



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.: HM/A-20:268

APPLICANTS: Owners: Alan Gerrard Macdonald and Patricia Leblanc c/o Kyle Camarro
Agent: AJ Clarke & Associates

SUBJECT PROPERTY: Municipal address **684 Beach Blvd., Hamilton**

ZONING BY-LAW: Former Hamilton Zoning By-law 6593, as Amended by By-law 99-170 and 19-277

ZONING: C/S-1436b district Urban Protected Residential

PROPOSAL: To permit the construction of a single family dwelling on each of the new lots (Part 1 and Part 2) and to retain an existing single family dwelling on Part 3 of the lands subject to Consent Applications HM/B-19:22 and HM/B-19:23, notwithstanding that;

Parts 1 and 2

1. A minimum front yard depth of 2.5m shall be permitted instead of the minimum 6.0m front yard depth required.
2. A minimum rear yard depth of 3.9m shall be permitted instead of the minimum 7.5m rear yard depth required.
3. A minimum 3.0m wide onsite manoeuvring shall be permitted instead of the minimum 6.0m wide manoeuvring space required adjacent to each parking space.
4. A roofed-over unenclosed porch including eaves and gutter and associated steps shall be permitted to be located as close as 0.0m from a front lot line instead of the minimum 1.5m setback required from the front lot line.

Part 3

5. A minimum of one (1) parking space shall be permitted instead of the minimum two (2) parking spaces required for the first eight (8) habitable rooms in the dwelling unit plus 0.5 parking space for each additional habitable room.
6. No onsite manoeuvring shall be permitted instead of the requirement that a manoeuvring space abutting and accessory to each required parking space shall be provided and maintained on the lot.

Notes:

The applicant shall ensure that the minimum ground floor elevation shall be 75.0m above mean sea level; otherwise, further variances shall be required.

The height elevation was not shown from grade to the highest point of the roof. The

applicant shall ensure that the proposed building heights do not exceed the maximum 11.0m height permitted; otherwise, further variances shall be required.

The applicant shall ensure that the minimum required 50.0% gross area of the front yard is maintained as landscaped area.

The applicant shall ensure that gravel or similar surface is maintained for the proposed single family dwellings.

Details respecting eave or gutter encroachment were not shown on the submitted plan. The applicant shall ensure compliance with the eave and gutter projections.

Details respecting the location of the parking space, the parking space size, accessibility, size of access driveway and composition of the parking spaces for the existing single family dwelling on Part 3 were not shown from which to confirm compliance; as such, further variances may be required.

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

DATE:	Thursday, January 21st, 2021
TIME:	2:20 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.

Important note: *If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.*

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: January 5th, 2021.

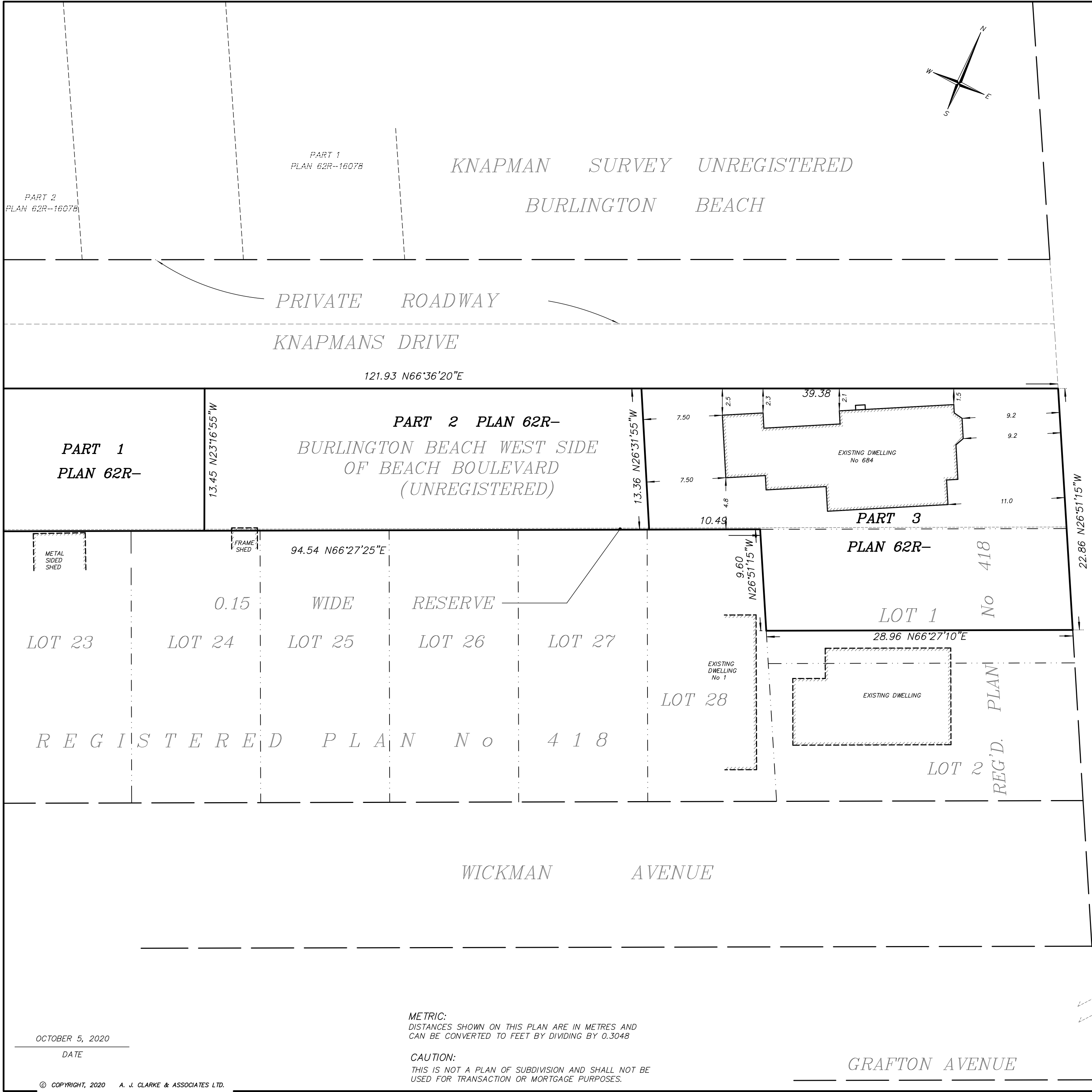
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

R-4406

H:\Jobs\17-to-2\UNREG\Burlington Beach\684 Beach BLD\Sept. 29 2020 (DW) 684 Beach R-4406.dwg

R-4406



A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
email: ajc@ajclarke.com

SKETCH SHOWING PROPOSED DWELLING LOCATION
AT 10 KNAPMANS DRIVE
PART OF BURLINGTON BEACH
WEST SIDE OF BEACH BOULEVARD
(UNREGISTERED)

AND
PART OF 0.15m WIDE RESERVE
REGISTERED PLAN No. 418

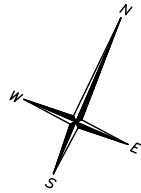
CITY OF HAMILTON

SCALE 1:200



ATHITHTHAN KANAGANAYAGAM O.L.S.

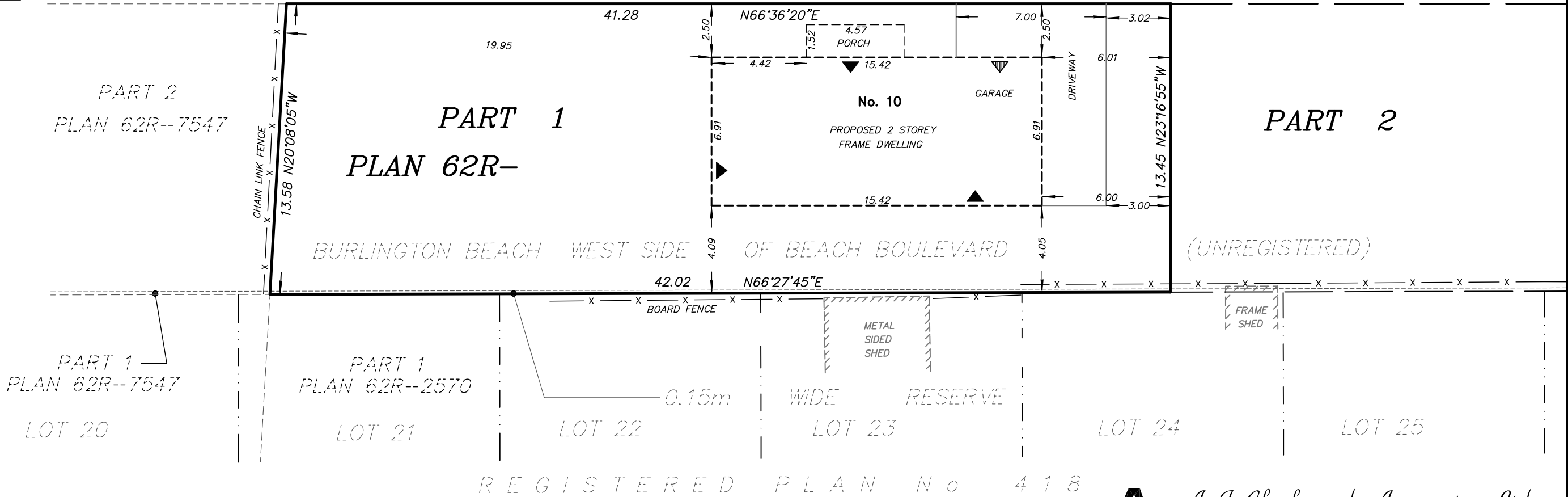
Caution:
This is not a plan of survey and
shall not be used except for the
purpose indicated in the title block.



PRELIMINARY
FOR DISCUSSION
PURPOSES ONLY

PRIVATE ROADWAY

KNAPMANS DRIVE



OCTOBER 28, 2020
DATE

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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LEGEND:
▲ DENOTES ENTRANCE DOOR LOCATION
▤ DENOTES GARAGE DOOR LOCATION



A. J. Clarke and Associates Ltd.

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TEL. 905-528-8761 FAX 905-528-2289
email: ajc@ajclarke.com

PROJECT No 188015

6449-X

SKETCH SHOWING PROPOSED DWELLING LOCATION
AT 11 KNAPMANS DRIVE

PART OF BURLINGTON BEACH
WEST SIDE OF BEACH BOULEVARD
(UNREGISTERED)

AND

PART OF 0.15m WIDE RESERVE
REGISTERED PLAN No. 418

CITY OF HAMILTON

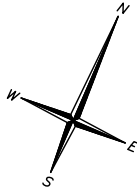
SCALE 1:200



ATHITHTHAN KANAGANAYAGAM O.L.S.

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PRELIMINARY

FOR DISCUSSION
PURPOSES ONLY

PRIVATE ROADWAY

KNAPMANS DRIVE

PART 1

PART 2

PART 3

PLAN 62R-

BURLINGTON

BEACH WEST SIDE OF

BEACH BOULEVARD

(UNREGISTERED)

METAL
SIDED
SHED

FRAME
SHED

0.15m

WIDE

RESERVE

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

REGISTERED PLAN No 418

OCTOBER 28, 2020

DATE

METRIC:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND:



DENOTES ENTRANCE DOOR LOCATION



DENOTES GARAGE DOOR LOCATION

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email: ajc@ajclarke.com

PROJECT No 188015

X-9449^A



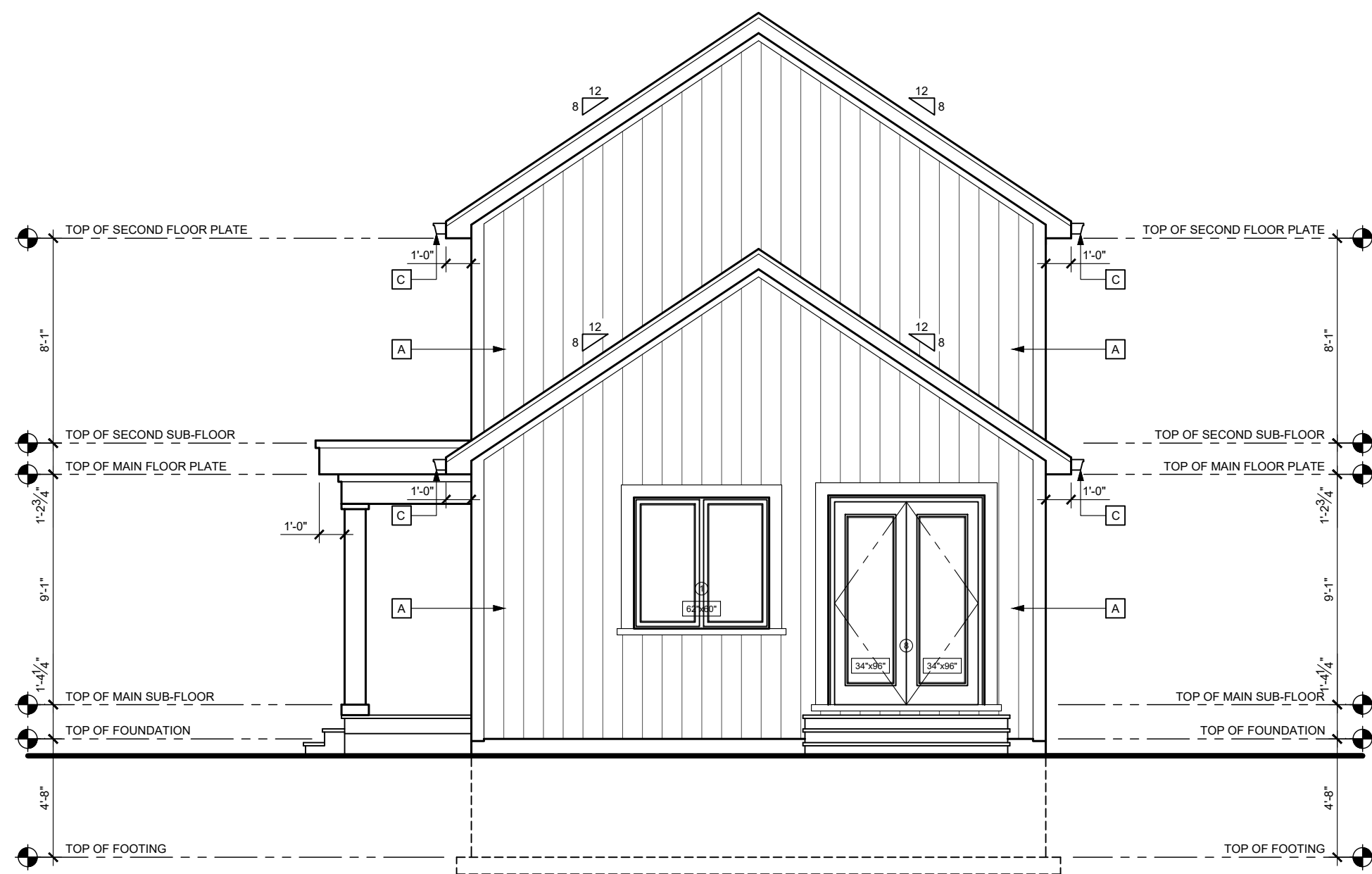
FRONT ELEVATION

SCALE $\frac{3}{16}$ " = 1' - 0"



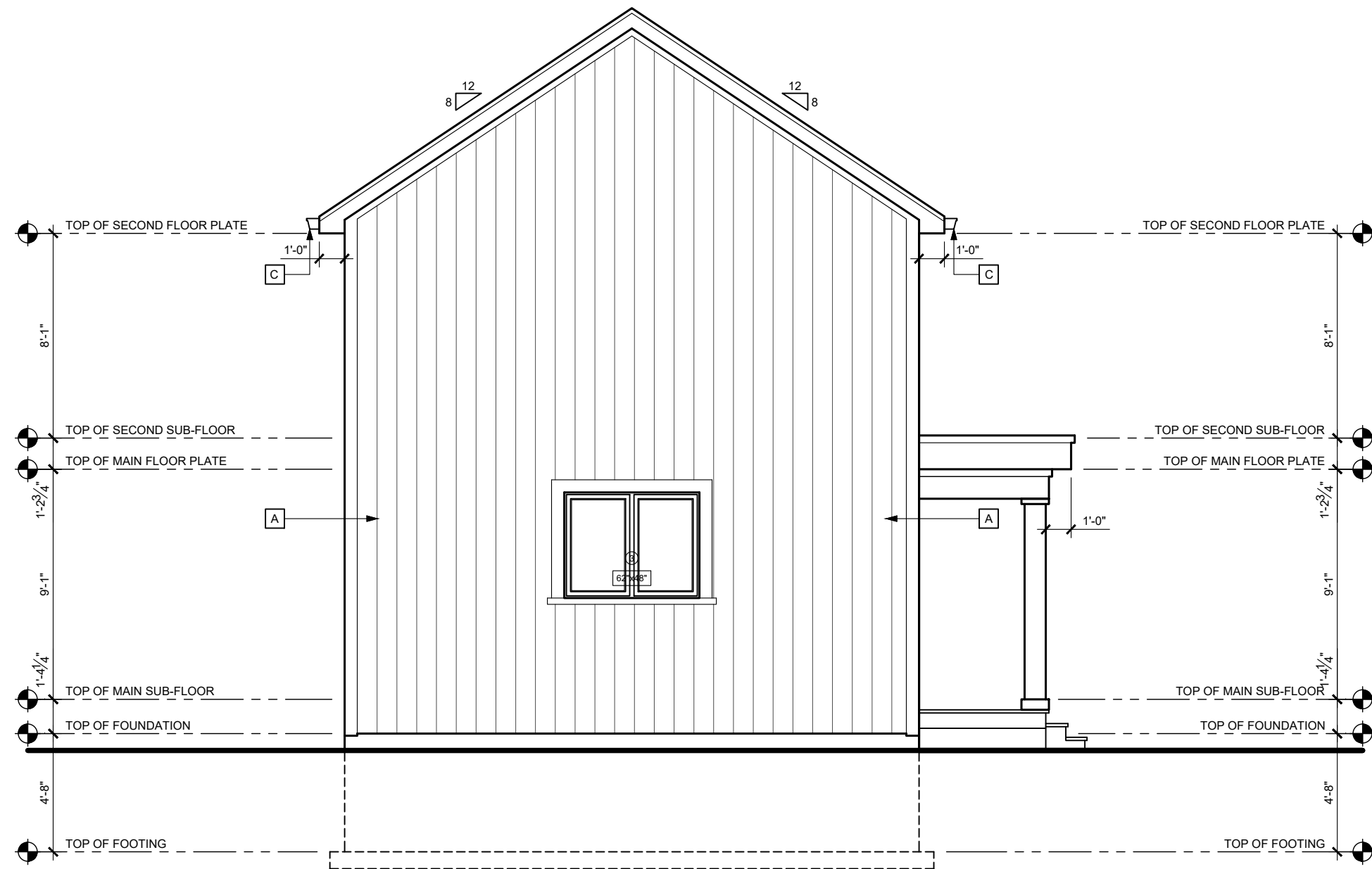
REAR ELEVATION

SCALE $\frac{3}{16}$ " = 1' - 0"



