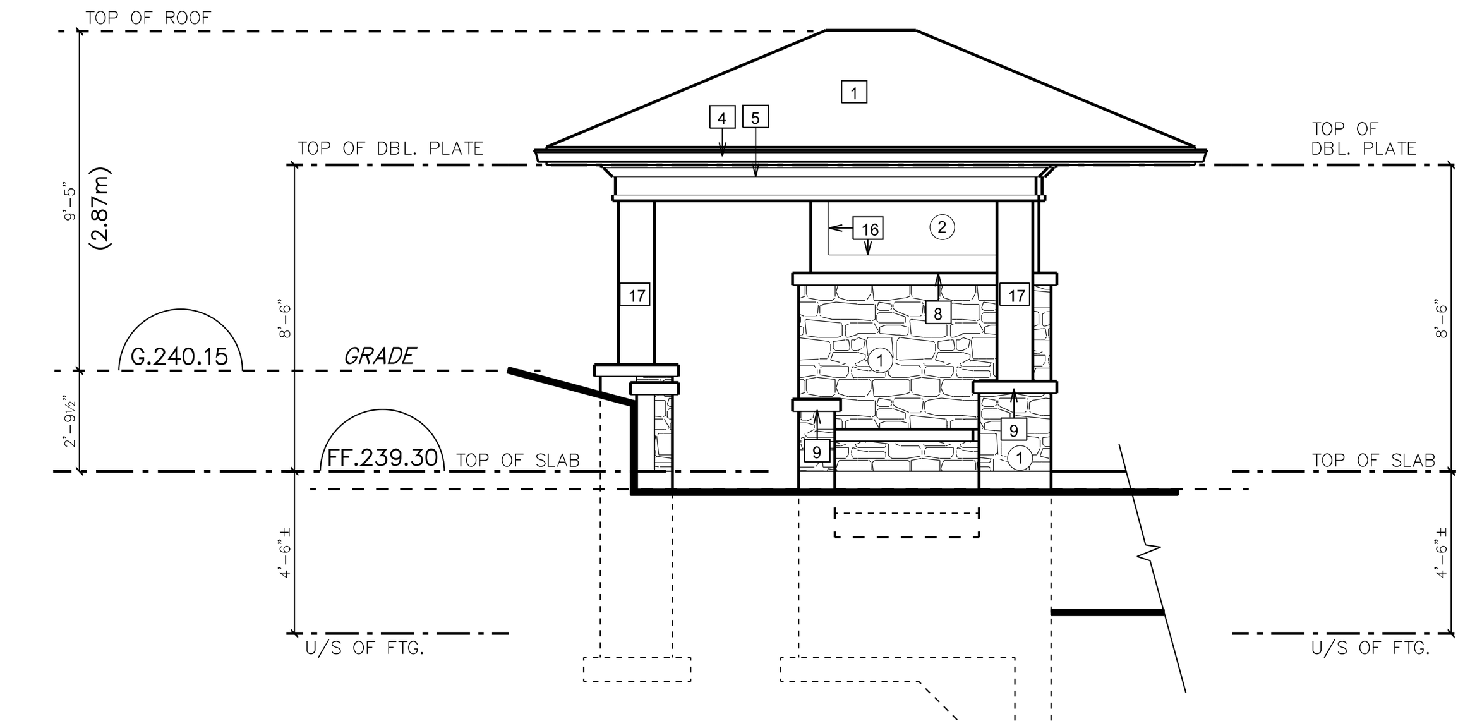
Foundatation Plan



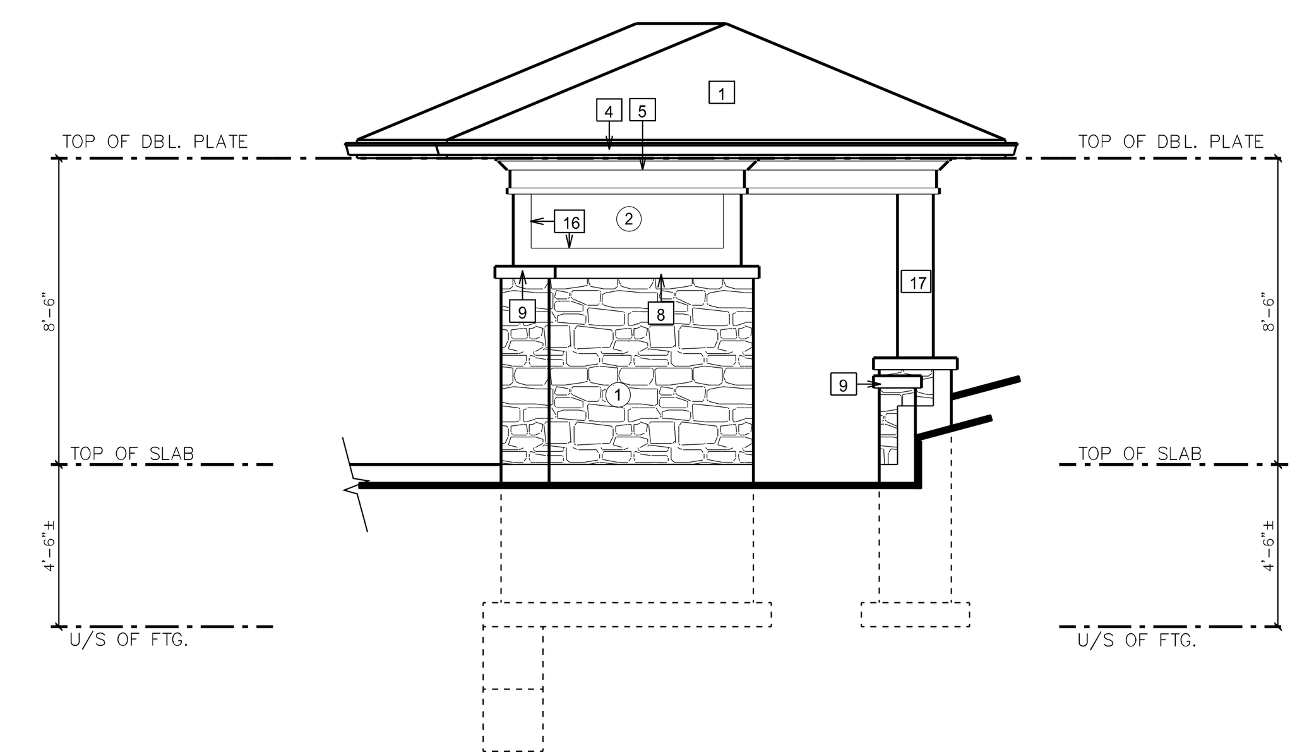
Ground Floor Plan



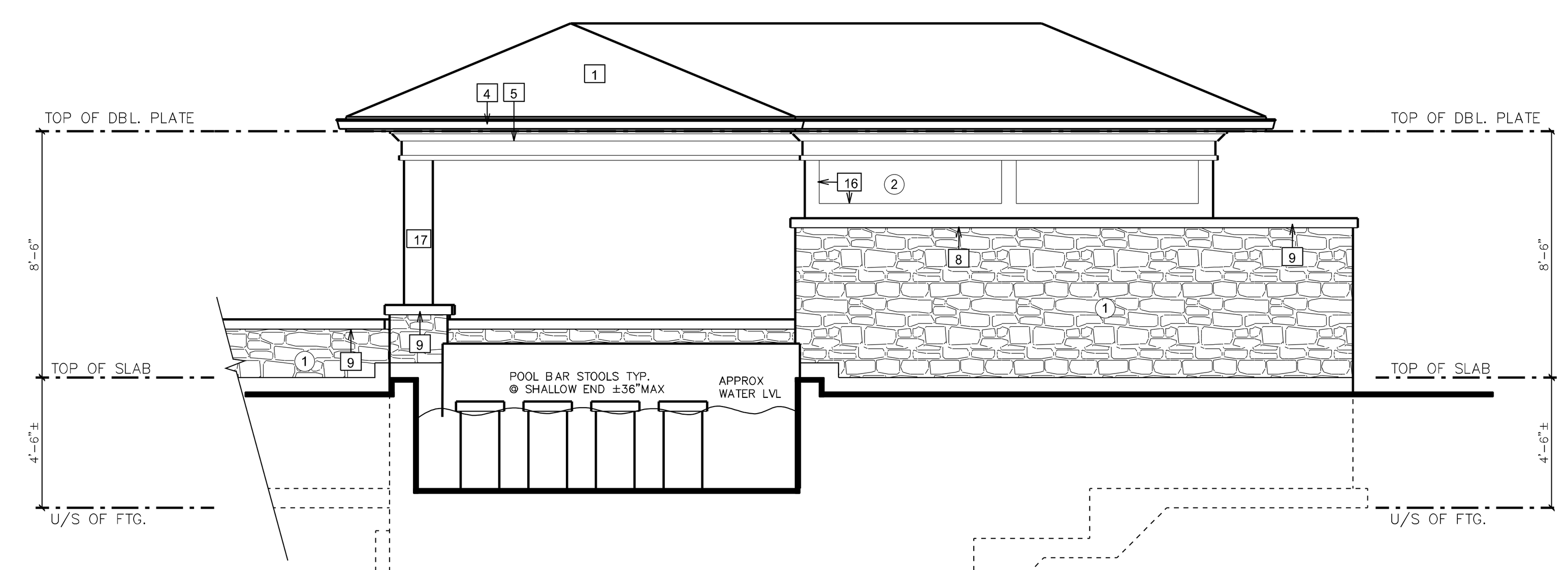
