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: Owner A. Macdonald & P. Leblanc c/o K. Camarro

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

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

ZONING: C/S-1436b district (Urban Protected Residentail)

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:

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

2. 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.

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

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

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

6. 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, July 8th, 2021**
TIME:	**2:50 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: June 22nd, 2021.

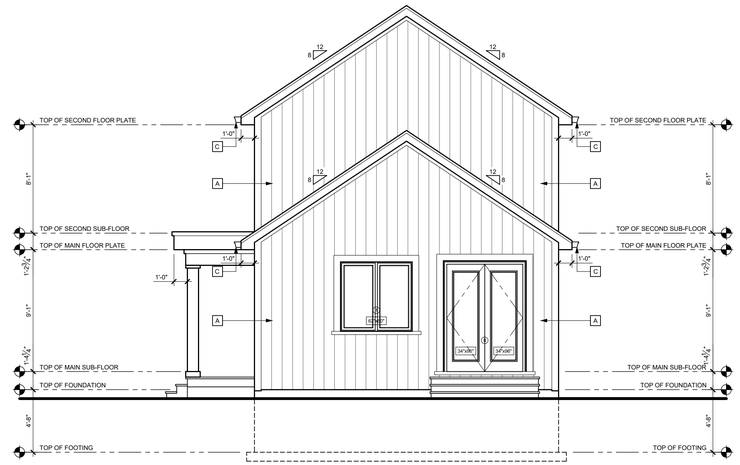
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

WALL AREA: 85.92m²
WALL SETBACK: 2.50m
UNPROTECTED OPENINGS AREA: 11.70m² = 13.62%

FRONT ELEVATION

SCALE 3/16" = 1' - 0"



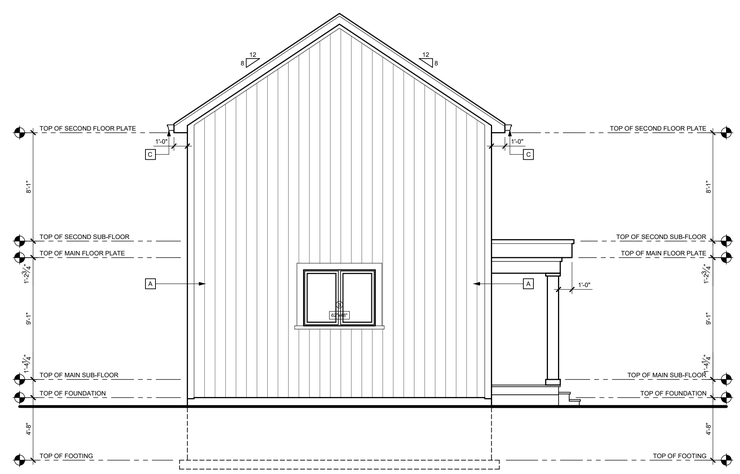
RIGHT SIDE ELEVATION

SCALE 3/16" = 1' - 0"

WALL AREA: 85.92m²
WALL SETBACK: 4.05m
UNPROTECTED OPENINGS AREA: 12.51m² = 14.56%

REAR ELEVATION

SCALE 3/16" = 1' - 0"



LEFT SIDE ELEVATION

SCALE 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

1. ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
2. 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
3. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
4. CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
5. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
6. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
7. 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.
8. 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

NAME	BCIN
LEONARD ANGELICI	42391

REGISTRATION INFORMATION

NAME	BCIN
LEN ANGELICI DESIGN	43162

DATE	SIGNATURE
10/16/2020	

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

PROJECT

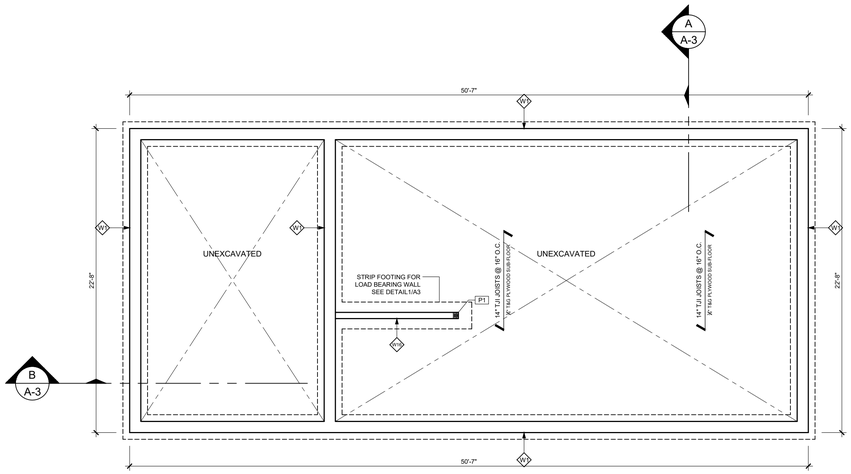
PROPOSED RESIDENCE
684 BEACH BLVD
HAMILTON, ON

SHEET TITLE

PROPOSED ELEVATIONS

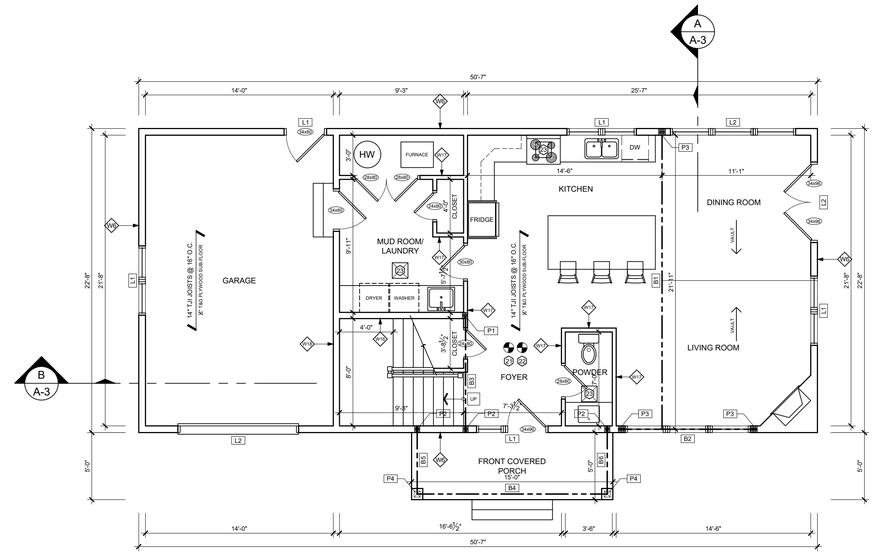
DRAWN BY	L. ANGELICI
DATE	10/16/2020
SCALE	3/16"=1'-0"
PROJECT No.	19007

A1



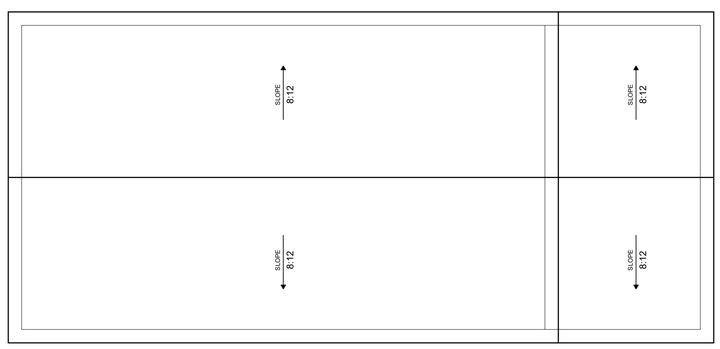
PROPOSED FOUNDATION PLAN

SCALE 3/16" = 1' - 0"



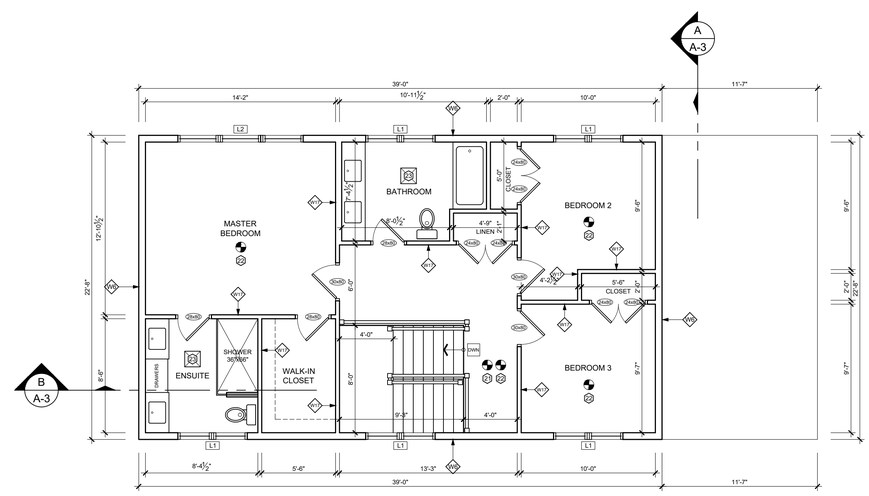
PROPOSED MAIN FLOOR PLAN

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



PROPOSED ROOF PLAN

SCALE 3/16" = 1' - 0"



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

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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
DATE	10/16/2020
SCALE	3/16"=1'-0"
PROJECT No.	19007

A2

ASSEMBLIES

FOUNDATION WALL ASSEMBLIES

W1

CONCRETE LATERALLY SUPPORTED FNDT-WALLS/FOOTINGS:
250mm (10") POURED CONC. FDTN. WALL 20 MPa (2900psi) MIN WITH BITMUMENOUS DAMPROOFING AND DRAINAGE LAYER w/t (R20c.) MAX BACKFILL HEIGHT IS 2740mm (9'-0"). MAXIMUM POUR HEIGHT IS 3050mm (10'-0") ON 500x155 (20"x6") CONTINUOUS KEYED 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)

W2

MASONRY LATERALLY SUPPORTED FNDT-WALLS:
250MM (10') CONC-BLOCK. FDTN. WALL PARGED WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. MAX BACKFILL HEIGHT IS 2740mm (9'-0"). MAXIMUM HEIGHT IS 3050mm (10'-2") ON 500x155 (20"x6") 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)

W3

CONCRETE LATERALLY UNSUPPORTED FNDT WALL:
200mm (8") POURED CONC. FDTN. WALL 20 MPa (2900psi) MIN WITH BITMUMENOUS DAMPROOFING AND DRAINAGE LAYER. MAX BACKFILL HEIGHT IS 1200mm (3'-11"). MAXIMUM POUR HEIGHT IS 2500mm (8'-2") ON 500x155 (20"x6") 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)

W4

MASONRY LATERALLY UN SUPPORTED FNDT-WALLS:
240MM (10') CONC-BLOCK. FDTN. WALL PARGED WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. MAX BACKFILL HEIGHT IS 1200mm (3'-11"). MAXIMUM HEIGHT IS 2500mm (8'-2") ON 500x155 (20"x6") 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)

W5

GRADE FOUNDATION WALL:
200mm (8") POURED CONC. FDTN. WALL 20 MPa (2900psi) MAXIMUM POUR HEIGHT IS 2500mm (8'-2") ON 500x155 (20"x6") CONTIMUOUS KEYED CON. FTG. (TYP). 1200mm (3'-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 2" RIGID INSULATION MIN (2'-0") BELOW GRADE.

