



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

E-mail: [cofa@hamilton.ca](mailto: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

<b>APPLICATION NO.:</b>	<b>SC/A-24:46</b>	<b>SUBJECT PROPERTY:</b>	10 Redhaven Crt., Stoney Creek
<b>ZONE:</b>	R5 (Residential)	<b>ZONING BY-LAW:</b>	Zoning By-law former City of Stoney Creek 3692-92, as Amended

**APPLICANTS:** Owner: D. Danks  
Agent: A. Venneri

The following variances are requested:

1. A minimum rear yard setback of 5.5m shall be provided instead of the minimum required rear yard setback of 7.5m

**PURPOSE & EFFECT:** To permit a new one-storey addition in the rear yard of the existing Semi-Detached Dwelling.

**Notes:**

**This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.**

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

<b>DATE:</b>	<b>Tuesday, April 9, 2024</b>
<b>TIME:</b>	<b>2:45 p.m.</b>
<b>PLACE:</b>	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>

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

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Visit Committee of Adjustment staff at 5<sup>th</sup> floor City Hall, 71 Main St. W., Hamilton

## PUBLIC INPUT

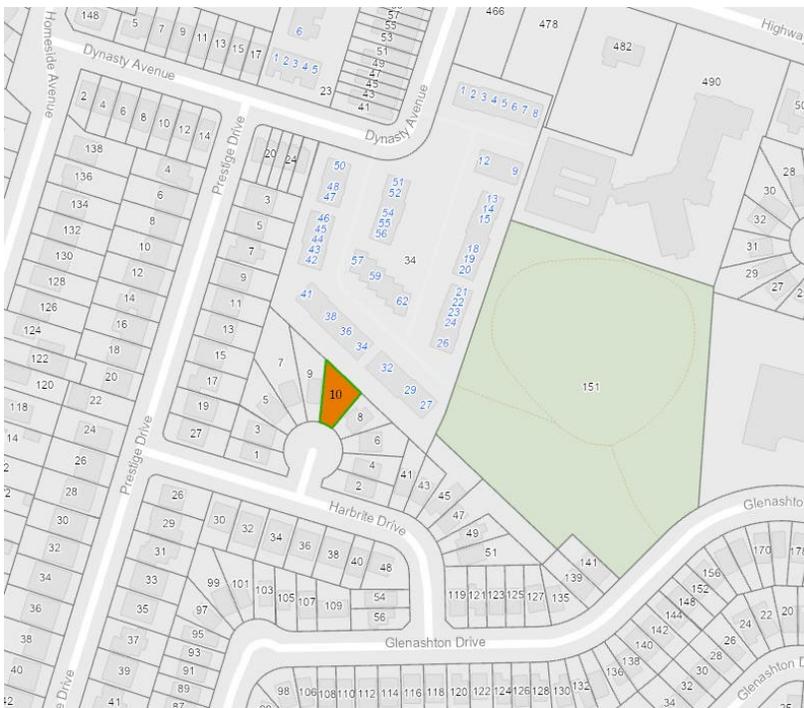
**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Comments can be submitted by emailing [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. Written comments must be received no later than noon **April 5, 2024**

**Orally:** If you would like to speak to this item at the hearing you may do so by attending in person. Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive no less than 10 minutes before the time of the Public Hearing.

## FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding SC/A-24:46, you must submit a written request to [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



DATED: March 21, 2024

---

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, and may include posting electronic versions.

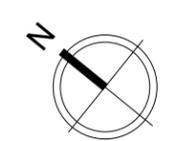


VENNERI  
DESIGN  
STUDIO

PROJECT NORTH



TRUE NORTH



PROJECT:

10 REDHAVEN CT.

DRAWN BY:

A. VENNERI

DATE:

2024.02.10

SHEET TITLE:

PROPOSED SITE  
PLAN

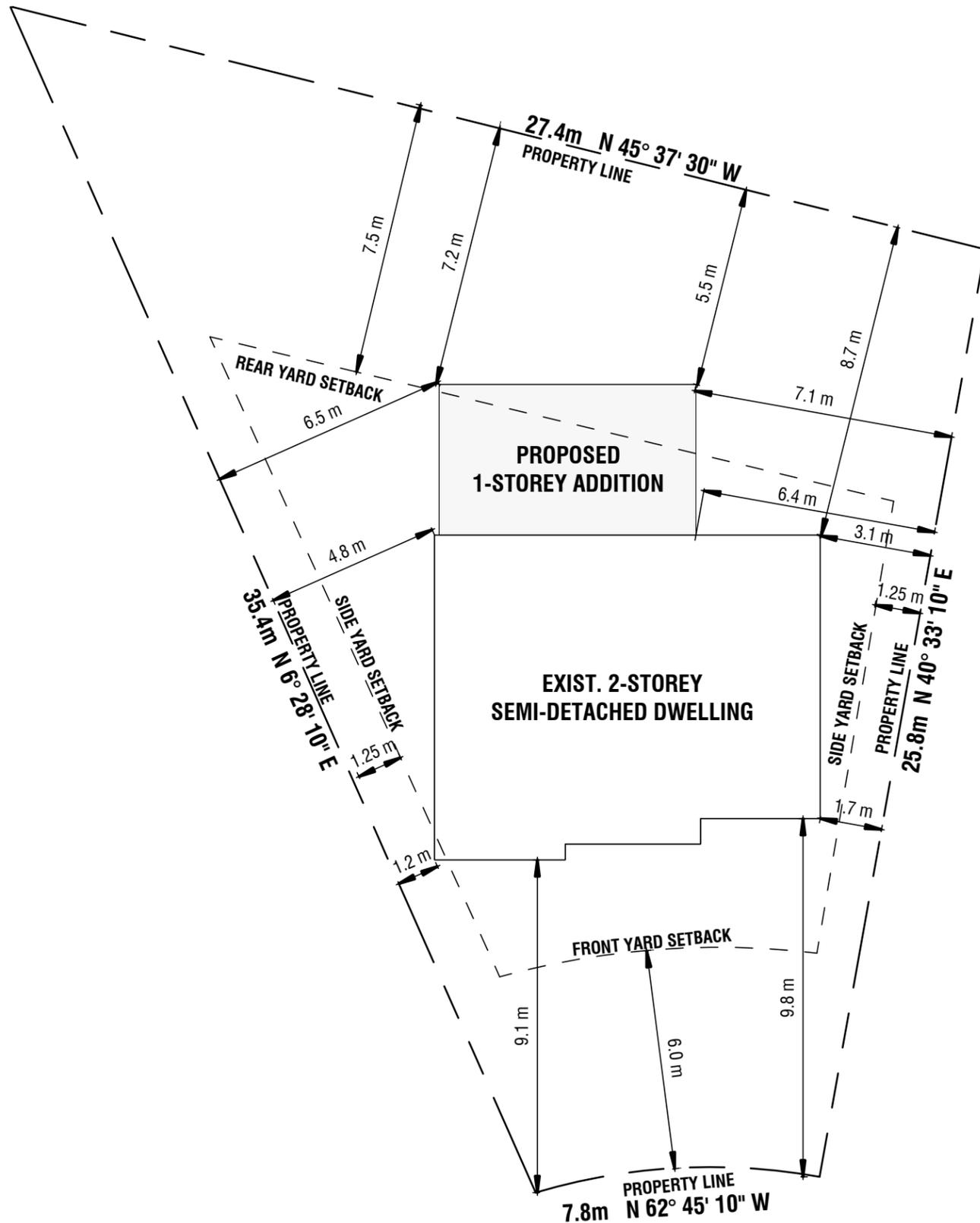
SCALE:

AS INDICATED

SHEET NO.:

1 / 1

S1



**PROPOSED REAR ADDITION TO  
EXISTING DETACHED DWELLING**  
STATISTICS  
10 REDHAVEN COURT, STONEY CREEK  
ZONED "R5" (CITY OF STONEY CREEK ZONING BY-LAW 3692-92)  
LOT AREA: 480.23 m<sup>2</sup> (5,169.17 ft<sup>2</sup>)

LOT COVERAGE  
AREA: 480.23 m<sup>2</sup> (5,169.17 ft<sup>2</sup>)  
MAX PERMITTED: 40%

HEIGHT  
MAX PERMITTED: 11.0 m (36' - 1 5/64")  
PROPOSED: 4.4 m (14' - 5" ft)

EXISTING AREA:  
87.7 m<sup>2</sup> (944 ft<sup>2</sup>)  
EXISTING COVERAGE:  
87.7 m<sup>2</sup> / 480.23 m<sup>2</sup>  
(944 ft<sup>2</sup> / 5,169.171 ft<sup>2</sup>) = 18.3%

WEST SIDE YARD  
REQUIRED: 1.25 m (4' - 1 7/32")  
PROPOSED: 4.8 m (15' - 8 31/32")

PROPOSED BUILDING AREA:  
29.0 m<sup>2</sup> (312 ft<sup>2</sup>)  
PROPOSED COVERAGE:  
29.0 m<sup>2</sup> / 480.23 m<sup>2</sup>  
(312 ft<sup>2</sup> / 5,169.17 ft<sup>2</sup>) = 6%

EAST SIDE YARD  
REQUIRED: 1.25 m (4' - 1 7/32")  
PROPOSED: 6.4 m (21' - 0")

REAR YARD  
REQUIRED: 7.5 m (24' - 7 9/32")  
PROPOSED: 5.5 m (18' - 0")

TOTAL BUILDING AREA:  
116.7 m<sup>2</sup> (1256 ft<sup>2</sup>)  
TOTAL COVERAGE:  
116.7 m<sup>2</sup> / 480.23 m<sup>2</sup>  
(1256 ft<sup>2</sup> / 5,169.17 ft<sup>2</sup>) = 24.3%

**VARIANCE REQUIRED TO PERMIT A  
REAR YARD SETBACK OF 5.5m**

EXISTING HOUSE AREA STATS  
EXIST. BASEMENT: 94.79 m<sup>2</sup> (1020.3 ft<sup>2</sup>)  
EXIST. MAIN FLOOR: 89.45 m<sup>2</sup> (962.8 ft<sup>2</sup>)  
EXIST. SECOND FLOOR: 98.82 m<sup>2</sup> (1063.7 ft<sup>2</sup>)

PROPOSED ADDITION AREA STATS  
PROP. ADDITION: 29.0 m<sup>2</sup> (312 ft<sup>2</sup>)

1

PROPOSED SITE PLAN

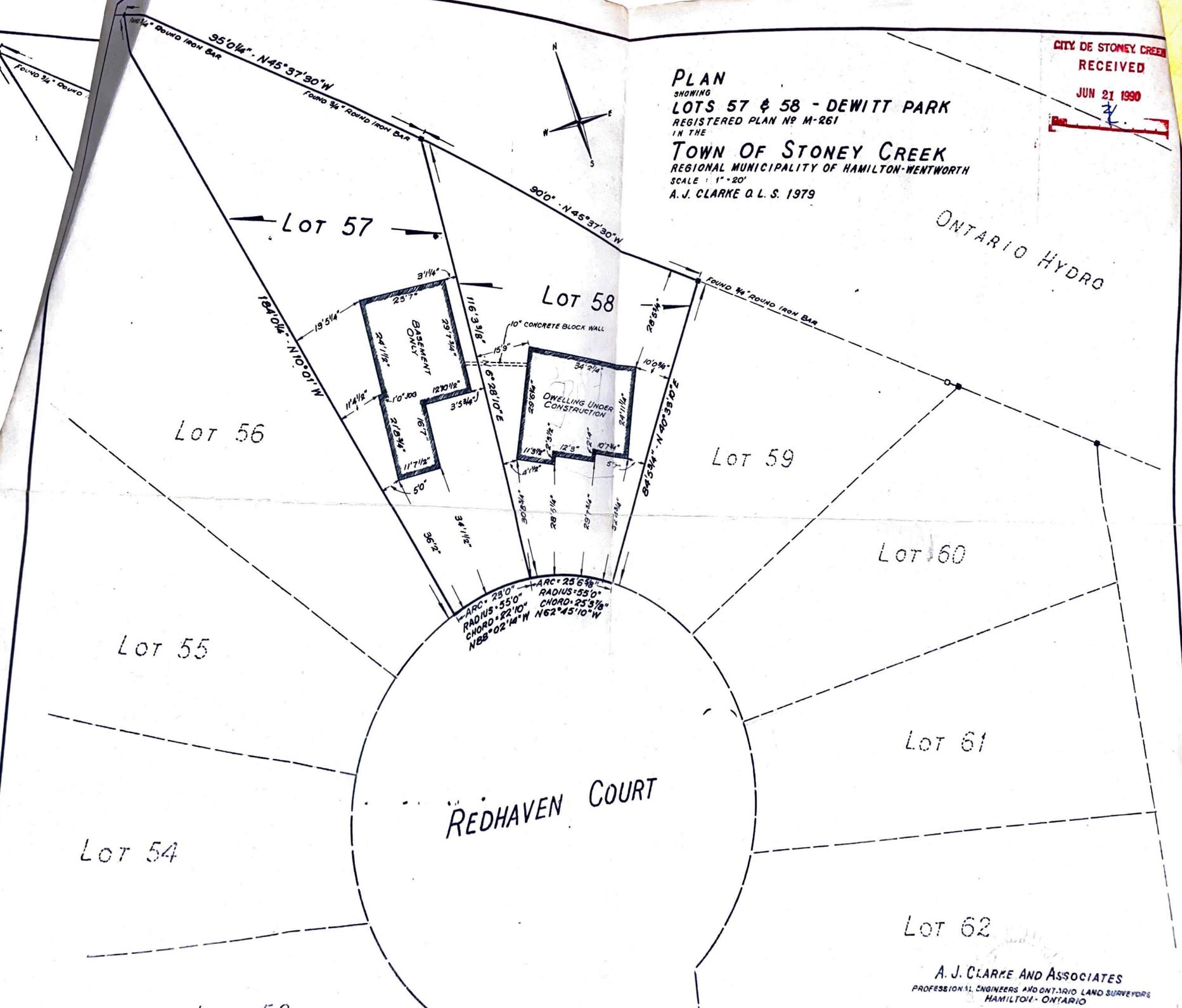
1 : 150

CITY OF STONEY CREEK  
 RECEIVED  
 JUN 21 1990  
 [Signature]

**PLAN**  
 SHOWING  
**LOTS 57 & 58 - DEWITT PARK**  
 REGISTERED PLAN NO M-261  
 IN THE  
**TOWN OF STONEY CREEK**  
 REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH  
 SCALE: 1" = 20'  
 A. J. CLARKE O. L. S. 1979



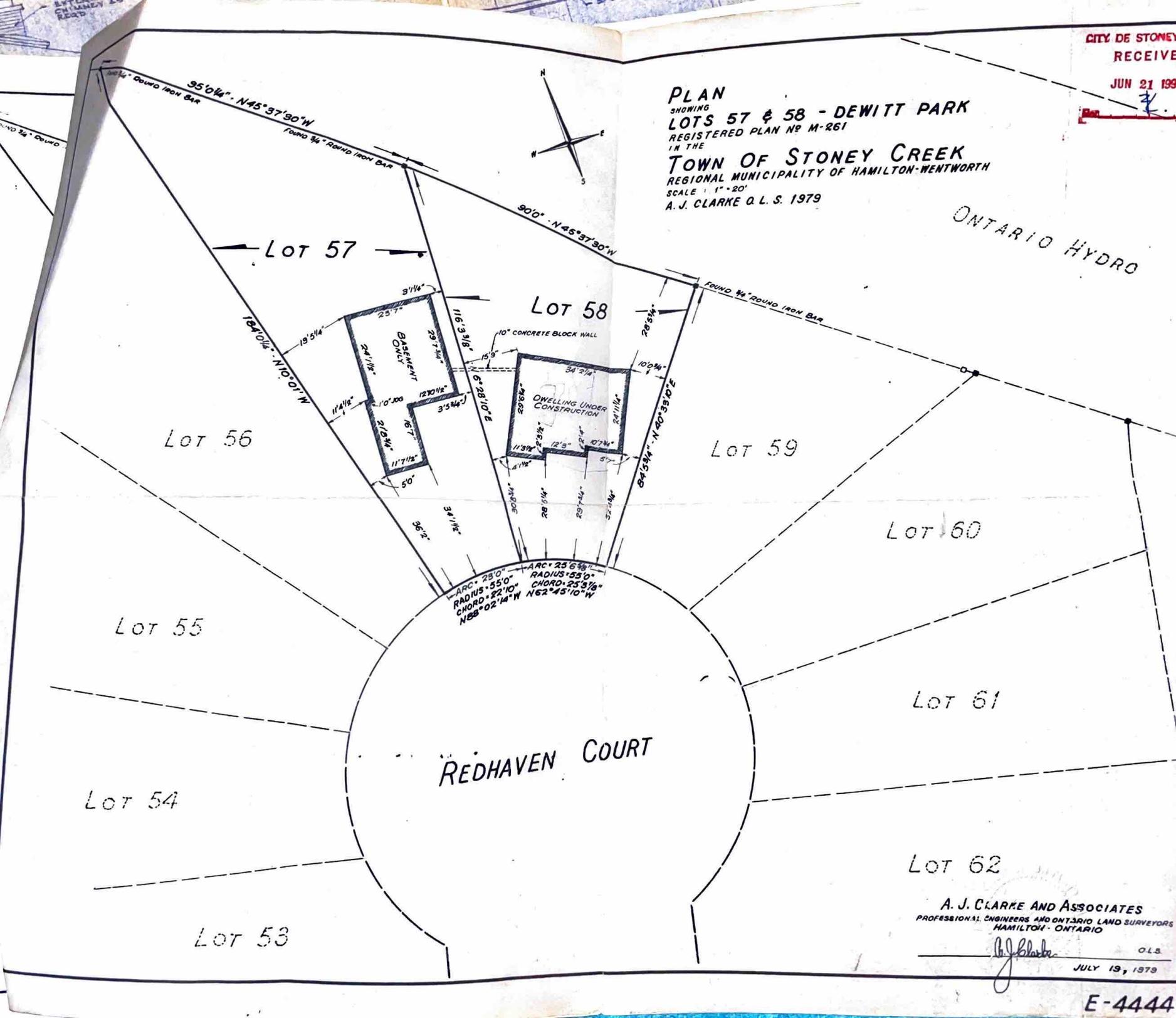
ONTARIO HYDRO



A. J. CLARKE AND ASSOCIATES  
 PROFESSIONAL ENGINEERS AND ONTARIO LAND SURVEYORS  
 HAMILTON, ONTARIO

**PLAN**  
 SHOWING  
**LOTS 57 & 58 - DEWITT PARK**  
 REGISTERED PLAN NO M-261  
 IN THE  
**TOWN OF STONEY CREEK**  
 REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH  
 SCALE 1" = 20'  
 A. J. CLARKE O.L.S. 1979

ONTARIO HYDRO



ARC 23°0' — RADIUS 55'0" — CHORD 22'10"  
 N88°02'14" N N62°45'10" W

ARC 25'6 1/2" — RADIUS 53'0" — CHORD 25'3 1/8"

**A. J. CLARKE AND ASSOCIATES**  
 PROFESSIONAL ENGINEERS AND ONTARIO LAND SURVEYORS  
 HAMILTON - ONTARIO

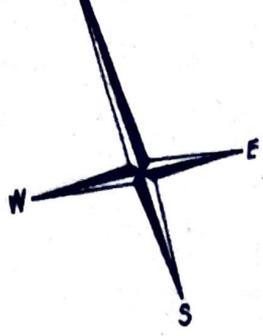
*A. J. Clarke*

O.L.S.

JULY 19, 1979

E-4444

**PLAN**  
 SHOWING  
**LOTS 57 &**  
 REGISTERED PLAN  
 IN THE  
**TOWN OF**  
 REGIONAL MUNICIPAL  
 SCALE : 1" = 20'  
 A. J. CLARKE O. L. S.