Roof Plan



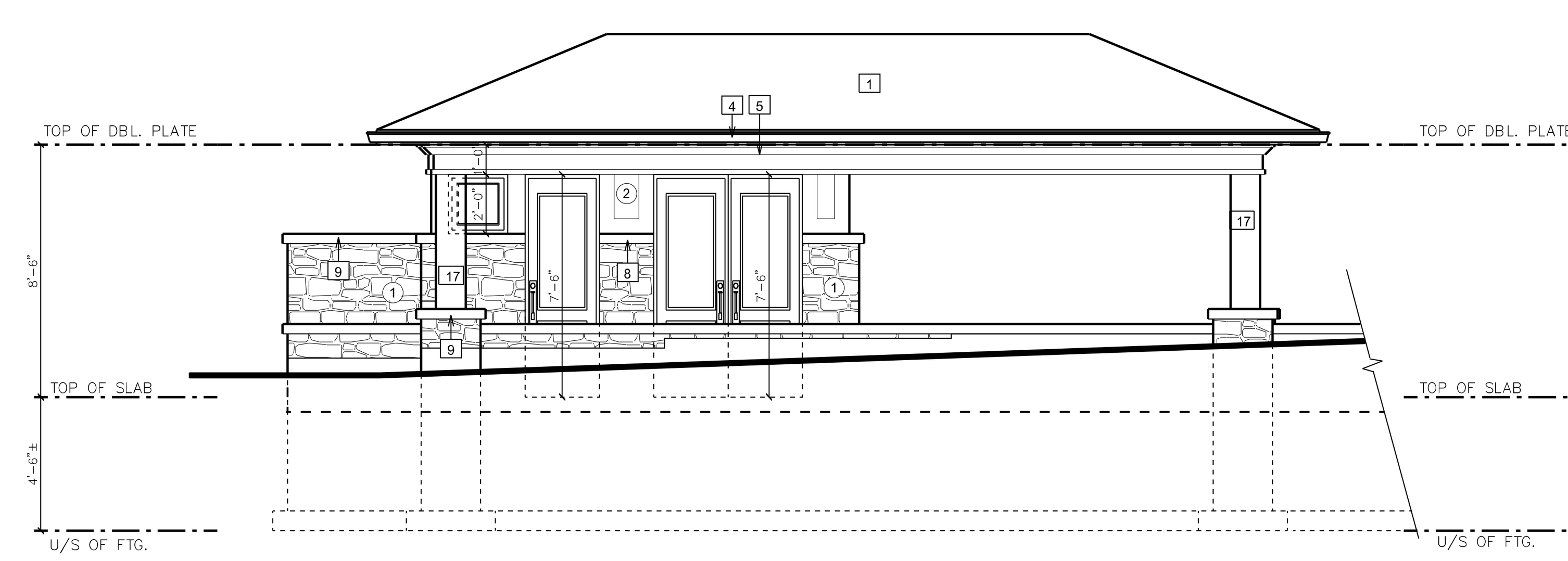
Front Elevation



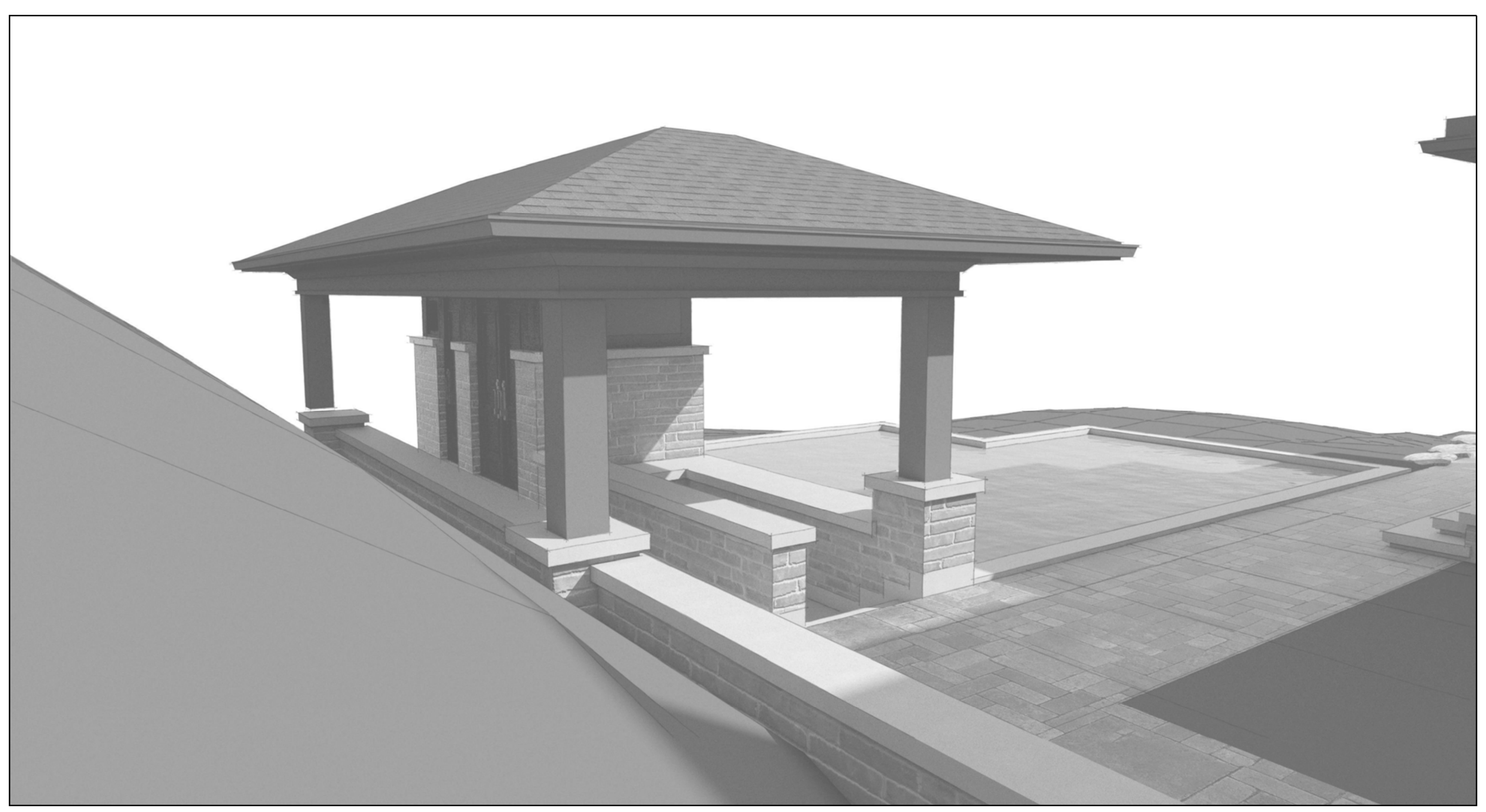
Rear Elevation

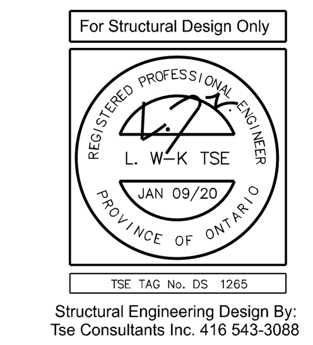


Right-Side Elevation



Left-Side Elevation





Opening Legend

Sliding Door
Pocket Door
Archway
Swing Door
Glass Wall & Door
Surface Sliding Door