ABOVE GRADE WALL ASSEMBLIES

W6

SIDING WALL CONSTRUCTION (2"x6")
SIDING ACCORDING TO OBC 9.27.13 AS PER ELEVATION, WITH OSB SHEATHING MEMBRANE 9.5mm (3/8"), AS PER ELEVATION, WITH TYVEK MEMBRANE ON 3" 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 VAROUR BARRIER, 13mm. (1/2") INT. DRYWALL FINISH.

W7

STUCCO WALL CONSTRUCTION (2"x6")
STUCCO ACCORDING TO OBC 9.28. AS PER ELEVATION, WITH OSB SHEATHING MEMBRANE 9.5mm (3/8"), AS PER ELEVATION, WITH TYVEK MEMBRANE ON 3" 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 VAROUR BARRIER, 13mm. (1/2") 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 9.5mm (3/8"), AS PER ELEVATION, WITH TYVEK MEMBRANE ON 3" 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. (1/2") INT. DRYWALL FINISH.

W9

BRICK VENEER OR STONE WALL CONSTRUCTION (2"x6")
90mm (4") FACE BRICK/STONE, 25mm (1") AIR SPACE 22x180x0.76 (7/8"x7"x0.03) 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, 9.5mm (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) POLYETHYLINE 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.

W10

BRICK VENEER OR STONE WALL CONSTRUCTION (2"x4")
90mm (4") FACE BRICK/STONE, 25mm (1") AIR SPACE 22x180x0.76 (7/8"x7"x0.03) 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, 9.5mm (3/8") OSB SHEATHING, 38x140 (2"x4") STUDS @ 400 O.C. (16") O.C. STRAPPED WITH 38x140 (2x4) STUDS @ 400mm (16") O.C RSI 4.23 (R24) OR RSI 3.87 (R22) BATT INSULATION, 0.15 (6 mil) POLYETHYLINE 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.

W11

HIGH WALL CONSTRUCTION OPTION A
CONSTUCTED AS W6 OR W7 OR W8 OR TWO OF. FOR A MAXIMUM WALL HEIGHT OF 5490mm (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 1829mm (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 B/T 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 B/T JOISTS. TAPE AND SEAL ALL JOINTS GAS TIGHT.

INTERIOR WALL ASSEMBLIES

W14

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/T 38x89 (2x4) BOTTOM PLATE AND 2-38x89 (2-2x4) TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE ASHLAR BLOCK WHEN LOCATED IN BASMENT ANCHORED 3'-0" O.C.

W15

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/T 38x140 (2x6) BOTTOM PLATE AND 2-38x140 (2-2x6) TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE ASHLAR BLOCK WHEN LOCATED IN BASMENT ANCHORED 3'-0" O.C. SEE DETAIL 5/A6 FOR FOOTING SPECS.

W16

2x4 / 2X6 INTERIOR NON-LOAD BEARING WALLS
-INTERIOR PARTITIONS 38x89 (2x4) 400mm (16") O.C. W/T 38x89 (2x4) BOTTOM PLATE AND 38x89 (2-2x4) TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS.
-INTERIOR PARTITIONS 38x140 (2x6) 400mm (16") O.C. W/T 38x140 (2x6) BOTTOM PLATE AND 38x140 (2-2x6) TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS.

W17

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/T 13mm (1/2") GYPSUM BOARD ON WALL AND CEILING B/T HOUSE HOUSE AND GARAGE, RSI 5.46 (R31) IN WALLS, TAPE AND SEAL ALL JOINTS GAS TIGHT.

FLOOR ASSEMBLIES

F1

BASEMENT SLAB
75mm (4") CONCRETE SLAB 25MPa (2950 PSI) AFTER 28 DAYS ON WITH 6"x6"x5/8" W.W.M ON 6" COURSE GRANULAR MATERIAL PROVIDE BOND BREAKER MATERIAL B/T SLAB AND FOOTING. EVERY BASEMENT SHALL BE PROVIDED WITH A FLOOR DRAIN W/T 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 IN BOTTOM THIRD OF SLAB. SLAB SHALL BEAR 75mm (3") MIN ON FOUNDATION WALL ANCHORED W/T 10M BENT DOWELS @ 600mm (24") O.C. SLOPE SLAB MIN. 1% FROM DOOR. PROVIDE 4" AND AT FRUIT CELLAR DOOR. GREAT THAN 8'-2" SEE ENGINEERS DRAWING.

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 BEAR 75mm (3") MIN ON FOUNDATION WALL ANCHORED W/T 10M BENT DOWELS @ 600mm (24") O.C. SLOPE SLAB MIN. 1% FROM DOOR. PROVIDE 4" AND AT FRUIT CELLAR DOOR. GREAT THAN 8'-2" SEE ENGINEERS DRAWING.

F4

SUBFLOORING, JOIST SYSTEM
19mm 3/4" T&G SUBFLOOR ON WOOD FLOOR JOISTS AS PER PLANS. FOR CERAMIC TILE APPLICATION (*SEE OBC 9.30.6*) PROVIDE PANEL TYPE UNDERLAY UNDER RESILIENT @ PARQUET FLOORING. (*SEE OBC 9.30.2.1.*) ALL JOISTS TO BE NAILED, GLUED AND SCREWED AND BRIDGED W/T 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. AND STRAPPING UNLESS A PANEL TYPE CEILING FINISH IS APPLIED (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 THE GARAGE AND DWELLING UNIT OVER GARAGE W/T A RSI 5.46 (R31) INSULATION B/T THE JOISTS. TAPE, SEAL ALL JOINTS GAS TIGHT

F6

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 (R10c.) IF IT CONTAINS PIPING AND RSI 1.41 (R8) IF IT DOES NOT CONTAIN PIPING.

ROOF ENVELOPES

R1

ROOF CONSTRUCTION - AS PER PRE-ENG SPEC'S
30YR.(MIN) ASHPHALT ROOF SHINGLES No. 210 (10.25KG/M2) ASPHALT SHINGLES. 10mm (3/8") PLYWOOD SHEATHING WITH "H" 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 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 @ 1830mm (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/T RSI 10.57 (R60).ROOF INSULATION AND APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER.

COLUMN SUPPORT

C1

SQUARE STEEL POSTS
3½"x3½"x0.25 HSS POST MECH-FASTENED AT TOP AND BOTTOM W/T 6"x6" TOP & BOTTOM PLATE TO EXTEND MIN WIDTH OF BEAM WHERE BEARING ON FOUNDATION WALL OR KNEW WALL PROVIDE 4-½" DIA. BOLTS INTO CONCRETE WALL, CONCRETE PAD FOOTING AS PER PLANS.

C2

SQUARE STEEL POSTS
3½"x3½"x0.25 HSS POST MECH-FASTENED AT TOP AND BOTTOM W/T 6"x6" TOP & BOTTOM PLATE TO EXTEND MIN WIDTH OF BEAM WHERE BEARING ON FOUNDATION WALL OR KNEW WALL PROVIDE 4-½" 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") POLYETHLENE FLIM. CONCRETE PAD AS PER PLAN.

CONSTRUCTION NOTES

FOUNDATION

1 **ACHORAGE**
38x89 (2x4") SILL PLATE W/T 13mm (1/2") DIA. ANCHOR BOLTS 200m (8") LONG EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. CAULKING OR FIBER GASKET B/T PLATE AND TOP OF FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

2 **STEP FOOTINGS**
THE VERTICAL STEP B/T HORIZONTAL PORTIONS SHALL NOT EXCEED 600mm (24") FOR FIRM SOILS AND 400mm (16") FOR SAND OR GRAVEL HORIZONTAL DISTANCE B/T 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/T A TRAP SEAL PRIMER

WOOD FRAMING

7 **NOTCHING & DRILLING OF MEMBERS**
HOLES IN FLOOR, ROOF AND CEILING MEMBERS TO BE MAXIMUM ⅓ x ACTUAL DEPTH OF MEMBER AND NOT LESS THAN 2" FROM EDGES

NOTCHES IN FLOOR, ROOF AND CEILING MEMBERS TO BE LOCATED ON TOP OF MEMBER WITH ⅙ THE ACTUAL DEPTH FROM EDGE OF BEARING AND NOT GREATER THAN ⅓ JOIST DEPTH.

WALL STUDS MAY BE NOTCHED OR DRILLED PROVIDED THAT NO LESS THAN ⅔ THE DEPTH OF STUD REMAINS IF LOAD BEARING AND 1- 5/16" 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- 3/4" END BEARING
JOIST SHALL BEAR ON SILL PLATE FIXED TO FOUNDATION. MAX. DOUBLE HEADER JOIST LENGTH OF 10'-6". MAX DOUBLE TRIMMER JOIST LENGTH OF 6'-7". 2x2 BRIDGING REQUIRED EVERY 6'-11", FLUSH JOISTS SHALL BE SUPPORTED ON JOIST HANGERS.

FUTURE GRAB BARS

10 **STUD WALL REINFORCEMENT**
STUD WALL REINFORCEMENT SHALL BE INSTALLED IN "MAIN BATHROOMS" WITHIN A DWELLING UNIT ACCORDING TO OBC 9.5.2.3

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 WITHIER VERTICALLY OR HORIZONTALLY ON THE GRAB BAR. A MINIMUM OF 2"x8" BLOCKING IS REQUIRED WITH A MIN. OF 3 - 3-½" NAILS ON EACH SIDE OF BLOCKING.

THERMAL INSULATION

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

14 **RIM JOIST INSULATION**
15mm (5/8") WITH TYVEK MEMBRANE ON 1- 3/4" RIM JOIST AS PER PLAN W/T OSB SHEATHING WITH RSI 4.23 (R24) OR RSI 3.87 (R22) INSULATION AND CONTINUOUS 0.15 (6 mil) POLYETHYLINE 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- 7/8" (200mm)
MIN RUN	8- 3/4" (210mm)
MIN TREAD	9- 3/4" (235mm)
MAX NOSING	1" (25mm)
MIN HEADROOM	6'-5" (1950mm)
RAILING @ LANDING	2'-7" (800mm)
RAILING @ STAIR	2'-7" (800mm)
MIN WIDTH	2'-11" (900mm)

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**
INTERIOR 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

18 **MINIMUM BEDROOM WINDOWS - OBC 9.7.1.3.**
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.32m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH A MIN. CLEAR OF 380mm (1'-3")

19 **WINDOW GUARDS - OBC 9.7.1.6. & 9.9.8**
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'-4") ABOVE FINISHED FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR AND THE DISTANCE FROM THE FINISHED ADJACENT 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 NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN PART 4 OF THE ONTARIO BUILDING CODE.

