

# COOPER RESIDENCE

## (CUSTOM HOUSE)

### 20 CIRCLE STREET, NIAGARA-ON-THE-LAKE, ON L0S 1J0

#### DRAWING LIST:

T1	TITLE SHEET & ONTARIO BUILDING CODE DATA MATRIX
A0	SITE PLAN
A1	BASEMENT AND FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN AND ROOF PLAN
A3	FRONT & REAR ELEVATION
A4	LEFT & RIGHT SIDE ELEVATION

<b>Firm Name:</b> SIGNATURE DESIGN GROUP 32 AMBIANCE COURT, BRAMPTON, ON L6Y 0G8 (416) 454-6172			
<b>Name of Project:</b> COOPER RESIDENCE (CUSTOM HOUSE) 20 CIRCLE STREET, NIAGARA-ON-THE-LAKE, ON L0S 1J0			
<b>Location:</b> NIAGARA-ON-THE-LAKE, ONTARIO			
<b>Item</b>	<b>Ontario's 2012 Building Code Data Matrix Parts 3 or 9</b>	<b>OBC Reference</b>	
		References are to Division B unless noted (A) for Division A or (C) for Division C	
1	Project Description: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration <input type="checkbox"/> Part 11 11.1 to 11.4	<input type="checkbox"/> Part 3 1.1.2.(A)	<input checked="" type="checkbox"/> Part 9 1.1.2.(A) & 9.10.1.3
2	Major Occupancy(s): RESIDENTIAL	3.1.2.1.(1)	9.10.2.
3	Building Area (m <sup>2</sup> ): Existing _____ New 137.85 Total 137.85	1.4.1.2.(A)	1.4.1.2.(A)
4	Gross Area (m <sup>2</sup> ): Existing _____ New 272.75 Total 272.75	1.4.1.2.(A)	1.4.1.2.(A)
5	Number of Storeys: Above grade 2 Below grade 1	1.4.1.2.(A) & 3.2.1.1.	1.4.1.2.(A) & 9.10.4
6	Number of Streets/Fire Fighter Access 1	3.2.2.10 & 3.2.5.	9.10.20.
7	Building Classification GROUP "C"	3.2.2.20-.83	9.10.2.
8	Sprinkler System Proposed: <input type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof building <input checked="" type="checkbox"/> not required	3.2.2.20-.83 3.2.1.5. 3.2.2.1.7.	9.10.8.2. INDEX INDEX
9	Standpipe required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9.	N/A.
10	Fire Alarm required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4.	9.10.18.
11	Water Service/Supply is Adequate <input type="checkbox"/> Yes <input type="checkbox"/> No N/A	3.2.5.7.	N/A.
12	High Building <input type="checkbox"/> Yes <input type="checkbox"/> No N/A	3.2.6.	N/A.
13	Construction Restriction <input checked="" type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible required <input type="checkbox"/> Both Actual Construction <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.20-.83	9.10.6.
14	Mezzanine(s) Area (m <sup>2</sup> ) N/A	3.2.1.1.(3)-(8)	9.10.4.1.
15	Occupant load based on <input type="checkbox"/> (m <sup>2</sup> / person) <input checked="" type="checkbox"/> design of building Lower Floor Occupancy _____ Load _____ person 1st Floor Occupancy _____ Load _____ person 2nd Floor Occupancy _____ Load 6 person 3rd Floor Occupancy _____ Load _____ person (Additional floor areas continued below)	3.1.17.	9.9.1.3.
16	Barrier-free Design <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain) Residential	3.8.	9.5.2.
17	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2. & 3.3.1.19.	9.10.1.3.(4).

18	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours)	Listed Design No. or Description (SG-2)	3.2.2.20-.83 & 3.2.1.4.	9.10.8. 9.10.9						
		Floors N/A Hours									
		Roof N/A Hours									
		Mezzanine N/A Hours									
		FRR of Supporting Members	Listed Design No. or Description (SG-2)								
		Floors N/A Hours									
		Roof N/A Hours									
		Mezzanine N/A Hours									
19	Spatial Separation - Construction of Exterior Wall			3.2.3.	9.10.14						
	Wall	Area of EBF (m <sup>2</sup> )	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const.	Comb Constr Nonc. Cladding	Non-comb Constr
	FRONT SIDE						N/A	2" X 6" EXT. WOOD STUD	Y		
	LEFT SIDE						N/A	2" X 6" EXT. WOOD STUD	Y		
	RIGHT SIDE						N/A	2" X 6" EXT. WOOD STUD	Y		
	REAR SIDE						N/A	2" X 6" EXT. WOOD STUD	Y		
20	COMPLIANT WITH OBC Reference SB-12 SECTION 3.1.1.1. (7) & (8) ENERGY EFFICIENCY :										
TOTAL GROSS AREA OF WINDOWS: _____ m <sup>2</sup>				RATIO OF TOTAL GROSS AREA OF WINDOWS TO THE TOTAL GROSS AREA OF PERIPHERAL WALLS: _____ %							
TOTAL GROSS AREA OF PERIPHERAL WALLS: _____ m <sup>2</sup>											

