



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

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.:	SC/A-24:46	SUBJECT PROPERTY:	10 Redhaven Crt., Stoney Creek
ZONE:	R5 (Residential)	ZONING BY-LAW:	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:

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

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

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

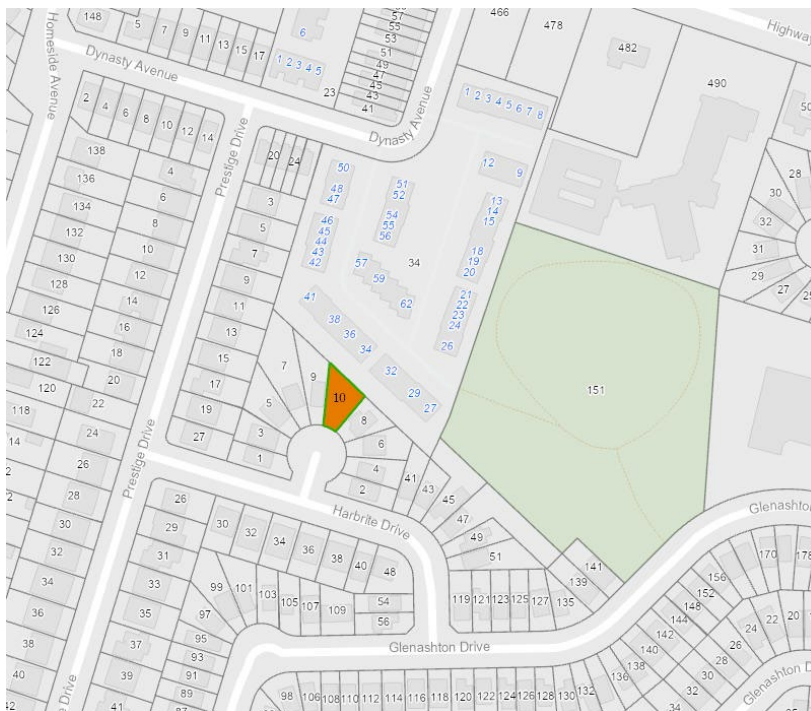
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. Written 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 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 or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

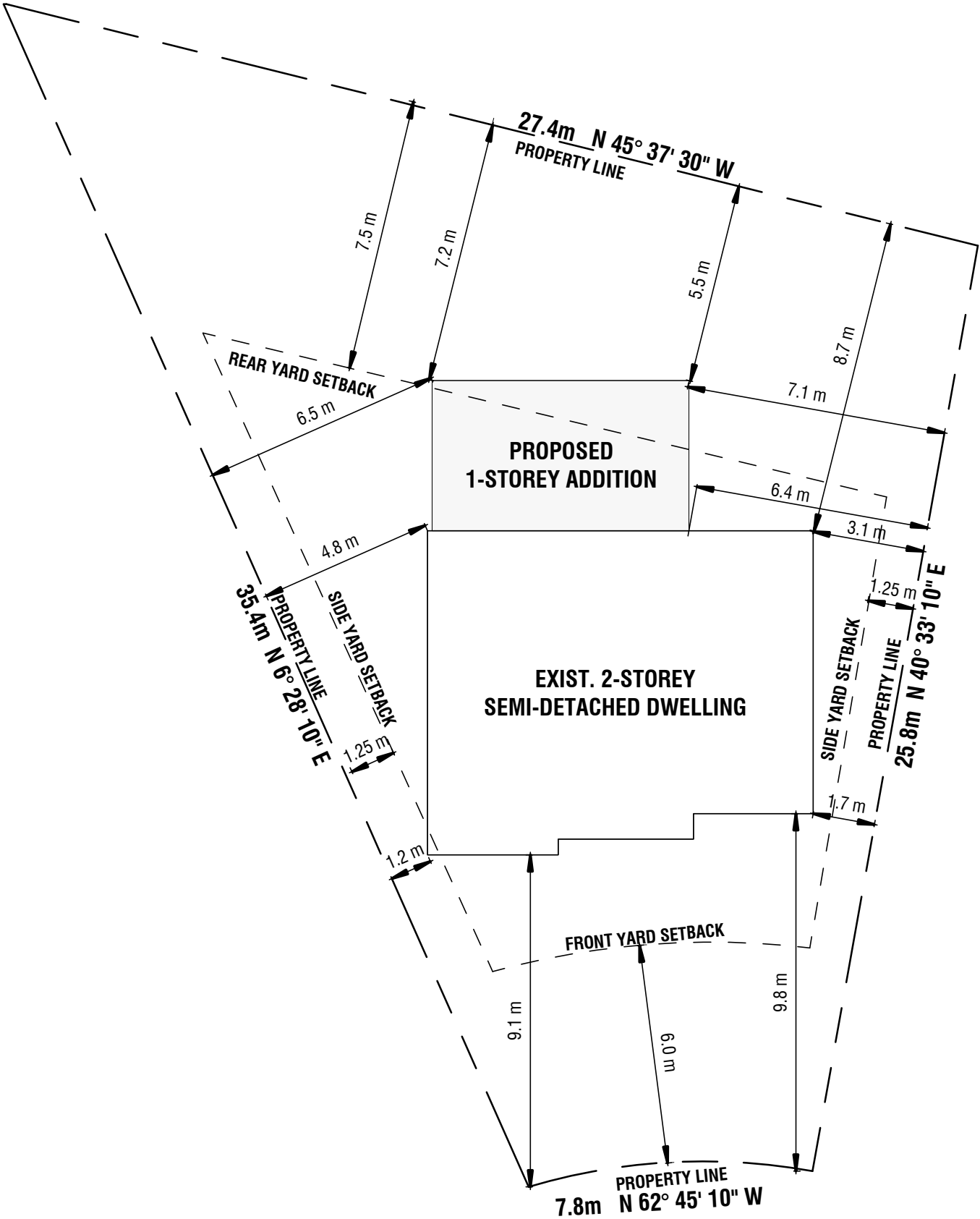


 Subject Lands

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.



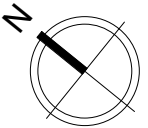
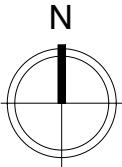
PROPOSED REAR ADDITION TO EXISTING DETACHED DWELLING STATISTICS	
10 REDHAVEN COURT, STONEY CREEK ZONED "R5" (CITY OF STONEY CREEK ZONING BY-LAW 3692-92) LOT AREA: 480.23 m ² (5,169.17 ft ²)	
LOT COVERAGE AREA: 480.23 m ² (5,169.17 ft ²) MAX PERMITTED: 40%	HEIGHT MAX PERMITTED: 11.0 m (36' - 1 5/64") PROPOSED: 4.4 m (14' - 5" ft)
EXISTING AREA: 87.7 m ² (944 ft ²) EXISTING COVERAGE: 87.7 m ² / 480.23 m ² (944 ft ² / 5,169.171 ft ²) = 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 ² (312 ft ²) PROPOSED COVERAGE: 29.0 m ² / 480.23 m ² (312 ft ² / 5,169.17 ft ²) = 6%	EAST SIDE YARD REQUIRED: 1.25 m (4' - 1 7/32") PROPOSED: 6.4 m (21' - 0")
TOTAL BUILDING AREA: 116.7 m ² (1256 ft ²) TOTAL COVERAGE: 116.7 m ² / 480.23 m ² (1256ft ² / 5,169.17 ft ²) = 24.3%	REAR YARD REQUIRED: 7.5 m (24' - 7 9/32") PROPOSED: 5.5 m (18' - 0")
EXISTING HOUSE AREA STATS EXIST. BASEMENT: 94.79 m ² (1020.3 ft ²) EXIST. MAIN FLOOR: 89.45 m ² (962.8 ft ²) EXIST. SECOND FLOOR: 98.82 m ² (1063.7 ft ²)	
PROPOSED ADDITION AREA STATS PROP. ADDITION: 29.0 m ² (312 ft ²)	
VARIANCE REQUIRED TO PERMIT A REAR YARD SETBACK OF 5.5m	



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

CITY OF STONEY CREEK
RECEIVED

JUN 21 1990

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 & L. S. 1979

ONTARIO HYDRO



95'0 1/4" - N 45° 37' 30" W
FOUND 3/4" ROUND IRON BAR
FOUND 3/4" ROUND IRON BAR
90'0" - N 45° 37' 30" W

Lot 57

Lot 58

Lot 56

Lot 59

Lot 60

Lot 55

Lot 61

Lot 54

REDHAVEN COURT

Lot 62

Lot 53

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

JUN 21 199

FILE

PLAN

SHOWING

LOTS 57 & 58 - DEWITT PARK

REGISTERED PLAN NO. M-261

IN THE

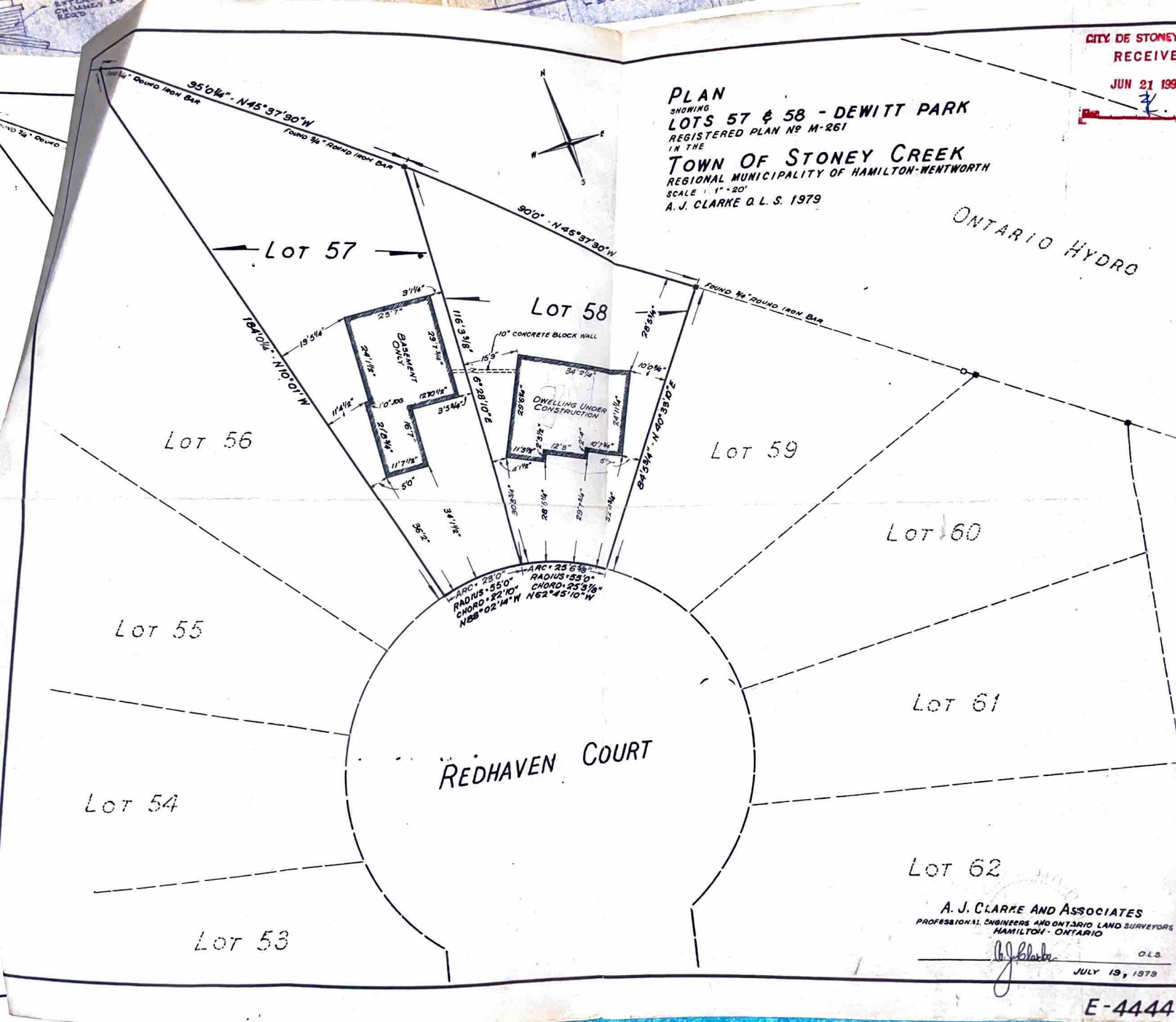
TOWN OF STONEY CREEK

REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

SCALE 1" = 20'