RIGHT SIDE ELEVATION

SCALE $\frac{3}{16}$ " = 1' - 0"



LEFT SIDE ELEVATION

SCALE $\frac{3}{16}$ " = 1' - 0"

EXTERIOR FINISH INDEX

- [A] BOARD & BATTEN SIDING
- [B] ASPHALT SHINGLES
- [C] 5" PRE-FIN. ALUM. EAVETROUGH ON 8" WITH PRE-FIN. ALUM. FASCIA C/W PRE-FIN. ALUM. DOWNSPOUT

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01.	PRELIMINARY DRAWINGS	10/16/2020

- ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
- THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
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- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

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	
LEONARD ANGELICI	42391
NAME	BCIN
REGISTRATION INFORMATION	
LEN ANGELICI DESIGN	43162
NAME	BCIN

10/16/2020
DATE SIGNATURE

Len Angelici Design

270 SHERMAN AVE N, UNIT OF-269
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

PROJECT
PROPOSED RESIDENCE 684 BEACH BLVD HAMILTON, ON

SHEET TITLE
PROPOSED ELEVATIONS

DRAWN BY L. ANGELICI	A1
DATE 10/16/2020	
SCALE $\frac{3}{16}$ "=1'-0"	
PROJECT No. 19007	



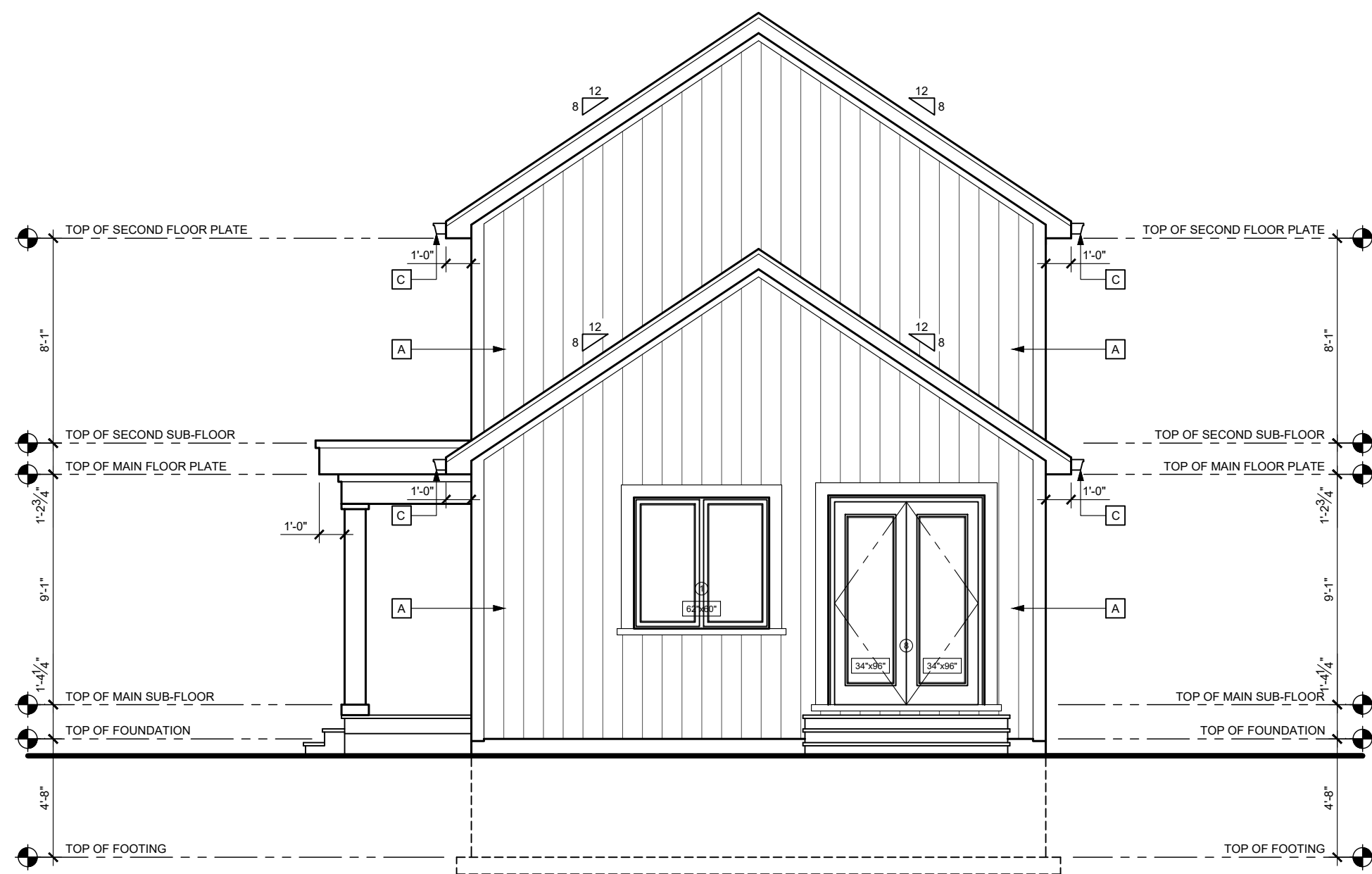
FRONT ELEVATION

SCALE $\frac{3}{16}" = 1' - 0"$



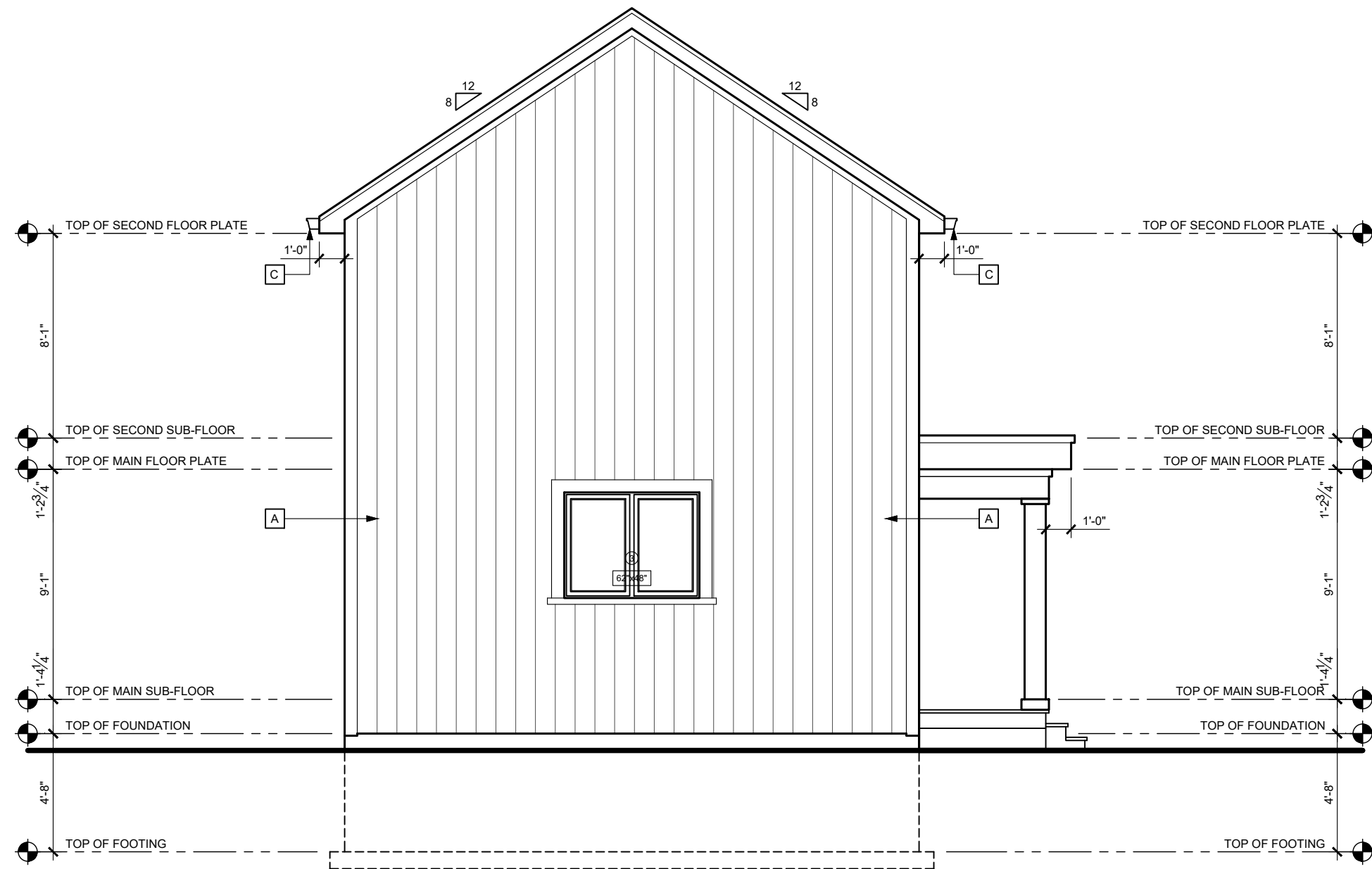
REAR ELEVATION

SCALE $\frac{3}{16}" = 1' - 0"$



RIGHT SIDE ELEVATION

SCALE $\frac{3}{16}" = 1' - 0"$



LEFT SIDE ELEVATION

SCALE $\frac{3}{16}" = 1' - 0"$

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- [A] BOARD & BATTEN SIDING
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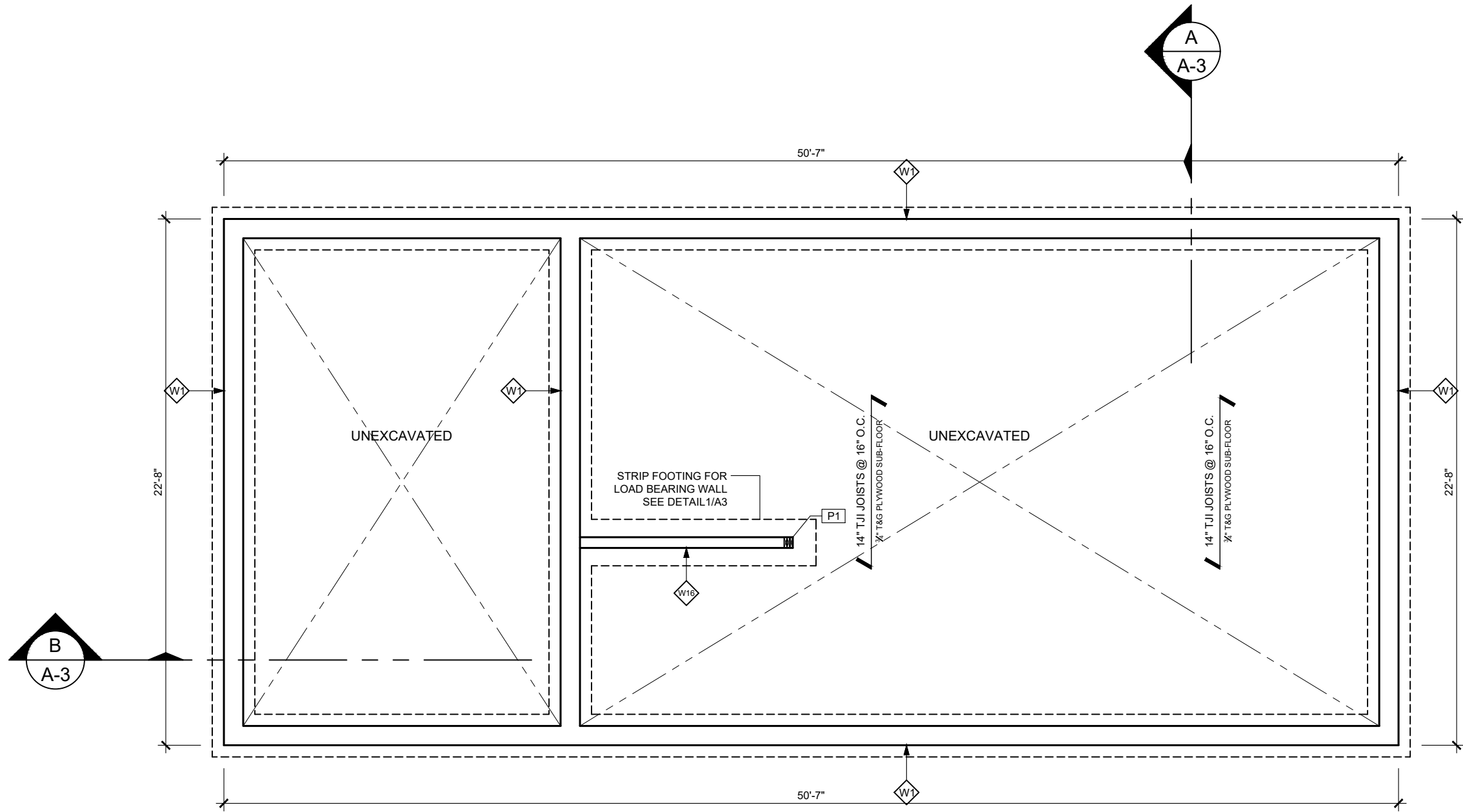
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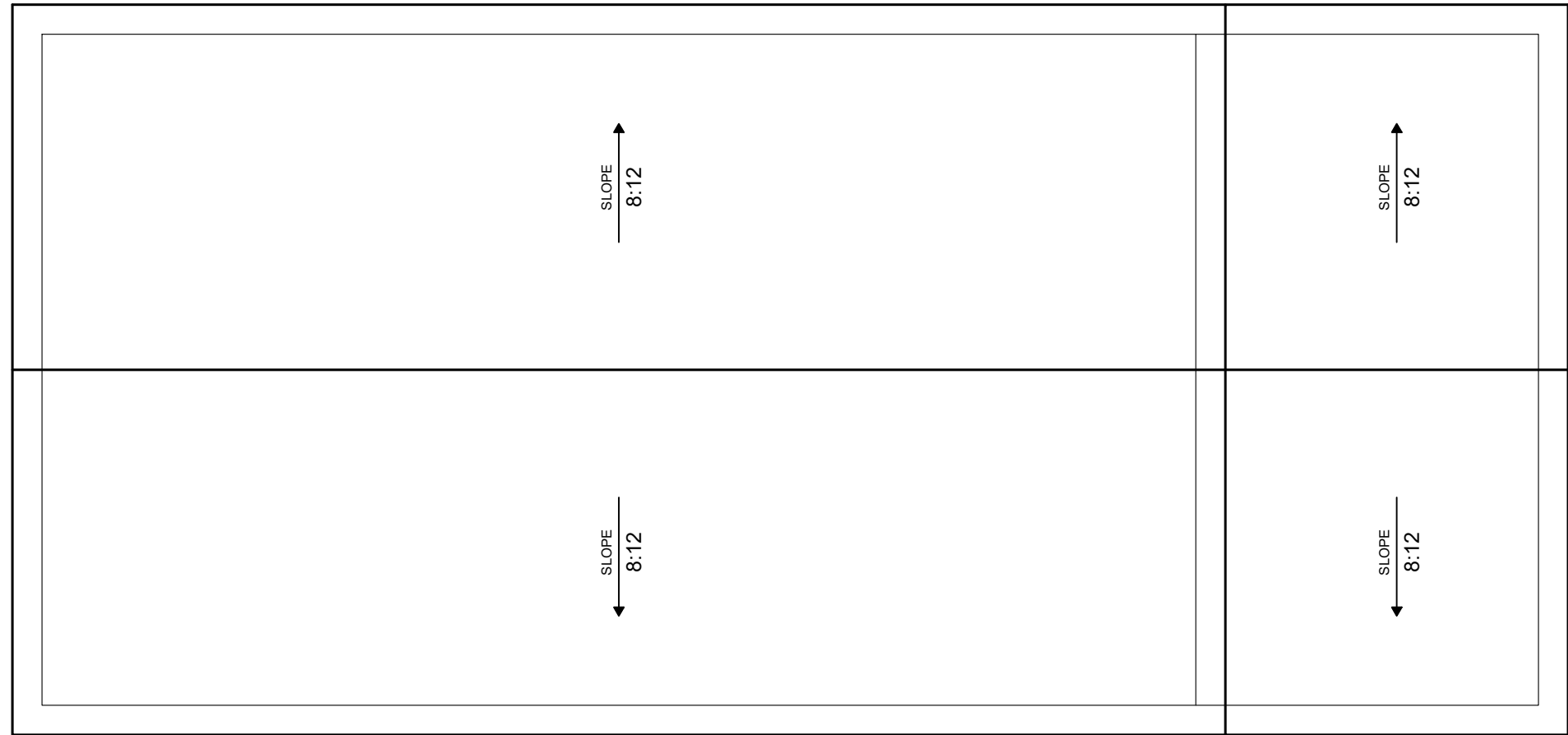
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PROPOSED ELEVATIONS

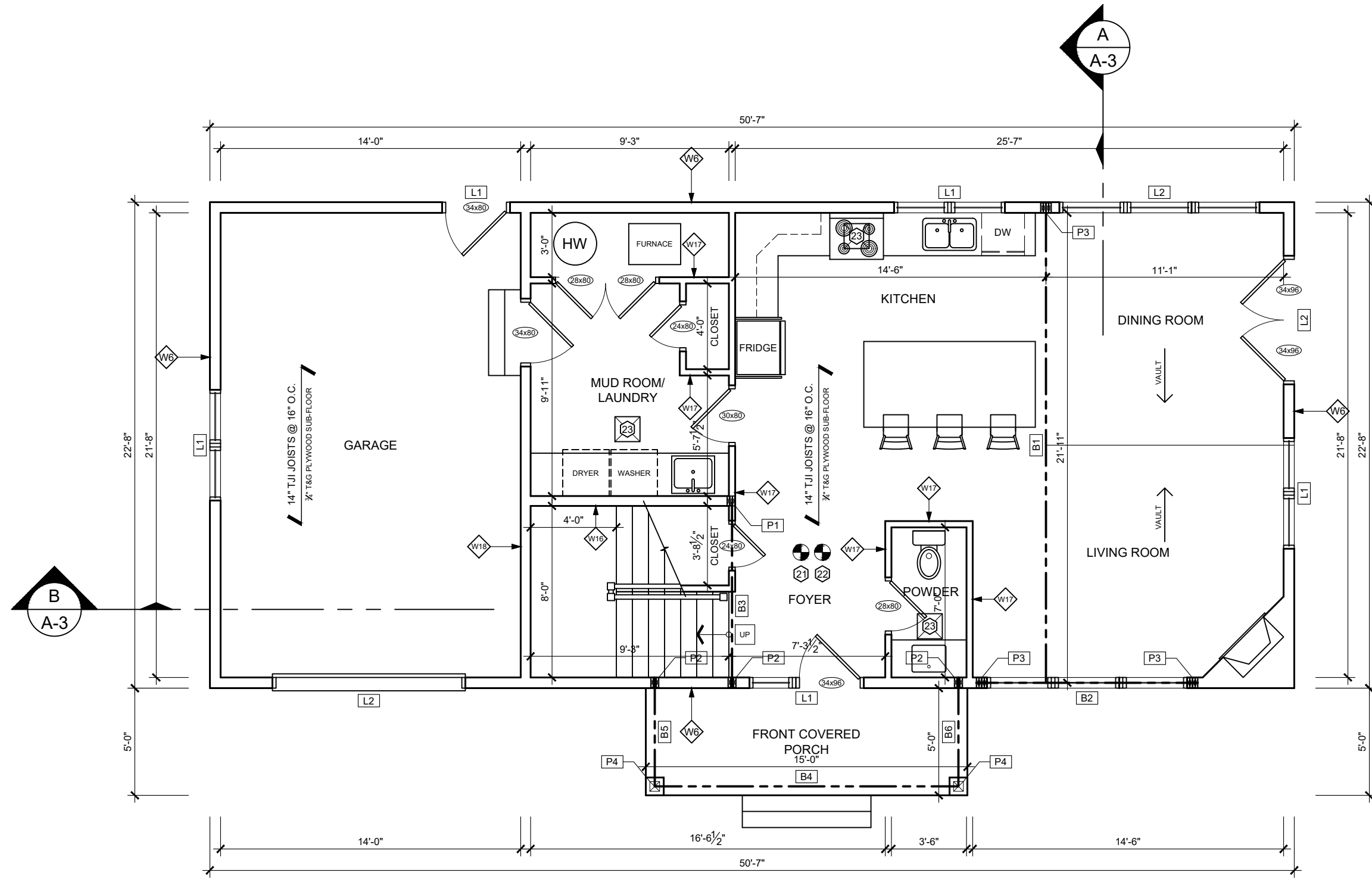
DRAWN BY L. ANGELICI	A1
DATE 10/16/2020	
SCALE $\frac{3}{16}" = 1' - 0"$	
PROJECT No. 19007	