LIFESAFETY

21 **CARBON MONOXIDE ALARMS - OBC 9.33.4**
A 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.

22 **SMOKE ALARM - OBC 9.10.18**
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.

VENTILATION

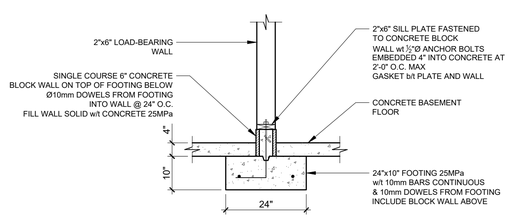
23 **MECHANICAL VENTILATION**
WASHROOM AND RANGE TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR

24 **DIRECT GAS VENT FURNACE**
FURNACE TERMINAL MIN 900mm (36") FROM A GAS RECULATOR MIN. 300mm (12") ABOVE FIN. GRADE FROM ALL OPENINGS EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS

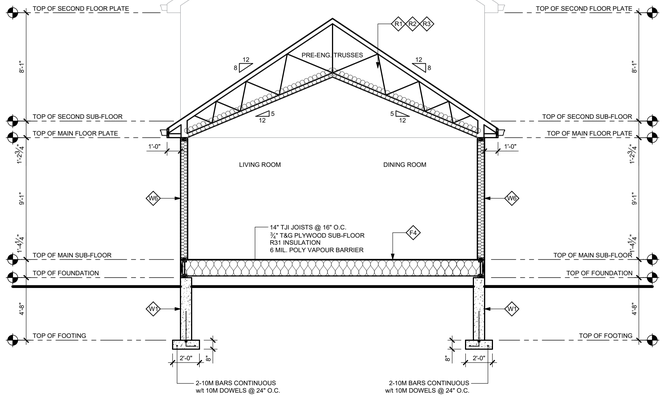
25 **DIRECTS GAS FIRE PLACE**
VENTS TO BE A MIN. 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE REFER TO GAS CODE.

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

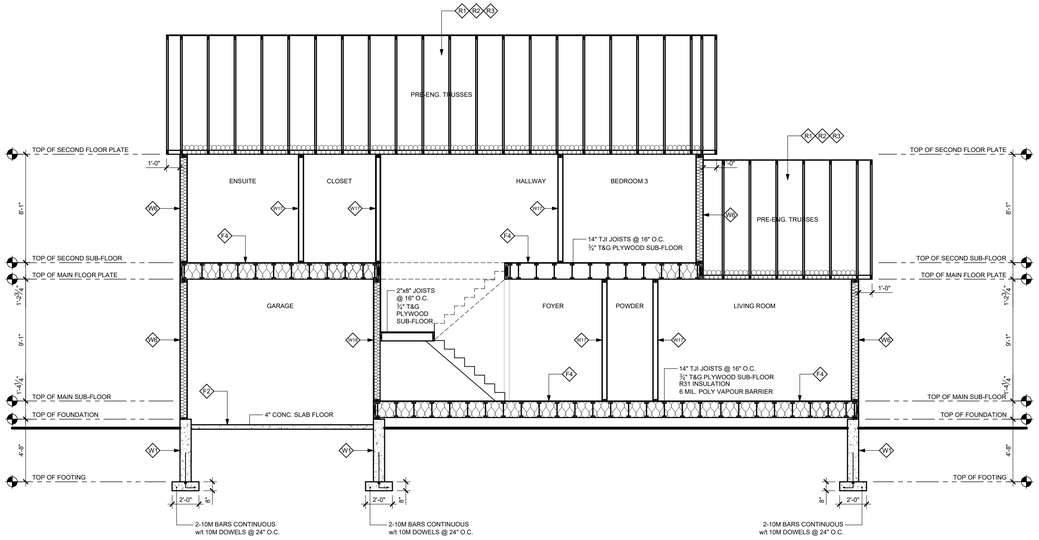
27 **WATER RESISTANT FLOORING**
FINISHED FLOORING IN BATHROOMS, KITCHENS, ENTRANCE HALL, LAUNDRY AND GENERAL STORAGE AREAS SHALL CONSIST OF RESILIENT FLOORING, FELTED SYNTHETIC FIBRE FLOORING COVERINGS.



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



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

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SEAL

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QUALIFICATION INFORMATION

NAME	BCIN
LEONARD ANGELICI	42391

REGISTRATION INFORMATION

NAME	BCIN
LEN ANGELICI DESIGN	43162

DATE	SIGNATURE
10/16/2020	

Len Angelici Design
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HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

PROJECT

PROPOSED RESIDENCE
684 BEACH BLVD
HAMILTON, ON

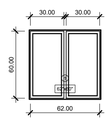
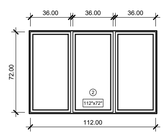
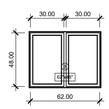
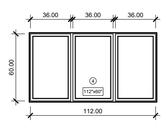
SHEET TITLE

NOTES, DETAILS & SECTIONS

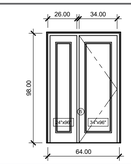
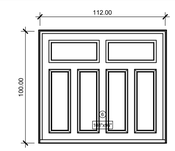
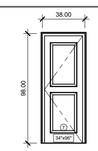
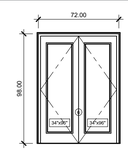
DRAWN BY	L. ANGELICI
DATE	10/16/2020
SCALE	3/16"=1'-0"
PROJECT No.	19007

A3

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

No.	REVISION	DATE
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PROJECT

PROPOSED RESIDENCE
684 BEACH BLVD
HAMILTON, ON

SHEET TITLE

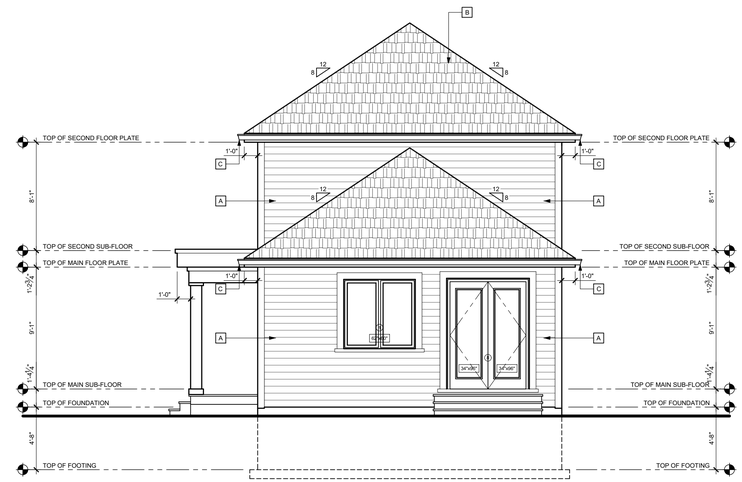
WINDOW SCHEDULE

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

WALL AREA: 81.09m²
WALL SETBACK: 2.50m
UNPROTECTED OPENINGS AREA: 11.70m² = 14.43%

FRONT ELEVATION

SCALE 3/16" = 1' - 0"



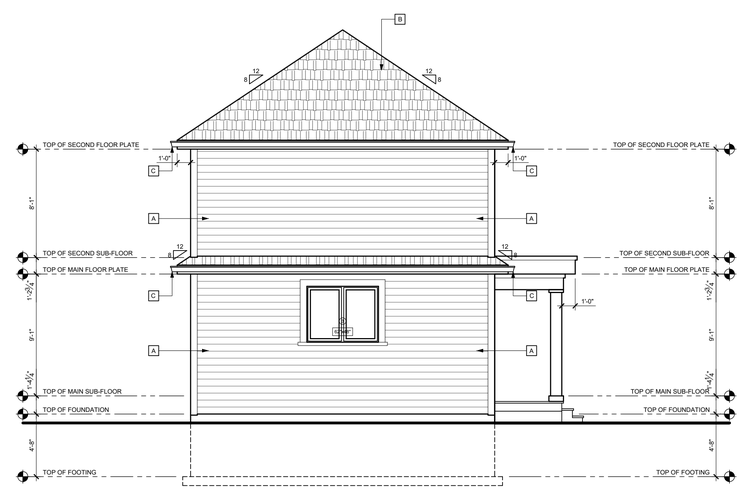
RIGHT SIDE ELEVATION

SCALE 3/16" = 1' - 0"

WALL AREA: 81.09m²
WALL SETBACK: 4.05m
UNPROTECTED OPENINGS AREA: 11.70m² = 15.42%

REAR 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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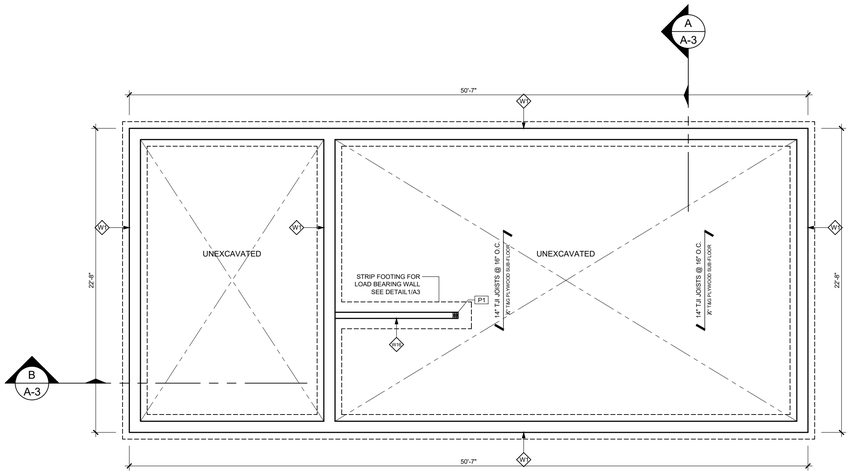
HAMILTON, ON

SHEET TITLE

PROPOSED ELEVATIONS

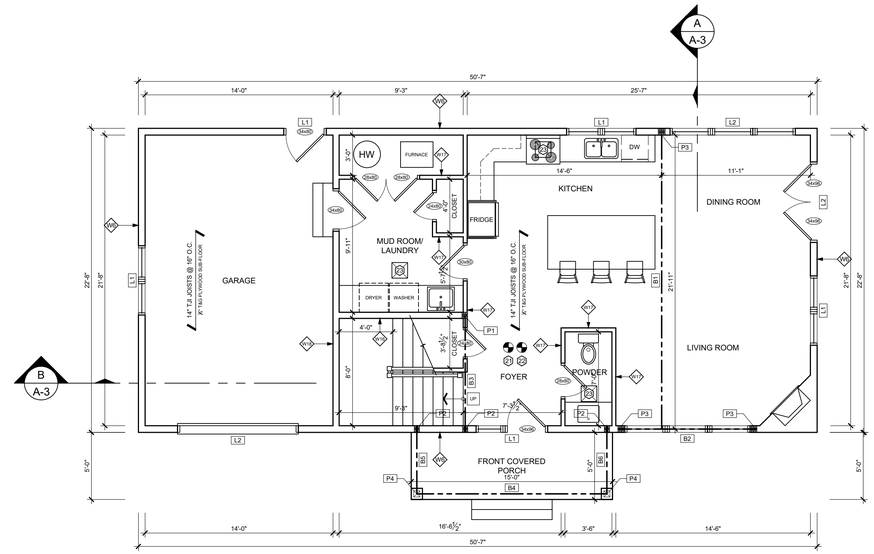
DRAWN BY	L. ANGELICI
DATE	10/16/2020
SCALE	3/16"=1'-0"
PROJECT No.	19007