A. J. CLARKE O.L.S. 1979

ONTARIO HYDRO



Lot 62

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

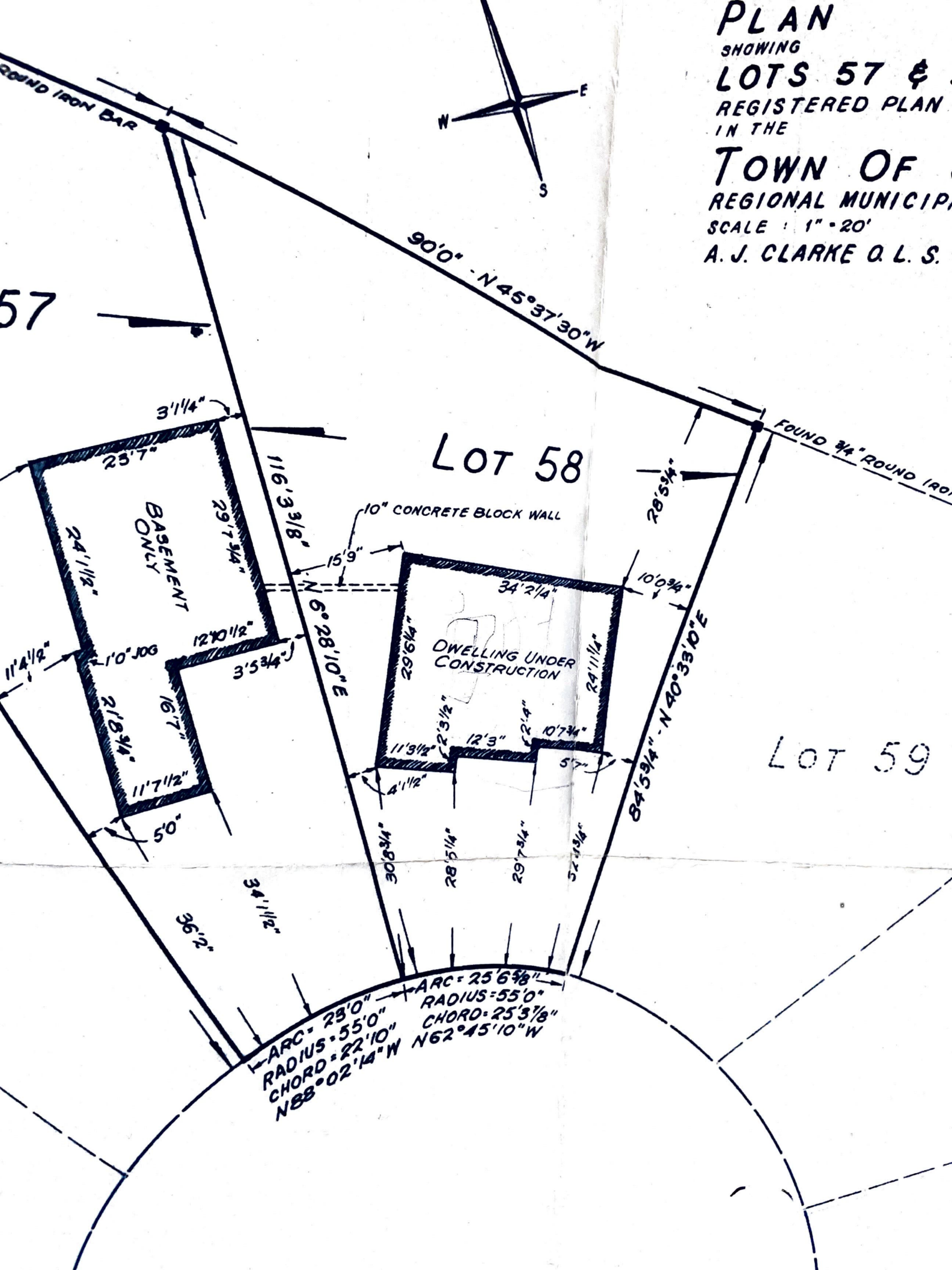
IN THE

TOWN OF

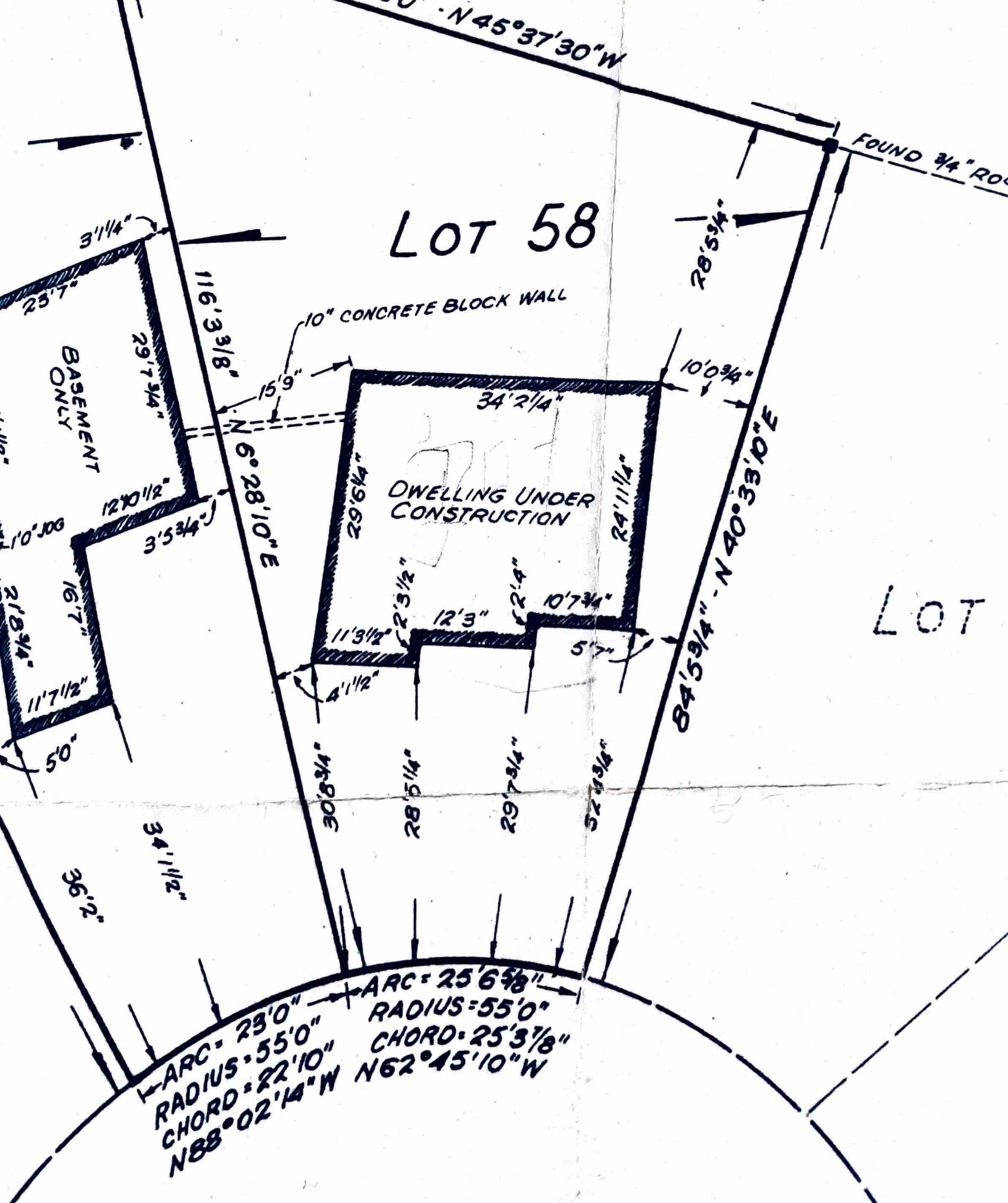
REGIONAL MUNICIPAL

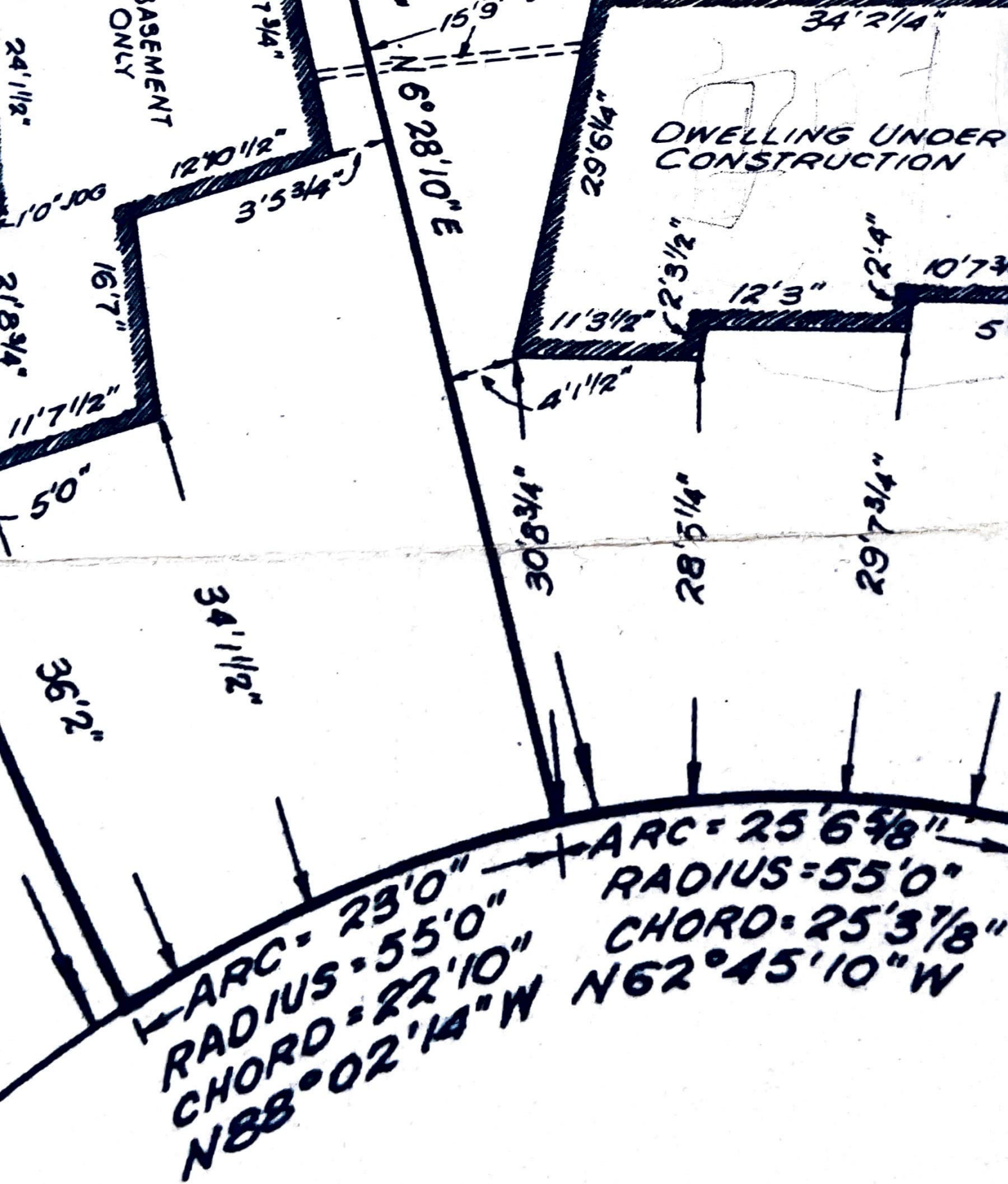
SCALE : 1" = 20'

A. J. CLARKE O. L. S.



LOT 58

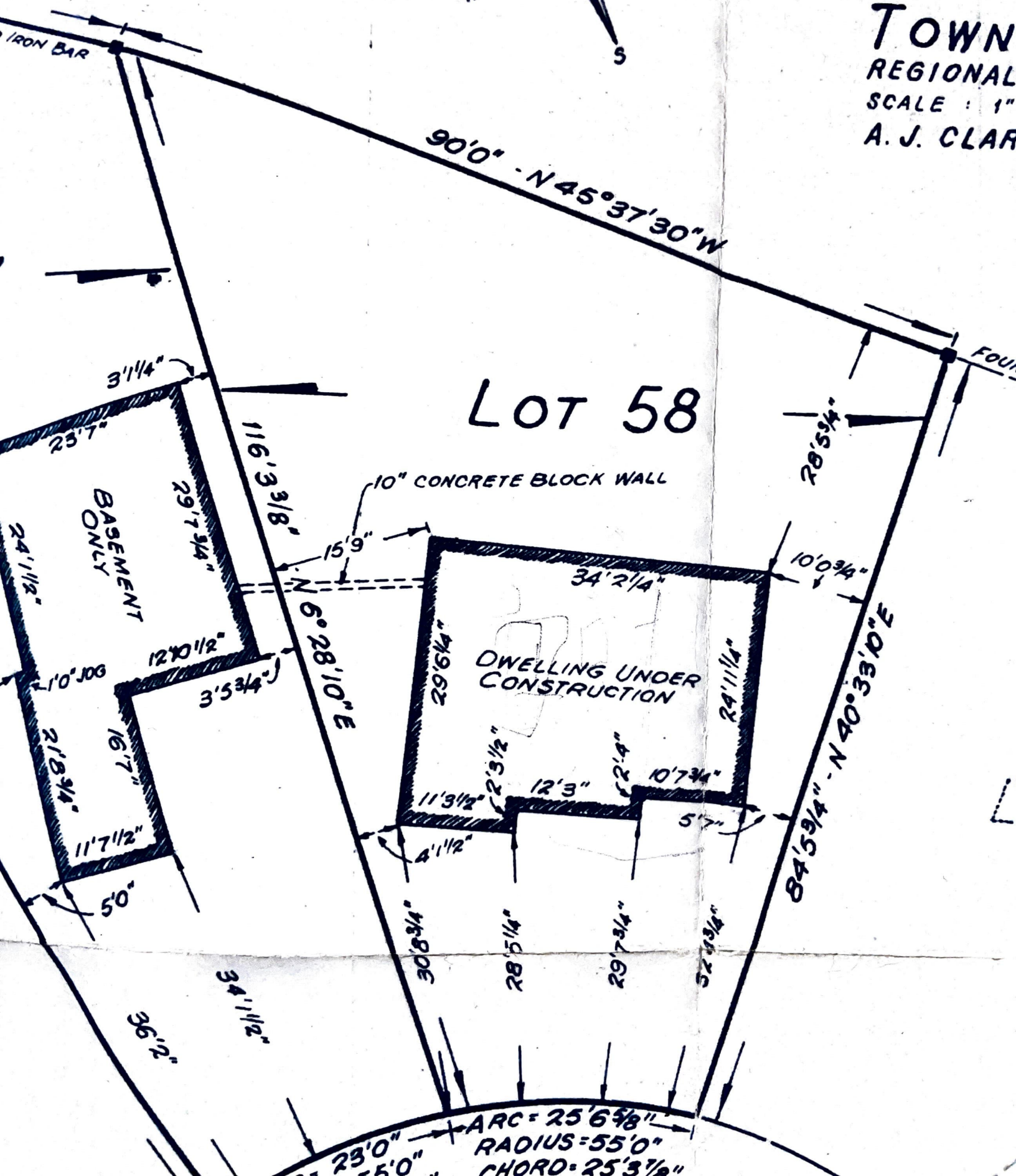


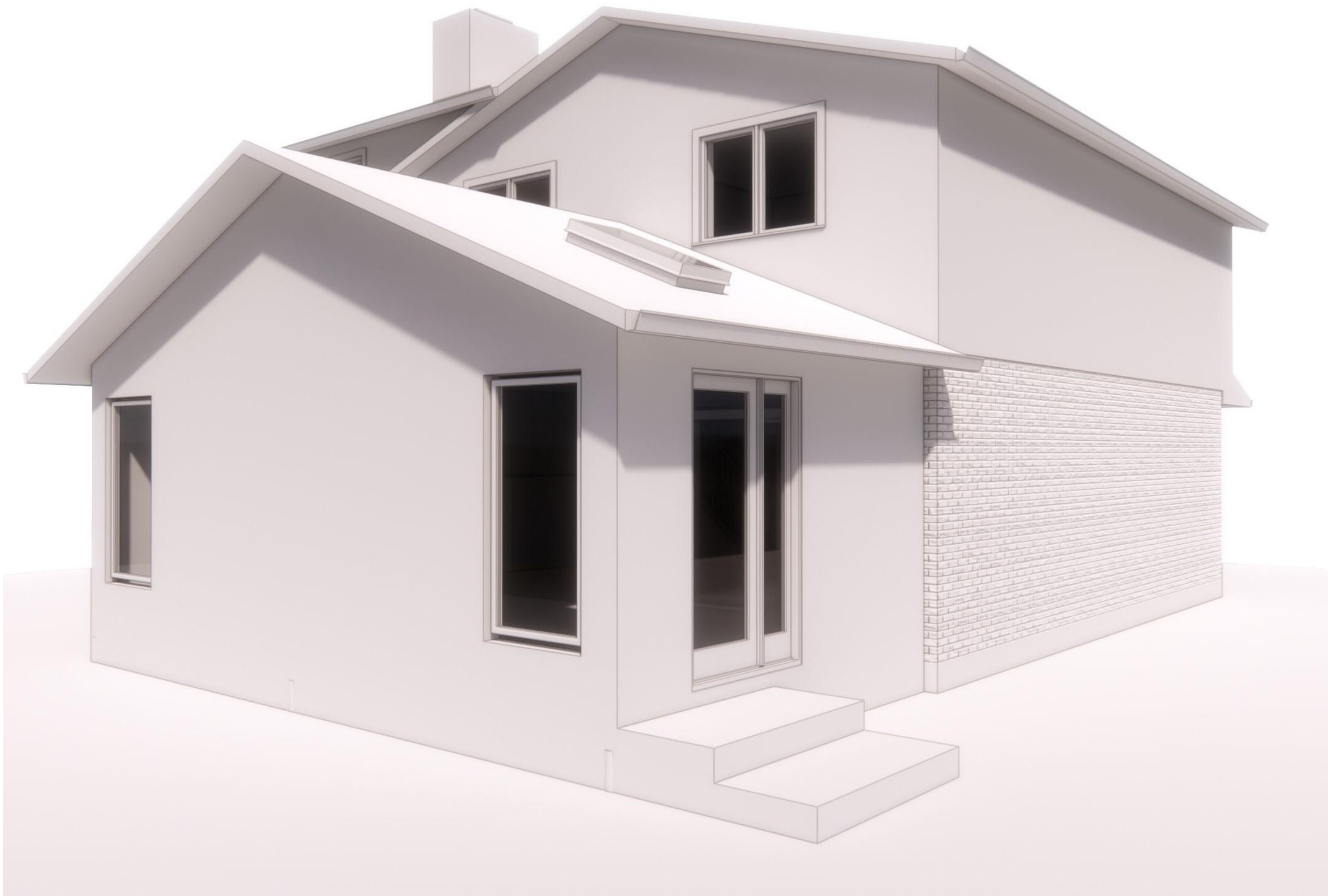


REGISTERED
IN THE
TOWN
REGIONAL
SCALE: 1" = 100'
A. J. CLARKE



LOT 58





PERSPECTIVE 1




PERSPECTIVE 2




REAR VIEW

10 REDHAVEN COURT, STONEY CREEK - PROPOSED REAR ADDITION



VENNERI
DESIGN
STUDIO



HADDON
HOMES

PROJECT NORTH

TRUE NORTH

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.