Drawing Legend

Joist direction
Post above
Floor drain
20"X28" Attic access hatch
Interconnected smoke alarm w/ visual indicator
Typical 'P3' post UNO
CO Alarm

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 the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano	[signature]	25061
Name	Signature	BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc.	29999
Firm Name	BCIN

Exterior walls - R22	Wall area= 514.4 sm
Bsmt walls - R20ci	Window area= 91.5 sm
Roof w/ attic - R60	Ratio = 17.79%
Roof w/o attic - R31	Window/skylight Eff. = U1.4
Exposed floors - R31	Efficiency =U-0.25 or ER-29
Exposed slab - R10	

Energy efficiency compliance standard SB-12 3.1.1. Table 3.1.1.2.A (IP) pkg. "A1"

no.	date	revision / comment
2	Oct 13/20	Average Grade Revised
1	Jan 10/20	Issued To Owner For Building Permit Applic'n

Project:

The Kuca Home
93 Judith Crescent

Lot 13
Registered Plan 1050
Township of Ancaster,
Regional Municipality of Hamilton

Drawing:

Cabana

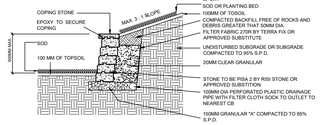
Scale: 3/16"=1'-0"
Date: Jan 2020
Dwn by: CD
Proj. no.: 19-1768

C1

DAVID SMALL DESIGNS .COM

NOTES:

1. WALL TO BE USED AGAINST UNDISTURBED OR COMPACTED FILL
2. MIN SLOPE OF WALL TO BE 6 VERTICAL TO 1 HORIZONTAL
3. MAX HEIGHT OF WALL TO BE 0.6M ABOVE FINISHED GRADE
4. MIN. WALL TO BE EMBEDDED BELOW GRADE TO BE 150MM
5. WALL TO BE FOUNDED ON MIN. 150MM COMPACTED CRUSHED STONE BASE
6. MIN. COMPACTION TO BE 95% S.P.D.
7. BACKFILLING TO BE PLACED IN LAYERS NOT EXCEEDING 150MM IN THICKNESS
8. COPING STONE TO BE SECURED TO WALL WITH EPOXY

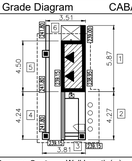


- SOD OR PLANTING BED
- 100MM OF TOSOIL
- COMPACTED BACKFILL FREE OF ROCKS AND DEBRIS GREATER THAT 50MM DIA.
- FILTER FABRIC 270R BY TERRA FIX OR APPROVED SUBSTITUTE
- UNDISTURBED SUBGRADE OR SUBGRADE COMPACTED TO 95% S.P.D.
- 20MM CLEAR GRANULAR
- STONE TO BE PISA 2 BY RISI STONE OR APPROVED SUBSTITION
- 100MM DIA PERFORATED PLASTIC DRAINAGE PIPE WRAPPED IN FILTER CLOTH SOCK TO OUTLET TO NEAREST CB.
- 150MM GRANULAR "A" COMPACTED TO 95% S.P.D.

PRECAST INTERLOCKING RETAINING WALL

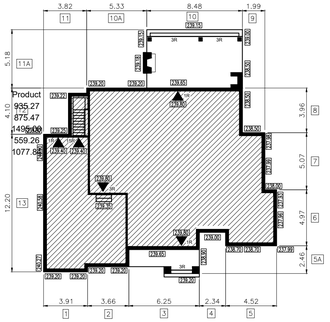
SECTION N.T.S.

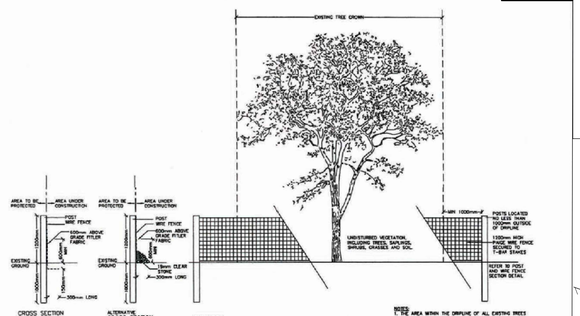
Average Grade Diagram CABANA



Wall	Wall Average Grade	Wall Length (m)	Product
1	5.87	238.98	935.27
2	4.27	239.05	875.47
3	3.81	239.15	1495.00
4	4.24	241.80	559.26
5	4.50	241.80	1077.84
6	3.51	240.40	1077.84
TOTAL	26.20	1441.18	6291.85
			240.15

Average Grade Diagram HOUSE 1:300





Hamilton **SITE PLAN GUIDELINES** October 2003

TEMPORARY TREE PROTECTION FENCING (POST SECTION AND ELEVATION, NTS)

Tree Protection:

Trees Within Tree Protection Zones Shall Be Protected By Means Of A "Tree Protection Barrier" Meeting The Following Specifications:

A. The Required Barrier Is A 1.2 Metre (4ft) High Orange Plastic Web Snow Fencing On A 2'x4' Frame Should Be Used. Where Orange Plastic Web Snow Fencing Creates A Restriction To Sightlines, Page Wire Fencing With Reflective Tape Will Be Used.