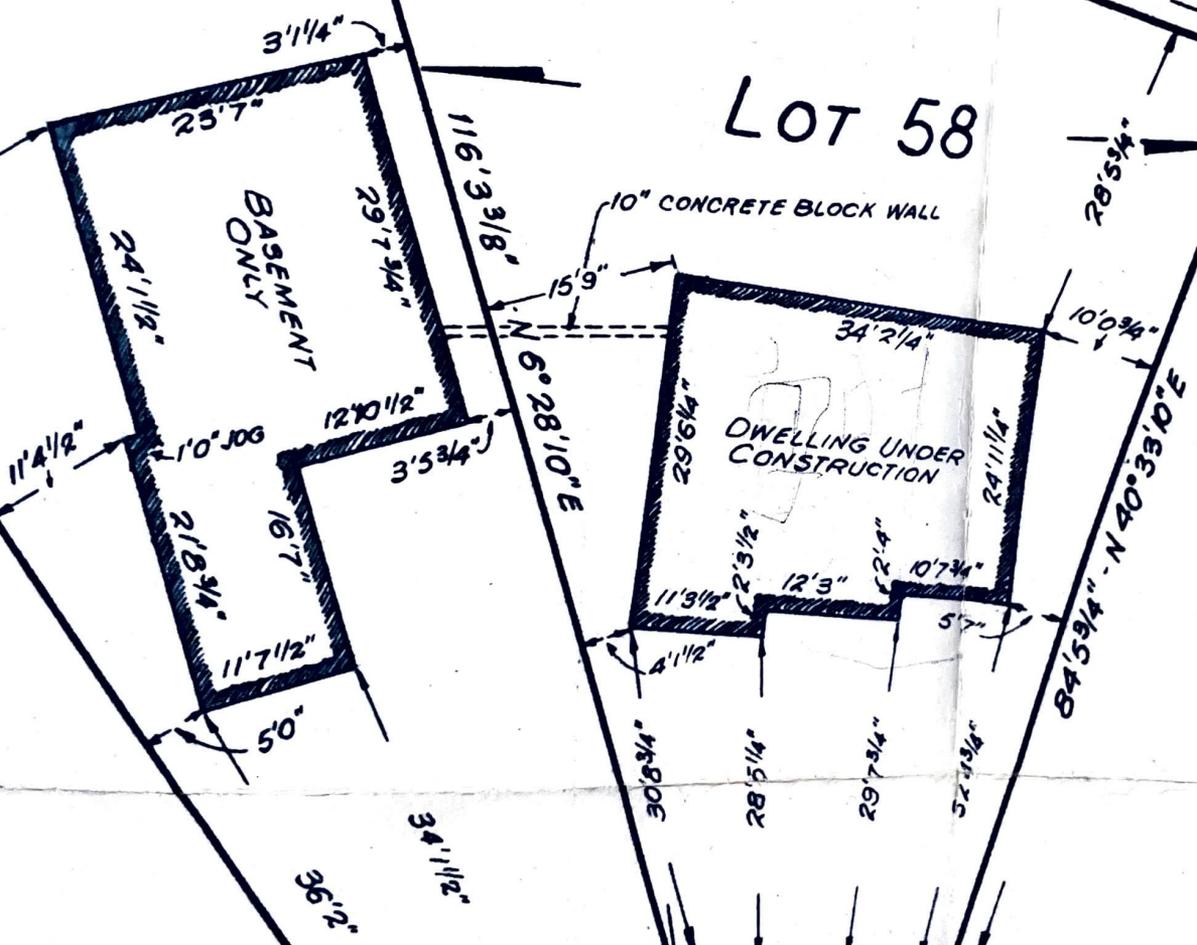
ROUND IRON BAR

57

90'0" - N 45° 37' 30" W

Lot 58

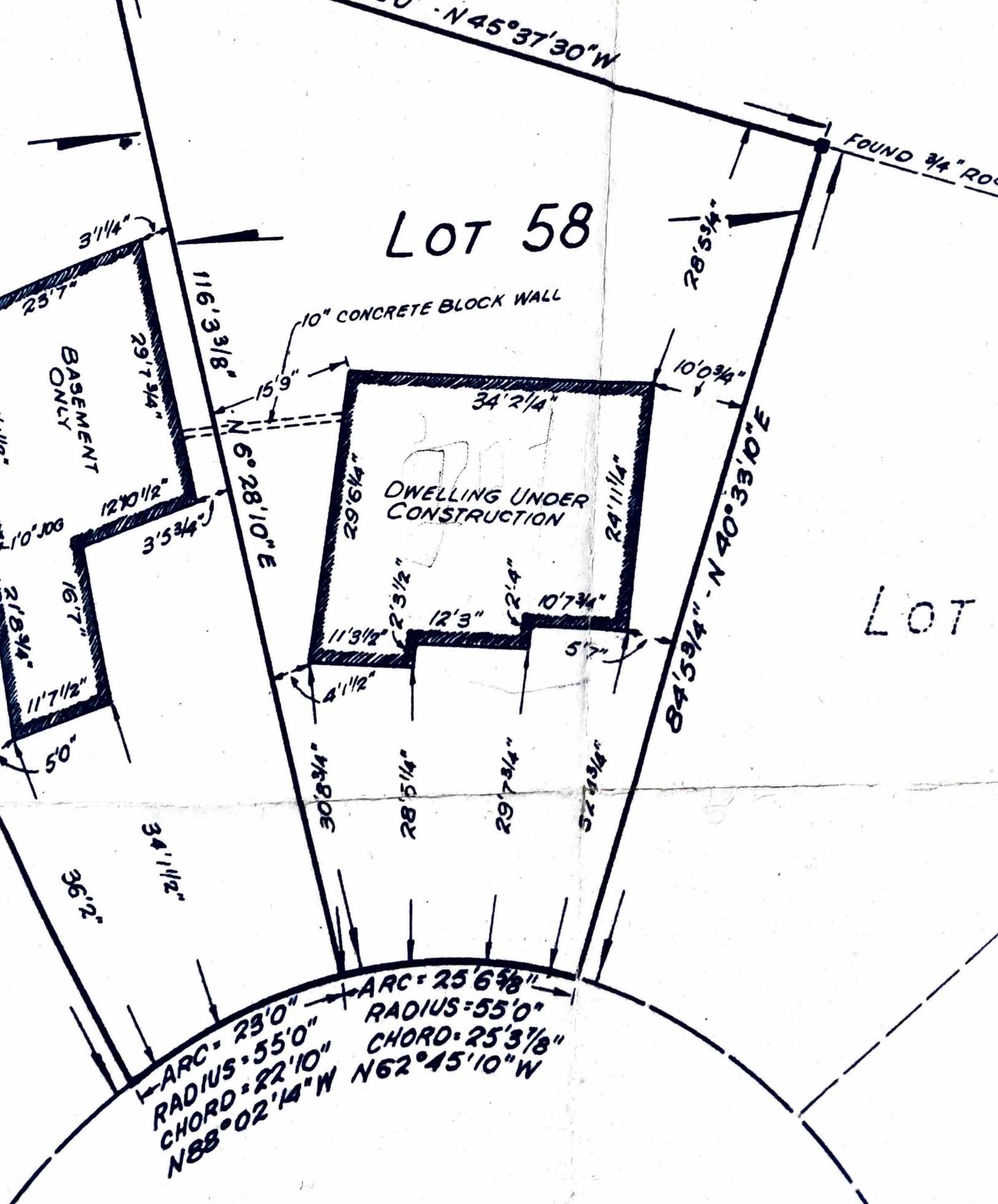
FOUND 3/4" ROUND IRON BAR



Lot 59

ARC = 25'6 3/8"  
 RADIUS = 55'0"  
 CHORD = 25'3 7/8"  
 N 88° 02' 14" W N 62° 45' 10" W

# LOT 58



N 45° 37' 30" W

FOUND 3/4" RO

28' 5 3/4"

3' 1/4"

25' 7"

BASEMENT ONLY

29' 7 3/4"

116' 3 3/8"

10" CONCRETE BLOCK WALL

6° 28' 10" E

34' 2 1/4"

10' 0 3/4"

DWELLING UNDER CONSTRUCTION

29' 6 1/4"

24' 1 1/4"

12' 10 1/2"

3' 5 3/4"

1' 0" 008

16' 7"

2' 8 3/4"

11' 7 1/2"

5' 0"

84' 5 9/4" - N 40° 33' 10" E

LOT

30' 8 3/4"

28' 5 1/4"

29' 7 3/4"

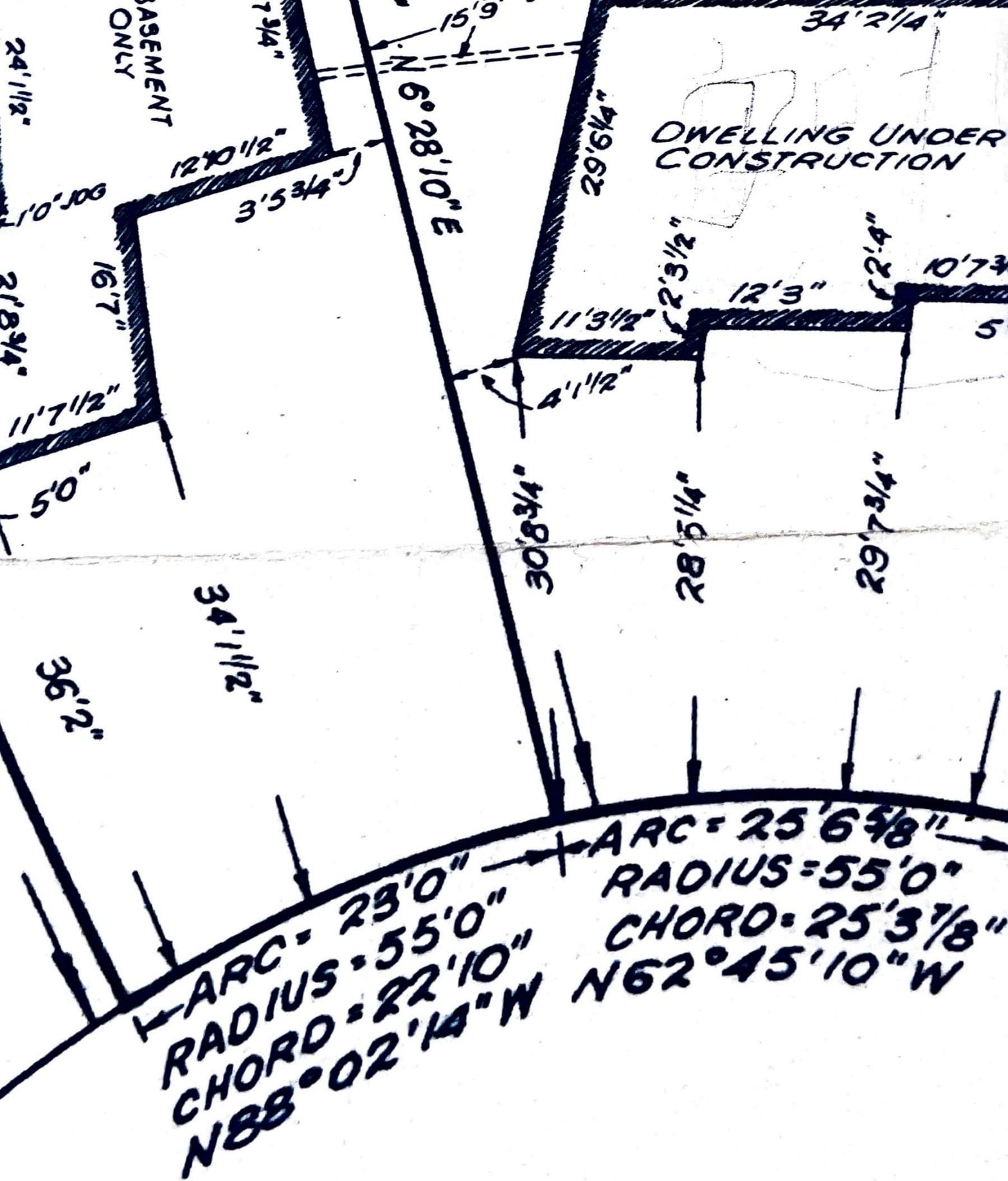
52' 4 3/4"

34' 1 1/2"

36' 2"

ARC = 23' 0"  
RADIUS = 55' 0"  
CHORD = 22' 10"  
N 88° 02' 14" W

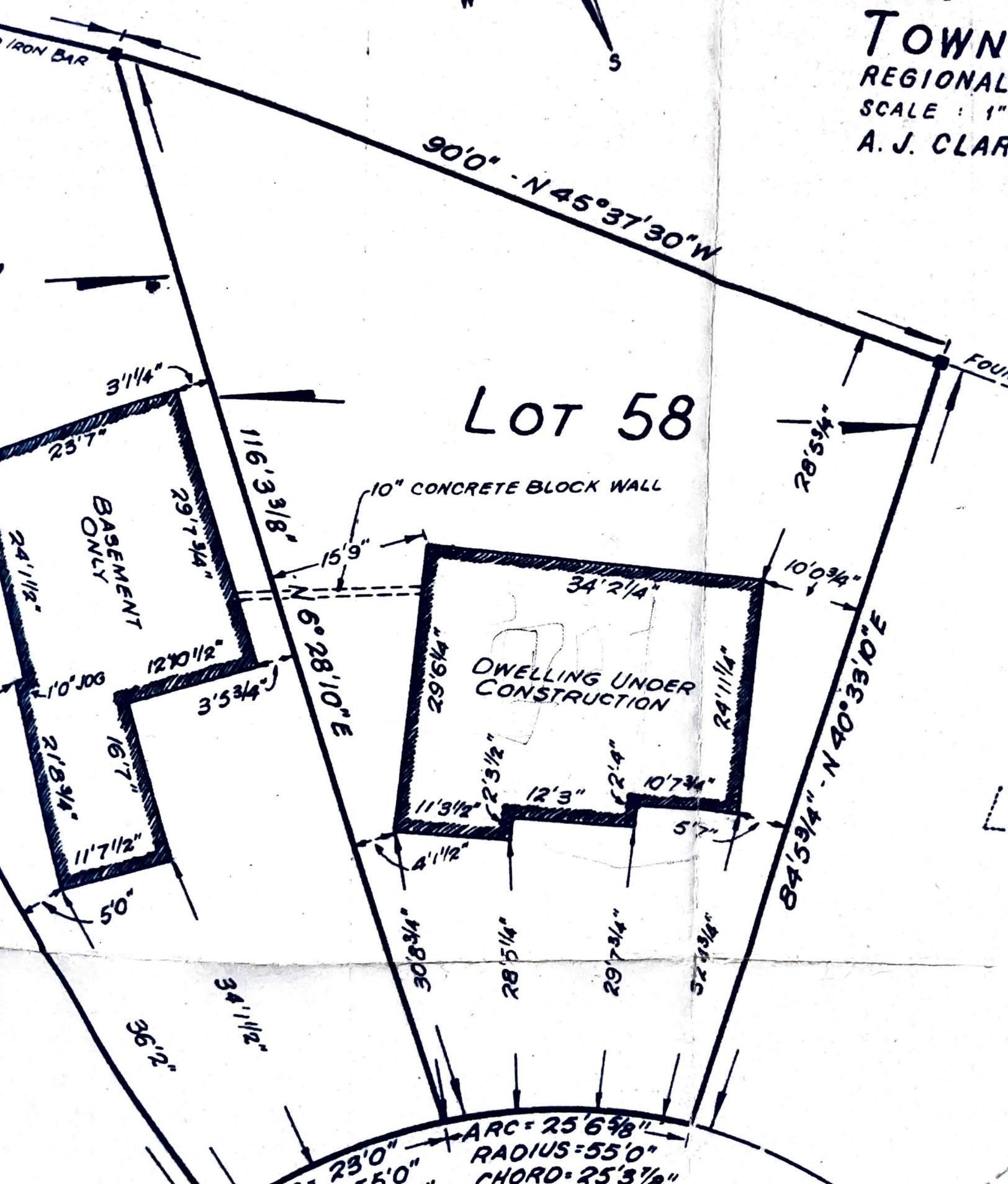
ARC = 25' 6 5/8"  
RADIUS = 55' 0"  
CHORD = 25' 3 7/8"  
N 62° 45' 10" W



REGISTERED  
IN THE  
**TOWN**  
REGIONAL  
SCALE: 1"  
A. J. CLAR



# LOT 58



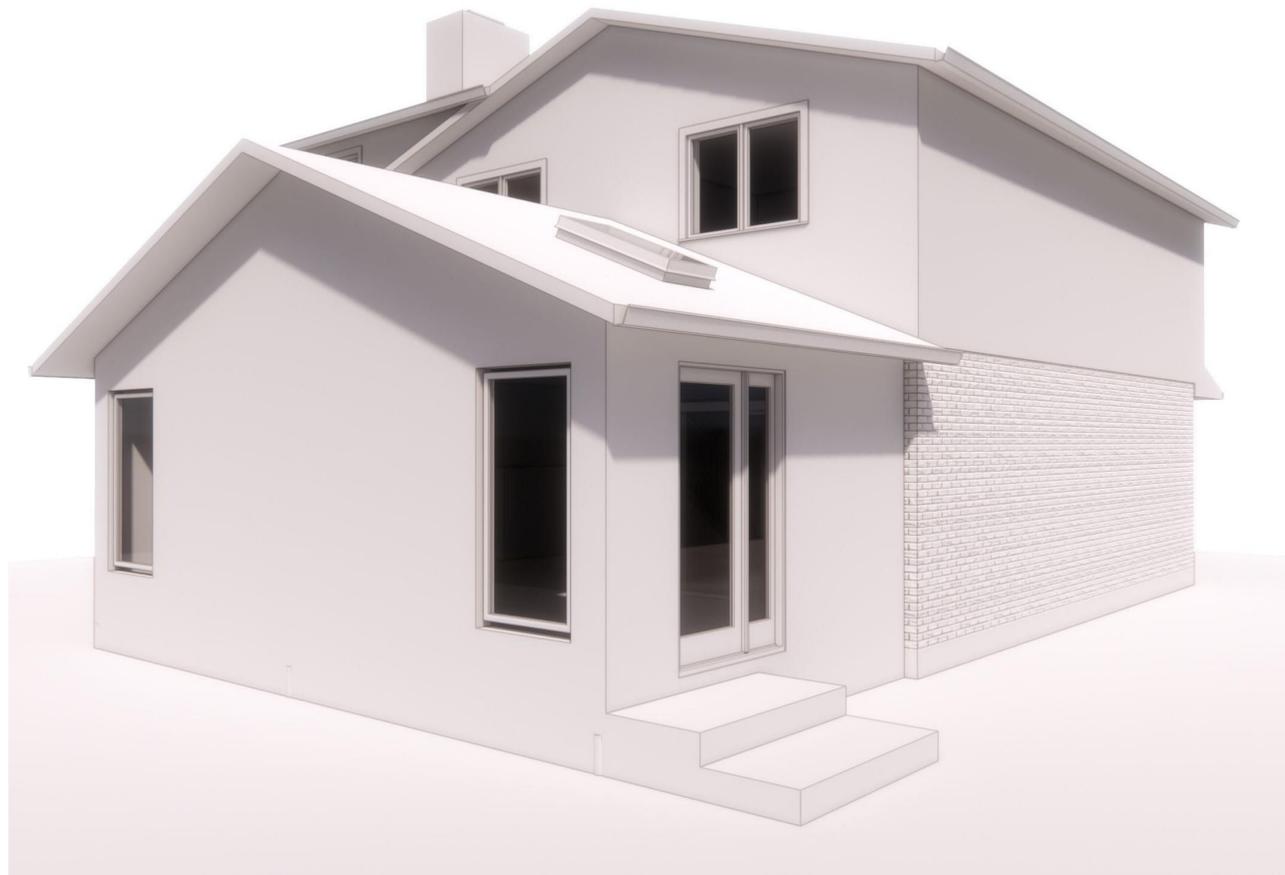
90'0" - N 45° 37' 30" W

BASEMENT ONLY

DWELLING UNDER CONSTRUCTION

10" CONCRETE BLOCK WALL

ARC = 25' 6 5/8"  
RADIUS = 55' 0"  
CHORD = 25' 3 1/2"



PERSPECTIVE 1

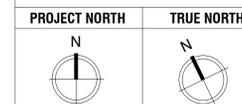


PERSPECTIVE 2



REAR VIEW

**10 REDHAVEN COURT, STONEY CREEK - PROPOSED REAR ADDITION**



**GENERAL NOTES:**  
 1) ALL CONTRACTORS AND/OR TRADES SHALL REVIEW ALL PLANS & REPORT ANY DISCREPANCIES PRIOR TO CONSTRUCTION.  
 2) DO NOT SCALE DRAWINGS.  
 3) USE ONLY LATEST REVISED DRAWINGS.  
 5) DRAWINGS ARE THE PROPERTY OF THE DESIGNER. ANY UNAUTHORIZED USE IS PROHIBITED.

NO.	DATE:	REVISION
1	2023.12.04	EXISTING CONDITIONS
2	2024.01.07	PRELIM DESIGN #1
3	2024.01.18	PRELIM DESIGN #2
4	2024.02.05	STRUCTURAL REVIEW
5	2024.02.10	ISSUED FOR VARIANCE

DRAWING LIST	
SHEET NUMBER	SHEET NAME
A0	RENDERINGS
A1	SITE PLAN, SCHEDULES & NOTES
A2	GENERAL NOTES
A3	EXISTING FLOOR PLANS
A4	EXISTING ELEVATIONS - EAST AND NORTH
A5	EXISTING ELEVATIONS - SOUTH AND WEST
A6	PROPOSED BASEMENT PLAN
A7	PROPOSED MAIN FLOOR PLAN
A8	PROPOSED ELEVATIONS - EAST AND NORTH
A9	PROPOSED ELEVATIONS - SOUTH AND WEST
A10	PROPOSED BUILDING SECTION 1

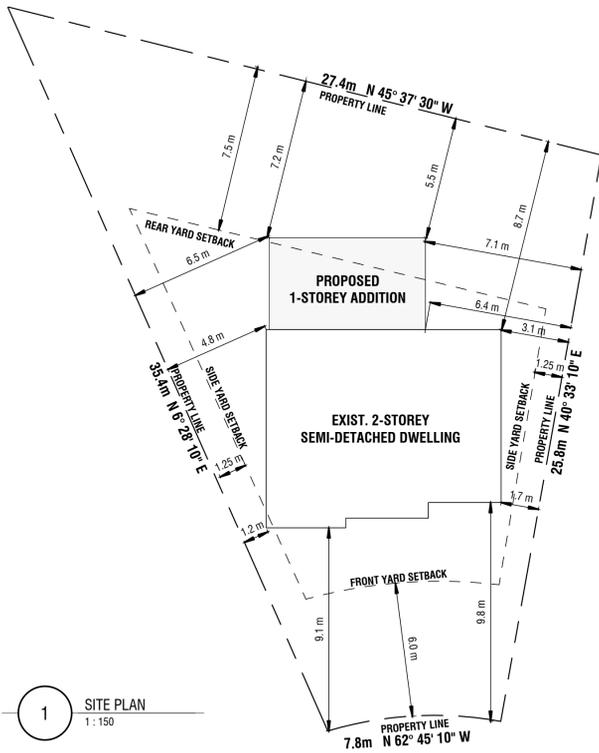
**PROJECT:**  
 10 REDHAVEN CT.