DATE:

2024.02.10

SCALE:

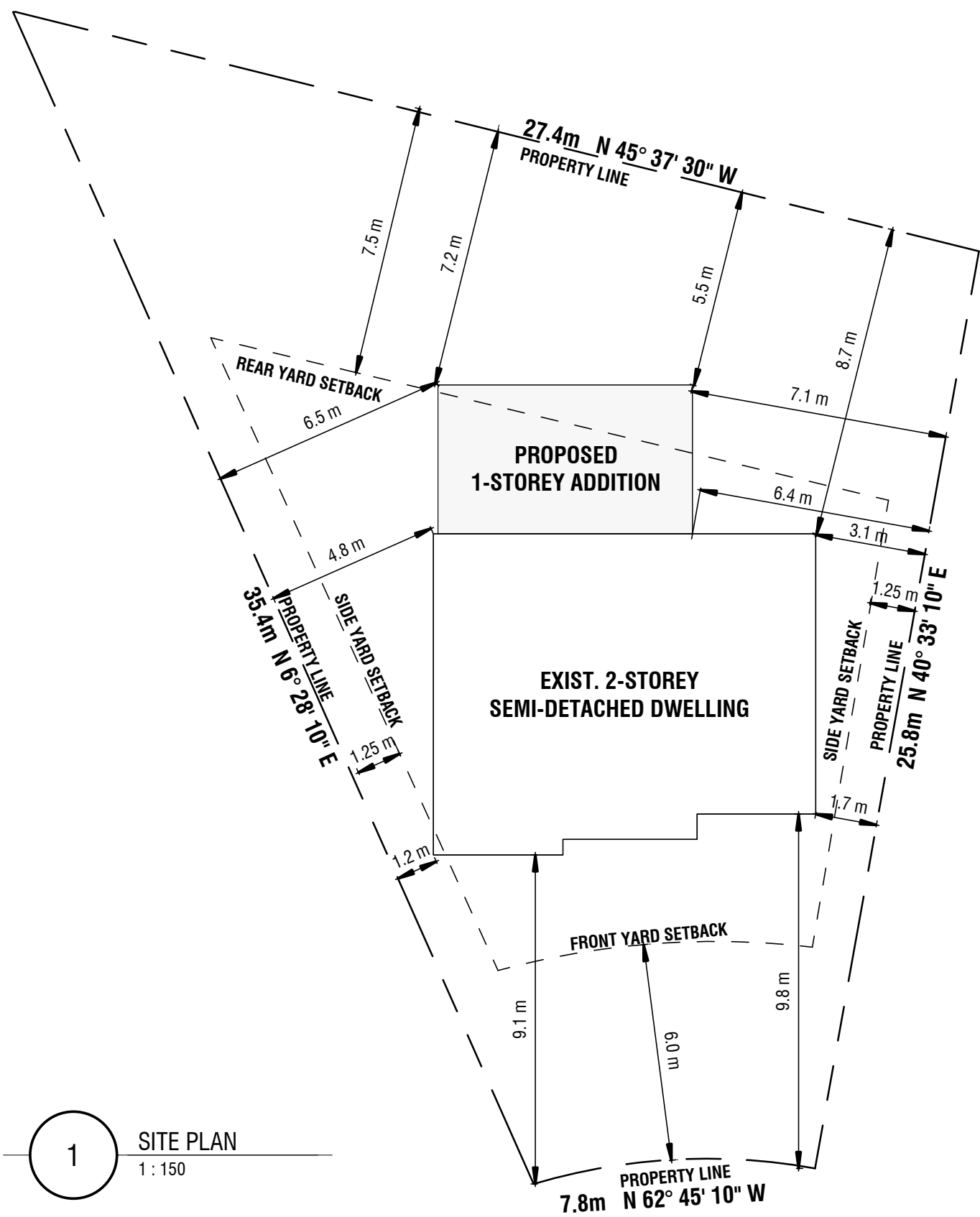
AS NOTED

SHEET NO:

1 / 11

SHEET NO:

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 m² (5,169.17 ft²)

EXISTING HOUSE AREA STATS

EXIST. BASEMENT: 94.79 m² (1020.3 ft²)
EXIST. MAIN FLOOR: 89.45 m² (962.8 ft²)
EXIST. SECOND FLOOR: 98.82 m² (1063.7 ft²)

PROPOSED ADDITION AREA STATS

PROP. ADDITION: 29.0 m² (312 ft²)

LOT COVERAGE

AREA: 480.23 m² (5,169.17 ft²)
MAX PERMITTED: 40%

EXISTING AREA:

87.7 m² (944 ft²)
EXISTING COVERAGE:
87.7 m² / 480.23 m²
(944 ft² / 5,169.17 ft²) = 18.3%

PROPOSED BUILDING AREA:

29.0 m² (312 ft²)
PROPOSED COVERAGE:
29.0 m² / 480.23 m²
(312 ft² / 5,169.17 ft²) = 6%

TOTAL BUILDING AREA:

116.7 m² (1256 ft²)
TOTAL COVERAGE:
116.7 m² / 480.23 m²
(1256 ft² / 5,169.17 ft²) = 24.3%

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 m² (665 sq.ft.)
MAX AGG. AREA PERMITTED: 18%
GLAZED AREA PERMITTED: 12.2m² (120 sq.ft.)
GLAZED AREA PROVIDED: 10.2 m² (110 sq.ft.)

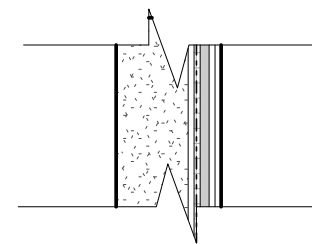
PROPOSED EAST ELEVATION - USING INDIVIDUAL PORTIONS WITH A SKEWED PROPERTY LINE

UNPROTECTED OPENINGS - OBC 9.10.15.4
PROP. LIMITING DISTANCE: 6.4 m
TOTAL EAST WALL AREA: 69.7 m² (750 sq.ft.)
MAX AGG. AREA PERMITTED: 34%
TOTAL EAST ADDITION WALL AREA: 13 m² (140 sq.ft.)
GLAZED AREA PERMITTED: 4.4 m² (47.6 sq.ft.)
GLAZED AREA PROVIDED: 1.7 m² (18 sq.ft.)

PROPOSED WEST ELEVATION- USING INDIVIDUAL PORTIONS WITH A SKEWED PROPERTY LINE

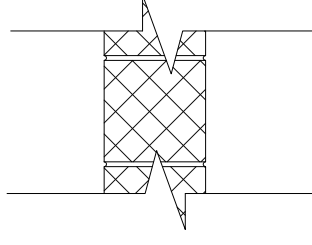
UNPROTECTED OPENINGS - OBC 9.10.15.4
PROP. LIMITING DISTANCE: 4.8 m
TOTAL WEST WALL AREA: 69.7 m² (750 sq.ft.)
MAX AGG. AREA PERMITTED: 18%
TOTAL WEST ADDITION WALL AREA: 13 m² (140 sq.ft.)
GLAZED AREA PERMITTED: 2.3 m² (25.2sq.ft.)
GLAZED AREA PROVIDED: 2.1 m² (22 sq.ft.)

WALL SCHEDULE



P1 - NEW EXTERIOR SIDING WALL

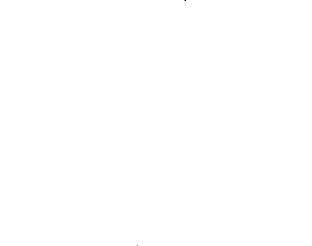
NEW SIDING AS SELECTED BY OWNER
VERT. FURRING STRIPS @16" O.C.
1" XPS RIGID INSULATION (MIN. R5 c)
DELTA-VENT SA AIR & WATER-RESISTENT BARRIER
OR APPROVED EQUAL (VAPOUR PERMEABLE)
1/2" PLYWOOD SHEATHING
2" x 4" WOOD STUDS @ 16" O.C.
c/w 3 1/2" 2LB CLOSED CELL SPRAY FOAM (MIN. R19)
1/2" GYPSUM WALL BOARD



EP1 - EXISTING CONCRETE BLOCK FOUNDATION WALL TO REMAIN

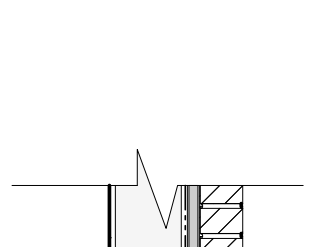
EP2 - EXISTING INTERIOR WALL TO REMAIN

EXIST. GYPSUM WALL BOARD
EXIST. WOOD STUDS
EXIST. GYPSUM WALL BOARD



EP3 - EXISTING EXTERIOR SIDING WALL TO REMAIN

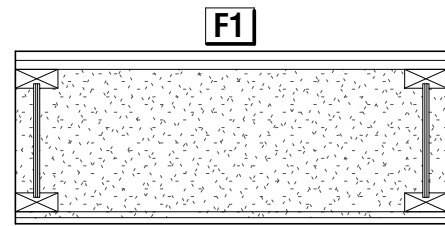
EXIST. SIDING
EXIST. SHEATHING
EXIST. WOOD STUDS
EXIST. INSULATION
EXIST. GYPSUM WALL BOARD



EP4 - EXISTING EXTERIOR BRICK WALL TO REMAIN

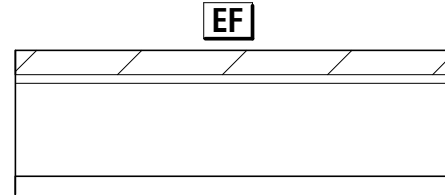
EXIST. BRICK
EXIST. SHEATHING
EXIST. WOOD STUDS
EXIST. INSULATION
EXIST. GYPSUM WALL BOARD

FLOOR SCHEDULE



NEW MAIN FLOOR SYSTEM

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



EXISTING MAIN FLOOR SYSTEM

EXIST. FLOOR FINISH
EXIST. PLYWOOD
EXIST. 2" x 8" @ 16" O.C. JOISTS

ROOF SCHEDULE

R1

ROOF TRUSS ASSEMBLY

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

ROOF TRUSS NOTES:

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.

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

- EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEFROOM 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. (0.35m²) WITH NO DIMENSION LESS THAN 15"
(380mm).
- EXCEPT FOR BASEMENT AREAS, THE WINDOW DESCRIBED IN SENTENCE 1. SHALL HAVE A
MAX. SILL HEIGHT OF 3' - 3" (1000mm) ABOVE FLOOR.
- WHEN SLIDING WINDOWS ARE USED, THE MIN. DIMENSION DESCRIBED IN SENTENCE 1.
SHALL APPLY TO THE OPENABLE PORTION OF THE WINDOW.
- 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.
- 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

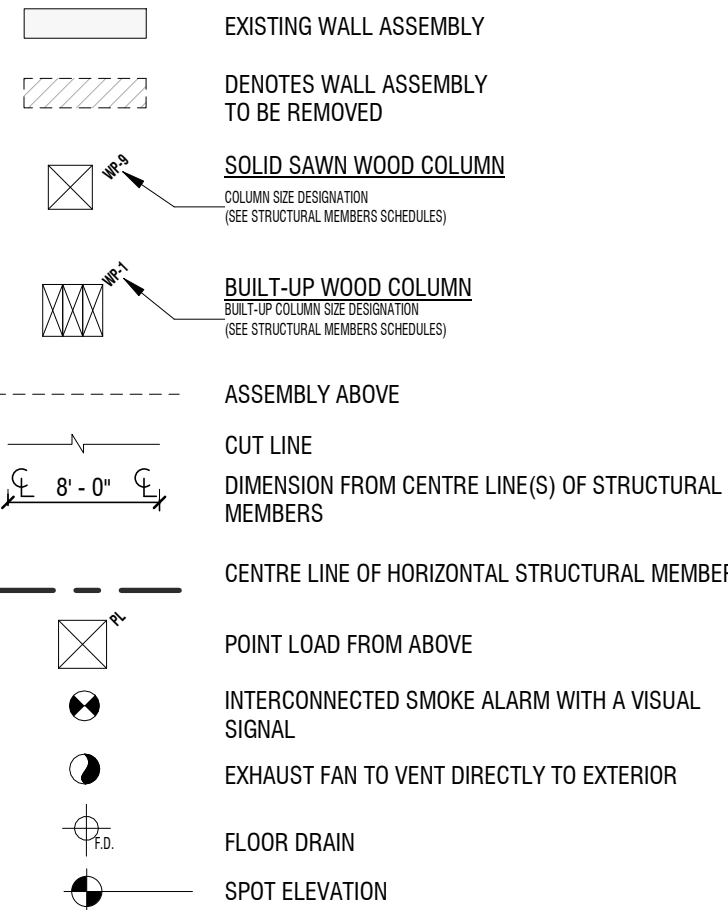
ITEM	WIDTH	HEIGHT	COMMENTS
D1	4' - 7"	6' - 10"	36" EXTERIOR DOOR w/ 16" SIDELITE
ED1	2' - 8"	6' - 6"	EXISTING TO REMAIN
ED2	2' - 8"	6' - 4"	EXISTING TO REMAIN
ED3	2' - 8"	6' - 4"	EXISTING TO REMAIN
ED4	2' - 8"	6' - 0"	EXISTING TO REMAIN
ED5	6' - 4"	5' - 10"	EXISTING TO REMAIN
ED6	2' - 8"	6' - 10"	EXISTING 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

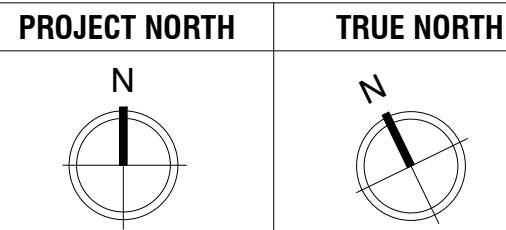
SYMBOLS & LINE TYPES LEGEND



VENNERI
DESIGN
STUDIO



HADDON
HOMES



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.

DATE:

B.L.

2024.02.10

DATE:

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"x30"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 WWM6X6xW2.9/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 WWM6X6xW2.9/W2.9. SAW CUT AT 15'-0" MAX. EACH WAY.

NOTES:

- A. PUMP MIX SLUMPS SHALL ALSO CONFORM TO THE ABOVE.
- B. WATER CEMENTING MATERIALS RATIOS FOR EXPOSURE CLASSES SHALL BE AS PER CAN3-A23.1.
- C. AIR CONTENTS FOR EXPOSURE CLASSES AND AGGREGATE SIZES SHALL BE AS PER CAN3-A23.1.
- D. 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/m3.

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.