A1



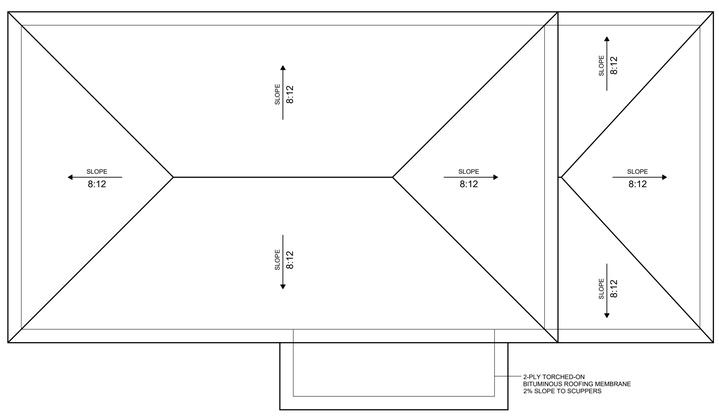
PROPOSED FOUNDATION PLAN

SCALE 3/16" = 1' - 0"



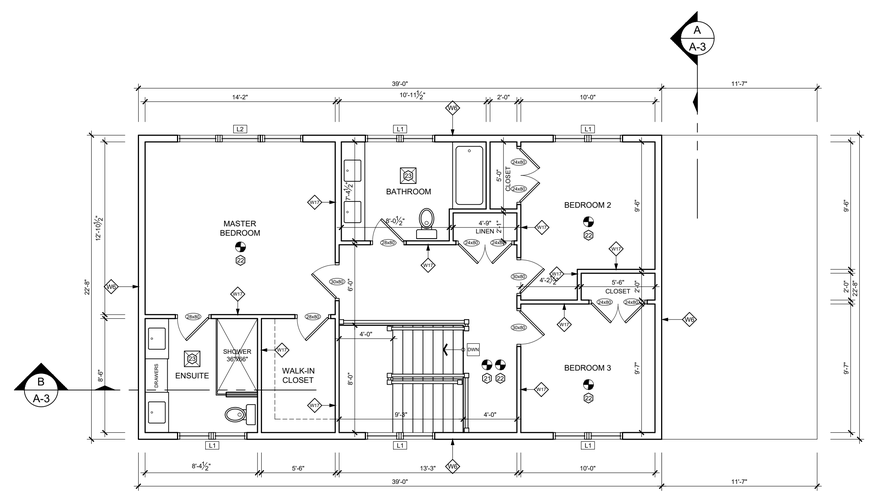
PROPOSED MAIN FLOOR PLAN

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



PROPOSED ROOF PLAN

SCALE 3/16" = 1' - 0"



PROPOSED SECOND FLOOR PLAN

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

PROJECT NORTH	TRUE NORTH

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PROJECT

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HAMILTON, ON

SHEET TITLE

PROPOSED FLOOR PLANS

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

A2

ASSEMBLIES

FOUNDATION WALL ASSEMBLIES

W1

CONCRETE LATERALLY SUPPORTED FNDT-WALLS/FOOTINGS:
250mm (10") POURED CONC. FDTN. WALL 20 MPa (2900psi) MIN WITH BITIMUMENOUS DAMPROOFING AND DRAINAGE LAYER w/t (R20c.i) MAX BACKFILL HEIGHT IS 2740mm (9'-0"). MAXIMUM POUR HEIGHT IS 3050mm (10'-2") ON 500x155 (20"x6") CONTINUOUS KEYED 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 COMPACITY OF 150MPa OR GREATER. (SEE SOIL REPORT)

W2

MASONRY LATERALLY SUPPORTED FNDT-WALLS:
250MM (10") CONC-BLOCK. FDTN. WALL PARGED WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. MAX BACKFILL HEIGHT IS 2740mm (9'-0"). MAXIMUM HEIGHT IS 3050mm (10'-2") ON 500x155 (20"x6") 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)

W3

CONCRETE LATERALLY UNSUPPORTED FNDT WALL:
200mm (8") POURED CONC. FDTN. WALL 20 MPa (2900psi) MIN WITH BITIMUMENOUS DAMPROOFING AND DRAINAGE LAYER. MAX BACKFILL HEIGHT IS 1200mm (3'-11"). MAXIMUM POUR HEIGHT IS 2500mm (8'-2") ON 500x155 (20"x6") CONTINUOUS KEYED 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 COMPACITY OF 150MPa OR GREATER. (SEE SOIL REPORT)

W4

MASONRY LATERALLY UN SUPPORTED FNDT-WALLS:
200MM (10") CONC-BLOCK. FDTN. WALL PARGED WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. MAX BACKFILL HEIGHT IS 1200mm (3'-11"). MAXIMUM HEIGHT IS 2500mm (8'-2") ON 500x155 (20"x6") 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)

W5

GRADE FOUNDATION WALL:
200mm (8") POURED CONC. FDTN. WALL 20 MPa (2900psi) MAXIMUM POUR HEIGHT IS 2500mm (8'-2") ON 500x155 (20"x6") CONTINUOUS KEYED CON. FTG. (TYP). 1200mm (3'-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 2" RIGID INSULATION MIN (2'-0") BELOW GRADE.

ABOVE GRADE WALL ASSEMBLIES

W6

SIDING WALL CONSTRUCTION (2"x6")
SIDING ACCORDING TO OBC 9.27.13 AS PER ELEVATION, WITH OSB SHEATHING MEMBRANE 9.5mm (3/8"). AS PER ELEVATION, WITH TYVEK MEMBRANE ON ¾" 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 VAROUR BARRIER, 13mm, (½") INT. DRYWALL FINISH.

W7

STUCCO WALL CONSTRUCTION (2"x6")
STUCCO ACCORDING TO OBC 9.28. AS PER ELEVATION, WITH OSB SHEATHING MEMBRANE 9.5mm (3/8"). AS PER ELEVATION, WITH TYVEK MEMBRANE ON ¾" 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 VAROUR BARRIER, 13mm, (½") 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 9.5mm (3/8"). AS PER ELEVATION, WITH TYVEK MEMBRANE ON ¾" 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, (½") INT. DRYWALL FINISH.

W9

BRICK VENEER OR STONE WALL CONSTRUCTION (2"x6")
90mm (4") FACE BRICK/STONE, 25mm (1") AIR SPACE 22x180x0.76 (7/8"x7"x0.03) 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, 9.5mm (3/8") OSB SHEATHING, 38x140 (2"x6") BATT INSULATION, 0.15 (6 mil) POLYETHYLINE VAPOUR BARRIER AND AIR BARRIER, 13mm (½") 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 22x180x0.76 (7/8"x7"x0.03) 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, 9.5mm (3/8") OSB SHEATHING, 38x140 (2"x4") STUDS @ 400 O.C. (16") O.C. RSI 4.23 (R24) OR RSI 3.87 (R22) BATT INSULATION, 0.15 (6 mil) POLYETHYLINE VAPOUR BARRIER AND AIR BARRIER, 13mm (½") 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
CONSTUCTED AS W6 OR W7 OR W8 OR TWO OF. FOR A MAXIMUM WALL HEIGHT OF 5490mm (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 1825mm (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 B/T 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 B/T 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/T 38x89 (2x4) BOTTOM PLATE AND 2-38x89 (2-2x4) TOP PLATE, 13mm (½") 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/T 38x140 (2x6) BOTTOM PLATE AND 2-38x140 (2-2x6) TOP PLATE, 13mm (½") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE ASHLAR BLOCK WHEN LOCATED IN BASMENT ANCHORED 3'-0" O.C. SEE DETAIL 5/A6 FOR FOOTING SPECS.

W17

2x4 / 2X6 INTERIOR NON-LOAD BEARING WALLS
-INTERIOR PARTITIONS 38x89 (2x4) 400mm (16") O.C. W/T 38x89 (2x4) BOTTOM PLATE AND 38x89 (2-2x4) TOP PLATE, 13mm (½") INT. DRYWALL BOTH SIDES OF STUDS.
-INTERIOR PARTITIONS 38x140 (2x6) 400mm (16") O.C. W/T 38x140 (2x6) BOTTOM PLATE AND 38x140 (2-2x6) TOP PLATE, 13mm (½") INT. DRYWALL BOTH SIDES OF STUDS.

W18

DWELLING UNIT AND GARAGE SEPARATION
DOORS AND WOULS 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/T 13mm (½") GYPSUM BOARD ON WALL AND CEILING B/T HOUSE HOUSE AND GARAGE, RSI 5.46 (R31) IN WALLS, TAPE AND SEAL ALL JOINTS GAS TIGHT.

FLOOR ASSEMBLIES

F1

BASEMENT SLAB
75mm (4") CONCRETE SLAB 25MPa (2950 PSI) AFTER 28 DAYS ON WITH 6"x6"x6/ W.W.M ON 6" COURSE GRANULAR MATERIAL PROVIDE BOND BREAKER MATERIAL B/T SLAB AND FOOTING. EVERY BASEMENT SHALL BE PROVIDED WITH A FLOOR DRAIN W/T 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 BEAR 75mm (3") MIN ON FOUNDATION WALL ANCHORED W/T 10M BENT DOWELS @ 600mm (24") O.C. SLOPE SLAB MIN. 1% FROM DOOR, PROVIDE 4" AND AT FRUIT CELLAR DOOR. GREAT THAN 8'-2" SEE ENGINEERS DRAWING.

F4

SUBFLOORING, JOIST SYSTEM
19mm (¾") T&G SUBFLOOR ON WOOD FLOOR JOISTS AS PER PLANS. FOR CERAMIC TILE APPLICATION ("SEE OBC 9.30.6") PROVIDE PANEL TYPE UNDERLAY UNDER RESILIENT @ PARQUET FLOORING. (*SEE OBC 9.30.2.1.*) ALL JOISTS TO BE NAILED, GLUED AND SCREWED AND BRIDGED WIT 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. AND STRAPPING UNLESS A PANEL TYPE CEILING FINISH IS APPLIED (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 THE GARAGE AND DWELLING UNIT OVER GARAGE WIT A RSI 5.46 (R31) INSULATION B/T THE JOISTS. TAPE, SEAL ALL JOINTS GAS TIGHT

F6

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 (R10c.i) IF IT CONTAINS PIPING AND RSI 1.41 (R8) IF IT DOES NOT CONTAIN PIPING.