**LEGEND:**

	INTERIOR LOAD BEARING PARTITION WALL
	R.W.L. (RAIN WATER LEADER)
	CHECK CONCRETE FOR ABOVE DOOR/STAIRS/PORCH/CONC. PIER
	BASMENT SLAB - INSULATION

JAN. 17, 2024	SD	REVISED DWGS AS PER M.V. PRECONS. MEETING COMMENTS
DEC. 15, 2023	SD	ISSUED FOR MINOR VARIANCE APPLICATION
DATE	REF.	DESCRIPTION

Engineered truss drawings to be submitted to the designer for co-ordination of structure.

The designer has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractor to carry out the work in accordance with the documents.

Single pages of the contract documents are not to be read independently of all pages of the contract documents.

The contractor shall verify all dimensions on the contract documents. Any discrepancies are to be reported to the designer prior to the commencement of the work.

Under no circumstances shall the contractor or sub-contractors proceed in uncertainty.

Digital & Hard Copies are issued to the client on the understanding that no changes are to be made to the contract documents without written consent of the designer.

DO NOT SCALE DRAWING

**BCN INFORMATION**

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code as a designer.

Required unless design is exempt under Div. C-3.2.5. of the building code.

Qualification Information

Signature: SANDEEP POONI 45054 BCN

Registration Information

Required unless design is exempt under Div. C-3.2.4. of the building code.

SIGNATURE DESIGN GROUP INC. 112796 BCN

Firm Name



LEGAL DESCRIPTION:  
**TOWN OF NIAGARA-ON-THE-LAKE PART OF LOT D, REG'D PLAN TP 148**

PROJECT:  
**COOPER RESIDENCE**  
20 CIRCLE STREET,  
NIAGARA-ON-THE-LAKE, ON L0S 1J0

CLIENT:  
**PAUL COOPER**  
20 CIRCLE STREET,  
NIAGARA-ON-THE-LAKE, ON L0S 1J0

**TITLE SHEET**

Date	Checked By
SEPT 2023	SP
Job Number	Drawn By
22-1519	SD
Scale	
N.T.S.	
Issued	Sheet Number
	T1

**GENERAL NOTES**

- Builder and Surveyor to confirm [xxx] difference between FFL and USF before proceeding with excavation. Report discrepancies to the Designer.
- Surveyor is to comply with current subdivision zoning regarding setbacks in laying out the work. Any discrepancies are to be reported to the DESIGNER and the builder immediately.
- The builder shall comply with all current standards for Local Municipal Subdivision Lot Drainage and Grading as they relate to max. & min. slopes for yards, swales & drives and clearances to street furniture and services for driveways.
- The builder shall check and verify all given grade elevations and drainage prior to commencement of construction. Builder shall verify location of existing and proposed utilities prior to commencement of construction.
- Footings to bear on natural undisturbed soil and be a min. of 1.22m below finished grade. Underside of footings shown are taken from architectural plans and may not represent actual footing level.
- All dimensions and grade elevations are shown in metres.
- Unless otherwise indicated, finished floor level is 0.50m above Specified House Grade at entry points to house and provision of 3 risers at entries must be made to gain entry into house. Maintain top of foundation wall min. 0.15m above finished grade.
- Unprotected openings (windows, doors) must be min 1.2m from lot lines. Builder to verify location of all windows relative to lot line to maintain min. setback for unprotected openings.
- These General Notes apply to all drawings for Siting & Grading including siting on individual sheets.
- All front and rear yards shall be graded at a 2% - 5% grade within 6.0m of the dwelling unit.
- Base curb elevation to be checked vs garage slab elevation to ensure adequate driveway grade before constructing garage.
- Downspouts to discharge onto ground via splash pad.