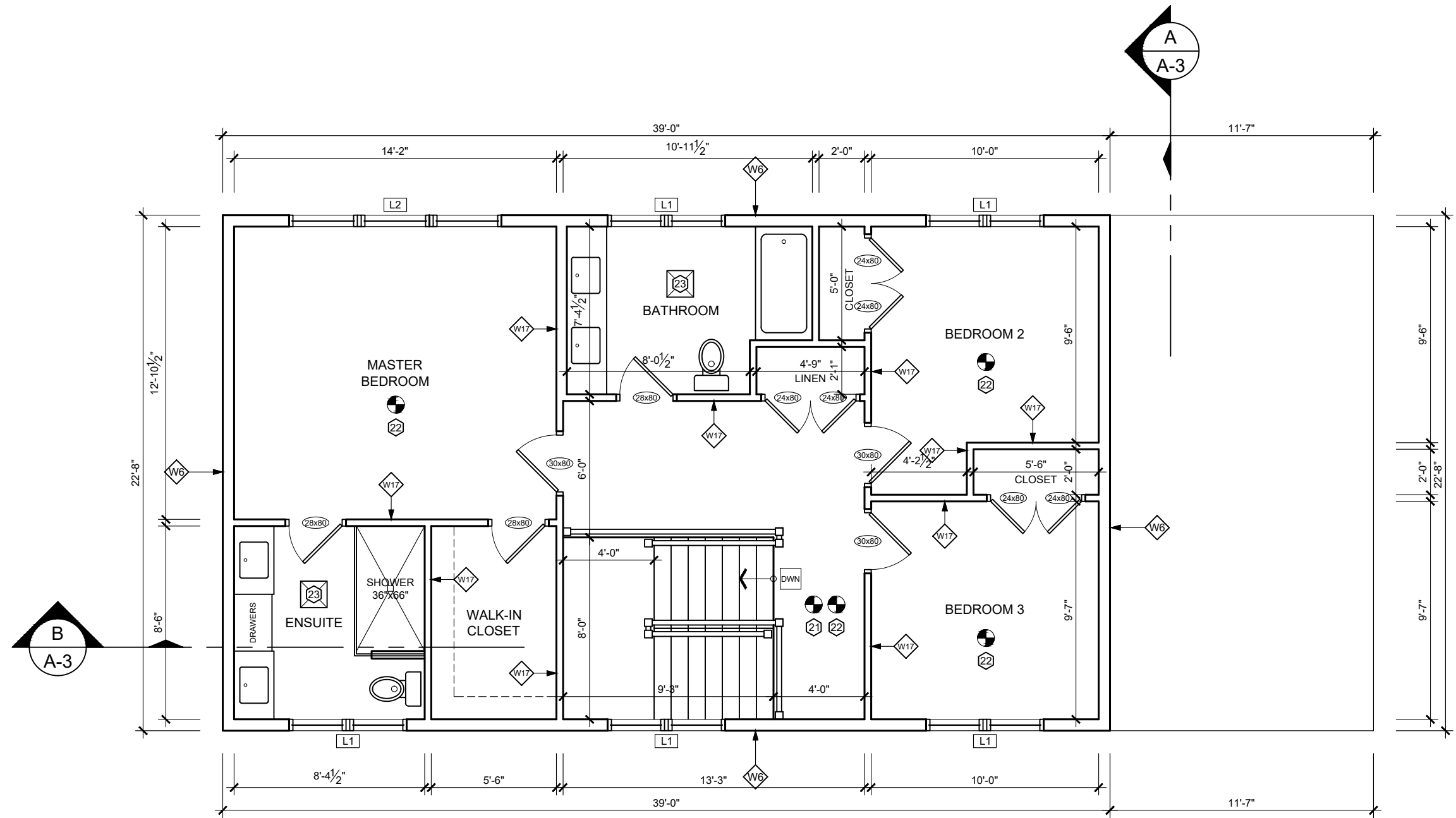
PROPOSED FOUNDATION PLAN
SCALE 3/16" = 1' - 0"



PROPOSED ROOF PLAN
SCALE 3/16" = 1' - 0"



PROPOSED MAIN FLOOR PLAN
SCALE 3/16" = 1' - 0"
FLOOR AREA: 813sqft



PROPOSED SECOND FLOOR PLAN
SCALE 3/16" = 1' - 0"
FLOOR AREA: 810sqft

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
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NAME	BCIN
10/16/2020	
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Len Angelici Design
270 SHERMAN AVE N. UNIT OF-269
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

PROJECT
PROPOSED RESIDENCE
684 BEACH BLVD
HAMILTON, ON

SHEET TITLE
PROPOSED FLOOR PLANS

DRAWN BY L. ANGELICI	A2
DATE 10/16/2020	
SCALE 3/16"=1'-0"	
PROJECT No. 19007	

ASSEMBLIES

FOUNDATION WALL ASSEMBLIES

W1 **CONCRETE LATERALLY SUPPORTED FNDT.WALLS/FOOTINGS:**
250mm (10") POURED CONC. FDTN. WALL 20 MPa (2900psi) MIN WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER W/ R20(I) MAX BACKFILL HEIGHT IS 2740mm (9'-0"). MAXIMUM POUR HEIGHT IS 2500mm (8'-2") ON 500x150 (2'-0"x6") CONTINUOUS KEYS CON. FTG. (TYP.) BRACE FNDT WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOL. OF 75MPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150MPa OR GREATER. (SEE SOL REPORT)

W2 **MASONRY LATERALLY SUPPORTED FNDT.WALLS:**
250mm (10") CONC.BLOCK. FDTN. WALL PARGEW/ WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. MAX BACKFILL HEIGHT IS 2740mm (9'-0"). MAXIMUM HEIGHT IS 3060mm (10'-0") ON 500x150 (2'-0"x6") CONTINUOUS ON KEY CON. FTG. (TYP.) BRACE FNDT WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOL. OF 75MPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150MPa OR GREATER. (SEE SOL REPORT)

W3 **CONCRETE LATERALLY UNSUPPORTED FNDT WALL:**
200mm (8") POURED CONC. FDTN. WALL 20 MPa (2900psi) MIN WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. MAX BACKFILL HEIGHT IS 1200mm (3'-11"). MAXIMUM POUR HEIGHT IS 2500mm (8'-2") ON 500x150 (2'-0"x6") CONTINUOUS KEYS CON. FTG (TYP.) BRACE FNDT WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOL. OF 75MPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150MPa OR GREATER. (SEE SOL REPORT)

W4 **MASONRY LATERALLY UN SUPPORTED FNDT.WALLS:**
250mm (10") CONC.BLOCK. FDTN. WALL PARGEW/ WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. MAX BACKFILL HEIGHT IS 1200mm (3'-11"). MAXIMUM HEIGHT IS 2500mm (8'-2") ON 500x150 (2'-0"x6") CONTINUOUS ON KEY CON. FTG. (TYP.) BRACE FNDT WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOL. OF 75MPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150MPa OR GREATER. (SEE SOL REPORT)

W5 **GRADE FOUNDATION WALL:**
200mm (8") POURED CONC. FDTN. WALL 20 MPa (2900psi) MAXIMUM POUR HEIGHT IS 2500mm (8'-2") ON 500x150 (2'-0"x6") CONTINUOUS KEYS CON. FTG (TYP.) 1200mm (3'-11") BELOW GRADE. BRACE FNDT WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOL. OF 75MPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150MPa OR GREATER. OUTSIDE OF FOUNDATION TO BE INSULATED WITH 2" RIGID INSULATION MIN (2'-2") BELOW GRADE.

ABOVE GRADE WALL ASSEMBLIES

W6 **SIDING WALL CONSTRUCTION (2"x4")**
SIDING ACCORDING TO OBC 9.27.13 AS PER ELEVATION, WITH OSB SHEATHING MEMBRANE 5.5mm (5/16") AS PER ELEVATION, WITH TYVEK MEMBRANE ON 1/2" EXTERIOR TYPE 30x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.23 (R24) OR RSI 3.87 (R22) INSULATION AND CONTINUOUS 0.15 (6 mil) POLYETHYLENE VAPOUR BARRIER, 13mm, (5/16") INT. DRYWALL FINISH.

W7 **STUCCO WALL CONSTRUCTION (2"x4")**
STUCCO ACCORDING TO OBC 9.28 AS PER ELEVATION, WITH OSB SHEATHING MEMBRANE 5.5mm (5/16") AS PER ELEVATION, WITH TYVEK MEMBRANE ON 1/2" EXTERIOR TYPE 30x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.23 (R24) OR RSI 3.87 (R22) INSULATION AND CONTINUOUS 0.15 (6 mil) POLYETHYLENE VAPOUR BARRIER, 13mm, (5/16") INT. DRYWALL FINISH.

W8 **SIDING OR STUCCO WALL CONSTRUCTION (2"x4")**
SIDING ACCORDING TO OBC 9.27.13 AS PER ELEVATION, WITH OSB SHEATHING MEMBRANE 5.5mm (5/16") AS PER ELEVATION, WITH TYVEK MEMBRANE ON 1/2" EXTERIOR TYPE 30x140 (2"x6") STUDS @ 400mm (16") O.C. STRAPPED WITH 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.23 (R24) OR RSI 3.87 (R22) INSULATION AND CONTINUOUS 0.15 (6 mil) POLYETHYLENE VAPOUR BARRIER, 13mm, (5/16") INT. DRYWALL FINISH.

W9 **BRICK VENEER OR STONE WALL CONSTRUCTION (2"x6")**
90mm (4") FACE BRICK/STONE, 25mm (1") AIR SPACE 22x100x76 (7/8"x2"x30") GALV. METAL TIES @ 400MM (16") O.C. HORIZONTAL 600MM (24") O.C. VERTICAL MTL. TIES TO IN CONTACT WITH WOOD STUD ONLY. APPROVED ASPHALT BUILDING PAPER OR TYVEK, 5.5mm (5/16") OSB SHEATHING, 38x140 (2"x6") STUDS @ 400 O.C. (16") O.C. RSI 4.23 (R24) OR RSI 3.87 (R22) BATT INSULATION, 0.15 (6 mil) POLYETHYLENE VAPOUR BARRIER AND AIR BARRIER, 13mm (5/16") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

W10 **BRICK VENEER OR STONE WALL CONSTRUCTION (2"x4")**
90mm (4") FACE BRICK/STONE, 25mm (1") AIR SPACE 22x100x76 (7/8"x2"x30") GALV. METAL TIES @ 400MM (16") O.C. HORIZONTAL 600MM (24") O.C. VERTICAL MTL. TIES TO IN CONTACT WITH WOOD STUD ONLY. APPROVED ASPHALT BUILDING PAPER OR TYVEK, 5.5mm (5/16") OSB SHEATHING, 38x140 (2"x6") STUDS @ 400 O.C. (16") O.C. STRAPPED WITH 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.23 (R24) OR RSI 3.87 (R22) BATT INSULATION, 0.15 (6 mil) POLYETHYLENE VAPOUR BARRIER AND AIR BARRIER, 13mm (5/16") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

W11 **HIGH WALL CONSTRUCTION OPTION A**
CONSTRUCTED AS W6 OR W7 OR W8 OR TWO OF. FOR A MAXIMUM WALL HEIGHT OF 5400mm (18'-0") PROVIDE 2-38x140 (2-2"x6") @ 300mm (12") SPR. #2 CONTINUOUS STUDS PROVIDE 2 ROWS OF SOLID BLOCKING BTW STUDS AT SPACED AT 1625mm (6'-0"), (OR AS PER ENGINEERS REPORT)

W12 **HIGH WALL CONSTRUCTION OPTION B**
CONSTRUCT USING PRE-ENGINEERED WOOD (SEE SHOP DWG FOR LUMBER SUPPLIER)

W13 **BASEMENT INSULATION**
RSI 3.52 (R20) MIN. INSULATION BLANKET OR BATTS WITH 38x140 (2"x6") STUD WALL, AND APPROVED VAPOUR BARRIER FULL HEIGHT OF BASEMENT, WITH BUILDING PAPER BT THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

W14 **WALL BETWEEN DWELLING AND GARAGE**
PROVIDE AND EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES BETWEEN THE GARAGE AND DWELLING UNIT OVER GARAGE WITH RSI 4.40 (R22) INSULATION BT JOISTS. TAPE AND SEAL ALL JOINTS GAS TIGHT.

INTERIOR WALL ASSEMBLIES

W15 **2X4 INTERIOR LOAD BEARING WALL**
FOR BEARING PARTITIONS 38x89 (2x4) 400mm (16") O.C. FOR 2 STOREYS AND 300MM (12") O.C FOR 3 STOREYS W/IT 38x89 (2x4) BOTTOM PLATE AND 2-38x89 (2-2x4) TOP PLATE, 13mm (5/16") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE ASHLAR BLOCK WHEN LOCATED IN BASMENT ANCHORED 3'-0" O.C.

W16 **2X6 INTERIOR LOAD BEARING WALL**
FOR BEARING PARTITIONS 38x140 (2X6) 400mm (16") O.C. FOR 2 STOREYS AND 300MM (12") O.C FOR 3 STOREYS W/IT 38x140 (2x6) BOTTOM PLATE AND 2-38x140 (2-2x6) TOP PLATE, 13mm (5/16") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE ASHLAR BLOCK WHEN LOCATED IN BASMENT ANCHORED 3'-0" O.C. SEE DETAIL 5x6x FOR FOOTING SPECS

W17 **2X4 / 2X6 INTERIOR NON-LOAD BEARING WALLS**
-INTERIOR PARTITIONS 38x89 (2x4) 400mm (16") O.C. W/IT 38x89 (2x4) BOTTOM PLATE AND 38x89 (2-2x4) TOP PLATE, 13mm (5/16") INT. DRYWALL BOTH SIDES OF STUDS.
-INTERIOR PARTITIONS 38x140 (2x6) 400mm (16") O.C. W/IT 38x140 (2x6) BOTTOM PLATE AND 38x140 (2-2x6) TOP PLATE, 13mm (5/16") INT. DRYWALL BOTH SIDES OF STUDS.

W18 **DWELLING UNIT AND GARAGE SEPARATION**
DOORS AND WALLS BETWEEN THE OVERAGE AND DWELLING UNIT SHALL PROVIDE AND EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES AND DOORS SHALL BE FITTED WITH A SELF-CLOSING DEVICE. INSTALL W/IT 13mm (5/16") COPOLYMER BOARD ON WALL AND CEILING BT HOUSE AND GARAGE, RSI 5.46 (R31) IN WALLS, TAPE AND SEAL ALL JOINTS GAS TIGHT.

FLOOR ASSEMBLIES

F1 **BASEMENT SLAB**
100mm (4") CONCRETE SLAB 25MPa (3690 PSI) AFTER 28 DAYS ON W/TH 6"x6"x10" W.W.M ON 6" COURSE GRANULAR MATERIAL PROVIDE BOND BREAKER MATERIAL BT SLAB AND FOOTING. EVERY BASEMENT SHALL BE PROVIDED WITH A FLOOR DRAIN W/IT A TRAP SEAL PRIMER.

F2 **GARAGE SLAB**
100mm (4") CONCRETE SLAB 32MPa (4650 PSI) AFTER 28 DAYS 5-8% AIR ENTRAINMENT, REINFORCED WITH 10M BARS @ 300mm (12") O.C. EACH WAY DOWELED INTO FOUNDATION WALL. 6" COURSE GRANULAR MATERIAL. SLOPE SLAB 1% TO DRAIN.

F3 **PORCH SLAB**
125mm (5") CONCRETE SLAB 32MPa (4650 PSI) AFTER 28 DAYS 5-8% AIR ENTRAINMENT, REINFORCED WITH 10M BARS @ 300mm (12") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. SLAB SHALL BEAT 75mm (3") MIN ON FOUNDATION WALL, ANCHORED W/IT 10M BOLT DOWELS @ 900mm (3'-0") O.C. SLOPE SLAB MIN. 1% FROM DOOR, PROVIDE 4" AND AT FRUIT CELLAR DOOR, GREAT THAN 6'-2" SEE ENGINEERS DRAWING.

F4 **SUBFLOORING JOIST SYSTEM**
18mm (3/4") TAG SUBFLOOR ON WOOD FLOOR JOISTS AS PER PLANS FOR CERAMIC TILE APPLICATION (SEE OBC 9.30.47) PROVIDE PANEL TYPE UNDERLAY UNDER RESILIENT @ PARQUET FLOORING. (*SEE OBC 9.30.2.1) ALL JOISTS TO BE NAILLED, GLUED AND SCREWED AND BRIDGED W/IT 38x89 (2"x6") CROSS BRACING OR SOLID BLOCKING @ 2100mm (8'-11") O.C. AND STRAPPING UNLESS A PANEL TYPE CEILING FINISH IS APPROVED. REFER TO SHOP DRAWINGS FOR PRE-ENG. JOISTS FROM LUMBER SUPPLIER.

F5 **FLOOR OVER GARAGE**
THE CONSTRUCTION AS PER F4 AND TO PROVIDE AND EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES BETWEEN 600mm (2'-0") BELOW GRADE AND OVER GARAGE W/IT A RSI 4.46 (R24) INSULATION BT THE JOISTS. TAPE, SEAL, ALL JOINTS GAS TIGHT

F6 **SLABS IN BASEMENT ABOVE FOOT LINE**
BASEMENT SLABS AS PER F4 THAT ARE LOCATED LESS THAN 600mm (2'-0") BELOW GRADE SHALL BE INSULATED WITH RSI 1.76 (R10) IF IT CONTAINS PIPING AND RSI 1.41 (R8) IF IT DOES NOT CONTAIN PIPING.