**B.L.**  
 DATE:  
 2024.02.10

**RENDERINGS**

AS NOTED

1 / 11 **A0**



**PROPOSED REAR ADDITION TO EXISTING DETACHED DWELLING STATISTICS**  
 10 REDHAVEN COURT, STONEY CREEK  
 ZONED "R5" (CITY OF STONEY CREEK ZONING BY-LAW 3692-92)  
 LOT AREA: 480.23 m<sup>2</sup> (5,169.17 ft<sup>2</sup>)

EXISTING HOUSE AREA STATS	LOT COVERAGE	HEIGHT
EXIST. BASEMENT: 94.79 m <sup>2</sup> (1020.3 ft <sup>2</sup> ) EXIST. MAIN FLOOR: 89.45 m <sup>2</sup> (962.8 ft <sup>2</sup> ) EXIST. SECOND FLOOR: 98.82 m <sup>2</sup> (1063.7 ft <sup>2</sup> )	AREA: 480.23 m <sup>2</sup> (5,169.17 ft <sup>2</sup> ) MAX PERMITTED: 40%	MAX PERMITTED: 11.0 m (36' - 1 5/64") PROPOSED: 4.4 m (14' - 5")
PROPOSED ADDITION AREA STATS	EXISTING AREA:	WEST SIDE YARD
PROP. ADDITION: 29.0 m <sup>2</sup> (312 ft <sup>2</sup> )	87.7 m <sup>2</sup> (944 ft <sup>2</sup> ) EXISTING COVERAGE: 87.7 m <sup>2</sup> / 480.23 m <sup>2</sup> (944 ft <sup>2</sup> / 5,169.17 ft <sup>2</sup> ) = 18.3%	REQUIRED: 1.25 m (4' - 1 7/32") PROPOSED: 4.8 m (15' - 8 31/32")
PROPOSED BUILDING AREA:	PROPOSED COVERAGE:	EAST SIDE YARD
29.0 m <sup>2</sup> (312 ft <sup>2</sup> ) PROPOSED COVERAGE: 29.0 m <sup>2</sup> / 480.23 m <sup>2</sup> (312 ft <sup>2</sup> / 5,169.17 ft <sup>2</sup> ) = 6%	29.0 m <sup>2</sup> (312 ft <sup>2</sup> ) PROPOSED COVERAGE: 29.0 m <sup>2</sup> / 480.23 m <sup>2</sup> (312 ft <sup>2</sup> / 5,169.17 ft <sup>2</sup> ) = 6%	REQUIRED: 1.25 m (4' - 1 7/32") PROPOSED: 6.4 m (21' - 0")
TOTAL BUILDING AREA:	TOTAL COVERAGE:	REAR YARD
116.7 m <sup>2</sup> (1256 ft <sup>2</sup> ) TOTAL COVERAGE: 116.7 m <sup>2</sup> / 480.23 m <sup>2</sup> (1256 ft <sup>2</sup> / 5,169.17 ft <sup>2</sup> ) = 24.3%	116.7 m <sup>2</sup> / 480.23 m <sup>2</sup> (1256 ft <sup>2</sup> / 5,169.17 ft <sup>2</sup> ) = 24.3%	REQUIRED: 7.5 m (24' - 7 9/32") PROPOSED: 5.5 m (18' - 0")
		VARIANCE REQUIRED TO PERMIT A REAR YARD SETBACK OF 5.5m

### EXPOSING BUILDING FACE CALCULATIONS

PROPOSED REAR ELEVATION	PROPOSED EAST ELEVATION - USING INDIVIDUAL PORTIONS WITH A SKEWED PROPERTY LINE	PROPOSED WEST ELEVATION - USING INDIVIDUAL PORTIONS WITH A SKEWED PROPERTY LINE
UNPROTECTED OPENINGS - OBC 9.10.15.4 PROP. LIMITING DISTANCE: 5.5 m TOTAL NORTH WALL AREA: 67.8 m <sup>2</sup> (665 sq.ft.) MAX AGG. AREA PERMITTED: 18% GLAZED AREA PERMITTED: 12.2m <sup>2</sup> (120 sq.ft.) GLAZED AREA PROVIDED: 10.2 m <sup>2</sup> (110 sq.ft.)	UNPROTECTED OPENINGS - OBC 9.10.15.4 PROP. LIMITING DISTANCE: 6.4 m TOTAL EAST WALL AREA: 69.7 m <sup>2</sup> (750 sq.ft.) MAX AGG. AREA PERMITTED: 34% TOTAL EAST ADDITION WALL AREA: 13 m <sup>2</sup> (140 sq.ft.) GLAZED AREA PERMITTED: 4.4 m <sup>2</sup> (47.6 sq.ft.) GLAZED AREA PROVIDED: 1.7 m <sup>2</sup> (18 sq.ft.)	UNPROTECTED OPENINGS - OBC 9.10.15.4 PROP. LIMITING DISTANCE: 4.8 m TOTAL WEST WALL AREA: 69.7 m <sup>2</sup> (750 sq.ft.) MAX AGG. AREA PERMITTED: 18% TOTAL WEST ADDITION WALL AREA: 13 m <sup>2</sup> (140 sq.ft.) GLAZED AREA PERMITTED: 2.3 m <sup>2</sup> (25.2sq.ft.) GLAZED AREA PROVIDED: 2.1 m <sup>2</sup> (22 sq.ft.)

**LIST OF TYPICAL ABBREVIATIONS:**

A.B. = AIR BARRIER	P.T. = PRESSURE TREATED	FDN = FOUNDATION
ALUM. = ALUMINUM	P.L. = POINT LOAD ABOVE	FF = FINISHED FLOOR
AFF = ABOVE FINISH FLOOR	R = RISER	FL = FLUSH
	RI = RIGID INSULATION	FTG = FOOTING
BLKG = BLOCKING	REIN. = REINFORCED	GALV. = GALVANIZED
BSMMT = BASEMENT	REQ'D = REQUIRED	GWB = GYPSUM WALLBOARD
	RFR = RAFTER	HOR = HORIZONTAL
	R.O. = ROUGH OPENING	HSS = HOLLOW STRUCTURAL
BTM = BOTTOM	S.C.L. = STRUCTURAL	STEEL
	COMPOSITE	HWT = HOT WATER TANK
CANT'L = CANTILEVERED	LUMBER	HRV = HEAT RECOVERY
CATH. CLG. = CATHEDRAL CEILING	STL BM = STEEL BEAM	INSUL. = INSULATION OR
C.L. = CENTRE-LINE	SOG = SLAB ON GRADE	INSULATED
COL = COLUMN	SQ. FT. = SQUARE FEET	LVL = LAMINATED VENEER
	TYP. = TYPICAL	LUMBER
	T.J. OR TRPL. JST = TRIPLE	MTL = METAL
CONT. = CONTINUOUS	JOIST	N.T.S. = NOT TO SCALE
	CONC. = CONCRETE	O.B.C. = ONTARIO BUILDING
	UNFIN. = UNFINISHED	CODE
COV. = COVERED	U.N.O. = UNLESS NOTED	O.C. = ON CENTER
	OTHERWISE	P.E.B. = PRE-ENGINEERED BEAM
CLG HT = CEILING HEIGHT	V.B. = VAPOUR BARRIER	P.E.H. = PRE-ENGINEERED
	VERT. = VERTICAL	HEADER
CLG TRANS. = CEILING	WD. = WOOD	PRE FIN. = PRE-FINISHED
TRANSITION	W.W.M. = WELDED WIRE	
CW. = COMPLETE WITH	MESH	
DBL PLT = DOUBLE PLATE		
DIA = DIAMETER		
D.J. OR DBL JST = DOUBLE JOIST		
DN = DOWN		
EF. = EXHAUST FAN		

### WALL SCHEDULE

	<b>P1 - NEW EXTERIOR SIDING WALL</b> NEW SIDING AS SELECTED BY OWNER VERT. FURRING STRIPS @16" O.C. 1" XPS RIGID INSULATION (MIN. R5 c) DELTA-VENT SA AIR & WATER-RESISTENT BARRIER OR APPROVED EQUAL (VAPOUR PERMEABLE) 1/2" PLYWOOD SHEATHING 2" x 4" WOOD STUDS @ 16" O.C. c/w 3 1/2" 2LB CLOSED CELL SPRAY FOAM (MIN. R19) 1/2" GYPSUM WALL BOARD
	<b>EP1 - EXISTING CONCRETE BLOCK FOUNDATION WALL TO REMAIN</b>
	<b>EP2 - EXISTING INTERIOR WALL TO REMAIN</b> EXIST. GYPSUM WALL BOARD EXIST. WOOD STUDS EXIST. GYPSUM WALL BOARD
	<b>EP3 - EXISTING EXTERIOR SIDING WALL TO REMAIN</b> EXIST. SIDING EXIST. SHEATHING EXIST. WOOD STUDS EXIST. INSULATION EXIST. GYPSUM WALL BOARD
	<b>EP4 - EXISTING EXTERIOR BRICK WALL TO REMAIN</b> EXIST. BRICK EXIST. SHEATHING EXIST. WOOD STUDS EXIST. INSULATION EXIST. GYPSUM WALL BOARD

### FLOOR SCHEDULE

	<b>F1 - NEW MAIN FLOOR SYSTEM</b> NEW FLOOR FINISH (T.B.D) NEW 3/4" T&G PLYWOOD GLUED & SCREWED TO NEW 2" x 8" JOISTS @16" O.C. c/w 2LB CLOSED CELL SPRAY FOAM (MIN. R31) NEW 1/2" P.T. PLYWOOD c/w WRB
	<b>EF - EXISTING MAIN FLOOR SYSTEM</b> EXIST. FLOOR FINISH EXIST. PLYWOOD EXIST. 2" x 8" @ 16" O.C. JOISTS

### ROOF SCHEDULE

<b>R1 - ROOF TRUSS ASSEMBLY</b> 40 YEAR ASHALT SHINGLES ICE & WATER SHIELD PROTECTIVE MEMBRANE BY W.R. GRACE OR APPROVED EQUAL FROM EDGE OF ROOF EXTENDING A MIN. DISTANCE OF 5' - 0" UP THE ROOF SLOPE TO A LINE NOT LESS THAN 1' - 0" PAST THE INSIDE FACE OF THE EXTERIOR WALL INSTALL MEMBRANE UP VALLEYS MIN. 1' - 6" UP SLOPE EACH WAY TYP. 1/2" PLYWOOD W/ H-CLIPS APPROVED ENGINEERED TRUSSES @ 24" O.C. UNVENTED ROOF c/w 2LB CLOSED CELL SPRAY FOAM (MIN. R31) 1/2" GYPSUM BOARD CEILING FINISH
<b>ROOF TRUSS NOTES:</b> CONTRACTOR TO CHECK AND VERIFY ALL TRUSS INFORMATION INCLUDING BUT NOT LIMITED TO PITCH, OVERHANGS, HEEL HEIGHT AND SPACING & PRIOR TO CONSTRUCTION. CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO FABRICATION OF THE TRUSSES. TRUSS CONFIGURATION INFORMATION SHOWN IN THE BUILDING SECTION IS NOT TO BE USED FOR CONSTRUCTION AS IT IS PROVIDED FOR CONTEXT ONLY. PRE-ENGINEERED WOOD ROOF TRUSSES TO BE DESIGNED & ENGINEERED BY TRUSS MANUFACTURER. TRUSS SHOP DRAWINGS MUST BE SEALED BY P.ENG (PEO) AND SUBMITTED TO DESIGNER FOR REVIEW PRIOR TO FABRICATION.

**ENERGY EFFICIENCY COMPLIANCE DESIGN**  
 USING TABLE 3.1.1.11  
 THERMAL PERFORMANCE REQUIREMENTS FOR ADDITIONS TO EXISTING BUILDINGS (ZONE 1) COMPLIANCE PACKAGE ADDITIONS  
 • CEILING WITH ATTIC SPACE: R60  
 • CEILING WITHOUT ATTIC SPACE: R31  
 • EXPOSED FLOOR: R31  
 • WALLS ABOVE GRADE: R19 + 5cl  
 • BASEMENT WALLS: R20 c1 OR R12 + 10cl  
 • ENTIRE SLAB: R10  
 • EDGE OF SLAB: R10  
 • WINDOWS & SLIDING GLASS DOORS: max U-VALUE 0.28  
**RATIO OF WINDOWS, SKYLIGHTS & GLASS**  
 AREA OF WALLS: 2810 sq.ft  
 AREA OF WINDOWS, SKYLIGHTS & GLASS: 276 sq.ft  
 RATIO (%): 9.8%

**SYMBOLS & LINE TYPES LEGEND**

	EXISTING WALL ASSEMBLY
	DENOTES WALL ASSEMBLY TO BE REMOVED
	SOLID SAWN WOOD COLUMN COLUMN FOR IDENTIFICATION (SEE STRUCTURAL MEMBERS SCHEDULES)
	BUILT-UP WOOD COLUMN FOR IDENTIFICATION (SEE STRUCTURAL MEMBERS SCHEDULES)
	ASSEMBLY ABOVE
	CUT LINE
	DIMENSION FROM CENTRE LINE(S) OF STRUCTURAL MEMBERS
	CENTRE LINE OF HORIZONTAL STRUCTURAL MEMBER
	POINT LOAD FROM ABOVE
	INTERCONNECTED SMOKE ALARM WITH A VISUAL SIGNAL
	EXHAUST FAN TO VENT DIRECTLY TO EXTERIOR
	FLOOR DRAIN
	SPOT ELEVATION

### WINDOW SCHEDULE

Mark	WIDTH	HEIGHT	COMMENTS
EW1	24"	14"	EXISTING TO BE REMOVED
EW2	24"	14"	EXISTING TO BE REMOVED
EW3	18"	66"	EXISTING TO REMAIN
EW4	18"	66"	EXISTING TO REMAIN
EW5	18"	66"	EXISTING TO REMAIN
EW6	28"	34"	EXISTING TO REMAIN
EW7	44"	42"	EXISTING TO REMAIN
EW11	44"	36"	EXISTING TO REMAIN
EW12	40"	56"	EXISTING TO REMAIN
EW13	40"	56"	EXISTING TO REMAIN
EW14	42"	48"	EXISTING TO REMAIN
EW15	56"	44"	EXISTING TO REMAIN
EW16	56"	44"	EXISTING TO REMAIN
EW17	56"	42"	EXISTING TO REMAIN
EW18	22 1/2"	46 1/2"	EXISTING TO REMAIN
W1	36"	72"	PROPOSED SIDE WINDOW
W2	36"	72"	PROPOSED REAR WINDOW
W3	36"	72"	PROPOSED REAR WINDOW
W4	22 1/2"	46 1/2"	PROPOSED SKYLIGHT BY VELUX OR SIMILAR
W5	22 1/2"	46 1/2"	PROPOSED SKYLIGHT BY VELUX OR SIMILAR

**NOTE:** CONTRACTOR TO CONFIRM FRAME MATERIAL AND SIZES.  
**WINDOWS IN ACCORDANCE W/ OBC 9.7**  
 1. EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH:  
 • AT LEAST 1 OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS, AND  
 • EACH SUCH WINDOW SHALL PROVIDE AN INDIVIDUAL AN UNOBSTRUCTED OPEN PORTION HAVING A MIN. AREA OF 3.8 s.f. (0.35m<sup>2</sup>) WITH NO DIMENSION LESS THAN 15" (380mm).  
 2. EXCEPT FOR BASEMENT AREAS, THE WINDOW DESCRIBED IN SENTENCE 1. SHALL HAVE A MAX. SILL HEIGHT OF 3' - 3" (1000mm) ABOVE FLOOR.  
 3. WHEN SLIDING WINDOWS ARE USED, THE MIN. DIMENSION DESCRIBED IN SENTENCE 1. SHALL APPLY TO THE OPENABLE PORTION OF THE WINDOW.  
 4. 5% OF FLOOR AREA OF BEDROOMS AND 10% OF LIVING AND DINING ROOMS TO EQUAL TRANSPARENT OPENINGS IN WINDOW IN ACCORDANCE W/ OBC 9.7.2.3.  
 5. WINDOWS LOCATED WITHIN 6' - 7" (2m) OF ADJACENT GROUND LEVEL SHALL CONFORM TO THE REQUIREMENTS FOR RESISTANCE TO FORCED ENTRY (OBC 9.7.5.3)

### DOOR SCHEDULE

ITEM	WIDTH	HEIGHT	COMMENTS
D1	4' - 7"	6' - 10"	36" EXTERIOR DOOR w/ 16" SIDELITE
ED1	2' - 8"	6' - 6"	EXISTING TO REMAIN
ED2	2' - 8"	6' - 4"	EXISTING TO REMAIN
ED3	2' - 8"	6' - 4"	EXISTING TO REMAIN
ED4	2' - 8"	6' - 0"	EXISTING TO REMAIN
ED5	6' - 4"	5' - 10"	EXISTING TO REMAIN
ED6	2' - 8"	6' - 10"	EXISTING TO REMAIN
ED7	2' - 8"	6' - 8"	EXISTING TO REMAIN
ED8	9' - 0"	7' - 0"	EXISTING TO REMAIN
ED9	2' - 2"	6' - 11"	EXISTING TO REMAIN
ED10	2' - 8"	6' - 8"	EXISTING TO REMAIN
ED11	2' - 8"	6' - 8"	EXISTING TO REMAIN
ED12	5' - 0"	6' - 8"	EXISTING TO BE REMOVED
ED13	2' - 8"	6' - 8"	EXISTING TO REMAIN
ED14	5' - 0"	6' - 8"	EXISTING TO REMAIN
ED15	2' - 8"	6' - 8"	EXISTING TO REMAIN
ED16	2' - 8"	6' - 8"	EXISTING TO REMAIN
ED17	1' - 10"	6' - 7"	EXISTING TO REMAIN
ED18	2' - 8"	6' - 10"	EXISTING TO REMAIN
ED19	5' - 2"	6' - 8"	EXISTING TO REMAIN
ED20	2' - 8"	6' - 8"	EXISTING TO REMAIN
ED21	2' - 8"	6' - 8"	EXISTING TO REMAIN
ED22	6' - 4"	7' - 6"	EXISTING TO REMAIN

**NOTES:** ACTUAL DOOR SIZES AND DOOR MATERIALS SELECTED MAY VARY FROM SCHEDULE. CONTRACTOR SHALL CONFIRM ACTUAL SIZES, CONTRACTOR SHALL CONFIRM WITH OWNER ACTUAL DOOR MATERIAL, DOOR STYLE, AND GLASS DESIGN SELECTIONS. REFER TO FLOOR PLANS AND ELEVATIONS FOR ROUGH OPENING DIMENSIONS. CONTRACTOR SHALL CONFIRM ROUGH OPENING SIZES ARE SUITABLE FOR ACTUAL DOOR SIZES SELECTED.

**DOORS IN ACCORDANCE W/ OBC 9.7**  
 • DOORS TO BE RESISTANT TO FORCED ENTRY IN CONFORMANCE TO OBC 9.7.5.2

### STRUCTURAL MEMBERS SCHEDULES

**GENERAL SCHEDULE NOTES:**  
 NOT ALL MEMBERS LISTED ARE USED ON THIS BUILDING. REFER TO PLANS TO DETERMINE LOCATION, LENGTHS, AND QUANTITY OF SPECIFIED MEMBERS.  
 MEMBERS SPECIFIED ARE SIZED TO MINIMUM OBC / DESIGN REQUIREMENTS. ANY CHANGE IN SPECIES / GRADE MUST BE REVIEWED BY THE DESIGNER.  
 CONTRACTOR SHALL NOT SUBSTITUTE WITH SMALLER MEMBERS WITH ADDITIONAL PLYS UNLESS REVIEWED BY THE DESIGNER.

**WOOD LINTEL SCHEDULE**

<b>2-PLY WOOD MEMBERS:</b> WL-1: 2 - 2" x 6" WL-2: 2 - 2" x 8" WL-3: 2 - 2" x 10" WL-4: 2 - 2" x 12"	<b>3-PLY WOOD MEMBERS:</b> WL-5: 3 - 2" x 6" WL-6: 3 - 2" x 8" WL-7: 3 - 2" x 10" WL-8: 3 - 2" x 12"
--	--

**LAMINATED VENEER LUMBER (LVL) SCHEDULE**

**BUILT-UP WOOD MEMBERS:**  
 LVL-1: 2 - 1 3/4" x 5 1/4"  
 LVL-2: 2 - 1 3/4" x 9 1/4"  
 LVL-3: 3 - 1 3/4" x 9 1/2"  
 LVL-4: 2 - 1 3/4" x 11 7/8"  
 LVL-5: 3 - 1 3/4" x 11 7/8"  
 LVL-6: 5 - 1 3/4" x 11 7/8"  
 LVL-7: 2 - 1 3/4" x 14"  
 LVL-8: 3 - 1 3/4" x 14"  
 LVL-9: 2 - 1 3/4" x 16"  
 LVL-10: 3 - 1 3/4" x 16"

**WOOD COLUMN SCHEDULE**

**BUILT-UP WOOD POSTS:**  
 WP-1: 2 - 2" x 4" WP-5: 2 - 2" x 6"  
 WP-2: 3 - 2" x 4" WP-6: 3 - 2" x 6"  
 WP-3: 4 - 2" x 4" WP-7: 4 - 2" x 6"  
 WP-4: 5 - 2" x 4" WP-8: 5 - 2" x 6"

**STEEL COLUMN SCHEDULE**  
 SP-1: 3 1/2" dia. HSS STEEL COLUMN

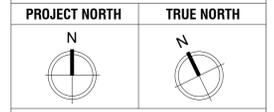
**COLUMN NOTES:**  
 WHERE COLUMNS ARE NOT LOCATED IN A LOAD BEARING WALL THEY SHALL BE CENTERED ON PAD FOOTINGS BELOW.