B. A Modu-Loc Fence (Or Approved Equivalent) Will Be Acceptable As An Alternative To A. Above. Fence Must Be Properly Braced And Maintained For The Duration Of The Project.

C. Tree Protection Barriers Are To Be Erected Prior To The Commencement Of Any Construction Or Grading Activities On The Site And Are To Remain In Place Throughout The Entire Duration Of The Project. The Barriers Shall Be Maintained Erect And In Good Repair Throughout The Duration Of Construction Operations With Breaks And Unsupported Sections And Shall Be Removed Upon Completion Of Work.

D. All Supports And Bracing Used To Safely Secure The Barrier Should Be Located Outside The Tpz. All Supports And Bracing Should Minimize Damage To Roots.

E. Where Some Fill Or Excavated Material Must Be Temporarily Located Near A Tpz, A Wooden Barrier Or Modu-Loc Fence Must Be Used To Ensure No Material Enters The Tpz.

F. Measurement And Payment Shall Be In Linear Meters Measured Along The Length Of The Barrier. Overlaps Shall Not Be Measured. Progress Payments Shall Be Based On The Following Percentage Of The Contract Price:

- 60% For Supply And Erection
- 25% For Maintenance
- 15% Removal

Legend

- 3R ▶ Main Level
- 3R ▷ Lower Level
- Property Line
- Existing To Be Removed
- 102.05 Existing Spot Elevation
- 102.05 Proposed Spot Elevation
- Rainwater Downspouts
- AC Air Conditioner
- Tree Hoarding
- AD Area Drain
- 0.300Ø C 102.05 Denotes Coniferous Tree (with trunk diameter) To Remain
- 0.300Ø C 102.05 Denotes Deciduous Tree (with trunk diameter) To Remain
- 0.300Ø C 102.05 Denotes Tree (with trunk diameter) To Be Removed
- SM Denoted Replacement Tree Native Species Min 60mm Caliper For Deciduous And 1.8m Height For Coniferous

(SM) Refers To Sugar Maple (RM) Refers To Red Maple

General Notes:

1. Do Not Scale Drawings
2. These Plans Are To Remain The Property Of The Designer And Must Be Returned Upon Request. These Plans Must Not Be Used In Any Other Location Without The Written Approval Of The Designer.
3. All Works To Be In Accordance With The Ontario Building Code And All Code References Refer To O.B.C. 2012 Division 'b'

Base Information:

Base Information Taken From Plan Of Survey BY: A.T. McLaren Limited Dated: August 07, 2019

Location

Lot 13 Registered Plan 1050 Township of Ancaster City of Hamilton

City Benchmark

Monument 007720020076

City of Hamilton (Ancaster) - RIB with Brass Cap, 10cm Below Ground, -at Northwest Corner of Fallingbrook Dr and Crestview Ave. 9m W of Centreline of Fallingbrook Dr, 9m N of Centreline of Crestview, and 4m NE of CB

Elevation: 242.805 metres CGVD-1928: 1978

*TFW (Top Of Foundation Wall)

Floor Sill Plate On Inside Face Of Foundation. - See Reduced Thickened Foundation Wall Detail & Reverse Veneer Detail For Foundation Wall Ledge Condition On Outside Face Of Foundation Walls. - Extent Of Each Type To Be Determined By Contractor On Site During Construction

**U/F (Under Side of Footing)

- U/F Denotes Minimum Depth Of Under Side of Footing.
- Under Side of Footing May Differ Depending On Basement Conditions. See Floor Plans And Elevations For Specific Under Side Of Footing Conditions
- Footings To Be Min 1.2m Below Grade

Underground Utilities:

The Location Of Underground Services Shown On This Plan Is Only Approximate And Is For Planning And Design Purposes Only. This Information Must Not Be Assumed To Be Complete Or Up-To-Date And An On-Site Locate Must Be Ordered Prior To Any Excavation. David W. Small Designs Inc. Accepts No Responsibility For Any Claims Or Losses Due To Improper Use Of This Information.

Notes:

There Are To Be No Grad Changes Within 0.3m Of Common Property Lines

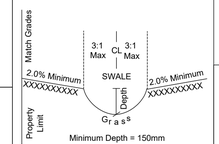
The Existing Sanitary Lateral Must Be Inspected at The property Line By Regional Inspector, And Televised By Regional Forces Prior To Connection. A Lateral That Does Not Meet Current Regional Standards Must Be Disconnected At The Main. A Revision To The Service Permit Drawings And Payment Of Applicable Fees Is Required.