ROOF ENVELOPES

R1 **ROOF CONSTRUCTION - AS PER PRE-ENG SPECS**
30YR (MIN) ASPHALT ROOF SHINGLES No. 210 (10.25KG/M2) ASPHALT SHINGLES, 10mm (5/16") PLYWOOD SHEATHING WITH 1" CLIPS APPROVED WOOD TRUSSES @ 800mm (24") O.C. MAX. SELF-SEALING MEMBRANE TYPE EAVE ICE & WATER PROTECTION TO EXTEND MIN. 12" (100mm) BEYOND INSIDE FACE OF INSIDE WALL. No. 15 FELT PAPER NON-PERFORATED FOR THE REST OF ROOF AND TO OVERLAP 2" OVER ICE & WATER PROTECTION. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, 38x38 (2x4) TRUSSES @ 1800mm (6'-0") O.C.

R2 **RAIN WATER CONTROL**
PREFINISHED ALUM EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT.

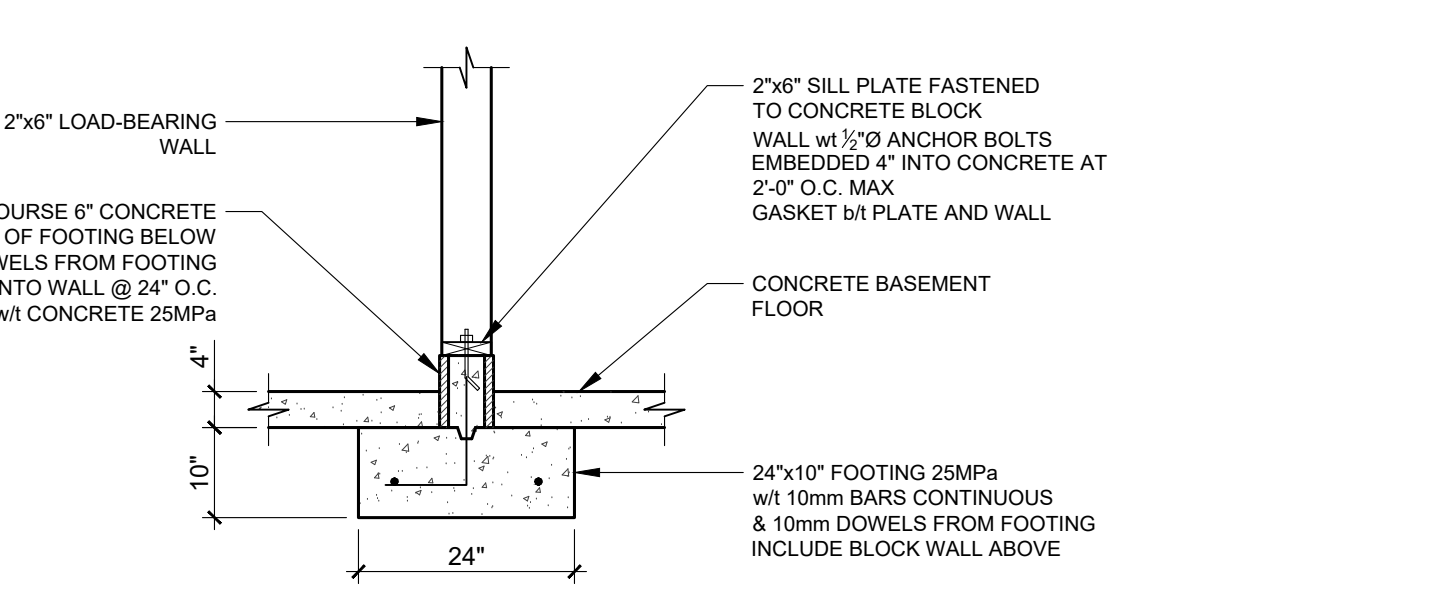
R3 **ROOF INSULATION AND VENTING**
ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES, W/IT RSI 10.07 (R60) ROOF INSULATION AND APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER.

COLUMN SUPPORT

C1 **SQUARE STEEL POSTS**
3/2"x3/2"x10.25 HSS POST MECH-FASTENED AT TOP AND BOTTOM W/IT 6"x6"x6.25 TOP & BOTTOM PLATE TO EXTEND MIN WIDTH OF BEAM WHERE BEARING ON FOUNDATION WALL OR KNEE WALL PROVIDE 4-3/8" DIA. BOLTS INTO CONCRETE WALL. CONCRETE PAD FOOTING AS PER PLANS.

C2 **SQUARE STEEL POSTS**
3/2"x6x25 HSS POST MECH-FASTENED AT TOP AND BOTTOM W/IT 6"x6" TOP & BOTTOM PLATE TO EXTEND MIN WIDTH OF BEAM WHERE BEARING ON FOUNDATION WALL OR KNEE WALL PROVIDE 4-3/8" DIA. BOLTS INTO CONCRETE WALL. CONCRETE PAD FOOTING AS PER PLANS.

C3 **WOOD POSTS**
SHALL BE 6"x6" BUILT UP No. 1 SPR OR UNLESS CALCULATION PROVIDED. WOOD SHALL BE SEPARATED FROM CONCRETE BY 0.05mm (0.002") POLYETHYLENE FILM. CONCRETE PAD AS PER PLAN.



DETAIL 1: BASEMENT LOAD-BEARING WALL CONSTRUCTION
N.T.S.

CONSTRUCTION NOTES

FOUNDATION

1 **ANCHORAGE**
38x89 (2x4") SILL PLATE W/IT 13mm (5/16") DIA. ANCHOR BOLTS 200mm (8") LONG EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. CALLING OR FIBER GASKET BT PLATE AND TOP OF FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

2 **STEP FOOTINGS**
THE VERTICAL STEP BT HORIZONTAL PORTIONS SHALL NOT EXCEED 600mm (2'-0") FOR FIRM SOLS AND 400mm (1'-0") FOR SAND OR GRAVEL. HORIZONTAL DISTANCE BT RISERS SHALL BE NOT LESS THAN 600mm.

3 **FOUNDATION DRAINAGE**
100mm (4") DIA. WEEPING TILE 150mm (16") CRUSHED STONE OVER AND AROUND WEEPING TILES AT BASEMENT FOOTING PERIMETER.

4 **MASONRY BONDING**
CONCRETE AND BRICK VENEER AIR SPACE SHALL BE COMPLETELY FILLED WITH CONCRETE FOR SOLID UNIT

5 **WINDOW WELL DRAINAGE**
EVERY WINDOW WELL SHALL BE DRAINED TO FOOTING LEVEL OR OTHER SUITABLE LOCATION

6 **FLOOR DRAIN**
EVERY BASEMENT SHALL BE PROVIDED WITH A FLOOR DRAIN W/IT A TRAP SEAL PRIMER

WOOD FRAMING

7 **NOTCHING & DRILLING OF MEMBERS**
HOLES IN FLOOR, ROOF AND CEILING MEMBERS TO BE MAXIMUM 1/2 ACTUAL DEPTH OF MEMBER AND NOT LESS THAN 7 FROM EDGES

NOTCHES IN FLOOR, ROOF AND CEILING MEMBERS TO BE LOCATED ON TOP OF MEMBER WITH 1/2 THE ACTUAL DEPTH (12") O.C. EACH WAY DOWELED INTO FOUNDATION WALL. 6" COURSE GRANULAR MATERIAL. SLOPE SLAB 1% TO DRAIN.

WALL STUDS MAY BE NOTCHED OR DRILLED PROVIDED THAT NO LESS THAN 1/2 THE DEPTH OF STUD REMAINS IF LOAD BEARING AND 1-1/2" IF NON-LOAD BEARING

ROOF TRUSSES MEMBERS SHALL NOT BE NOTCHED DRILLED OR WEAKENED UNLESS ACCOMMODATED IN THE DESIGN

8 **WALL STUDS**
EXTERIOR WALLS TO BE BUILT ACCORDING TO WALL TYPE WITH TOP PLATE AND SINGLE BOTTOM PLATE.

9 **FLOOR JOIST**
JOIST TO HAVE 1-1/2" END BEARING. JOIST SHALL BE 100mm (4") ABOVE FIN. GRADE FROM ALL OPENINGS EXHAUST AND INTAKE VENTS. HRY INTAKE TO BE A MIN OF 1800mm (6'-0") FROM ALL EXHAUST TERMINALS

10 **DIRECTS GAS FIRE PLACE**
VENTS TO BE A MIN. 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE REFER TO GAS CODE.

11 **BLOCKING LOCATION**
PROVIDE BLOCKING FOR SIDE GRAB BARS AND BARS OVER TOILET AS WELL AS BAR IN SHOWER. BATH TUB GRAB BAR TO BE LOCATED OPPOSITE THE ENTRANCE TO THE SHOWER AND 1'-0" OF THE BAR TO BE LOCATED TO ONE SIDE OF THE APPROXIMATE LOCATION OF THE FUTURE SEAT AT TUB.

12 **BLOCKING AND FASTENING**
ALL BLOCKING MUST BE FASTENED ENOUGH TO WITHSTAND 1.3KN OF FORCE W/ITHER VERTICALLY OR HORIZONTALLY ON THE GRAB BAR. A MINIMUM OF 2"x8" BLOCKING IS REQUIRED WITH A MIN. OF 3-1/2" NAILS ON EACH SIDE OF BLOCKING.

THERMAL INSULATION

13 **ATTIC HATCH**
EVERY ROOF SHALL BE PROVIDED W/IT A 533mm x 700mm (2'-0") ATTIC HATCH W/IT WEATHERSTRIPPING. RSI 7.0 (R40) RIGID INSULATION BACKING

14 **RIM JOIST INSULATION**
15mm (5/16") W/IT TYVEK MEMBRANE ON 1-1/2" RIM JOIST AS PER PLAN W/IT OSB SHEATHING WITH RSI 4.23 (R24) OR RSI 3.87 (R22) INSULATION AND CONTINUOUS 0.15 (6 mil) POLYETHYLENE VAPOUR BARRIER FRICTION FIT.

STAIRS, HANDRAILS AND GUARDS

15 **STAIRS**
CLEAR HEIGHT OVER STAIRS MUST BE MEASURED VERTICALLY MIN. HEIGHT 1950mm (6'-5")

STAIRS DIMENSIONS:
MAX RISE 7-1/2" (200mm)
MIN RUN 9-1/2" (240mm)
MIN TREAD 9-1/2" (235mm)
MAX NOSING 1" (25mm)
MIN HEADROOM 6'-2" (1900mm)
RAILING @ LANDING 2'-7" (800mm)
RAILING @ STAIR 2'-7" (800mm)
MIN WIDTH 2'-11" (800mm)

FOR CURVED STAIRS:
MIN RUN 5-7/8" (150mm)
MIN AVG RUN 7-7/8" (200mm)

16 **HANDRAILS AND GUARD AS PER OBC - SB-7**
FINISHED HANDRAIL ON WOOD PICKETS MAX SPACING 4" BETWEEN PICKETS SHALL NOT BE LESS THAN 800MM (2'-7") AND NOT MORE THAN 965mm (3'-2") WHERE GUARDS ARE REQUIRED. HANDRAILS ON LANDING ARE PERMITTED TO BE NOT MORE THAN 1070mm (3'-6")

17 **GUARDS AS PER OBC - SB-7**
EXTERIOR GUARDS @ 1070mm (3'-6") ABOVE LANDINGS. MAX. OPENING WITHIN GUARDS 100mm (4") PROTECTED BY THE GUARD WILL NOT FACILITATE CLIMBING

18 **MEANS OF EGRESS**
MINIMUM BEDROOM WINDOWS - OBC 9.7.1.3
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.30% UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH A MIN. CLEAR OF 300mm (1'-3")

19 **WINDOW GUARDS - OBC 9.7.1.6 & 9.8.8**
A GUARD OR WINDOW WITH A MAXIMUM RESTRICTED OPENING OF 100mm (4") IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FINISHED FLOOR AND THE DISTANCE FROM FROM THE FINISHED FLOOR AND THE DISTANCE FROM THE FINISHED GRADE IS GREATER THAN 1800mm (5'-11").

20 **WINDOW IN EXIT STAIRWAYS - OBC 9.7.5.3**
WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 1070mm (3'-6") SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE 2 ABOVE OR THE WINDOW SHALL BE NONCREPEABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN PART 4 OF THE ONTARIO BUILDING CODE.

21 **LIFESAFETY**
CARBON MONOXIDE ALARMS - OBC 9.3.4
A CARBON MONOXIDE ALARMS CONFORMING TO CAN/CSA-19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH ROOM WHICH THERE IS INSTALLED A SOLID FUEL BURNING APPLIANCE. CARBON MONOXIDE ALARMS SHALL BE WIRED SO THAT ITS ACTIVATION WILL ACTIVATE THE SMOKE ALARMS.

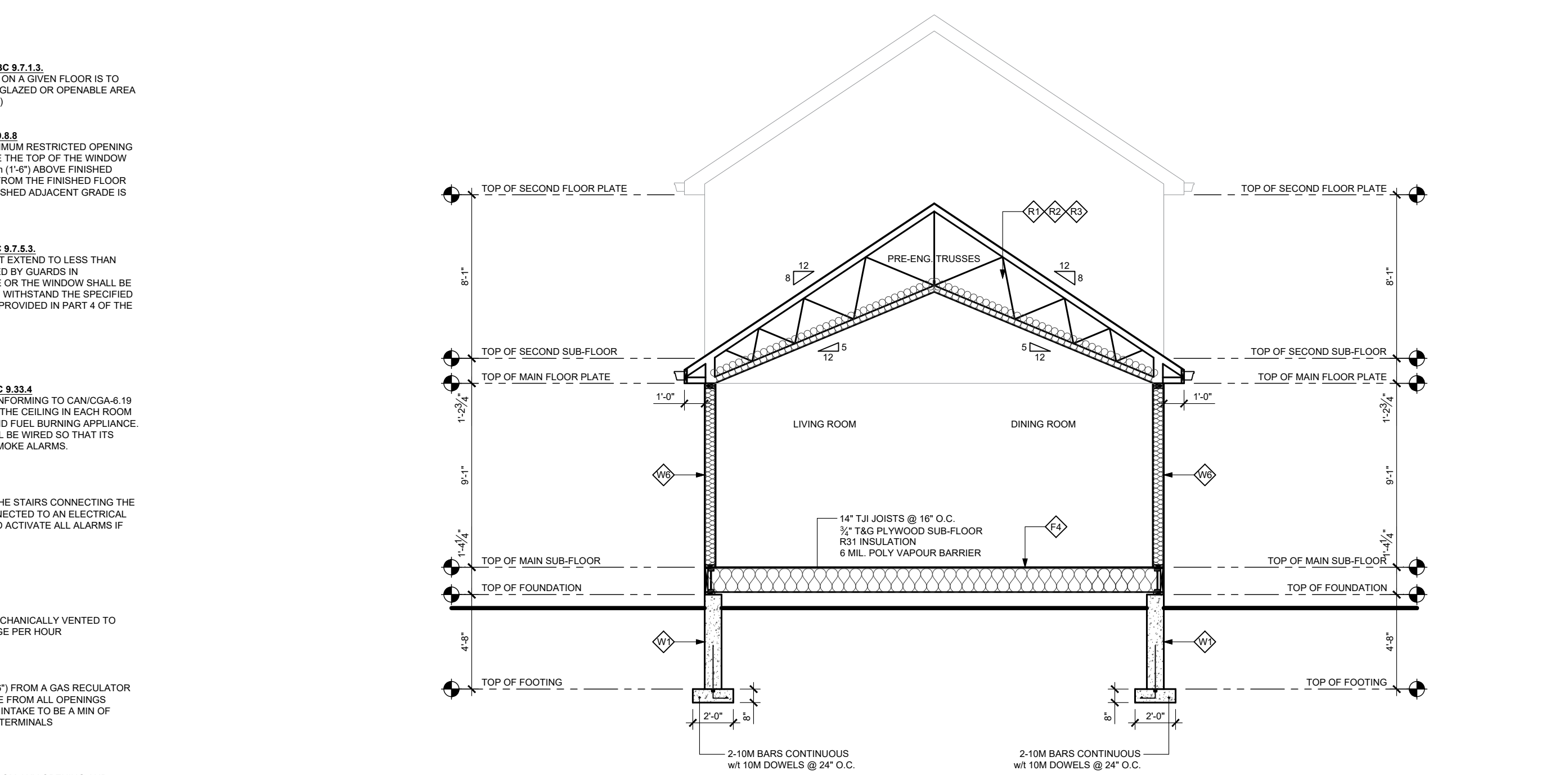
22 **SMOKE ALARM - OBC 9.10.16**
PROVIDE ONE PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS INTERCONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS.

23 **MECHANICAL VENTILATION**
WASHROOM AND RANGE TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR

24 **DIRECT GAS VENT FURNACE**
FURNACE TERMINAL MIN 900mm (36") FROM A GAS REGULATOR MIN. 300mm (12") ABOVE FIN. GRADE FROM ALL OPENINGS EXHAUST AND INTAKE VENTS. HRY INTAKE TO BE A MIN OF 1800mm (6'-0") FROM ALL EXHAUST TERMINALS

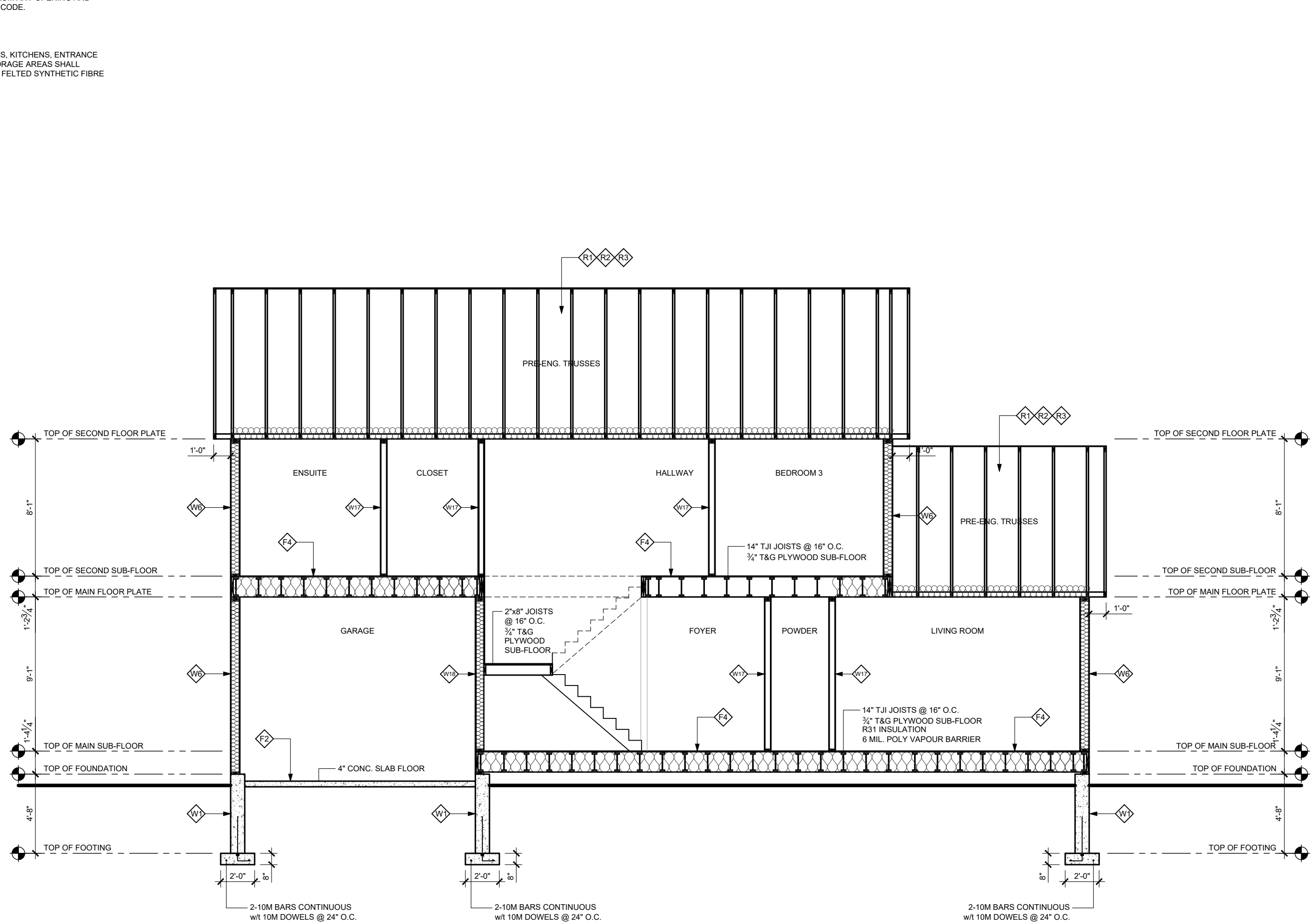
25 **NATURAL VENTILATION**
VENTS TO BE A MIN. 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE REFER TO GAS CODE.