**STEEL BEAM SCHEDULE**  
 SB-1: W8 x 40

**LINTEL NOTES:**  
 WOOD LINTEL WITH SPANS LESS THAN 9' - 10" (3m) REQUIRE 1 1/2" (38mm) MIN. BEARING LENGTH AT EACH END. SPANS GREATER THAN 9' - 10" REQUIRE A MIN. 3" (16mm) BEARING LENGTH.

WHERE NOTED, LINTELS MUST BEAR UPON ENTIRE WIDTH OF BUILT-UP COLUMNS INDICATED WITH ADDITIONAL TRIMMER STUD FASTENED TO COLUMN AS PER TYPICAL ROUGH OPENING FRAMING.

**RADON GAS MITIGATION NOTE:**  
 NEW CONSTRUCTION SHALL COMPLY WITH 9.13.4. SOIL GAS CONTROL IN THE FORM OF 15 MIL. POLYETHYLENE VAPOUR BARRIER UNDER THE CONC. FLOOR SLAB, LAPPED NOT LESS THAN 300mm, c/w SEALING ALONG THE PERIMETER OF THE SLAB AND ALL PENETRATIONS USING FLEXIBLE SEALANT



**GENERAL NOTES:**  
 1) ALL CONTRACTORS AND/OR TRADES SHALL REVIEW ALL PLANS & REPORT ANY DISCREPANCIES PRIOR TO CONSTRUCTION.  
 2) DO NOT SCALE DRAWINGS.  
 3) USE ONLY LATEST REVISED DRAWINGS.  
 5) DRAWINGS ARE THE PROPERTY OF THE DESIGNER. ANY UNAUTHORIZED USE IS PROHIBITED.

NO.	DATE:	REVISION
1	2023.12.04	EXISTING CONDITIONS
2	2024.01.07	PRELIM DESIGN #1
3	2024.01.18	PRELIM DESIGN #2
4	2024.02.05	STRUCTURAL REVIEW
5	2024.02.10	ISSUED FOR VARIANCE

**DRAWING LIST**

SHEET NUMBER	SHEET NAME
A0	RENDERINGS
A1	SITE PLAN, SCHEDULES & NOTES
A2	GENERAL NOTES
A3	EXISTING FLOOR PLANS
A4	EXISTING ELEVATIONS - EAST AND NORTH
A5	EXISTING ELEVATIONS - SOUTH AND WEST
A6	PROPOSED BASEMENT PLAN
A7	PROPOSED MAIN FLOOR PLAN
A8	PROPOSED ELEVATIONS - EAST AND NORTH
A9	PROPOSED ELEVATIONS - SOUTH AND WEST
A10	PROPOSED BUILDING SECTION 1

**PROJECT:**

10 REDHAVEN CT.

B.L.

2024.02.10

**SITE PLAN, SCHEDULES & NOTES**

AS NOTED

2/ 11 **A1**

## GENERAL REQUIREMENTS

ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST ONTARIO BUILDING CODE, LATEST APPLICABLE REGULATIONS, AND GOOD CONSTRUCTION PRACTICES.

AVOID SCALING DIRECTLY FROM THE DRAWINGS.

REPORT ANY DISCREPANCIES TO THE DESIGNER IMMEDIATELY. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR INSTALLING MATERIALS. FAILURE TO ADHERE TO THIS PROCEDURE SHALL PLACE FULL RESPONSIBILITY FOR ANY ERRORS DIRECTLY UPON THE CONTRACTOR. BUILDING CONTRACTOR/HOMEOWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION. ANY CHANGE THROUGH THE DISREGARDING OF THIS NOTICE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

## SITE WORK / GRADING NOTES

CONTRACTOR TO VERIFY ALL EXISTING GRADES AND ALL FINISHED GRADES ON SITE.

SUB-SOIL CONDITIONS MAY REQUIRE INVESTIGATION & ARE BEYOND THE SCOPE OF THESE DRAWINGS.

ALL SURFACE DRAINAGE TO CONFORM TO OBC 9.14.6.

ROOF DRAINS & DOWNSPOUTS AS PER OBC 9.26.18

PROVIDE ONE DOWNSPOUT FOR EVERY 30M (100ft) RUN OF GUTTER.

SLOPE ALL FINISHED GRADES AWAY FROM BUILDING WITH A MIN. 6" DROP FOR EVERY 6' - 0" DISTANCE, AND ENSURE PROPER POSITIVE SURFACE DRAINAGE AND WILL NOT AFFECT ADJACENT PROPERTIES.

RADON GAS MITIGATION : NEW CONSTRUCTION SHALL COMPLY WITH 9.13.4. SOIL GAS CONTROL IN THE FORM OF 15 MIL POLYETHYLENE VAPOUR BARRIER UNDER THE CONC. FLOOR SLAB, LAPPED NOT LESS THAN 300mm, c/w SEALING ALONG THE PERIMETER OF THE SLAB AND ALL PENETRATIONS USING FLEXIBLE SEALANT.

EXCAVATE FOR FOUNDATIONS AND BUILDING SERVICES TO DEPTHS REQUIRED TO ALLOW FOR PROPER PLACEMENT OF THE WORK. EXCAVATIONS TO BE KEPT FREE FROM STANDING WATER.

FOOTINGS TO HAVE A 4" WEEPING DIA. WEEPING TILE, 6" CRUSHED STONE WRAPPED w/ GEOTEXTILE OVER AND AROUND ALL FOOTINGS, INCLUDING GARAGE FOOTINGS & TO BE DRAINED TO A SEWER, DRAINAGE DITCH OR DRY WELL BY GRAVITY DRAINAGE OR BY PUMPING.

AFTER THE CONSTRUCTION OF FOOTINGS, PITS, WALLS OR PIERS, BACKFILLALL EXCAVATIONS WITH EXISTING APPROVED GRANULAR MATERIALS TO WITHIN 5" OF UNDERSIDE OF CONCRETE SLAB AND WITHIN 6" OF UNDERSIDE OF NEW EXTERIOR FINISHED GRADES.

## CONCRETE / FOUNDATION NOTES

ALL FOUNDATIONS HAVE BEEN DESIGNED WITH AN ASSUMED SOIL BEARING CAPACITY OF 75 KPA. THE DESIGNER IS TO BE NOTIFIED BY THE CONTRACTOR IF THE BEARING PRESSURE CANNOT BE ACHIEVED.

ALL FOUNDATION WORK THAT DOES NOT COMPLY TO PART 9 OF THE OBC IS TO BE ENGINEERED, SIGNED AND SEALED BY A STRUCTURAL ENGINEER.

CONTRACTOR TO CONFIRM LOCATION AND DEPTH OF ALL FOUNDATION WALL STEP DOWNS ON SITE.

FOUNDATION WALLS TO BE 10" POURED CONC. WALLS (25MPa), REINFORCED WITH 15M @16"VERTICAL BARS AT INTERIOR FACE, WHERE BACKFILL HEIGHT MEASURED FROM TOP OF THE BASEMENT SLAB EXCEEDS 7'-7" (ALTERNATIVELY 10" CONC. BLOCK WALLS, REINFORCED WITH 15M @16" VERTICAL BARS, WHERE BACKFILL HEIGHT MEASURED FROM TOP OF THE BASEMENT SLAB EXCEEDS 5'-11".

FOUNDATIONS WALLS TO EXTEND UP MINIMUM 6" ABOVE FINISHED GRADE.

DOWEL NEW FOUND. WALL TO THE EXIST. FOUND WALL W/10M-32" LONG @24" c/c -4" EMBEDMENT, TYP.

ALL EXTERIOR WALL STRIP FOOTINGS TO HAVE MIN. 6" PROJECTION FROM THE FOUNDATION WALL AND TO BE MIN. 6" THICK, REINFORCED W/ 2-15M, CONT.

ALL FOOTINGS TO BE MIN. 48" BELOW FINISHED GRADE.

INSTALL 15M DOWELS (10"Hx30"V) SPACED AT 16" FOR FOOTING -FOUNDATION WALL CONNECTION.

CONNECT NEW AND EXIST. FOOTING AT THE SAME ELEVATION. DOWEL NEW FOOTING TO THE EXIST. FOOTING W/2-10M-32"LG, 8" EMBEDMENT, TYP.

PROVIDE A CAPILLARY BREAK MEMBRANE (DELTA FOOTING BARRIER OR APPROVED EQUAL) BETWEEN FOOTING & FOUNDATION CONNECTION & PROVIDE PARGING COVE AT FOOTING JOINT

FOOTINGS TO HAVE A MAX. 24" VERTICAL RISE BETWEEN HORIZONTAL PORTIONS AND A MIN. 24" HORIZONTAL DISTANCE B/W VERTICAL RISERS

BASEMENT SLAB ON GRADE TO BE MIN. 4" THICK , REINFORCED WITH FIBRES, OR WELDED WIRE MESH W/M6X6XW2.9/W2.9. SAW CUT AT 15'-0" MAX. EACH WAY.  
EXTERIOR STAIR SLAB ON GRADE TO BE MIN. 5" THICK , REINFORCED WITH FIBRES, OR WELDED WIRE MESH W/M6X6XW2.9/W2.9. SAW CUT AT 15'-0" MAX. EACH WAY.

NOTES:

- PUMP MIX SLUMPS SHALL ALSO CONFORM TO THE ABOVE.
- WATER CEMENTING MATERIALS RATIOS FOR EXPOSURE CLASSES SHALL BE AS PER CAN3-A23.1.
- AIR CONTENTS FOR EXPOSURE CLASSES AND AGGREGATE SIZES SHALL BE AS PER CAN3-A23.1.
- SLUMP TOLERANCES SHALL BE ±20mm FOR SLUMPS LESS THAN 80mm, AND ±30mm OTHER-WISE.

ALL BOTTOM EDGES OF EXPOSED SLABS AND BEAMS, AND ALL EXPOSED COLUMN AND WALL EDGES SHALL BE BEVELED 20 x 20.

ALL TOP EDGES OF EXPOSED SLABS, BEAMS, UPSTANDS AND STAIRS SHALL BE TOOLED, UNLESS NOTED OTHERWISE. SEE ALSO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

NO CALCIUM CHLORIDE, IN ANY FORM, IS PERMITTED IN ANY CONCRETE MIX.  
CURING AND PROTECTION OF CONCRETE FOR HOT, COLD OR DRY WEATHER SHALL BE IN ACCORDANCE WITH CSA-A23.1.

CEMENT SHALL BE PORTLAND CEMENT TYPE 10 - UNLESS NOTED OTHERWISE. CONCRETE SHALL BE STONE CONCRETE WITH A UNIT WEIGHT OF 23.6 kN/m<sup>3</sup>.

## CONCRETE PROPERTIES

ELEMENT	MIN. 28 DAY STRENGTH (MPa)	SLUMP (mm)	MAX. AGG. SIZE (mm)	EXPOSURE CLASS
FOOTING	25	80	40	N
EXTERIOR SLAB ON GRADE	30	70	20	C-2
INTERIOR SLAB ON GRADE	30	70	20	N
FOUNDATION WALLS	25	80	20	F-1
MASONRY GROUT	20	150	10	

## MASONRY

REDUCTION OF FOUNDATION WALL THICKNESS TO ALLOW BRICK FACING TO CONFORM WITH OBC 9.15.4.7. C/W BRICK TIED TO FOUNDATION IN REDUCED SECTION WITH METAL TIES @ 8" O.C. VERTICAL & 36" O.C. HORIZONTAL & FILL AIRSPACE OF REDUCED SECTION W/ MORTAR

MASONRY SUPPORTING BEAMS & COLUMNS SHALL CONFORM TO ARTICLE 9.20.8.4

PROVIDE WEEPHOLES SPACED NOT MORE THAN 800MM (2'-7") APART IN MASONRY VENEER WALLS AS REQUIRED IN 9.20.13.8

PROVIDE ALL FLASHING AS PER SUBSECTION. 9.20.13 OF O.B.C.

PROVIDE DRIP EDGE AT WINDOW SILLS AS PER ARTICLE 9.20.13.12.

MASONRY FIREPLACES SHALL CONFORM TO SECTION 9.22

## STEEL

ALL STEEL BEAMS REQUIRE MINIMUM 3 1/2" BEARING AND STEEL ANGLE LINTELS REQUIRE MINIMUM 6" BEARING. PROVIDE 7 1/2" SOLID MASONRY UNDER BEAMS OR COLUMNS.

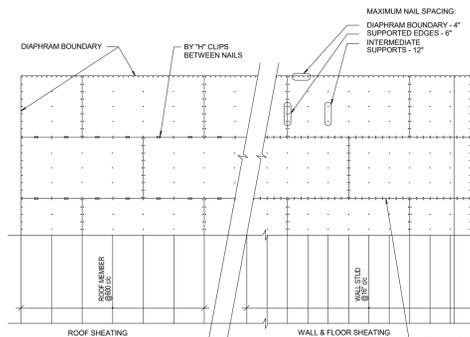
ALL STEEL COLUMNS, STEEL BEAMS AND STEEL ANGLE LINTELS TO BE SHOP PRIMED WITH ONE COAT OF RUST-INHIBITIVE PAINT.

STEEL ANGLE LINTEL SCHEDULE - REFER TO LINTEL SCHEDULE

MAXIMUM ALLOWABLE SPANS FOR STEEL LINTELS SUPPORTING MASONRY VENEER				
MINIMUM ANGLE SIZE (LONG LEG VERTICAL)	70mm (2 3/4") BRICK	90mm (3 1/2") BRICK	100mm (4") STONE	
L-1	L90x90x6 (L 3 1/2"x3 1/2"x1/2")	2.59m (8'-6")	2.47m (8'-1")	2.30m (7'-9")
L-2	L100x90x6 (L 4"x3 1/2"x1/2")	2.79m (9'-2")	2.66m (8'-9")	2.48m (8'-2")
L-3	L125x90x6 (L 5"x3 1/2"x1/2")	3.47m (11'-5")	3.47m (10'-10")	3.08m (10'-1")
L-4	L125x90x10 (L 5"x3 1/2"x3/4")	3.64m (11'-11")	3.48m (11'-5")	3.24m (10'-8")
L-5	L125x90x13 (L 5"x3 1/2"x3/4")	3.82m (12'-7")	3.59m (11'-9")	3.33m (10'-11")
L-6	L150x90x10 (L 6"x3 1/2"x1/2")	4.06m (13'-4")	3.82m (12'-7")	3.54m (11'-8")
L-7	L150x90x13 (L 6"x3 1/2"x3/4")	4.32m (14'-2")	4.07m (13'-5")	3.77m (12'-5")
L-8	L150x100x13 (L 6"x4"x3/4")	4.37m (14'-4")	4.12m (13'-6")	3.82m (12'-7")
L-9	L180x100x10 (L 7"x4"x3/4")	4.57m (15'-0")	4.30m (14'-1")	3.99m (13'-1")
L-10	L180x100x13 (L 7"x4"x3/4")	4.87m (16'-0")	4.59m (15'-1")	4.25m (14'-0")

## PLYWOOD SHEATHING NOTES

- SHEATHING SHALL BE EXTERIOR TYPE PLYWOOD CONFORMING TO CSA 0121-M1978, "DOUGLAS FIR PLYWOOD" OR CSA 0151-M1978, "CANADIAN SOFTWOOD PLYWOOD".
- ALL SHEATHING IS TO BE TONGUED-AND-GROOVED.
- PLYWOOD SHEATHING SHALL BE INSTALLED WITH THE SURFACE GRAIN AT RIGHT ANGELS TO THE FRAMING AND WITH THE END JOINTS STAGGERED.
- LAYOUT PLYWOOD STAGGERED JOINT PATTERN SUCH THAT PLYWOOD SHEET IS AT LEAST TWO SPAN CONTINUOUS WHERE POSSIBLE.
- ALL END JOINTS MUST BE POSITIONED ALONG CENTRE LINE OF SUPPORT.
- PLYWOOD SHEATHING SHALL BE INSTALLED WITH AT LEAST 3/32" GAP BETWEEN SHEETS.
- FASTENERS SHALL BE SPIRAL OR RING THREAD NAILS 2" LONG MINIMUM, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, PLYWOOD SHEATHING SHALL BE NAILED TO SUPPORTS AT 6" MAXIMUM ALONG EDGES AND 10"MAXIMUM ALONG INTERMEDIATE SUPPORTS.



- SHEATHING NOTES:
- PLYWOOD SHALL BE TO CSA 0121 OR CSA 0151 - 1/2" (12mm)
  - INSTALL ROOF SHEATHING PANELS WITH 1\"/>
  - PROVIDE 2mm GAP IN ALL SHEATHING PANELS.
  - ORIENT GRAIN OF PANELS 90° TO SUPPORTS.
  - ALL NAILS TO BE 2\"/>

TYPICAL SHEATHING NAILING PATTERN

## WOOD FRAME CONSTRUCTION

WOOD CONSTRUCTION SHALL CONFORM TO CSA STANDARD 086 AND TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.

LUMBER:  
UNLESS OTHERWISE NOTED, TO BE SPF SPECIES, GRADE No.2 CONFIRMING TO CSA STANDARD 0141 WITH MAXIMUM MOISTURE CONTENT OF 15% AT THE TIME OF INSTALLATION. LUMBER SHALL BEAR THE GRADING STAMP OF AN AGENCY APPROVED BY THE CANADIAN LUMBER STANDARDS ADMINISTRATION BOARD.

NAILS, SPIKES AND STAPLES:  
O CSA STANDARD B111, GALVANIZED FOR EXTERIOR WORK, OR HIGHLY HUMID AREAS AND FOR TREATED LUMBER, PLAIN ELSWHERE. NAILING OF FRAMING UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLES 9.23.3 A&B IN THE ONTARIO BUILDING CODE.

METAL CONNECTORS AND ROUGH HARDWARE:  
BOLTS, NUTS, WASHERS, LAGS, PINS, SCREWS, ALL TO BE HOT DIP GALVANIZED.

WOOD PRESERVATIVE:  
WHERE REQUIRED, TO CONFORM TO CSA STANDARD 080.0 CSA.

FRAMING ANCHORS:  
FRAMING ANCHORS, JOIST HANGERS, BEAM HANGERS, POST CAPS, POST ANCHORS, BACK-UP CLIPS AND ANGLES, UNLESS OTHERWISE SHOWN ON THE DRAWINGS, ARE ALL TO BE AS MANUFACTURED BY SIMPSON CONNECTORS OR AN APPROVED EQUAL, SIZED TO THE JOB AT HAND. ALL ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURE'S INSTRUCTIONS UTILIZING "SPECIAL" NAILS WHERE REQUIRED.

SILL PLATES:  
2" x 6" P.T. SILL PLATE c/w SILL GASKET ANCHORED TO FOUNDATION WALL WITH 1/2" DIA. x 12" LONG GALV. STEEL ANCHOR BOLTS @ 48" O.C. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED

STUD WALLS:  
STUDS TO BE OF SIZE AND SPACING AS NOTED ON THE DRAWINGS. PROVIDE, UNLESS OTHERWISE NOTED, A MINIMUM OF TWO (2) STUDS AT CORNERS, INTERSECTIONS AND EACH SIDE OF THE OPENINGS. ALL STUDS TO BE CONTINUOUS FOR FULL STOREY HEIGHT WITH NO SPLICE. MID HEIGHT BLOCKING FOR ALL STUDS UNLESS NOTED ON DRAWINGS. PROVIDE MINIMUM TWO (2) TOP PLATES FOR LAOD BEARING WALLS. PLATES TO BE LAPPED OR TIED AT CORNERS AND INTERSECTIONS. NON-LOAD BEARING STUD WALLS TO CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.

FLOOR AND ROOF TRUSSES/JOISTS:  
PROVIDE TRUSSES/JOISTS OF SIZE, SPACING AND SPAN AS NOTED ON THE DRAWING, UNLESS OTHERWISE NOTED, WHERE TRUSSES/JOISTS FRAME INTO THE SIDE OF A WOOD BEAM, PROVIDE APPROPRIATE HANGERS, NAILED TO THE SIDE OF THE BEAM. PROVIDE DOUBLE JOIST UNDER PARTITION WALLS PARALLEL TO JOISTS (SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS).

ALL CEILING OR FLOOR OPENINGS TO HAVE DOUBLE TRIMMER AND HEADER JOISTS.

BRIDGING OR BLOCKING:  
PROVIDE CROSS BRIDGING OR SOLID BLOCKING OR APPROVED PROPRIETARY METAL STRAPS IN ACCORDANCE WITH THE ONTARIO BUILDING CODE. SPACING TO BE AT THE END AND AT 2100mm (7'-0") MAXIMUM CENTRES UNLESS JOIST SPACING IS WITHIN 450mm (18") OF THE MAXIMUM SPAN PERMITTED BY THE ONTARIO BUILDING CODE, IN WHICH CASE, BRIDGING OR BLOCKING SHALL BE AT MAXIMUM 1370mm (4'-6") CENTRE.