Existing Services Must Be Disconnected At The Main By The Contractor

All Water And Sanitary Main Taps Are To Be Preformed By Region Of Halton Forces Only

Contractor To Determine Existing Inverts And Report Any Discrepancies To The Engineer

Contractor To Determine San. Inverts On Site And Determine If San. Ejector Pump Is Required



Minimum Depth = 150mm
Maximum Depth = 250mm

Typical Swale Detail nts

Caution: Notwithstanding Current Surface Conditions, The Property Has Been Determined To Be An Area Of Archaeological Potential. Although An Archaeological Assessment Is Not Required By The City Of Hamilton, The Proponent Is Cautioned That During Development Activities, Should Deeply Buried Archaeological Materials Be Found On The Property The Ontario Ministry Of Heritage, Sport, Tourism And Culture Industries (MHSTCI) Should Be Notified Immediately (416.212.8886). In The Event That Human Remains Are Encountered During Construction, The Proponent Should Immediately Contact Both MHSTCI And The Registrar Or Deputy Registrar Of The Cemeteries Regulation Unit Of The Ministry Of Small Business And Consumer Services (416.212.7499).

i. *"The Cutting Of Surface Roots Of Existing Trees Is To Be Avoided. However, If These Cuts Are Required, The Cuts Should Be Completed Under The Supervision Of A Tree Management Professional (I.E. Certified Arborist)".*

ii. *"The Owner Is To Be Aware Of The Migratory Birds Convention Act, 1994. This Act Is Implemented By Environment Canada And The Owner Is To Make Every Effort To Avoid Removal Of Vegetation From The Period Of March 31st To August 31st."*

iii. *"The Trees On Site May Be Regulated Under The Town Of Ancaster By-Law (By-Law 2000-118). If Trees Are Proposed To Be Removed, It Is Advised That The City's Municipal Law Enforcement Section Be Contacted To Determine If Permits Are Required Prior To Removal".*

All Sump Pumps Must Have Backup Power To Ensure Operation During A Power Outage. There Must Be A Minimum 3.0m Separation Between Sump Pump Discharge And Any Downspout

Regional Approval

Region Design Of Water &/or Wastewater Services Approval Subject To Detail Construction Conforming To Halton Region Standards & Specifications & Location Approval From Area Municipality.

Signed: _____ Dated: _____
Infrastructure Planning & Policy

The Approval Of The Water System On Private Property Is The Responsibility Of, The Local Municipality, Regardless, The Applicant Must Ensure That The Region Of Halton's Standards Are Met. (The Water And Wastewater Linear Design Manual May Be Obtained On Halton.ca Or By Calling 311) All Water Quality Tests Must Be Completed To The Region Of Halton'sSatisfaction Before The Water Supply Can Be Turned On.

Site Data

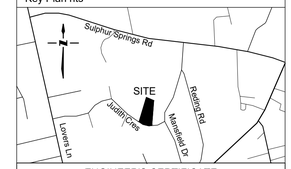
Lot Area	1,451.87 sm	(0.1452 ha)
Zoning		ER
Average Grade		239.12
Floor Area		
Ground Floor (Includes 71.2 sf of Stairs)	207.98 sm	2238.8 sf
Second Floor (Includes 71.2 sf of Stairs & Excludes 92.6 sf of O.T.B)	184.23 sm	1983.1 sf
Total Area	392.21 sm	4221.9 sf
Garage (Measured to Inside Face of Garage Walls)	62.89 sm	677.0 sf
Lot Coverage		
Proposed Footprint (Including Garage)	20.15%	292.53 sm
Proposed Covered Porches	2.45%	35.60 sm
Proposed Pool House & Covered Bar	2.58%	37.41 sm
Total Proposed Coverage	25.18%	365.54 sm
Max Allowed Coverage	35.00%	508.16 sm
Landscaping		
Front Yard Area		412.75 sm
Landscape Area	69.42%	286.52 sm
Lot Frontage		30.48 m
Lot Depth		60.51 m
Minimum Rear Yard - 40% of Lot Depth		24.20 m
Minimum Side Yard - 10% of 30.48		3.05 m
Average Front Yard - 15.24 + 16.87 /2		16.05 m
Minimum Front Yard		12.84 m
Maximum Front Yard		19.26 m
Garage projection - Maximum Allowed		2.00 m
Garage projection Provided		1.98 m
Parking Spots at Grade (2) 3.0m x 5.8m =		34.80 sm
At Grade Parking %		2.4%

Average Grade Calculation

Wall No.	Wall Average Grade	Wall Length (m)	Product
1	3.91	239.20	935.27
2	3.66	239.20	875.47
3	6.25	239.20	1495.00
4	2.34	239.00	559.26
5	4.52	238.46	1077.84
5A	2.46	239.03	588.01
6	4.97	237.96	1182.66
7	5.07	237.99	1206.61
8	3.96	238.50	944.46
9	1.99	238.97	475.55
10	8.48	239.10	2027.57
10A	5.33	239.20	1274.94
11	3.82	239.23	913.86
11A	5.18	239.18	1238.95
12	4.10	239.42	981.62
13	12.20	240.58	2935.08
Total	78.24	3824.22	18712.15

Established Grade = Total Product Divided By Total Wall Average Grade = 239.16

Key Plan nts



ENGINEER'S CERTIFICATE

I have reviewed this plan as it relates to site grading and drainage. It is my belief that adherence to the proposed grades as shown will produce adequate surface drainage without any detrimental effect to the existing drainage patterns of adjacent properties.

Van Harten SURVEYING INC. LAND SURVEYORS and ENGINEERS

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 The Design Is Exempt Under Division C -3.2.4.1. Of the 2012 ONTARIO Building Code.

Peter Giordano		25061
Name	Signature	BCIN

Registration Information Required Unless The Design Is Exempt Under Division C -3.2.4.1. Of the 2012 ONTARIO Building Code.