26 **WATER RESISTANT FLOORING**
FINISHED FLOORING IN BATHROOMS, KITCHENS, ENTRANCE HALL, LAUNDRY AND GENERAL STORAGE AREAS SHALL CONIST OF RESILIENT FLOORING, FLEED SYNTHETIC FIBRE FLOORING COVERINGS.



SECTION A

SCALE 3/16" = 1' - 0"



SECTION B

SCALE 3/16" = 1' - 0"

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01.	PRELIMINARY DRAWINGS	10/16/2020

No.	REVISION	DATE
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SEAL

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QUALIFICATION INFORMATION	
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684 BEACH BLVD
HAMILTON, ON

SHEET TITLE	
NOTES, DETAILS & SECTIONS	
DRAWN BY	L. ANGELICI
DATE	10/16/2020
SCALE	3/16"=1'-0"
PROJECT No.	19007

WINDOW SCHEDULE		
①		WIDTH: 62" HEIGHT: 60" TYPE: CASEMENT RIGHT, CASEMENT LEFT
②		WIDTH: 112" HEIGHT: 72" TYPE: CASEMENT RIGHT, FIXED, CASEMENT LEFT
③		WIDTH: 62" HEIGHT: 48" TYPE: CASEMENT RIGHT, CASEMENT LEFT
④		WIDTH: 112" HEIGHT: 60" TYPE: CASEMENT RIGHT, FIXED, CASEMENT LEFT

DOOR SCHEDULE		
⑤		WIDTH: 64" HEIGHT: 98" THICKNESS: 1-3/8" TYPE: SIDE LITE, LEFT HAND EXTERIOR
⑥		WIDTH: 112" HEIGHT: 100" THICKNESS: 1-3/4" TYPE: GARAGE DOOR
⑦		WIDTH: 38" HEIGHT: 98" THICKNESS: 1- 3/8" TYPE: RIGHT HAND EXTERIOR
⑧		WIDTH: 72" HEIGHT: 98" THICKNESS: 1- 3/8" TYPE: RIGHT HAND EXTERIOR, LEFT HAND EXTERIOR

PROJECT NORTH		TRUE NORTH
01.	PRELIMINARY DRAWINGS	10/16/2020
No.	REVISION	DATE

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PROJECT
PROPOSED RESIDENCE 684 BEACH BLVD HAMILTON, ON

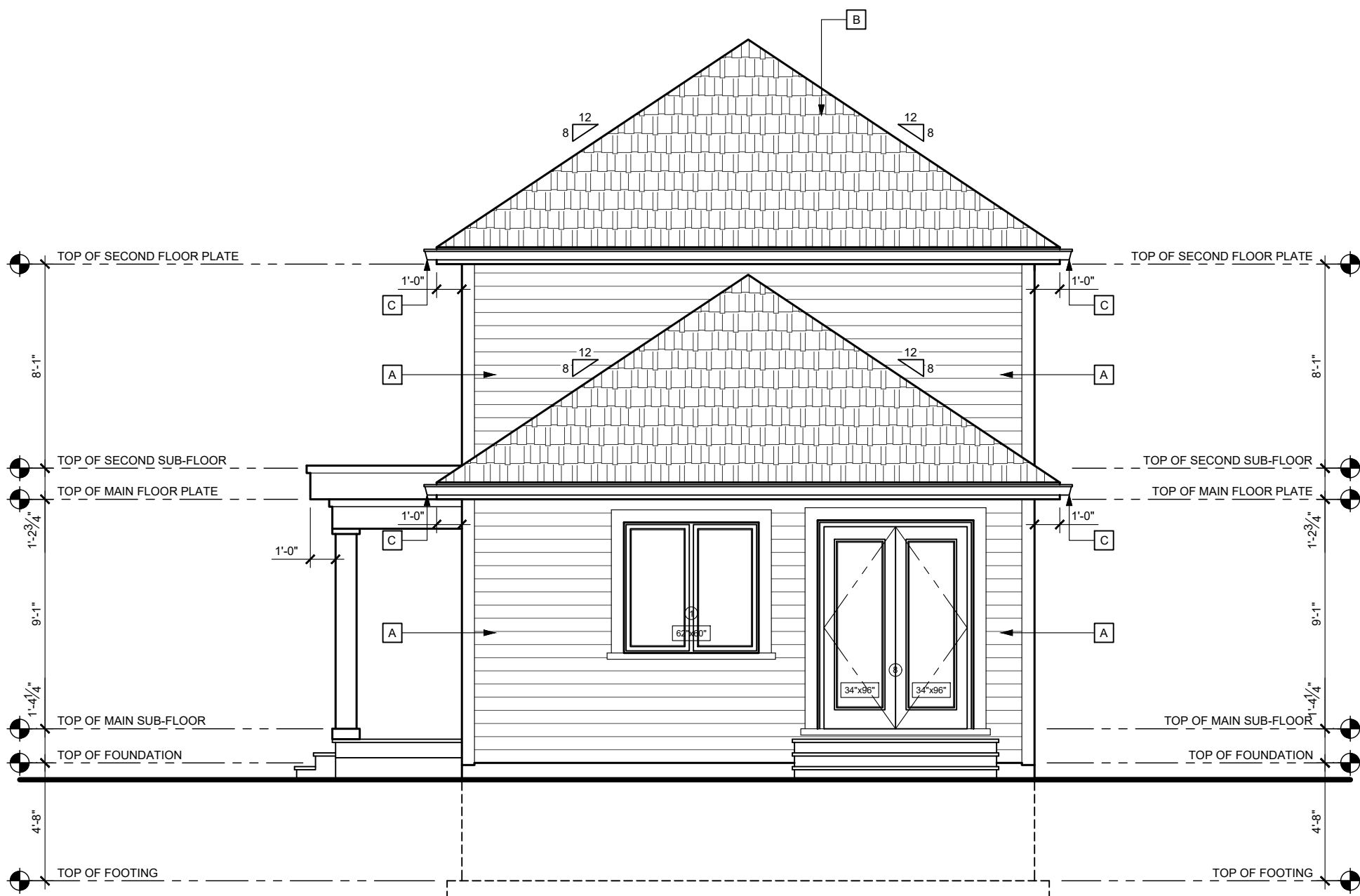
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WINDOW SCHEDULE	
DRAWN BY L. ANGELICI	A4
DATE 10/16/2020	
SCALE 3/8"=1'-0"	
PROJECT No. 19007	



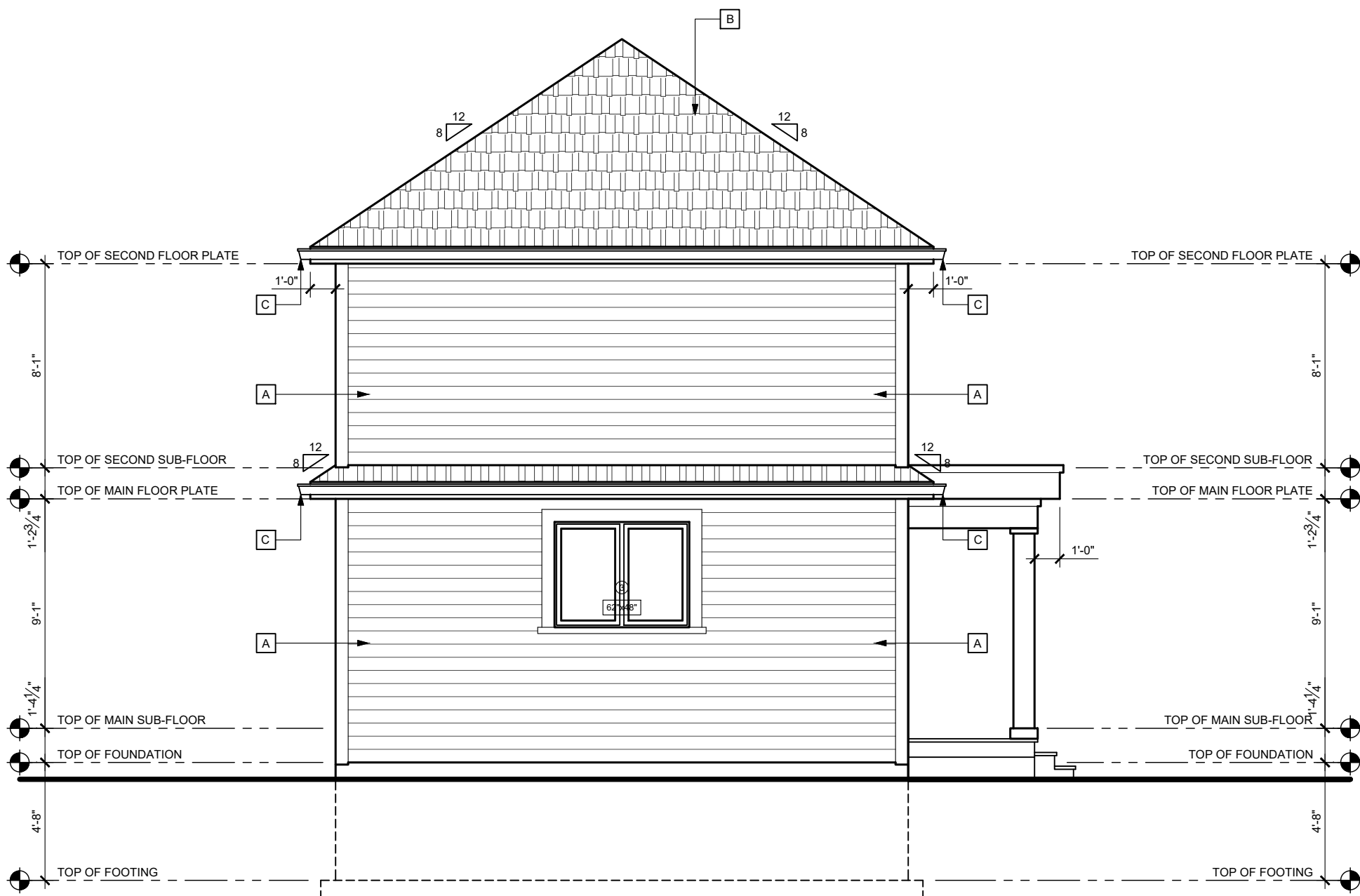
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SCALE 3/16" = 1' - 0"



REAR ELEVATION
SCALE 3/16" = 1' - 0"



RIGHT SIDE ELEVATION
SCALE 3/16" = 1' - 0"



LEFT SIDE ELEVATION
SCALE 3/16" = 1' - 0"

EXTERIOR FINISH INDEX

- [A] VINYL SIDING
- [B] ASPHALT SHINGLES
- [C] 5" PRE-FIN. ALUM. EAVETROUGH ON 8" WITH PRE-FIN. ALUM. FASCIA C/W PRE-FIN. ALUM. DOWNSPOUT

PROJECT NORTH	TRUE NORTH

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NAME	BCIN
REGISTRATION INFORMATION	
LEN ANGELICI DESIGN	43162
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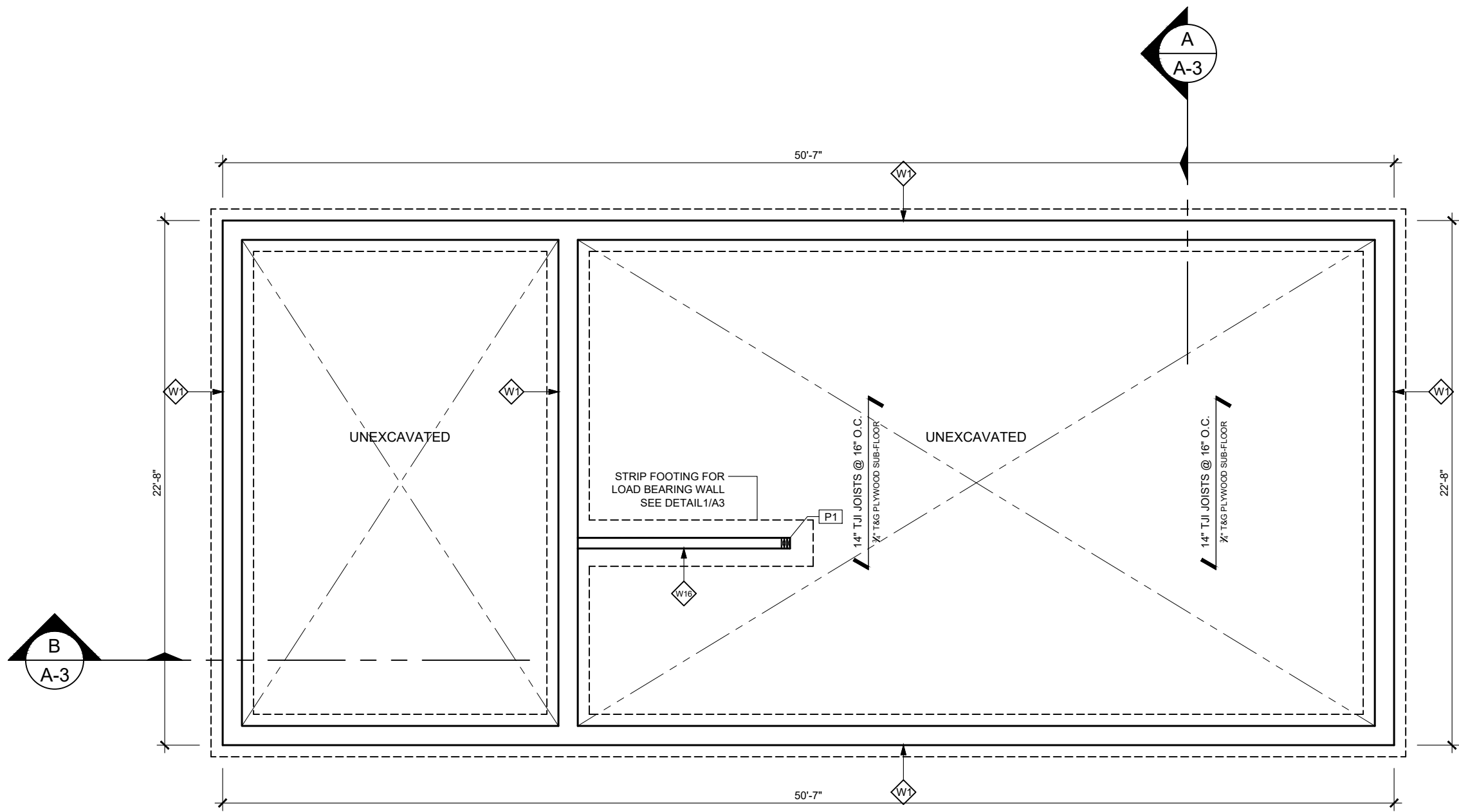
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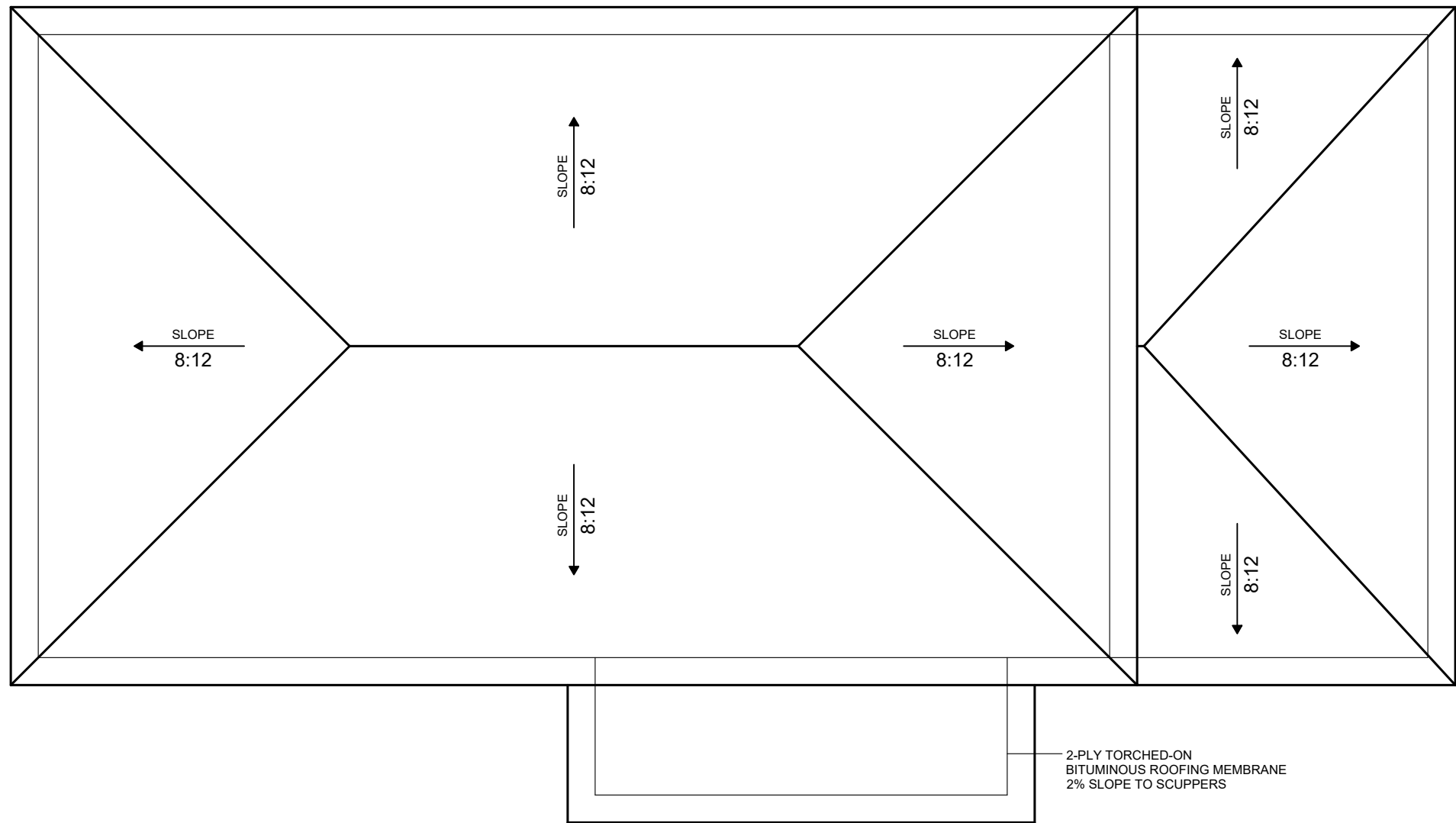
PROJECT
PROPOSED RESIDENCE 684 BEACH BLVD HAMILTON, ON