NOTCHING AND DRILLING ONLY ALLOWED WITHIN THE LIMITATIONS SET OUT IN THE ONTARIO BUILDING CODE.

REMOVE AND REPLACE ANY DEFECTIVE MATERIALS WHEREVER FOUND PRIOR TO FINAL ACCEPTANCE OF THE WORK.

CONTRACTOR SHALL BRACE ALL CONSTRUCTION TEMPORARILY UNTIL ROOF AND FLOOR SHEATHING AND OTHER PERMANENT BRACING ARE IN PLACE.

ALL TIMBER CONNECTION SHALL BE IN ACCORDANCE WITH THE REFERENCE STANDARD AND WITH GOOD CARPENTRY PRACTICE.

ALL STEEL ANGLES OR PLATES SHALL CONFORM TO G40.21 M300W.

ALL BOLTS SHALL BE A307 BOLTS. PROVIDE STANDARD WASHERS AT TIMBER SURFACE.

ALL WOOD IN CONTACT WITH CONCRETE OR THAT IS LESS THAN 150MM (6") ABOVE GROUND OR SLAB SHALL BE PRESSURE TREATED OR SEPARATED WITH 0.05MM POLYETHYLENE FILM OR TYPE S ROLL ROOFING AS PER OBC 9.17 .4.3

## ROOFING

ROOF EAVE TO BE FINISHED WITH PRE FINISHED ALUMINUM EAVESTROUGHS, FASCIA AND VENTED SOFFIT. PROVIDE ONE PRE FINISHED ALUMINUM DOWN SPOUT FOR EACH 30' RUN OF EAVESTROUGH OR PART THEREOF AROUND THE PERIMETER OF THE BUILDING  
CONNECT DOWNSPOUTS TO THE STORM SEWER SYSTEM OR ONTO GRADE WITH PRE CAST CONCRETE SPLASH PADS TO PREVENT EROSION.

ROOF SPACE VENTILATION: TO BE 1/300 OF INSULATED AREA FOR ROOF SLOPES GREATER THAN 2 IN 12 AND 1/150 OF INSULATED AREA FOR ROOF SLOPES LESS THAN 2 IN 12 OR ANY ROOF WHERE AN INTERIOR FINISH IS APPLIED TO THE UNDERSIDE OF THE ROOF RAFTERS. NOT MORE THAN HALF OF THE REQUIRED VENTILATION AREA IS TO BE PROVIDED NEAR THE RIDGE EXCEPT FOR CATHEDRAL CEILINGS AND ROOFS WHERE CONTINUOUS RIDGE AND EAVE VENTILATION IS REQUIRED. ALL VENTILATION OPENINGS TO BE PROTECTED FROM THE WEATHER AND INSECTS. VENTS TO BE CONSTRUCTED OF RUST PROOF MATERIAL.

EAVE PROTECTION: ICE & WATER SHIELD PROTECTIVE MEMBRANE BY W.R. GRACE OR APPROVED EQUAL . APPLY MEMBRANE OVER PLYWOOD SHEATHING, FROM EDGE OF ROOF EXTENDING A MIN. DISTANCE OF 5' - 0" UP THE ROOF SLOPE TO A LINE NOT LESS THAN 1' - 0" PAST THE INSIDE FACE OF THE EXTERIOR WALL. INSTALL MEMBRANE UP VALLEYS MIN. 1' - 6" UP SLOPE EACH WAY.

## INTERIOR FINISHES

RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER PRIOR TO APPLICATION.

ALL FLOORS IN RESIDENTIAL OCCUPANCIES TO BE FINISHED & OR WATER RESISTANT AS PER 9.30.1.1. & 9.30.1.2 & ALL WALL TILE FINISH TO COMPLY TO SUBSECTION 9.29.10

ALL GYPSUM WALL BOARD & INSTALLATION TO COMPLY WITH SUBSECTION 9.29.5.

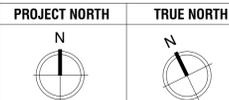
ALL GLASS SHOWER STALLS & BATH ENCLOSURES WILL CONFORM TO ARTICLE 9.6.6.5. - SAFETY GLASS FOR SHOWER STALLS.

WALLS WITH TILE FINISHES SHALL CONFORM SUBSECTION 9.29.10 "WALL TIE FINISH" & ALL DRYWALL FINISHES SHALL COMPLY WITH SUBSECTION 9.29.5. FOR "GYPSUM BOARD FINISH" (TAPED JOINTS)

ROOMS & SPACES SHALL CONFORM TO SECTIONS 9.5. & 9.7.

WATERPROOF FINISH SHALL BE PROVIDED ON WATER RESISTANT BACKING, AROUND SHOWERED & BATHTUBS AS PER ARTICLES 9.29.2.2. & 9.29.10.4

FLAME SPREAD RATING OR INTERIOR FINISHES SHALL NOT EXCEED 150



## GENERAL NOTES:

- ALL CONTRACTORS AND/OR TRADES SHALL REVIEW ALL PLANS & REPORT ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- USE ONLY LATEST REVISED DRAWINGS.
- DRAWINGS ARE THE PROPERTY OF THE DESIGNER. ANY UNAUTHORIZED USE IS PROHIBITED.

NO.	DATE:	REVISION
1	2023.12.04	EXISTING CONDITIONS
2	2024.01.07	PRELIM DESIGN #1
3	2024.01.18	PRELIM DESIGN #2
4	2024.02.05	STRUCTURAL REVIEW
5	2024.02.10	ISSUED FOR VARIANCE

## DRAWING LIST

SHEET NUMBER	SHEET NAME
A0	RENDERINGS
A1	SITE PLAN, SCHEduLES & NOTES
A2	GENERAL NOTES
A3	EXISTING FLOOR PLANS
A4	EXISTING ELEVATIONS - EAST AND NORTH
A5	EXISTING ELEVATIONS - SOUTH AND WEST
A6	PROPOSED BASEMENT PLAN
A7	PROPOSED MAIN FLOOR PLAN
A8	PROPOSED ELEVATIONS - EAST AND NORTH
A9	PROPOSED ELEVATIONS - SOUTH AND WEST
A10	PROPOSED BUILDING SECTION 1

## PROJECT:

10 REDHAVEN CT.

S. ANTKOWIAK

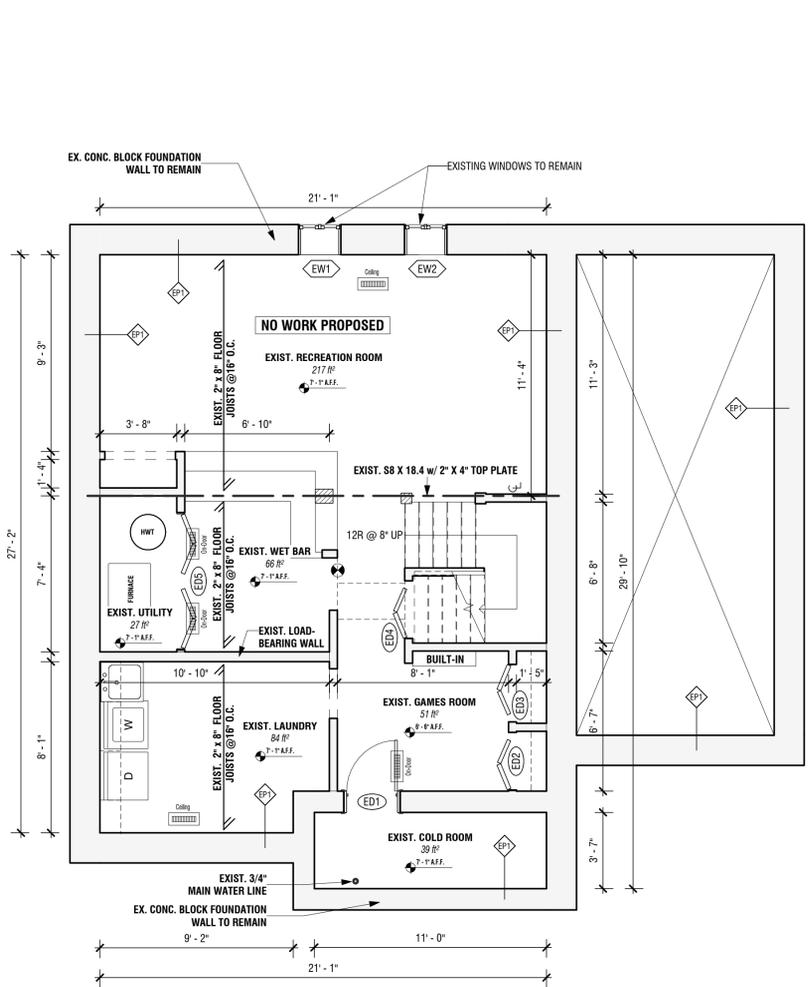
2024.02.10

## GENERAL NOTES

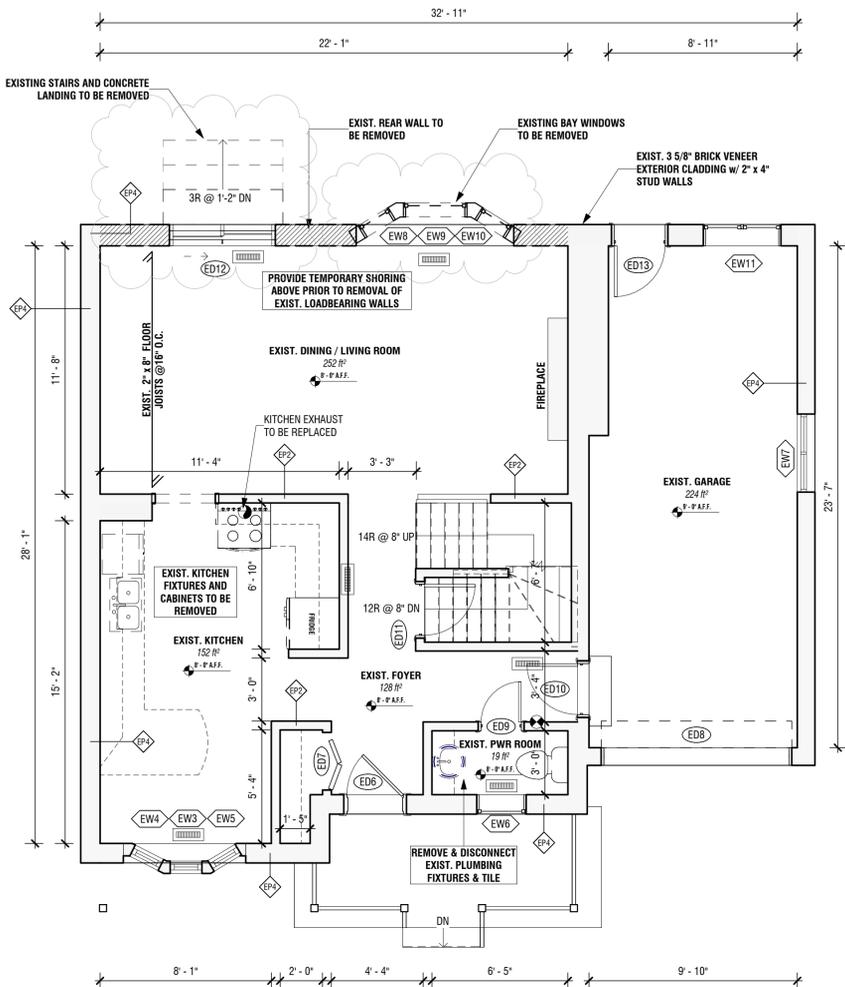
AS NOTED

3 / 11

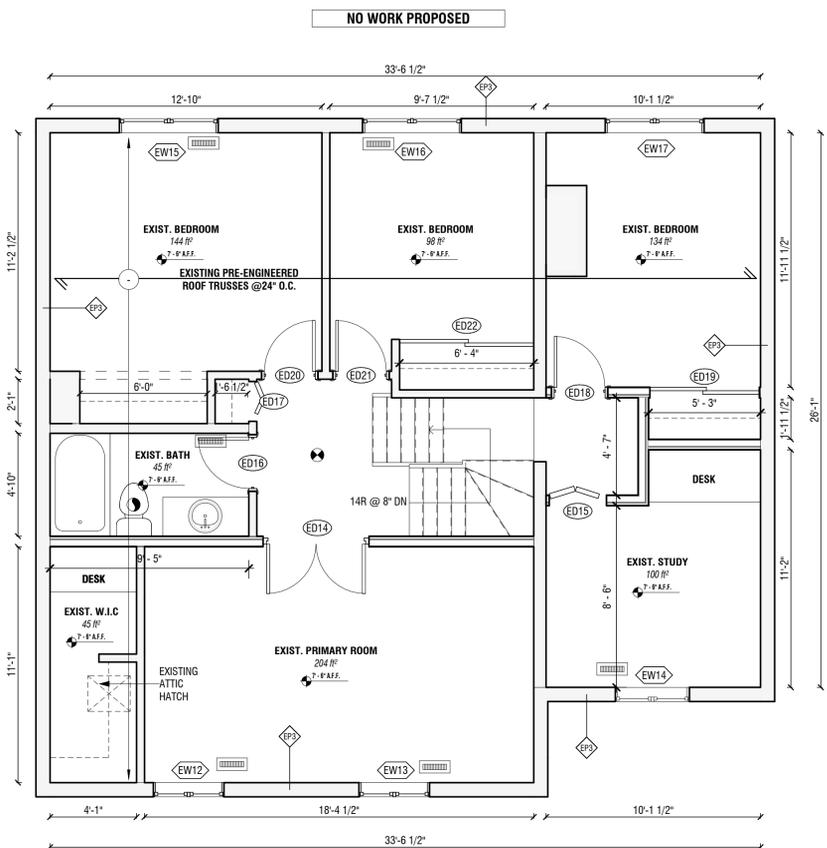
A2



1 EXISTING BASEMENT PLAN  
1/4" = 1'-0"



2 MAIN FLOOR  
1/4" = 1'-0"



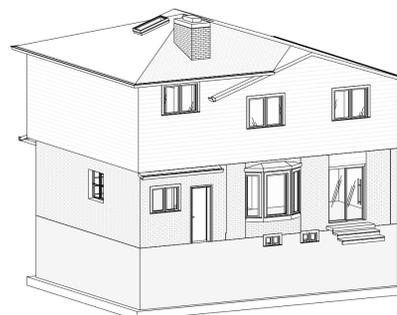
3 EXISTING SECOND & THIRD FLOOR (UNCHANGED)  
1/4" = 1'-0"

**FIELD VERIFY ALL DIMENSIONS TO CONFIRM AS-BUILT CONDITIONS AND ADJUSTMENTS FOR PROPER ALIGNMENT. MAKE GOOD ALL EXISTING AREAS AFFECTED BY RENOVATION - CONTRACTOR TO CONFIRM AND COORDINATE WITH OWNER MATERIAL/FINISHES TO BE SALVAGED AND/OR RESTORED PRIOR TO DEMOLITION.**

**CONFIRM EXIST. STRUCTURE W.R.T. SIZE, SPACING AND DIRECTION PRIOR TO COMMENCING DEMOLITION THROUGH MINIMALLY DISRUPTIVE INVESTIGATION**

**GENERAL DEMOLITION NOTES**

- DISPOSE OF REMOVED ITEMS IN A LAWFUL MANNER IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE MUNICIPALITY HAVING JURISDICTION.
- ALL EXISTING WALLS AND ITEMS TO BE REMOVED ARE SHOWN DASHED.
- OWNER TO HAVE THE RIGHT TO FIRST REFUSAL OF ALL ITEMS REMOVED.
- ENSURE ALL FLOOR AREAS ARE FREE OF HAZARDS AFTER DEMOLITION IS COMPLETE. LEVEL, PATCH, FILL AND GRIND FLOOR AS REQUIRED TO ACHIEVE A SMOOTH SANITARY SURFACE READY TO RECEIVE FLOOR FINISH.
- CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO EXISTING ABUTTING WALLS, SURFACES AND FINISHES TO REMAIN.
- PROTECT SALVAGED AND/OR ITEMS TO REMAIN FROM DAMAGE. PROVIDE ADEQUATE COVERINGS AND/OR STORAGE AS REQUIRED.
- SUPPLY AND MAINTAIN ON A DAILY BASIS ALL INTERIOR AND EXTERIOR TEMPORARY COVERINGS, FENCING, TARPING, HOARDING, FLOOR PLATES, SIGNAGE AND OTHER SEPARATIONS REQUIRED TO MAINTAIN THE SAFETY DURING WORK OF THIS CONTRACT. COORDINATE THESE PROTECTIVE MEASURES WITH THE OWNER. REMOVE AND/OR DISPOSE OF ALL FROM SITE AFTER COMPLETION OF WORK OF THIS CONTRACT.
- MAINTAIN A CLEAN, SAFE AND ORDERLY SITE AT ALL TIMES.
- COORDINATE WITH OWNER AREA(S) FOR WASTE BIN LOCATION. SUPPLY AND MAINTAIN PROTECTIVE MEASURES TO ENSURE THE PUBLIC SAFETY.
- SHOULD MATERIAL RESEMBLING SPRAY OR TROWEL APPLIED ASBESTOS OR OTHER TOXIC OR HAZARDOUS MATERIALS BE ENCOUNTERED IN THE COURSE OF DEMOLITION, STOP WORK. TAKE PREVENTIVE MEASURES AND NOTIFY DESIGNER AND/OR OWNER IMMEDIATELY. DO NOT PROCEED UNTIL WRITTEN INSTRUCTIONS HAVE BEEN RECEIVED.
- THE DRAWINGS INDICATE THE PHYSICAL DIMENSIONS, EXISTING LEVELS AND SIMILAR ITEMS BEING INDICATED WHERE KNOWN. ALL INFORMATION RELATIVE TO EXISTING CONDITIONS IS OFFERED TO ASSIST THE CONTRACTOR IN EVALUATION OF THE WORK BUT WITH NO SPECIFIC REPRESENTATION EITHER EXPRESSED OR IMPLIED AS TO COMPLETENESS OR ACCURACY. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR ANY DEDUCTIONS OR CONCLUSIONS MADE ON THE BASIS OF THIS INFORMATION AND THAT OF ANY ADDITIONAL SITE INSPECTIONS IF MADE.