ROOF ENVELOPES

R1

ROOF CONSTRUCTION - AS PER PRE-ENG SPEC'S
301FR(MIN) ASPHALT ROOF SHINGLES No. 210 (10.25KG/M2) ASPHALT SHINGLES. 10mm (3/8") PLYWOOD SHEATHING WITH "H" 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 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 @ 1830mm (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. WIT RSI 10.57 (R60) ROOF INSULATION AND APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER.

COLUMN SUPPORT

C1

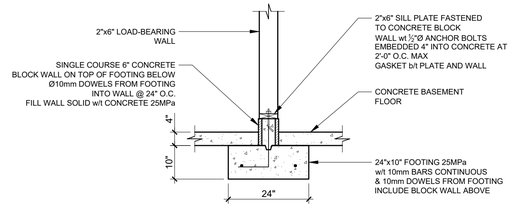
SQUARE STEEL POSTS
3½"x3½"x0.25 HSS POST MECH-FASTENED AT TOP AND BOTTOM W/T 6"x6"x0.25 TOP & BOTTOM PLATE TO EXTEND MIN WIDTH OF BEAM WHERE BEARING ON FOUNDATION WALL OR KNEW WALL PROVIDE 4- ½" DIA. BOLTS INTO CONCRETE WALL, CONCRETE PAD FOOTING AS PER PLANS.

C2

SQUARE STEEL POSTS
3-½Ø x0.25 HSS POST MECH-FASTENED AT TOP AND BOTTOM W/T 6"x6" TOP & BOTTOM PLATE TO EXTEND MIN WIDTH OF BEAM WHERE BEARING ON FOUNDATION WALL OR KNEW WALL PROVIDE 4- ½" 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") POLYETHLENE FLIM. CONCRETE PAD AS PER PLAN.



DETAIL 1: BASEMENT LOAD-BEARING WALL CONSTRUCTION

N.T.S.

CONSTRUCTION NOTES

FOUNDATION

1

ACHORAGE
38x89 (2x4") SILL PLATE W/T 13mm (½") DIA. ANCHOR BOLTS 200m (8") LONG EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. CAULKING OR FIBER GASKET B/T PLATE AND TOP OF FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

2

STEP FOOTINGS
THE VERTICAL STEP B/T HORIZONTAL PORTIONS SHALL NOT EXCEED 600mm (24") FOR FIRM SOILS AND 400mm (16") FOR SAND OR GRAVEL HORIZONTAL DISTANCE B/T 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/T A TRAP SEAL PRIMER

WOOD FRAMING

7

NOTCHING & DRILLING OF MEMBERS
HOLES IN FLOOR, ROOF AND CEILING MEMBERS TO BE MAXIMUM ⅓ x ACTUAL DEPTH OF MEMBER AND NOT LESS THAN 2" FROM EDGES

NOTCHES IN FLOOR, ROOF AND CEILING MEMBERS TO BE LOCATED ON TOP OF MEMBER WITH ⅓ THE ACTUAL DEPTH FROM EDGE OF BEARING AND NOT GREATER THAN ⅓ JOIST DEPTH.

WALL STUDS MAY BE NOTCHED OR DRILLED PROVIDED THAT NO LESS THAN ⅔ THE DEPTH OF STUD REMAINS IF LOAD BEARING AND 1- ⅔" 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- ½" END BEARING
JOIST SHALL BEAR ON SILL PLATE FIXED TO FOUNDATION. MAX. DOUBLE HEADER JOIST LENGTH OF 10'-6". MAX DOUBLE TRIMMER JOIST LENGTH OF 6'-7". 2x2 BRIDGING REQUIRED EVERY 6'-11". FLUSH JOISTS SHALL BE SUPPORTED ON JOIST HANGERS.

FUTURE GRAB BARS

10

STUD WALL REINFORCEMENT
STUD WALL REINFORCEMENT SHALL BE INSTALLED IN "MAIN BATHROOMS" WITHIN A DWELLING UNIT ACCORDING TO OBC 9.5.2.3

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 WITHER VERTICALLY OR HORIZONTALLY ON THE GRAB BAR. A MINIMUM OF 2"x8" BLOCKING IS REQUIRED WITH A MIN. OF 3 - 3- ¼" NAILS ON EACH SIDE OF BLOCKING.

THERMAL INSULATION

13

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

14

RIM JOIST INSULATION
15mm (½") WITH TYVEK MEMBRANE ON 1- ½" RIM JOIST AS PER PLAN W/T OSB SHEATHING WITH RSI 4.23 (R24) OR RSI 3.87 (R22) INSULATION AND CONTINUOUS 0.15 (6 mil) POLYETHYLINE 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- ½" (200mm)
MIN RUN	8- ½" (210mm)
MIN TREAD	9- ½" (235mm)
MAX NOSING	1" (25mm)
MIN HEADROOM	6'-5" (1950mm)
RAILING @ LANDING	2'-7" (800mm)
RAILING @ STAIR	2'-7" (800mm)
MIN WIDTH	2'-11" (900mm)

FOR CURVED STAIRS:

MIN RUN	5- ½" (150mm)
MIN AVG RUN	7- ½" (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
INTERIOR 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

18

MINIMUM BEDROOM WINDOWS - OBC 9.7.1.3.
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.32m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH A MIN. CLEAR OF 380mm (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'-6") ABOVE FINISHED FLOOR AND THE DISTANCE FROM FROM THE FINISHED FLOOR AND THE DISTANCE FROM THE FINISHED ADJACENT 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 NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN PART 4 OF THE ONTARIO BUILDING CODE.

LIFESAFETY

21

CARBON MONOXIDE ALARMS - OBC 9.33.4
A 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.

22

SMOKE ALARM - OBC 9.10.18
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.

VENTILATION

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. HRV INTAKE TO BE A MIN OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS

25

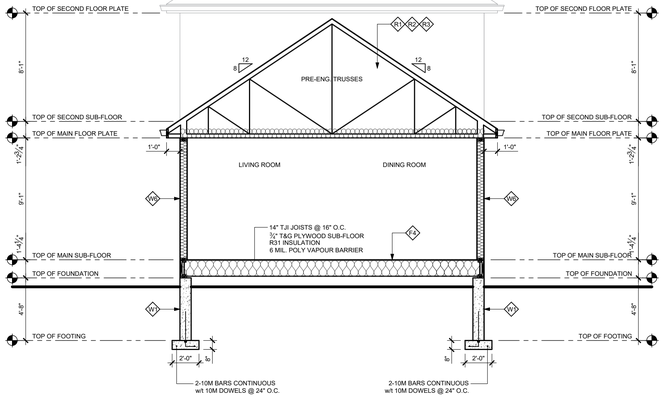
DIRECTS GAS FIRE PLACE
VENTS TO BE A MIN. 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE REFER TO GAS CODE.

26

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

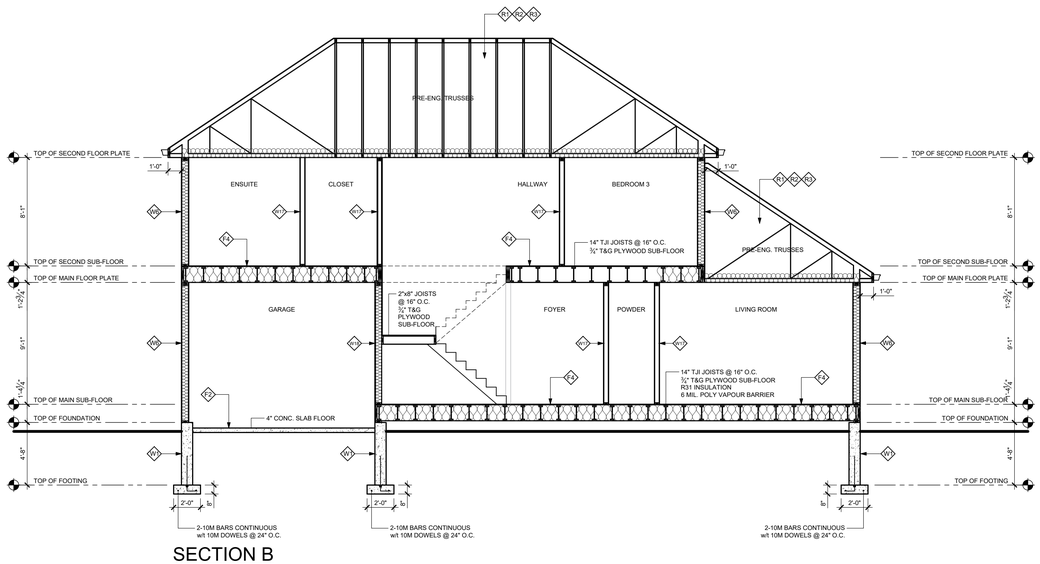
27

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.



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

1. ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
2. 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
3. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
4. CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
5. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
6. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
7. DRAWING MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS NOTICE IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
8. 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

NAME	BCIN
LEONARD ANGELICI	42391

REGISTRATION INFORMATION

NAME	BCIN
LEN ANGELICI DESIGN	43162

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

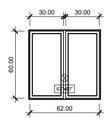
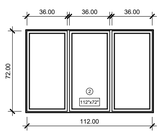
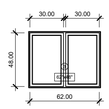
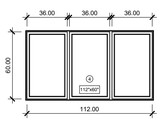
PROPOSED RESIDENCE
684 BEACH BLVD
HAMILTON, ON

SHEET TITLE

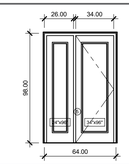
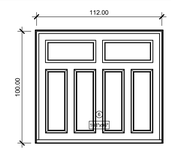
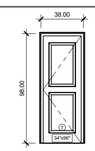
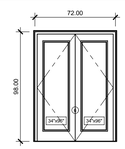
NOTES, DETAILS & SECTIONS

DRAWN BY	A3
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

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

1. ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
2. 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
3. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
4. CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
5. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
6. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
7. 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.
8. 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