SHEET TITLE
PROPOSED ELEVATIONS

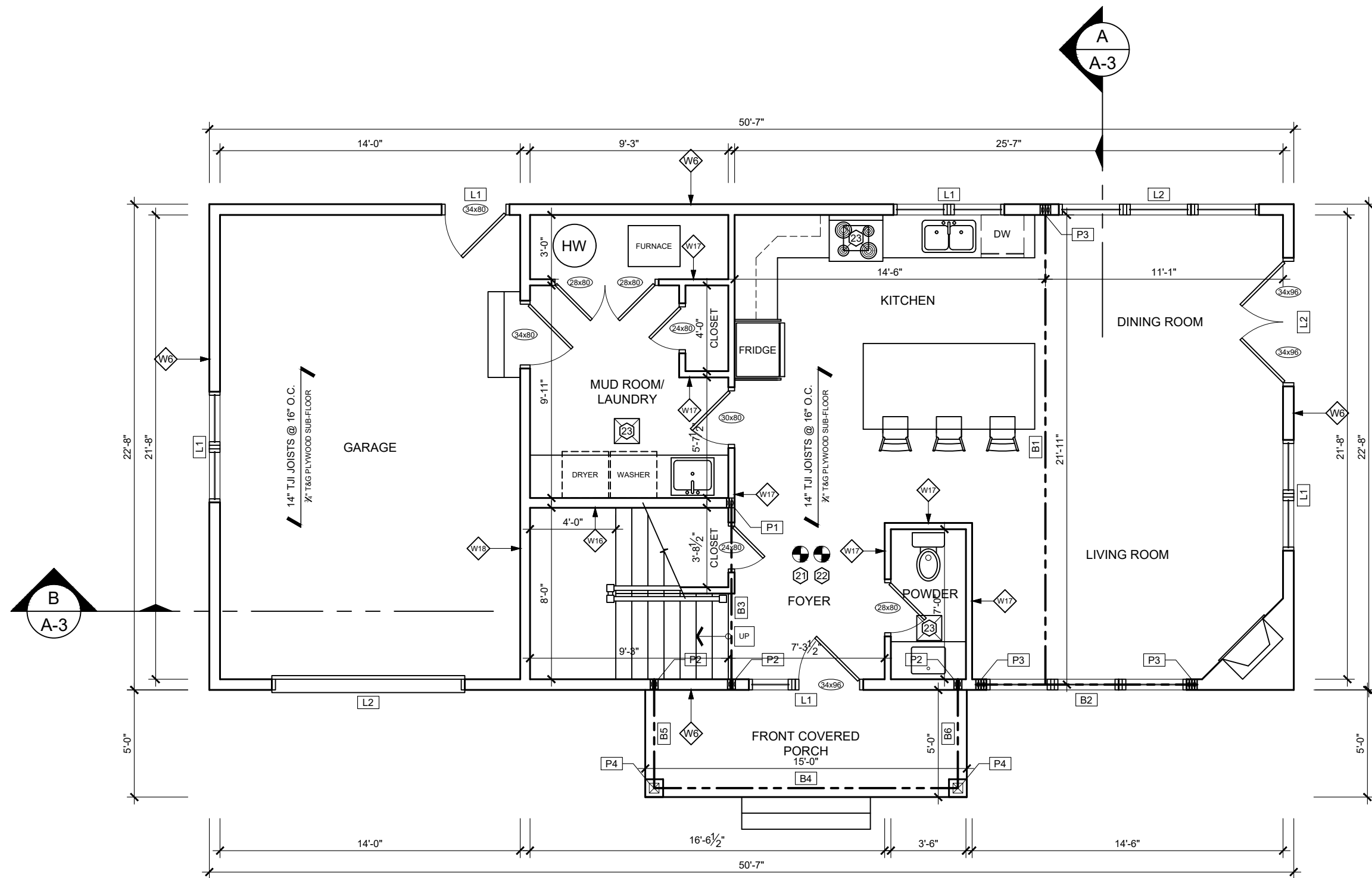
DRAWN BY L. ANGELICI	A1
DATE 10/16/2020	
SCALE 3/16"=1'-0"	
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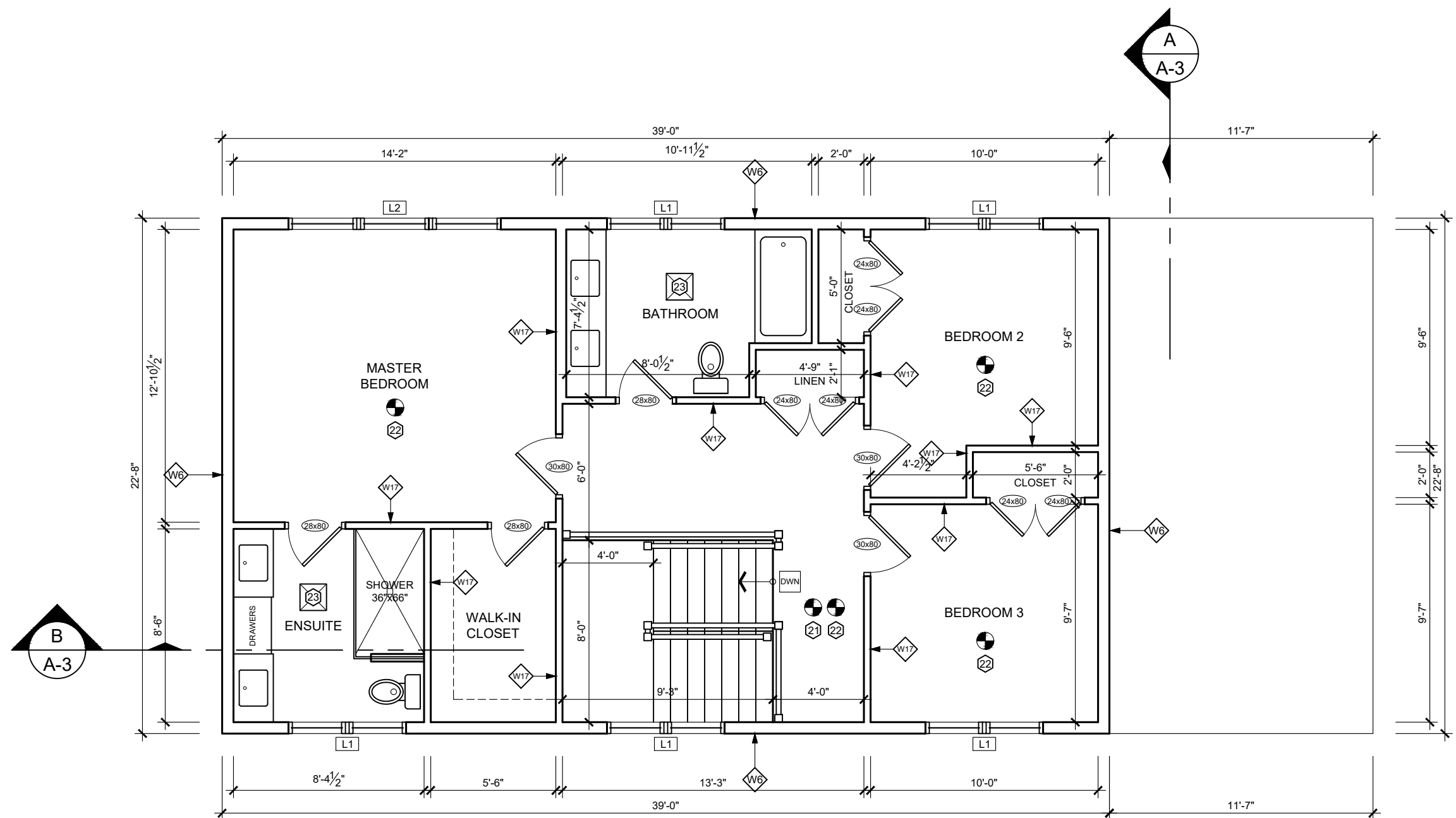
PROPOSED FOUNDATION PLAN
SCALE 3/16" = 1' - 0"



PROPOSED ROOF PLAN
SCALE 3/16" = 1' - 0"



PROPOSED MAIN FLOOR PLAN
SCALE 3/16" = 1' - 0"
FLOOR AREA: 813sqft



PROPOSED SECOND FLOOR PLAN
SCALE 3/16" = 1' - 0"
FLOOR AREA: 810sqft

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01.	PRELIMINARY DRAWINGS	10/16/2020

- ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
- THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
- REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
- CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
- DRAWING MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS STATEMENT IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

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	
LEONARD ANGELICI	42391
NAME	BCIN
REGISTRATION INFORMATION	
LEN ANGELICI DESIGN	43162
NAME	BCIN
10/16/2020	
DATE	SIGNATURE

Len Angelici Design

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PROJECT
PROPOSED RESIDENCE 684 BEACH BLVD HAMILTON, ON

SHEET TITLE
PROPOSED FLOOR PLANS

DRAWN BY L. ANGELICI	A2
DATE 10/16/2020	
SCALE 3/16"=1'-0"	
PROJECT No. 19007	

ASSEMBLIES

FOUNDATION WALL ASSEMBLIES

CONCRETE LATERALLY SUPPORTED FNDT WALLS/FOOTINGS:
250mm (10") POURED CONC. FDTL. WALL 20 MPa (2900psi) MIN. WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. MAX. BACKFILL HEIGHT IS 1200mm (5'-11") CONTINUOUS ON KEY CON. FTG. (TYP). BRACE FNDT WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75KPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150MPa OR GREATER. (SEE SOIL REPORT)

MASONRY LATERALLY SUPPORTED FNDT WALLS:
200mm (8") CONC. BLOCK. FDTL. WALL PARGEWIT WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. MAX. BACKFILL HEIGHT IS 1200mm (5'-11") CONTINUOUS ON KEY CON. FTG. (TYP). BRACE FNDT WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75KPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150MPa OR GREATER. (SEE SOIL REPORT)

CONCRETE LATERALLY UNSUPPORTED FNDT WALL:
200mm (8") POURED CONC. FDTL. WALL 20 MPa (2900psi) MIN. WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. MAX. BACKFILL HEIGHT IS 1200mm (5'-11") CONTINUOUS ON KEY CON. FTG. (TYP). BRACE FNDT WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75KPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150MPa OR GREATER. (SEE SOIL REPORT)

MASONRY LATERALLY UN SUPPORTED FNDT WALLS:
200mm (8") CONC. BLOCK. FDTL. WALL PARGEWIT WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. MAX. BACKFILL HEIGHT IS 1200mm (5'-11") CONTINUOUS ON KEY CON. FTG. (TYP). BRACE FNDT WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75KPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150MPa OR GREATER. (SEE SOIL REPORT)

GRADE FOUNDATION WALL:
200mm (8") POURED CONC. FDTL. WALL 20 MPa (2900psi) MIN. MAXIMUM POUR HEIGHT IS 2500mm (8'-2") ON 500x155 (20"x6") CONTINUOUS KEYED CON. FTG. (TYP). 1200mm (5'-11") BELOW GRADE. BRACE FNDT WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75KPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150MPa OR GREATER. OUTSIDE OF FOUNDATION TO BE INSULATED WITH F-RIGID INSULATION MIN (2'-0") BELOW GRADE.

ABOVE GRADE WALL ASSEMBLIES

SIDING WALL CONSTRUCTION (2"x4")
SIDING ACCORDING TO CBC 9.2.7.13 AS PER ELEVATION. WITH OSB SHEATHING MEMBRANE 9.5mm (3/8") AS PER ELEVATION. WITH TYVEK MEMBRANE ON 1/2" EXTERIOR TYPE 30x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.23 (R24) OR RSI 3.87 (R22) INSULATION AND CONTINUOUS 0.15 (6 mil) POLYETHYLENE VAPOUR BARRIER. 13mm (1/2") INT. DRYWALL FINISH.

STUCCO WALL CONSTRUCTION (2"x4")
STUCCO ACCORDING TO CBC 9.2.7.13 AS PER ELEVATION. WITH OSB SHEATHING MEMBRANE 9.5mm (3/8") AS PER ELEVATION. WITH TYVEK MEMBRANE ON 1/2" EXTERIOR TYPE 30x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.23 (R24) OR RSI 3.87 (R22) INSULATION AND CONTINUOUS 0.15 (6 mil) POLYETHYLENE VAPOUR BARRIER. 13mm (1/2") INT. DRYWALL FINISH.

SIDING OR STUCCO WALL CONSTRUCTION (2"x4")
SIDING ACCORDING TO CBC 9.2.7.13 AS PER ELEVATION. WITH OSB SHEATHING MEMBRANE 9.5mm (3/8") AS PER ELEVATION. WITH TYVEK MEMBRANE ON 1/2" EXTERIOR TYPE 30x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.23 (R24) OR RSI 3.87 (R22) INSULATION AND CONTINUOUS 0.15 (6 mil) POLYETHYLENE VAPOUR BARRIER. 13mm (1/2") INT. DRYWALL FINISH.

BRICK VENEER OR STONE WALL CONSTRUCTION (2"x4")
90mm (4") FACE BRICK/STONE. 25mm (1") AIR SPACE 22x100x76 (5/8"x20.03) GALV. METAL TIES @ 400MM (16") O.C. HORIZONTAL 600MM (24") O.C. VERTICAL. MET. TIES TO BE CONTACTED WITH WOOD STUD ONLY. APPROVED ASPHALT BUILDING PAPER OR TYVEK 5.5mm (3/8") OSB SHEATHING. 38x140 (2"x6") STUDS @ 400 O.C. (16") O.C. RSI 4.23 (R24) OR RSI 3.87 (R22) BATT INSULATION. 0.15 (6 mil) POLYETHYLENE VAPOUR BARRIER AND AIR BARRIER. 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

BRICK VENEER OR STONE WALL CONSTRUCTION (2"x4")
90mm (4") FACE BRICK/STONE. 25mm (1") AIR SPACE 22x100x76 (5/8"x20.03) GALV. METAL TIES @ 400MM (16") O.C. HORIZONTAL 600MM (24") O.C. VERTICAL. MET. TIES TO BE CONTACTED WITH WOOD STUD ONLY. APPROVED ASPHALT BUILDING PAPER OR TYVEK 5.5mm (3/8") OSB SHEATHING. 38x140 (2"x6") STUDS @ 400 O.C. (16") O.C. RSI 4.23 (R24) OR RSI 3.87 (R22) BATT INSULATION. 0.15 (6 mil) POLYETHYLENE VAPOUR BARRIER AND AIR BARRIER. 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

HIGH WALL CONSTRUCTION OPTION A
CONSTRUCTED AS W6 OR W7 OR W8 OR TWO OF. FOR A MAXIMUM WALL HEIGHT OF 5400mm (18'-0") PROVIDE 3-38x140 (2"x6") @ 300mm (12") SPR. #2 CONTINUOUS STUDS PROVIDE 2 ROWS OF SOLID BLOCKING BTH STUDS AT SPACED AT 1625mm (6'-0"). (OR AS PER ENGINEERS REPORT)

HIGH WALL CONSTRUCTION OPTION B
CONSTRUCT USING PRE-ENGINEERED WOOD (SEE SHOP DWG FOR LUMBER SUPPLIER)

BASEMENT INSULATION
RSI 3.52 (R20) MIN. INSULATION BLANKET OR BATTS WITH 38x140 (2"x6") STUD WALL AND APPROVED VAPOUR BARRIER FULL HEIGHT OF BASEMENT. WITH BUILDING PAPER BT THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

WALL BETWEEN DWELLING AND GARAGE
PROVIDE AND EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES BETWEEN THE GARAGE AND DWELLING UNIT OVER GARAGE WITH RSI 4.40 (R22) INSULATION BT JOISTS. TAPE AND SEAL ALL JOINTS GAS TIGHT.

INTERIOR WALL ASSEMBLIES

2X4 INTERIOR LOAD BEARING WALL
FOR BEARING PARTITIONS 38x89 (2x4) 400mm (16") O.C. FOR 2 STOREYS AND 300MM (12") O.C. FOR 3 STOREYS W/1 38x89 (2x4) BOTTOM PLATE AND 2-38x89 (2x4) TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE ASHLAR BLOCK WHEN LOCATED IN BASEMENT ANCHORED 3'-0" O.C.

2X6 INTERIOR LOAD BEARING WALL
FOR BEARING PARTITIONS 38x140 (2x6) 400mm (16") O.C. FOR 2 STOREYS AND 300MM (12") O.C. FOR 3 STOREYS W/1 38x140 (2x6) BOTTOM PLATE AND 2-38x140 (2x6) TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE ASHLAR BLOCK WHEN LOCATED IN BASEMENT ANCHORED 3'-0" O.C. SEE DETAIL 5A6 FOR FOOTING SPEC.

2x4 / 2X2 INTERIOR NON-LOAD BEARING WALLS
INTERIOR PARTITIONS 38x89 (2x4) 400mm (16") O.C. W/1 38x89 (2x4) BOTTOM PLATE AND 2-38x89 (2x4) TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. INTERIOR PARTITIONS 38x140 (2x6) 400mm (16") O.C. W/1 38x140 (2x6) BOTTOM PLATE AND 2-38x140 (2x6) TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS.

DWELLING UNIT AND GARAGE SEPARATION
DOORS AND WALLS BETWEEN THE GARAGE AND DWELLING UNIT SHALL PROVIDE AND EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES AND DOORS SHALL BE FITTED WITH A SELF-CLOSING DEVICE. INSTALL W/1 13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BT HOUSE HOUSE AND GARAGE. RSI 5.46 (R31) IN WALLS. TAPE AND SEAL ALL JOINTS GAS TIGHT.

FLOOR ASSEMBLIES

BASEMENT SLAB
75mm (4") CONCRETE SLAB 25MPa (2500 PSI) AFTER 28 DAYS ON WITH 6"x6"x4" W/W ON 4" COURSE GRANULAR MATERIAL. PROVIDE BOND BREAKER MATERIAL BT SLAB AND FOOTING. EVERY BASEMENT SHALL BE PROVIDED WITH A FLOOR DRAIN W/1 A TRAP SEAL PRIMER.