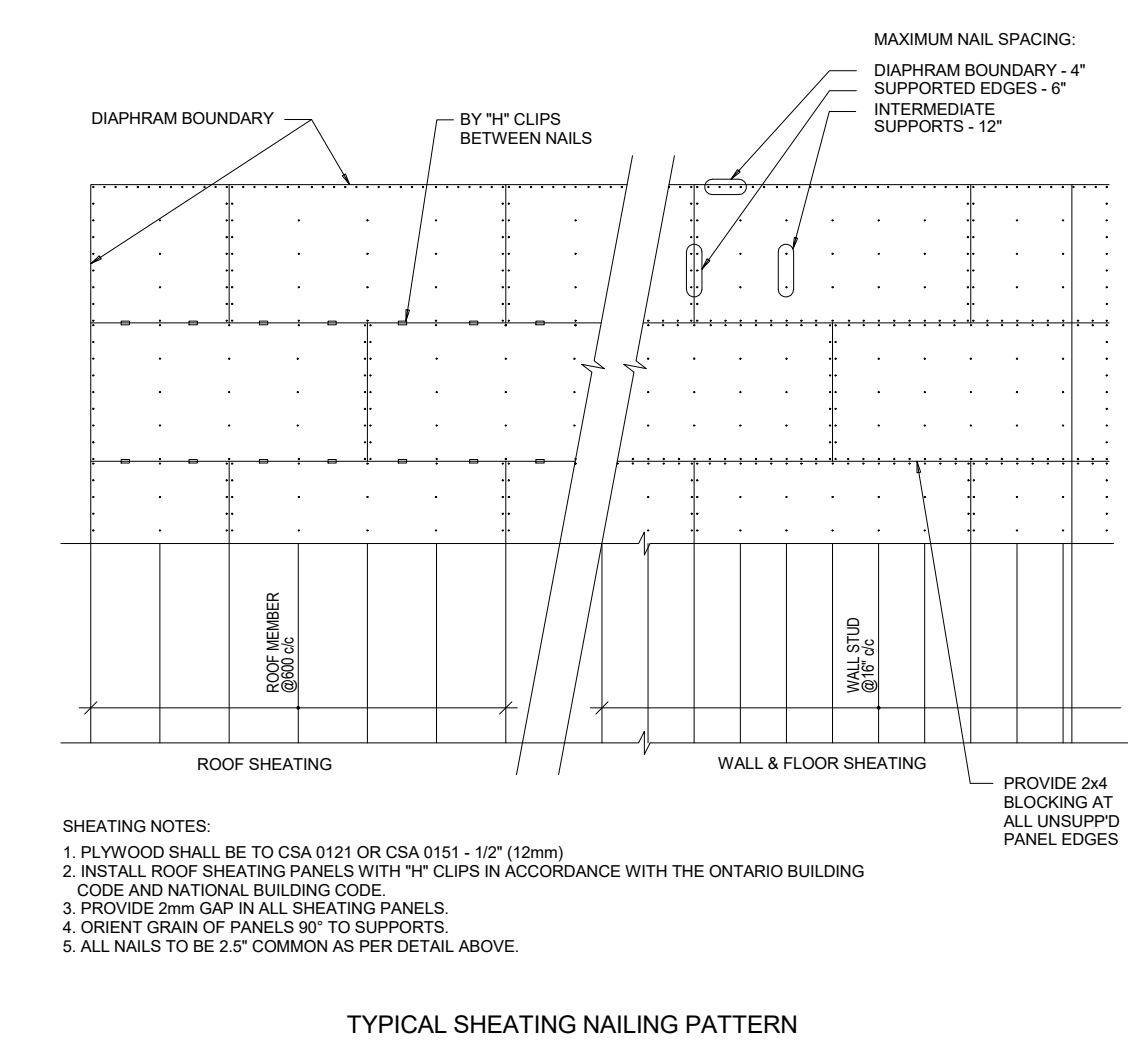
ALL STEEL COLUMNS, STEEL BEAMS AND STEEL ANGLE LINTELS TO BE SHOP PRIMED WITH ONE COAT OF RUST-INHIBITIVE PAINT.

STEEL ANGLE LINTEL SCHEDULE - REFER TO LINTEL SCHEDULE

MAXIMUM ALLOWABLE SPANS FOR STEEL LINTELS SUPPORTING MASONRY VENEER				
MINIMUM ANGLE SIZE ,mm (inch) (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")	3.31m (10'-10")	3.08m (10'-1")
L-4	L125x90x10 (L 5"x3 1/2"x3/8")	3.64m (11'-11")	3.48m (11'-5")	3.24m (10'-8")
L-5	L125x90x13 (L 5"x3 1/2"x1/2")	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"x1/2")	4.32m (14'-2")	4.07m (13'-5")	3.77m (12'-5")
L-8	L150x100x13 (L 6"x4"x1/2")	4.37m (14'-4")	4.12m (13'-6")	3.82m (12'-7")
L-9	L180x100x10 (L 7"x4"x1/2")	4.57m (15'-0")	4.30m (14'-1")	3.99m (13'-1")
L-10	L180x100x13 (L 7"x4"x1/2")	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.



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 ELESWHERE. 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 SPAN 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



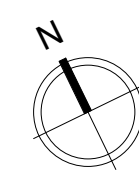
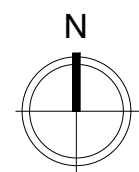
VENNERI
DESIGN
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HADDON
HOMES

PROJECT NORTH

TRUE NORTH



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. ANTOKIOWAK

DATE:

2024.02.10

SHEET TITLE:

GENERAL NOTES

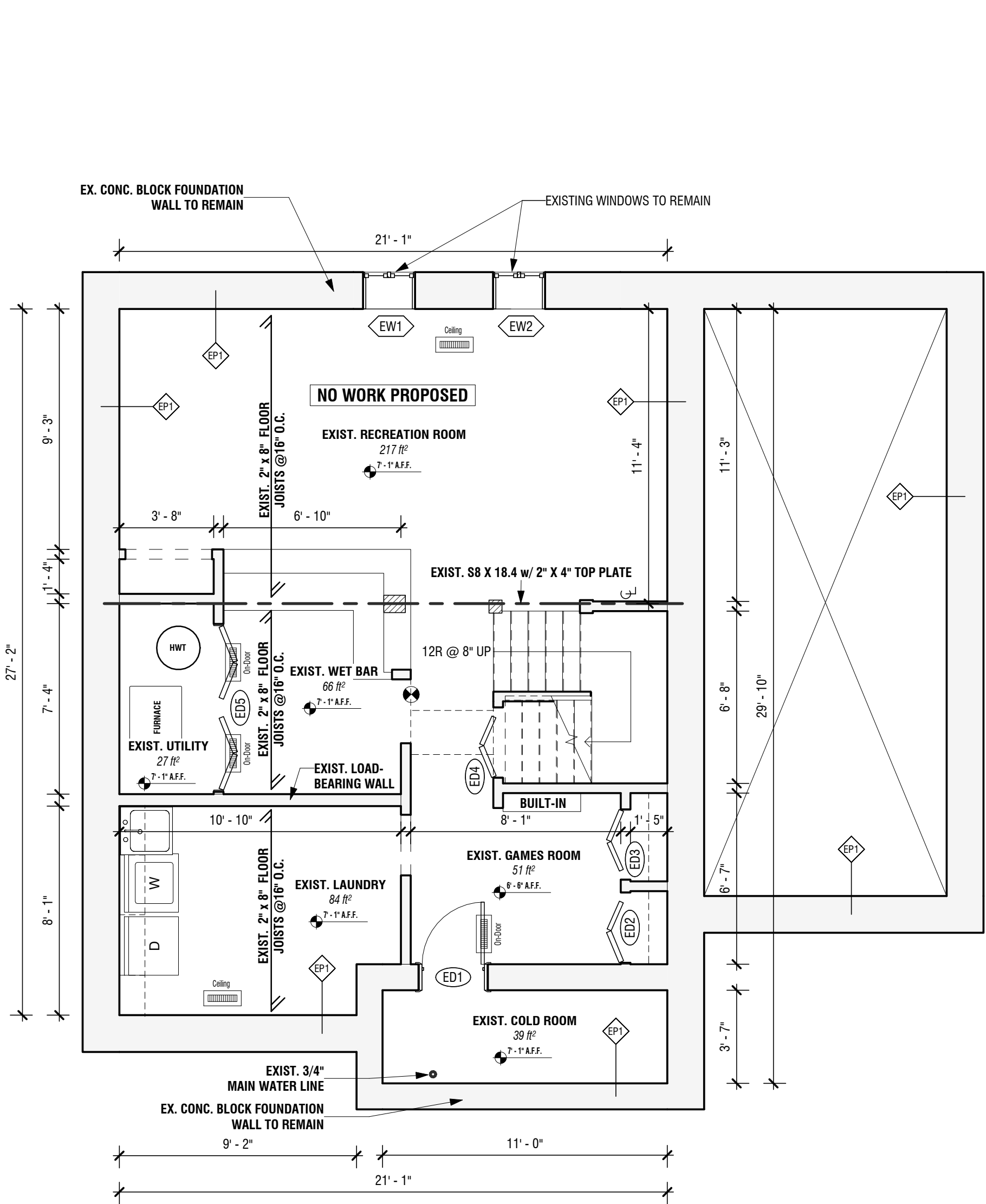
DATE:

AS NOTED

SHEET NO:

3 / 11

A2



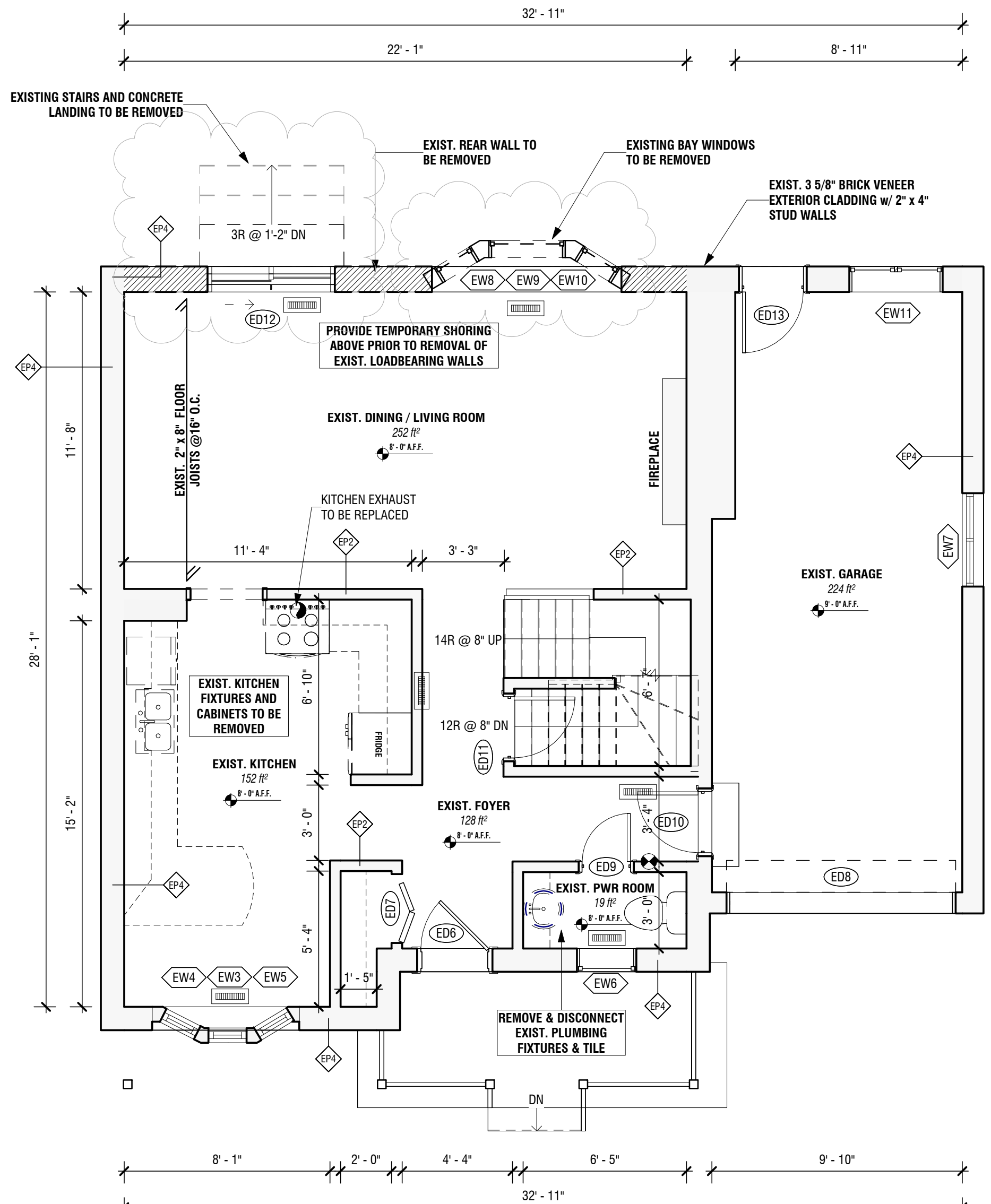
1 EXISTING BASEMENT PLAN
1/4" = 1'-0"

FIELD VARIFY 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.

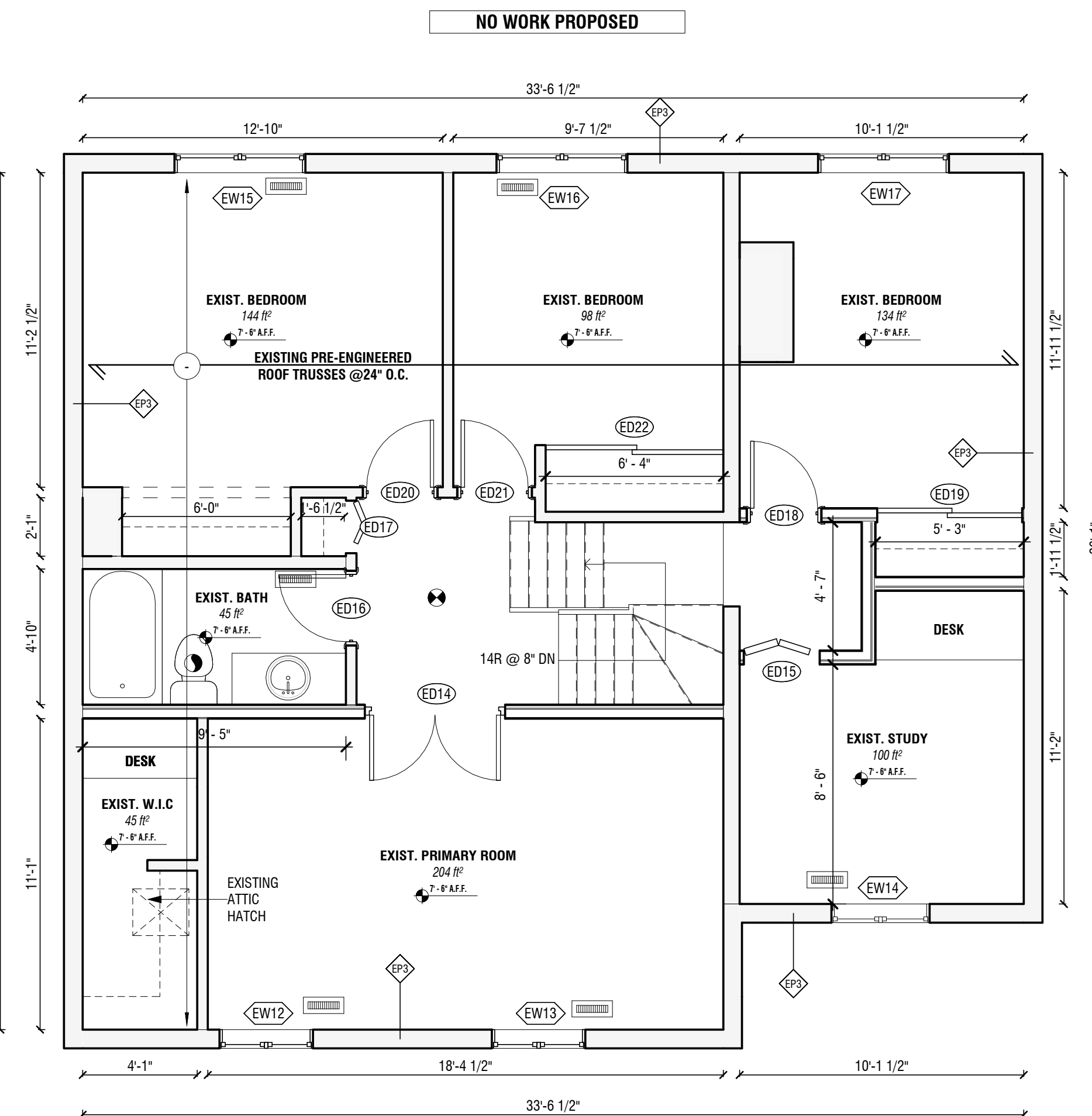
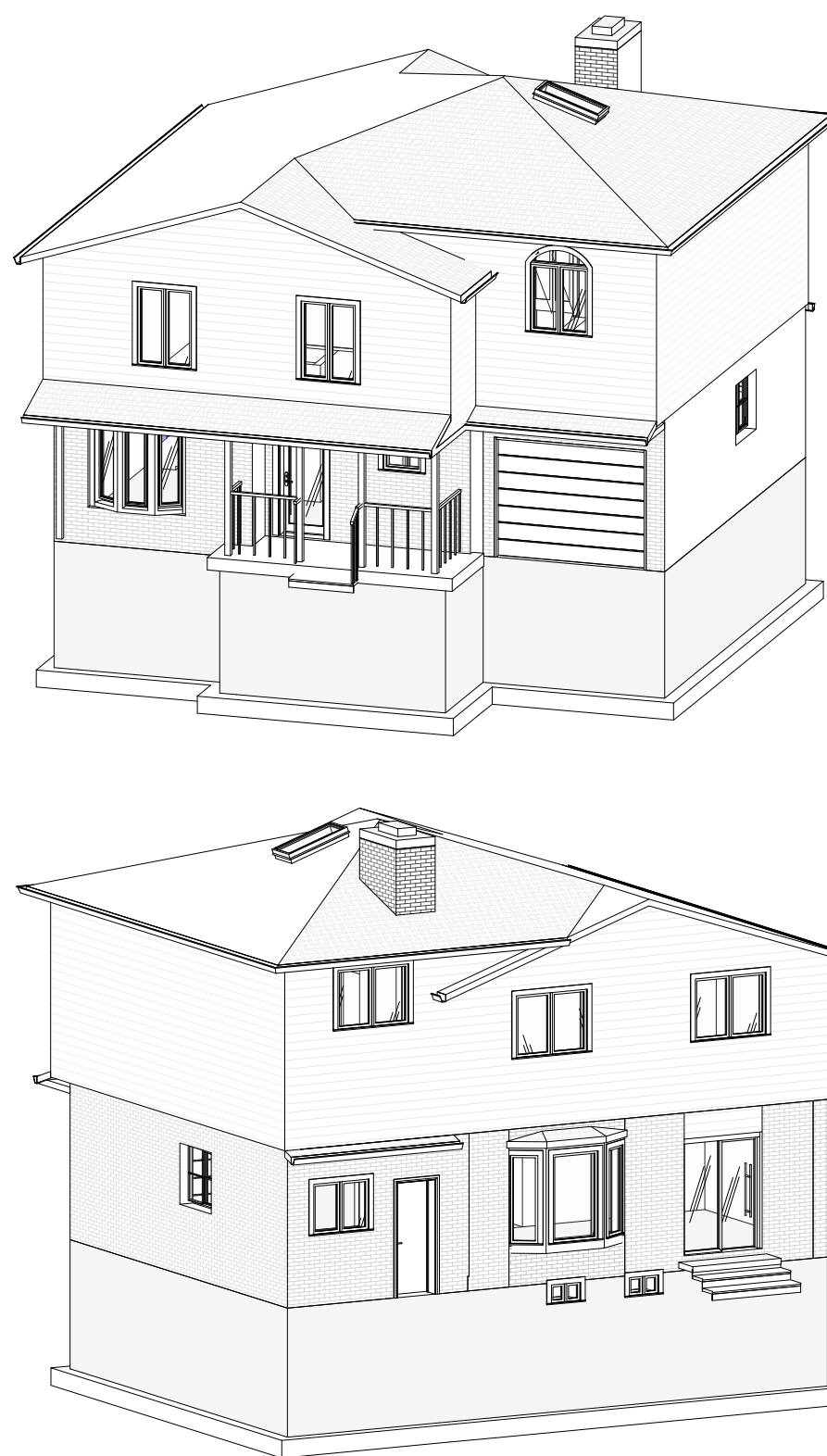
CONFIRM EXIST. STRUCTURE W.R.T. SIZE, SPACING AND DIRECTION PRIOR TO COMMENCING DEMOLITION THROUGH MINIMALLY DISRUPTIVE INVESTIGATION