NAME	BCIN
LEONARD ANGELICI	42391

REGISTRATION INFORMATION

NAME	BCIN
LEN ANGELICI DESIGN	43162

DATE	SIGNATURE
10/16/2020	

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

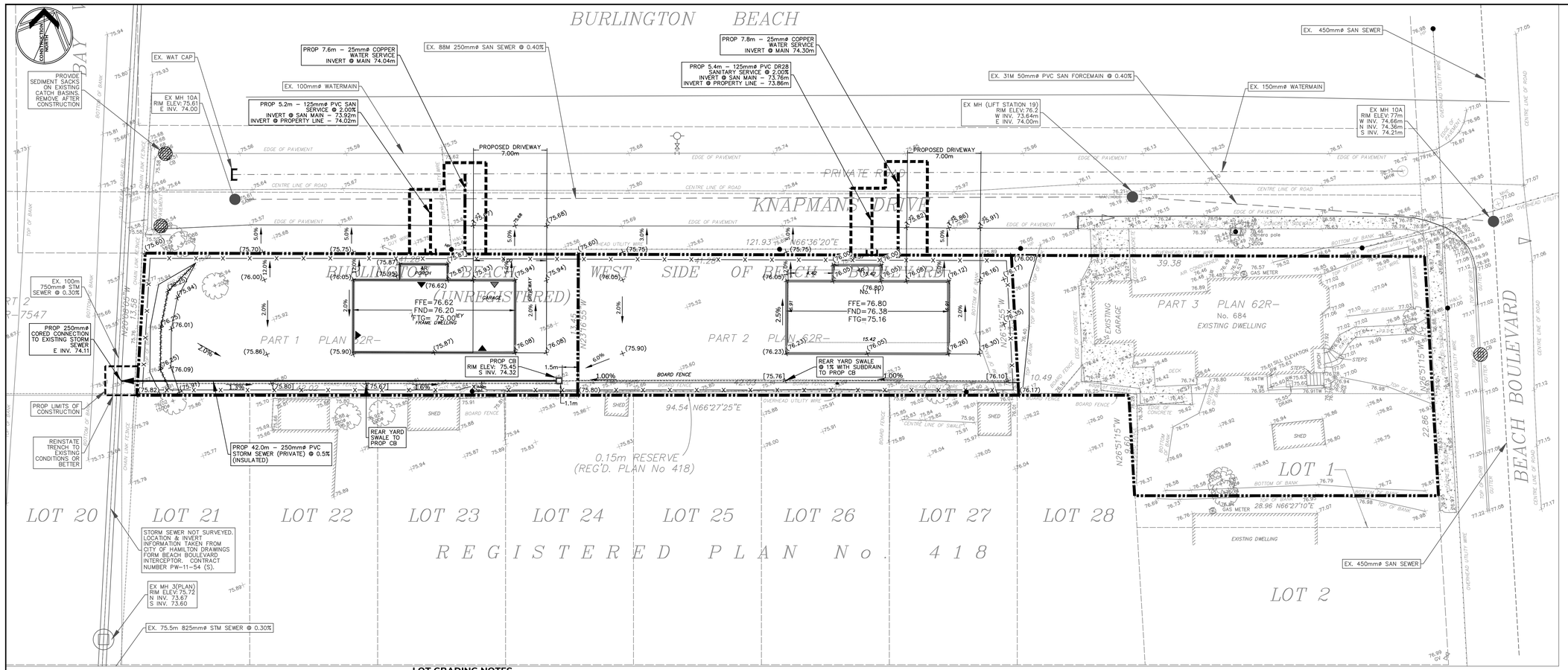
PROJECT

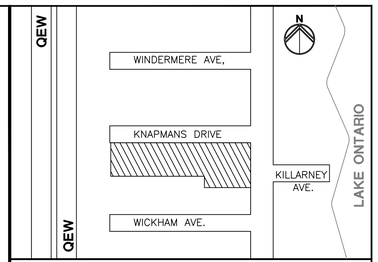
PROPOSED RESIDENCE
684 BEACH BLVD
HAMILTON, ON

SHEET TITLE

WINDOW SCHEDULE

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





KEY PLAN
Scale : N.T.S.

SUBJECT LANDS

NOTE :

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND UNDERGROUND AND ABOVE GROUND UTILITIES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING THE WORK THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE ARCHITECTS/ENGINEERS BEFORE PROCEEDING WITH THE WORKS.

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ENGINEER WHICH MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE SCALED.

THIS PLAN MUST NOT BE USED TO SITE THE PROPOSED BUILDINGS.

THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S CONTRACTOR FROM OBTAINING, BUT NOT LIMITED TO THE FOLLOWING PERMITS: ROAD CUT, SEWER PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS, ETC...

EXISTING TOPOGRAPHICAL INFORMATION SUPPLIED BY A.J. CLARKE AND ASSOCIATES LTD.

BOUNDARY DATA DERIVED FROM INFORMATION FROM A.J. CLARKE AND ASSOCIATES LTD.

BENCHMARKS:

CITY OF HAMILTON
MONUMENT No 07720100036
RIB WITH BRASS CAP
MONUMENT IS LOCATED AT THE EAST SIDE OF MOHONY PARK, ~90m NORTH OF THE CENITRE LINE OF BARTON STREET EAST, ~15m NORTH OF THE CENTRE LINE OF GOGGIN AVENUE AND ~16m WEST OF THE CENTGRE LINE OF ADELINE AVENUE.

ELEVATION=86.893 (CGVD 28)

METRIC NOTE:

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

NO.	REVISIONS	DATE	BY

SCALE: 1:200 — 0 1 4 8 12 16 20

DRAWING :

CLIENT :

KYLE CAMARRO
140 SECORD LANE
BURLINGTON, ONTARIO N1A 1Y8

PROJECT :

PROPOSED RESIDENTIAL DEVELOPMENT
684 BEACH BOULEVARD
HAMILTON, ONTARIO

ODAN·DETECH CONSULTING ENGINEERS

The Odan/Detech Group Inc. P: (905) 632-3811 F: (905) 632-3363
5230 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 5K2

SCALE :	PROJ. NO.:	DATE:	DESIGN BY:
1:200	20244	OCT/2020	F.P.B.
			DRAWN BY: F.P.B.
20244 – 1A.DWG			CHECKED BY: D.C.S.
			APPROVED BY: J.K.
FILE NUMBER	ENGINEER		DRWG. NO.: 1 OF 1

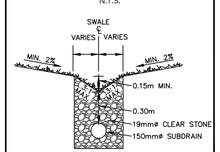
REGISTERED PROFESSIONAL ENGINEER — OCT 28/20 — I. KRPAN — PROVINCE OF ONTARIO

CONTRACTOR TO VERIFY ALL INVERTS, SIZE, MATERIAL, AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ODAN/DETECH GROUP

CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS UPON COMPLETION OF ALL WORKS TO THE ODAN/DETECH GROUP

TYPICAL SWALE SECTION

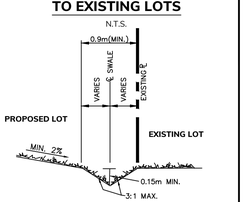
N.T.S.



NOTES
1. MINIMUM SWALE GRADE TO BE 1.5%
2. SUBDRAIN IS REQUIRED WHERE SWALE GRADES ARE LESS THAN 2% AND MUST BE CONNECTED TO A STORM SEWER OR PRIVATE REAR LOT CATCH BASIN

TYPICAL SWALE ADJACENT TO EXISTING LOTS

N.T.S.



NOTES
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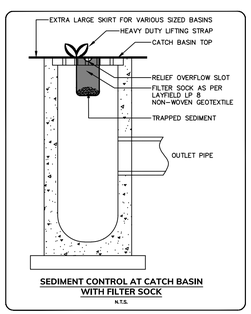


SEDIMENT CONTROL AT CATCH BASIN WITH FILTER SOCK
N.T.S.

LOT GRADING NOTES

GENERAL GRADING NOTES

1. ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATIONS WITH SODDED SLOPES (MIN. 3H TO 1V) AND/OR RETAINING WALLS AS SPECIFIED.
2. ALL RETAINING WALLS, WALKWAYS, CURBS, ETC., SHALL BE PLACED A MIN. OF 0.45m OFF THE PROPERTY LINE. ALL WALLS 1.0m OR HIGHER SHALL BE DESIGNED BY A P.Eng.
3. SHOULD A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150MM ABOVE THE PROPOSED SIDE YARD SWALES.
4. RETAINING WALLS 0.6M IN HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. GUARDS FOR RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS OF THE EXTERIOR GUARDS AS CONTAINED IN THE ONTARIO BUILDING CODE.
5. SLOPES OF SWALES FOR BOTH "BACK TO FRONT" AND "SPLIT" DRAINAGE SHALL BE NO LESS THAN 2.0% GRADE AND NO GREATER THAN 33% GRADE (3:1 SLOPES).
6. WHEN MATCHING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED, A 1.5% GRADE IS PERMITTED PROVIDED A 150mm SUB–DRAIN IS INSTALLED BELOW THE BOTTOM OF THE SWALE AND DRAINED TO A SUITABLE OUTLET, (WITH A MINIMUM 0.3m COVER OVER THE SUB–DRAIN), OR OTHER MITIGATION MEASURES.
7. MINIMUM GRADE FOR A WRAP–AROUND SWALE IN THE BACKYARD SHALL BE 1.0%.
8. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS ON SIDE LOTS SHALL BE GRADED AS A STRAIGHT LINE.
9. TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150mm (MIN) ABOVE FINISHED GRADE.
10. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2% AND NOT MORE THAN 7.0%. REVERSED SLOPED DRIVEWAYS IN NEW DEVELOPMENTS ARE NOT PERMITTED.
11. GARAGE FLOOR ELEVATION TO BE SET MINIMUM 0.3m HIGHER THAN BACK OF WALK, UNLESS OTHERWISE SPECIFIED.
12. ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM 95% SPD (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS.
13. FOR DELINEATION OF TREE PROTECTION ZONES, BUFFERS, REMOVALS AND PROTECTION SCHEMATICS, ETC., REFER TO TREE PROTECTION PLAN.
14. LOT GRADING FOR ALL LOTS IN THE SUBDIVISION SHALL CONFORM STRICTLY WITH THIS PLAN. ANY CHANGES, UNLESS APPROVED PRIOR TO CONSTRUCTION BY THE CITY, SHALL RESULT IN NON ACCEPTANCE OF THE SUBDIVISION BY THE CITY.
15. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED.
16. THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE OBTAINED PRIOR TO ENTERING THE LANDS. SHOULD PERMISSION NOT BE OBTAINED OR IS WITHDRAWN PRIOR TO COMMENCING WORK, THEN THE DEVELOPER SHALL LIMIT HIS ACTIVITIES TO THE LIMITS OF THE DEVELOPMENT SITE.
17. DRIVEWAY AND DRIVEWAY APPROACHES SHALL BE LOCATED SUCH THAT HYDRO VAULTS AND OTHER STREET FURNITURE ARE A MIN. OF 1.2m FROM THE PROJECTIONS OF THE OUTSIDE GARAGE WALLS.
18. ANY CHANGES IN GRADES AND/OR CATCH BASINS, REQUIRE THE APPROVAL OF THE DIRECTOR, ENGINEERING DEVELOPMENT DIVISION, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.