GARAGE SLAB
100mm (4") CONCRETE SLAB 32MPa (4650 PSI) AFTER 28 DAYS 5.4% AIR ENTRAINMENT. REINFORCED WITH 10M BARS @ 300mm (12") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. SLAB SHALL BEAR 75mm (3") MIN ON FOUNDATION. ANCHORED W/1 10M BENT DOWELS @ 600mm (24") O.C. SLOPE SLAB MIN. 1% FROM DOOR. PROVIDE 4" AND AT FRUIT CELLAR DOOR. GREATER THAN 8"-2" SEE ENGINEERS DRAWING.

PORCH SLAB
125mm (5") CONCRETE SLAB 32MPa (4650 PSI) AFTER 28 DAYS 5.4% AIR ENTRAINMENT. REINFORCED WITH 10M BARS @ 300mm (12") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. SLAB SHALL BEAR 75mm (3") MIN ON FOUNDATION. ANCHORED W/1 10M BENT DOWELS @ 600mm (24") O.C. SLOPE SLAB MIN. 1% FROM DOOR. PROVIDE 4" AND AT FRUIT CELLAR DOOR. GREATER THAN 8"-2" SEE ENGINEERS DRAWING.

SUBFLOORING, JOIST SYSTEM
19mm 3/4" TAG SUBFLOOR ON WOOD FLOOR JOISTS AS PER PLANS. FOR CERAMIC TILE APPLICATION (SEE CBC 9.30.4) PROVIDE PANEL TYPE UNDERLAY UNDER RESILIENT 4" PARQUET FLOORING. (SEE CBC 9.30.2.1.1) ALL JOISTS TO BE NAILLED, GULLED AND SCREWED AND BRIDGED W/1 38x89 (2"x6") CROSS BRACING OR SOLID BLOCKING @ 2100mm (8'-11") O.C. BEYOND INNER FACE OF EXTERIOR WALL. 38x89 (2"x6") TRUSSES @ 1830mm (6'-0") O.C. (REFER TO SHOP DRAWINGS FOR PRE-ENG. JOISTS FROM LUMBER SUPPLIER)

FLOOR OVER GARAGE
THE CONSTRUCTION AS PER F4 AND TO PROVIDE AND EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES BETWEEN THE GARAGE AND DWELLING UNIT OVER GARAGE W/1 RSI 5.46 (R31) INSULATION BT THE JOISTS. TAPE, SEAL, ALL JOINTS GAS TIGHT.

SLABS IN BASEMENT ABOVE FROST LINE
BASEMENT SLABS AS PER F1 THAT ARE LOCATED LESS THAN 600mm (2'-0") BELOW GRADE SHALL BE INSULATED WITH RSI 1.76 (R10.1) IF IT CONTAINS PIPING AND RSI 1.41 (R8) IF IT DOES NOT CONTAIN PIPING.

ROOF ENVELOPES

ROOF CONSTRUCTION - AS PER PRE-ENG. SPECS
30YR (MIN) ASPHALT/ROOF SHINGLES No. 210 (10.25KG/M2) ASPHALT SHINGLES 10mm (1/2") PLYWOOD SHEATHING WITH "T" CLIPS APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. SELF-SEALING MEMBRANE TYPE EAVE ICE & WATER PROTECTION TO EXTEND MIN. 12" (300mm) BEYOND INSIDE FACE OF INSIDE WALL. NO 15 FELT PAPER NON-PERFORATED FOR THE REST OF ROOF AND TO OVERLAP OVER ICE & WATER PROTECTION. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. 38x89 (2"x6") TRUSSES @ 1830mm (6'-0") O.C.

RAIN WATER CONTROL
PRE-FINISHED ALUM. EAVESTROUGH, FASCIA, RVL & VENTED SOFFIT.

ROOF INSULATION AND VENTING
ATTIC VENTILATION 1.300 OF INSULATED CEILING AREA WITH 50% AT EAVES. W/1 RSI 15.37 (R80) ROOF INSULATION AND APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER.

COLUMN SUPPORT

SQUARE STEEL POSTS
3/4"x3/4"x0.25 HSS POST MECH-FASTENED AT TOP AND BOTTOM W/1 6"x6"x0.25 TOP & BOTTOM PLATE TO EXTEND MIN WIDTH OF BEAM WHERE BEARING ON FOUNDATION WALL OR KNEE WALL. PROVIDE 4-3/4" DIA. BOLTS INTO CONCRETE WALL. CONCRETE PAD FOOTING AS PER PLANS.

SQUARE STEEL POSTS
3/4"x0.25 HSS POST MECH-FASTENED AT TOP AND BOTTOM W/1 6"x6"x0.25 TOP & BOTTOM PLATE TO EXTEND MIN WIDTH OF BEAM WHERE BEARING ON FOUNDATION WALL OR KNEE WALL. PROVIDE 4-3/4" DIA. BOLTS INTO CONCRETE WALL. CONCRETE PAD FOOTING AS PER PLANS.

WOOD POSTS
SHALL BE 6"x6" BUILT UP No 1 SPR OR UNLESS CALCULATION PROVIDED. WOOD SHALL BE SEPARATED FROM CONCRETE BY 0.05mm (0.002") POLYETHYLENE FILM. CONCRETE PAD AS PER PLAN.

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SHALL BE 6"x6" BUILT UP No 1 SPR OR UNLESS CALCULATION PROVIDED. WOOD SHALL BE SEPARATED FROM CONCRETE BY 0.05mm (0.002") POLYETHYLENE FILM. CONCRETE PAD AS PER PLAN.

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CONSTRUCTION NOTES

FOUNDATION

1. ACHORAGE
38x89 (2x4") SILL PLATE W/1 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (8'-0") O.C. CAULKING OR FIBER GASKET BT PLATE AND TOP OF FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

2. STEP FOOTINGS
THE VERTICAL STEP BT HORIZONTAL PORTIONS SHALL NOT EXCEED 800mm (24") FOR FIRM SOILS AND 400mm (16") FOR SAND OR GRAVEL. HORIZONTAL DISTANCE BT RISERS SHALL BE NOT LESS THAN 600mm.

3. FOUNDATION DRAINAGE
100mm (4") DIA. WEEPING TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEEPING TILES AT BASEMENT FOOTING PERIMETER.

4. MASONRY BONDING
CONCRETE AND BRICK VENEER AIR SPACE SHALL BE COMPLETELY FILLED WITH CONCRETE FOR SOLID UNIT.

5. WINDOW WELL DRAINAGE
EVERY WINDOW WELL SHALL BE DRAINED TO FOOTING LEVEL OR OTHER SUITABLE LOCATION.

6. FLOOR DRAIN
EVERY BASEMENT SHALL BE PROVIDED WITH A FLOOR DRAIN W/1 A TRAP SEAL PRIMER.

WOOD FRAMING

7. NOTCHING & DRILLING OF MEMBERS
NOTCHES IN FLOOR, ROOF AND CEILING MEMBERS TO BE LOCATED ON TOP OF MEMBER WITH 1/2" THE ACTUAL DEPTH OF MEMBER AND NOT GREATER THAN 1/4" JOIST DEPTH.

8. WALL STUDS
EXTERIOR WALLS TO BE BUILT ACCORDING TO WALL TYPE WITH TOP PLATE AND SINGLE BOTTOM PLATE.

9. FLOOR JOIST
JOIST TO HAVE 1-1/2" END BEARING. JOIST SHALL BEAR 100mm (4") ABOVE FIN. GRADE FROM ALL OPENINGS. EXHAUST AND INTAKE VENTS. HRY INTAKE TO BE A MIN OF 100mm (4") FROM ALL EXHAUST TERMINALS.

10. NATURAL VENTILATION
VENTS TO BE A MIN. 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE REFER TO GAS CODE.

11. BLOCKING LOCATION
PROVIDE BLOCKING FOR SIDE GRAB BARS AND BARS OVER TOILET AS WELL AS BAR IN SHOWER. BATH TUB GRAB BAR TO BE LOCATED OPPOSITE THE ENTRANCE TO THE SHOWER AND 1'-0" OF THE BAR TO BE LOCATED TO ONE SIDE OF THE APPROXIMATE LOCATION OF THE FUTURE SEAT IN TUB.

12. BLOCKING AND FASTENING
ALL BLOCKING MUST BE FASTENED ENOUGH TO WITHSTAND 1.3kn OF FORCE W/1HER VERTICALLY OR HORIZONTALLY ON THE GRAB BAR. A MINIMUM OF 2"x6" BLOCKING IS REQUIRED WITH A MIN. OF 3-3/4" NAILS ON EACH SIDE OF BLOCKING.

13. ATTIC HATCH
EVERY ROOF SHALL BE PROVIDED W/1 A 533mm x 700mm (21"x28") ATTIC HATCH W/1 WEATHERSTRIPPING. RSI 7.0 (R40) RIGID INSULATION BACKING.

14. RIM JOIST INSULATION
15mm (5/8") WITH TYVEK MEMBRANE ON 1-1/2" RM JOIST AS PER PLAN W/1 OSB SHEATHING WITH RSI 4.23 (R24) OR RSI 3.87 (R22) INSULATION AND CONTINUOUS 0.15 (6 mil) POLYETHYLENE VAPOUR BARRIER FRICTION FIT.

STAIRS, HANDRAILS AND GUARDS

15. STAIRS
CLEAR HEIGHT OVER STAIRS MUST BE MEASURED VERTICALLY MIN. HEIGHT 1950mm (6'-5")

16. STAIRS DIMENSIONS
MAX RISE 7-1/2" (200mm)
MIN RUN 8-1/2" (210mm)
MAX TREAD 9-1/2" (238mm)
MAX NOSING 1" (25mm)
MIN HEADROOM 6'-5" (1950mm)
RAILING @ LANDING 2'-7" (800mm)
RAILING @ STAIR 2'-7" (800mm)
MIN WIDTH 2'-11" (800mm)

17. FOR CURVED STAIRS:
MIN RUN 5-1/2" (150mm)
MIN AVG RUN 7-1/2" (200mm)

18. 2"x6" SILL PLATE FASTENED TO CONCRETE BLOCK
WALL W/1 3/4" O ANCHOR BOLTS EMBEDDED 4" INTO CONCRETE AT 2'-0" O.C. MAX. GASKET BT PLATE AND WALL.

19. 2"x10" FOOTING 25MPa
W/1 10mm BARS CONTINUOUS & 10mm DOWELS FROM FOOTING INCLUDE BLOCK WALL ABOVE.

20. 2"x10" FOOTING 25MPa
W/1 10mm BARS CONTINUOUS & 10mm DOWELS FROM FOOTING INCLUDE BLOCK WALL ABOVE.

21. 2"x10" FOOTING 25MPa
W/1 10mm BARS CONTINUOUS & 10mm DOWELS FROM FOOTING INCLUDE BLOCK WALL ABOVE.

22. 2"x10" FOOTING 25MPa
W/1 10mm BARS CONTINUOUS & 10mm DOWELS FROM FOOTING INCLUDE BLOCK WALL ABOVE.

23. 2"x10" FOOTING 25MPa
W/1 10mm BARS CONTINUOUS & 10mm DOWELS FROM FOOTING INCLUDE BLOCK WALL ABOVE.

24. 2"x10" FOOTING 25MPa
W/1 10mm BARS CONTINUOUS & 10mm DOWELS FROM FOOTING INCLUDE BLOCK WALL ABOVE.

25. 2"x10" FOOTING 25MPa
W/1 10mm BARS CONTINUOUS & 10mm DOWELS FROM FOOTING INCLUDE BLOCK WALL ABOVE.

26. 2"x10" FOOTING 25MPa
W/1 10mm BARS CONTINUOUS & 10mm DOWELS FROM FOOTING INCLUDE BLOCK WALL ABOVE.

27. 2"x10" FOOTING 25MPa
W/1 10mm BARS CONTINUOUS & 10mm DOWELS FROM FOOTING INCLUDE BLOCK WALL ABOVE.

28. 2"x10" FOOTING 25MPa
W/1 10mm BARS CONTINUOUS & 10mm DOWELS FROM FOOTING INCLUDE BLOCK WALL ABOVE.

29. 2"x10" FOOTING 25MPa
W/1 10mm BARS CONTINUOUS & 10mm DOWELS FROM FOOTING INCLUDE BLOCK WALL ABOVE.

30. HANDRAILS AND GUARD AS PER CBC - SB-7
FINISHED HANDRAIL ON WOOD PICKETS MAX SPACING 4" BETWEEN PICKETS SHALL NOT BE LESS THAN 800MM (2'-7") AND NOT MORE THAN 950mm (3'-2") WHERE GUARDS ARE REQUIRED. HANDRAILS ON LANDING ARE PERMITTED TO BE NOT MORE THAN 1070mm (3'-6").

31. GUARDS AS PER CBC - SB-7
EXTERIOR GUARDS FOR STAIRS = 800mm (2'-11") EXTERIOR GUARDS = 1070mm (3'-6") ABOVE LANDINGS. MAX OPENING WITHIN GUARDS 100mm (4") PROTECTED BY THE GUARD WILL NOT FACILITATE CLIMBING.

MEANS OF EGRESS

32. MINIMUM BEDROOM WINDOWS - CBC 9.7.1.3
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.20m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH A MIN. CLEAR OF 380mm (1'-3").

33. WINDOW GUARDS - CBC 9.7.1.6. & 9.8.5
A GUARD OR WINDOW WITH A MAXIMUM RESTRICTED OPENING OF 100mm (4") IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-8") ABOVE FINISHED FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR AND THE DISTANCE FROM THE FINISHED ADJACENT GRADE IS GREATER THAN 1800mm (6'-11").

34. WINDOW IN EXIT STAIRWAYS - CBC 9.7.5.3
WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 1070mm (3'-6") SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE 2 ABOVE OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN PART 4 OF THE ONTARIO BUILDING CODE.

35. CARBON MONOXIDE ALARMS - CBC 9.3.3.4
CARBON MONOXIDE ALARMS CONFORMING TO CAN/CGA-6.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH ROOM WHICH THERE IS INSTALLED A SOLID FUEL BURNING APPLIANCE. CARBON MONOXIDE ALARMS SHALL BE WIRED SO THAT ITS ACTIVATION WILL ACTIVATE THE SMOKE ALARMS.

LIFESAFETY

36. SMOKE ALARM - CBC 9.3.18.18
SMOKE ALARMS SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH ROOM WHICH THERE IS INSTALLED A SOLID FUEL BURNING APPLIANCE. CARBON MONOXIDE ALARMS SHALL BE WIRED SO THAT ITS ACTIVATION WILL ACTIVATE THE SMOKE ALARMS.

37. WATER RESISTANT FLOORING
FINISHED FLOORING IN BATHROOMS, KITCHENS, ENTRANCE HALL, LAUNDRY AND GENERAL STORAGE AREAS SHALL CONSIST OF RESILIENT FLOORING, FELTED SYNTHETIC FIBRE FLOORING COVERINGS.

VENTILATION

38. MECHANICAL VENTILATION
PROVIDE AT LEAST ONE AIR CHANGE PER HOUR

39. DIRECT GAS VENT FURNACE
FURNACE TERMINAL MIN 900mm (36") FROM A GAS REGULATOR MIN. 300mm (12") ABOVE FIN. GRADE FROM ALL OPENINGS. EXHAUST AND INTAKE VENTS. HRY INTAKE TO BE A MIN OF 100mm (4") FROM ALL EXHAUST TERMINALS.

40. DIRECT GAS FIRE PLACE
VENTS TO BE A MIN. 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE REFER TO GAS CODE.

41. NATURAL VENTILATION
VENTS TO BE A MIN. 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE REFER TO GAS CODE.

42. WATER RESISTANT FLOORING
FINISHED FLOORING IN BATHROOMS, KITCHENS, ENTRANCE HALL, LAUNDRY AND GENERAL STORAGE AREAS SHALL CONSIST OF RESILIENT FLOORING, FELTED SYNTHETIC FIBRE FLOORING COVERINGS.

43. WATER RESISTANT FLOORING
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44. WATER RESISTANT FLOORING
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45. WATER RESISTANT FLOORING
FINISHED FLOORING IN BATHROOMS, KITCHENS, ENTRANCE HALL, LAUNDRY AND GENERAL STORAGE AREAS SHALL CONSIST OF RESILIENT FLOORING, FELTED SYNTHETIC FIBRE FLOORING COVERINGS.

46. WATER RESISTANT FLOORING
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47. WATER RESISTANT FLOORING
FINISHED FLOORING IN BATHROOMS, KITCHENS, ENTRANCE HALL, LAUNDRY AND GENERAL STORAGE AREAS SHALL CONSIST OF RESILIENT FLOORING, FELTED SYNTHETIC FIBRE FLOORING COVERINGS.

48. WATER RESISTANT FLOORING
FINISHED FLOORING IN BATHROOMS, KITCHENS, ENTRANCE HALL, LAUNDRY AND GENERAL STORAGE AREAS SHALL CONSIST OF RESILIENT FLOORING, FELTED SYNTHETIC FIBRE FLOORING COVERINGS.

49. WATER RESISTANT FLOORING
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50. WATER RESISTANT FLOORING
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51. WATER RESISTANT FLOORING
FINISHED FLOORING IN BATHROOMS, KITCHENS, ENTRANCE HALL, LAUNDRY AND GENERAL STORAGE AREAS SHALL CONSIST OF RESILIENT FLOORING, FELTED SYNTHETIC FIBRE FLOORING COVERINGS.

52. WATER RESISTANT FLOORING
FINISHED FLOORING IN BATHROOMS, KITCHENS, ENTRANCE HALL, LAUNDRY AND GENERAL STORAGE AREAS SHALL CONSIST OF RESILIENT FLOORING, FELTED SYNTHETIC FIBRE FLOORING COVERINGS.

WINDOW SCHEDULE		
1		WIDTH: 62" HEIGHT: 60" TYPE: CASEMENT RIGHT, CASEMENT LEFT
2		WIDTH: 112" HEIGHT: 72" TYPE: CASEMENT RIGHT, FIXED, CASEMENT LEFT
3		WIDTH: 62" HEIGHT: 48" TYPE: CASEMENT RIGHT, CASEMENT LEFT
4		WIDTH: 112" HEIGHT: 60" TYPE: CASEMENT RIGHT, FIXED, CASEMENT LEFT

DOOR SCHEDULE		
5		WIDTH: 64" HEIGHT: 98" THICKNESS: 1-3/8" TYPE: SIDE LITE, LEFT HAND EXTERIOR
6		WIDTH: 112" HEIGHT: 100" THICKNESS: 1-3/4" TYPE: GARAGE DOOR
7		WIDTH: 38" HEIGHT: 98" THICKNESS: 1-3/8" TYPE: RIGHT HAND EXTERIOR
8		WIDTH: 72" HEIGHT: 98" THICKNESS: 1-3/8" TYPE: RIGHT HAND EXTERIOR, LEFT HAND EXTERIOR

PROJECT NORTH		TRUE NORTH
01.	PRELIMINARY DRAWINGS	10/16/2020
No.	REVISION	DATE

- ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
- THIS DRAWING IS NOT TO BE SCALED, ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
- REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
- CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
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- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

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.