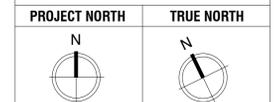


WINDOW SCHEDULE - CONTRACTOR TO CONFIRM EXIST WINDOW DIMENSIONS				
Window Number	Level	Approximate Size Width	Approximate Size Height	Comments
EW1	BASEMENT PLAN	2'-0"	1'-2"	EXISTING TO BE REMOVED
EW2	BASEMENT PLAN	2'-0"	1'-2"	EXISTING TO BE REMOVED
EW3	MAIN FLOOR	1'-0"	6'-0"	EXISTING TO REMAIN
EW4	MAIN FLOOR	1'-0"	6'-0"	EXISTING TO REMAIN
EW5	MAIN FLOOR	1'-0"	6'-0"	EXISTING TO REMAIN
EW6	MAIN FLOOR	2'-4"	2'-10"	EXISTING TO REMAIN
EW7	MAIN FLOOR	3'-0"	3'-0"	EXISTING TO REMAIN
EW8	MAIN FLOOR	3'-0"	3'-0"	EXISTING TO REMAIN
EW9	MAIN FLOOR	3'-0"	3'-0"	EXISTING TO REMAIN
EW10	MAIN FLOOR	3'-0"	3'-0"	EXISTING TO REMAIN
EW11	MAIN FLOOR	3'-0"	3'-0"	EXISTING TO REMAIN
EW12	SECOND FLOOR	3'-0"	6'-0"	EXISTING TO REMAIN
EW13	SECOND FLOOR	3'-0"	6'-0"	EXISTING TO REMAIN
EW14	THIRD FLOOR	3'-0"	6'-0"	EXISTING TO REMAIN
EW15	SECOND FLOOR	4'-0"	3'-0"	EXISTING TO REMAIN
EW16	SECOND FLOOR	4'-0"	3'-0"	EXISTING TO REMAIN
EW17	THIRD FLOOR	4'-0"	3'-0"	EXISTING TO REMAIN
EW18	CEILING UPPER	1'-10 1/2"	3'-10 1/2"	EXISTING TO REMAIN
EW19	MAIN FLOOR	3'-0"	6'-0"	PROPOSED REAR WINDOW
EW20	MAIN FLOOR	3'-0"	6'-0"	PROPOSED REAR WINDOW
EW21	SECOND FLOOR	1'-10 1/2"	3'-10 1/2"	PROPOSED SKYLIGHT BY VELUX OR SIMILAR
EW22	SECOND FLOOR	1'-10 1/2"	3'-10 1/2"	PROPOSED SKYLIGHT BY VELUX OR SIMILAR

DOOR SCHEDULE - CONTRACTOR TO CONFIRM EXIST DOOR DIMENSIONS				
Door Number	Level	Approximate Size Width	Approximate Size Height	Comments
D1	MAIN FLOOR	4'-7"	8'-10"	38" EXTERIOR DOOR w/ 18" SILLSTEEL
ED1	BASEMENT PLAN	2'-0"	6'-0"	EXISTING TO REMAIN
ED2	BASEMENT PLAN	2'-0"	6'-0"	EXISTING TO REMAIN
ED3	BASEMENT PLAN	2'-0"	6'-0"	EXISTING TO REMAIN
ED4	BASEMENT PLAN	2'-0"	6'-0"	EXISTING TO REMAIN
ED5	BASEMENT PLAN	6'-4"	5'-10"	EXISTING TO REMAIN
ED6	MAIN FLOOR	2'-0"	6'-0"	EXISTING TO REMAIN
ED7	MAIN FLOOR	2'-0"	6'-0"	EXISTING TO REMAIN
ED8	MAIN FLOOR	9'-0"	7'-0"	EXISTING TO REMAIN
ED9	MAIN FLOOR	2'-0"	6'-0"	EXISTING TO REMAIN
ED10	MAIN FLOOR	2'-0"	6'-0"	EXISTING TO REMAIN
ED11	MAIN FLOOR	2'-0"	6'-0"	EXISTING TO REMAIN
ED12	MAIN FLOOR	2'-0"	6'-0"	EXISTING TO REMAIN
ED13	MAIN FLOOR	2'-0"	6'-0"	EXISTING TO REMAIN
ED14	SECOND FLOOR	3'-0"	6'-0"	EXISTING TO REMAIN
ED15	THIRD FLOOR	2'-0"	6'-0"	EXISTING TO REMAIN
ED16	SECOND FLOOR	2'-0"	6'-0"	EXISTING TO REMAIN
ED17	SECOND FLOOR	1'-10"	6'-0"	EXISTING TO REMAIN
ED18	THIRD FLOOR	2'-0"	6'-0"	EXISTING TO REMAIN
ED19	THIRD FLOOR	9'-2"	6'-0"	EXISTING TO REMAIN
ED20	SECOND FLOOR	2'-0"	6'-0"	EXISTING TO REMAIN
ED21	SECOND FLOOR	2'-0"	6'-0"	EXISTING TO REMAIN
ED22	SECOND FLOOR	6'-4"	7'-0"	EXISTING TO REMAIN

**SYMBOLS & LINE TYPES LEGEND**

- PROPOSED WALL ASSEMBLY
- EXISTING WALL ASSEMBLY
- EXISTING LOADBEARING WALL
- DENOTES WALL ASSEMBLY TO BE REMOVED
- ASSEMBLY ABOVE
- CUT LINE
- DIMENSION FROM CENTRE LINE(S) OF STRUCTURAL MEMBERS
- CENTRE LINE OF HORIZONTAL STRUCTURAL MEMBER
- POINT LOAD FROM ABOVE
- INTERCONNECTED SMOKE ALARM WITH A VISUAL SIGNAL
- EXHAUST FAN TO VENT DIRECTLY TO EXTERIOR
- FLOOR DRAIN
- SPOT ELEVATION
- HVAC SUPPLY OUTLET



**GENERAL NOTES:**

- ALL CONTRACTORS AND/OR TRADES SHALL REVIEW ALL PLANS & REPORT ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- USE ONLY LATEST REVISED DRAWINGS.
- DRAWINGS ARE THE PROPERTY OF THE DESIGNER. ANY UNAUTHORIZED USE IS PROHIBITED.

NO.	DATE:	REVISION
1	2023.12.04	EXISTING CONDITIONS
2	2024.01.07	PRELIM DESIGN #1
3	2024.01.18	PRELIM DESIGN #2
4	2024.02.05	STRUCTURAL REVIEW
5	2024.02.10	ISSUED FOR VARIANCE

**DRAWING LIST**

SHEET NUMBER	SHEET NAME
A0	RENDERINGS
A1	SITE PLAN, SCHEDULES & NOTES
A2	GENERAL NOTES
A3	EXISTING FLOOR PLANS
A4	EXISTING ELEVATIONS - EAST AND NORTH
A5	EXISTING ELEVATIONS - SOUTH AND WEST
A6	PROPOSED BASEMENT PLAN
A7	PROPOSED MAIN FLOOR PLAN
A8	PROPOSED ELEVATIONS - EAST AND NORTH
A9	PROPOSED ELEVATIONS - SOUTH AND WEST
A10	PROPOSED BUILDING SECTION 1

**PROJECT:**

10 REDHAVEN CT.

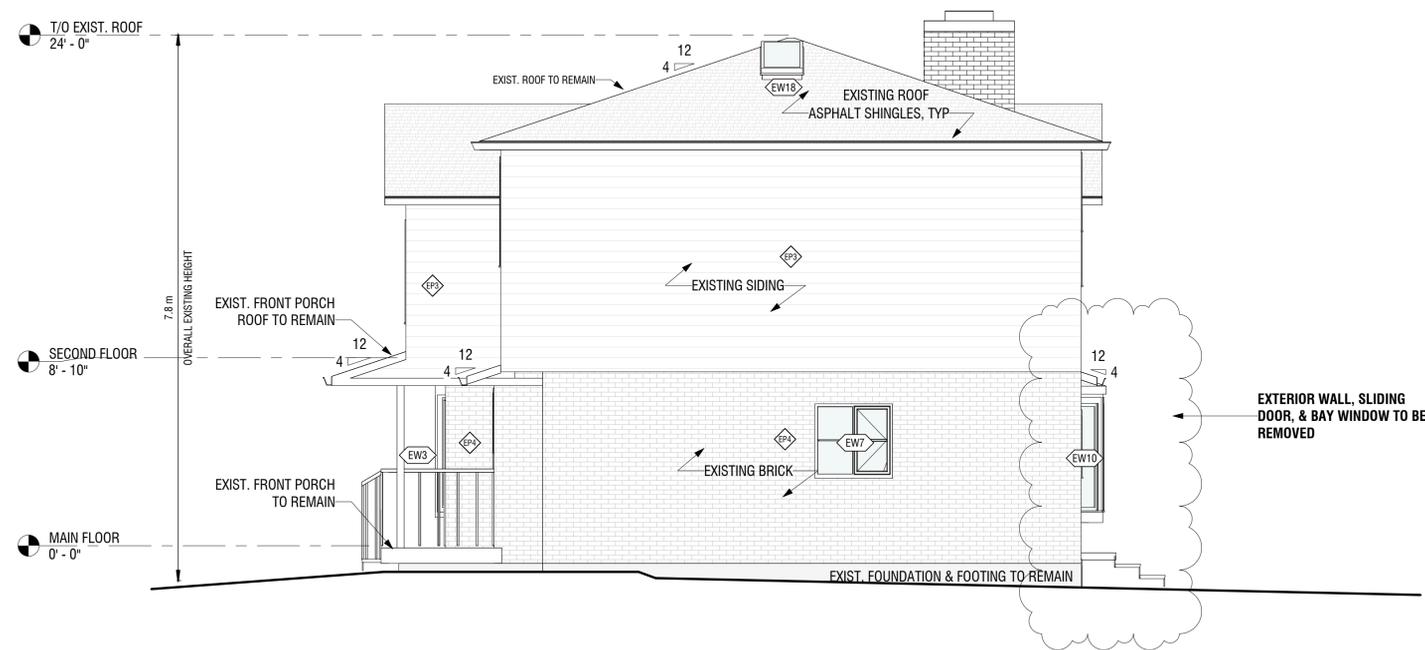
S. ANTKOWIAK

2024.02.10

EXISTING FLOOR PLANS

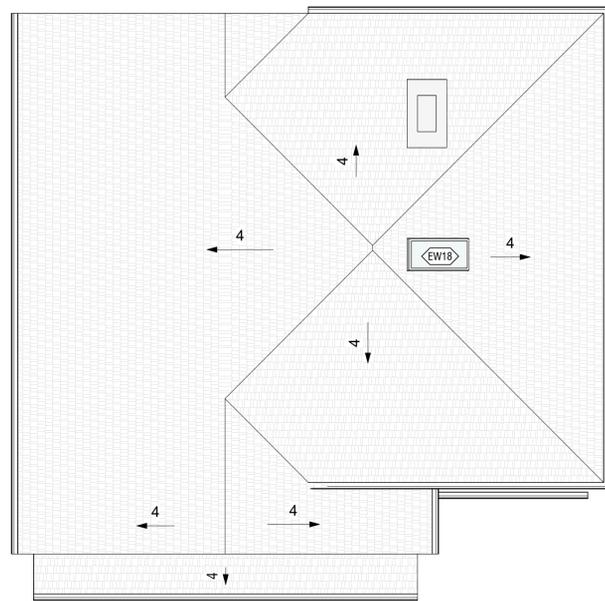
AS NOTED

4 / 11 **A3**

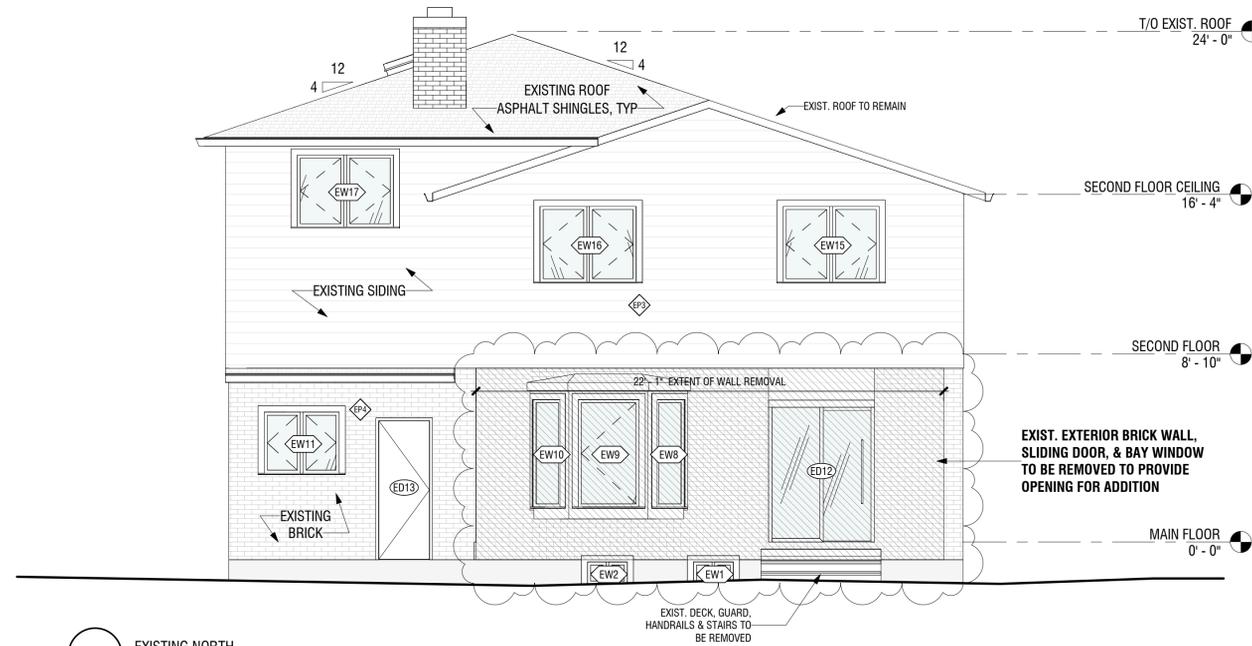


1 EXISTING EAST  
1/4" = 1'-0"

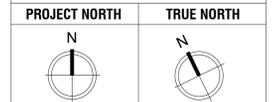
- GENERAL DEMOLITION NOTES**
- DISPOSE OF REMOVED ITEMS IN A LAWFUL MANNER IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE MUNICIPALITY HAVING JURISDICTION.
  - ALL EXISTING WALLS AND ITEMS TO BE REMOVED ARE SHOWN DASHED.
  - OWNER TO HAVE THE RIGHT TO FIRST REFUSAL OF ALL ITEMS REMOVED.
  - ENSURE ALL FLOOR AREAS ARE FREE OF HAZARDS AFTER DEMOLITION IS COMPLETE. LEVEL, PATCH, FILL AND GRIND FLOOR AS REQUIRED TO ACHIEVE A SMOOTH SANITARY SURFACE READY TO RECEIVE FLOOR FINISH.
  - CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO EXISTING ABUTTING WALLS, SURFACES AND FINISHES TO REMAIN.
  - PROTECT SALVAGED AND/OR ITEMS TO REMAIN FROM DAMAGE. PROVIDE ADEQUATE COVERINGS AND/OR STORAGE AS REQUIRED.
  - SUPPLY AND MAINTAIN ON A DAILY BASIS ALL INTERIOR AND EXTERIOR TEMPORARY COVERINGS, FENCING, TARPING, HOARDING, FLOOR PLATES, SIGNAGE AND OTHER SEPARATIONS REQUIRED TO MAINTAIN THE SAFETY DURING WORK OF THIS CONTRACT. COORDINATE THESE PROTECTIVE MEASURES WITH THE OWNER. REMOVE AND/OR DISPOSE OF ALL FROM SITE AFTER COMPLETION OF WORK OF THIS CONTRACT.
  - MAINTAIN A CLEAN, SAFE AND ORDERLY SITE AT ALL TIMES.
  - COORDINATE WITH OWNER AREA(S) FOR WASTE BIN LOCATION. SUPPLY AND MAINTAIN PROTECTIVE MEASURES TO ENSURE THE PUBLIC SAFETY.
  - SHOULD MATERIAL RESEMBLING SPRAY OR TROWEL APPLIED ASBESTOS OR OTHER TOXIC OR HAZARDOUS MATERIALS BE ENCOUNTERED IN THE COURSE OF DEMOLITION, STOP WORK. TAKE PREVENTIVE MEASURES AND NOTIFY DESIGNER AND/OR OWNER IMMEDIATELY. DO NOT PROCEED UNTIL WRITTEN INSTRUCTIONS HAVE BEEN RECEIVED.
  - THE DRAWINGS INDICATE THE PHYSICAL DIMENSIONS, EXISTING LEVELS AND SIMILAR ITEMS BEING INDICATED WHERE KNOWN. ALL INFORMATION RELATIVE TO EXISTING CONDITIONS IS OFFERED TO ASSIST THE CONTRACTOR IN EVALUATION OF THE WORK BUT WITH NO SPECIFIC REPRESENTATION EITHER EXPRESSED OR IMPLIED AS TO COMPLETENESS OR ACCURACY. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR ANY DEDUCTIONS OR CONCLUSIONS MADE ON THE BASIS OF THIS INFORMATION AND THAT OF ANY ADDITIONAL SITE INSPECTIONS IF MADE.



5 ROOF PLAN  
3/16" = 1'-0"



2 EXISTING NORTH  
1/4" = 1'-0"



- GENERAL NOTES:**
- ALL CONTRACTORS AND/OR TRADES SHALL REVIEW ALL PLANS & REPORT ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
  - DO NOT SCALE DRAWINGS.
  - USE ONLY LATEST REVISED DRAWINGS.
  - DRAWINGS ARE THE PROPERTY OF THE DESIGNER. ANY UNAUTHORIZED USE IS PROHIBITED.

NO.	DATE:	REVISION
1	2023.12.04	EXISTING CONDITIONS
2	2024.01.07	PRELIM DESIGN #1
3	2024.01.18	PRELIM DESIGN #2
4	2024.02.05	STRUCTURAL REVIEW
5	2024.02.10	ISSUED FOR VARIANCE

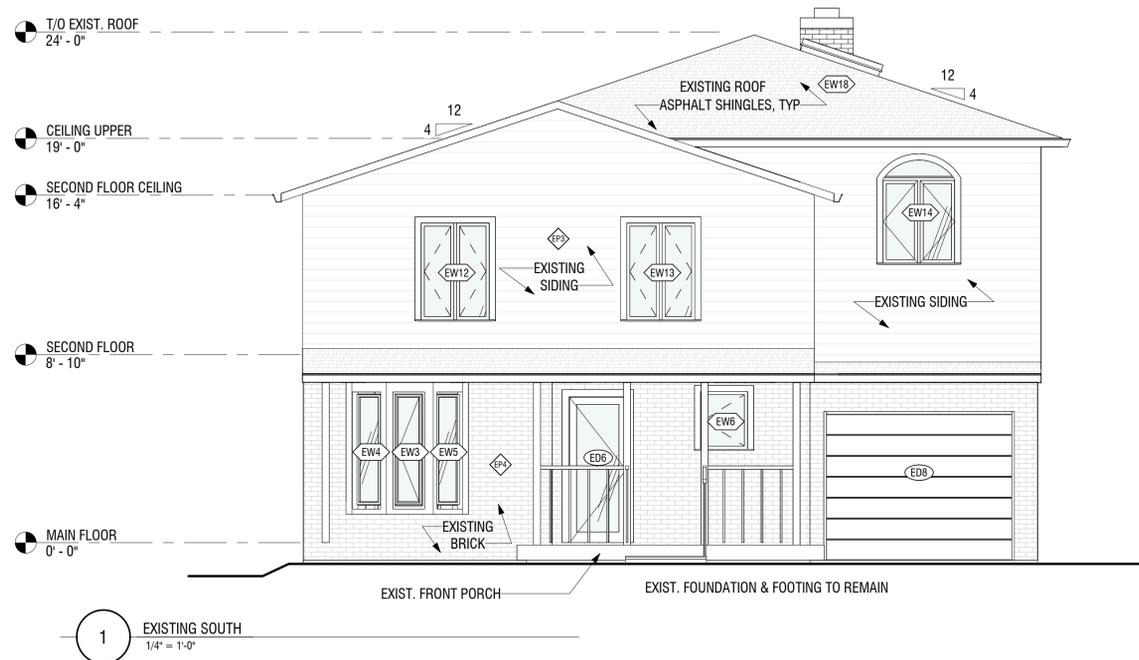
**DRAWING LIST**

SHEET NUMBER	SHEET NAME
A0	RENDERINGS
A1	SITE PLAN, SCHEDULES & NOTES
A2	GENERAL NOTES
A3	EXISTING FLOOR PLANS
A4	EXISTING ELEVATIONS - EAST AND NORTH
A5	EXISTING ELEVATIONS - SOUTH AND WEST
A6	PROPOSED BASEMENT PLAN
A7	PROPOSED MAIN FLOOR PLAN
A8	PROPOSED ELEVATIONS - EAST AND NORTH
A9	PROPOSED ELEVATIONS - SOUTH AND WEST
A10	PROPOSED BUILDING SECTION 1

**PROJECT:**  
10 REDHAVEN CT.  
OWNER:  
S. ANTKOWIAK  
DATE:  
2024.02.10  
SHEET NO.:

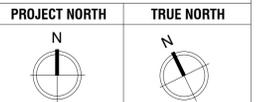
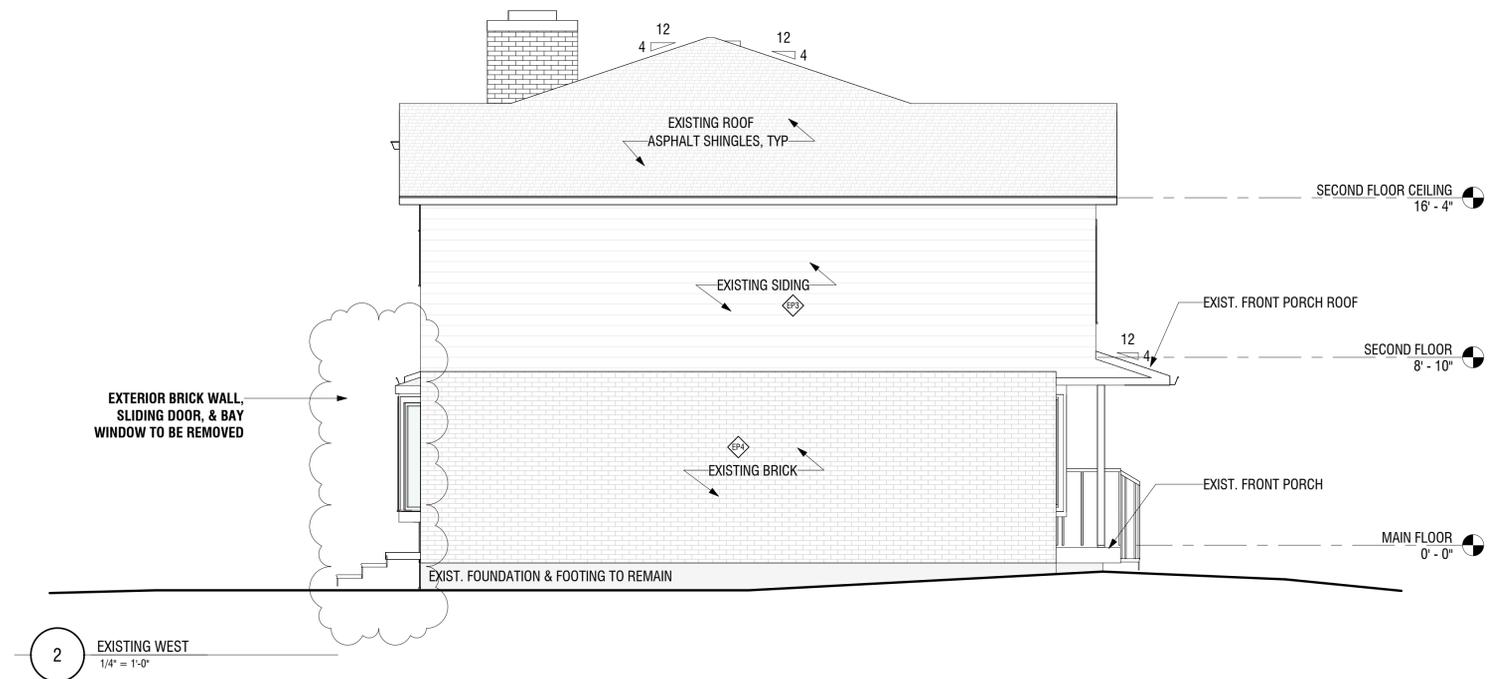
**EXISTING ELEVATIONS - EAST AND NORTH**