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 COARSE 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.

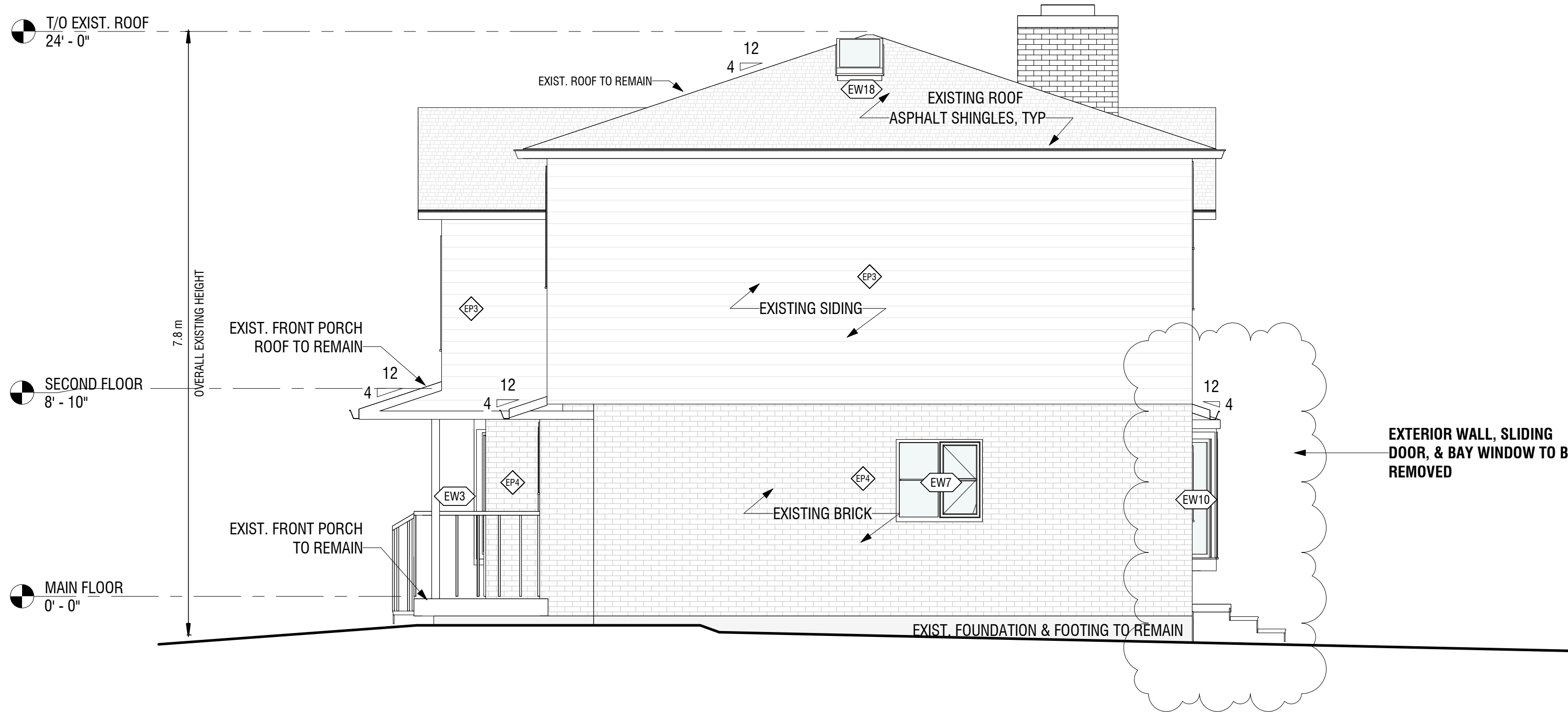


2 MAIN FLOOR
1/4" = 1'-0"

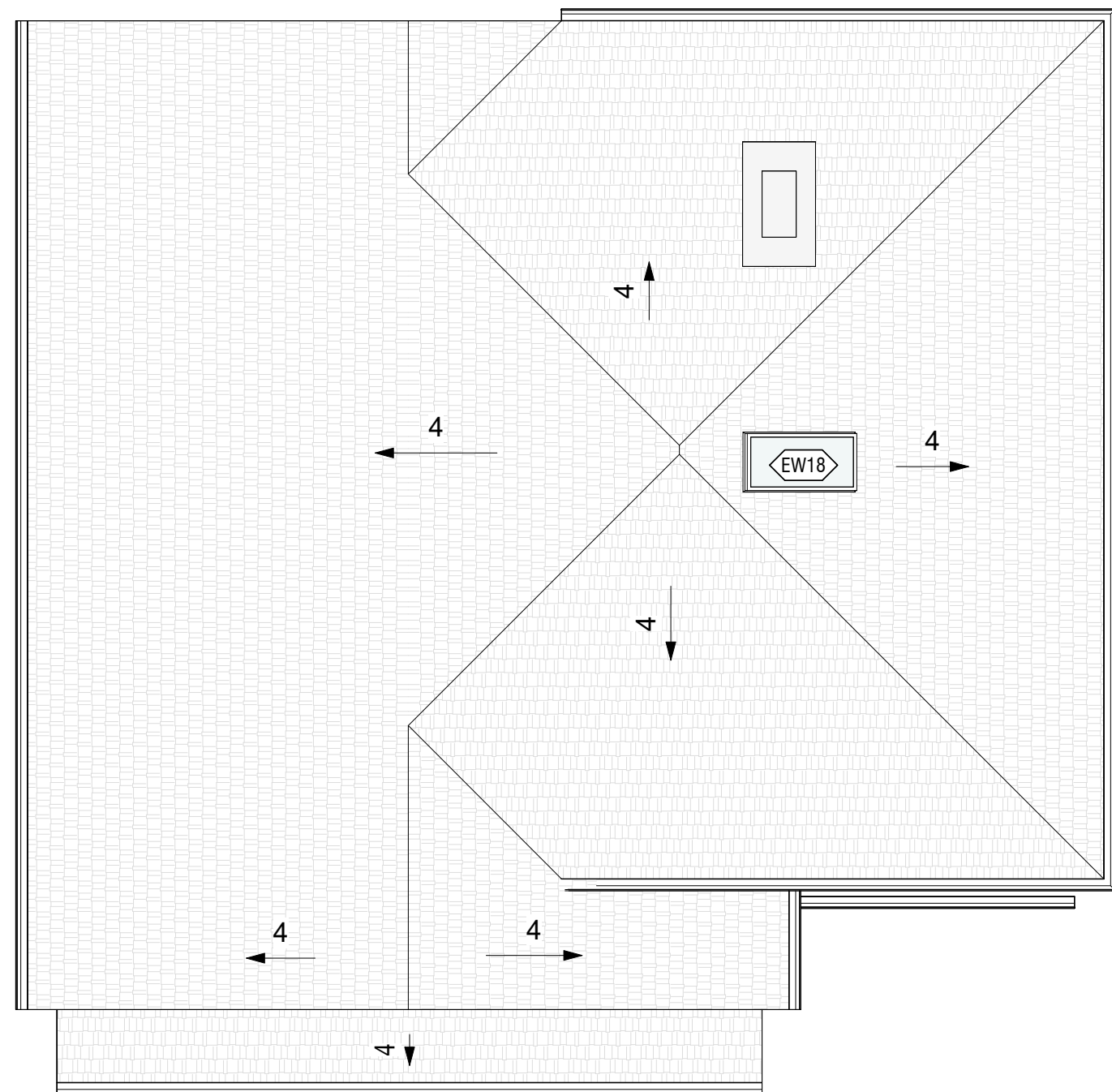


3 EXISTING SECOND & THIRD FLOOR (UNCHANGED)
1/4" = 1'-0"

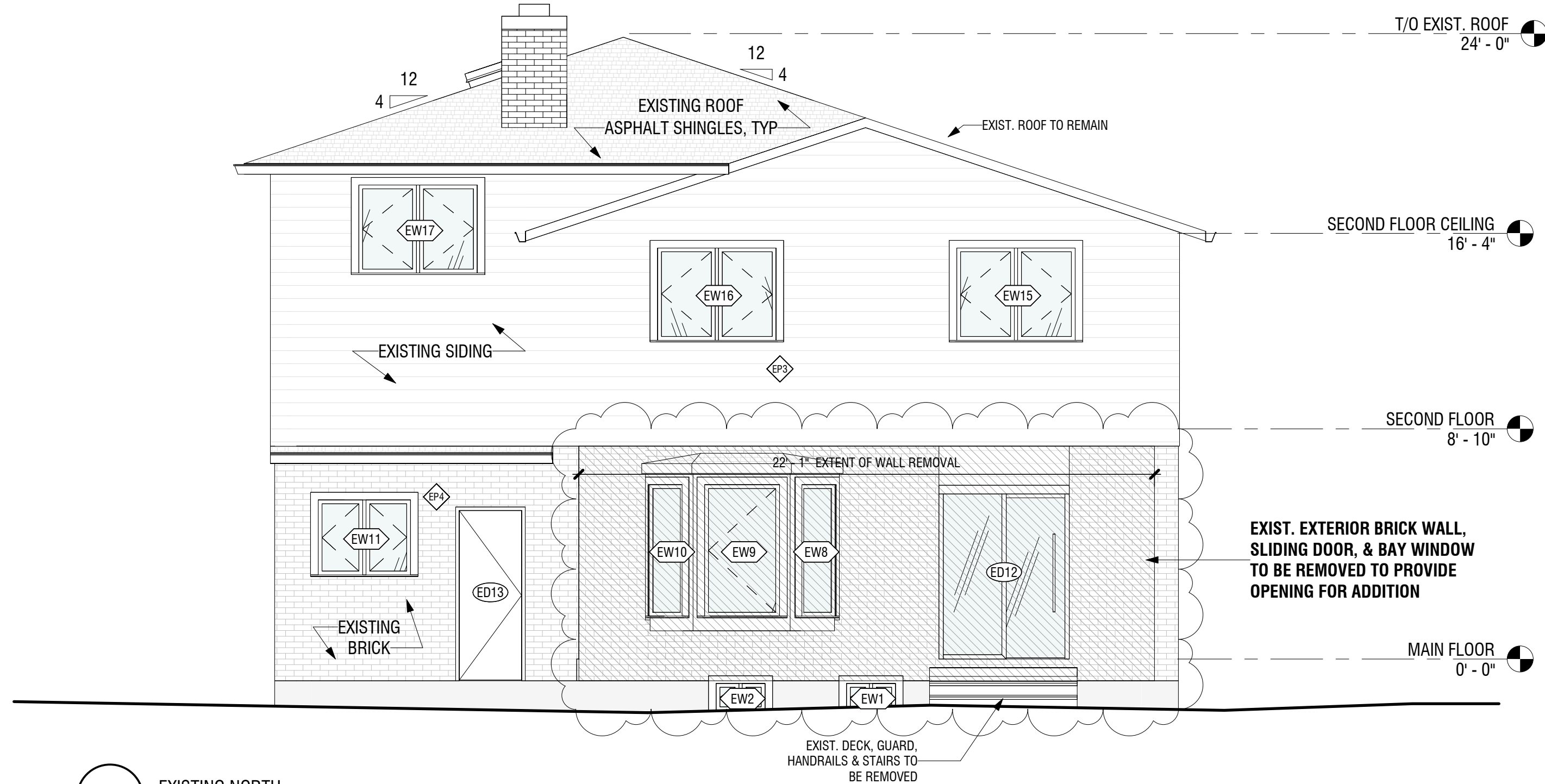
WINDOW SCHEDULE - CONTRACTOR TO CONFIRM EXIST. WINDOW DIMENSIONS					
Window Number	Level	Approximate Size Width Height	Sill Height	Comments	
EW1	BASEMENT PLAN	2'-0"	1'-2"	5'-10"	EXISTING TO BE REMOVED
EW2	BASEMENT PLAN	2'-0"	1'-2"	5'-10"	EXISTING TO BE REMOVED
EW3	MAIN FLOOR	1'-8"	5'-6"	1'-7"	EXISTING TO REMAIN
EW4	MAIN FLOOR	1'-8"	5'-6"	1'-7"	EXISTING TO REMAIN
EW5	MAIN FLOOR	1'-6"	5'-6"	1'-7"	EXISTING TO REMAIN
EW6	MAIN FLOOR	2'-4"	2'-10"	4'-4"	EXISTING TO REMAIN
EW7	MAIN FLOOR	3'-8"	3'-8"	3'-2"	EXISTING TO REMAIN
EW8	MAIN FLOOR	3'-8"	3'-8"	3'-2"	EXISTING TO REMAIN
EW9	MAIN FLOOR	3'-8"	3'-8"	3'-2"	EXISTING TO REMAIN
EW10	MAIN FLOOR	3'-8"	3'-8"	3'-2"	EXISTING TO REMAIN
EW11	MAIN FLOOR	3'-8"	3'-8"	3'-2"	EXISTING TO REMAIN
EW12	SECOND FLOOR	3'-4"	4'-8"	1'-7"	EXISTING TO REMAIN
EW13	SECOND FLOOR	3'-4"	4'-8"	1'-7"	EXISTING TO REMAIN
EW14	THIRD FLOOR	3'-8"	4'-8"	1'-7"	EXISTING TO REMAIN
EW15	SECOND FLOOR	4'-8"	3'-8"	3'-4"	EXISTING TO REMAIN
EW16	SECOND FLOOR	3'-8"	3'-8"	3'-4"	EXISTING TO REMAIN
EW17	THIRD FLOOR	4'-8"	3'-8"	3'-3"	EXISTING TO REMAIN
EW18	CEILING UPPER	1'-10 1/2"	3'-10 1/2"		EXISTING TO REMAIN
EW19	MAIN FLOOR	3'-8"	3'-8"	3'-2"	PROPOSED REAR WINDOW
EW20	MAIN FLOOR	3'-8"	3'-8"	3'-2"	PROPOSED REAR WINDOW
EW21	MAIN FLOOR	3'-8"	3'-8"	3'-2"	PROPOSED REAR WINDOW
EW22	MAIN FLOOR	1'-10 1/2"	3'-10 1/2"		PROPOSED SKYLIGHT BY VELUX OR SIMILAR
EW23	SECOND FLOOR	1'-10 1/2"	3'-10 1/2"		PROPOSED SKYLIGHT BY VELUX OR SIMILAR