**STANDARD NOTES**

- ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF A BUILDING PERMIT APPLICATION SHALL BE IN CONFORMITY WITH THE APPROVED SITE PLAN DRAWINGS AS APPROVED BY THE DEVELOPMENT SERVICES DIVISION.
- THE OWNER IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING, PLACED AT THE DRIP LINE OF THE TREES, IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DIVISION. NO MATERIALS (I.E. BUILDING MATERIALS, SOIL, CONSTRUCTION VEHICLES, EQUIPMENT, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING.
- ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE LIMITS OF THE COB BOULEVARD AREA.
- SHOULD THE INSTALLATION OF BELOW GROUND SERVICES REQUIRE HOARDING TO BE REMOVED, OPEN SPACE STAFF (AT [ ] ) ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK. SHOULD AN ALTERNATIVE SERVICE ROUTE NOT BE POSSIBLE, STAFF WILL INSPECT AND DOCUMENT THE CONDITION OF THE VEGETATION AND SERVICING INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO THE VEGETATION.
- THE OWNER (OR APPLICANT AS APPLICABLE) WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES RELOCATIONS NECESSITATED BY THE SITE PLAN APPROVAL AND BUILDING PERMIT.
- THE EXISTING ON-SITE DRAINAGE PATTERN SHALL BE MAINTAINED.
- GRADES MUST BE MET WITHIN 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
- THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.60 M (2.00 FT.) IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS SHOWN ON THE SITE PLAN AND GRADING PLAN AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
- THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE OWNER AT THEIR OWN EXPENSE.
- AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- ALL PROPOSED CURBING AT THE ENTRANCES TO THE SITE IS TO TERMINATE AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK.
- CONSTRUCTION MATERIALS ARE NOT TO BE PUT OUT FOR GARBAGE COLLECTION.
- ALL DAMAGED LANDSCAPE AREAS WILL BE REINSTATED WITH TOPSOIL AND SOD FOLLOWING CONSTRUCTION ACTIVITY.
- ANY COB BOULEVARD TREES DAMAGED OR REMOVED ARE TO BE REPLACED WITH MINIMUM 70MM CALIPER DECIDUOUS TREES TO THE SATISFACTION OF THE COB AT THE OWNER'S EXPENSE.
- ALL EXCESS EXCAVATED MATERIALS WILL BE REMOVED FROM THE SITE AT THE OWNER'S EXPENSE.
- THERE ARE NO EXISTING OR PROPOSED EASEMENTS ON THE PROPERTY.

**LEGEND**

- PROPOSED GRADE HIGH POINT @ PROPERTY LINE
- DIRECTION OF FLOW
- FINISHED FLOOR LEVEL
- TOP OF FOUNDATION WALL
- FINISHED BASEMENT SLAB
- UNDERSIDE OF FOOTINGS
- STREET LIGHT
- HYDRANT
- TRANSFORMER
- BELL PEDESTAL
- CABLE TV PEDESTAL
- CATCH BASIN
- VALVE CHAMBER
- DOWNSPOUT
- COMMUNITY MAILBOX
- WATER SERVICE
- STORM & SANITARY CONNECTION
- EXTERIOR DOOR LOCATION
- SWALE DIRECTION
- STANDARD PLAN
- REVERSE PLAN
- STREET NAME & "STOP" SIGN
- "MAXIMUM SPEED" SIGN
- "DO NOT ENTER" SIGN
- "ONE WAY" SIGN
- "NO PARKING" SIGN
- "CHECKERBOARD" SIGN
- "NO EXIT" SIGN
- HYDRO METER
- GAS METER
- SANITARY MANHOLE
- STORM MANHOLE
- SANITARY PIPE
- STORM PIPE
- WATER PIPE
- HYDRO LINE
- GAS MAIN
- SOUND BARRIER FENCE
- 3/0 AWG TRIPLEX AL COMPT 600V
- XLPEI PVCJ SECONDARY CABLE
- FINISHED GRADE AT TOP OF RETAINING WALL
- FINISHED GRADE AT BOTTOM OF RETAINING WALL

20 CIRCLE STREET,  
NIAGARA-ON-THE-LAKE, ONTARIO

2 STOREY SINGLE-DETACHED DWELLING

SITE STATISTICS

ZONING	ER2
MINIMUM LOT AREA	AS EXISTING
LOT AREA	436.84 SQM
MINIMUM LOT FRONTAGE	AS EXISTING
LOT FRONTAGE	17.50 M
MINIMUM LOT DEPTH	AS EXISTING
LOT DEPTH	30.56 M

	REQUIRED/ALLOWED	PROVIDED
FRONT YARD SETBACK/ NORTH	7.50 m	6.25 m
REAR YARD SETBACK/ SOUTH	7.50 m	5.25 m
SIDE YARD SETBACK/ EAST	1.22 m	1.30 m
SIDE YARD SETBACK/ WEST	1.22 m	0.85 m