BACKYARD GRADING NOTES

a. DEFINITION: "REQUIRED BACK YARD" SHALL MEAN THE LESSER OF THE DISTANCE REGULATED BY THE ZONING BY–LAW OR 6m.
b. THE MAXIMUM SLOPE IN THE BACK YARD ADJACENT TO THE BUILDING FOR A DISTANCE EQUAL TO THE REQUIRED BACK YARD SHALL BE 5%, EXCEPT AS SET OUT IN ITEMS BELOW.
c. THE 5% RESTRICTION SHALL NOT APPLY TO THE SIDES OF A SWALE ALONG THE SIDES OR BACK OF THE LOT, PROVIDING THE TOTAL WIDTH OF THE SWALE SHALL NOT EXCEED ONE (1) METRE ON EACH LOT.
d. WHERE THE 5% RESTRICTION ON THE BACKYARD GRADES RESULTS IN ELEVATION DIFFERENCES BETWEEN DIFFERENT PROPERTIES, RETAINING WALLS SHALL BE CONSTRUCTED ALONG THE SIDES AND THE BACK OF THE LOT. SLOPES WITH A MAXIMUM OF THREE HORIZONTAL TO ONE VERTICAL MAY REPLACE THE WALLS WHERE THE DIFFERENCE IN ELEVATION IS LESS THAN 0.3m.
e. GENERALLY, SLOPES SHALL BE PLACED ON THE LOWER LOT, WHEREAS RETAINING WALLS SHALL BE PLACED ON THE HIGHER LANDS.
f. THE 5% RESTRICTION DOES NOT PRECLUDE RETAINING WALLS IN THE REQUIRED BACKYARDS PROVIDING THE TERRACES ARE MAINTAINED TO THE 5% GRADE AS SET OUT IN ITEM b. ABOVE. THE INTENTION OF THIS PROVISION IS TO PROVIDE FOR FLEXIBILITY OF HOUSE CONSTRUCTION.
g. THERE IS NO CONTROL ON THE STEEPNESS OF THE SLOPES IN SIDE YARDS, FRONT YARDS AND BACK YARDS, OUTSIDE THE AREA DEFINED IN A) ABOVE, PROVIDING THE SLOPES ARE STABLE FOR THE SOILS OF THE AREA (MINIMUM 3H:1V).

ROOFWATER LEADERS

ALL ROOFWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AND THEN TO GRASSED OR LANDSCAPED AREAS A MIN. OF 0.6M FROM THE BUILDING FACE. SUMP PUMPS WITH CHECK VALVES ARE TO BE INSTALLED IN EACH DWELLING TO PUMP THE WEEPING TILES TO DISCHARGE ONTO SPLASH PADS..

LEGEND:

○	EXISTING STORM MANHOLE		EXISTING STORM SEWER	⊗	PROPOSED VALVE CHAMBER
○	PROPOSED STORM MANHOLE		PROPOSED STORM SEWER		EXISTING WATER MAIN
●	EXISTING SANITARY MANHOLE		PROPOSED SANITARY SEWER		PROPOSED WATER MAIN
●	PROPOSED SANITARY MANHOLE		EXISTING SANITARY SEWER		PROPOSED SWALE
			EXISTING HYDRANT		PROPOSED CAP FOR SANITARY, STORM AND/OR WATER AS NOTED
□	EXISTING CATCH BASIN		PROPOSED HYDRANT		PROPOSED PIPE INSULATION
■	PROPOSED CATCH BASIN		EXISTING WATER VALVE & BOX		LIMIT OF CONSTRUCTION
× 100.00	EXISTING SPOT ELEVATION		PROPOSED WATER VALVE & BOX		PROPERTY LINE
×(100.00)	PROPOSED ELEVATION		EXISTING VALVE CHAMBER		EXISTING CATCHBASIN(S) WITH PROPOSED SEDIMENT FILTER SOCK

STANDARD NOTES

A. SEWERS

1. SANITARY AND STORM SEWERS

a. CONSTRUCTION OF SANITARY & STORM SEWERS & PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
b. COVER AND BEDDING MATERIAL FOR CONCRETE PIPE SHALL BE GRANULAR 'A' MATERIAL AS PER OPSD–802.030 OR 802.033, CLASS 'B' BEDDING.
c. COVER AND BEDDING MATERIAL FOR PVC PIPE SHALL BE GRANULAR 'A' MATERIAL AS PER OPSD–802.010 OR 802.013.
d. PVC PIPE WILL REQUIRE SPECIAL CONSTRUCTION PROCEDURES AS PER CITY SPECIFICATIONS.
e. ALL SEWERS TO BE FLUSHED PRIOR TO VIDEO INSPECTION.
f. STORM SEWER (300mmø TO 600mmø) SHALL BE PVC PIPE, CSA B182.2, SDR–35.
g. PVC (SANITARY AND STORM) SEWERS ARE TO BE TESTED FOR DEFLECTION (MANDREL PASSAGE) AFTER INSTALLATION.
h. ALTERNATE MATERIALS MAY BE ACCEPTABLE PROVIDED APPROVAL HAS FIRST BEEN OBTAINED FROM THE CITY/ENGINEER.

PRIVATE DRAINS

a. "SAN" DENOTES SANITARY PRIVATE DRAIN CONNECTION. SANITARY PRIVATE DRAINS SHALL BE ANY COLOUR OTHER THAN WHITE.
b. "STM" DENOTES STORM PRIVATE DRAIN CONNECTION. STORM PRIVATE DRAINS SHALL BE WHITE.
c. TO BE LOCATED IN A COMMON TRENCH, 1.5m ON THE RIGHT SIDE OF CENTRE OF LOT OR AS DETAILED AND EXTENDED 1.0m BEYOND THE STREETLINE. THE STORM SERVICE SHALL BE INSTALLED TO THE NORTH OR EAST OF THE SANITARY SERVICE.
d. PRIVATE DRAINS TO BE 150mmø PVC PIPE, CSA B182.1 M–1983, SDR 28 AS PER FORM 500. WOOD MARKING AT END OF SANITARY PRIVATE DRAIN SHALL BE PAINTED RED.
e. COVER AND BEDDING MATERIAL FOR PRIVATE DRAINS TO BE GRANULAR 'A' INSTALLED AS PER OPSD–802.010 AND OPSD–802.013.
f. MINIMUM FALL FOR PRIVATE DRAINS TO BE 2.0%.
g. TOP OF SANITARY PRIVATE DRAINS AT STREET LINE TO BE 2.20m (MIN.) BELOW CENTRE LINE ROAD ELEVATION AT THAT POINT OR AS DETAILED.
h. TOP OF STORM PRIVATE DRAINS AT STREET LINE TO BE 1.2m (MIN.) BELOW CENTRELINE ROAD ELEVATION AT THAT POINT OR DETAILED.
i. BUILDING RAINWATER LEADERS SHALL NOT TO BE CONNECTED TO STORM PRIVATE DRAIN BUT SHALL DISCHARGE ONTO THE GROUND SURFACE VIA SPLASH PADS.

B. WATERMAIN AND WATER SERVICES

2. WATER SERVICES

a. "W" DENOTES WATER SERVICE CONNECTION (25MMø TYPE "K" SOFT COPPER) AS PER WM–207.01 OR AS DETAILED.
b. TO BE LOCATED 1.0M ON LEFT SIDE OF CENTRE LINE OF LOT OPPOSITE SANITARY PRIVATE DRAIN OR AS DETAILED, WITH CURB STOP ADJACENT TO STREET LINE.
c. GRANULAR BEDDING AS PER WM–200.01 AND WM–200.02 TO BE GRANULAR 'D' AS PER FORM 600.
d. MINIMUM COVER 1.8M FROM CENTRE LINE OF ROAD.

4. VALVES & VALVE BOXES

a. ALL VALVE BOXES TO BE SET TO PROPOSED GRADES.
b. 100MMø TO 300MMø GATE VALVE & VALVE BOXES AS PER WM–202.

C. ROADWORKS

2. CATCH BASINS AND DITCH INLETS

a. SINGLE CATCH BASIN CONNECTIONS TO BE 250MMø PVC PIPE CSA B182.2, SDR–35, AND DOUBLE CATCH BASIN CONNECTIONS TO BE 250MMø PVC PIPE CSA B182.2, SDR–35.
b. SINGLE CATCH BASIN AND PRIVATE REAR YARD CATCH BASIN AS PER OPSD–705.010 - TYPE 50 CEMENT.
c. ALL PRIVATE REAR YARD CATCH BASINS TO HAVE BEEHIVE TYPE GRATE AND COVER AS PER CITY SPECIFICATION. NO GOSS TRAPS AND SUMPLESS.
d. ALL CATCH BASIN ADJUSTMENTS TO BE POURED IN PLACE CONCRETE (NO MODULOC).

FINAL ROADWAYS

6. COMPLETION

a. SOD ALL BOULEVARDS WITH 150MM TOPSOIL AND CANADA NO. 1 NURSERY SOD.

D. COMPACTION REQUIREMENTS

a. ALL BEDDING AND BACKFILL MATERIAL, ROAD SUB-GRADES, AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND FILL SECTIONS, ETC., SHALL BE COMPACTED TO MIN. 95% SPD (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300MM LIFTS.
b. ALL GRANULAR ROAD BASE MATERIALS SHALL BE COMPACTED TO 95% SPD.
c. FOR ALL SEWERS AND WATERMAINS IN FILL SECTION, THE COMPACTION SHALL BE CERTIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO LAYING PIPE.

E. SILTATION AND EROSION CONTROL

a. SILTATION CONTROL BARRIERS SHALL BE PLACED AS DETAILED.
b. ALL SILTATION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AFTER EACH RAINFALL AS DIRECTED AND TO THE SATISFACTION OF THE CITY OF HAMILTON.
c. ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE CITY OF HAMILTON.

F. GENERAL

a. ALL CONSTRUCTION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
b. ALL TRAFFIC SIGNS TO BE AS PER MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
c. EXISTING STRUCTURES ARE NOT TO BE DISTURBED, NOR ENCROACHMENT ON ADJACENT PROPERTIES UNLESS INSTRUCTED BY THE ENGINEER.
d. SILT FENCES ARE TO BE INSTALLED AND MAINTAINED TO PREVENT SILT FROM FLOWING ONTO ADJACENT LANDS.