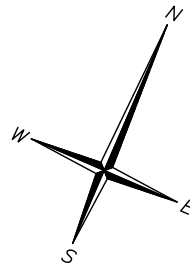
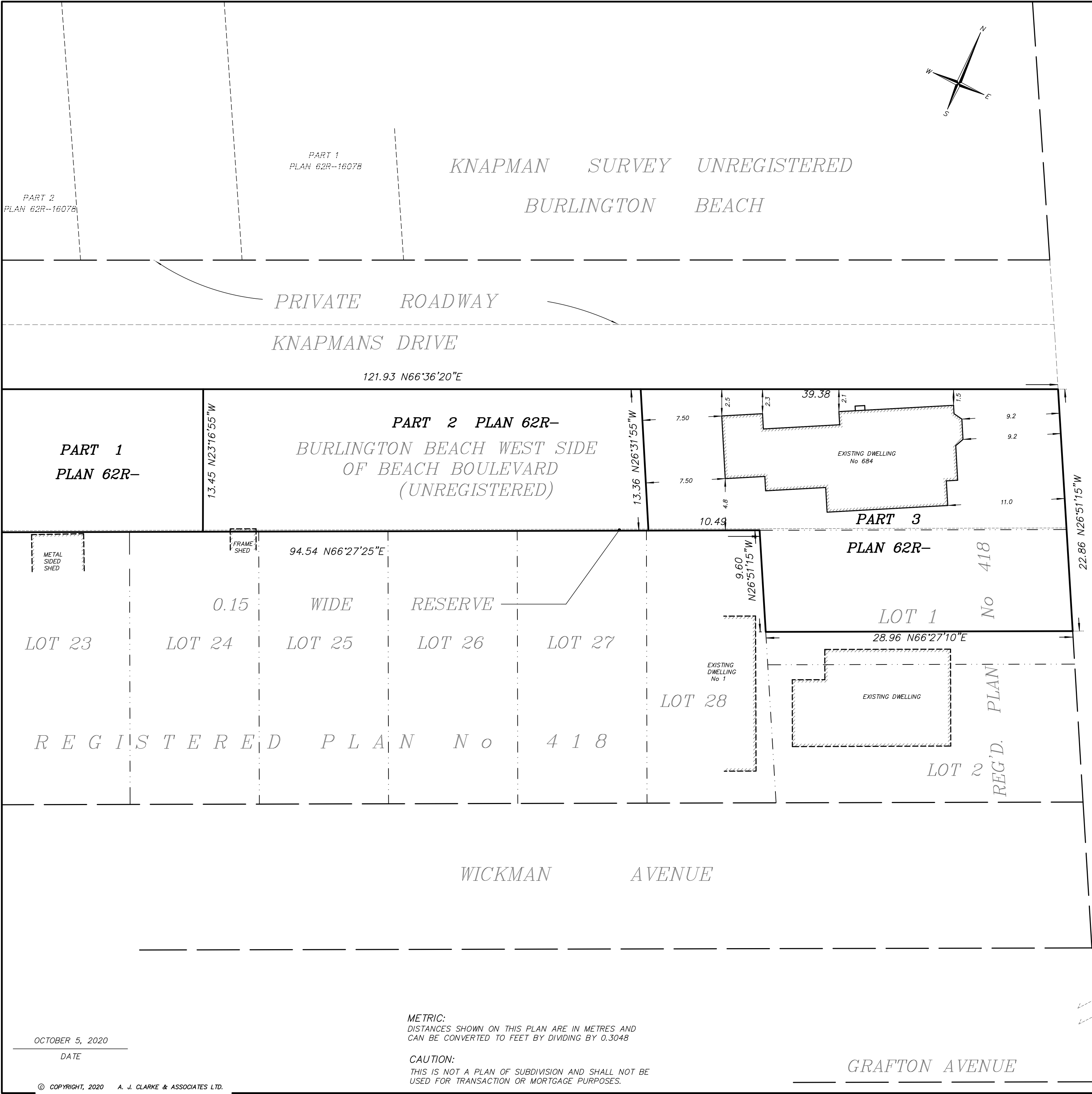
QUALIFICATION INFORMATION	
LEONARD ANGELICI	42391
NAME	BCIN
REGISTRATION INFORMATION	
LEN ANGELICI DESIGN	43162
NAME	BCIN
10/16/2020	
DATE	SIGNATURE

Len Angelici Design

270 SHERMAN AVE N. UNIT OF-269
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

PROJECT
PROPOSED RESIDENCE 684 BEACH BLVD HAMILTON, ON

SHEET TITLE	
WINDOW SCHEDULE	
DRAWN BY L. ANGELICI	A4
DATE 10/16/2020	
SCALE 3/8"=1'-0"	
PROJECT No. 19007	



SKETCH OF
PART OF BURLINGTON BEACH
WEST SIDE OF BEACH BOULEVARD
(UNREGISTERED)
AND
PART OF LOT 1
AND PART OF 0.15m WIDE RESERVE
REGISTERED PLAN No. 418
CITY OF HAMILTON
SCALE 1:250
0 5 10 metres
ATHITHTHAN KANAGANAYAGAM O.L.S.

BURLINGTON BEACH
WEST SIDE OF BEACH BOULEVARD
(UNREGISTERED)

KILLARNEY AVENUE
(ESTABLISHED ACCORDING TO REG'D. PLAN No 452)

BEACH BOULEVARD

DEPOSITED PLAN No 1469 MISC. (P-2113-241)
TRANSFERRED BY ORDER-IN-COUNCIL OC-2180/64 JULY 9, 1964 INSTRUMENT No 1469 MISC.

REGISTERED PLAN No 452

BURLINGTON BEACH
WEST SIDE OF BEACH BOULEVARD
(UNREGISTERED)



A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
email: ajc@ajclarke.com

PROJECT 188015

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION:
THIS IS NOT A PLAN OF SUBDIVISION AND SHALL NOT BE
USED FOR TRANSACTION OR MORTGAGE PURPOSES.

OCTOBER 5, 2020
DATE

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SKETCH SHOWING PROPOSED DWELLING LOCATION
AT 10 KNAPMANS DRIVE
PART OF BURLINGTON BEACH
WEST SIDE OF BEACH BOULEVARD
(UNREGISTERED)

AND
PART OF 0.15m WIDE RESERVE
REGISTERED PLAN No. 418

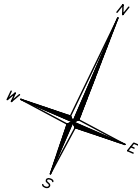
CITY OF HAMILTON

SCALE 1:200



ATHITHTHAN KANAGANAYAGAM O.L.S.

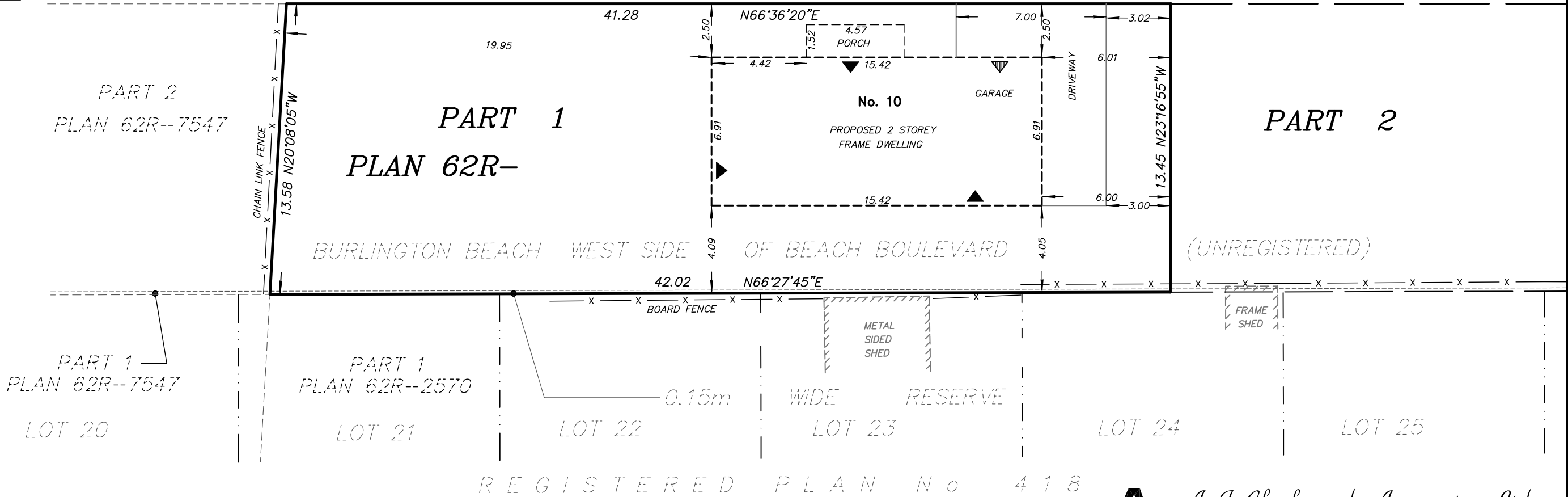
Caution:
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shall not be used except for the
purpose indicated in the title block.



PRELIMINARY
FOR DISCUSSION
PURPOSES ONLY

PRIVATE ROADWAY

KNAPMANS DRIVE



OCTOBER 28, 2020
DATE

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND:
▲ DENOTES ENTRANCE DOOR LOCATION
▴ DENOTES GARAGE DOOR LOCATION

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25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
email: ajc@ajclarke.com

PROJECT No 188015

6449-X

SKETCH SHOWING PROPOSED DWELLING LOCATION
AT 11 KNAPMANS DRIVE

PART OF BURLINGTON BEACH
WEST SIDE OF BEACH BOULEVARD
(UNREGISTERED)

AND

PART OF 0.15m WIDE RESERVE
REGISTERED PLAN No. 418

CITY OF HAMILTON

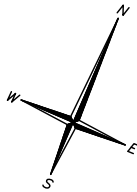
SCALE 1:200



ATHITHTHAN KANAGANAYAGAM O.L.S.

Caution:

This is not a plan of survey and
shall not be used except for the
purpose indicated in the title block.



PRELIMINARY

FOR DISCUSSION
PURPOSES ONLY

PRIVATE ROADWAY

KNAPMANS DRIVE

PART 1

PART 2

PART 3

PLAN 62R-

BURLINGTON

BEACH WEST SIDE OF

BEACH BOULEVARD

(UNREGISTERED)

METAL
SIDED
SHED

FRAME
SHED

0.15m

WIDE

RESERVE

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

REGISTERED PLAN No 418

OCTOBER 28, 2020

DATE

METRIC:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND:



DENOTES ENTRANCE DOOR LOCATION



DENOTES GARAGE DOOR LOCATION

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25 MAIN STREET WEST, SUITE 300

HAMILTON, ONTARIO, L8P 1H1

TEL. 905-528-8761 FAX 905-528-2289

email: ajc@ajclarke.com

PROJECT No 188015

X-9449^A



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 Alan Gerard Macdonald and Patricia Leblanc c/o Kyle Camarro Telephone No. [REDACTED]
FAX NO. _____ E-mail address. [REDACTED]
2. Address [REDACTED]

Postal Code [REDACTED]
3. Name of Agent A.J. Clarke and Associates Ltd. c/o Stephen Fraser Telephone No. [REDACTED]
FAX NO. _____ E-mail address. [REDACTED]
4. Address [REDACTED]

Postal Code [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:
N/A

Postal Code _____

Postal Code _____

6. Nature and extent of relief applied for:

Please see attached cover letter.

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

Please see 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):

684 Beach Boulevard; 62R-21567 Parts 1 - 3;

Registered Plan 418 Part of Burlington Beach West Side of Beach Boulevard (unregistered)

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 X _____ 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 X _____ Unknown _____

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

Property owner information.

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.

11/16/2020

Date

Signature Property Owner

Kyle Camarro

Print Name of Owner

10. Dimensions of lands affected:

Frontage	Part 1 41.28m; Part 2 41.28m; Part 3 22.71m
Depth	Part 1 13.58m; Part 2 13.45m; Part 3 North 39.38m South 28.96m
Area	Part 1 561m2; Part 2 556.5m2; Part 3 803.86m2
Width of street	Knapmans Drive 12.16m; Beach Blvd. 20.12m

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: Part 1, Vacant Lot; Part 2 Vacant Lot; Part 3 Existing 1 storey single detached dwelling.

Proposed: Part 1, New 2 Storey 160m2 Single Detached Dwelling
Part 2, New 2 Storey 160m2 Single Detached Dwelling
Part 3, No new construction.

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

Existing: Part 1, Vacant Lot; Part 2, Vacant Lot;

Part 3, Existing Single Detached Dwelling, Front Yard 9.2m Exterior Side Yard 1.5m Interior Side Yard, 4.5m Rear Yard 7.5m

Proposed: Part 1, New 2 Storey Single Detached Dwelling, Front Yard 2.5m Side Yard 13.0m and 9.0m, Rear Yard 4.05m
Part 2, New 2 Storey Single Detached Dwelling, Front Yard 2.5m Side Yard 13.0m and 9.1m, Rear Yard 4.05m
Part 3, Existing

13. Date of acquisition of subject lands:
14. Date of construction of all buildings and structures on subject lands:
Early 1950s
15. Existing uses of the subject property:Residential, Single Detached Dwelling
16. Existing uses of abutting properties:Residential, Single Detached Dwelling
17. Length of time the existing uses of the subject property have continued:
Since Construction
18. Municipal services available: (check the appropriate space or spaces)
Water X Connected X
Sanitary Sewer X Connected X
Storm Sewers X
19. Present Official Plan/Secondary Plan provisions applying to the land:
Neighbourhoods - Schedule E-1 Urban Land Use Designations
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Hamilton Zoning By-law No. 6593 "C/S-1436" Urban Protected Residential etc.
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*?

YesNo
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



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

November 27, 2020

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

Attn: Jamila Sheffield
Secretary-Treasurer, Committee of Adjustment

Re: Minor Variance Application – 684 Beach Boulevard, Hamilton

Dear Madam,

Our firm has been retained by the owners of the subject lands, Alan Gerard Macdonald and Patricia Leblanc, to coordinate applications to facilitate the creation of two (2) new lots to accommodate one (1) single-detached residential dwelling on each lot. There is currently one existing dwelling on the lot fronting onto Beach Boulevard (Part 3 on the attached reference plan). Severance Application HM/B-19:23 was approved by the Committee of Adjustment on July 23, 2020. The purpose of this minor variance application to facilitate the construction of a single detached dwelling on Parts 1 and 2 of the attached reference plan.

Severance Application HM/B-19:23

At the Committee of Adjustment meeting in July of 2020, an application to sever the subject lands into three (3) parts was approved by the Committee of Adjustment and became final and binding on July 23, 2020 subject to conditions. This application serves to facilitate the construction of two single detached dwellings, one on each newly created lot on Parts 1 and 2 of the attached reference plan.

Minor Variance Application (Parts 1 and 2)

A modification to permit a front yard depth of 2.5 metres, whereas a front yard depth of 6.0 metres is required (Section 9.3.i), shall apply to Parts 1, and 2 on the attached reference plan. Parts 1 and 2 are shallower lots than those fronting onto Beach Boulevard, and the requested variance will allow additional lots to be created with frontage on Knapmans Drive. The frontage of the two lots along Knapmans Drive are much wider than the required width in the zoning bylaw, therefore, enabling a substantial amenity space at the side of each dwelling. The reduced front yard will not impact the proposed streetscape and is consistent with the other lots along Knapmans Drive when it comes to similar front yard setbacks.

A modification to permit a rear yard depth of 4.0 metres, whereas a rear yard depth of 7.5 metres is required (Section 9.3.iii) and shall apply to Parts 1 and 2 on the attached reference plan. Similar to the reasons provided above, Parts 1, and 2 are too shallow to accommodate



a rear yard of 7.5 metres. The purpose of the rear yard setback is to accommodate an adequate amenity area for the residence. The amenity area for Parts 1 and 2 will be in the western side yard of both properties as such, there is room for adequate amenity space on both lots.

Each of the proposed dwellings will also feature a front porch which will encroach 1.5 metres into the required front yard. According to Zoning By-law No. 6593, a front porch may only encroach up to 1.5 metres from a street line (Section 18(vi)(d)), in this case the proposed front porch encroaches up to 1 metre from the street line. Knapmans Drive features many dwellings with front porches. Each of which encroach close to the street line. The proposed porches would generally be in character with the existing neighbourhood. Further, Knapmans Drive is a local road with very little traffic, so the proposed porches would not pose a safety issue.

A reduction in maneuvering space width is required to accommodate the required parking spaces for the proposed single detached dwellings on both Parts 1 and 2 on the attached reference plan. Zoning By-law No. 6593 requires a minimum maneuvering width of 6.0 metres whereas 3.0 metres is being provided for each parking space on both properties. Knapmans Drive is a local road with little traffic, and it is anticipated that motor vehicles will be able to maneuver in and out of the properties safely without creating traffic conflicts.

Minor Variance Application (Part 3)

Part 3 on the submitted survey depicts the existing dwelling that the land has been severed from. Accordingly, two variances are needed to recognize the existing parking situation on the subject property. One existing parking space is shown on the property on the north side of the dwelling. The parking space is existing and the site has operated with a single parking space since construction. Therefore, variances to reduce the number of parking spaces from 2 to 1 and to remove the required maneuvering space are needed to recognize the existing situation.

In summary, the requested variances are as follows:

Minor Variance Application (Parts 1 and 2)

1. To permit a front yard setback of 2.5 metres whereas a minimum front yard setback of 6.0 metres is required.
2. To permit a rear yard setback of 4 metres whereas a minimum rear yard setback of 7.5 metres is required.
3. To permit a front porch to encroach 1 metre from the street line whereas a maximum encroachment of 1.5 metres from the street line is permitted.
4. To permit a minimum maneuvering space width of 3.0 metres for the two parking spaces on the property whereas a minimum of a 6.0 metre maneuvering space is required for a parking space on the subject property.

Minor Variance Application (Part 3)

1. To permit 1 required parking space for a Class A Dwelling Unit, whereas a minimum 2 parking spaces is required for a Class A Dwelling Unit.
2. To permit no maneuvering space for the existing parking space on the property whereas a minimum of a 6.0 metre maneuvering space is required for a parking space on the subject property.



In our view, the proposed variances meet the four tests under the Planning Act, represent good planning and should be approved.

As required for the above-noted application, please find attached the following:

1. Application fee in the amount of \$3,302.00
2. One electronic (1) copy of the completed application form with signatures, including an original.
2. One (1) copy of the Reference Plan 62R-21567 in .pdf format.
4. One (1) copy of the Site Plan for Part 1 on Reference Plan 62R-21567, also known as 10 Knapmans Drive.
5. One (1) copy of the Site Plan for Part 2 on Reference Plan 62R-21567, also known as 11 Knapmans Drive.

Trusting this is satisfactory for your purposes. If you have any questions or require additional information, please do not hesitate to contact our office.

Yours very truly,

Stephen Fraser, MCIP, RPP
A. J. Clarke and Associates Ltd.

Encl.

Copy: Kyle Camarro (e-mail)