BUILDING HEIGHT	MAX 8.53 m	8.53 m
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COVERAGE BREAKDOWN

DWELLING FOOT PRINT	134.25 SQM (1445.02 SQF)
COVERED PORCH	6.00 SQM (64.58 SQF)
COVERED PORTICO	11.29 SQM (121.51 SQF)

PROPOSED LOT COVERAGE	153.74 SQM (1654.79 SQF)	(35.19%)
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ALLOWED LOT COVERAGE	174.74 SQM (1880.84 SQF)	(40.00%)
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MAXIMUM DRIVEWAY	PERMITTED	PROPOSED
	6.00m	6.00m

GROSS FLOOR AREA CALCULATIONS

FIRST FLOOR	135.44 SQM (1457.94 SQF)
GARAGE (-)	25.31 SQM (272.45 SQF)
SECOND FLOOR	137.31 SQM (1477.94 SQF)
TOTAL	247.44 SQM (2663.43 SQF)

**GROSS DEMOLITION AREA (EXISTING DWELLING)**

EXISTING DWELLING AREA TO BE DEMOLISHED	92.31 SQM (993.62 SQF)
EXISTING SUNROOMS AREA TO BE DEMOLISHED	21.94 SQM (236.16 SQF)
TOTAL AREA TO BE DEMOLISHED	114.25 SQM (1229.78 SQF)

**NOTE:**

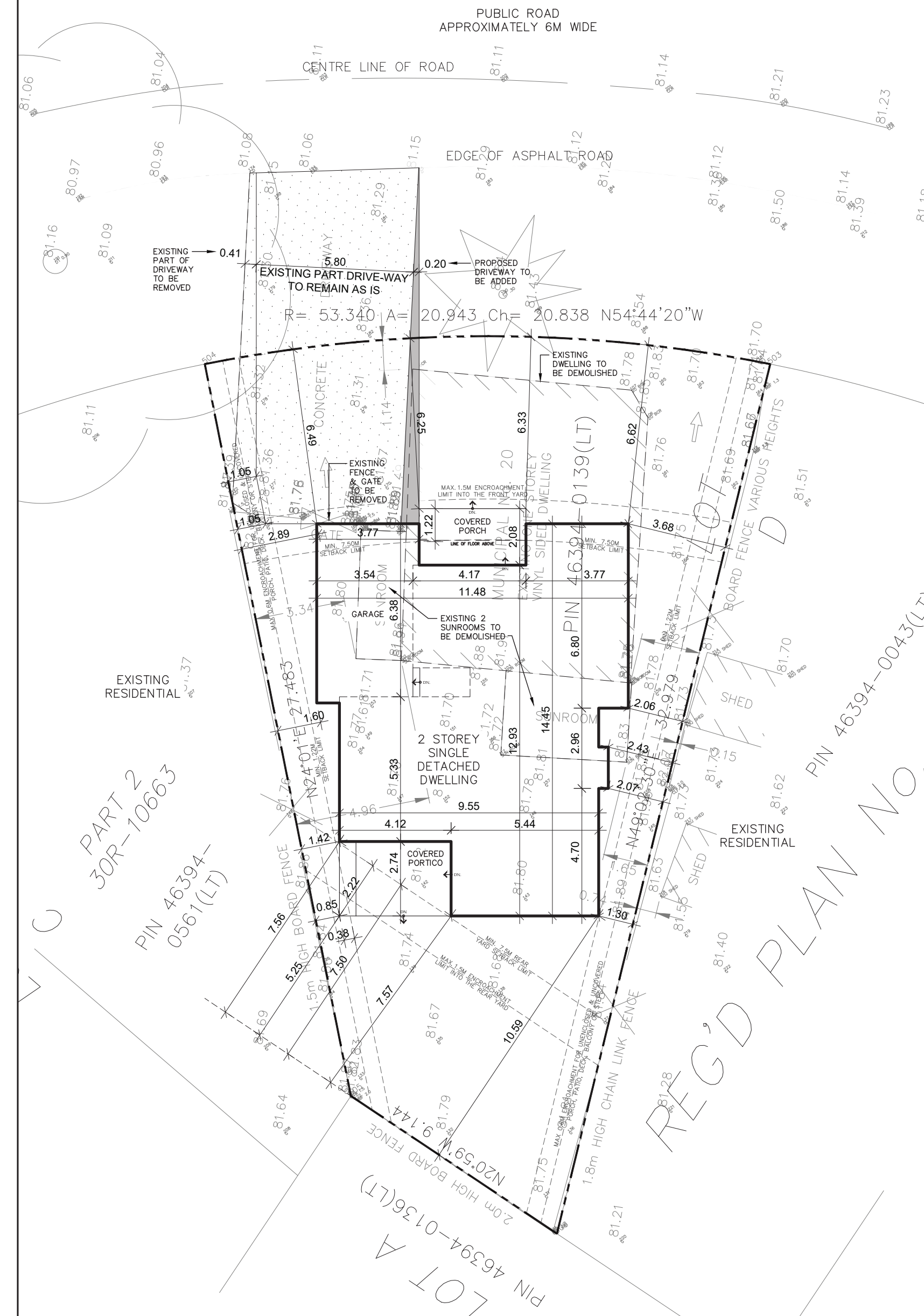
UTILITY METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE PUBLIC STREETS AND SHALL BE LOCATED DISCREETLY, AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREENED FROM PUBLIC VIEW.