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



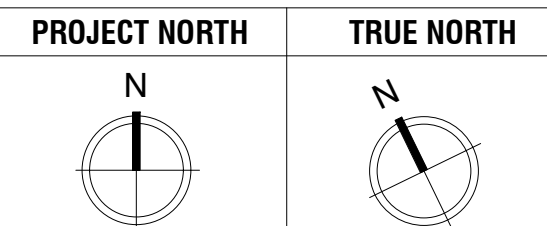
5 ROOF PLAN
3/16" = 1'-0"



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

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.



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3	2024.01.18	PRELIM DESIGN #2
4	2024.02.05	STRUCTURAL REVIEW
5	2024.02.10	ISSUED FOR VARIANCE

DRAWING LIST

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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

DATE:

2024.02.10

SHEET TITLE:

EXISTING
ELEVATIONS - EAST
AND NORTH

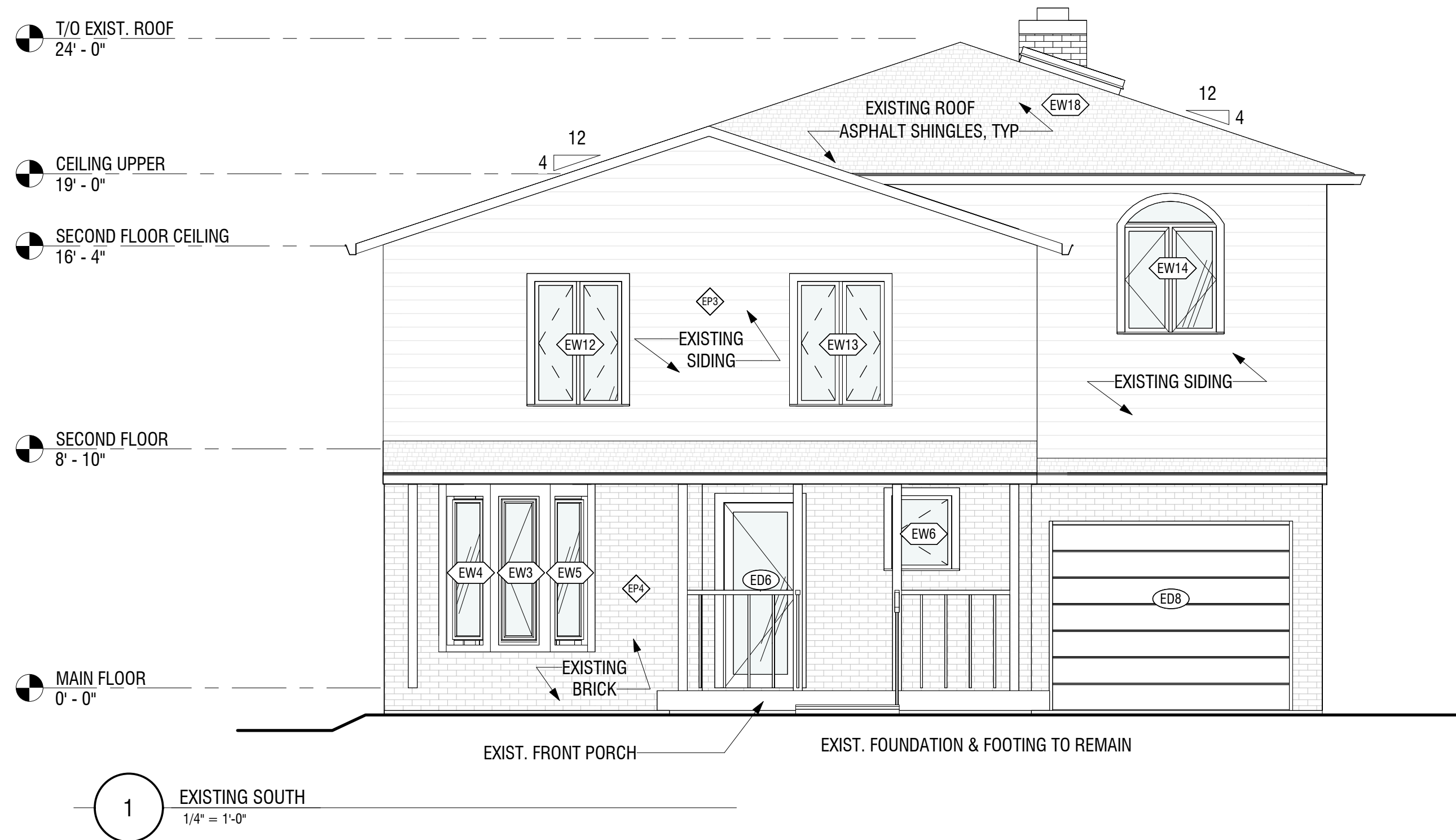
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SHEET NO.:

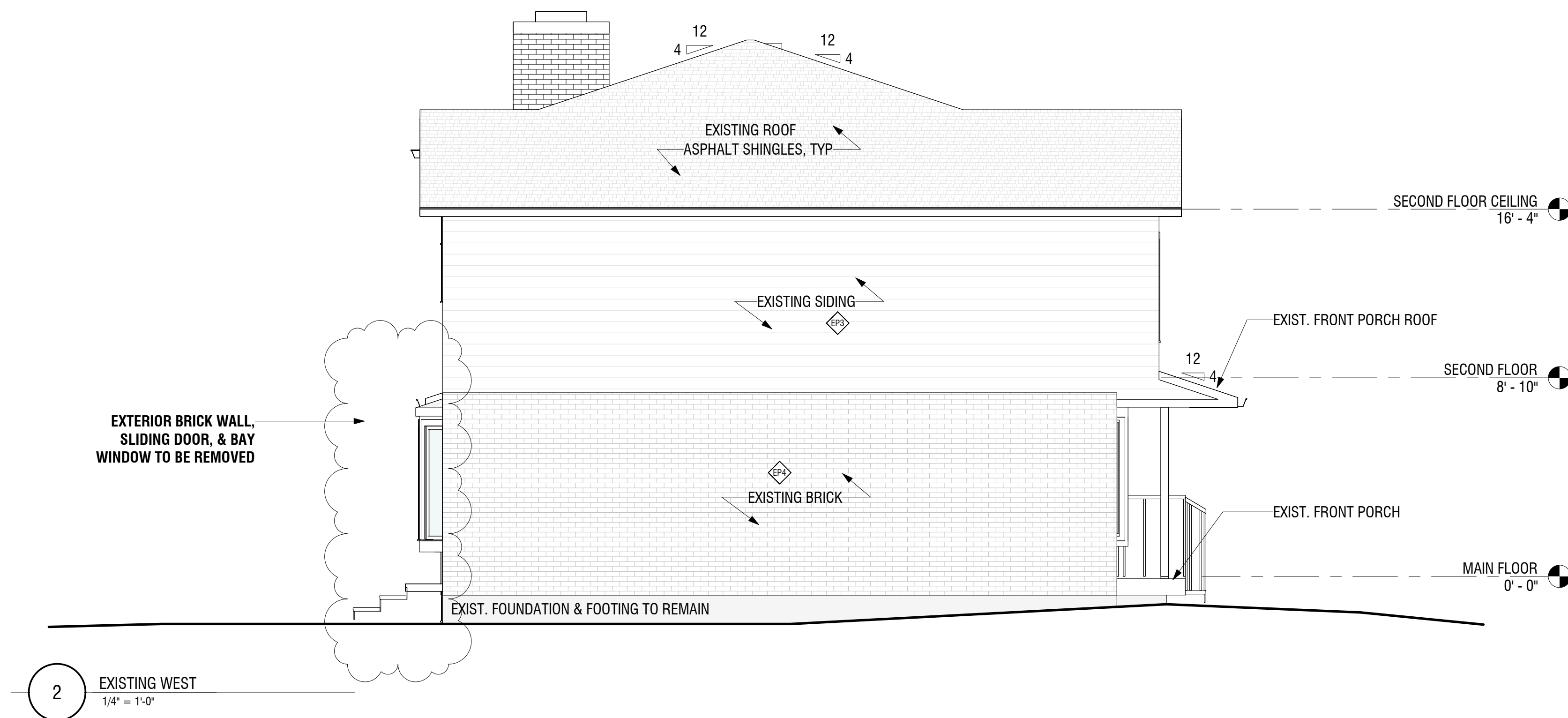
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A4



GENERAL DEMOLITION NOTES

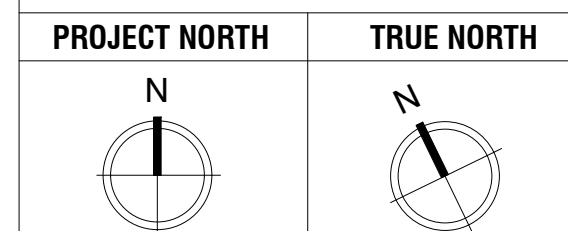
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10. SHOULD MATERIAL RESEMBLING SPRAY OR TROWEL APPLIED ASBESTOS OR OTHER TOXIC OR HAZARDOUS MATERIALS BE ENCOUNTERED IN THE COARSE OF DEMOLITION, STOP WORK. TAKE PREVENTIVE MEASURES AND NOTIFY DESIGNER AND/OR OWNER IMMEDIATELY. DO NOT PROCEED UNTIL WRITTEN INSTRUCTIONS HAVE BEEN RECEIVED.
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VENNERI
DESIGN
STUDIO



HADDON
HOMES



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PROJECT:

10 REDHAVEN CT.

S. ANTOKOWIAK

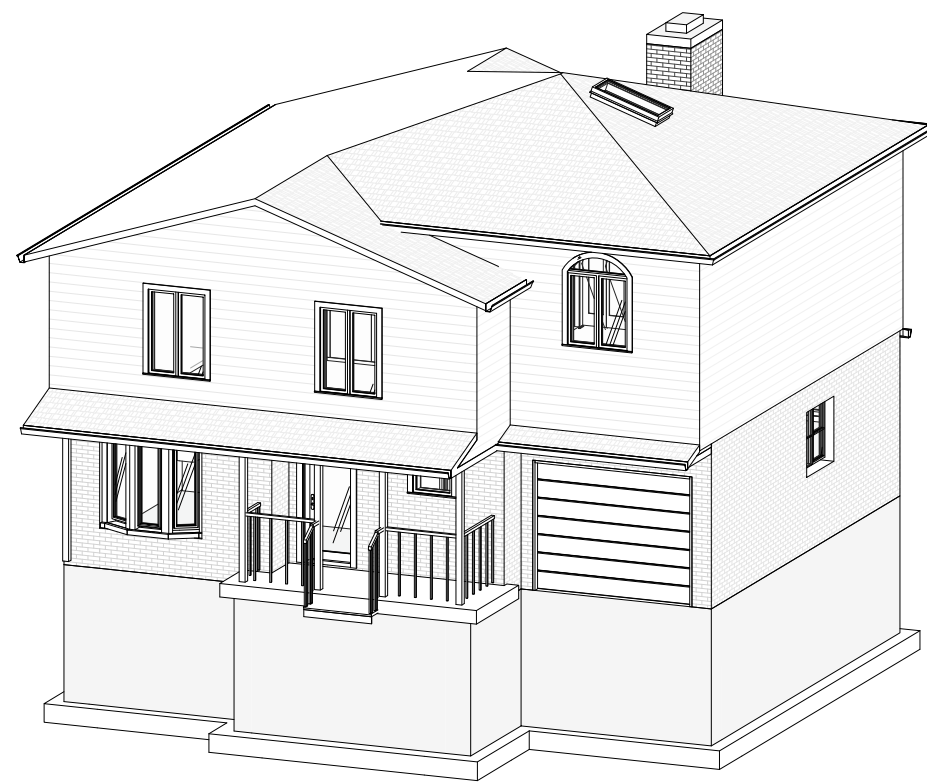
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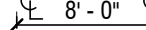






EXISTING
ELEVATIONS -
SOUTH AND WEST

AS NOTED

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A5



	EXISTING WALL ASSEMBLY
	DENOTES WALL ASSEMBLY TO BE REMOVED
	<u>SOLID SAWN WOOD COLUMN</u> COLUMN SIZE DESIGNATION (SEE STRUCTURAL MEMBERS SCHEDULES)
	<u>BUILT-UP WOOD COLUMN</u> BUILT-UP COLUMN SIZE DESIGNATION (SEE STRUCTURAL MEMBERS SCHEDULES)
	ASSEMBLY ABOVE
	CUT LINE
	DISTANCE 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

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 Width	Height	Sill Height		Comments
EW1	BASEMENT PL	1'-0"	1'-2"	5'-10"		EXISTING TO BE REMOVED
EW2	BASEMENT PL	1'-0"	1'-2"	5'-10"		EXISTING TO BE REMOVED
EW3	MAIN FLOOR	1'-6"	5'-6"	1'-7"		EXISTING TO REMAIN
EW4	MAIN FLOOR	1'-6"	5'-6"	1'-7"		EXISTING TO REMAIN
EW5	MAIN FLOOR	1'-6"	5'-6"	1'-7"		EXISTING TO REMAIN
EW6	MAIN FLOOR	1'-6"	5'-6"	1'-7"		EXISTING TO REMAIN
EW7	MAIN FLOOR	1'-8"	5'-6"	3'-2"		EXISTING TO REMAIN
EW8	MAIN FLOOR	1'-8"	5'-6"	3'-2"		EXISTING TO REMAIN
EW9	MAIN FLOOR	1'-8"	5'-6"	3'-2"		EXISTING TO REMAIN
EW10	SECOND FLOOR	1'-8"	5'-6"	3'-2"		EXISTING TO REMAIN
EW11	SECOND FLOOR	1'-8"	5'-6"	3'-2"		EXISTING TO REMAIN
EW12	SECOND FLOOR	1'-8"	5'-6"	3'-2"		EXISTING TO REMAIN
EW13	SECOND FLOOR	2'-4"	4'-8"	1'-7"		EXISTING TO REMAIN
EW14	THIRD FLOOR	1'-6"	4'-8"	1'-7"		EXISTING TO REMAIN
EW15	THIRD FLOOR	1'-6"	4'-8"	1'-7"		EXISTING TO REMAIN
EW16	SECOND FLOOR	3'-8"	3'-8"	3'-4"		EXISTING TO REMAIN
EW17	THIRD FLOOR	3'-8"	3'-8"	3'-4"		EXISTING TO REMAIN
EW18	CUL-DE-SAC	11'-10 1/2"	3'-10 1/2"			EXISTING TO REMAIN
W1	MAIN FLOOR	1'-0"	5'-6"	1'-0"		PROPOSED SIDE WINDOW
W2	MAIN FLOOR	1'-0"	5'-6"	1'-0"		PROPOSED REAR WINDOW
W3	MAIN FLOOR	3'-0"	6'-0"	1'-0"		PROPOSED REAR WINDOW
W4	SECOND FLOOR	11'-10 1/2"	3'-10 1/2"			PROPOSED SIDE WINDOW
W5	SECOND FLOOR	11'-10 1/2"	3'-10 1/2"			PROPOSED DOWNSIGHT BY VELUX OR SIMILAR