DAVID W. SMALL DESIGNS INC.		29999
Firm Name		BCIN

no.	date	revision / comment
9	Oct 13/20	Revised As Per City Comments
8	Aug 31/20	Client Requested Revisions
7	Jul 27/20	As Per Zoning Comments
6	Jun 30/20	As Per SPA Comments
5	May 28/20	Dimension Added to Westly Neighbour Front Yard
4	Apr 23/20	As Per Van Harten Lot Grading Coordination
3	Apr 02/20	As Per Service Coordination
2	Feb 19/20	As Per Lot Grading Coordination
1	Jan 10/20	Issued To Owner For Building Permit Applic'n

Project:

The Kuca Home
93 Judith Crescent

Lot 13
Registered Plan 1050
Township of Ancaster,
City of Hamilton

Drawing:

Site Plan

Scale: 1:150
Date: Jan 2020
Dwn by: EC
Proj. no.: 19 - 1768

SP

DAVID SMALL DESIGNS .COM

1440 Hurontario Street, Mississauga, ON L5G 3H4 PH 905.271.9100 FX 905.271.9109

Hamilton

Planning and Economic Development Department
Planning Division

Committee of Adjustment
City Hall
5th floor 71 Main Street West
Hamilton, Ontario L8P 4Y5

Phone (905) 546-2424 ext.4221
Fax (905) 546-4202

PLEASE FILL OUT THE FOLLOWING PAGES AND RETURN TO THE CITY OF HAMILTON PLANNING DEPARTMENT.

FOR OFFICE USE ONLY.

APPLICATION NO. _____ **DATE APPLICATION RECEIVED** _____

PAID _____ **DATE APPLICATION DEEMED COMPLETE** _____

SECRETARY'S SIGNATURE _____

CITY OF HAMILTON
COMMITTEE OF ADJUSTMENT
HAMILTON, ONTARIO

The *Planning Act*

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1. Name of Owner Philip Kuca Telephone No. [redacted]
2. [redacted]
3. Name of Agent Bousfields Inc. c/o David Falletta Telephone No. _____
4. [redacted]

Note: **Unless otherwise requested all communications will be sent to the agent, if any.**

5. Names and addresses of any mortgagees, holders of charges or other encumbrances:

_____

_____ Postal Code _____

_____

_____ Postal Code _____

6. Nature and extent of relief applied for:

Please refer to attached cover letter

7. Why it is not possible to comply with the provisions of the By-law?

Please refer to attached cover letter

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):

9. PREVIOUS USE OF PROPERTY

Residential ____* Industrial _____ Commercial _____

Agricultural _____ Vacant _____

Other _____

9.1 If Industrial or Commercial, specify use

_____

9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes ____ No ____* Unknown ____

9.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes ____ No ____* Unknown ____

9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes ____ No ____* Unknown ____

9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes ____ No ____* Unknown ____

9.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?

Yes ____ No ____* Unknown ____

9.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes ____ No ____* Unknown ____

9.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?

Yes ____ No ____* Unknown ____

9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?

Yes ____ No * Unknown ____

9.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes ____ No * Unknown ____

9.11 What information did you use to determine the answers to 9.1 to 9.10 above?

Knowledge of site and conversation with owner.

9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes ____ No ____

ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

August 28/20
Date

[redacted]
Signature Property Owner

PHILIP ANTHONY KLEA
Print Name of Owner

10. Dimensions of lands affected:

Frontage	30 meters
Depth	62 metres
Area	1451.87 square metres
Width of street	Approx. 20 metres

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: 2- storey single detached dwelling

Proposed: A 392.44 square metre 2- storey single detached dwelling with a 62 squre metre attached garage.

12. Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)

Existing: Please refer to attached site plan and DAER-20-061

Proposed: Please refer to attached site plan and DAER-20-061

13. Date of acquisition of subject lands:

14. Date of construction of all buildings and structures on subject lands:

15. Existing uses of the subject property: Residential

16. Existing uses of abutting properties: Residential

17. Length of time the existing uses of the subject property have continued:

18. Municipal services available: (check the appropriate space or spaces)

Water * Connected *

Sanitary Sewer * Connected *

Storm Sewers *

19. Present Official Plan/Secondary Plan provisions applying to the land:
Neighbourhoods

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Existing Residential - ER, Ancaster

21. Has the owner previously applied for relief in respect of the subject property?

Yes No

If the answer is yes, describe briefly.

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes No

23. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.

NOTE:` It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps

BOUSFIELDS INC.

September 22, 2020

Morgan Evans
Committee of Adjustment
City of Hamilton – Planning and Economic Development Department
71 Main Street West, 5th Floor
Hamilton, Ontario L8P 4Y5

Dear Ms. Evans:

Re: Minor Variance Application
93 Judith Crescent, Ancaster

Overview

On behalf of our client, the owners of the property municipally known as 93 Judith Crescent (the "subject site"), we are pleased to submit this Minor Variance application in order to facilitate the construction of a 2- storey single detached dwelling. In support, the following will provide an overview of the background, description of the site and surrounding, the proposed minor variances, and our planning opinion.

Background

Site Plan Application DAER-20-061 was submitted to the Planning Department in order to facilitate the construction of a 2- storey, 392.44 square metre single detached dwelling located on the subject site. On July 16, 2020, Zoning Staff provided comments related to the initial site plan submission and identified areas of non-conformity.

Site and Surroundings

The subject site is comprised of a generally rectangular shaped parcel of land with an area of approximately 1,451.87 square metres (0.14 ha) located along the north side of Judith Crescent. The subject site has frontage of approximately 30.5 metres along Judith Crescent and a depth of approximately 62 metres. The subject site is currently occupied by a 2- storey single detached dwelling. In terms of surrounding uses, the subject site is surrounded by single detached dwellings in all directions

and is within an established neighbourhood that consists of 1- and 2- storey single detached dwellings.