AVERAGE GRADE CALCULATION FOR PROPOSED DWELLING						
NO.	G1	G2	G	DISTANCE (D)	D x G	
<b>REAR</b>						
	81.82	81.80	81.81	9.55	781.29	
<b>RIGHT SIDE</b>						
	81.80	81.80	81.80	7.85	642.13	
	81.80	81.90	81.85	6.60	540.21	
<b>FRONT</b>						
	81.90	81.90	81.90	7.71	631.45	
	81.90	81.80	81.85	3.77	308.57	
<b>LEFT SIDE</b>						
	81.80	81.80	81.80	6.80	556.24	
	81.80	81.82	81.81	7.65	625.85	
				<b>TOTALS</b>	<b>39.56</b>	<b>3236.95</b>
<b>AVERAGE GRADE =</b>					<b>81.82</b>	

**CIRCLE STREET**

(BY BY-LAW No. 3875-04, REGISTERED AS INSTRUMENT No. NR44112)  
(CHAUTAQUA AMPHITHEATRE BY REGISTERED PLAN No. TP 73A)

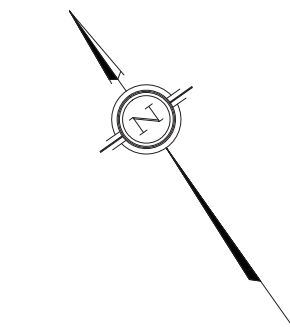
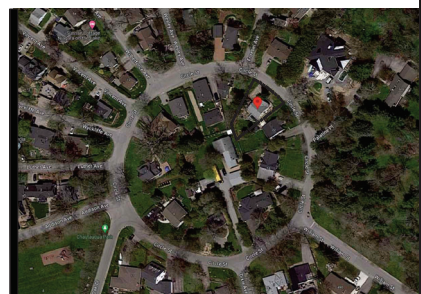
PIN 46394-0135(LT)



**01 SITE PLAN**  
SCALE 1:150

**LEGEND:**

- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY



DATE	REF.	DESCRIPTION
JAN. 17, 2024	SD	REVISED DWGS AS PER M.M. PRECONS. MEETING COMMENTS
DEC. 15, 2023	SD	ISSUED FOR MINOR VARIANCE APPLICATION
NOV. 30, 2023	SD	ISSUED FOR PRELIMINARY GRADING

Engineered truss drawings to be submitted to the designer for co-ordination of structure.

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BCN INFORMATION	
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the CBC Code of Design.	
Required unless design is exempt under Div. C-32.5 of the building code.	
Qualification Information	
SANDEEP POONI	45554
Name	Signature
Registration Information	
Required unless design is exempt under Div. C-32.4 of the building code.	
SIGNATURE DESIGN GROUP INC.	112796
Firm Name	BCN

**APCO HOMES**  
Luxury and Quality Redefined  
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**SD signature design group**  
32 AMBIANCE COURT  
BRAMPTON, ONTARIO, L6Y 0G8  
(416) 454-6172

LEGAL DESCRIPTION:  
**TOWN OF NIAGARA-ON-THE-LAKE**  
PART OF LOT D, REG'D PLAN TP 148

PROJECT:  
**COOPER RESIDENCE**  
20 CIRCLE STREET,  
NIAGARA-ON-THE-LAKE, ON L0S 1J0

CLIENT:  
**PAUL COOPER**  
20 CIRCLE STREET,  
NIAGARA-ON-THE-LAKE, ON L0S 1J0

SITE PLAN	
Date	Checked By
SEPT 2023	SP
Job Number	Drawn By
22-1519	SD
Scale	
AS NOTED	
Issued	Sheet Number
	A0