Door Number	Level	Width	Height	Comments
E01	MAIN FLOOR	4'-7"	6'-10"	SP EXTERIOR DOOR 90° SLOTTLE
E02	BASIMENT PLAN	2'-6"	6'-6"	EXISTING TO REMAIN
E03	BASIMENT PLAN	2'-6"	6'-6"	EXISTING TO REMAIN
E04	BASIMENT PLAN	2'-6"	6'-6"	EXISTING TO REMAIN
E05	BASIMENT PLAN	8'-4"	5'-10"	EXISTING TO REMAIN
E06	MAIN FLOOR	2'-8"	6'-10"	EXISTING TO REMAIN
E07	MAIN FLOOR	2'-8"	6'-8"	EXISTING TO REMAIN
E08	MAIN FLOOR	2'-8"	6'-8"	EXISTING TO REMAIN
E09	MAIN FLOOR	2'-8"	6'-11"	EXISTING TO REMAIN
E10	MAIN FLOOR	2'-8"	6'-8"	EXISTING TO REMAIN
E11	MAIN FLOOR	2'-8"	6'-8"	EXISTING TO REMAIN
E12	MAIN FLOOR	9'-0"	6'-8"	EXISTING TO BE REMOVED
E13	MAIN FLOOR	2'-8"	6'-8"	EXISTING TO REMAIN
E14	SECOND FLOOR	2'-8"	6'-8"	EXISTING TO REMAIN
E15	THIRD FLOOR	2'-8"	6'-8"	EXISTING TO REMAIN
E16	SECOND FLOOR	2'-8"	6'-8"	EXISTING TO REMAIN
E17	SECOND FLOOR	11'-0"	6'-7"	EXISTING TO REMAIN
E18	THIRD FLOOR	2'-8"	6'-10"	EXISTING TO REMAIN
E19	THIRD FLOOR	2'-8"	6'-8"	EXISTING TO REMAIN
E20	SECOND FLOOR	2'-8"	6'-8"	EXISTING TO REMAIN
E21	SECOND FLOOR	2'-8"	6'-8"	EXISTING TO REMAIN
E22	SECOND FLOOR	2'-8"	6'-8"	EXISTING TO REMAIN

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

PROJECT NORTH	TRUE NORTH
	

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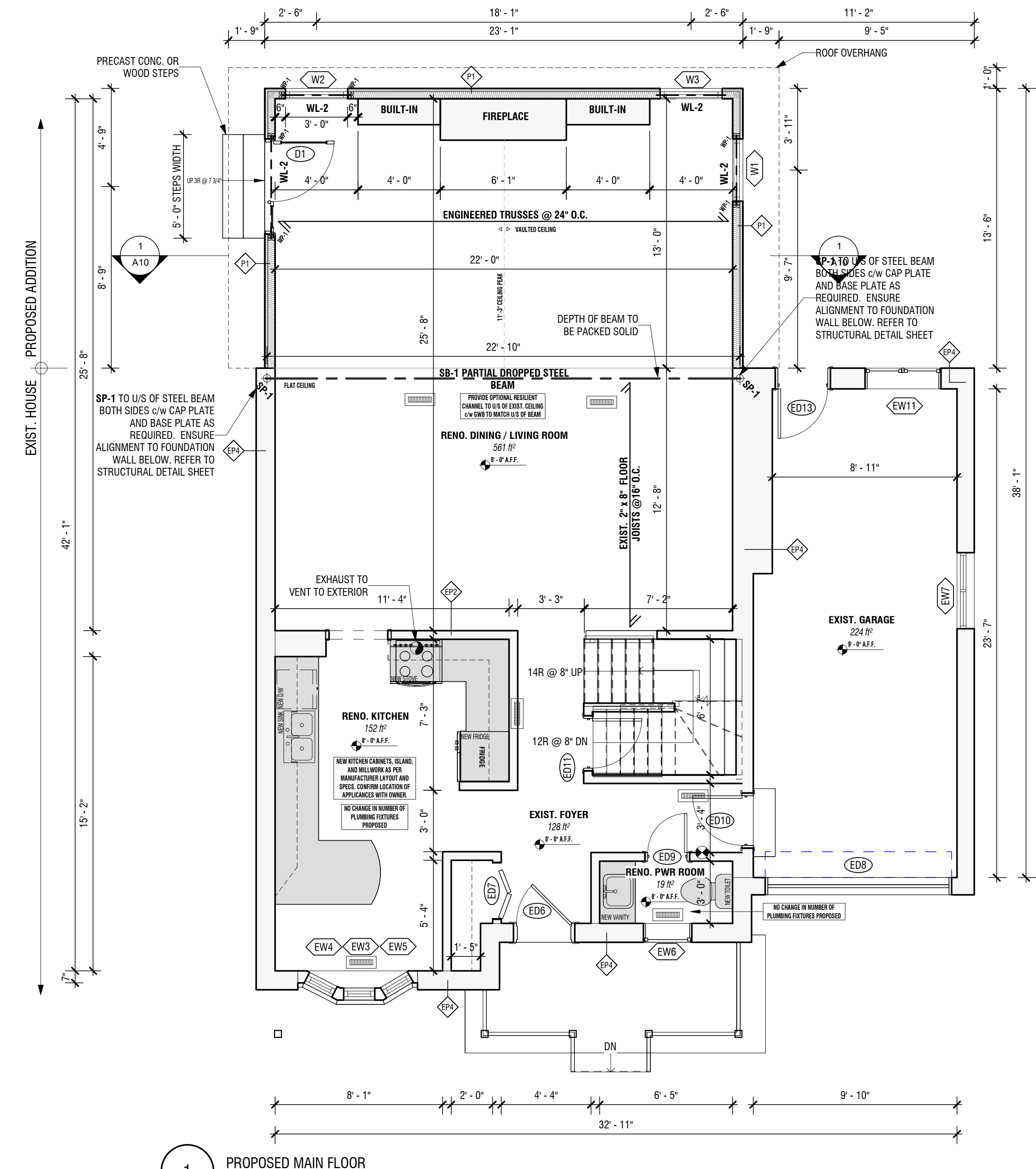
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AS NOTED

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A6



WOOD LINTEL SCHEDULE	
2-PLY WOOD MEMBERS:	3-PLY WOOD MEMBERS:
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 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 SIGNALLING COMPONENT TO THE REQUIREMENTS IN 18.5.3. OF NFPA 72 & MUST BE INTEGRATED OR INTERCONNECTED WITH SMOKE ALARMS.

CARBON MONOXIDE ALARMS TO BE 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

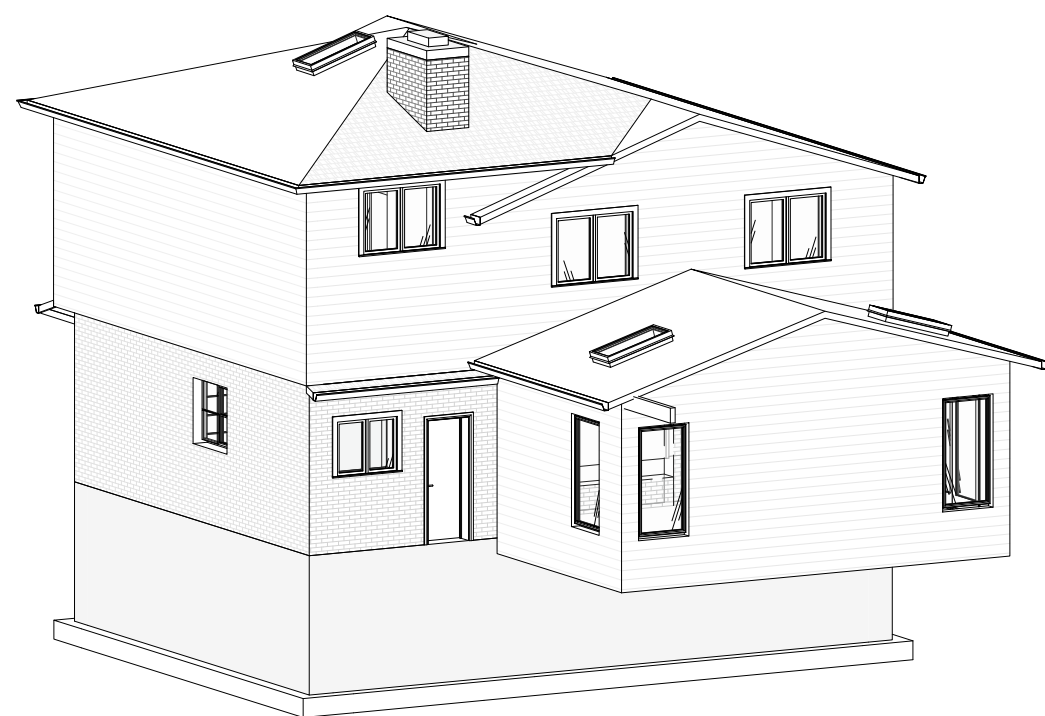
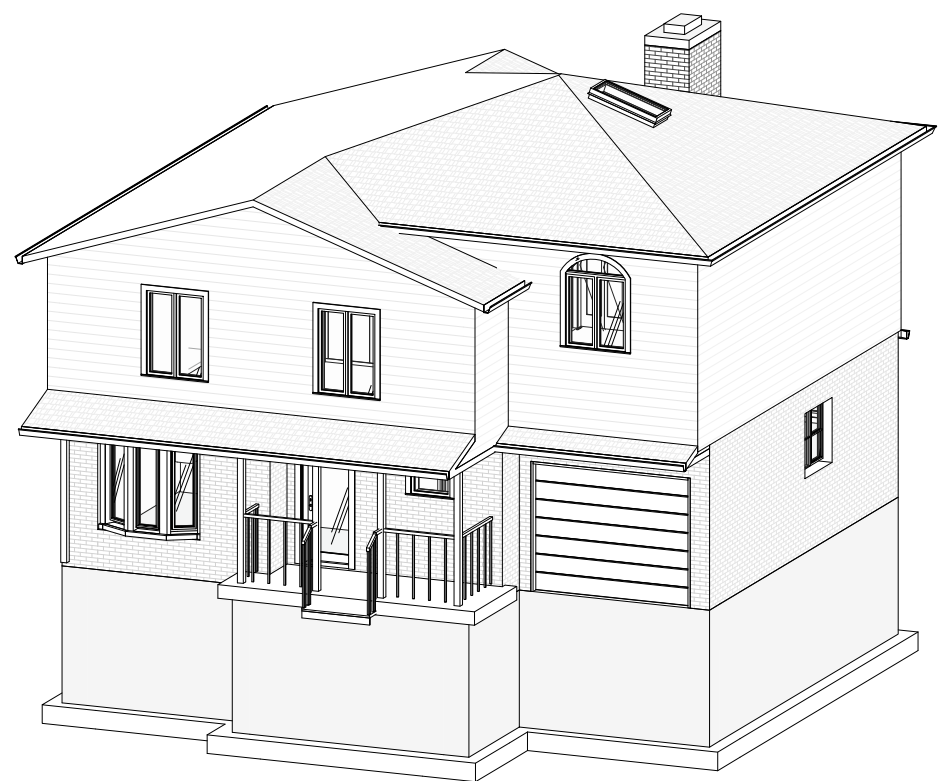
BLOCKING IN WALLS - WHERE INDICATED, BLOCKING IS TO BE INSTALLED BETWEEN OR AGAINST STUDS IN THE WALLS ADJACENT TO THE TOILET, SHOWER AND/OR BATHTUB TO SUPPORT INSTALLATION OF GRAB BARS IN ACCORDANCE WITH OBC 9.5.2.3.

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



SYMBOLS & LINE TYPES LEGEND

	EXISTING WALL ASSEMBLY
	DENOTES WALL ASSEMBLY TO BE REMOVED
	SOLID SAWN WOOD COLUMN COLUMN SIZE INFORMATION (SEE STRUCTURAL MEMBERS SCHEDULE)
	BUILT-UP WOOD COLUMN BUILT-UP COLUMN SIZE INFORMATION (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:

- REMOVAL 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 Width	Height	Sill Height	Comments
EW1	BASEMENT PLAN	2'-0"	1'-2"	5'-10"	EXISTING TO BE REMOVED
EW2	BASEMENT PLAN	2'-0"	1'-2"	5'-10"	EXISTING TO BE REMOVED
EW3	MAIN FLOOR	1'-8"	5'-8"	1'-7"	EXISTING TO REMAIN
EW4	MAIN FLOOR	1'-6"	5'-8"	1'-7"	EXISTING TO REMAIN
EW5	MAIN FLOOR	1'-8"	1'-7"	5'-8"	EXISTING TO REMAIN
EW6	MAIN FLOOR	2'-4"	2'-10"	4'-4"	EXISTING TO REMAIN
EW7	MAIN FLOOR	3'-8"	3'-8"	3'-2"	EXISTING TO REMAIN
EW11	MAIN FLOOR	3'-0"	3'-2"	3'-2"	EXISTING TO REMAIN
EW12	SECOND FLOOR	3'-4"	4'-8"	1'-7"	EXISTING TO REMAIN
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W3	MAIN FLOOR	3'-0"	8'-0"	1'-0"	PROPOSED REAR WINDOW
W4	SECOND FLOOR	1'-10 1/2"	3'-10 1/2"		PROPOSED SKYLIGHT BY VELUX OR SIMILAR
W5	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	Height	Comments
D1	MAIN FLOOR	4'-7"	8'-10"	10" EXTERIOR DOOR w/ 10" SILL/LITE
ED1	BASEMENT PLAN	2'-8"	8'-8"	EXISTING TO REMAIN
ED2	BASEMENT PLAN	2'-8"	8'-4"	EXISTING TO REMAIN
ED3	BASEMENT PLAN	2'-8"	8'-4"	EXISTING TO REMAIN
ED4	BASEMENT PLAN	2'-8"	8'-8"	EXISTING TO REMAIN
ED5	BASEMENT PLAN	8'-4"	3'-10"	EXISTING TO REMAIN
ED6	MAIN FLOOR	2'-8"	8'-10"	EXISTING TO REMAIN
ED7	MAIN FLOOR	2'-8"	8'-8"	EXISTING TO REMAIN
ED8	MAIN FLOOR	8'-0"	7'-8"	EXISTING TO REMAIN
ED9	MAIN FLOOR	2'-2"	8'-11"	EXISTING TO REMAIN
ED10	MAIN FLOOR	2'-8"	8'-8"	EXISTING TO REMAIN
ED11	MAIN FLOOR	2'-8"	8'-8"	EXISTING TO REMAIN
ED12	MAIN FLOOR	9'-0"	8'-8"	EXISTING TO BE REMOVED
ED13	MAIN FLOOR	2'-8"	8'-8"	EXISTING TO REMAIN
ED14	SECOND FLOOR	8'-0"	8'-8"	EXISTING TO REMAIN
ED15	THIRD FLOOR	2'-8"	8'-8"	EXISTING TO REMAIN
ED16	SECOND FLOOR	2'-8"	8'-8"	EXISTING TO REMAIN
ED17	SECOND FLOOR	1'-10"	8'-7"	EXISTING TO REMAIN
ED18	THIRD FLOOR	2'-8"	8'-10"	EXISTING TO REMAIN
ED19	THIRD FLOOR	3'-2"	8'-8"	EXISTING TO REMAIN
ED20	SECOND FLOOR	2'-8"	8'-8"	EXISTING TO REMAIN
ED21	SECOND FLOOR	2'-8"	8'-8"	EXISTING TO REMAIN
ED22	SECOND FLOOR	8'-4"	7'-8"	EXISTING TO REMAIN