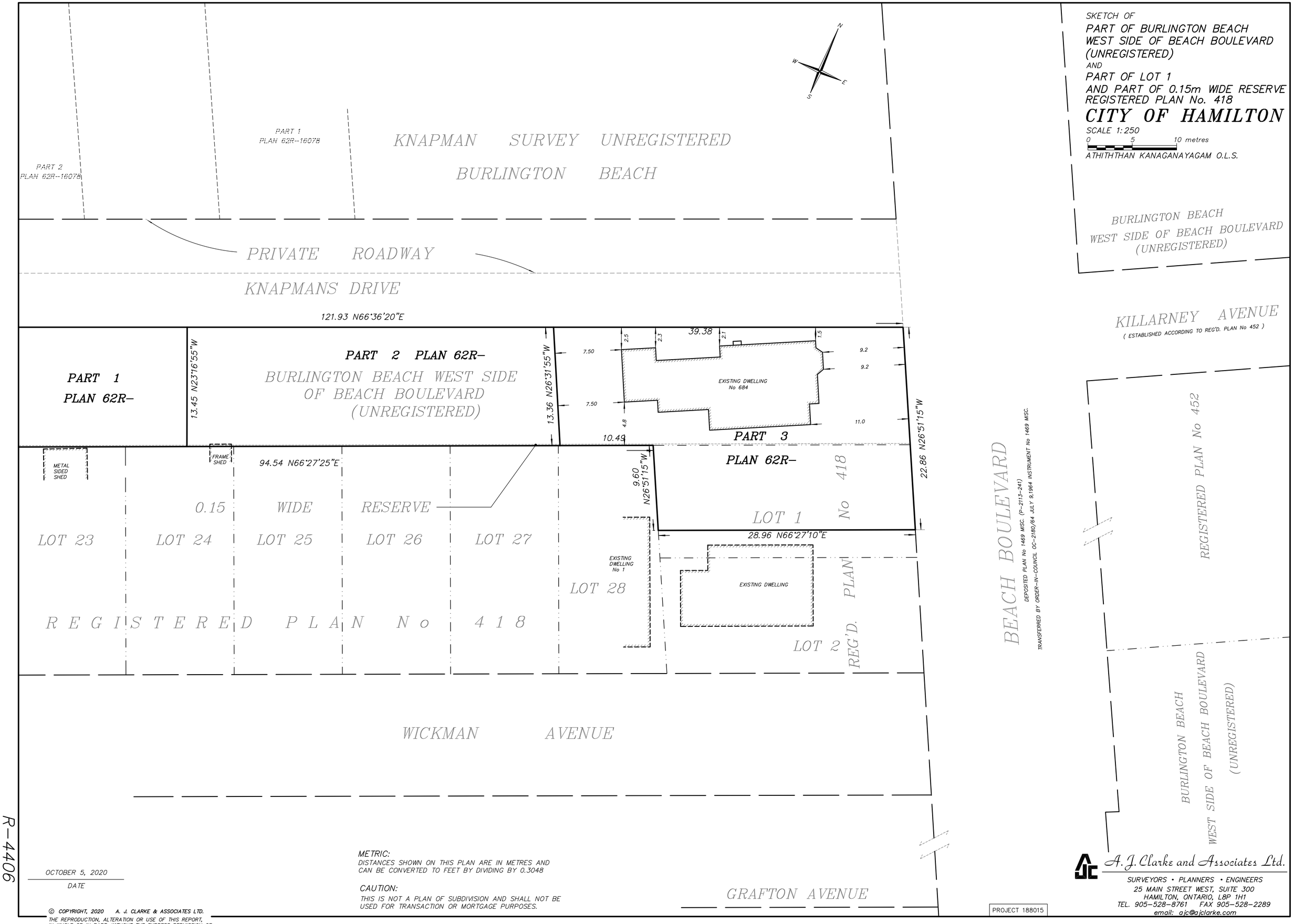
SKETCH OF
PART OF BURLINGTON BEACH
WEST SIDE OF BEACH BOULEVARD
(UNREGISTERED)
AND
PART OF LOT 1
AND PART OF 0.15m WIDE RESERVE
REGISTERED PLAN No. 418

CITY OF HAMILTON

SCALE 1:250
0 5 10 metres

ATHITHTHAN KANAGANAYAGAM O.L.S.

R-4406



OCTOBER 5, 2020
DATE

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.

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

H:\Jobs\T-to-Z\UNREG\Burlington Beach\684 BEACH BLVD\Sept. 29 2020 (DW) 684, Beach\684 Beach R-4406.dwg

R-4406

X-9448 A

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

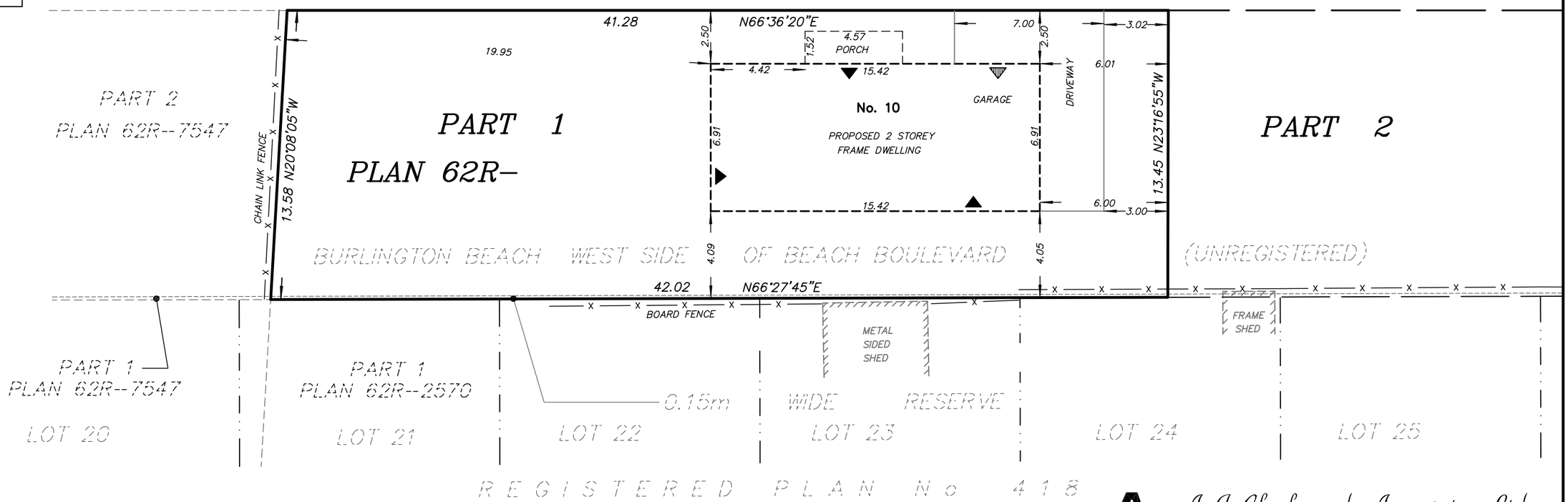
SCALE 1:200

0 5 10 metres

ATHITHTHAN KANAGANAYAGAM O.L.S.

PRELIMINARY
FOR DISCUSSION PURPOSES ONLY

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



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

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 No	188015

X-9448 A

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X-9449 A

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

0 5 10 metres

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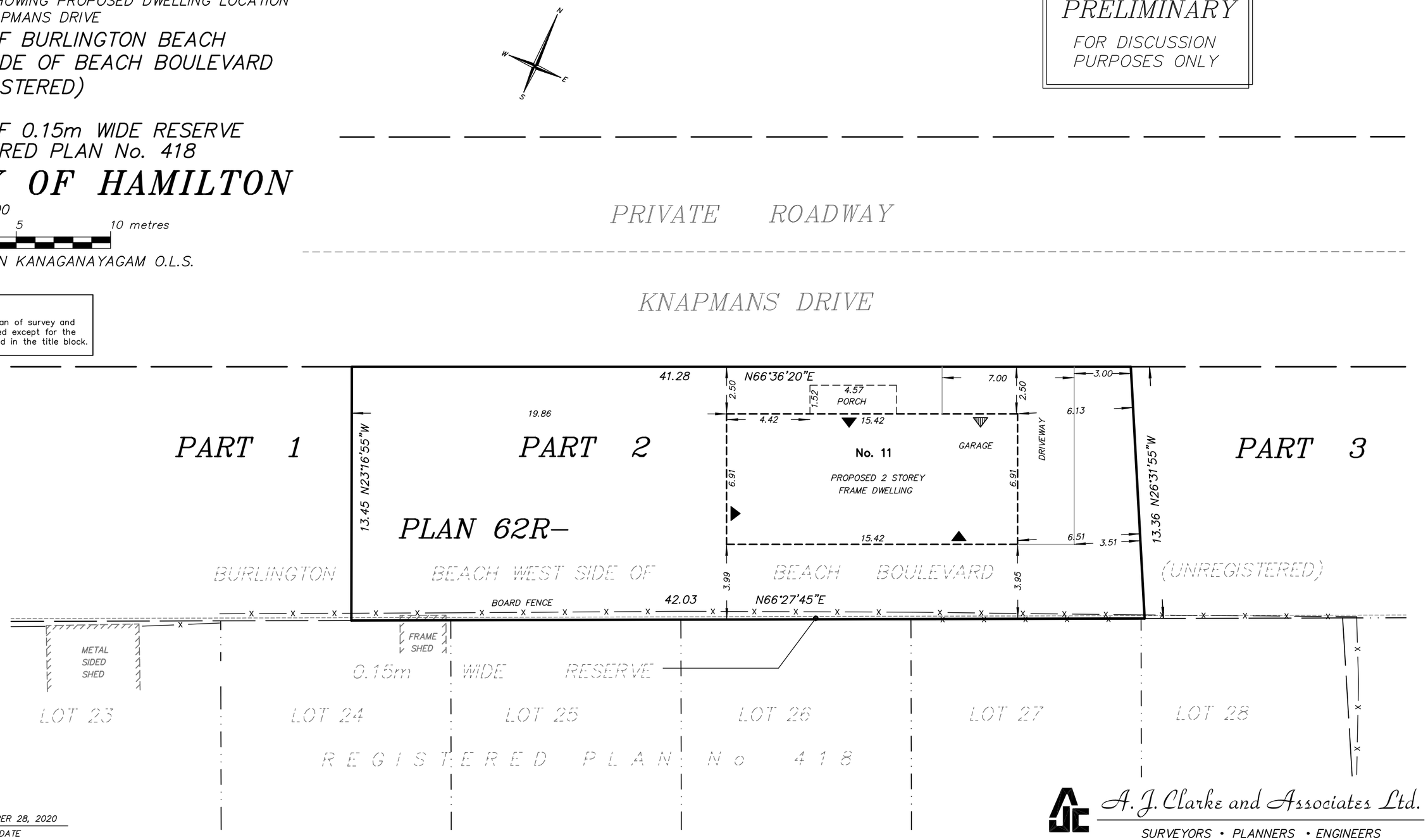

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X-9449 A

H:\Jobs\T-to-Z\UNREG\Burlington Beach\684 BEACH BLVD (188015)\11 KNAPMANS DRIVE (PART 2)\Current\X-9449A.dwg

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

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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)

Hamilton

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

Planning and Economic Development Department
Planning Division

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 X Industrial ____ Commercial ____

Agricultural ____ Vacant X

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 X Unknown ____

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

Yes ____ No X Unknown ____

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

Yes ____ No X 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 X 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 X Unknown ____

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

Yes ____ No X 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 X 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.

[redacted]

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*?

(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