SCALE:  
AS NOTED  
SHEET NO.:  
5 / 11 **A4**



**GENERAL DEMOLITION NOTES**

1. DISPOSE OF REMOVED ITEMS IN A LAWFUL MANNER IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE MUNICIPALITY HAVING JURISDICTION.
2. ALL EXISTING WALLS AND ITEMS TO BE REMOVED ARE SHOWN DASHED.
3. OWNER TO HAVE THE RIGHT TO FIRST REFUSAL OF ALL ITEMS REMOVED.
4. ENSURE ALL FLOOR AREAS ARE FREE OF HAZARDS AFTER DEMOLITION IS COMPLETE. LEVEL, PATCH, FILL AND GRIND FLOOR AS REQUIRED TO ACHIEVE A SMOOTH SANITARY SURFACE READY TO RECEIVE FLOOR FINISH.
5. CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO EXISTING ABUTTING WALLS, SURFACES AND FINISHES TO REMAIN.
6. PROTECT SALVAGED AND/OR ITEMS TO REMAIN FROM DAMAGE. PROVIDE ADEQUATE COVERINGS AND/OR STORAGE AS REQUIRED.
7. SUPPLY AND MAINTAIN ON A DAILY BASIS ALL INTERIOR AND EXTERIOR TEMPORARY COVERINGS, FENCING, TARPING, HOARDING, FLOOR PLATES, SIGNAGE AND OTHER SEPARATIONS REQUIRED TO MAINTAIN THE SAFETY DURING WORK OF THIS CONTRACT. COORDINATE THESE PROTECTIVE MEASURES WITH THE OWNER. REMOVE AND/OR DISPOSE OF ALL FROM SITE AFTER COMPLETION OF WORK OF THIS CONTRACT.
8. MAINTAIN A CLEAN, SAFE AND ORDERLY SITE AT ALL TIMES.
9. COORDINATE WITH OWNER AREA(S) FOR WASTE BIN LOCATION. SUPPLY AND MAINTAIN PROTECTIVE MEASURES TO ENSURE THE PUBLIC SAFETY.
10. SHOULD MATERIAL RESEMBLING SPRAY OR TROWEL APPLIED ASBESTOS OR OTHER TOXIC OR HAZARDOUS MATERIALS BE ENCOUNTERED IN THE COURSE OF DEMOLITION, STOP WORK. TAKE PREVENTIVE MEASURES AND NOTIFY DESIGNER AND/OR OWNER IMMEDIATELY. DO NOT PROCEED UNTIL WRITTEN INSTRUCTIONS HAVE BEEN RECEIVED.
12. THE DRAWINGS INDICATE THE PHYSICAL DIMENSIONS, EXISTING LEVELS AND SIMILAR ITEMS BEING INDICATED WHERE KNOWN. ALL INFORMATION RELATIVE TO EXISTING CONDITIONS IS OFFERED TO ASSIST THE CONTRACTOR IN EVALUATION OF THE WORK BUT WITH NO SPECIFIC REPRESENTATION EITHER EXPRESSED OR IMPLIED AS TO COMPLETENESS OR ACCURACY. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR ANY DEDUCTIONS OR CONCLUSIONS MADE ON THE BASIS OF THIS INFORMATION AND THAT OF ANY ADDITIONAL SITE INSPECTIONS IF MADE.



**GENERAL NOTES:**

- 1) ALL CONTRACTORS AND/OR TRADES SHALL REVIEW ALL PLANS & REPORT ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- 2) DO NOT SCALE DRAWINGS.
- 3) USE ONLY LATEST REVISED DRAWINGS.
- 5) DRAWINGS ARE THE PROPERTY OF THE DESIGNER. ANY UNAUTHORIZED USE IS PROHIBITED.

NO.	DATE:	REVISION
1	2023.12.04	EXISTING CONDITIONS
2	2024.01.07	PRELIM DESIGN #1
3	2024.01.18	PRELIM DESIGN #2
4	2024.02.05	STRUCTURAL REVIEW
5	2024.02.10	ISSUED FOR VARIANCE

DRAWING LIST	
SHEET NUMBER	SHEET NAME
A0	RENDERINGS
A1	SITE PLAN, SCHEDULES & NOTES
A2	GENERAL NOTES
A3	EXISTING FLOOR PLANS
A4	EXISTING ELEVATIONS - EAST AND NORTH
A5	EXISTING ELEVATIONS - SOUTH AND WEST
A6	PROPOSED BASEMENT PLAN
A7	PROPOSED MAIN FLOOR PLAN
A8	PROPOSED ELEVATIONS - EAST AND NORTH
A9	PROPOSED ELEVATIONS - SOUTH AND WEST
A10	PROPOSED BUILDING SECTION 1

**PROJECT:**

**10 REDHAVEN CT.**

OWNER:  
S. ANTKOWIAK

DATE:  
2024.02.10

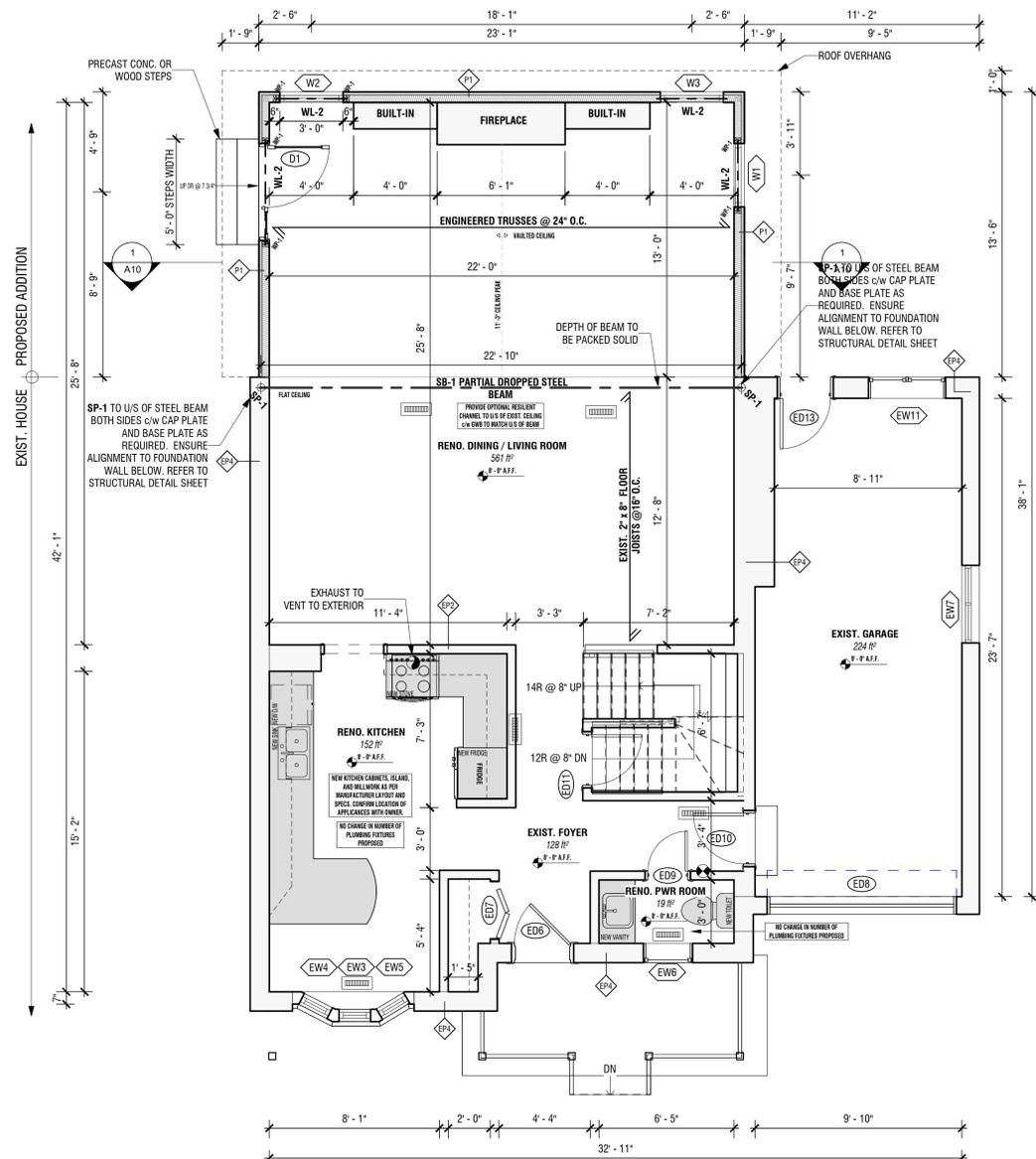
DRAWING TITLE:  
**EXISTING ELEVATIONS - SOUTH AND WEST**

SCALE:  
AS NOTED

SHEET NO:  
6 / 11

**A5**





1 PROPOSED MAIN FLOOR  
1/4" = 1'-0"

**WOOD LINTEL SCHEDULE**

<b>2-PLY WOOD MEMBERS:</b>	<b>3-PLY WOOD MEMBERS:</b>
WL-1: 2 - 2" x 6"	WL-5: 3 - 2" x 6"
WL-2: 2 - 2" x 8"	WL-6: 3 - 2" x 8"
WL-3: 2 - 2" x 10"	WL-7: 3 - 2" x 10"
WL-4: 2 - 2" x 12"	WL-8: 3 - 2" x 12"

**STEEL COLUMN SCHEDULE**

SP-1: 3 1/2" dia. HSS STEEL COLUMN

**STEEL BEAM SCHEDULE**

SB-1: W8 x 40

**WOOD COLUMN SCHEDULE**

**BUILT-UP WOOD POSTS:**

WP-1: 2 - 2" x 4"	WP-5: 2 - 2" x 6"
WP-2: 3 - 2" x 4"	WP-6: 3 - 2" x 6"
WP-3: 4 - 2" x 4"	WP-7: 4 - 2" x 6"
WP-4: 5 - 2" x 4"	WP-8: 5 - 2" x 6"

**LIFE SAFETY**

**SMOKE (OBC 9.10.19)/CARBON MONOXIDE DETECTORS (OBC 9.33.4)**  
LOCATIONS SHOWN ARE FOR CONTEXT ONLY. CONTRACTOR TO CONFIRM EXACT LOCATIONS.

AT LEAST ONE SMOKE ALARM MUST BE LOCATED ON EVERY FLOOR.

A SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND THE REMAINDER OF THE STOREY, AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY.

SMOKE ALARMS ARE REQUIRED TO BE INSTALLED BY PERMANENT CONNECTION TO AN ELECTRICAL CIRCUIT AND MUST HAVE NO DISCONNECT SWITCH BETWEEN THE CIRCUIT AND SMOKE ALARM. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED, THEY MUST ALL BE INTERCONNECTED SO THAT IF ONE ACTIVATES, THEY ALL ACTIVATE SIMULTANEOUSLY.

SMOKE ALARMS MAY BE BATTERY OPERATED  
**(OBC PART 11 COMPLIANCE ALTERNATIVE C175)**

SMOKE ALARMS ALSO TO BE EQUIPPED WITH A VISUAL SIGNALING COMPONENT TO THE REQUIREMENTS IN 18.5.3. OF NFPA 72 & MUST BE INTEGRATED OR INTERCONNECTED WITH SMOKE ALARMS.

CARBON MONOXIDE ALARMS TO BE INSTALLED ADJACENT TO BEDROOMS.

**FRAMING**

WHERE THE FRAMING SYSTEMS ARE BEING ALTERED TO MATCH EXISTING FRAMING, LESSER AMOUNTS AND EXTENT OF INSULATION AND VAPOR BARRIER IS ACCEPTABLE. **(OBC PART 11 COMPLIANCE ALTERNATIVE C199)**

**INTERIOR ALTERATIONS DESIGN REQUIREMENTS**  
*USING OBC PART 9 & PART 11, RENOVATIONS HOUSE MORE THAN 5 YEARS OLD*

**FUTURE GRAB BARS**

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

**BLOCKING LOCATION**  
BLOCKING IN WALLS - WHERE INDICATED, BLOCKING IS TO BE INSTALLED BETWEEN OR AGAINST STUDS IN THE WALLS ADJACENT TO THE TOILET, SHOWER AND/OR BATHTUB TO SUPPORT INSTALLATION OF GRAB BARS IN ACCORDANCE WITH OBC 9.5.2.3.

BLOCKING LOCATION IN WALLS TO BE IN ACCORDANCE WITH GRAB BAR REQUIREMENTS OF OBC 3.8.

**VENTILATION**

**MECHANICAL EXHAUST FANS** - TO BE VENTED TO EXTERIOR & PROVIDE MIN. 5.0 L/S IN KITCHENS & BATHROOMS, 37.5 L/S FOR PRINCIPAL EXHAUST FAN AND SHALL CONFORM TO 9.32.3 OF THE OBC

**COOKTOP/RANGE** TO VENT DIRECTLY TO EXTERIOR, UNLESS OTHERWISE SPECIFIED. PROVED 10" DUCT WITH FAN MOUNTED ON EXTERIOR WALL OR ROOF.

**DIRECT GAS FIREPLACE** - ZERO CLEARANCE GAS FIREPLACE c/w VENT TO EXTERIOR & CARBON MONOXIDE DETECTOR, VENTS TO BE MIN 12" FROM ANY OPENING AND ABOVE FINISH GRADE

**STAIRS, HANDRAILS & GUARDS**

STAIRS IN ACCORDANCE W/ **OBC TABLE 9.8.4.1**

- STEP RISERS: 5" MIN. (125mm), 7 7/8" MAX. (200mm)
- RECTANGULAR TREADS RUN: 10" MIN. (255mm), 13 7/8" MAX. (355mm)
- NOSING 1" MAX. (25mm)
- MIN. WIDTH 34"
- MIN HEADROOM: 7'8"

HANDRAILS IN ACCORDANCE W/ OBC 9.8.7

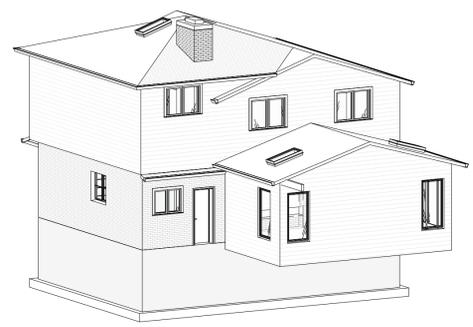
- HEIGHT: 34" MIN., 42" MAX

**C109 PART 11 COMPLIANCE ALTERNATIVE:** REPLACEMENT OR EXTENSION OF EXISTING STAIR SYSTEMS SHALL BE EXEMPT FROM THE PROVISIONS OF 9.8.1. TO 9.8.4, EXCEPT THEY SHALL HAVE:

- A MIN. WIDTH 8"W WALL FACES OF 700mm AND
- A MIN. CLEAR HEIGHT OVER TREAD NOSING OR LANDING OF 1800mm

**C113 PART 11 COMPLIANCE ALTERNATIVE:** EXISTING HANDRAILS ACCEPTABLE, UNLESS CONSIDERED UNSAFE BY CHIEF BUILDING OFFICIAL

**C114 PART 11 COMPLIANCE ALTERNATIVE:** EXISTING GUARDS ACCEPTABLE, UNLESS CONSIDERED UNSAFE BY CHIEF BUILDING OFFICIAL



**SYMBOLS & LINE TYPES LEGEND**

	EXISTING WALL ASSEMBLY
	DENOTES WALL ASSEMBLY TO BE REMOVED
	SOLID SAWN WOOD COLUMN COLUMN SIZE (DIMENSIONS) (SEE STRUCTURAL MEMBERS SCHEDULE)
	BUILT-UP WOOD COLUMN BUILT-UP COLUMN SIZE (DIMENSIONS) (SEE STRUCTURAL MEMBERS SCHEDULE)
	ASSEMBLY ABOVE
	CUT LINE
	DIMENSION FROM CENTRE LINE(S) OF STRUCTURAL MEMBERS
	CENTRE LINE OF HORIZONTAL STRUCTURAL MEMBER
	POINT LOAD FROM ABOVE
	INTERCONNECTED SMOKE ALARM WITH A VISUAL SIGNAL
	EXHAUST FAN TO VENT DIRECTLY TO EXTERIOR
	FLOOR DRAIN
	SPOT ELEVATION

**SCOPE OF WORK**

**PROPOSED SCOPE OF WORK TO INVOLVE:**

**MAIN FLOOR:**

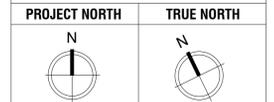
- REMOVE EXTERIOR REAR LOADBEARING WALL & REMEDIATE STRUCTURAL COMPONENTS AS NECESSARY (AS NOTED ON FLOOR PLANS)
- RENOVATE EXISTING KITCHEN w/ NEW FIXTURES, FINISHES, & CABINETRY (LAYOUT BY OTHERS)
- RENOVATE EXISTING BATHROOM w/ NEW TOILET, VANITY
- NEW FLOORING THROUGHOUT MAIN LEVEL
- PRIME AND PAINT MAIN LEVEL WALLS, CEILINGS

**WINDOW SCHEDULE - CONTRACTOR TO CONFIRM EXIST. WINDOW DIMENSIONS**

Window Number	Level	Approximate Size	Sill Height	Comments
EW1	BASEMENT PLAN	2'-0" x 1'-2"	0'-10"	EXISTING TO BE REMOVED
EW2	BASEMENT PLAN	2'-0" x 1'-2"	0'-10"	EXISTING TO BE REMOVED
EW3	MAIN FLOOR	1'-2" x 5'-0"	1'-2"	EXISTING TO REMAIN
EW4	MAIN FLOOR	1'-6" x 5'-0"	1'-2"	EXISTING TO REMAIN
EW5	MAIN FLOOR	1'-0" x 5'-0"	1'-2"	EXISTING TO REMAIN
EW6	MAIN FLOOR	1'-0" x 2'-10"	4'-4"	EXISTING TO REMAIN
EW7	MAIN FLOOR	3'-0" x 3'-0"	3'-2"	EXISTING TO REMAIN
EW11	MAIN FLOOR	3'-0" x 3'-0"	3'-2"	EXISTING TO REMAIN
EW12	SECOND FLOOR	3'-4" x 4'-8"	1'-2"	EXISTING TO REMAIN
EW13	SECOND FLOOR	3'-4" x 4'-8"	1'-2"	EXISTING TO REMAIN
EW14	THIRD FLOOR	3'-0" x 4'-0"	1'-2"	EXISTING TO REMAIN
EW15	SECOND FLOOR	4'-0" x 3'-0"	3'-4"	EXISTING TO REMAIN
EW16	SECOND FLOOR	4'-0" x 3'-0"	3'-4"	EXISTING TO REMAIN
EW17	THIRD FLOOR	3'-0" x 3'-0"	3'-2"	EXISTING TO REMAIN
EW18	CEILING UPPER	1'-10 1/2" x 3'-10 1/2"		EXISTING TO REMAIN
W1	MAIN FLOOR	3'-0" x 6'-0"	1'-0"	PROPOSED SIDE WINDOW
W2	MAIN FLOOR	3'-0" x 6'-0"	1'-0"	PROPOSED REAR WINDOW
W3	MAIN FLOOR	3'-0" x 6'-0"	1'-0"	PROPOSED REAR WINDOW
W4	SECOND FLOOR	1'-10 1/2" x 3'-10 1/2"		PROPOSED SKYLIGHT BY VELUX OR SIMILAR
W5	SECOND FLOOR	1'-10 1/2" x 3'-10 1/2"		PROPOSED SKYLIGHT BY VELUX OR SIMILAR

**DOOR SCHEDULE - CONTRACTOR TO CONFIRM EXIST. DOOR DIMENSIONS**

Door Number	Level	Approximate Size	Comments
ED1	MAIN FLOOR	4'-2" x 8'-10"	16" EXTERIOR DOOR w/ 16" SIDELITE
ED2	BASEMENT PLAN	2'-0" x 8'-0"	EXISTING TO REMAIN
ED3	BASEMENT PLAN	2'-0" x 8'-0"	EXISTING TO REMAIN
ED4	BASEMENT PLAN	2'-0" x 8'-0"	EXISTING TO REMAIN
ED5	BASEMENT PLAN	8'-4" x 3'-10"	EXISTING TO REMAIN
ED6	MAIN FLOOR	2'-0" x 8'-0"	EXISTING TO REMAIN
ED7	MAIN FLOOR	2'-0" x 8'-0"	EXISTING TO REMAIN
ED8	MAIN FLOOR	2'-0" x 8'-0"	EXISTING TO REMAIN
ED9	MAIN FLOOR	2'-0" x 8'-0"	EXISTING TO REMAIN
ED10	MAIN FLOOR	2'-0" x 8'-0"	EXISTING TO REMAIN
ED11	MAIN FLOOR	2'-0" x 8'-0"	EXISTING TO REMAIN
ED12	MAIN FLOOR	2'-0" x 8'-0"	EXISTING TO REMAIN
ED13	MAIN FLOOR	2'-0" x 8'-0"	EXISTING TO REMAIN
ED14	SECOND FLOOR	2'-0" x 8'-0"	EXISTING TO REMAIN
ED15	THIRD FLOOR	2'-0" x 8'-0"	EXISTING TO REMAIN
ED16	SECOND FLOOR	2'-0" x 8'-0"	EXISTING TO REMAIN
ED17	SECOND FLOOR	11'-10" x 7'-2"	EXISTING TO REMAIN
ED18	THIRD FLOOR	2'-0" x 8'-0"	EXISTING TO REMAIN
ED19	THIRD FLOOR	2'-0" x 8'-0"	EXISTING TO REMAIN
ED20	SECOND FLOOR	2'-0" x 8'-0"	EXISTING TO REMAIN
ED21	SECOND FLOOR	2'-0" x 8'-0"	EXISTING TO REMAIN
ED22	SECOND FLOOR	8'-4" x 7'-8"	EXISTING TO REMAIN



**GENERAL NOTES:**

- ALL CONTRACTORS AND/OR TRADES SHALL REVIEW ALL PLANS & REPORT ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- USE ONLY LATEST REVISED DRAWINGS.
- DRAWINGS ARE THE PROPERTY OF THE DESIGNER. ANY UNAUTHORIZED USE IS PROHIBITED.