Requested Minor Variance

As noted above, the proposed Minor Variance application is needed to facilitate the construction of the 2- storey single detached dwelling on the subject site through Site Plan Application DAER-20-061. The variances being sought in support of the proposal are as follows:

1. **Section 10, 10.3.4 of Zoning By-law 85-57, as amended**
   That a 12.19 metre minimum front yard setback shall be permitted, whereas the By-law requires a minimum front yard setback of 12.84 metres.

2. **Section 10, 10.3.5 of Zoning By-law 85-57, as amended**
   That a minimum 2.94 metre side yard setback shall be permitted, whereas the By-law requires a minimum side yard setback of 3.05 metres.

3. **Section 10, 10.3.7 of Zoning By-law, as amended**
   That a maximum building height of 9.65 metres shall be permitted, whereas a maximum building height of 9.5 metres is permitted.

4. **Section 7.12(b) of Zoning By-law 85-57, as amended**
   That the eaves or gutters may project 80 centimetres into any minimum side yard, whereas the By-law requires eaves or gutters that project into any minimum side yard a distance of not more than 60 centimetres.

Planning Analysis

Section 45(1) of the *Planning Act* authorizes the Committee of Adjustment the authority to grant a minor variance from the provisions of the by-law, in respect of the land, building or structure, or the use thereof, if, in its opinion, it meets the following four tests:

1. Maintaining the general intent and purpose of the Official Plan

The subject site is designated *Neighbourhoods* within the Urban Hamilton Official Plan on Schedule E-1 Land Use Designations. A single detached dwelling is a permitted use within the *Neighbourhoods* land use designation. As the proposal seeks to develop the subject site for a use that is permitted by the Official Plan, it is our opinion that the proposal maintains the general intent and purpose of the Official Plan.

2. Maintaining the general intent and purpose of the Zoning By-law

The applicable zoning for the subject site requires a minimum front yard setback of 12.84 metres, whereas the applicant is requesting a variance to allow a minimum front yard setback of 12.19 metres. The general intent and purpose of this zoning provision is to provide a consistent residential streetscape as well as to provide sufficient space for landscaped area. It is our opinion that the proposed 12.19 metre front yard setback is meeting the general intent and purpose of the By-law as it still provides a consistent residential streetscape as well as provides sufficient space for landscape area.

As mentioned above, the applicable zoning for the subject site requires a minimum side yard setback of 3.05 metres, whereas the applicant is requesting a variance to allow for a minimum side yard setback of 2.94 metres. The general intent and purpose of the zoning provision is to provide adequate space for access, drainage, and to provide a consistent building envelope. It is our opinion that the proposed 2.94 metre side yard setback is meeting the general intent and purpose of the By-law as 2.94 metres is adequate space for access, drainage, and is providing a consistent setback within the neighbourhood.

With regards to building height, the applicable zoning for the subject site requires a maximum building height of 9.5 metres, whereas the applicant is requesting a variance to allow for a building height of 9.65 metres. The general intent and purpose of this provision is to provide a consistent building height and to minimize overlook and massing concerns. It is our opinion that the variance is maintaining the general intent and purpose of the By-law as the required height of 9.65 metres still provides a consistent 2- storey residential dwelling height and will not create any negative overlook or massing impacts.

In terms of the encroachment into the side yard setback, the applicable zoning for the subject site requires that eaves and gutters that project into any minimum side

yard of a distance of not more than 60 centimetres. The applicant is requesting a variance to allow for an eave or gutter to project into a minimum side yard setback of 80 centimeters. The general intent and purpose of this provision is to ensure that all stormwater runoff is within property boundaries. It is our opinion that the general intent and purpose of the By-law is being maintained as the proposed projection into the minimum side yard will still allow for any stormwater runoff to be maintained on the subject property.

3. Desirable and appropriate for the development of the land

It is our opinion that the variances being requested are desirable and appropriate for the development of the land as it will allow for the subject site to be developed to accommodate a use that it is planned for, since it is permitted by the Official Plan policy framework. Furthermore, due to the tapering of the subject site to the rear, it is also our opinion that the variances are appropriate for the subject site as it allows for the dwelling to be positioned to face the street while not impeding any livable space.

4. Minor in nature

In our opinion, the requested variances are minor in both a quantitative and qualitative perspective. Minor can not only be contemplation through a numerical calculation, but also based on an analysis and potential impact the subject site or surrounding area may be exposed to. In this regard, the increase of side yard setback of 0.11 metres is minor in nature, since the proposed 2.94 metre setback will be sufficient to provide the intent of the provision. Furthermore, the increase of projection into a minimum side yard of 20 centimetres is also minor in nature, since the 80 centimetres will still provide sufficient space within the side yard to maintain all stormwater runoff on the subject site. In terms of the increased minimum front yard setback and building height, it is our opinion that the increase of 0.65 metre front yard and 0.15 metre building height are both minor in a quantitative perspective. It is our opinion that the variances are also minor in a qualitative perspective as no negative impacts are anticipated to the subject site or surrounding area.

Accordingly, it is our opinion that the proposed minor variances are minor and should be supported.

Summary Opinion

Based on the foregoing, it is our opinion that the requested variances satisfy the four-part test set out in the Planning Act and we respectfully respect that the Committee of Adjustment approve the application.

We trust that the foregoing is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact the undersigned or Joe Buordolone of our office at 905-549-3005.

Yours very truly,
Bousfields Inc.

David Falletta, MCIP, RPP

jb/DF:jobs

Attachments (2)

Cc: Y. Rybensky, City of Hamilton (via e-mail)
S. Robichaud, City of Hamilton (via e-mail)