STAIRS, HANDRAILS & GUARDS

STAIRS IN ACCORDANCE W/ OBC TABLE 9.8.4.1

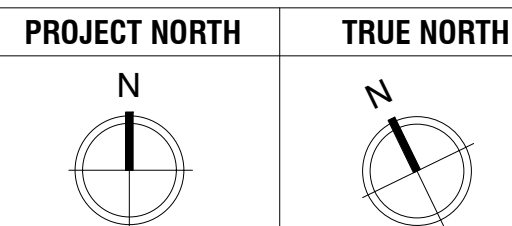
- STEP RISERS: 5" MIN. (125mm), 7 7/8" MAX. (200mm)
- RECTANGULAR TREADS RUN: 10" MIN. (255mm), 13 7/8" MAX. (355mm)
- NOSING 1" MAX. (25mm)
- MIN. WIDTH 34"
- MIN HEADROOM: 7'8"

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) A MIN. WIDTH B/W WALL FACES OF 700mm AND
B) 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



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

DATE:

2024.02.10

DRAWN BY:

PROPOSED MAIN FLOOR PLAN

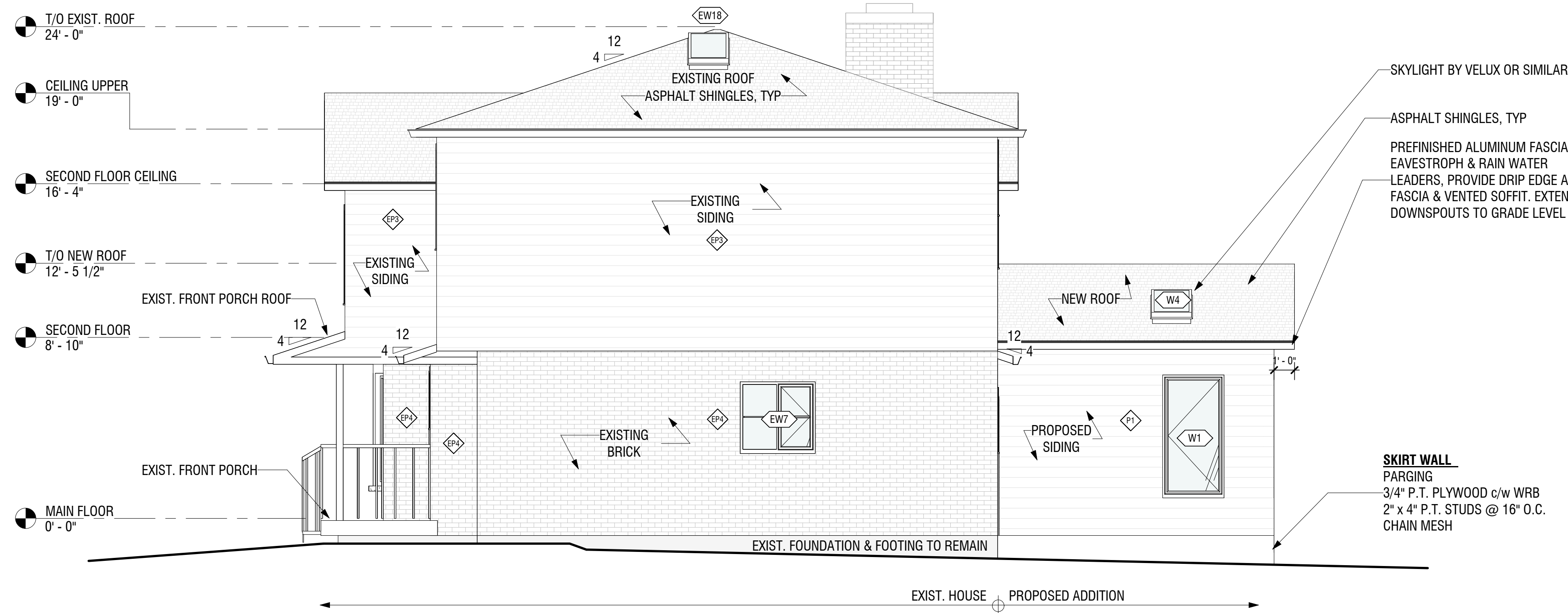
CHECKED BY:

AS NOTED

DATE:

8 / 11

A7

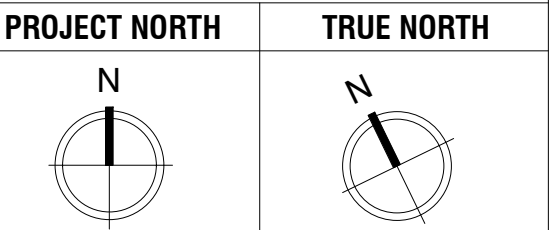
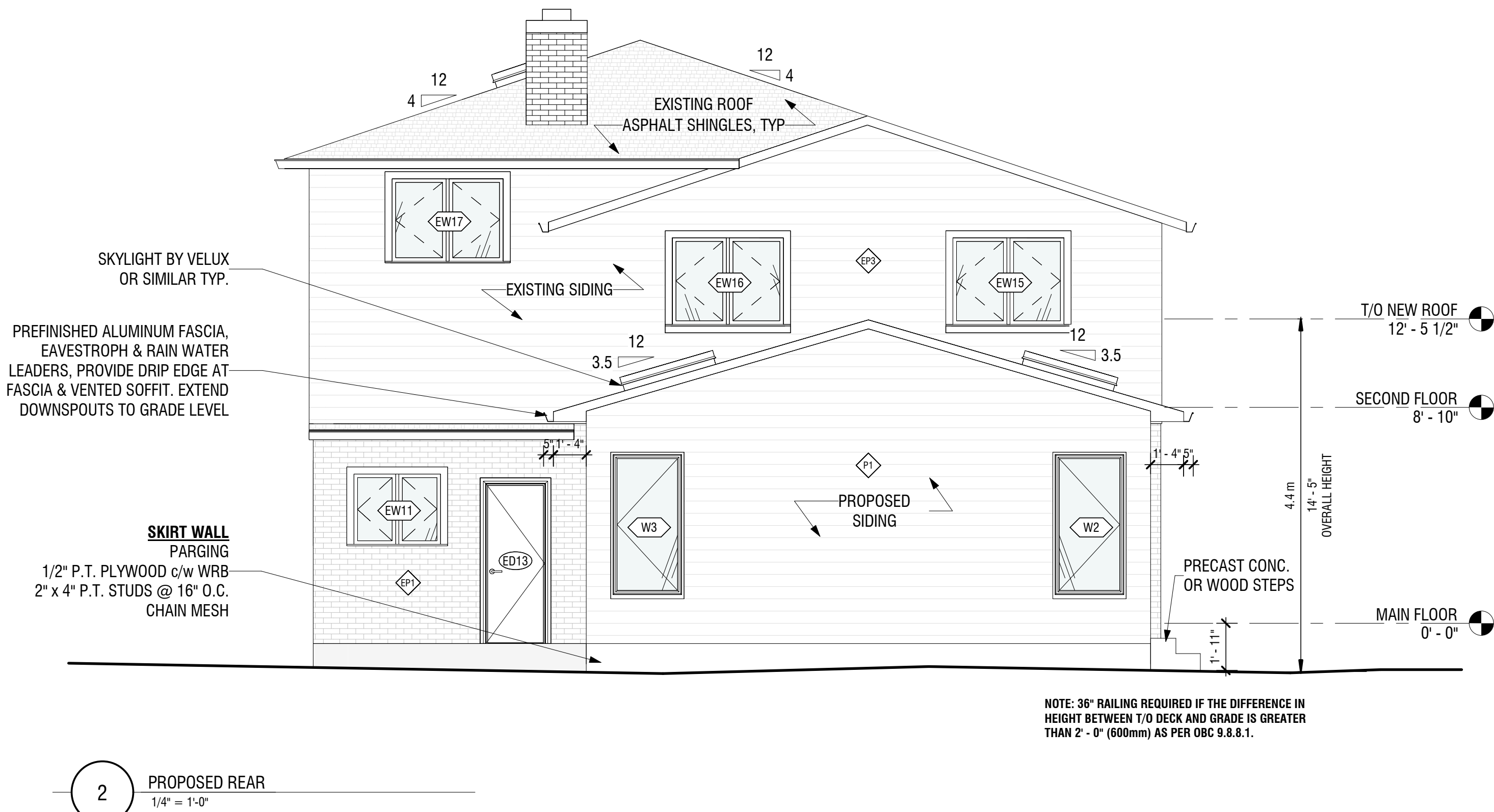


EXPOSING BUILDING FACE CALCULATIONS

PROPOSED REAR ELEVATION
UNPROTECTED OPENINGS - OBC 9.10.15.4
PROP. LIMITING DISTANCE: 5.5 m
TOTAL NORTH WALL AREA: 67.8 m² (665 sq.ft.)
MAX AGG. AREA PERMITTED: 18%
GLAZED AREA PERMITTED: 12.2m² (120 sq.ft.)
GLAZED AREA PROVIDED: 10.2 m² (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 m² (750 sq.ft.)
MAX AGG. AREA PERMITTED: 34%
TOTAL EAST ADDITION WALL AREA: 13 m² (140 sq.ft.)
GLAZED AREA PERMITTED: 4.4 m² (47.6 sq.ft.)
GLAZED AREA PROVIDED: 1.7 m² (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 m² (750 sq.ft.)
MAX AGG. AREA PERMITTED: 18%
TOTAL WEST ADDITION WALL AREA: 13 m² (140 sq.ft.)
GLAZED AREA PERMITTED: 2.3 m² (25.2sq.ft.)
GLAZED AREA PROVIDED: 2.1 m² (22 sq.ft.)



GENERAL NOTES:

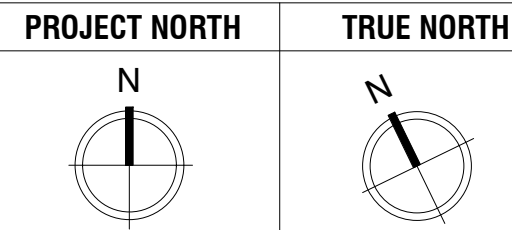
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A8	PROPOSED ELEVATIONS - EAST AND NORTH
A9	PROPOSED ELEVATIONS - SOUTH AND WEST
A10	PROPOSED BUILDING SECTION 1

PROJECT:	
10 REDHAVEN CT.	
S. ANTAKOWIAK	
2024.02.10	
PROPOSED ELEVATIONS - EAST AND NORTH	
AS NOTED	
9 / 11	A8

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



GENERAL NOTES:

- 1) ALL CONTRACTORS AND/OR TRADES SHALL REVIEW ALL PLANS & REPORT ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
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PROJECT:

10 REDHAVEN CT.

S. ANTKOWIAK

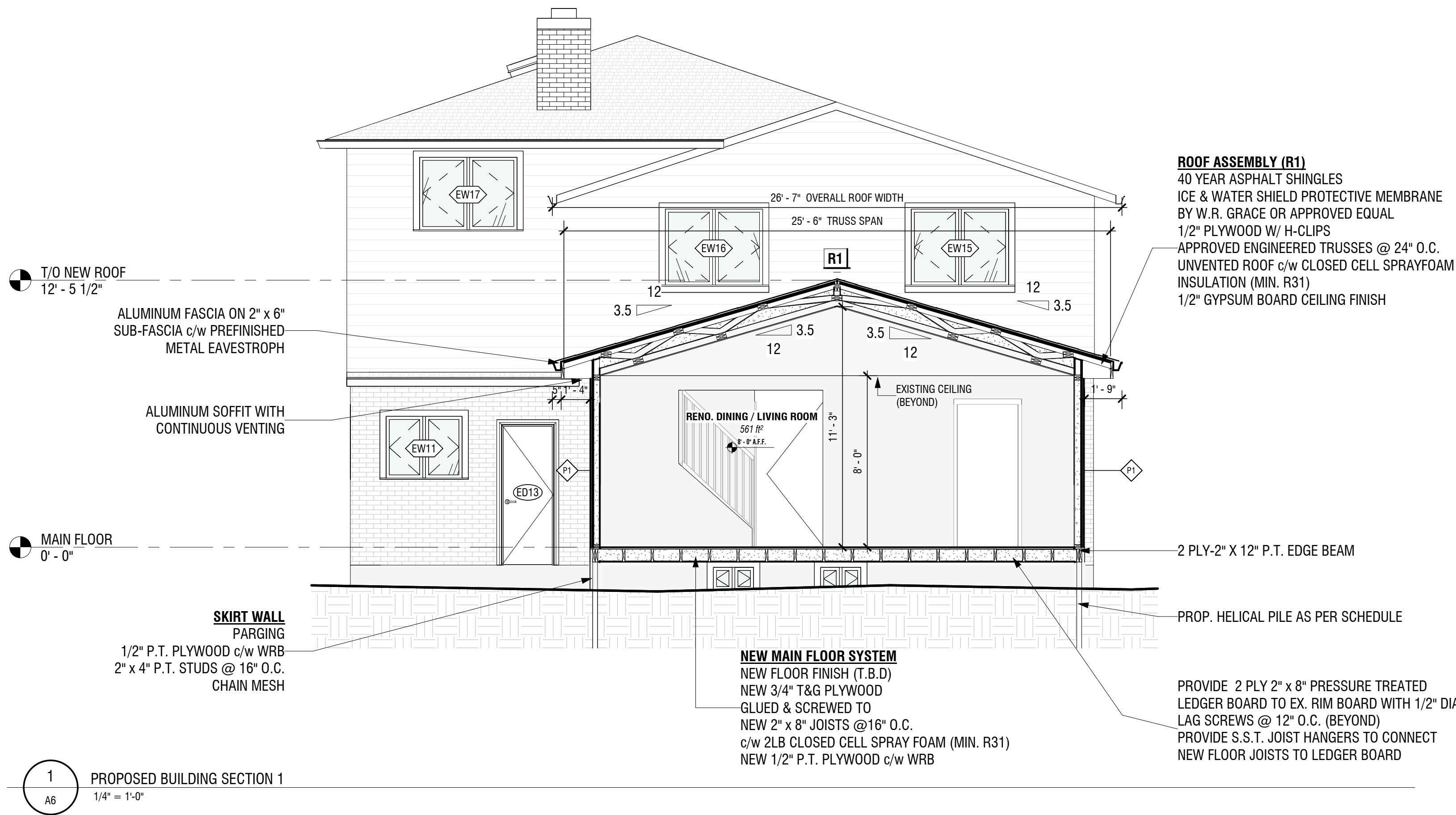
2024.02.10

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

	NAME	MAILING ADDRESS
Registered Owners(s)	DONNA DANKS	
Applicant(s)	ANTHONY VENNERI	
Agent or Solicitor		

1.2 All correspondence should be sent to ☐ Purchaser ☒ Applicant ☐ Owner ☒ Agent/Solicitor

1.3 Sign should be sent to ☐ Purchaser ☒ Applicant ☒ Owner ☐ Agent/Solicitor

1.4 Request for digital copy of sign ☒ Yes* ☐ No

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

1.5 All correspondence may be sent by email ☒ 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