NO.	DATE:	REVISION
1	2023.12.04	EXISTING CONDITIONS
2	2024.01.07	PRELIM DESIGN #1
3	2024.01.18	PRELIM DESIGN #2
4	2024.02.05	STRUCTURAL REVIEW
5	2024.02.10	ISSUED FOR VARIANCE

**DRAWING LIST**

SHEET NUMBER	SHEET NAME
A0	RENDERINGS
A1	SITE PLAN, SCHEDULES & NOTES
A2	GENERAL NOTES
A3	EXISTING FLOOR PLANS
A4	EXISTING ELEVATIONS - EAST AND NORTH
A5	EXISTING ELEVATIONS - SOUTH AND WEST
A6	PROPOSED BASEMENT PLAN
A7	PROPOSED MAIN FLOOR PLAN
A8	PROPOSED ELEVATIONS - EAST AND NORTH
A9	PROPOSED ELEVATIONS - SOUTH AND WEST
A10	PROPOSED BUILDING SECTION 1

**PROJECT:**

**10 REDHAVEN CT.**

OWNER:  
S. ANTKOWIAK

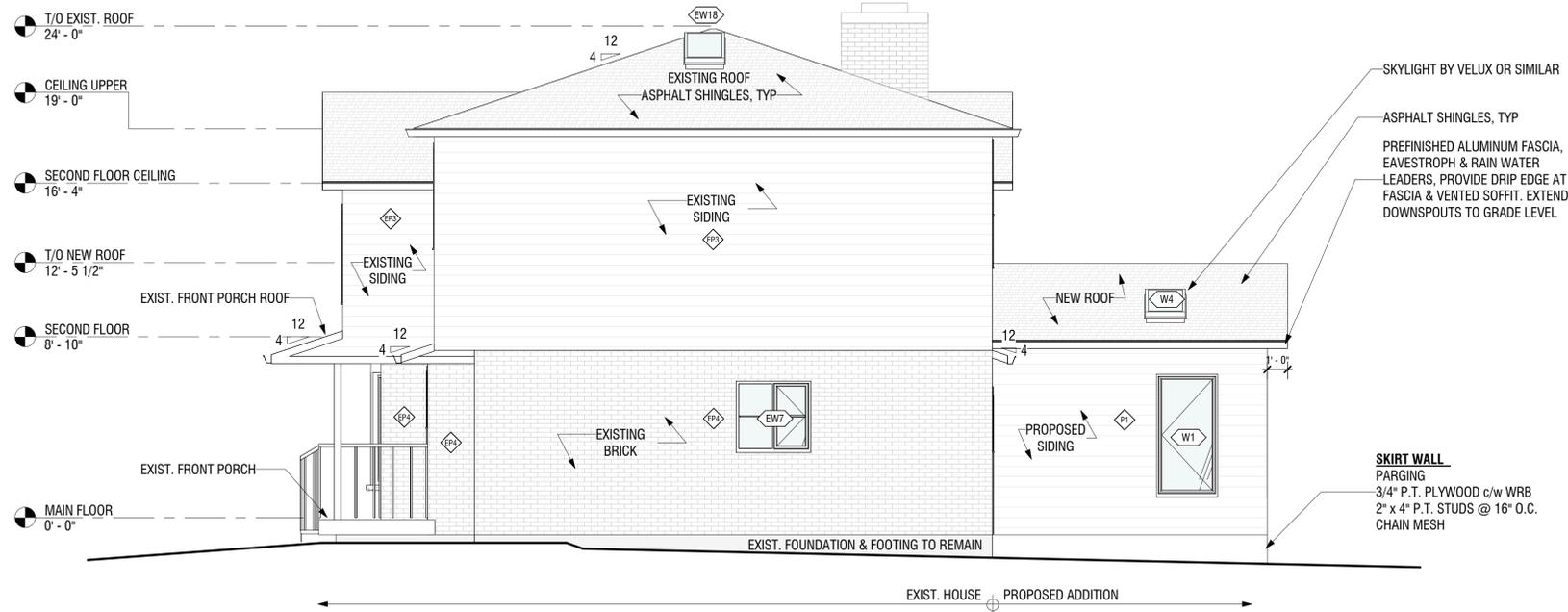
DATE:  
2024.02.10

DRAWN BY:  
**PROPOSED MAIN FLOOR PLAN**

CHECKED BY:  
AS NOTED

DATE:  
8 / 11

SCALE:  
**A7**



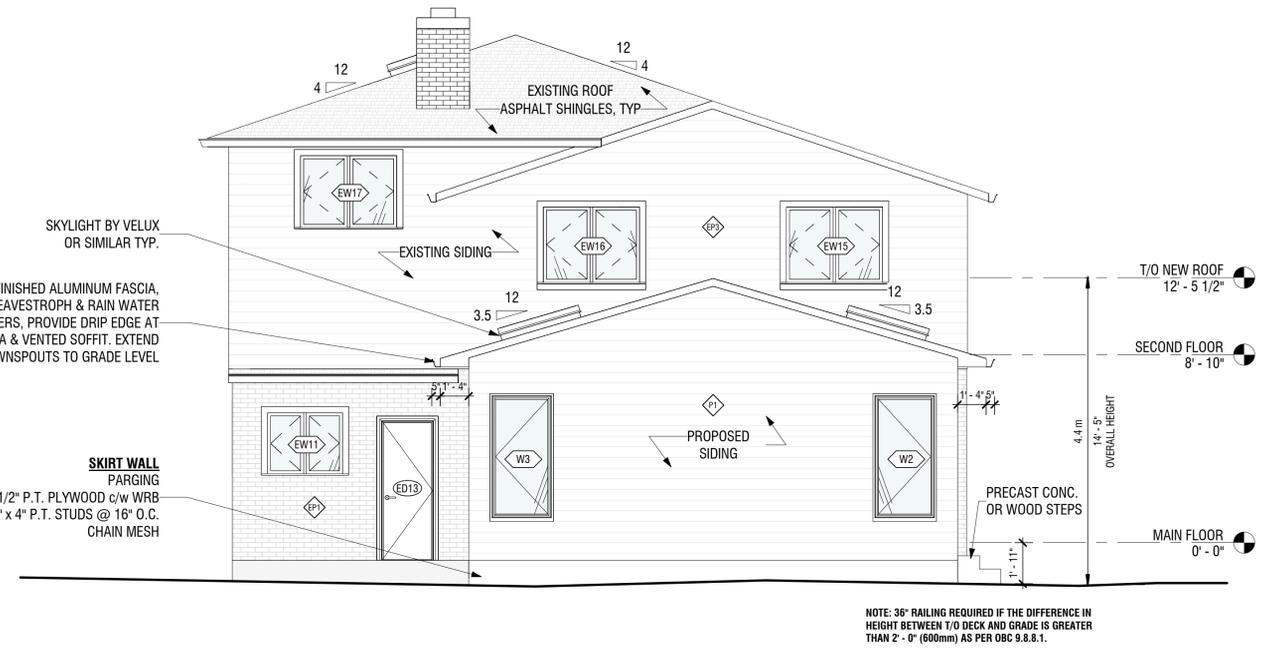
1 PROPOSED EAST  
1/4" = 1'-0"

**EXPOSING BUILDING FACE CALCULATIONS**

**PROPOSED REAR ELEVATION**  
 UNPROTECTED OPENINGS - OBC 9.10.15.4  
 PROP. LIMITING DISTANCE: 5.5 m  
 TOTAL NORTH WALL AREA: 67.8 m<sup>2</sup> (665 sq.ft.)  
 MAX AGG. AREA PERMITTED: 18%  
 GLAZED AREA PERMITTED: 12.2m<sup>2</sup> (120 sq.ft.)  
 GLAZED AREA PROVIDED: 10.2 m<sup>2</sup> (110 sq.ft.)

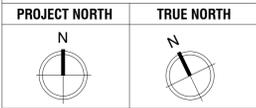
**PROPOSED EAST ELEVATION - USING INDIVIDUAL PORTIONS WITH A SKEWED PROPERTY LINE**  
 UNPROTECTED OPENINGS - OBC 9.10.15.4  
 PROP. LIMITING DISTANCE: 6.4 m  
 TOTAL EAST WALL AREA: 69.7 m<sup>2</sup> (750 sq.ft.)  
 MAX AGG. AREA PERMITTED: 34%  
**TOTAL EAST ADDITION WALL AREA: 13 m<sup>2</sup> (140 sq.ft.)**  
 GLAZED AREA PERMITTED: 4.4 m<sup>2</sup> (47.6 sq.ft.)  
 GLAZED AREA PROVIDED: 1.7 m<sup>2</sup> (18 sq.ft.)

**PROPOSED WEST ELEVATION- USING INDIVIDUAL PORTIONS WITH A SKEWED PROPERTY LINE**  
 UNPROTECTED OPENINGS - OBC 9.10.15.4  
 PROP. LIMITING DISTANCE: 4.8 m  
 TOTAL WEST WALL AREA: 69.7 m<sup>2</sup> (750 sq.ft.)  
 MAX AGG. AREA PERMITTED: 18%  
**TOTAL WEST ADDITION WALL AREA: 13 m<sup>2</sup> (140 sq.ft.)**  
 GLAZED AREA PERMITTED: 2.3 m<sup>2</sup> (25.2sq.ft.)  
 GLAZED AREA PROVIDED: 2.1 m<sup>2</sup> (22 sq.ft.)



2 PROPOSED REAR  
1/4" = 1'-0"

NOTE: 36" RAILING REQUIRED IF THE DIFFERENCE IN HEIGHT BETWEEN T/O DECK AND GRADE IS GREATER THAN 2'-0" (600mm) AS PER OBC 9.8.8.1.



**GENERAL NOTES:**

- 1) ALL CONTRACTORS AND/OR TRADES SHALL REVIEW ALL PLANS & REPORT ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- 2) DO NOT SCALE DRAWINGS.
- 3) USE ONLY LATEST REVISED DRAWINGS.
- 5) DRAWINGS ARE THE PROPERTY OF THE DESIGNER. ANY UNAUTHORIZED USE IS PROHIBITED.

NO.	DATE:	REVISION
1	2023.12.04	EXISTING CONDITIONS
2	2024.01.07	PRELIM DESIGN #1
3	2024.01.18	PRELIM DESIGN #2
4	2024.02.05	STRUCTURAL REVIEW
5	2024.02.10	ISSUED FOR VARIANCE

**DRAWING LIST**

SHEET NUMBER	SHEET NAME
A0	RENDERINGS
A1	SITE PLAN, SCHEDULES & NOTES
A2	GENERAL NOTES
A3	EXISTING FLOOR PLANS
A4	EXISTING ELEVATIONS - EAST AND NORTH
A5	EXISTING ELEVATIONS - SOUTH AND WEST
A6	PROPOSED BASEMENT PLAN
A7	PROPOSED MAIN FLOOR PLAN
A8	PROPOSED ELEVATIONS - EAST AND NORTH
A9	PROPOSED ELEVATIONS - SOUTH AND WEST
A10	PROPOSED BUILDING SECTION 1

**PROJECT:**

10 REDHAVEN CT.

S. ANTKOWIAK

2024.02.10

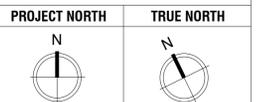
**PROPOSED ELEVATIONS - EAST AND NORTH**

AS NOTED

9 / 11

**A8**





**GENERAL NOTES:**

- 1) ALL CONTRACTORS AND/OR TRADES SHALL REVIEW ALL PLANS & REPORT ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- 2) DO NOT SCALE DRAWINGS.
- 3) USE ONLY LATEST REVISED DRAWINGS.
- 5) DRAWINGS ARE THE PROPERTY OF THE DESIGNER. ANY UNAUTHORIZED USE IS PROHIBITED.

NO.	DATE	REVISION
1	2023.12.04	EXISTING CONDITIONS
2	2024.01.07	PRELIM DESIGN #1
3	2024.01.18	PRELIM DESIGN #2
4	2024.02.05	STRUCTURAL REVIEW
5	2024.02.10	ISSUED FOR VARIANCE

**DRAWING LIST**

SHEET NUMBER	SHEET NAME
A0	RENDERINGS
A1	SITE PLAN, SCHEDULES & NOTES
A2	GENERAL NOTES
A3	EXISTING FLOOR PLANS
A4	EXISTING ELEVATIONS - EAST AND NORTH
A5	EXISTING ELEVATIONS - SOUTH AND WEST
A6	PROPOSED BASEMENT PLAN
A7	PROPOSED MAIN FLOOR PLAN
A8	PROPOSED ELEVATIONS - EAST AND NORTH
A9	PROPOSED ELEVATIONS - SOUTH AND WEST
A10	PROPOSED BUILDING SECTION 1

**PROJECT:**

10 REDHAVEN CT.

S. ANTKOWIAK

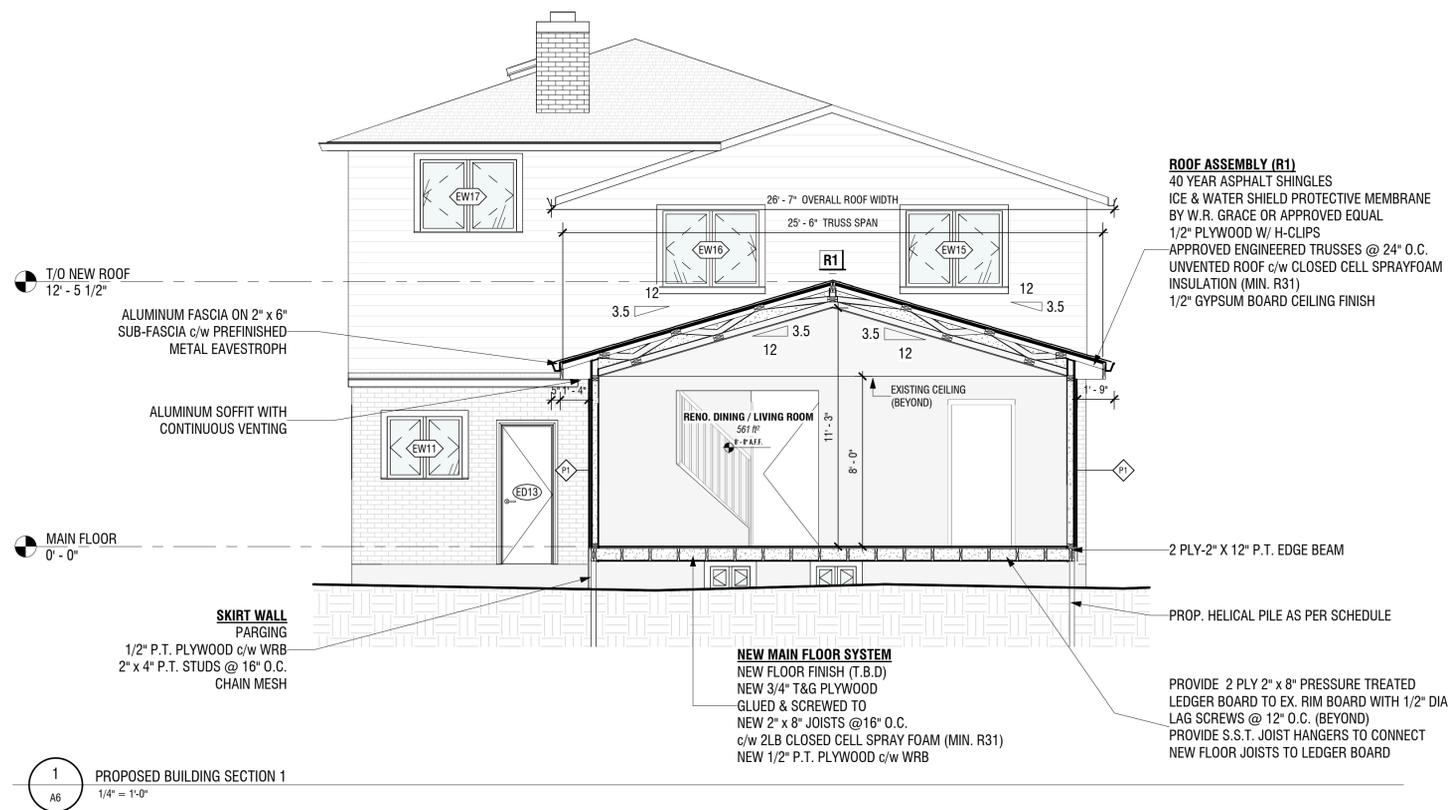
2024.02.10

**PROPOSED BUILDING SECTION 1**

AS NOTED

11 / 11

**A10**





APPLICATION FOR A MINOR VARIANCE/PERMISSION UNDER SECTION 45 OF THE PLANNING ACT

1. APPLICANT INFORMATION

Table with columns: NAME, MAILING ADDRESS. Rows: Registered Owners(s) DONNA DANKS, Applicant(s) ANTHONY VENNERI, Agent or Solicitor.

1.2 All correspondence should be sent to [ ] Purchaser [x] Applicant [ ] Owner [x] Agent/Solicitor

1.3 Sign should be sent to [ ] Purchaser [x] Applicant [x] Owner [ ] Agent/Solicitor

1.4 Request for digital copy of sign [x] Yes\* [ ] No

If YES, provide email address where sign is to be sent [Redacted]

1.5 All correspondence may be sent by email [x] Yes\* [ ] No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	10 Redhaven Ct		
Assessment Roll Number	00330524000		
Former Municipality	Stoney Creek		
Lot		Concession	
Registered Plan Number	M-261	Lot(s)	58
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

No

If YES, describe the easement or covenant and its effect:

### 3. PURPOSE OF THE APPLICATION

**Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled**

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

To permit the construction of a one-storey rear addition, with a rear yard setback of 5.5m whereas 7.5m is required.

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

The requested variance is required due to the irregular shape of the lot, which imposes significant constraints on the standard building and zoning regulations. This variance is intended to allow for a reasonable use of additional square footage for the homeowner, aligning with the overall intent of zoning laws while acknowledging the unique challenges posed by the lot's shape.

3.3 Is this an application 45(2) of the Planning Act.

Yes

No

If yes, please provide an explanation:

### 4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
7.8m	28.4m	480sq.m	32m court diameter

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
2-storey semi-detached dwelling	9.1m	8.7m	1.2m/1.7m	1979

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
1-storey rear addition	-	5.5m	4.8m/6.4m	April 2024

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
2-storey semi-detached dwelling	89.5 sq.m	188.3 sq.m	2	7.8m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
1-storey rear addition	29 sq.m	29 sq.m	1	4.4m

- 4.4 Type of water supply: (check appropriate box)
- publicly owned and operated piped water system
  - privately owned and operated individual well

- lake or other water body
- other means (specify)

- 4.5 Type of storm drainage: (check appropriate boxes)
- publicly owned and operated storm sewers
  - swales

- ditches
- other means (specify)

4.6 Type of sewage disposal proposed: (check appropriate box)

publicly owned and operated sanitary sewage

system privately owned and operated individual

septic system other means (specify) \_\_\_\_\_

4.7 Type of access: (check appropriate box)

provincial highway

right of way

municipal road, seasonally maintained

other public road

municipal road, maintained all year \_\_\_\_\_

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Semi-detached dwelling

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Semi-detached dwellings

## 7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

1983

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Semi-detached dwelling

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Semi-detached dwelling

7.4 Length of time the existing uses of the subject property have continued:

40 years

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): \_\_\_\_\_

Rural Settlement Area: \_\_\_\_\_

Urban Hamilton Official Plan designation (if applicable) \_\_\_\_\_

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? "R5" (Stoney Creek Zoning By-law 3692-92)

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

(Zoning By-law Amendment or Minor Variance)

Yes

No

If yes, please provide the file number: \_\_\_\_\_

---

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

Yes  No

If yes, please provide the file number: \_\_\_\_\_

7.10 If a site-specific Zoning By-law Amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?

Yes  No

7.11 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being “received” for processing.

## 8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 0

8.3 Additional Information (please include separate sheet if needed):

## 11 COMPLETE APPLICATION REQUIREMENTS

### 11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

### 11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
  - Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
  - Minimum Distance Separation Formulae (data sheet available upon request)
  - Hydrogeological Assessment
  - Septic Assessment
  - Archeological Assessment
  - Noise Study
  - Parking Study
- 
-